



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: 628 Cornelius Rd
 SUBDIVISION: Lee Acres Addition LOT: 1-4 BLOCK: A
 GENERAL LOCATION: Cornelius Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: AG SFI CURRENT USE: Residential
 PROPOSED ZONING: SFI PROPOSED USE: Residential
 ACREAGE: 19.06 LOTS [CURRENT]: 4 LOTS [PROPOSED]: 4

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 type="checkbox"/> OWNER	<u>James & Barbara Lee</u>	<input type="checkbox"/> APPLICANT	<u>Tracy Fetty</u>
CONTACT PERSON	<u>Barbara Lee</u>	CONTACT PERSON	<u>Tracy Fetty</u>
ADDRESS	<u>628 Cornelius Rd</u>	ADDRESS	<u>6770 Fm 1565</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Royse City, TX</u>
PHONE	<u>214-641-9876</u>	PHONE	<u>972-635-2255</u>
E-MAIL	<u>barbara@urbandallasrealstate.com</u>	E-MAIL	<u>tracy@hdfetty.com</u>

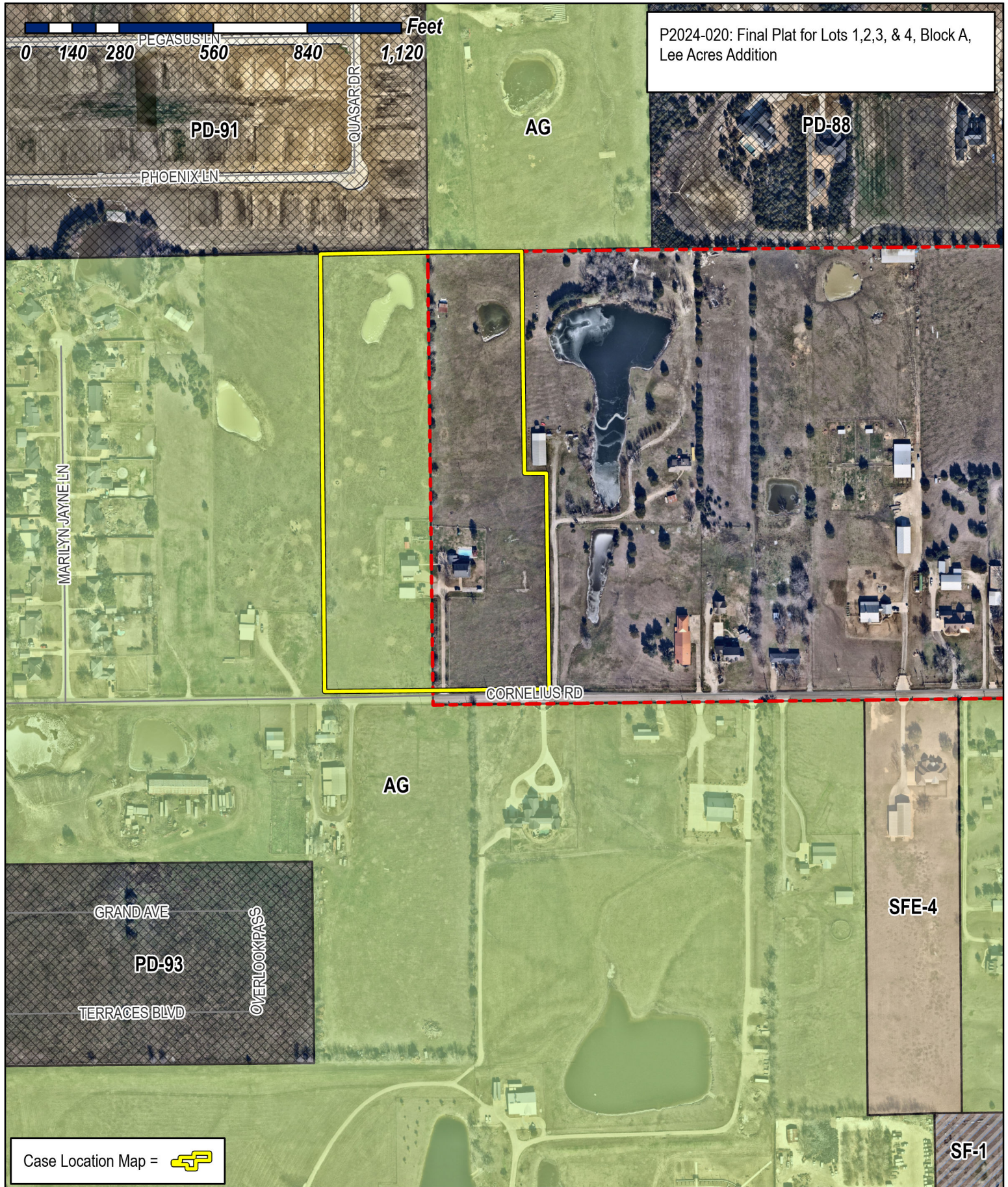
NOTARY VERIFICATION [REQUIRED]


BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barbara Lee [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 \$ 641.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF MAY, 2024 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 20th DAY OF May, 2024
 OWNER'S SIGNATURE: Barbara Lee
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Vicky Morton





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.



