



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

2348 Saddlebrook LN

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

Bryan Cook

APPLICANT

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook LN

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

469-825-9560

PHONE

E-MAIL

gmcgund@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

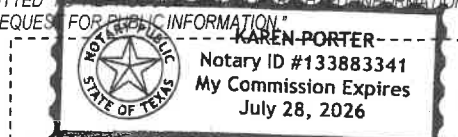
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 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 18 DAY OF October, 2024

OWNER'S SIGNATURE

[Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]

MY COMMISSION EXPIRES 07/28/2026



Z2024-055: Specific Use Permit (SUP) for a Detached Garage at 2348 Saddlebrook Lane



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.

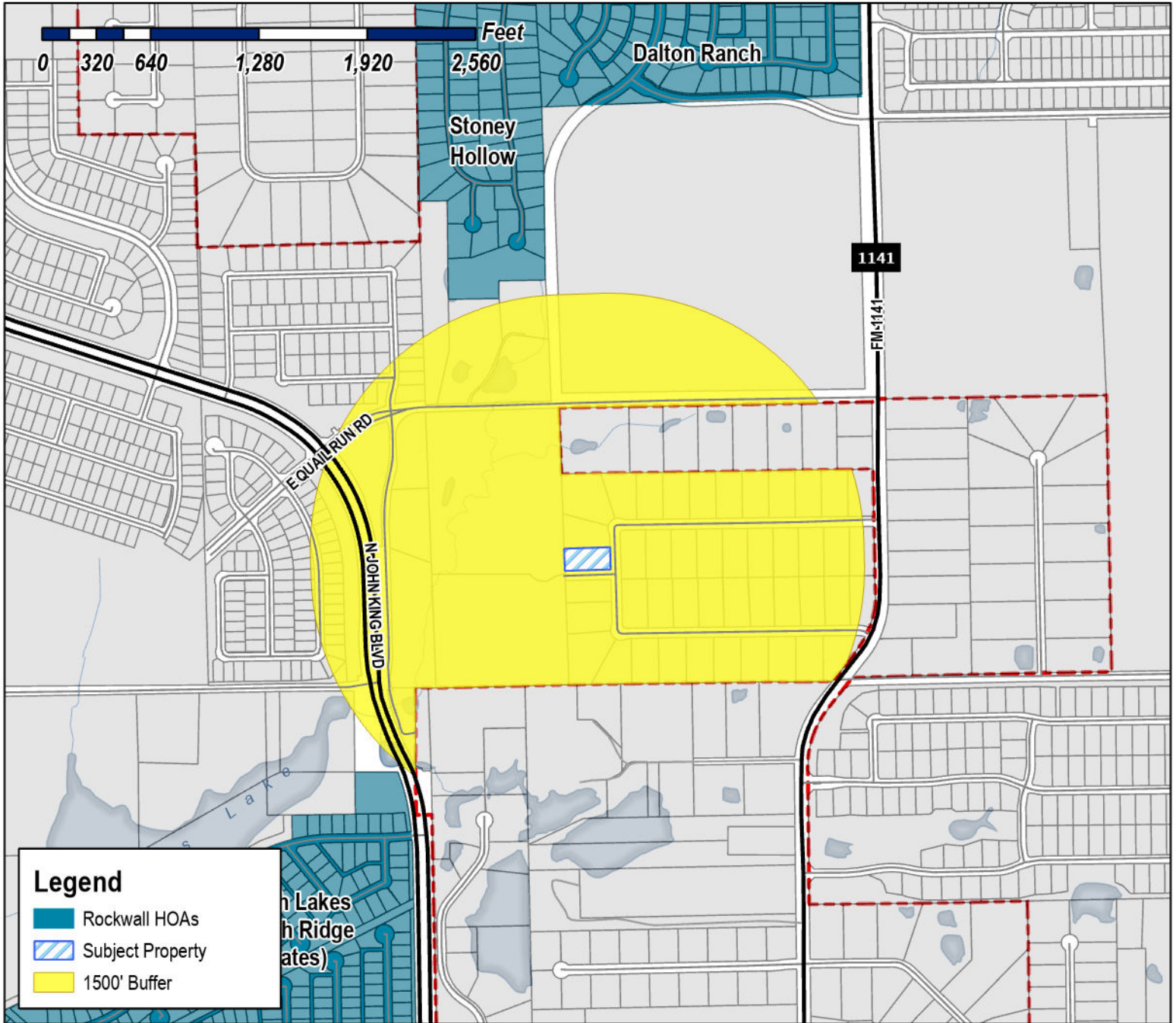




City of Rockwall

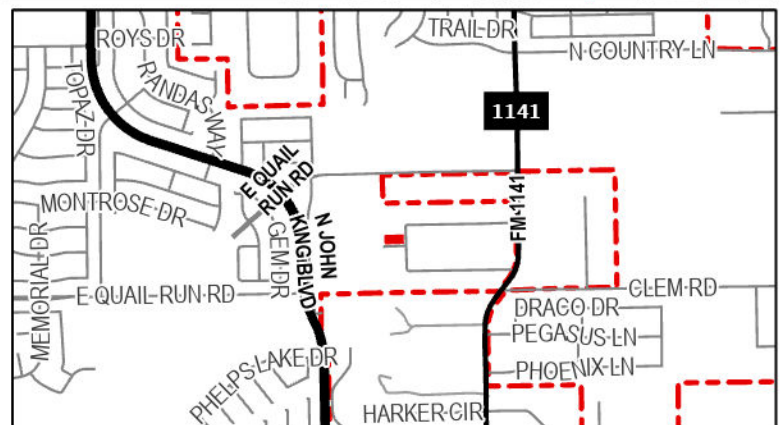
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Rockwall, Texas 75087
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Case Number: Z2024-055
Case Name: SUP for a Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 11/19/2024
 For Questions on this Case Call (972) 771-7745

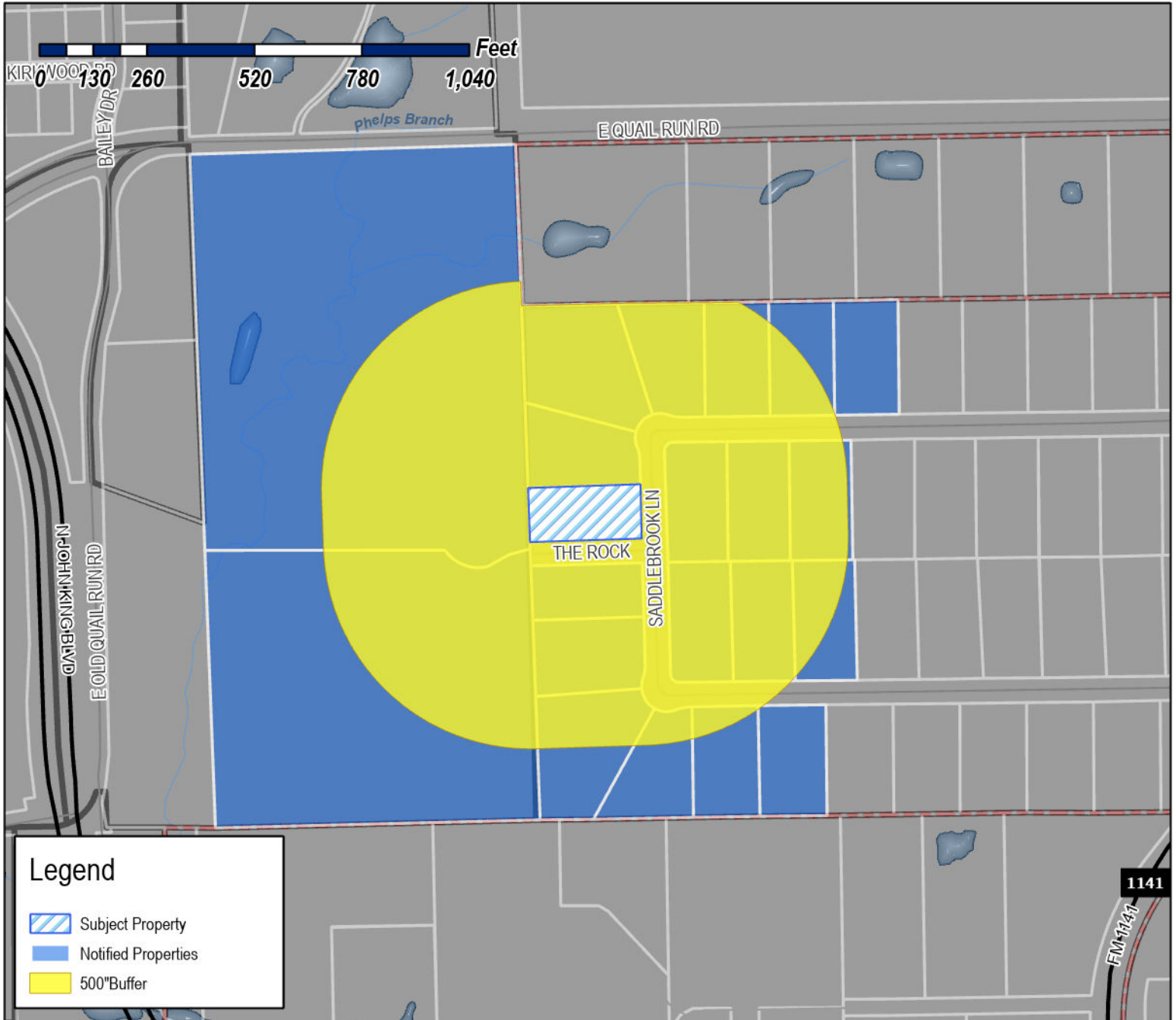







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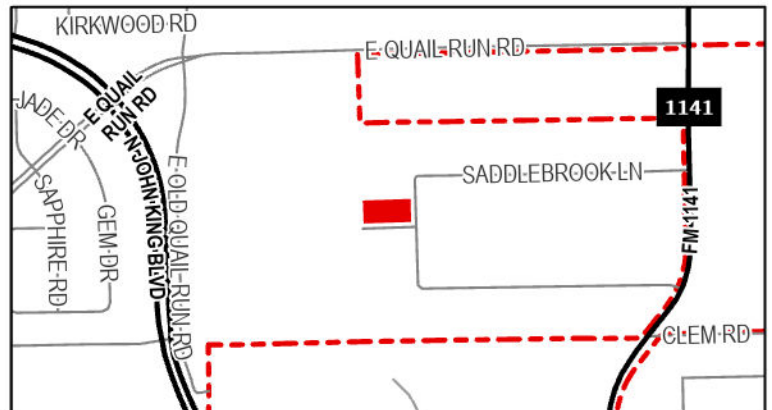


