



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 JOHN KING EAST / SOUTH FM 552

SUBDIVISION Saddle Star 3

LOT BLOCK

GENERAL LOCATION EAST OF JOHN KING BLVD SOUTH 552

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD SF

CURRENT USE AG

PROPOSED ZONING

PROPOSED USE Single Family

ACREAGE 14.99AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 20

- 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 ROCKWELL KING 15 LLC

APPLICANT KPA CONSULTING

CONTACT PERSON PAT ATKINS Manager

CONTACT PERSON PAT ATKINS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION (REQUIRED)

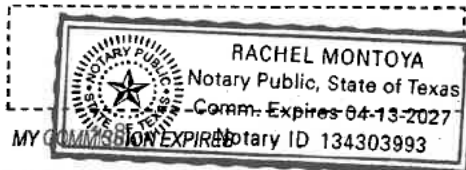
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT ATKINS [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

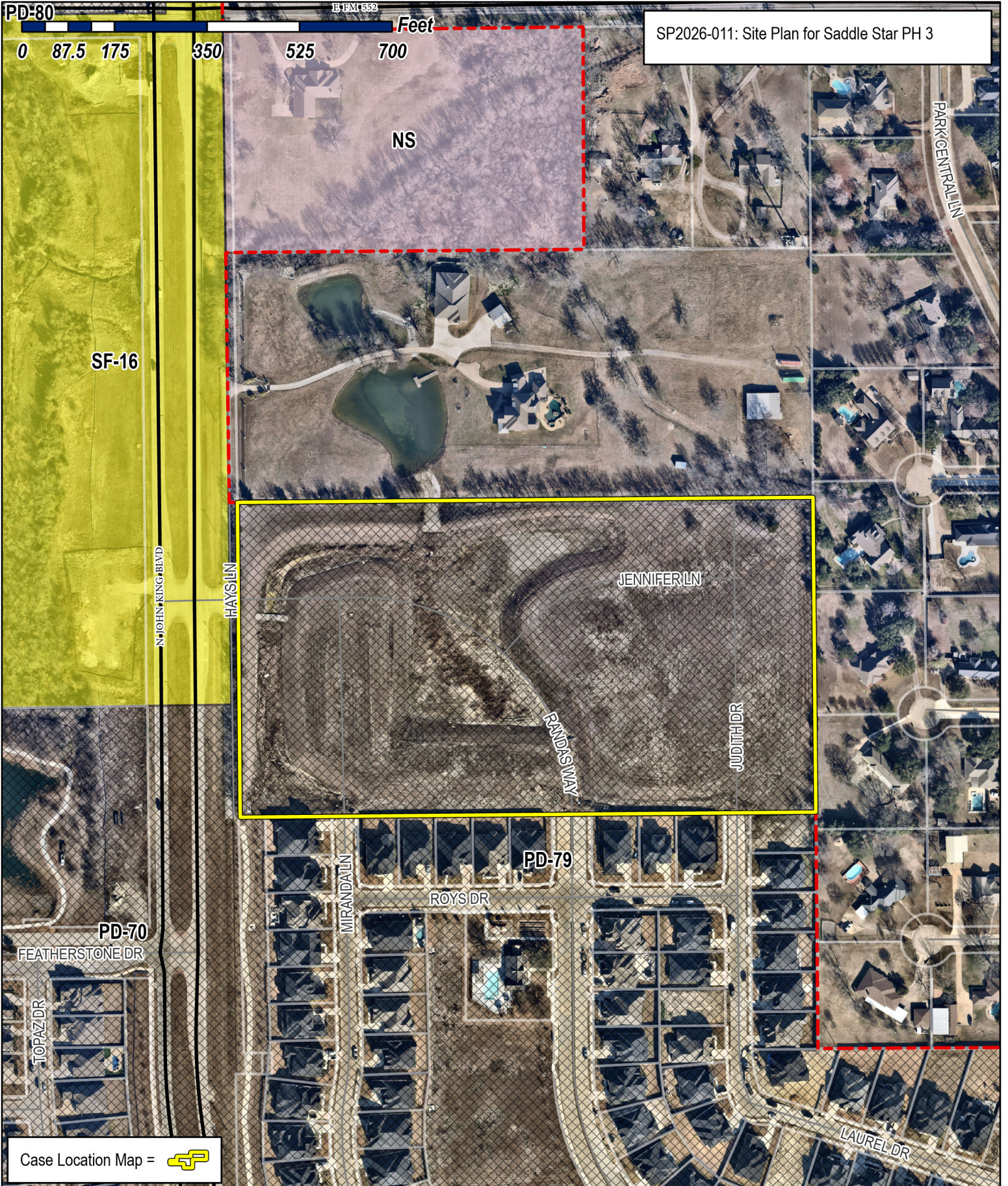
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 0 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF April 2026. BY SIGNING THIS APPLICATION, 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 16 DAY OF April 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

