



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 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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 Amanda Bailey

APPLICANT _____

CONTACT PERSON Amanda Bailey

CONTACT PERSON _____

ADDRESS 817 marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

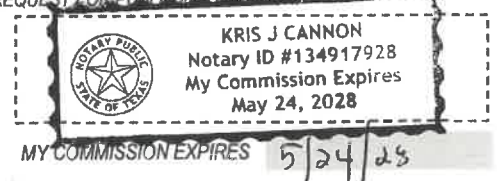
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Bailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 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 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Bailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District

0 45 90 180 270 360 Feet

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.

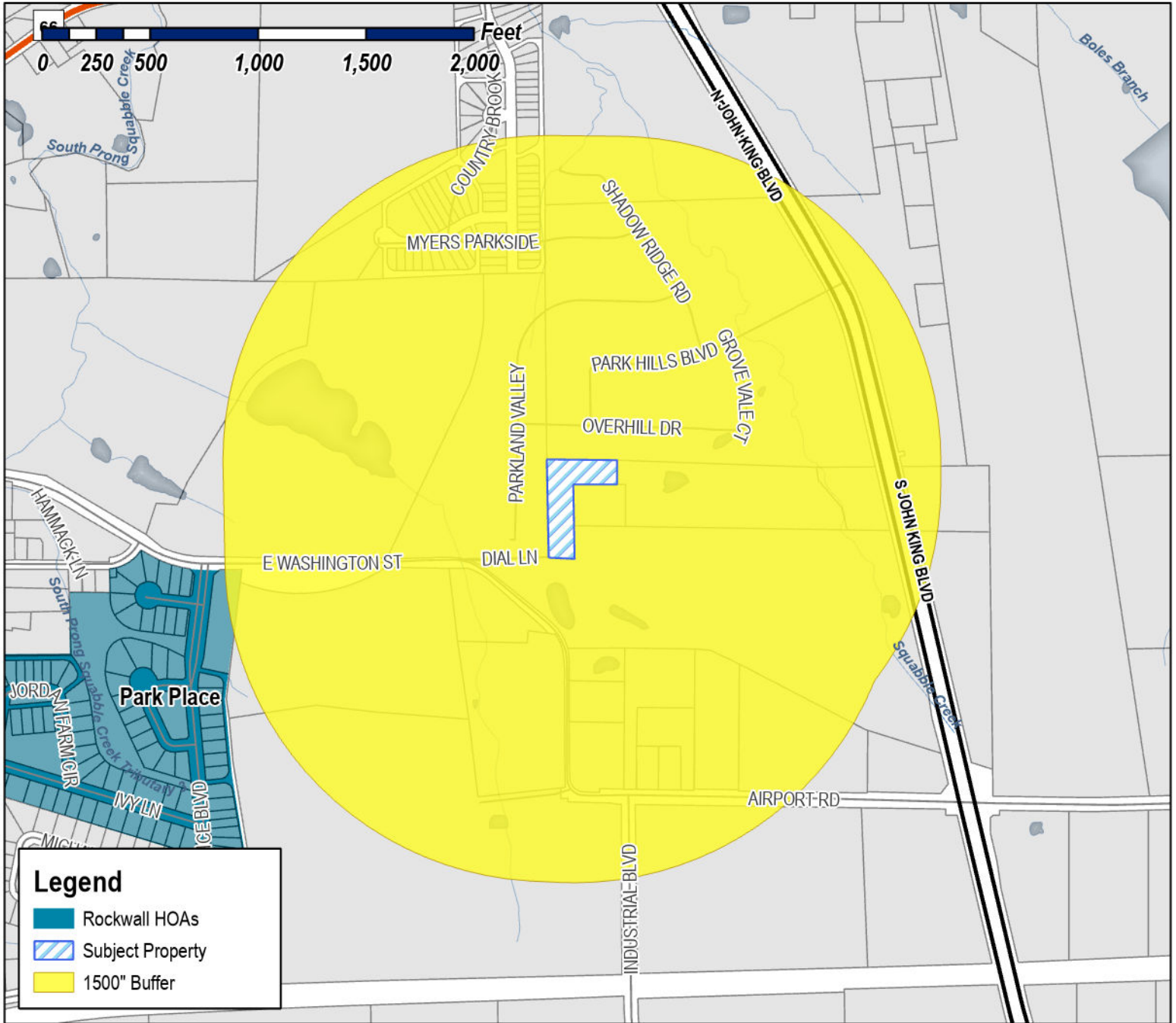




City of Rockwall

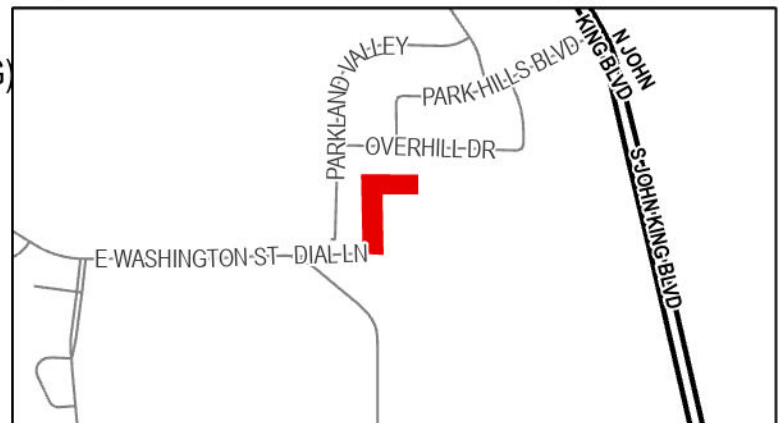
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Case Number: Z2024-053
Case Name: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street