Legend

-  Subject Property
-  Notified Properties
-  500' Buffer

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Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane

Date Saved: 11/19/2024
 For Questions on this Case Call: (972) 771-7745



TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

MACK SUSAN M AND TIMOTHY S
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

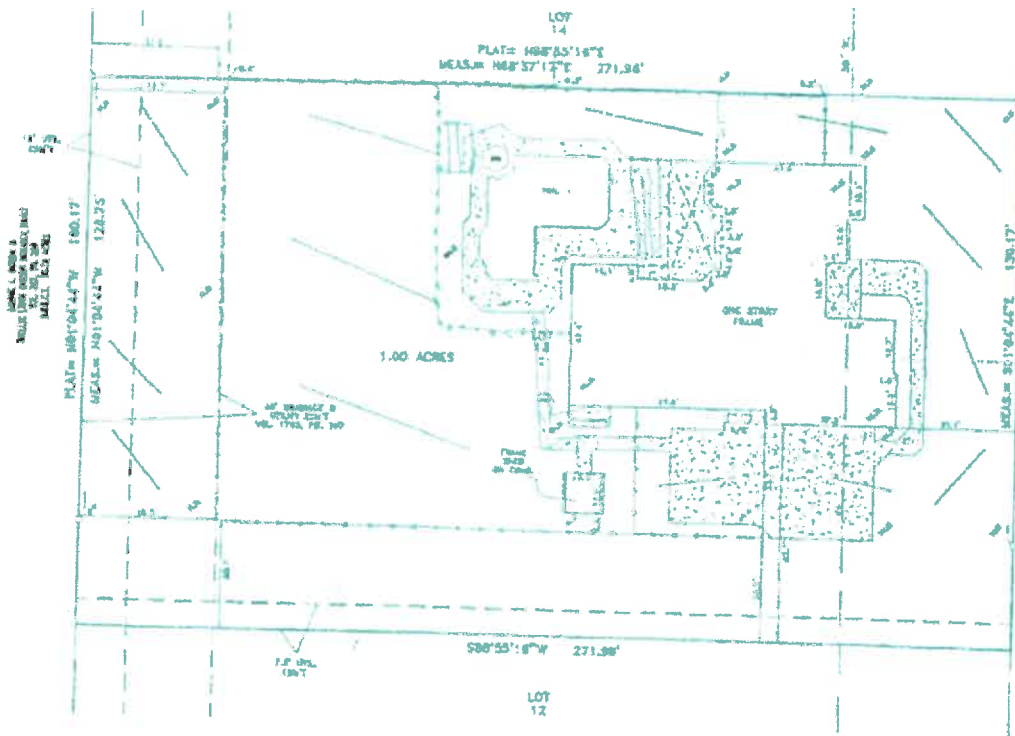
STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

ROCKWALL



Revised 01/12/02
 shown plat 1/12/02
 #22
 April 2, 2002

AGREED AND ACCEPTED BY:

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to (Own The Company), in accordance with the transaction described by G.F. 238122-03-02-E that: (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all measurements shown herein were made on the date of the survey, and the location, size and type of structures shown are correctly shown; (d) the plat herein by reciting from other and/or for other purposes shall be at User's own risk and may have in a natural and concrete representation of the property lines and dimensions are on improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Dated this 2nd day of December,