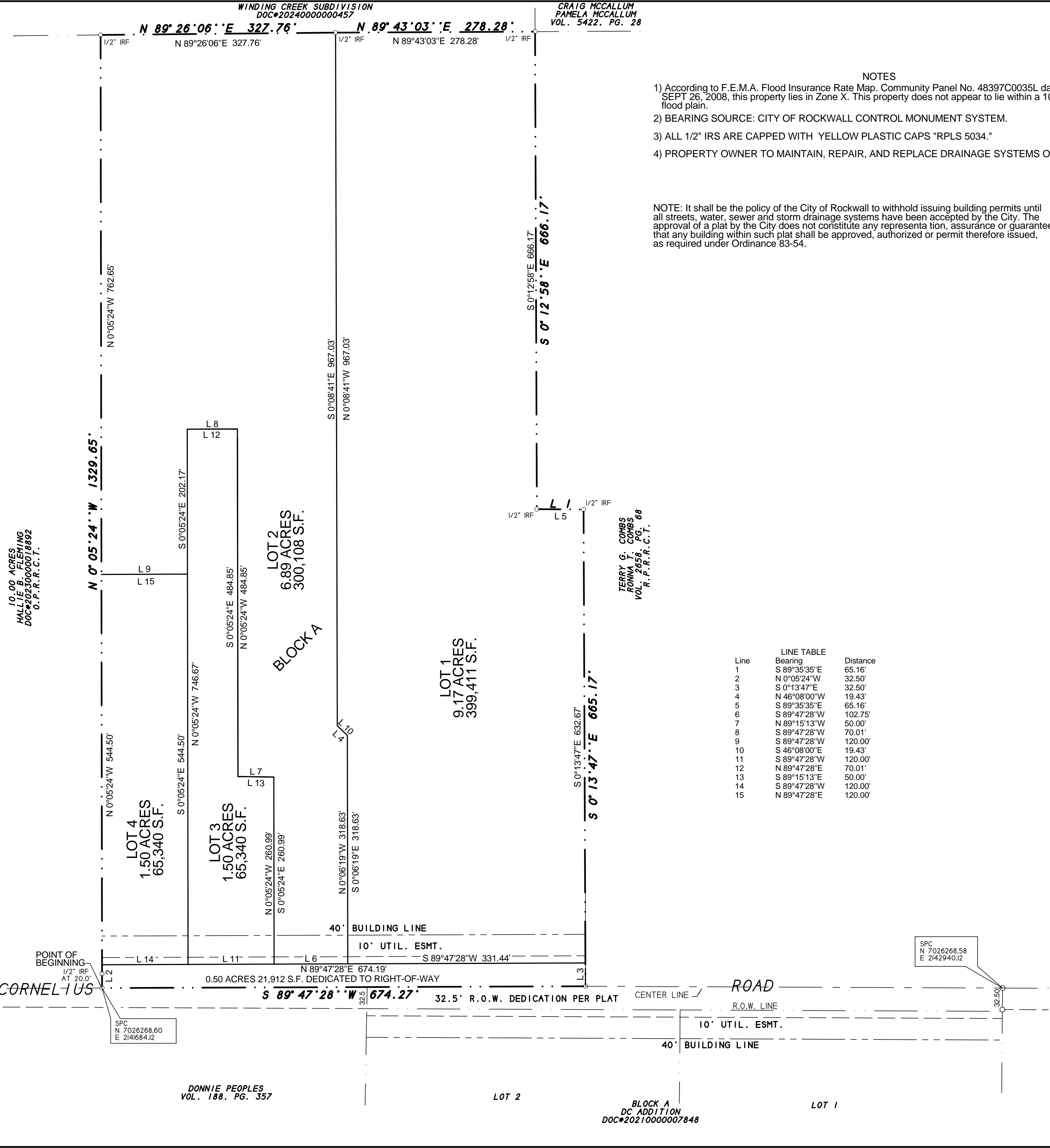
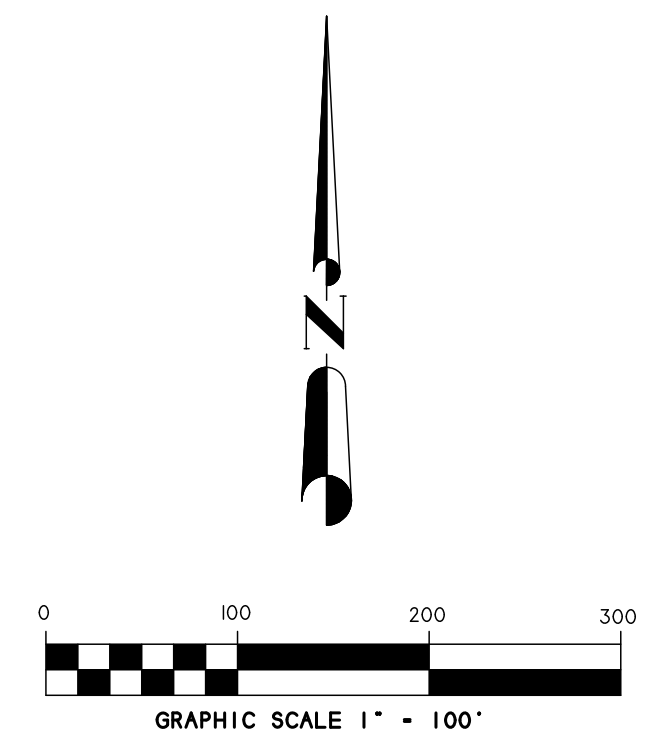
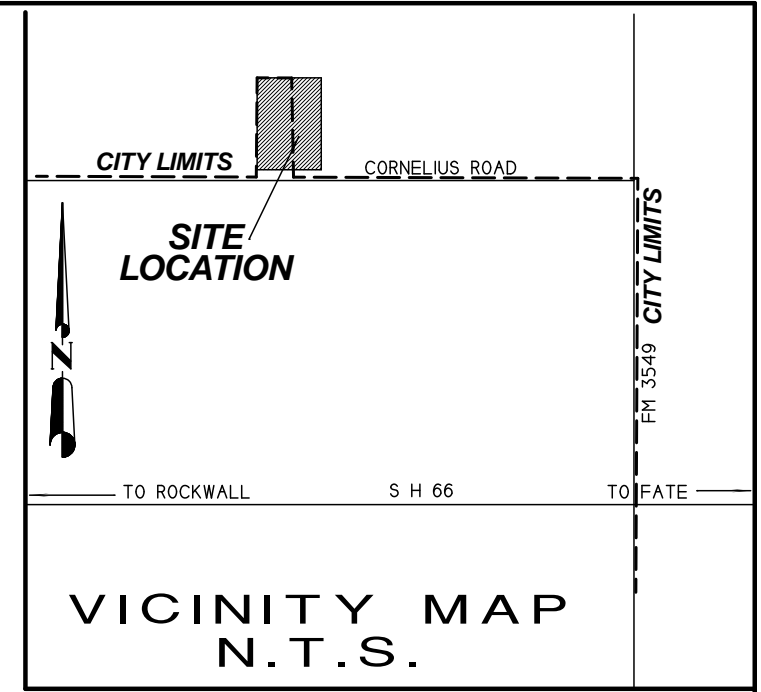
WINDING CREEK SUBDIVISION
DOC#2024000000457