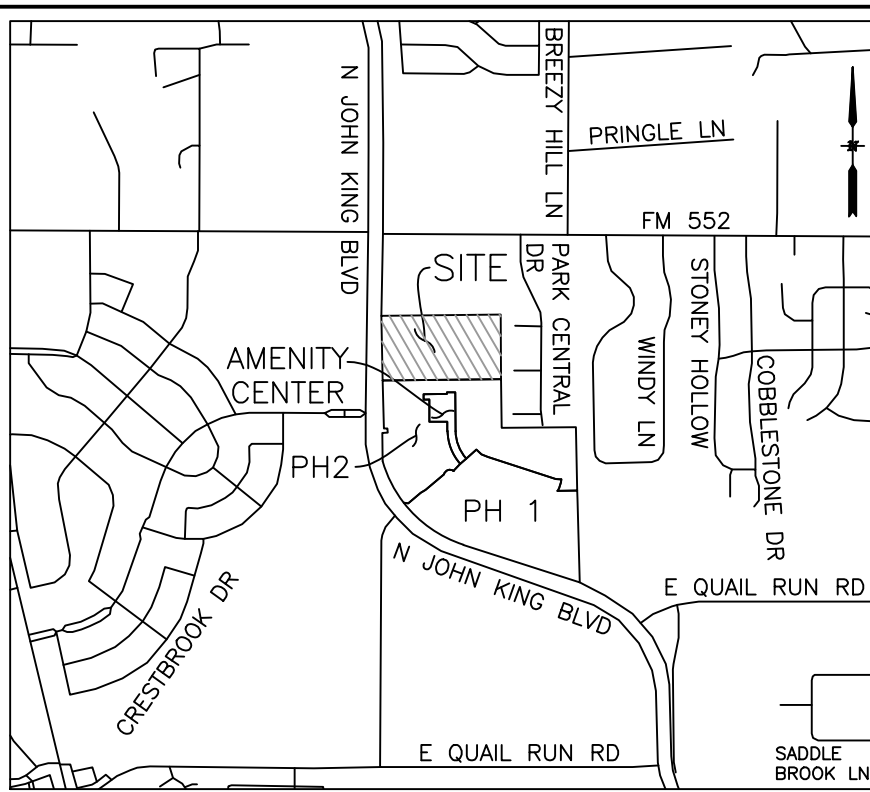


City of Rockwall

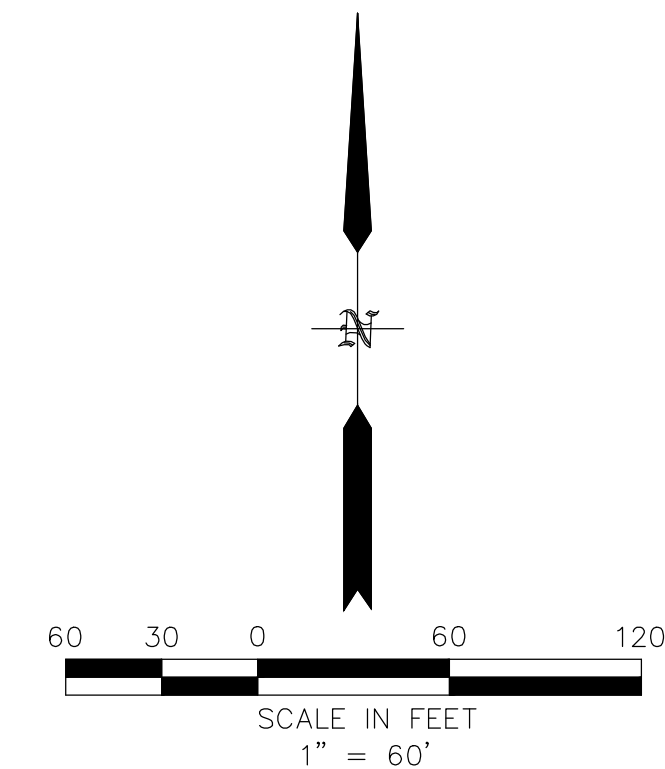
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



