



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 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH 205 & South of FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT]

0

LOTS [PROPOSED]

384 SF, 10 OS, 1 AC
2 Comm. = 397 total

- 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]

OWNER

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

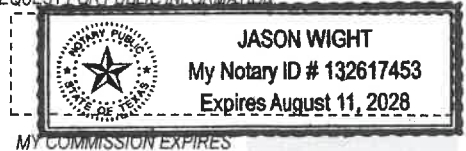
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

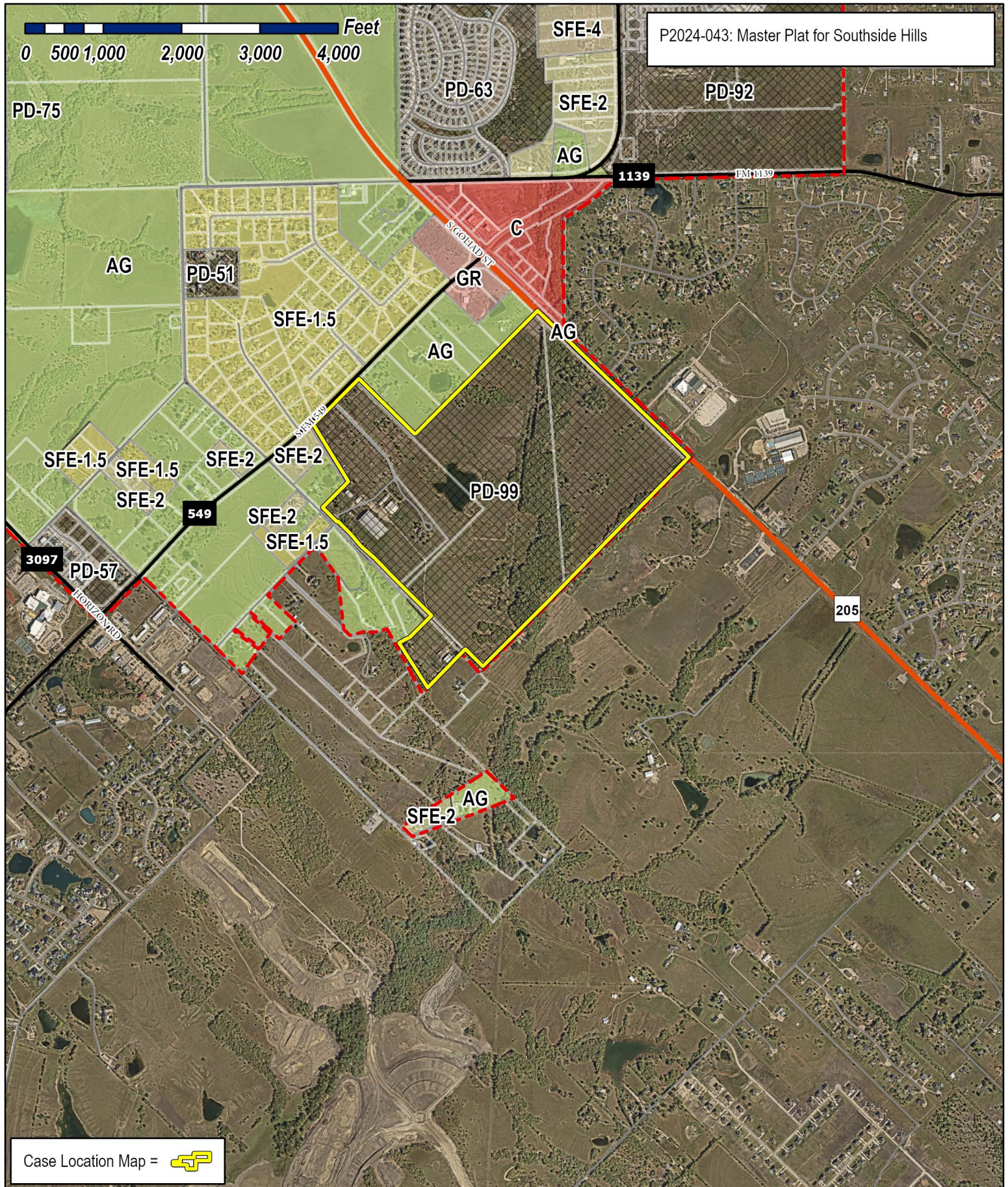
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,044.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2024 BY SIGNING THIS APPLICATION, 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 13 DAY OF December, 2024.

