

DEVELOPMENT APPLICATION - CITY &

DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

AFF USE ONLY	
	 -

PLANNING & ZONING CASE NO. 22021 3

<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

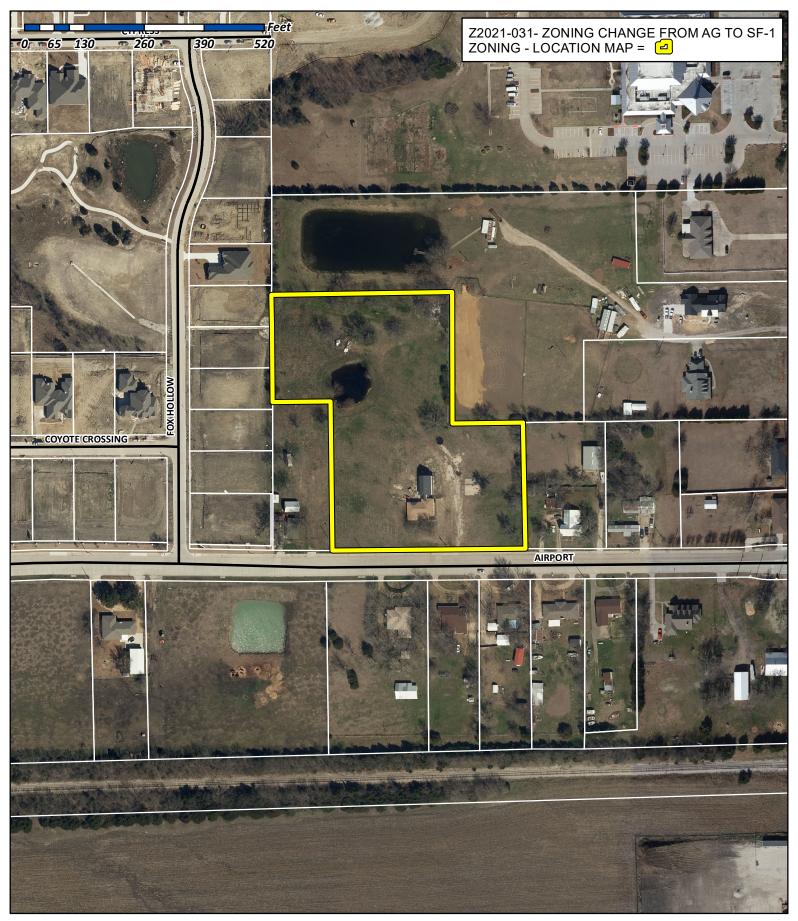
DIRECTOR OF PLANNING:

SOUTH GOLIAD STREET * ROCKWALL, TX 75087 * [P] (972) 771-7745 * [F] (972) 771-7727

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW	O INDICATE THE TYPE OF DEVELOPI	MENT REQUEST (SELECT ONLY ONE BOX):
The state of the s		in the second se

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)	ZONING APPLICATION FEES: ☑ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST (\$100.00)
SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	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.
PROPERTY INFORMATION [PLEASE PRINT]	
ADDRESS 2075 airport Rd	
SUBDIVISION	LOT BLOCK A
GENERAL LOCATION approx. I black wast of	of FM 3549 on airport hd. North side
CONING, SITE PLAN AND PLATTING INFORMATION (PLEASE)	PRINT]
CURRENT ZONING (5	CURRENT USE Residential
PROPOSED ZONING G. Res.	PROPOSED USE Residential
ACREAGE 4.95 LOTS [CURRENT]	LOTS [PROPOSED] approx. 46,480,46
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST. RESULT IN THE DENIAL OF YOUR CASE.	T DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH AFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHEC	CK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
DOWNER Jeremy Lance Eston	□ APPLICANT
ADDRESS 2075 Girpat Rd.	ONTACT PERSON TIND & JUDY LISCAND
ADDRESS 2075 - Girpat Kd.	ADDRESS 2316 ANITA
CITY, STATE & ZIP Rockwell TX 75087 PHONE 214-490-4047	CITY, STATE & ZIP MESQUITE TX 75149 PHONE 214.791.2043
E-MAIL jeremy epton @ cbdfw. com	E-MAIL TINDTVDY QYMAIL COM
IOTARY VERIFICATION [REQUIRED]	1 (100) (15) (15)
EFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FO	Tino4 Judy Liscano [OWNER] THE UNDERSIGNED, WHO DLLOWING:
TUCI 20.21. BY SIGNING THIS APPLICATION I AGREE	NFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF DAY OF THAT THE CITY OF ROCKWALL ON THIS THE DAY OF THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE SO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION ATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."
OWNER'S SIGNATURE	VICKY MORTON My Notary ID # 126778218
IOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	Expires March 8, 2023 MY COMMISSION EXPIRES





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.

