

PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # 22022-021

P&Z DATE 05/10/22

CC DATE _____

APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____

HPAB DATE _____

PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-021

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
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- ☐ 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)

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- ☐ 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 5405 Ranger Dr Rockwall TX 75032

SUBDIVISION Chantlers Landing

LOT

BLOCK

GENERAL LOCATION @ 5421 Ranger Dr Rockwall TX 75032

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]

☐ OWNER Ruben Chapo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 5405 Rosemary Dr
342

ADDRESS

CITY, STATE & ZIP Wylie TX 75098

CITY, STATE & ZIP

PHONE 409 494 2316

PHONE

E-MAIL Ruben.noe.chapo3@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Chapo [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2022 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."

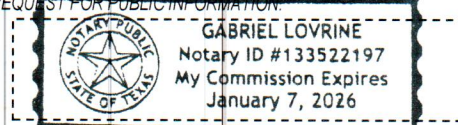
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE

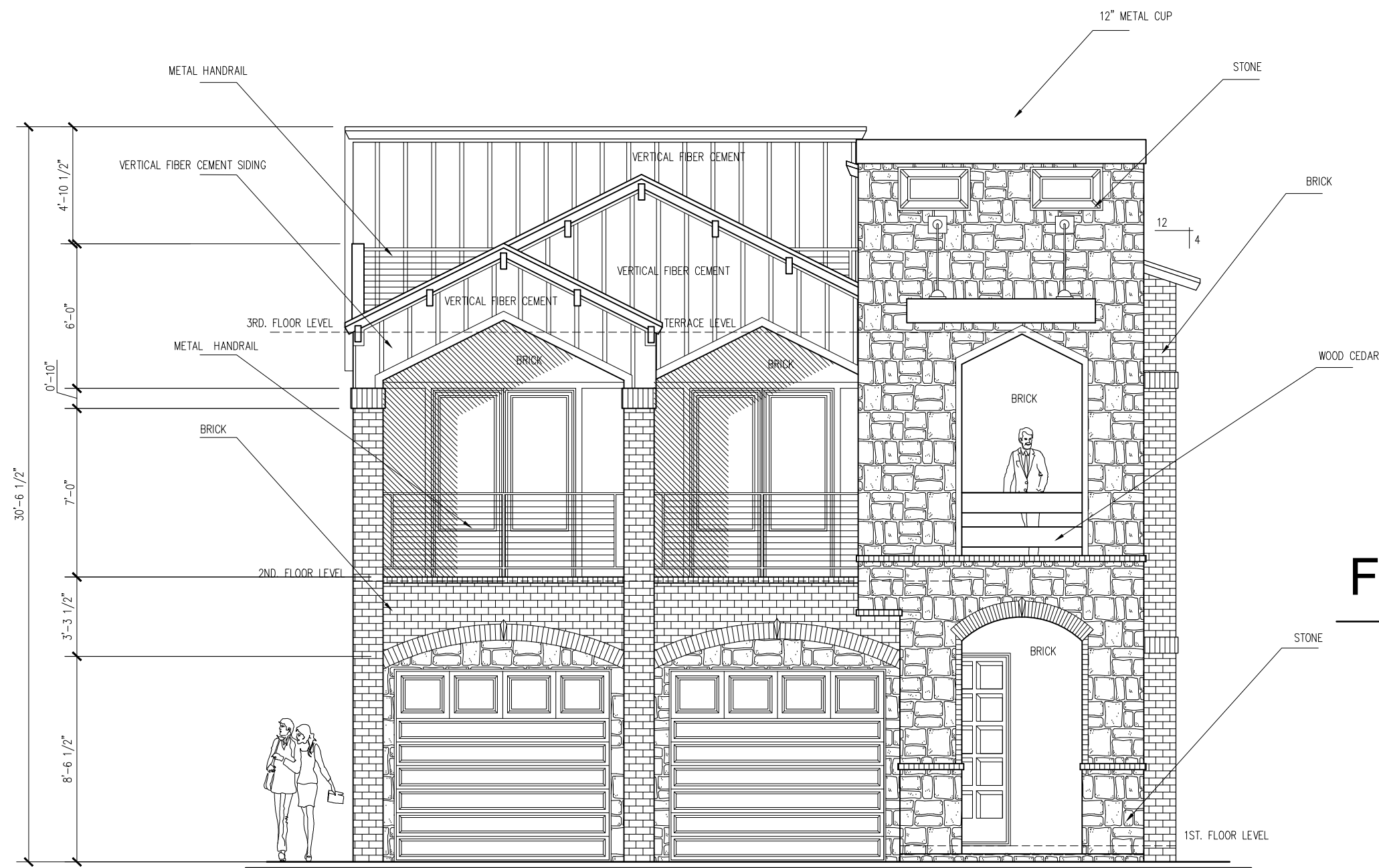
Ruben Chapo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John J. [Signature]

