



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 911 E FM 552

SUBDIVISION PARCEL 1-D

LOT _____

BLOCK _____

GENERAL LOCATION SE CORNER FM 552 & JONKING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE HOME

PROPOSED ZONING GR / GENERAL RETAIL

PROPOSED USE RETAIL

ACREAGE 6.511 ACRES

LOTS [CURRENT] _____

1

LOTS [PROPOSED] _____

2

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 BETTY L. THOMPSON

APPLICANT Saddle Star Land Dev.

CONTACT PERSON FRED THOMPSON / PAT ATKINS

CONTACT PERSON PAT ATKINS - PRESIDENT

ADDRESS 911 E FM 552

ADDRESS 604 Summer Oaks Dr.

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP _____

PHONE 214-493-9909

PHONE 972-388-6383

E-MAIL DRATED2810@gmail.com

E-MAIL KPATATKINS@yahoo.com

NOTARY VERIFICATION [REQUIRED]

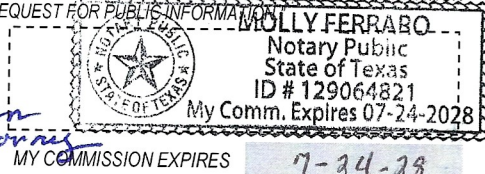
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred Thompson PER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 _____ DAY OF _____, 20____. 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 10 DAY OF Feb., 2025.

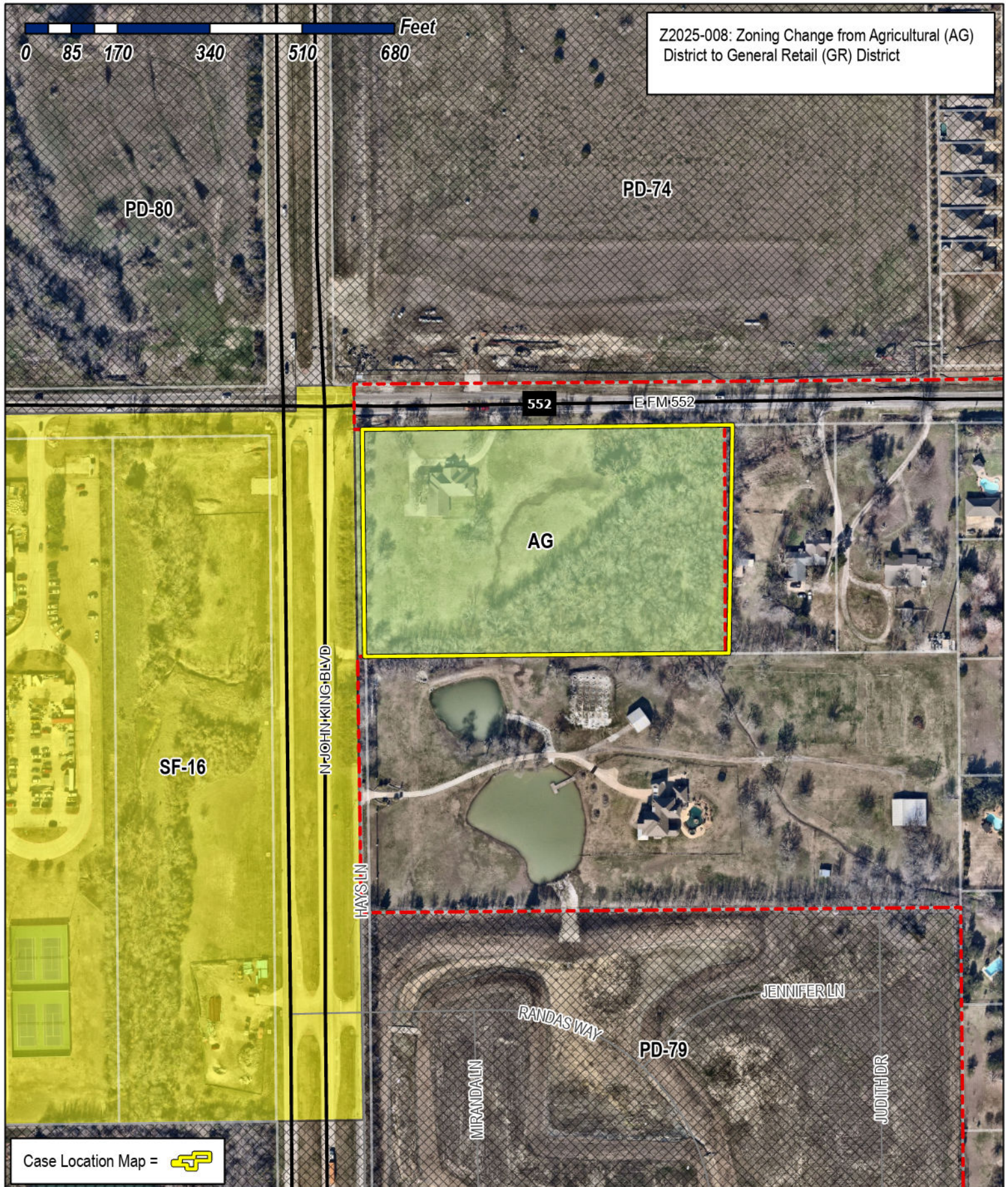
OWNER'S SIGNATURE BETTY L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro





Z2025-008: Zoning Change from Agricultural (AG) District to General Retail (GR) District



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.

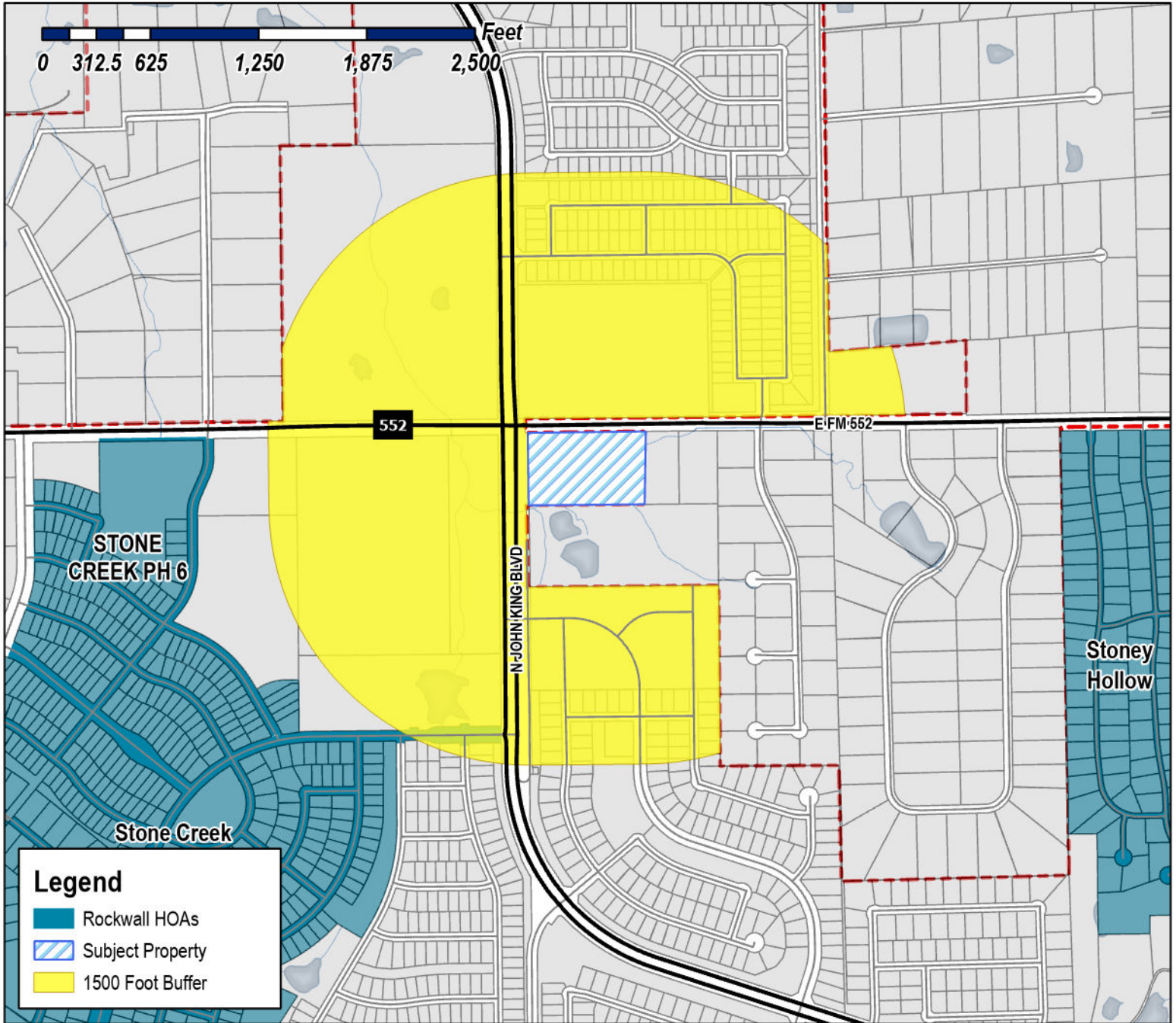




City of Rockwall

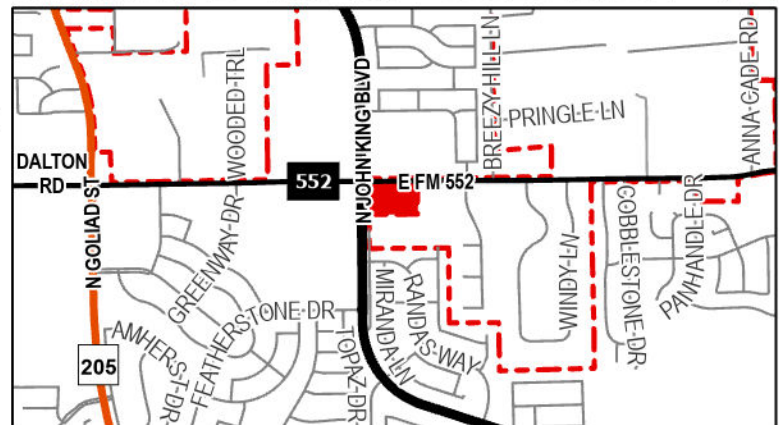
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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552

