



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: 1450 PALASADES CT.

SUBDIVISION: CARUTH LAKES PHASE 7B LOT: 9 BLOCK: M

GENERAL LOCATION: N. of 66 at JOHN KING

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: _____ 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]

<input checked="" type="checkbox"/> OWNER	<u>GEORGE & DOTTIE CORDER</u>	<input checked="" type="checkbox"/> APPLICANT	<u>SAME</u>
CONTACT PERSON	<u>SAME</u>	CONTACT PERSON	_____
ADDRESS	<u>1450 PALASADES CT</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>	CITY, STATE & ZIP	_____
PHONE	<u>972-877-9576</u>	PHONE	_____
E-MAIL	<u>corderclan25@sbcglobal.net</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

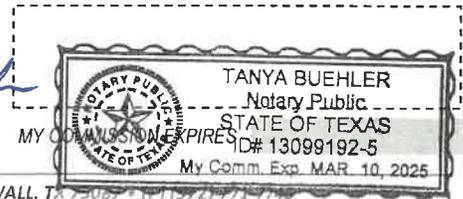
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED George + Dottie Corder [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF May, 2023 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 19th DAY OF May, 2023

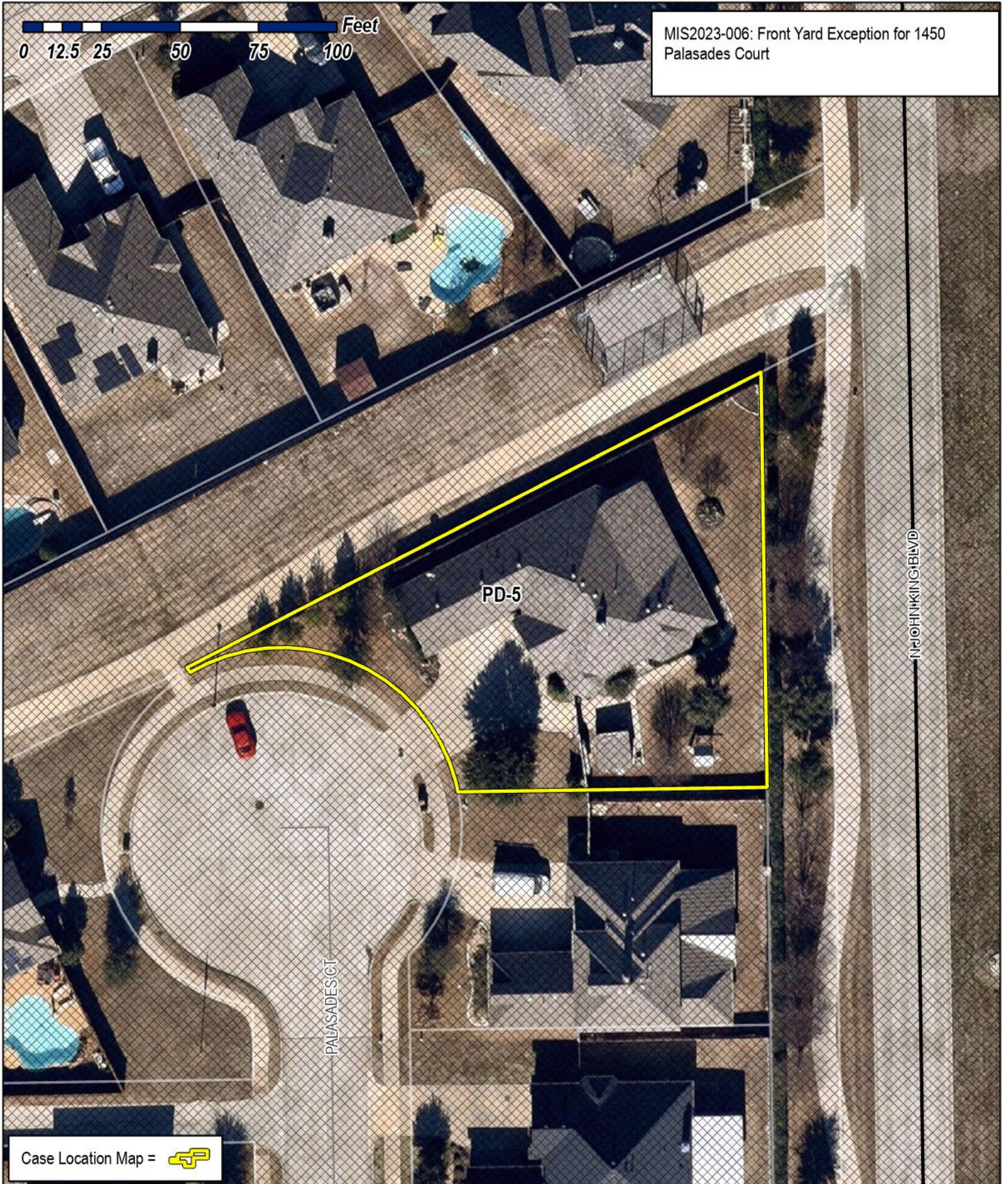
OWNER'S SIGNATURE Dottie Corder George Corder

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jany Buhn



0 12.5 25 50 75 100 Feet

MIS2023-006: Front Yard Exception for 1450 Palasades Court



PALASADES CT

N JOHNNING BLVD

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.