CRAIG MCCALLUM
PAMELA MCCALLUM
VOL. 5422, PG. 28

N 89°26'06" E 327.76' N 89°43'03" E 278.28'

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L 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 OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.



LINE TABLE

Line	Bearing	Distance
1	S 89°35'35"E	65.16'
2	N 0°05'24"W	32.50'
3	S 0°13'47"E	32.50'
4	N 46°08'00"W	19.43'
5	S 89°35'35"E	65.16'
6	S 89°47'28"W	102.75'
7	N 89°15'13"W	50.00'
8	S 89°47'28"W	70.01'
9	S 89°47'28"W	120.00'
10	S 46°08'00"E	19.43'
11	S 89°47'28"W	120.00'
12	N 89°47'28"E	70.01'
13	S 89°15'13"E	50.00'
14	S 89°47'28"W	120.00'
15	N 89°47'28"E	120.00'

FINAL PLAT
LOTS 1, 2, 3 & 4, BLOCK A
LEE ACRES ADDITION
4 LOTS
BEING 19.56 ACRES OR 852,112 S.F.
TRACTS 5 AND 22-01 IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
JAMES H. LEE
BARBARA LEE
RONNY M. PEWITT
JENNIFER L. PEWITT
628 CORNELIUS ROAD
ROCKWALL, TEXAS 75087

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	PH	PP
TELEVISION	SAS	PHONE	HYDRANT	POWER
CABLE RISER	METER	RISER	POLE	POLE
ELEC.	WATER	UP	1/2" IRF	NON-ROD FOUND
ELECTRIC	BIOT	WATER	LIGHT	1" CORNER
METER	SUBSURFACE	METER	PILE	
	JUNCTION BOX			

EXISTENT LINE AIR COND. UNIT PROPANE TANK

PROPERTY LINES

SURVEY DATE FEBRUARY 19, 2024
SCALE 1" = 100' FILE # 2024/992020-FP
CLIENT LEE

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

CITY CASE NO. P2024-