Brian Cramer
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

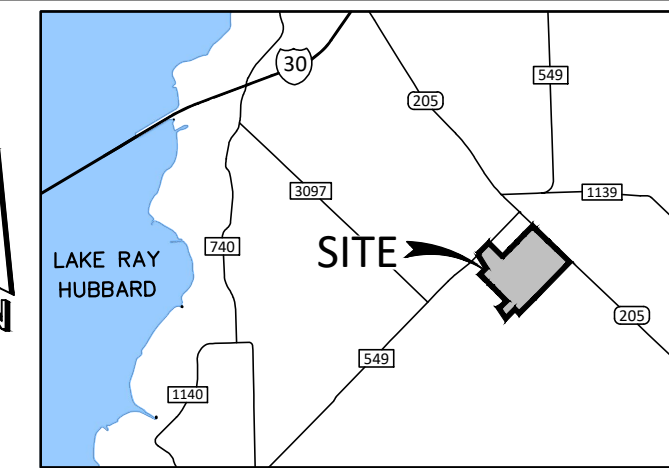
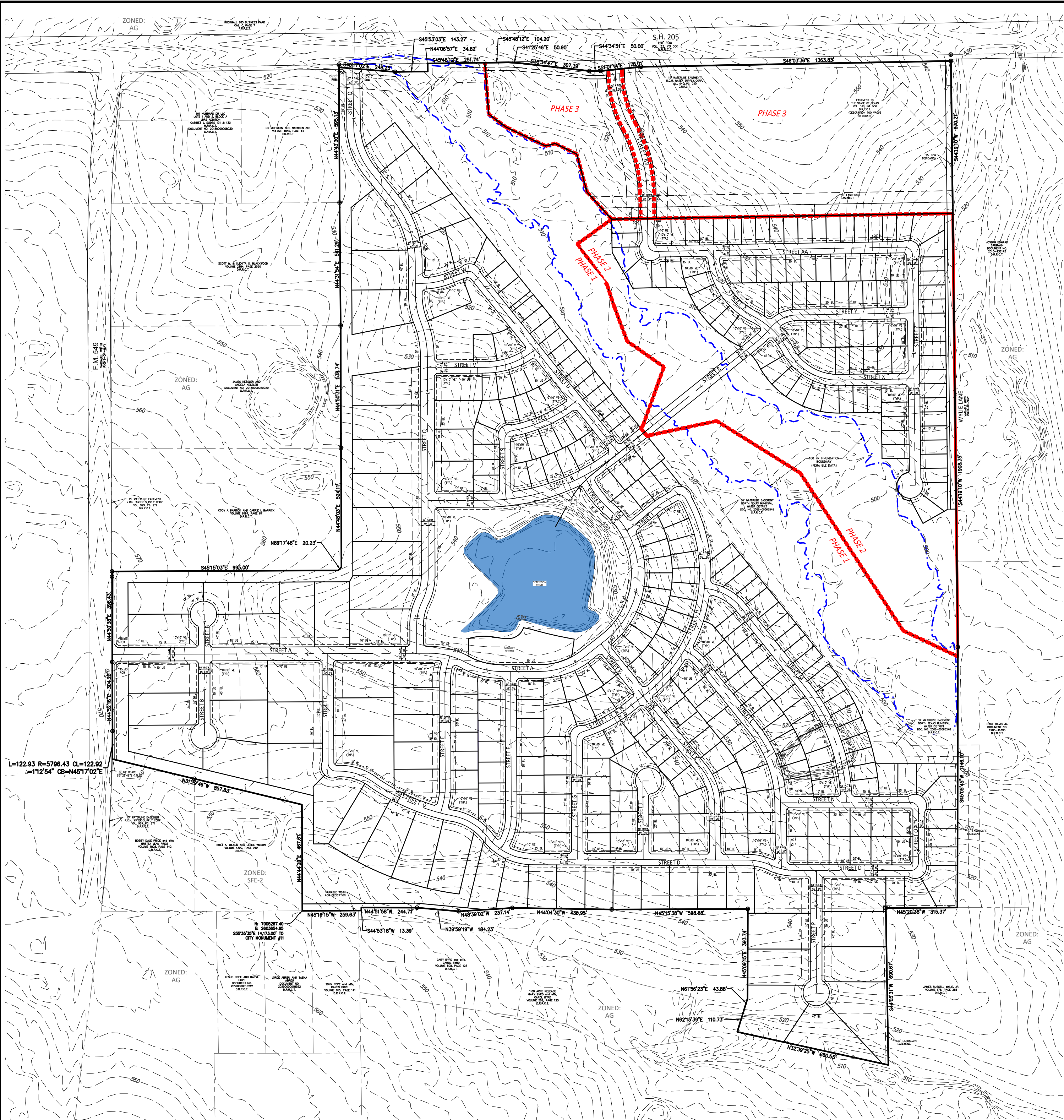


