



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	626 Cullins Rd.		
SUBDIVISION	W.W. Ford Survey A-80	LOT	BLOCK
GENERAL LOCATION	Cullins Rd. & FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	SFE-2.0		
PROPOSED ZONING	SFE-16	PROPOSED USE	SFE-16		
ACREAGE	2.66	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

*3.0 acres including road right-of-way

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	Dakota & Claire Brewer	<input checked="" type="checkbox"/> APPLICANT	Dakota Brewer & Claire
CONTACT PERSON	Dakota Brewer	CONTACT PERSON	Dakota Brewer
ADDRESS	626 Cullins Rd	ADDRESS	626 Cullins Rd
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Rockwall, TX 75032
PHONE	(972) 743-6684	PHONE	(972) 743-6684
E-MAIL	Dakota.Brewer@utexas.edu	E-MAIL	Dakota.Brewer@utexas.edu

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dakota Brewer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

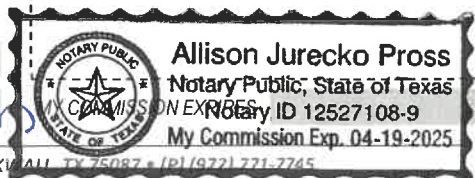
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

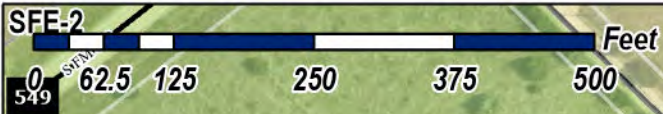
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF May, 2023