Date Saved: 11/5/2024
 For Questions on this Case Call (972) 771-7745

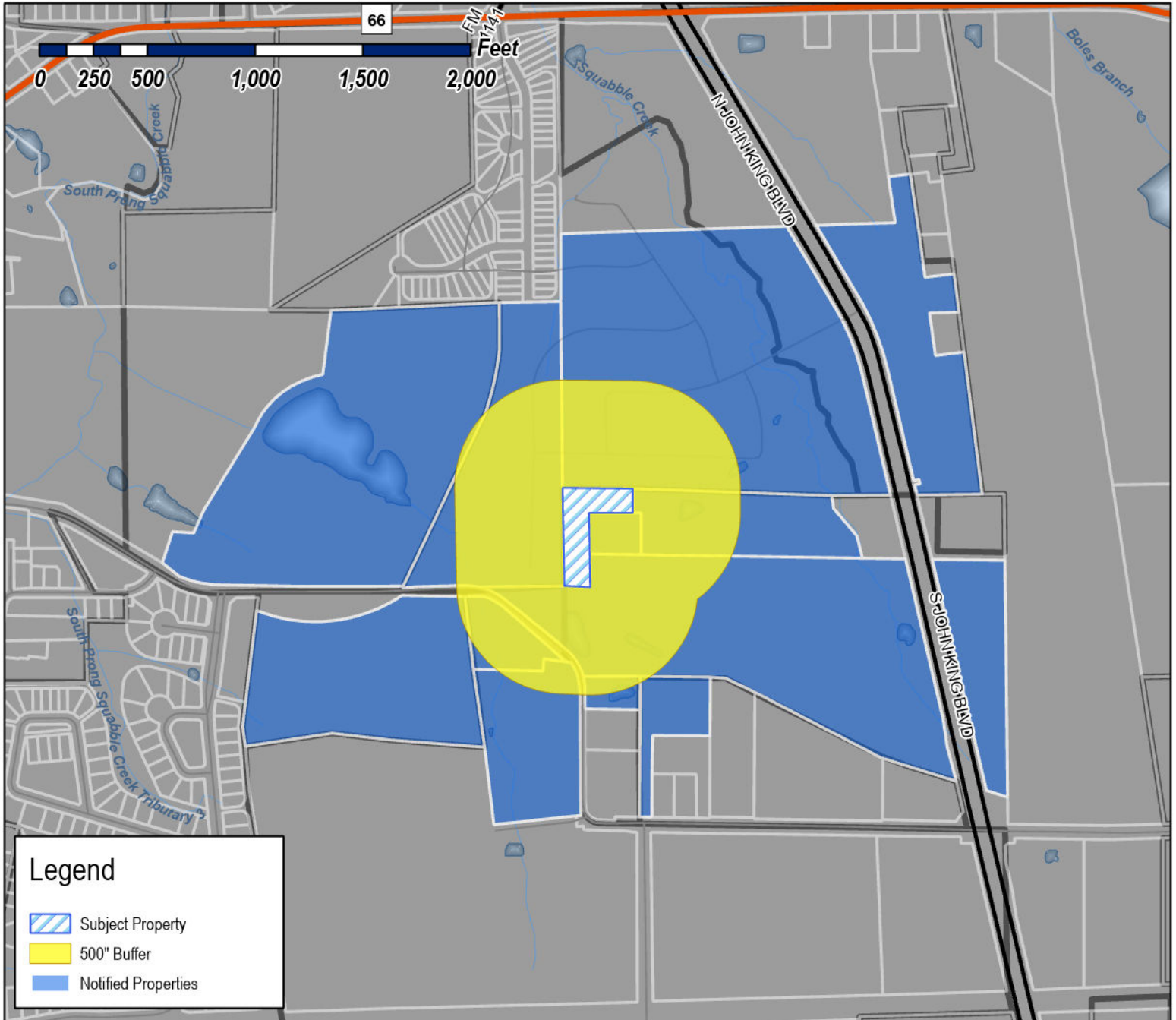




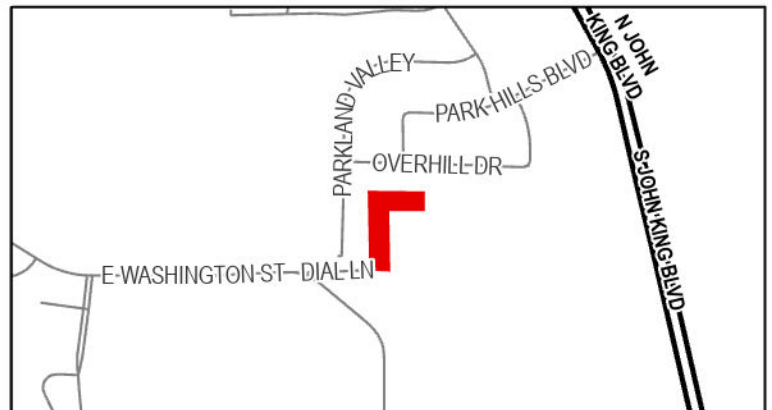
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Case Number: Z2024-053
Case Name: Zoning Change from AG to SF-10
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/18/2024

For Questions on this Case Call: (972) 771-7745

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

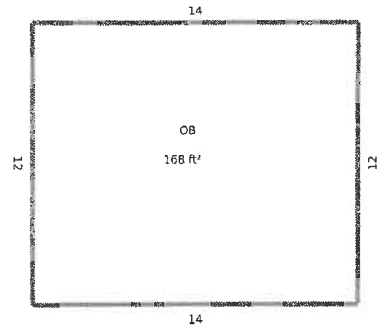
RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0	314 185,724 186,038 0 186,038 0 6,038 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

BUILDING PERMITS						APPEAL HISTORY								
B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT	YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
INCOME APPROACH DATA						GBA: 0 UNITS: 0 NRA: 0 RENT: 0								
2023 89042 A DECA-CAD DEVENNEY DIANA 2023-07-03						2022 3780 A DECISION.A DEVENNEY DIANA 2022-07-07								
2020 23177 A DECA-CAD DEVENNEY DIANA 2020-06-03														

SALES HISTORY					DEED HISTORY						
DATE	TYPE	QUAL	SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-06-15	WD					1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT					1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON



IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
OB	OUT BUILDING	Ind-1	OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197							
1	OUT BUILDING	12 X 14	STCD: A1	168	Area: 0			Homesite	Y (100.00%)			504	AS Code: 100.00%	Market Area: 100.00%					197							
	Style:	Finish Out: 100			Quality:			Structure:					Ext. Wall:													
	P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																									
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE							
ST	STORAGE	Ind-1	ST3	100	3.00	0	1	1975	1975		*	300	39.00	100.00	100.00	100.00	100.00	0.39	117							
2	METAL STORAGE	10 X	STCD: A1	100	Area: 0			Homesite	Y (100.00%)			300	AS Code: 100.00%	Market Area: 100.00%					117							
	Style:	Finish Out: 100			Quality:			Structure:					Ext. Wall:													
	P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																									

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740	ac	210000.00	0.600		A	185,724					No			0.00	0
	A										AS Code: 100.00%	Market Area: 100.00%			185,724									0