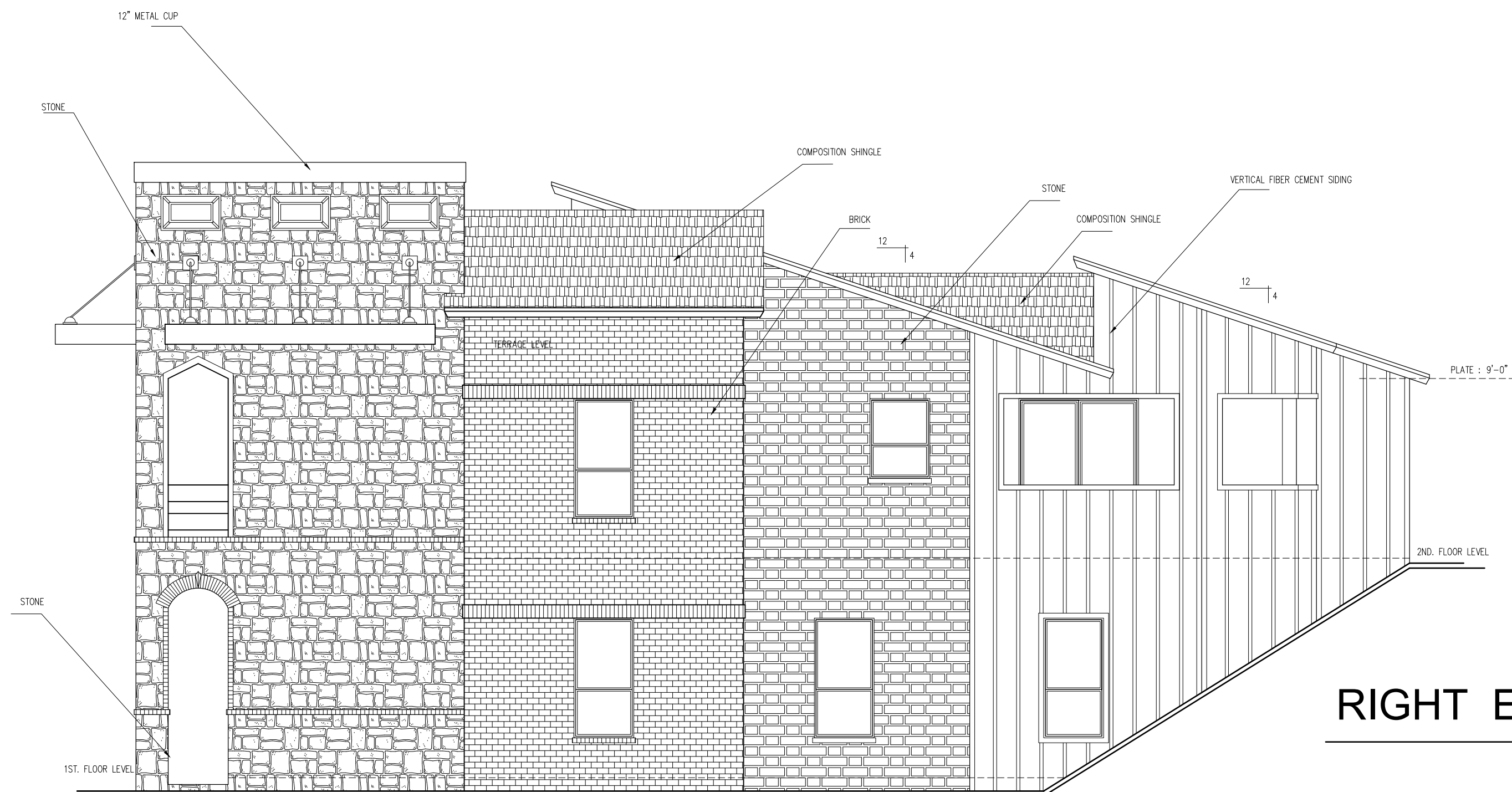


MY COMMISSION EXPIRES Jan 7, 2026



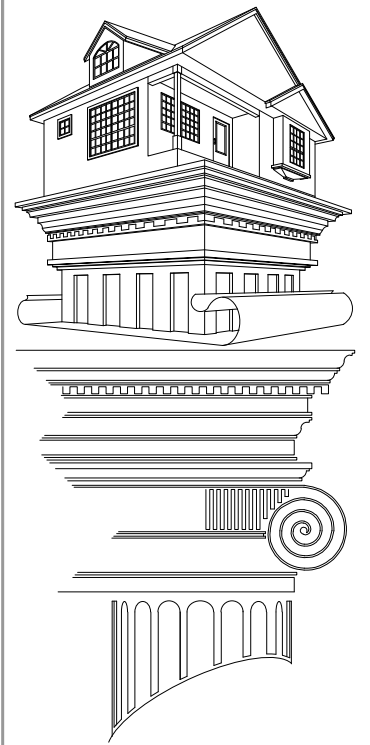
FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

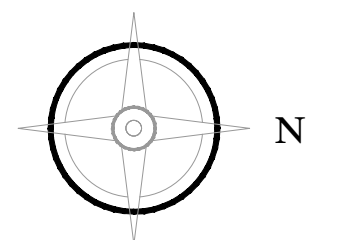
martinez73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

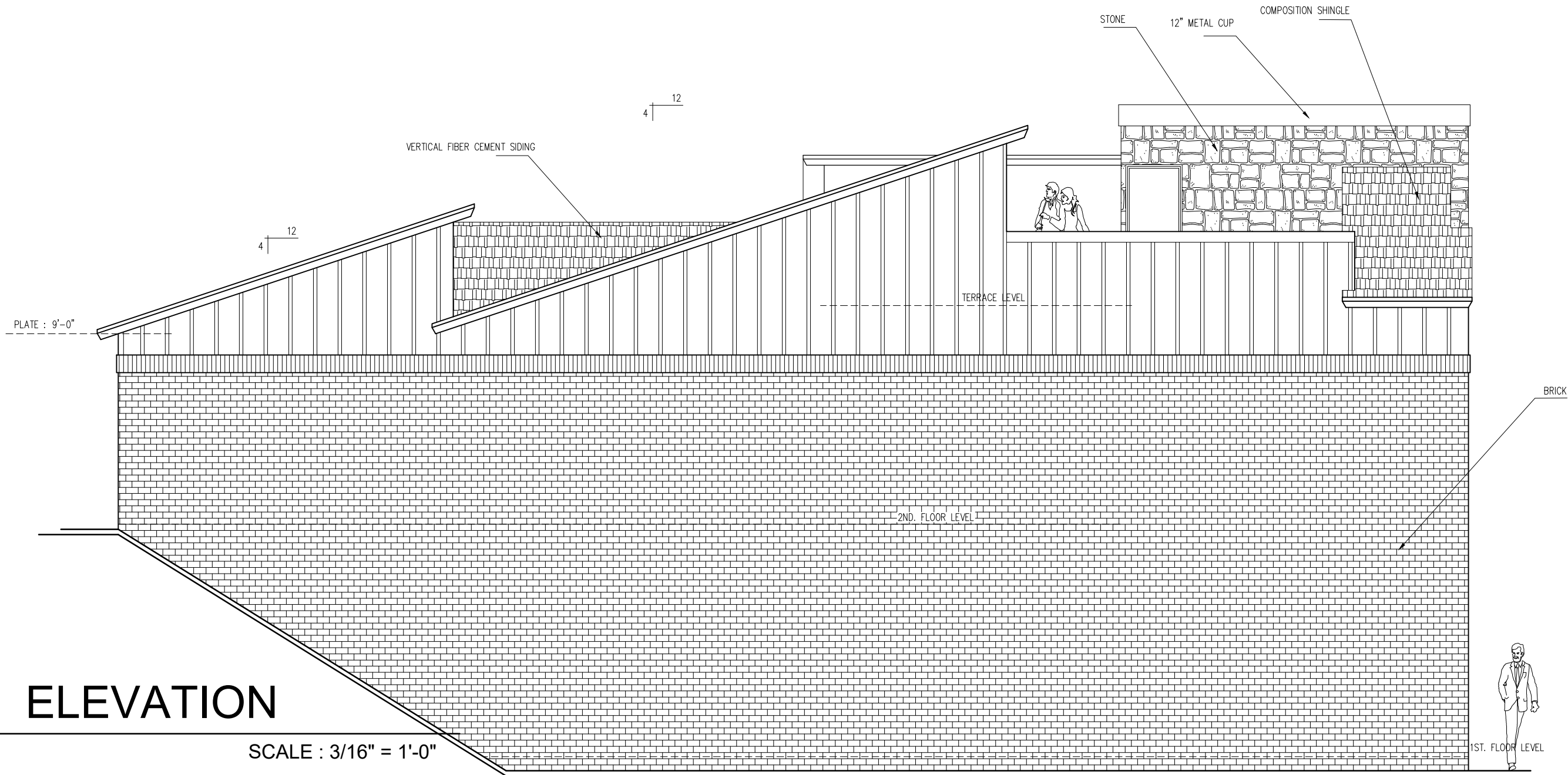
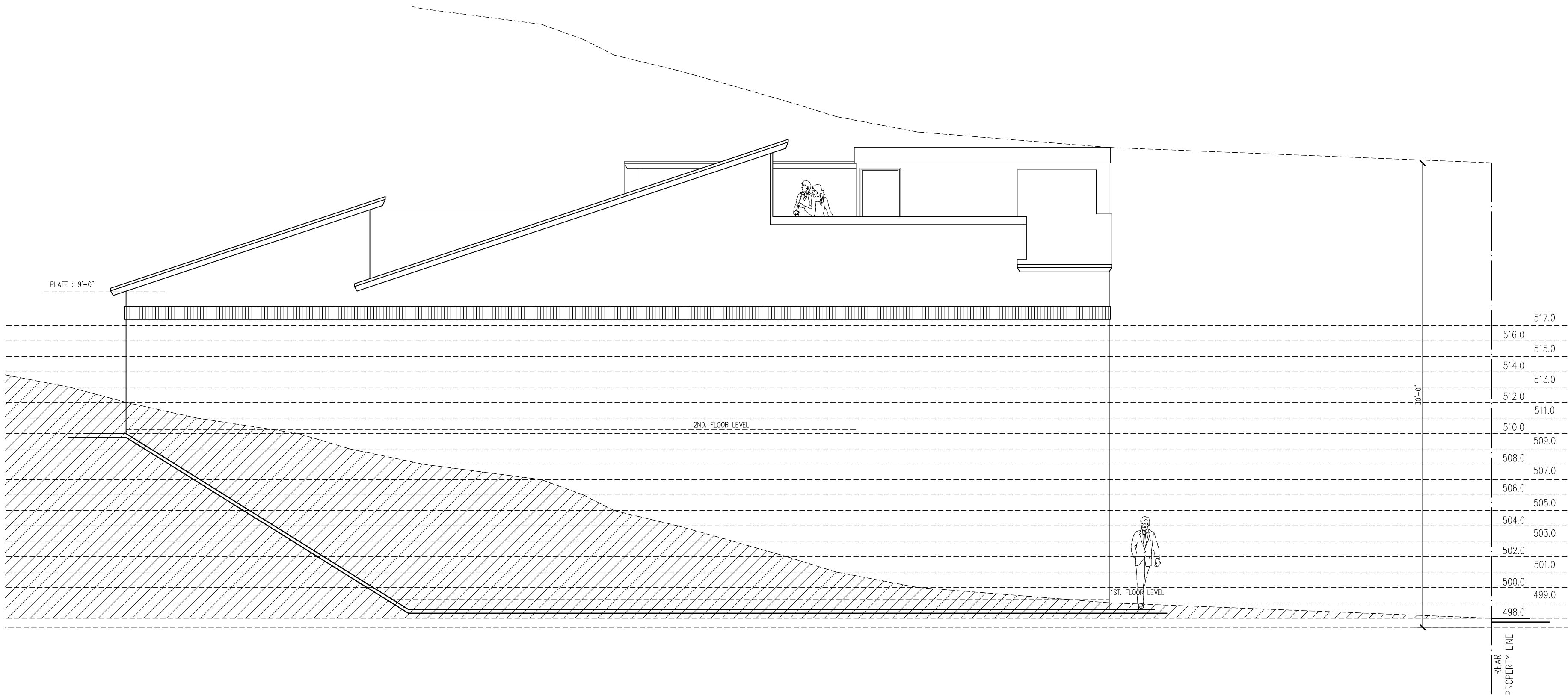
Project Address:

5405 RANGER DRIVE

Plan Name:

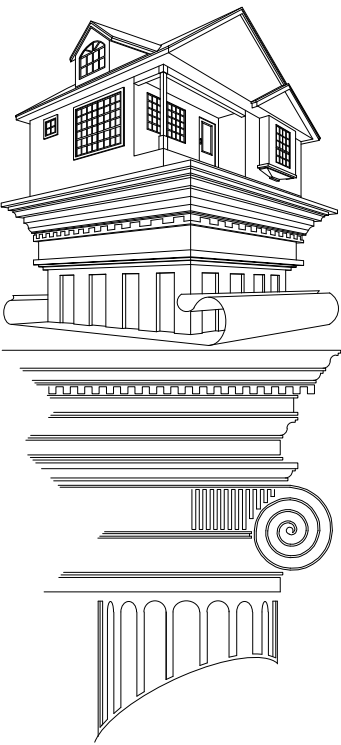
ELEVATIONS

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	3/16" = 1'-0"
Sheet #:	6	Of:	7



LEFT ELEVATION

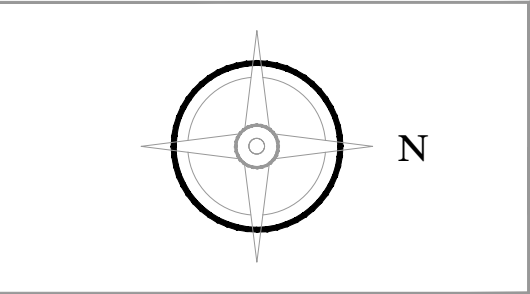
SCALE : 3/16" = 1'-0"



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Tel : 972-891-4160
Tel : 972-871-2512
martinezb73@hotmail.com