City of Rockwall

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.





VICINITY MAP
N.T.S.

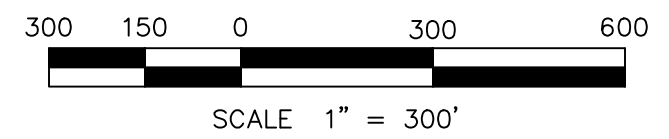
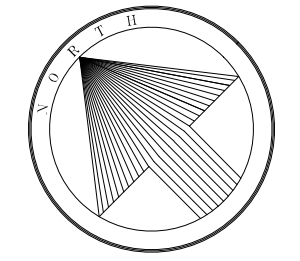
OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94$	= 22.4%
*ASSUMING HALF OF FLOODPLAIN	

GROSS LOT DENSITY = 1.46 UNITS/ACRES

GENERAL NOTES:

- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
 - WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
 - DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

LEGEND	
●	Point of Curvature or Tangency on Center Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
⊙	1/2" IRF (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
D.R.R.C.T.	Deed Records of Rockwall County, Texas
P.R.R.C.T.	Plat Records of Rockwall County, Texas



MASTER PLAT SOUTHSIDE HILLS

BEING
384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
262.94 ACRES OR 11,453,704.24 SQ. FT.
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

December 6, 2024
EXIST. ZONING: PD-99
LAND USE: SF

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

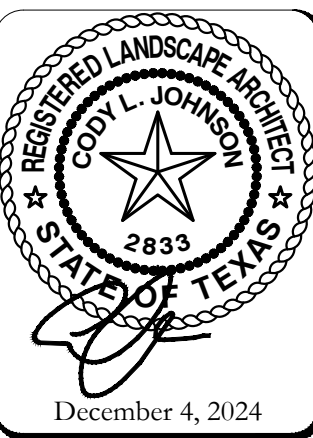
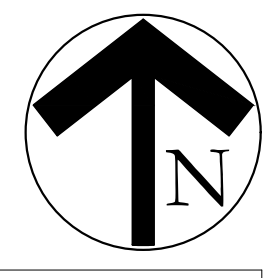
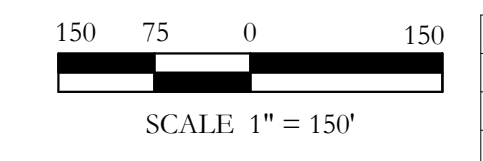
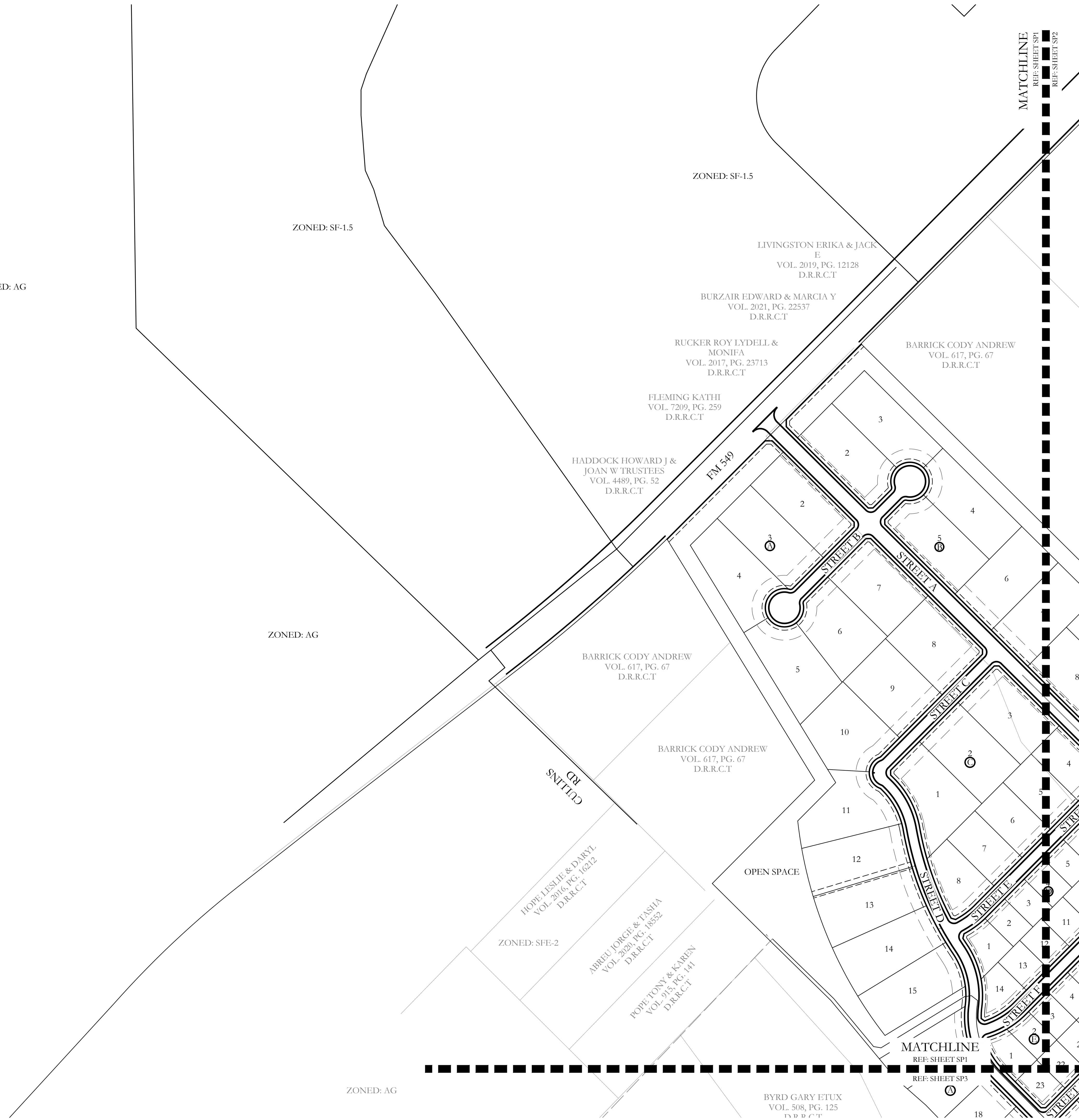
ZONED: AG

ZONED: SFE-2

ZONED: AG

OPEN SPACE LEGEND

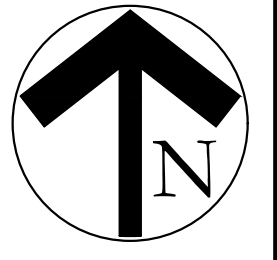
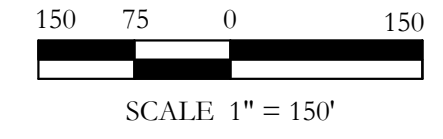
-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.