Bryan Connolly
 Bryan Connolly
 Registered Professional Land Surveyor



Witnessed by *Walter R. ...* and *...* on 12/2/02

REVISIONS	DATE	BY

LEGEND	
○ 1/4" iron pin	— 1/4" iron pin
○ 1/2" iron pin	— 1/2" iron pin
○ 3/4" iron pin	— 3/4" iron pin
○ 1" iron pin	— 1" iron pin
○ 1 1/2" iron pin	— 1 1/2" iron pin
○ 2" iron pin	— 2" iron pin
○ 3" iron pin	— 3" iron pin
○ 4" iron pin	— 4" iron pin
○ 6" iron pin	— 6" iron pin
○ 8" iron pin	— 8" iron pin
○ 10" iron pin	— 10" iron pin
○ 12" iron pin	— 12" iron pin
○ 14" iron pin	— 14" iron pin
○ 16" iron pin	— 16" iron pin
○ 18" iron pin	— 18" iron pin
○ 20" iron pin	— 20" iron pin
○ 24" iron pin	— 24" iron pin
○ 30" iron pin	— 30" iron pin
○ 36" iron pin	— 36" iron pin
○ 42" iron pin	— 42" iron pin
○ 48" iron pin	— 48" iron pin
○ 54" iron pin	— 54" iron pin
○ 60" iron pin	— 60" iron pin
○ 72" iron pin	— 72" iron pin
○ 84" iron pin	— 84" iron pin
○ 96" iron pin	— 96" iron pin
○ 108" iron pin	— 108" iron pin
○ 120" iron pin	— 120" iron pin
○ 144" iron pin	— 144" iron pin
○ 168" iron pin	— 168" iron pin
○ 192" iron pin	— 192" iron pin
○ 216" iron pin	— 216" iron pin
○ 240" iron pin	— 240" iron pin
○ 264" iron pin	— 264" iron pin
○ 288" iron pin	— 288" iron pin
○ 312" iron pin	— 312" iron pin
○ 336" iron pin	— 336" iron pin
○ 360" iron pin	— 360" iron pin
○ 384" iron pin	— 384" iron pin
○ 408" iron pin	— 408" iron pin
○ 432" iron pin	— 432" iron pin
○ 456" iron pin	— 456" iron pin
○ 480" iron pin	— 480" iron pin
○ 504" iron pin	— 504" iron pin
○ 528" iron pin	— 528" iron pin
○ 552" iron pin	— 552" iron pin
○ 576" iron pin	— 576" iron pin
○ 600" iron pin	— 600" iron pin
○ 624" iron pin	— 624" iron pin
○ 648" iron pin	— 648" iron pin
○ 672" iron pin	— 672" iron pin
○ 696" iron pin	— 696" iron pin
○ 720" iron pin	— 720" iron pin
○ 744" iron pin	— 744" iron pin
○ 768" iron pin	— 768" iron pin
○ 792" iron pin	— 792" iron pin
○ 816" iron pin	— 816" iron pin
○ 840" iron pin	— 840" iron pin
○ 864" iron pin	— 864" iron pin
○ 888" iron pin	— 888" iron pin
○ 912" iron pin	— 912" iron pin
○ 936" iron pin	— 936" iron pin
○ 960" iron pin	— 960" iron pin
○ 984" iron pin	— 984" iron pin
○ 1008" iron pin	— 1008" iron pin
○ 1032" iron pin	— 1032" iron pin
○ 1056" iron pin	— 1056" iron pin
○ 1080" iron pin	— 1080" iron pin
○ 1104" iron pin	— 1104" iron pin
○ 1128" iron pin	— 1128" iron pin
○ 1152" iron pin	— 1152" iron pin
○ 1176" iron pin	— 1176" iron pin
○ 1200" iron pin	— 1200" iron pin
○ 1224" iron pin	— 1224" iron pin
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○ 1992" iron pin	— 1992" iron pin
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○ 2112" iron pin	— 2112" iron pin
○ 2136" iron pin	— 2136" iron pin
○ 2160" iron pin	— 2160" iron pin
○ 2184" iron pin	— 2184" iron pin
○ 2208" iron pin	— 2208" iron pin
○ 2232" iron pin	— 2232" iron pin
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○ 2304" iron pin	— 2304" iron pin
○ 2328" iron pin	— 2328" iron pin
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○ 3240" iron pin	— 3240" iron pin
○ 3264" iron pin	— 3264" iron pin
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○ 4320" iron pin	— 4320" iron pin
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○ 4536" iron pin	— 4536" iron pin
○ 4560" iron pin	— 4560" iron pin
○ 4584" iron pin	— 4584" iron pin
○ 4608" iron pin	— 4608" iron pin
○ 4632" iron pin	— 4632" iron pin
○ 4656" iron pin	— 4656" iron pin
○ 4680" iron pin	— 4680" iron pin
○ 4704" iron pin	— 4704" iron pin
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○ 4752" iron pin	— 4752" iron pin
○ 4776" iron pin	— 4776" iron pin
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○ 4896" iron pin	— 4896" iron pin
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○ 6360" iron pin	— 6360" iron pin
○ 6384" iron pin	— 6384" iron pin
○ 6408" iron pin	— 6408" iron pin
○ 6432" iron pin	— 6432" iron pin
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○ 6504" iron pin	— 6504" iron pin
○ 6528" iron pin	— 6528" iron pin
○ 6552" iron pin	— 6552" iron pin
○ 6576" iron pin	— 6576" iron pin
○ 6600" iron pin	— 6600" iron pin
○ 6624" iron pin	— 6624" iron pin
○ 6648" iron pin	— 6648" iron pin
○ 6672" iron pin	— 6672" iron pin
○ 6696" iron pin	— 6696" iron pin
○ 6720" iron pin	— 6720" iron pin
○ 6744" iron pin	— 6744" iron pin
○ 6768" iron pin	— 6768" iron pin
○ 6792" iron pin	— 6792" iron pin
○ 6816" iron pin	— 6816" iron pin
○ 6840" iron pin	— 6840" iron pin
○ 6864" iron pin	— 6864" iron pin
○ 6888" iron pin	— 6888" iron pin