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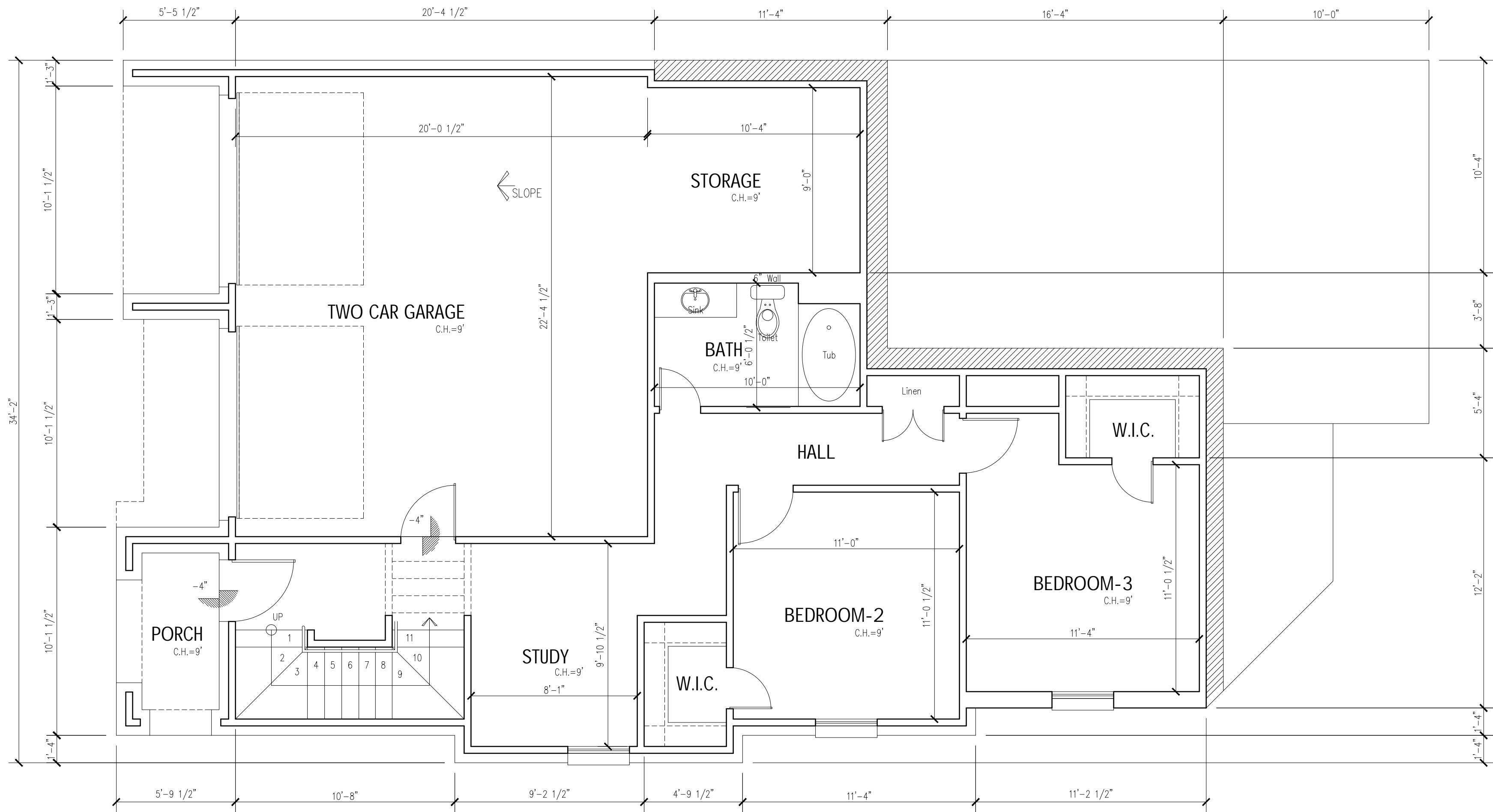
Project Name:

NEW HOUSE

Project Address:

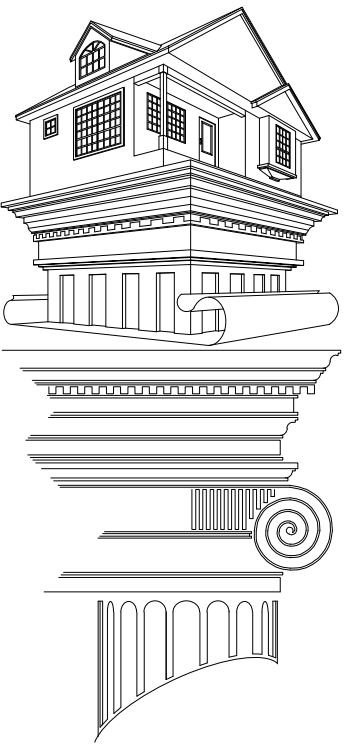
5405 RANGER DRIVE

Plan Name:	
ELEVATIONS	
Project #:	012022
Drawn By:	JAM
Date:	01-20-2022
Scale:	3/16" = 1'-0"
Sheet #:	7
Of:	7



1ST. FLOOR PLAN

SCALE : 1/4" = 1'-0"



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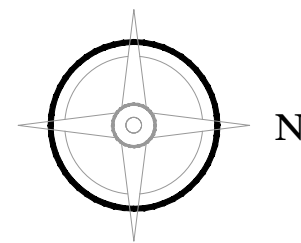
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Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

1ST. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

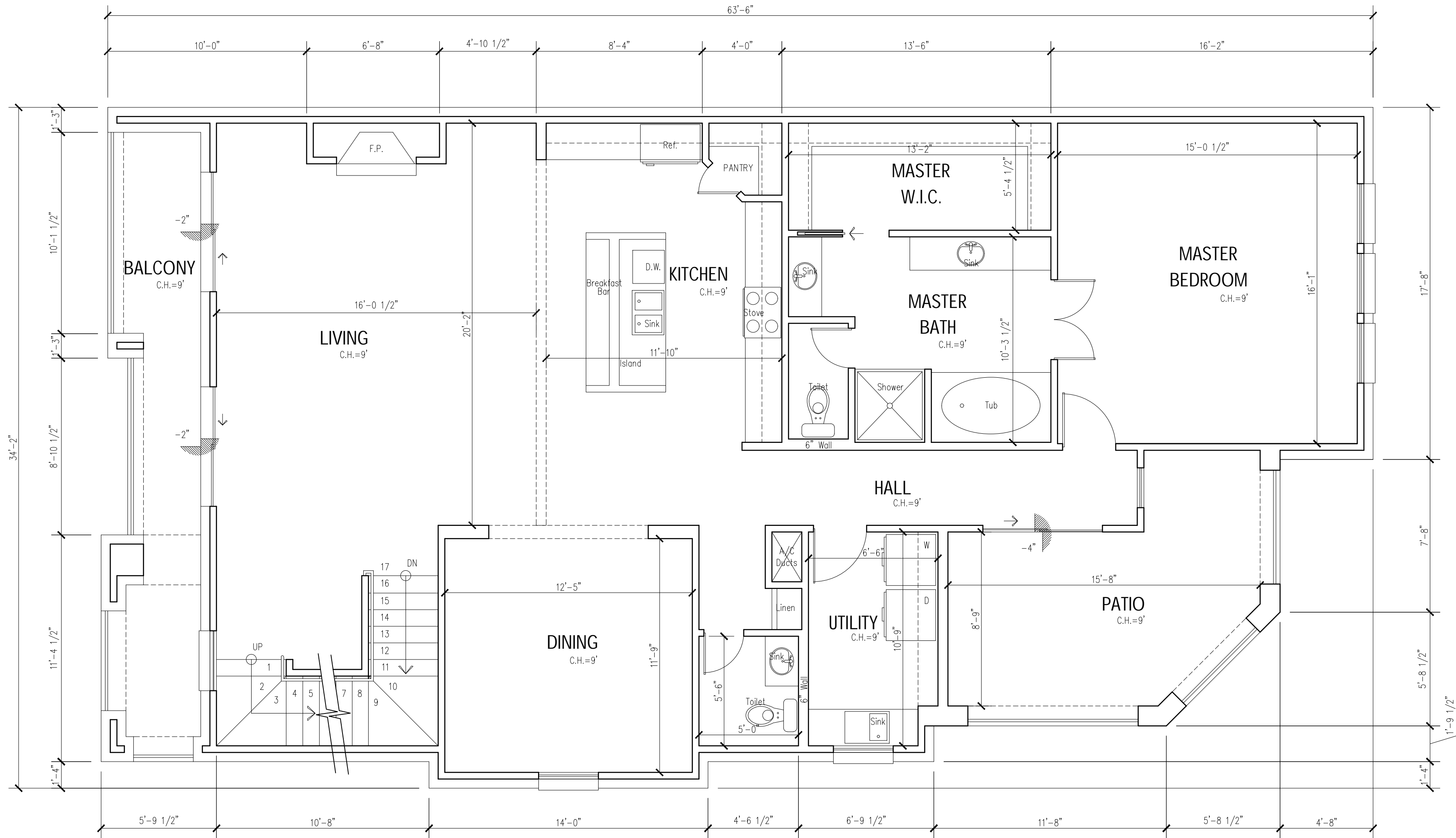
1/4" = 1' - 0"