OWNER'S SIGNATURE Dakota Brewer

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Allison Jurecko Pross





Z2023-034: Zoning Change From SFE-4 To SFE-1.5 at 626 Cullins Road



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

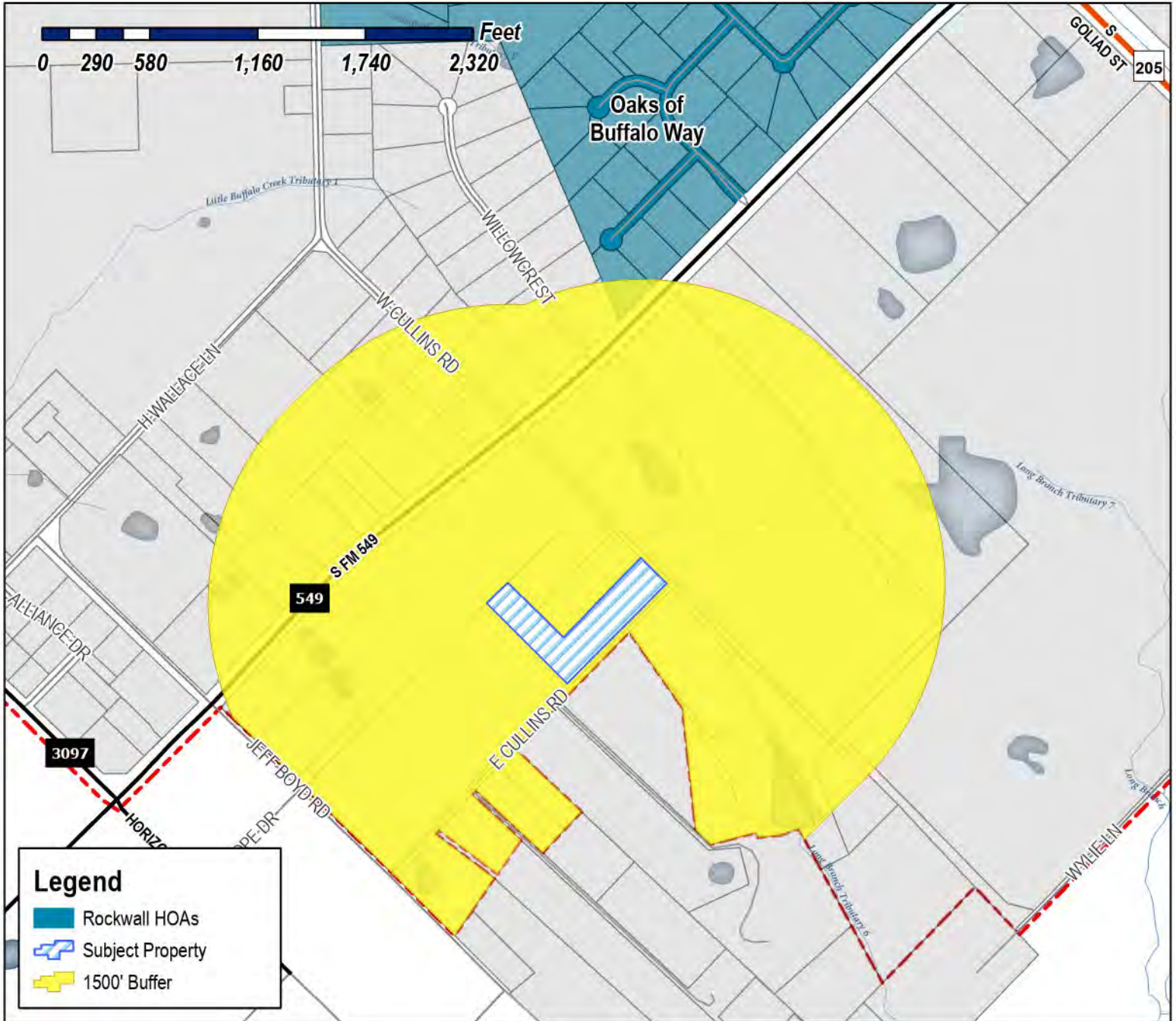




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Case Number: Z2023-034
Case Name: Zoning Change from SFE-4.0 to SFE-1.5
Case Type: Zoning
Zoning: Single Family Estate 4.0 (SFE-4.0)
Case Address: 626 Cullins Road