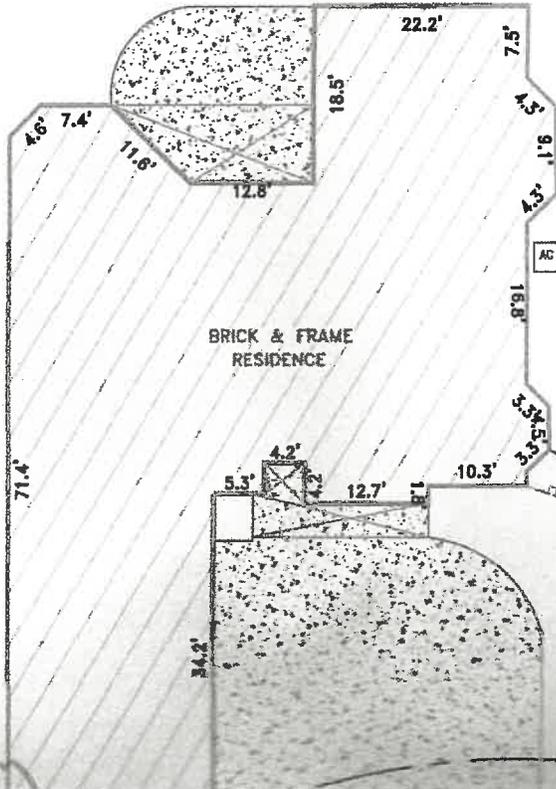


LOT 9

D.R. HORTON-TEXAS, LTD.
6588/203

50' LONE STAR GAS ESM'T
VOL 25, PAGE 623
COL 43, PAGE 127

EXISTING DIRECTIONAL CONTROL LINE
CEDAR FENCE
N 62°45'51" E 199.79'



1450 PALASADES COURT
(50' RIGHT-OF-WAY)

The following easements do not affect:
6836/138 DRRCT

SUBJECT TO: BLANKET ESM'T. TO LONE STAR GAS RECORDED IN 25/698 & 52/302 RPRRCT.

SUBJECT TO: BLANKET ESM'T. TO FARMERS ELECTRIC GENERATING COOPERATIVE, INC. RECORDED IN 38/135, RPRRCT.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