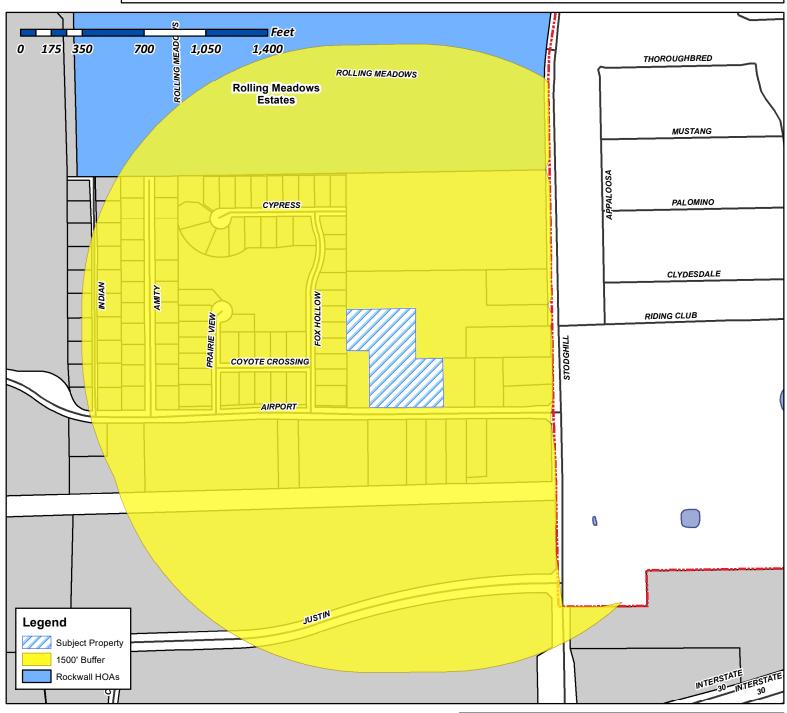




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Case Number: Z2021-031

Case Name: Zoning Change from AG to SF-1

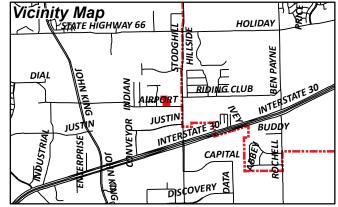
Case Type: Zoning

Zoning: Agricultural (AG) District

Case Address: 2075 Airport Road

Date Created: 7/16/2021

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

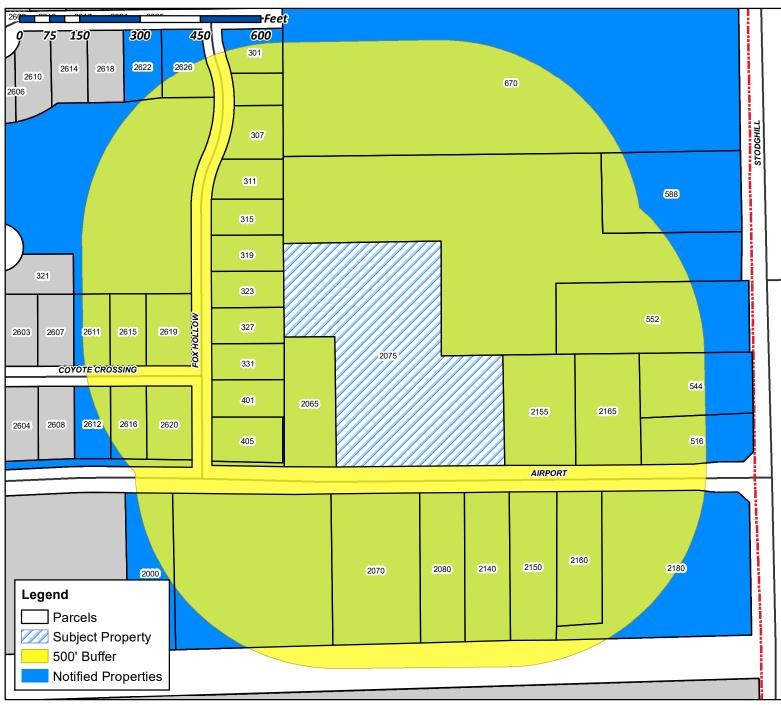




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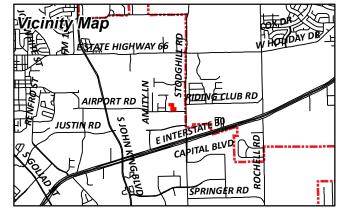
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Date Created: 7/16/2021