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS

Date: 7-16-22 GI No. _____
Name of Affiant(s): Stephen John Griffin and Richard Allen James
Address of Affiant: 2348 Saddlebrook
Description of Property: 2348 Saddlebrook Lane, Rockwall, TX 75087
County: Rockwall, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 11-7-02 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

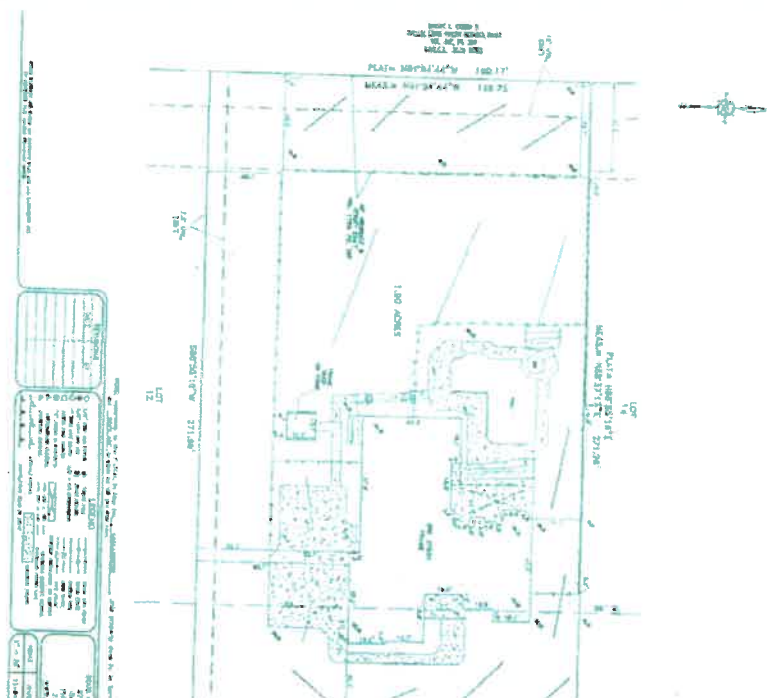
EXCEPT for the following (if None, insert "None" below): Added private into patio and behind pool
Added 4ft fence around pool
Sidewalk attached pool deck to driveway.

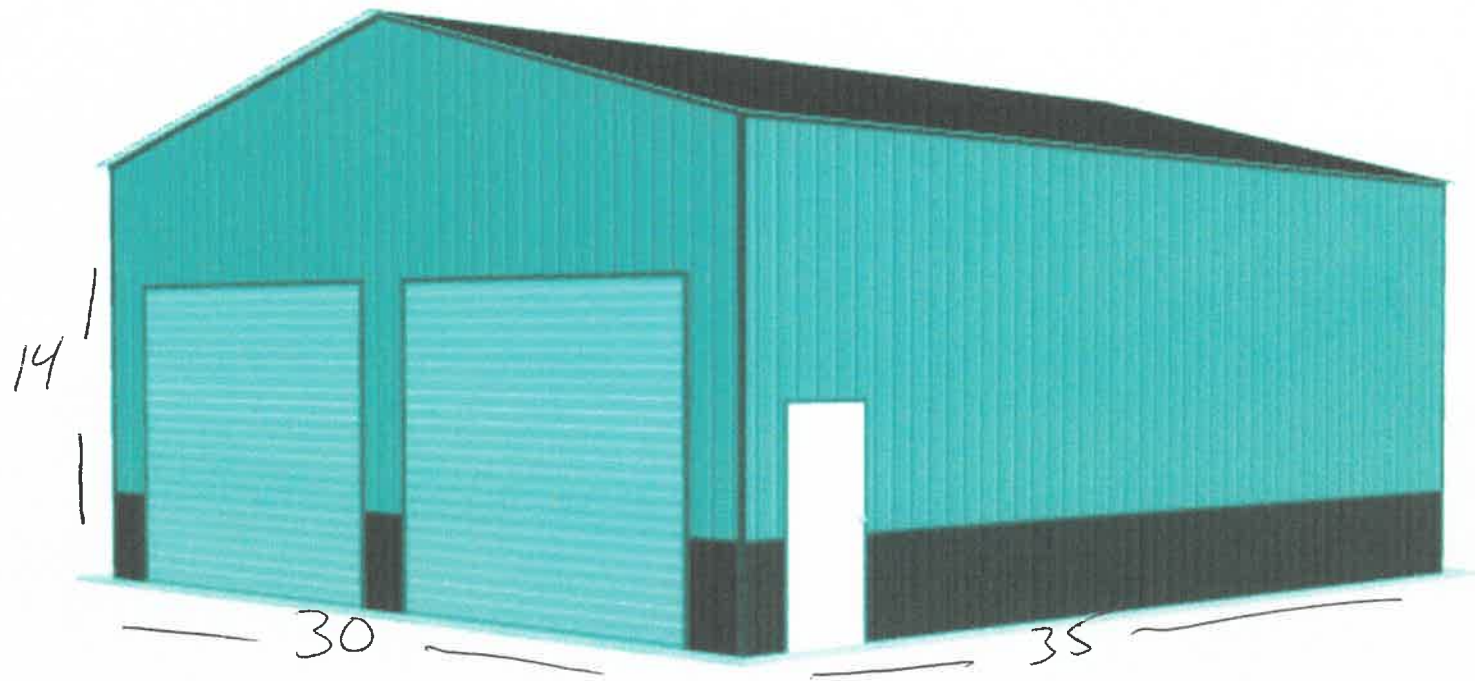
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
SUBSCRIBED this 16th day of July, 2022
[Signature]
2020