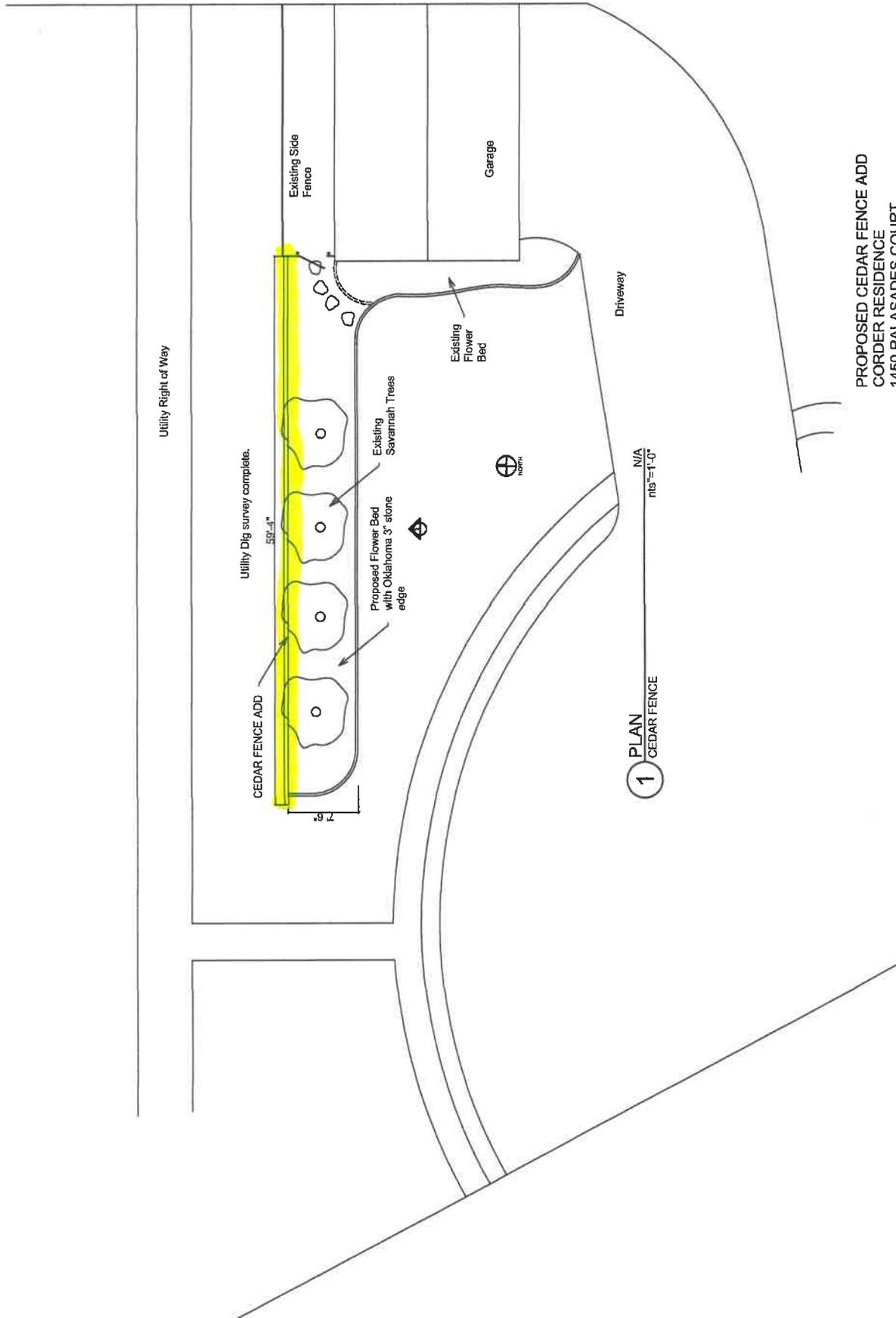
NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

SCALE: 1"=20'

PROPERTY DESCRIPTION: Lot 9, Block M, Caruth Lakes, Phase 7B, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet H, Slides 255-256 and the replat recorded in Cabinet H, Slides 301-302 of the Plat Records of Rockwall County, Texas.

SURVEYOR'S STATEMENT:

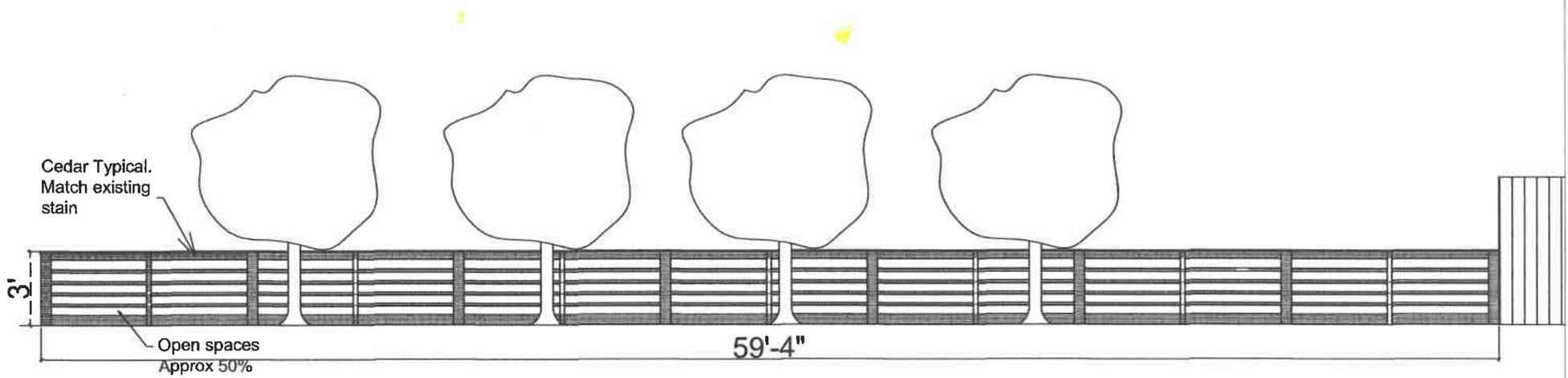
The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that; this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown.



1 PLAN
CEDAR FENCE

N/A
nts = 1'-0"

PROPOSED CEDAR FENCE ADD
CORDER RESIDENCE
1450 PALASADES COURT
ROCKWALL, TX 75087



2 ELEVATION
CEDAR FENCE

N/A
nls"=1'-0"