Sheet #:

2

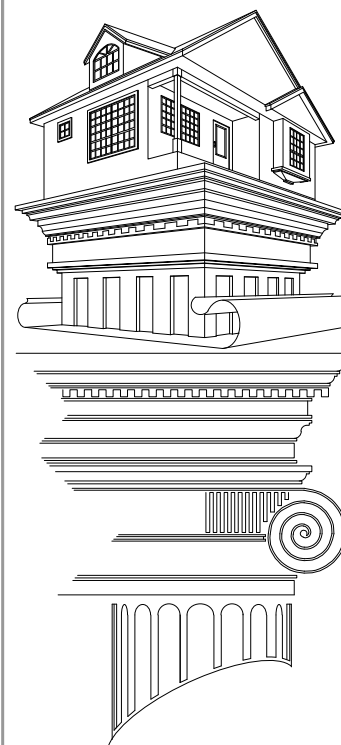
Of:

7



2ND. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

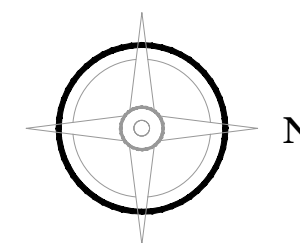
martinez73@hotmail.com

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Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

2ND. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

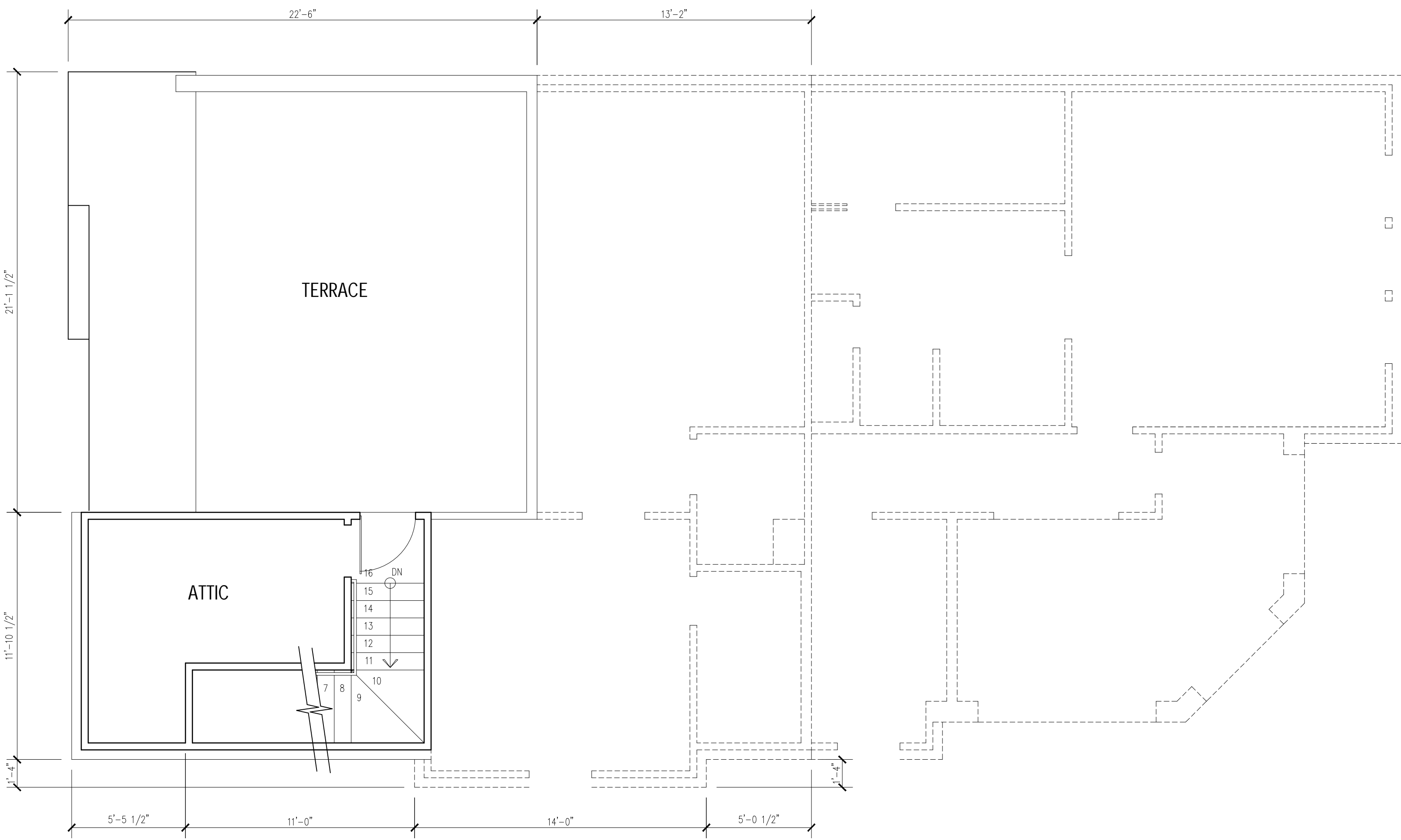
1/4" = 1'-0"

Sheet #:

3

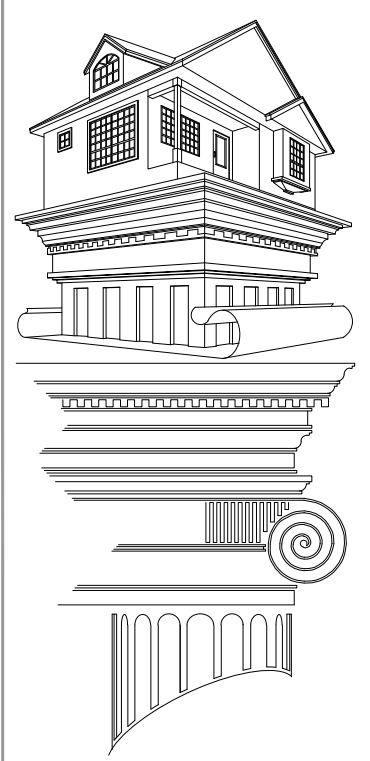
Of:

7



TERRACE PLAN

SCALE : 1/4" = 1'-0"



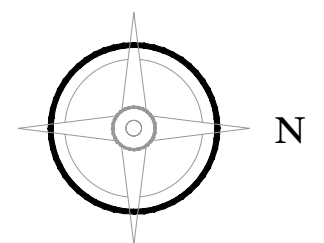
Martinez Design, LLC
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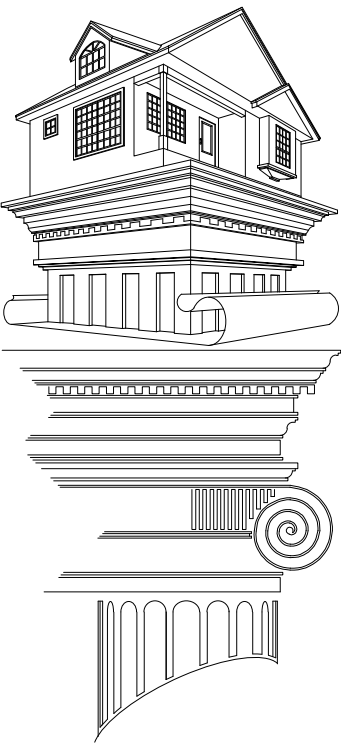
Project Address:

5405 RANGER DRIVE

Plan Name:

TERRACE PLAN

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	1/4" = 1'-0"
Sheet #:	4	Of:	7



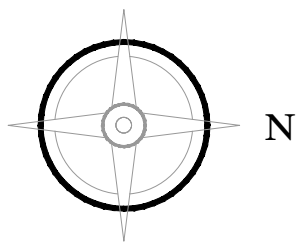
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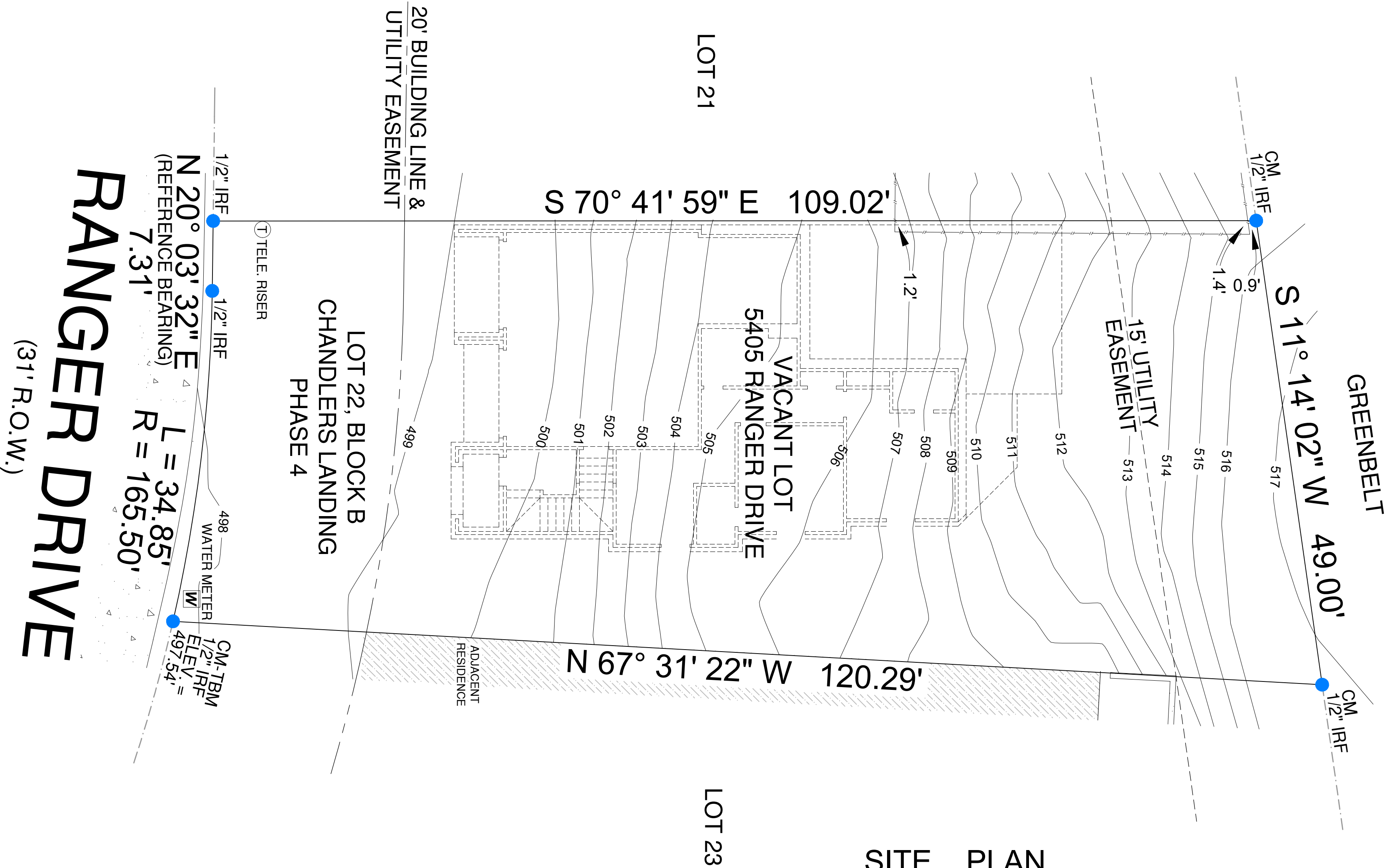
Project Address:

5405 RANGER DRIVE

Plan Name:

SITE PLAN

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	1/8" = 1' -0"
Sheet #:	1	Of:	1



SITE PLAN

SCALE : 1/8" = 1'-0"



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-021

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5405 Ranger Dr Rockwall TX 75032

SUBDIVISION Chantlers Landing

LOT

BLOCK

GENERAL LOCATION @ 5421 Ranger Dr Rockwall TX 75032

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]

☐ OWNER Ruben Chapo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS ~~5405~~ Rosemary Dr
342

ADDRESS

CITY, STATE & ZIP Wylie TX 75098

CITY, STATE & ZIP

PHONE 409 494 2316

PHONE

E-MAIL Ruben.noe.chapo3@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

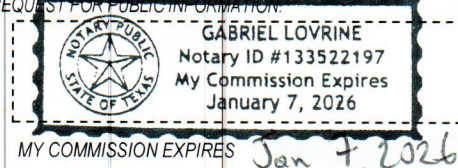
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Chapo [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2022 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 14 DAY OF April, 2022.

OWNER'S SIGNATURE Ruben Chapo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS John J. [Signature]





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.