Date Saved: 7/14/2023
 For Questions on this Case Call (972) 771-7745

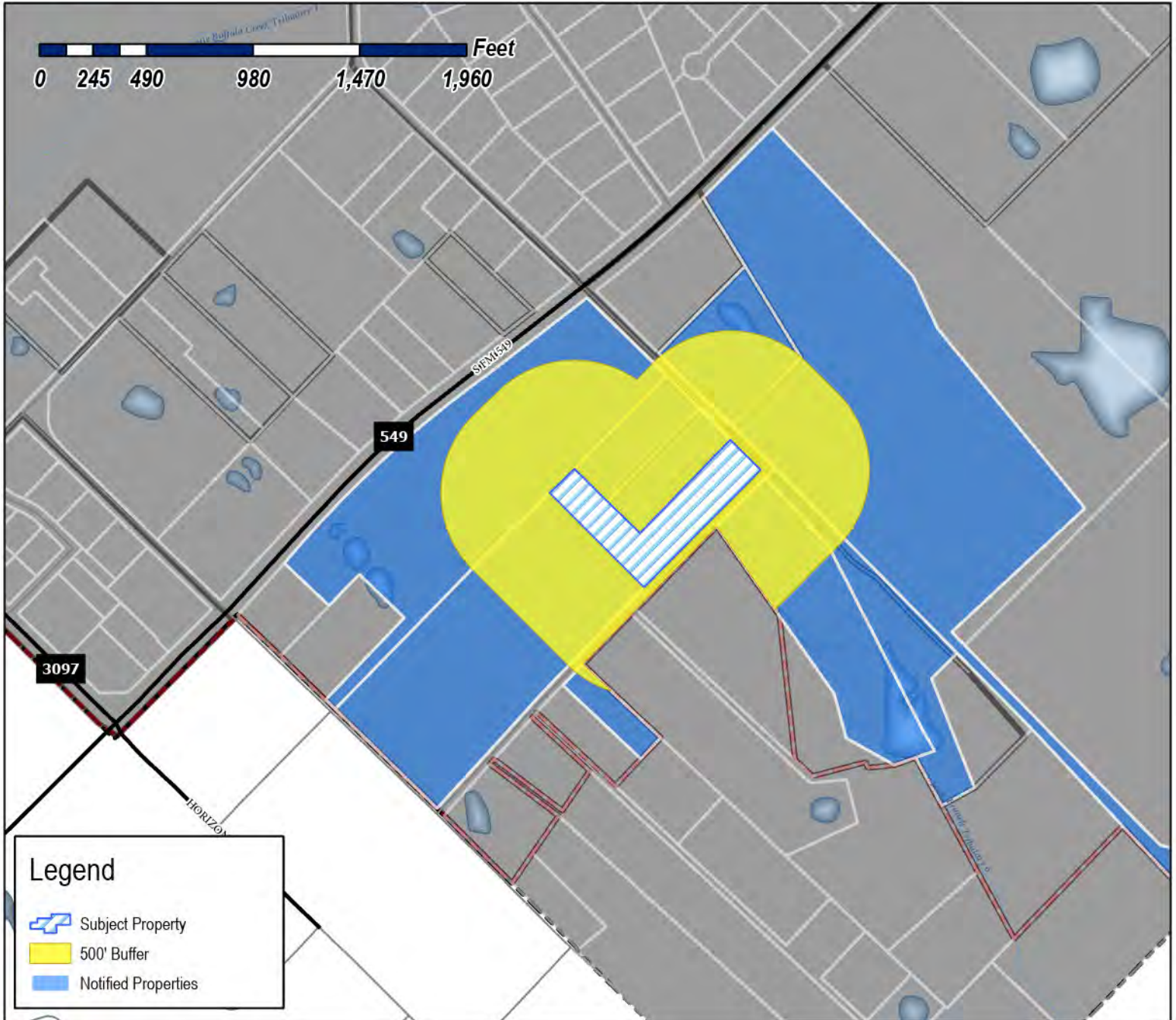




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Zoning: Single Family Estate 4.0 (SFE-4.0)
Case Address: 626 Cullins Road

Date Saved: 7/14/2023

For Questions on this Case Call: (972) 771-7746



ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

ROGERS BROOKE AND GENE FRANKLIN
626 E CULLINS RD
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS
ROCKWALL, TX 75032

HOLLAND SAUNDRA G
909 E CULLINS RD
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 E CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 E CULLINS RD
ROCKWALL, TX 75032

ROCKWALL HIGHGATE LTD C/O SCOTT ASBURY
13155 NOEL RD #900
DALLAS, TX 75240

OCCUPANT
326 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

POPE TONY W & KARREN L
220 COUNTY RD 2174
SULPHUR SPRINGS, TX 75482

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0110 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.