Date Saved: 2/14/2025
 For Questions on this Case Call (972) 771-7745

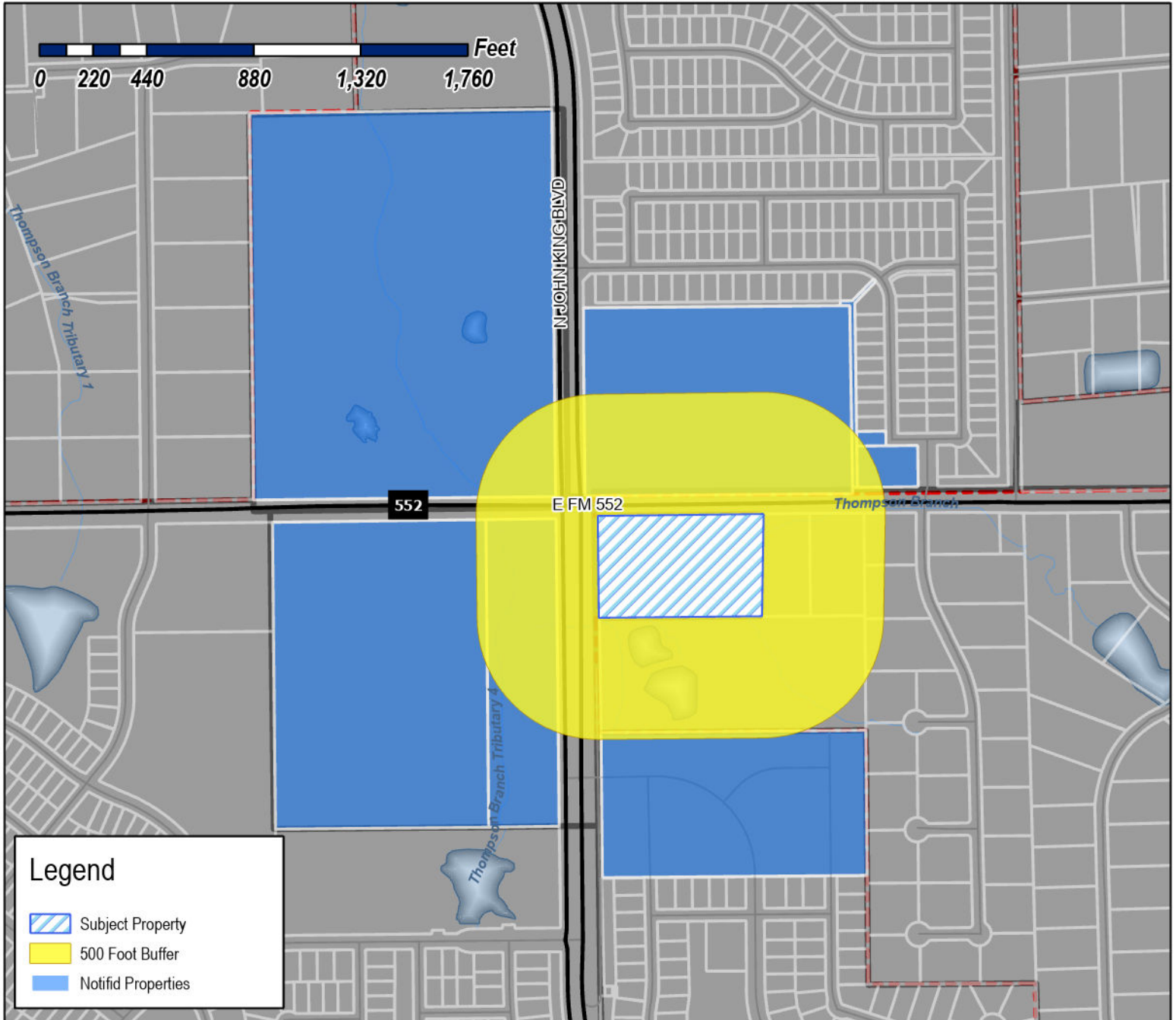




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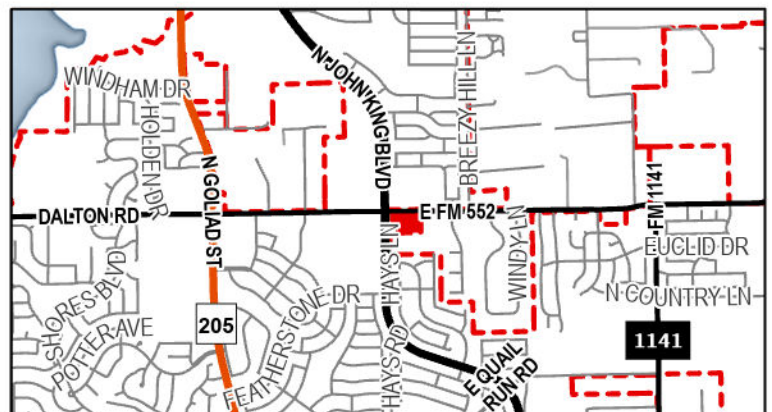
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BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

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ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