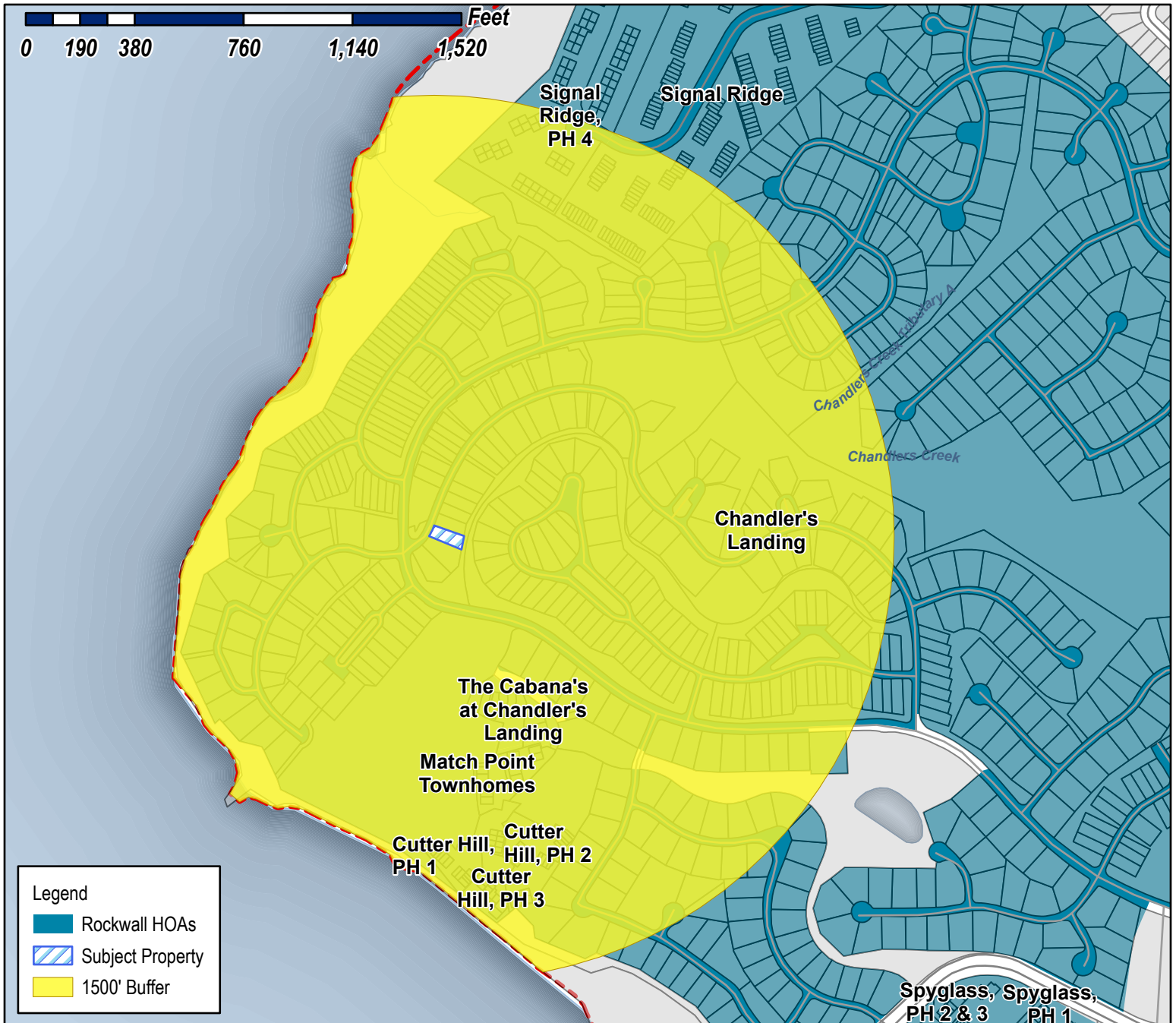




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2022-021
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 4/18/2022

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

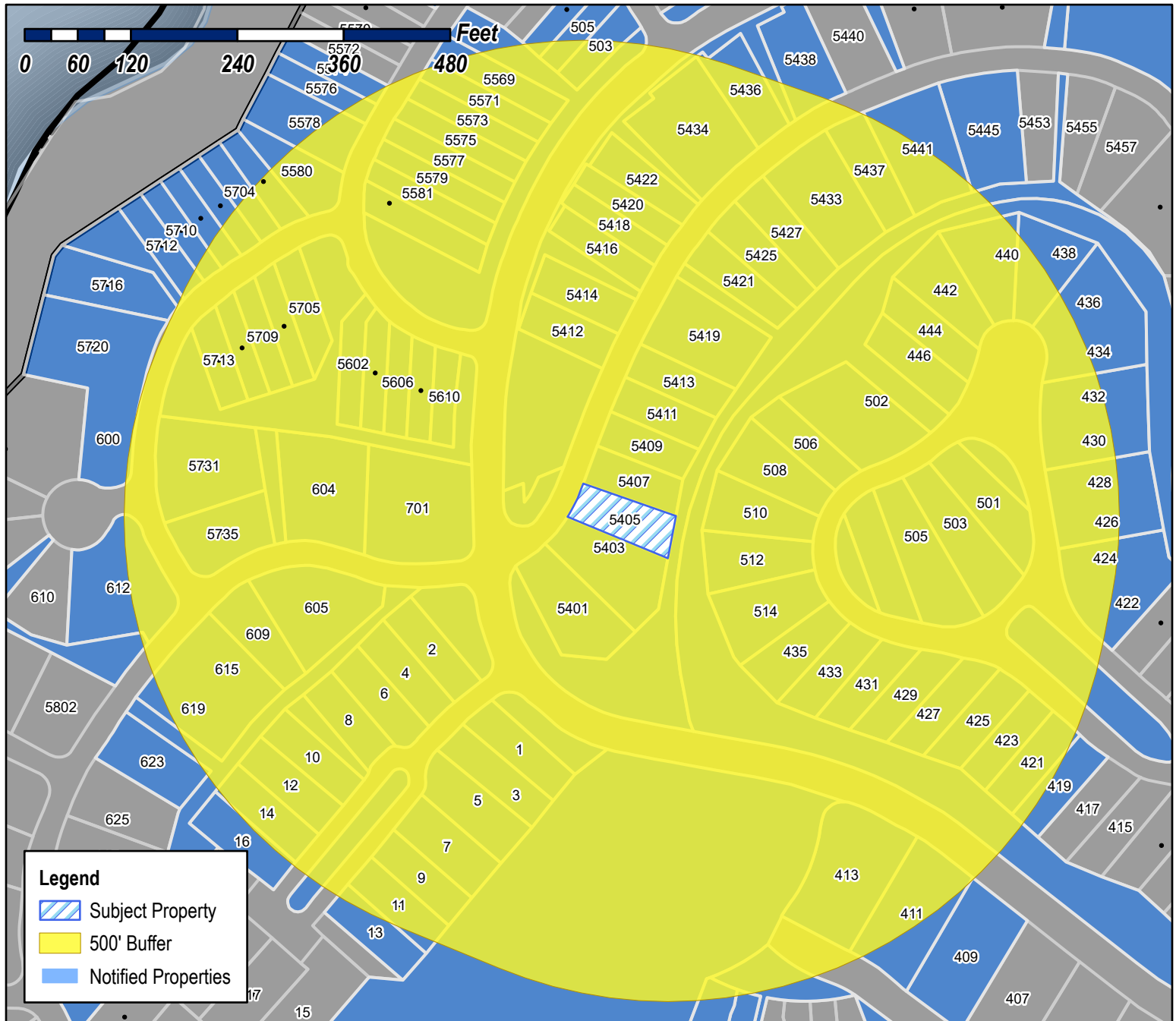




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LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75087