27.87 ACRES
WILKIE HUGH BOYD
V. 4804. PG. 254

3.00 ACRES
LESLIE HOPE
DARYL HOPE
DOC#20160000016212
O.P.R.R.C.T.

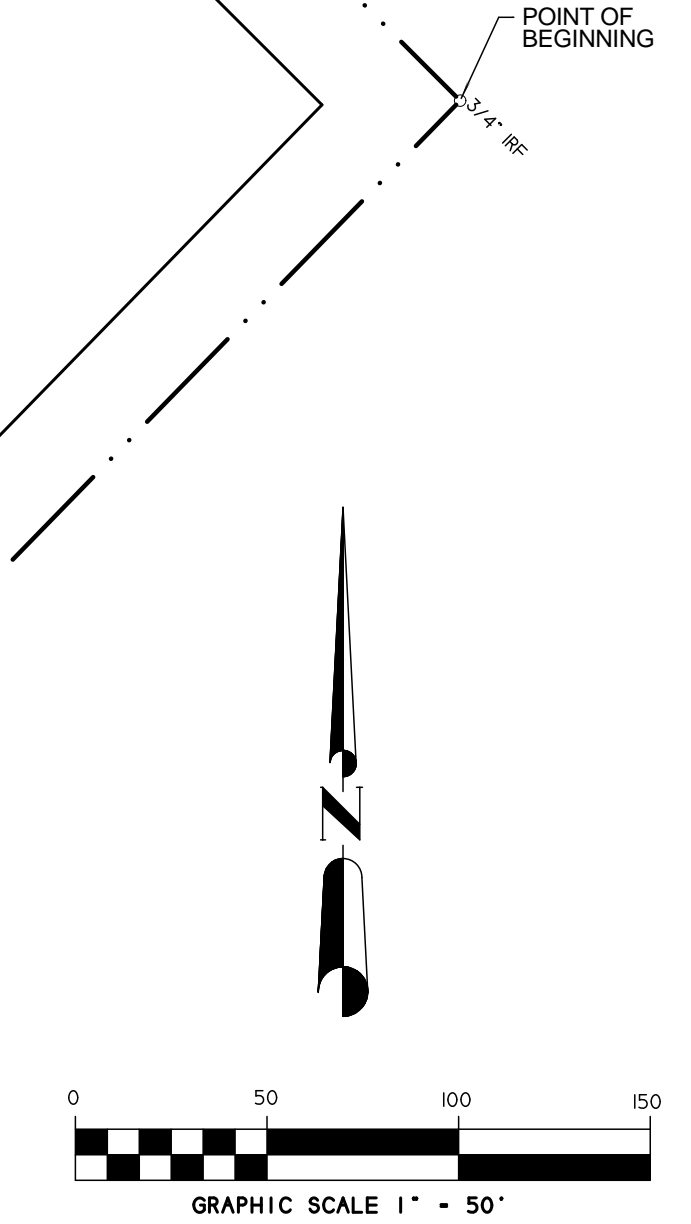
3.00 ACRES
JORGE ABREU
TAHSA ABREU
DOC#20210000014188
O.P.R.R.C.T.

LOT 1
BLOCK A
5.41 ACRES
235,559 SQ. FT.

TONY POPE
KAREN POPE
V. 7050. PG. 91

DOC#202201591
E-20220159

MAG. INCL.
SET IN P.P.M.T.



FINAL PLAT
G & B ROGERS ADDITION
LOT 1, BLOCK A

5.41 ACRES 235,559 S.F.
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
GENE ROGERS
BROOKE ROGERS
626 CULLINS ROAD
ROCKWALL, TEXAS 75087