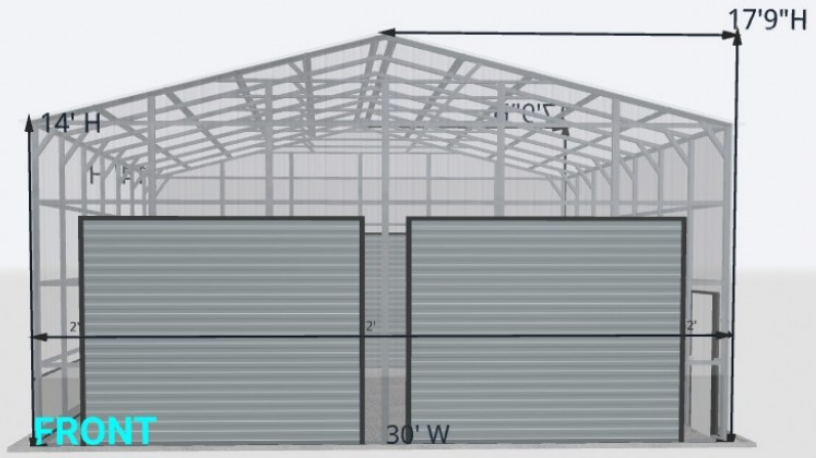


Rockwall 2701 Sunset Ridge, Suite #109 209 Rockwall, TX 75087 972-7



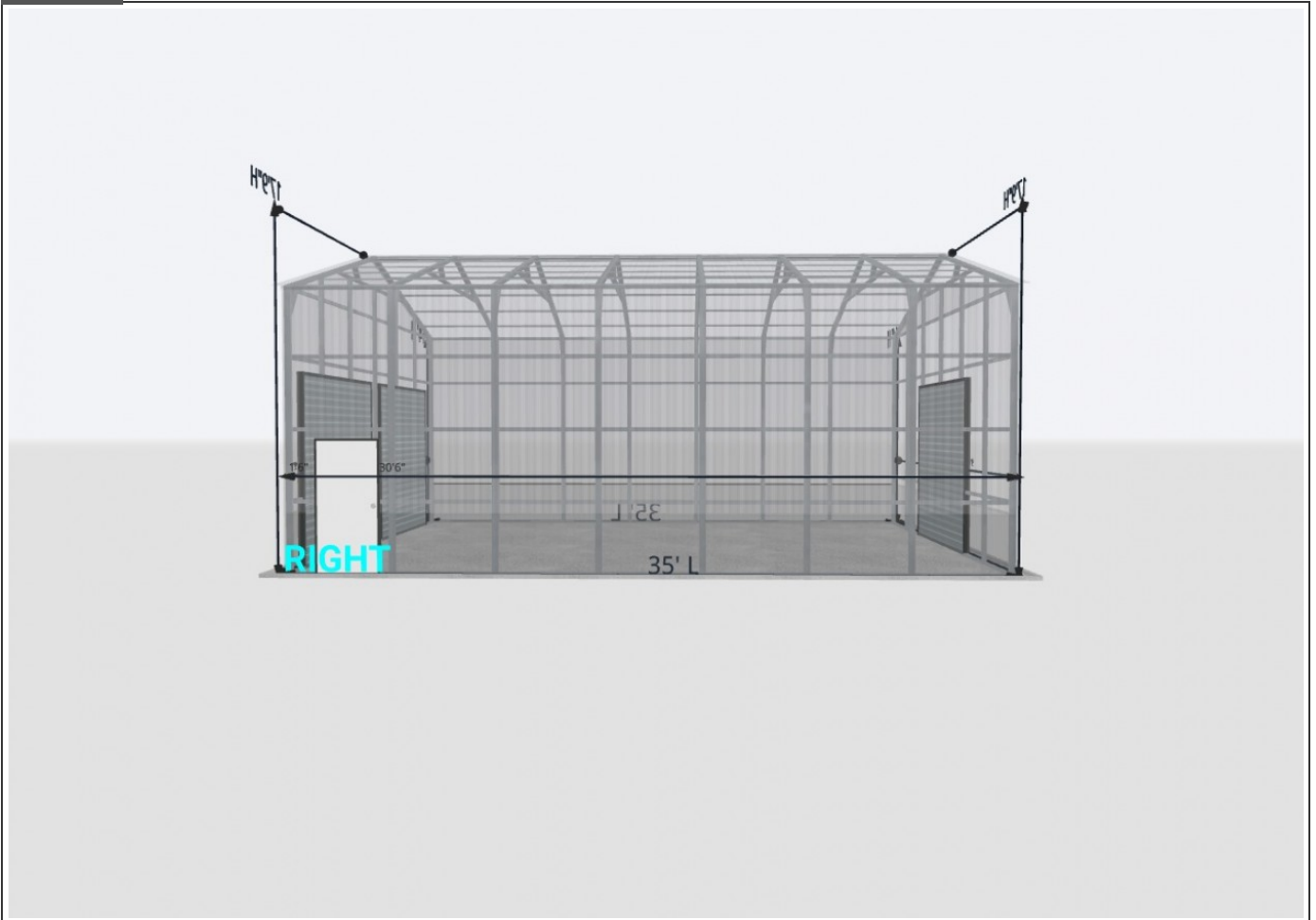