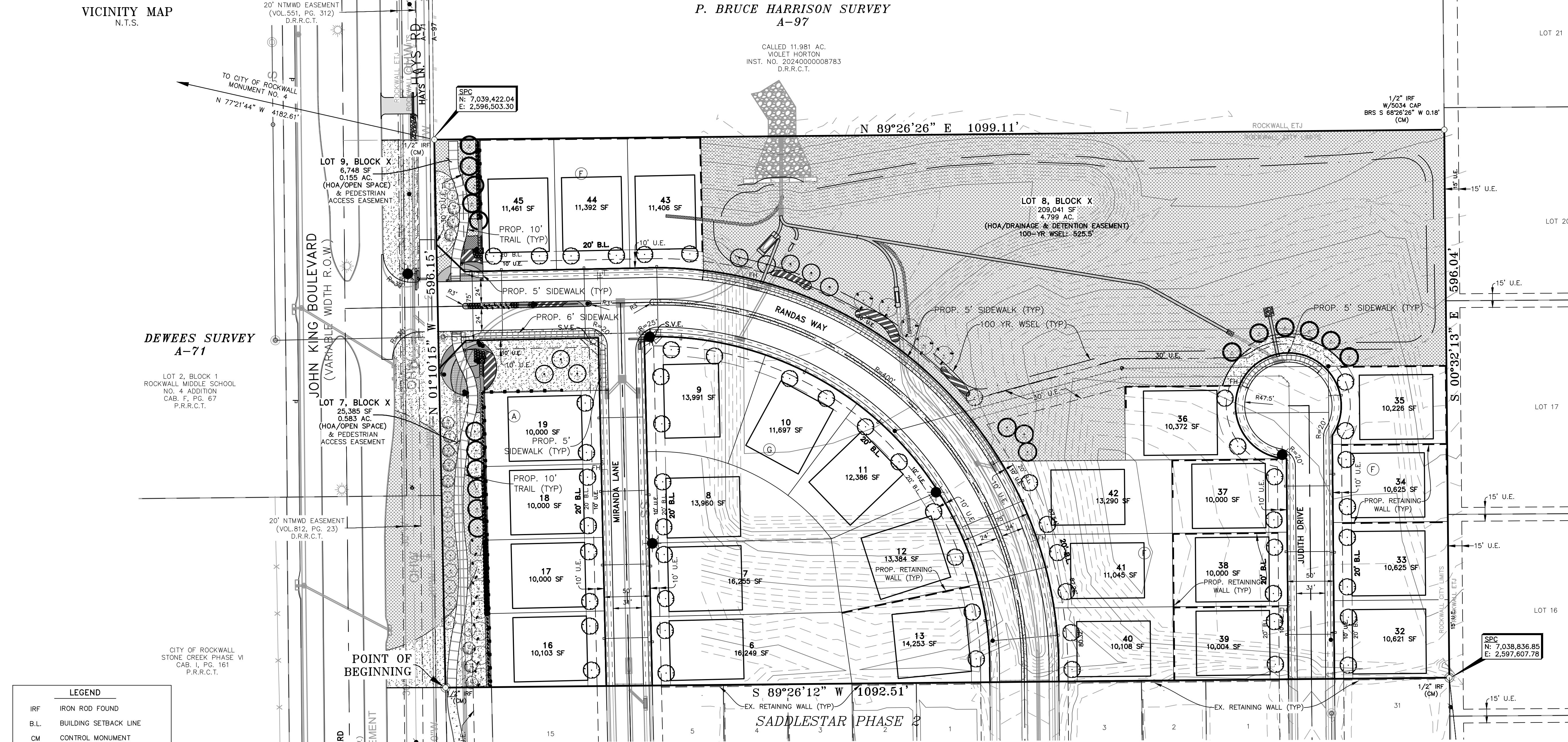
SADDLE STAR SOUTH PHASE 3
PLANT LEGEND

- 9 - 4" LIVE OAK
- 12 - 4" SHUMARD OAK
- 11 - 4" BUR OAK
- 8 - 4" CEDAR ELM
- 11 - 2" TEXAS REDBUD
- 7 - 2" CHASTE TREE
- 5 - 2" NATCHEZ CRAPE MYRTLE
- 54 - 3" CANOPY TREE (BY BUILDER)

LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
 - PROPOSED 3" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
 - PROPOSED 3" EASTERN RED CEDAR
 - PROPOSED 2" ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS-38,465 SF
- BLACK STAR CRUSHED GRANITE-710 SF
- BEE HAPPY MIX-222,335 SF
- WEeping LOVE GRASS-350 GAL
- TEXAS RIVER ROCK MIX-545 SF
- LIRIOPAPE GRASS-140 GAL
- GULF MUHLY GRASS-540 GAL
- OKLAHOMA MOSS BOULDERS-4 TON



- LEGEND
- IRF IRON ROD FOUND
 - B.L. BUILDING SETBACK LINE
 - CM CONTROL MONUMENT
 - D.E. DRAINAGE EASEMENT
 - HOA HOMEOWNERS ASSOCIATION
 - S.V.E. 20'x20' SIDEWALK AND VISIBILITY EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'. ELEVATION = 531.58
BM#2 (#104)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD AT THE TURN IN LANE FOR HAYS ROAD. THE MONUMENT #104 IS LOCATED 22' TO THE SOUTHWEST OF THE BEGINNING OF THE LEFT TURNING LANE ON JOHN KING BLVD. ELEVATION = 538.47
BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHWEST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHWEST OF THE SOUTHWEST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2026.

WITNESS OUR HANDS, this ___ day of ___, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SADDLE STAR PHASE 3 SITE PLAN DATA

- a. 14.995 Acres
- b. PD-79 Zoning
- c. 26 Dwelling Units
- d. 5.537 Acres Open Space
- e. All Common Areas/Open Space to be maintained by the H.O.A.
- f. Denotes Street Lights 20' Maximum Height
- g. Denotes Stop Sign & Street Names

NOTE:
IRRIGATION SHALL MEET THE REQUIREMENTS OF UDC.

ZONING DISTRICT: PD-79
OPEN SPACE = 5.537 AC.
26 DWELLING UNITS
1.734 UNITS PER ACRE

OWNER
ROCKWALL KING 15 LLC
614 SUMMER OAKS DR.
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

SITE PLAN
SADDLE STAR ESTATES SOUTH
PHASE THREE

26 SINGLE FAMILY LOTS
3 COMMON AREA LOTS
14.995 ACRES
SITUATED IN THE

P. BRUCE HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N COLLINS BLVD. 201 WINDCO CIR.
STE. 3300 SUITE 100
RICHARDSON, TX 75080 WYLLIE, TX 75098
(972) 941-8400

DATE: 3-25-2026 CASE #: SP2021-034