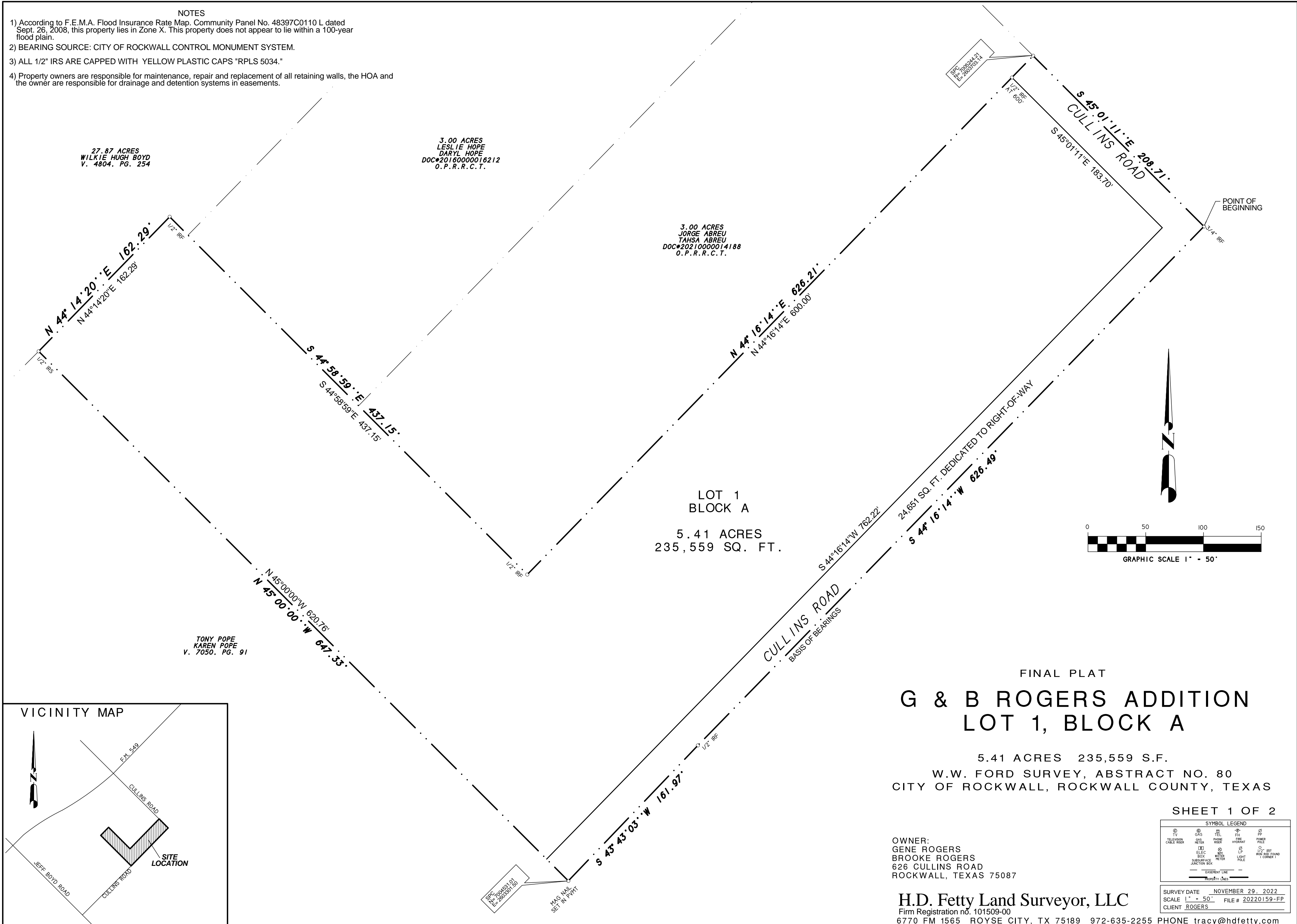
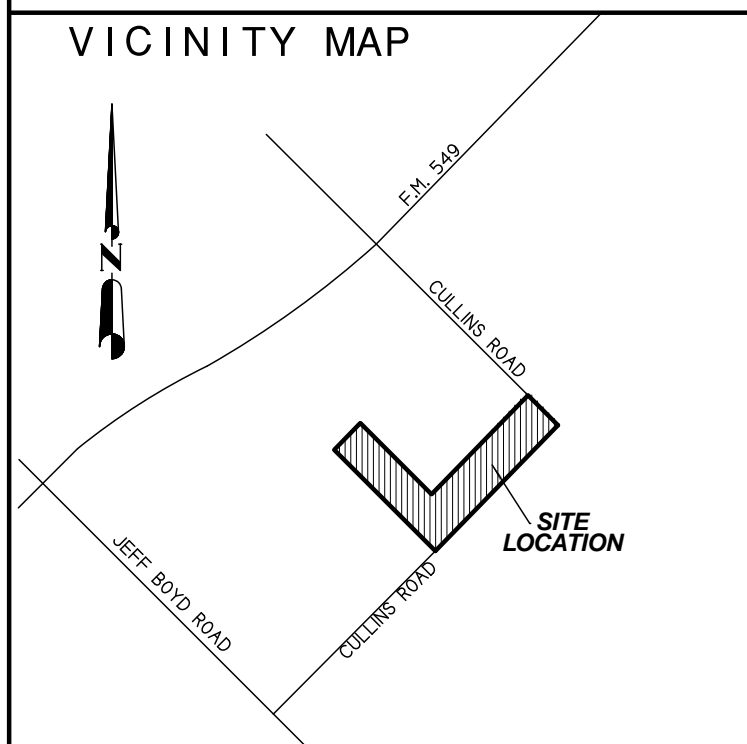
H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND							
⊗	TV	⊗	TEL	⊗	CH	⊗	FF
⊗	GAS	⊗	PHONE	⊗	FIRE	⊗	POWER
⊗	CABLE RISER	⊗	METER	⊗	HYDRANT	⊗	POLE
⊗	ELEC. BOX	⊗	WTR.	⊗	LP	⊗	1/2" IRF.
⊗	SUBSURFACE	⊗	METER	⊗	LIGHT	⊗	NON-ADJ. FOUND.
⊗	JUNCTION BOX	⊗	POLE	⊗	POLE	⊗	1" CORNER
---	EASEMENT LINE	---	PROPERTY LINE				