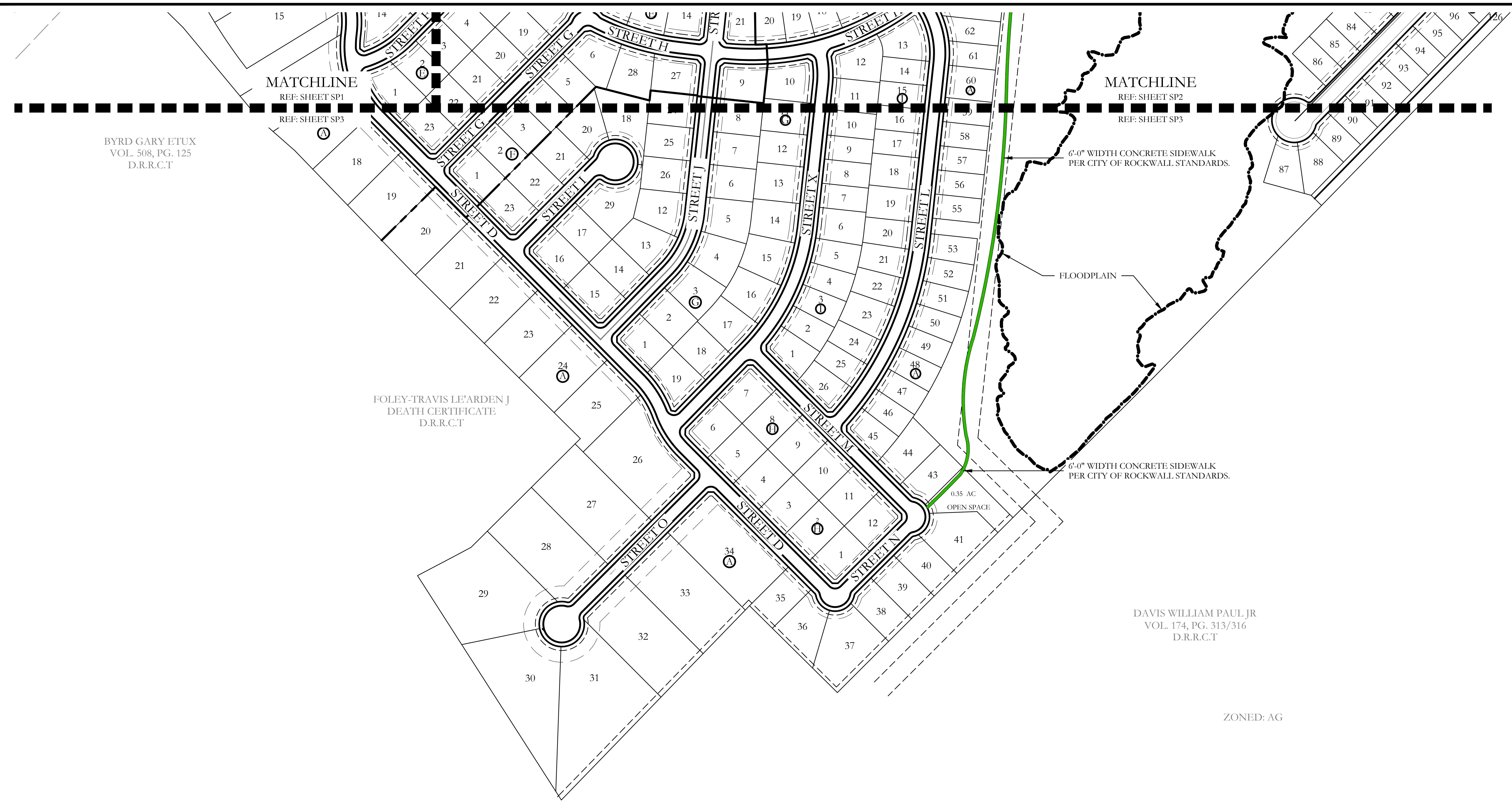
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 P:\2024\Projects\mp - southside hills landscape\dwg\mp03 - open space plan.dwg

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BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3

FOLEY-TRAVIS LE'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

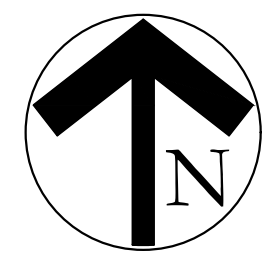
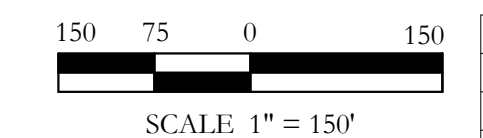
MATCHLINE
REF: SHEET SP2
REF: SHEET SP3

DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

ZONED: AG

OPEN SPACE LEGEND

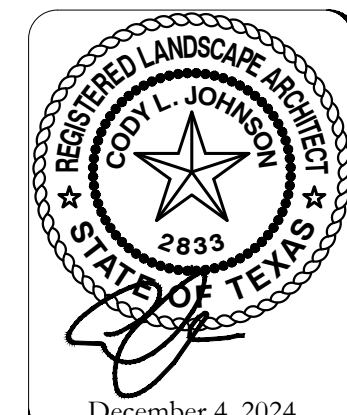
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 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
 OPEN SPACE MASTER PLAN



December 4, 2024
 SCALE: 1" = 150'
 One Inch
 JVC No. MJP503