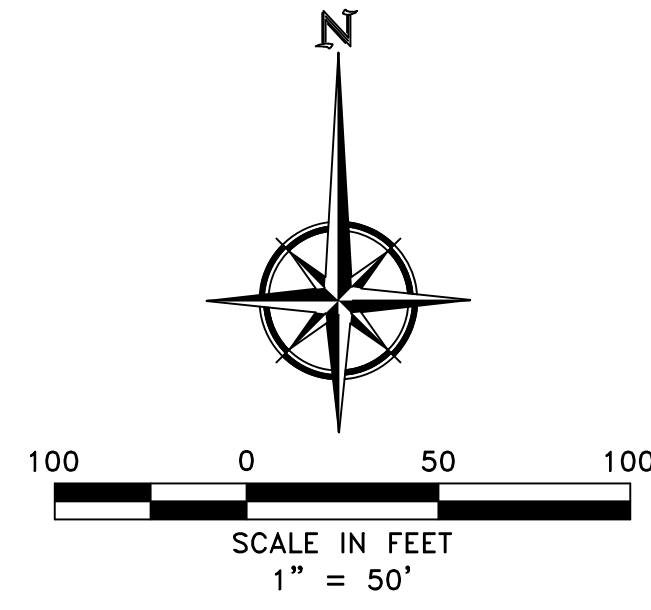
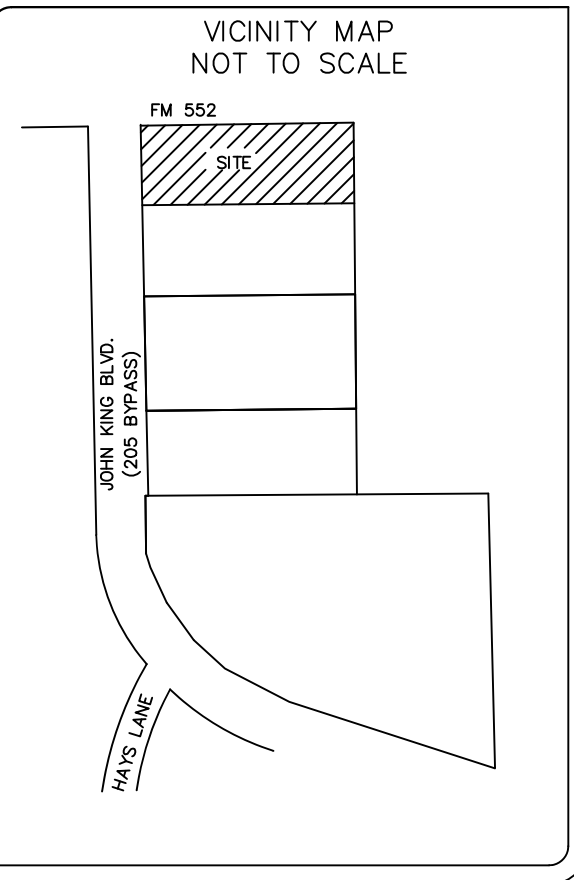
KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgescross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087



NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~CF No. TMD-TX-191069391A, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and paving were located as shown hereon. Other improvements such as buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT);

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square feet or 6.511 acres of land;

F.M. 552
(80' R.O.W. ASPHALT SURFACE)

N 89°19'27" E 681.71'

POINT OF BEGINNING

ZONE X

ZONE X
ZONE A

ZONE A

6.511 ACRES
(283,640 S.F.)

CALELD 6.7 ACRES
FRED AND BETTY L. THOMPSON
VOL. 707 PG. 71
RPRRCT

ZONE X

CALELD 2.025 ACRES
BERTHA SILVA
INST. NO. 201200461779
RPRRCT

CALELD 2.03 ACRES
ROY KENNETH LAMBERT
VOL. 1562 PG. 47 (DOT)
DRRCT

LOT 25

LOT 24

NOTE:
BUILDINGS, DRIVEWAYS, POOLS
AND OTHER CONCRETE ON THIS
PROPERTY ARE NOT SHOWN.

JOHN KING BOULEVARD
(160' R.O.W.)