SURVEY DATE NOVEMBER 29, 2022
SCALE 1" = 50' FILE # 20220159-FP
CLIENT ROGERS

CITY CASE P2023-



OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GENE ROGERS and BROOKE ROGERS, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated June 14, 1994 and being recorded in Volume 915, Page 141 of the Real Property Records of Rockwall County, Texas, and being part of a 90 acre tract as recorded in Volume 67, Page 417, Deed Records, Rockwall County, Texas, and being a part of a 23.429 acres tract of land as described in a Warranty deed from Erin Pope to Tony Pope and Karen Pope, dated December 15, 2012 and being recorded in Volume 7050, Page 91 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner at the intersection of a turn in Cullins Road, said point being at the east most corner of said Pope tract and 90 acres tract of land;

THENCE S. 44 deg. 16 min. 14 sec. W. along the center of Cullins Road and southeast boundary of said Pope tract and 90 acres tract, a distance of 626.49 feet to a 1/2" iron rod found for corner;

THENCE S. 43 deg. 43 min. 03 sec. W. along the pavement of Cullins Road and southeast boundary of said Pope 23.429 acres tract, a distance of 161.97 feet to a Mag Nail set for corner;

THENCE N. 45 deg. 00 min. 00 sec. W., at 28.5 feet pass a 1/2" iron rod set for witness and continuing for a total distance of 647.33 feet to a 1/2" iron rod set for corner in the northwest boundary line of said pope 23.429 acres tract of land;

THENCE N. 44 deg. 14 min. 20 sec. E. along the northwest boundary of Pope 23.429 acres tract, a distance of 162.29 feet to a 1/2" iron rod found for corner at the north most corner of Pope 23.429 acres tract of land;

THENCE S. 44 deg. 58 min. 59 sec. E. a distance of 437.15 feet to a 1/2" iron rod found for corner at the west corner of said 3.00 acres tract;

THENCE N. 44 deg. 16 min. 14 sec. E. at 600.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 626.21 feet to a point for corner in Cullins Road;

THENCE S. 45 deg. 01 min. 11 sec. E. along the center of Cullins Road, a distance of 208.71 feet to the POINT OF BEGINNING and containing 235,559 square feet or 5.41 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as G & B ROGERS ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in G & B ROGERS ADDITION, LOT 1, BLOCK A have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

GENE ROGERS

BROOKE ROGERS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GENE ROGERS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BROOKE ROGERS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of G & B ROGERS ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT
G & B ROGERS ADDITION
LOT 1, BLOCK A
5.41 ACRES 235,559 S.F.
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE WIRE	GAZ GAS	TEL PHONE	PIE FIRE HYDRANT	PP POWER POLE
ELEC ELEC BOX	WTR WATER	LP LIGHT POLE	USE USE	1/2" IRON ROD FOUND AT CORNER
SUBSURFACE JUNCTION BOX				
EASEMENT LINE				
PROPERTY LINES				

OWNER:
GENE ROGERS
BROOKE ROGERS
626 CULLINS ROAD
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
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