BUILDING VIEW



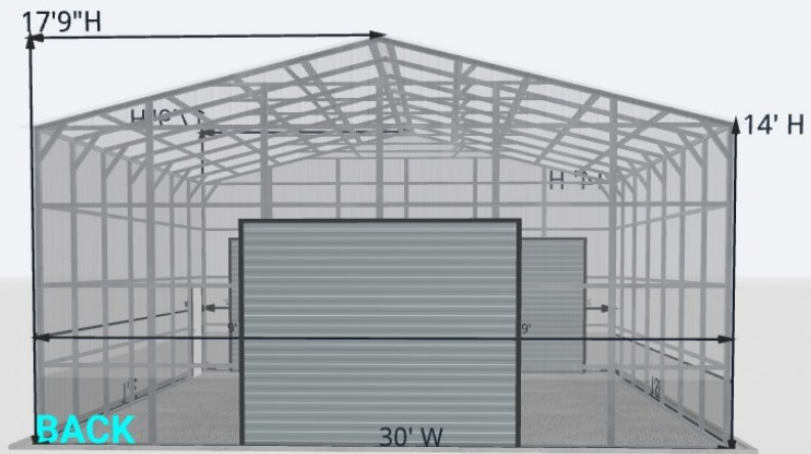
VIEW IMAGE 1

BUILDING VIEW



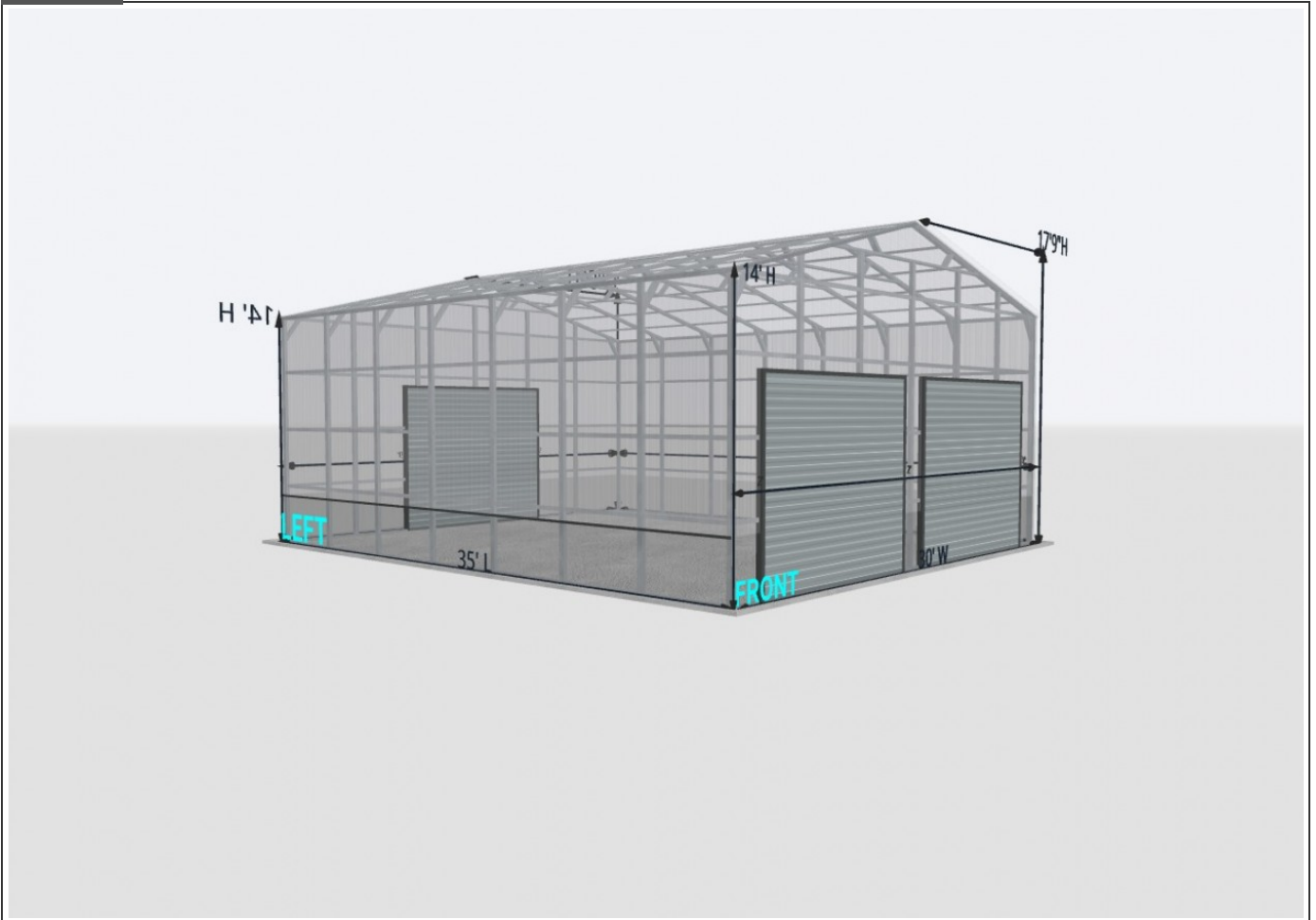