N 00°35'27" W 418.59'
(DEED =N00°35'27"W 420.00')

S 89°27'59" W 670.81'
(DEED =N89°55'47"W 696.66')

(DEED =S89°55'50"E 1104.48')

S 00°53'42" W 420.41'
(DEED =S00°04'13"W 420.00')

CALELD 12.000 ACRES
MICHAEL AND STACY MILLER
INSTRUMENT NO. 20170000011122
RPRRCT

1" SOLID IRF
BRS S 00°53'42"W 1.70'
(CM)

(DEED CALL=209.00')
209.00' MEASURE

FOUND 3" AXLE 1.6'
SOUTH OF P.L.

FENCE TIE
2.8' SOUTH

(DEED CALL=210.00')
210.00' MEASURE

FOUND 1/2" IRON ROD

STEEL FENCE POST
SOUTH OF CORNER 3.0'

EXISTING FENCE OCCUPATION AND
OTHER MONUMENTS FOUND SOUTH
OF PROPERTY LINES AS SHOWN.
POSSIBLE BOUNDARY OVERLAP

APPROXIMATE LOCATION OF
STREAM PER FEMA MAP

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STREAM PER FEMA MAP

LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
⊕	FIRE HYDRANT
—	GUY WIRE
⊖	POWER POLE
⊕	SIGN
⊕	TELEPHONE BOX
⊕	STORM SEWER MANHOLE
⊕	WATER METER/WATER MANHOLE
⊕	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
— —	CHAIN LINK FENCE
—○—	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