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



Lee, Henry

From: Epton, Jeremy L < jeremy.epton@cbdfw.com>

Sent: Friday, July 16, 2021 2:21 PM Lee, Henry; Lee, Henry

Subject: Re: Epton Addition Plat on File

Hi Henry,

This is Jeremy Epton. I am the current propert owner of 2075 Airport Rd, Rockwall,TX 75087. I'm sending you this email to make you aware of the agreement between Tino Liscano and Judy Liscano and I on the sell of approx. 1 acre of my property to Judy Liscano. The lot directly east of my existing house is the plot they desire to purchase. It's aprrox. 46,480 sq ft

Thanks Jeremy Epton

From: Epton, Jeremy L

Sent: Friday, July 16, 2021 1:50 PM

To: Judy Liscano

Subject: Fw: Epton Addition Plat on File

From: Lee, Henry

Sent: Friday, July 16, 2021 11:32 AM

To: Epton, Jeremy L

Cc: 'pathwayplumbing@yahoo.com' **Subject:** Epton Addition Plat on File

Good Morning,

Per our conversation, attached in the plat for the Epton Addition we have on file. Please provide me an email confirming that this is the exhibit you would like to use for your zoning case. Also please provide me with a letter of explanation that details why this rezoning request is being made. Let me know if you have any questions.

Thank you,



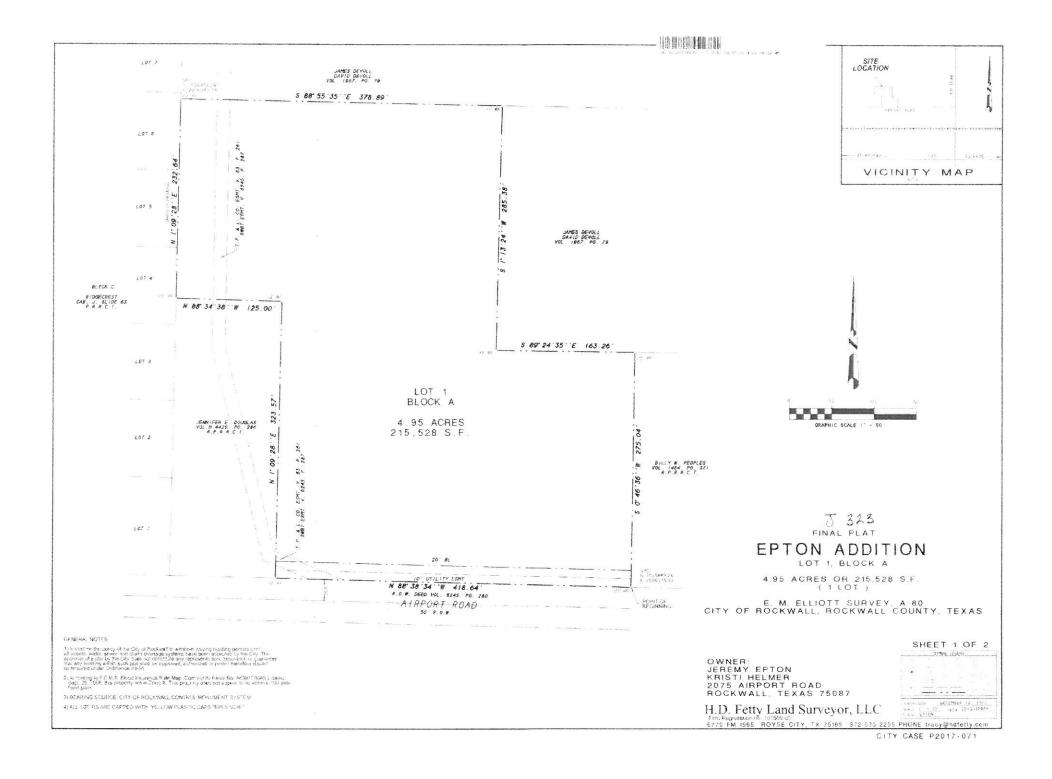
HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
<u>HLee@rockwall.com</u>
385 S. Goliad Street, Rockwall, TX 75087

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Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

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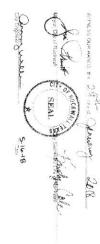


RECOMMENDED FOR FRALLAPINE



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FINAL PLAT

EPTON ADDITION LOT 1. BLOCK A

4.95 ACRES OR 215.528 S.F. (1 LOT)

CITY OF ROCKWALL, BOCKWALL COUNTY, TEXAS

SHEET 2 OF 2



OWNER: JEREMY EPTON KRISTI HELMER 2075 AIRPORT ROAD ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

8770 FM 1565 ROYSE CITY TX 75189 972-835-2255 PHONE tracy@hdfetty.com