VIEW IMAGE 2

BUILDING VIEW



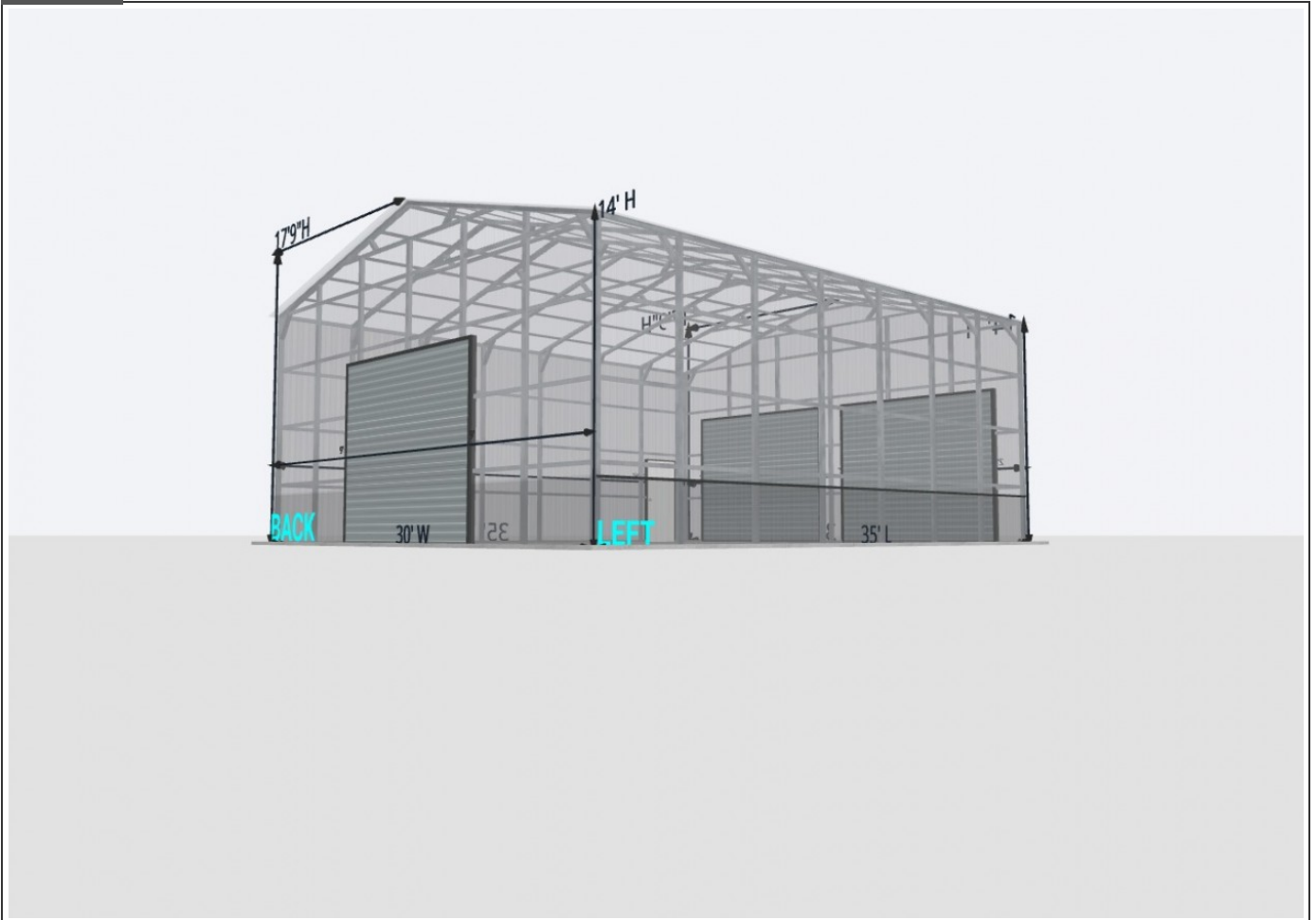
VIEW IMAGE 3

BUILDING VIEW



VIEW IMAGE 4

BUILDING VIEW



VIEW IMAGE 5