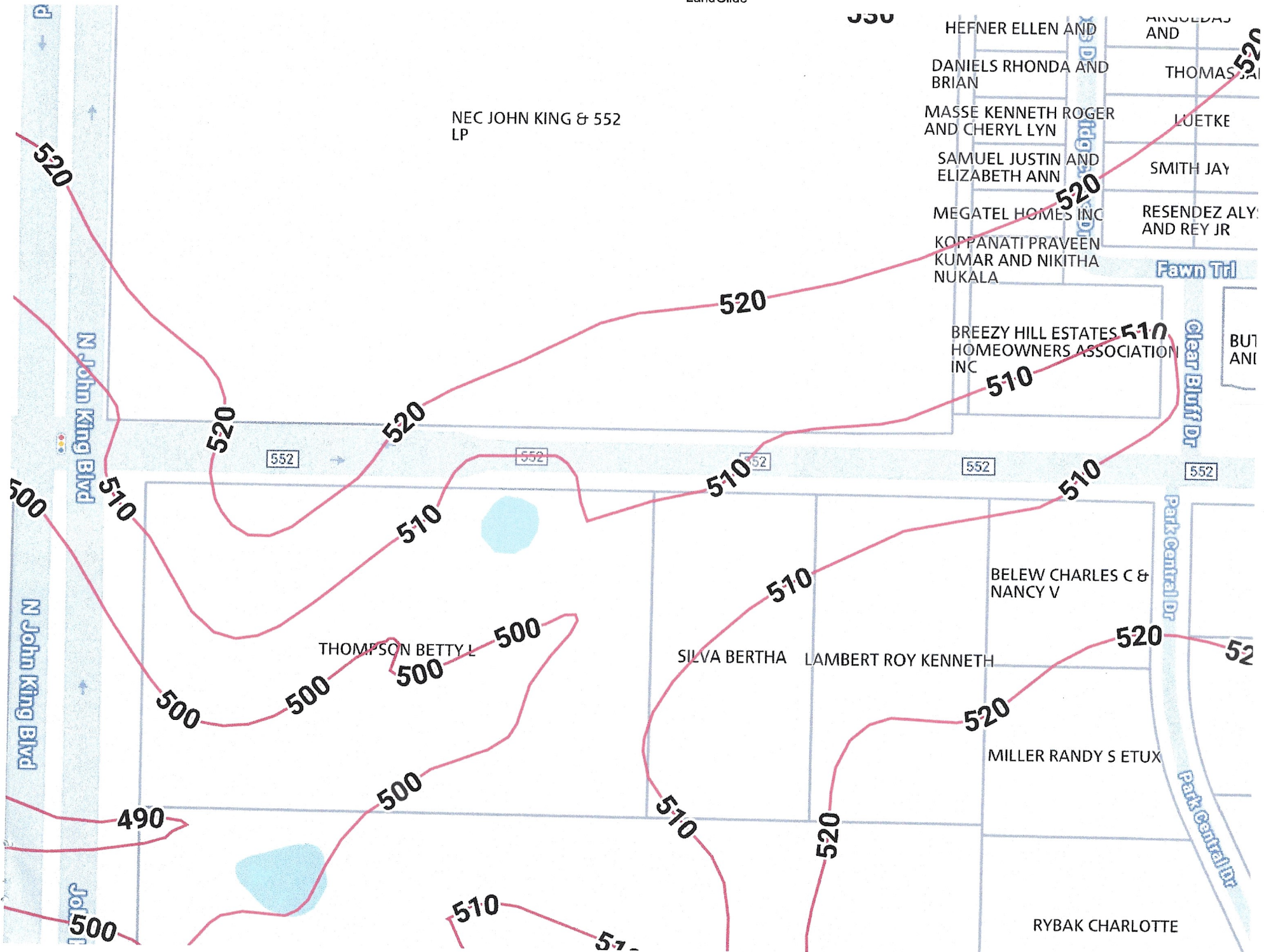
ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT SUNNYVALE, TEXAS 75182 (214) 532-0636 Voice Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

Client: Saddle Star Land Development
Job No.: 355B-4 Drawn by: RCM Date: 04/15/2021 Revised:

STANDARD LAND SURVEY
OF
6.511 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

530





PAT ATKINS
Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall,
Texas 75088

972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Monson by Power of Attorney -