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

MILLER DIXIE
111 SCEPTRE DR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

MAYS JOHN
12INTREPIDCIR ROCKWALL
TX, 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

DEVILL HOMES INC
16 INTREPID CIR ROCKWALL
TX, 75032

DEVINE LORI AND GRAEME
18491 MCCLELLAN CIRCLE
EAST GARRISON, CA 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

KUIPERS KATHY & ROY
333 YACHT CLUB DR
ROCKWALL, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR ROCKWALL
TX, 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK PROPERTIES LLC
426-428COLUMBIADR ROCKWALL
TX, 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75160

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR ROCKWALL
TX, 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR ROCKWALL
TX, 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
503 MARINER DR ROCKWALL
TX, 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
505 MARINER DR ROCKWALL
TX, 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
507 MARINER DR ROCKWALL
TX, 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
514COLUMBIADR ROCKWALL
TX, 75032

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR ROCKWALL
TX, 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR ROCKWALL
TX, 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR ROCKWALL
TX, 75032

BLAKELY SARA
5413RANGERDR ROCKWALL
TX, 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR ROCKWALL
TX, 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX

KUIPERS KATHY & ROY
5418 RANGER DR ROCKWALL
TX, 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
5421 RANGER DR ROCKWALL
TX, 75032

LEEDS JULIE
5422 RANGER DR ROCKWALL
TX, 75032

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR ROCKWALL
TX, 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR ROCKWALL
TX, 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5445 RANGER DR ROCKWALL
TX, 75032

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT ROCKWALL
TX, 75032

PIXLEY ANDREA
5573 CANADA CT ROCKWALL
TX, 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574CANADACT ROCKWALL
TX, 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
5577CANADACT ROCKWALL
TX, 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558YACHT CLUBDR ROCKWALL
TX, 75032

BLUM JENNIFER REBECCA
560 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
5606CANADACT ROCKWALL
TX, 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708SOUTHERN CROSSDR ROCKWALL
TX, 75032

PIXLEY SUZANNE AND ANDREA J
5709SOUTHERN CROSSDR ROCKWALL
TX, 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR ROCKWALL
TX, 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
615-619COURAGEOUSDR ROCKWALL
TX, 75032

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

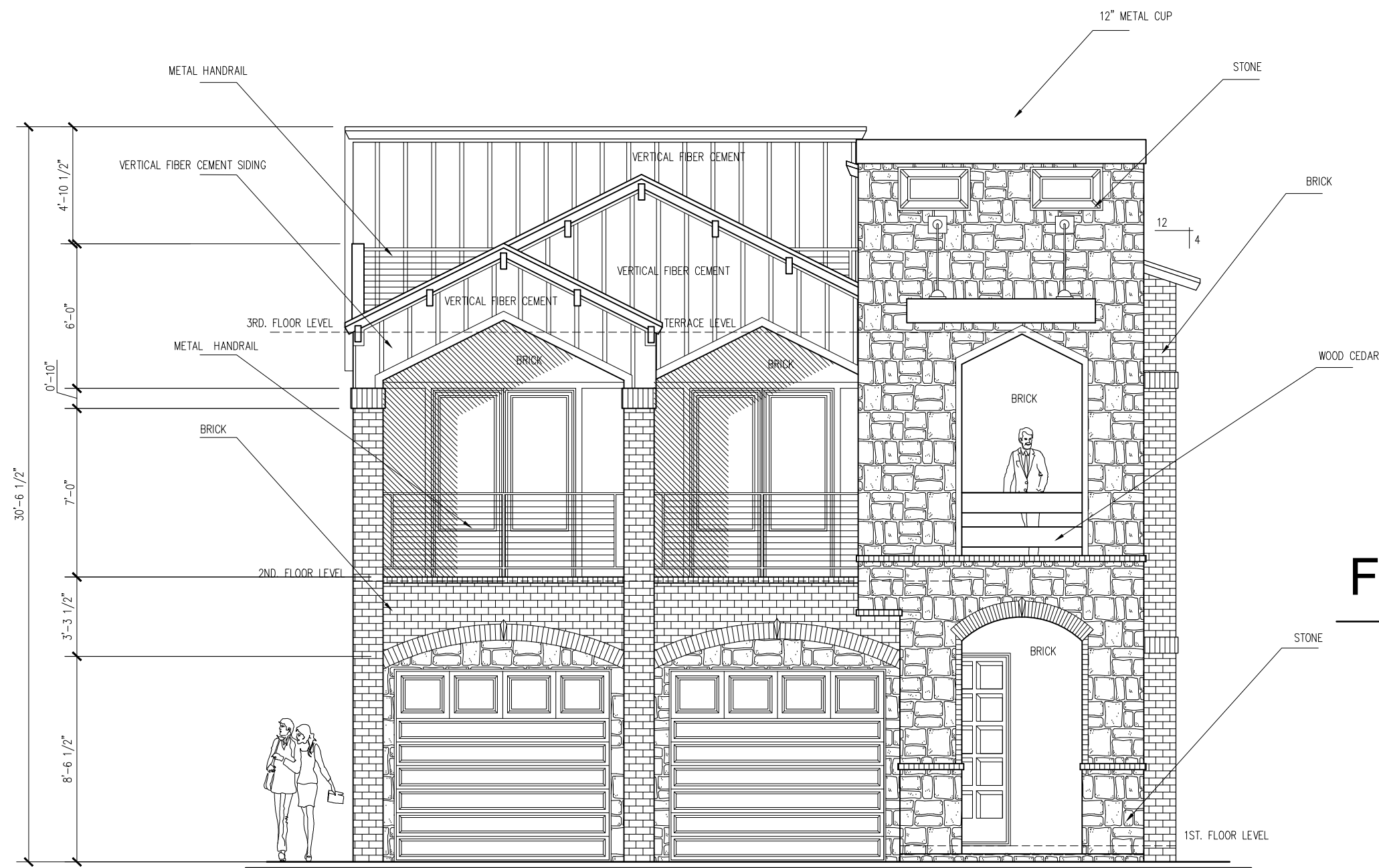
SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
PO BOX 2309
SANTA CRUZ, CA 95063

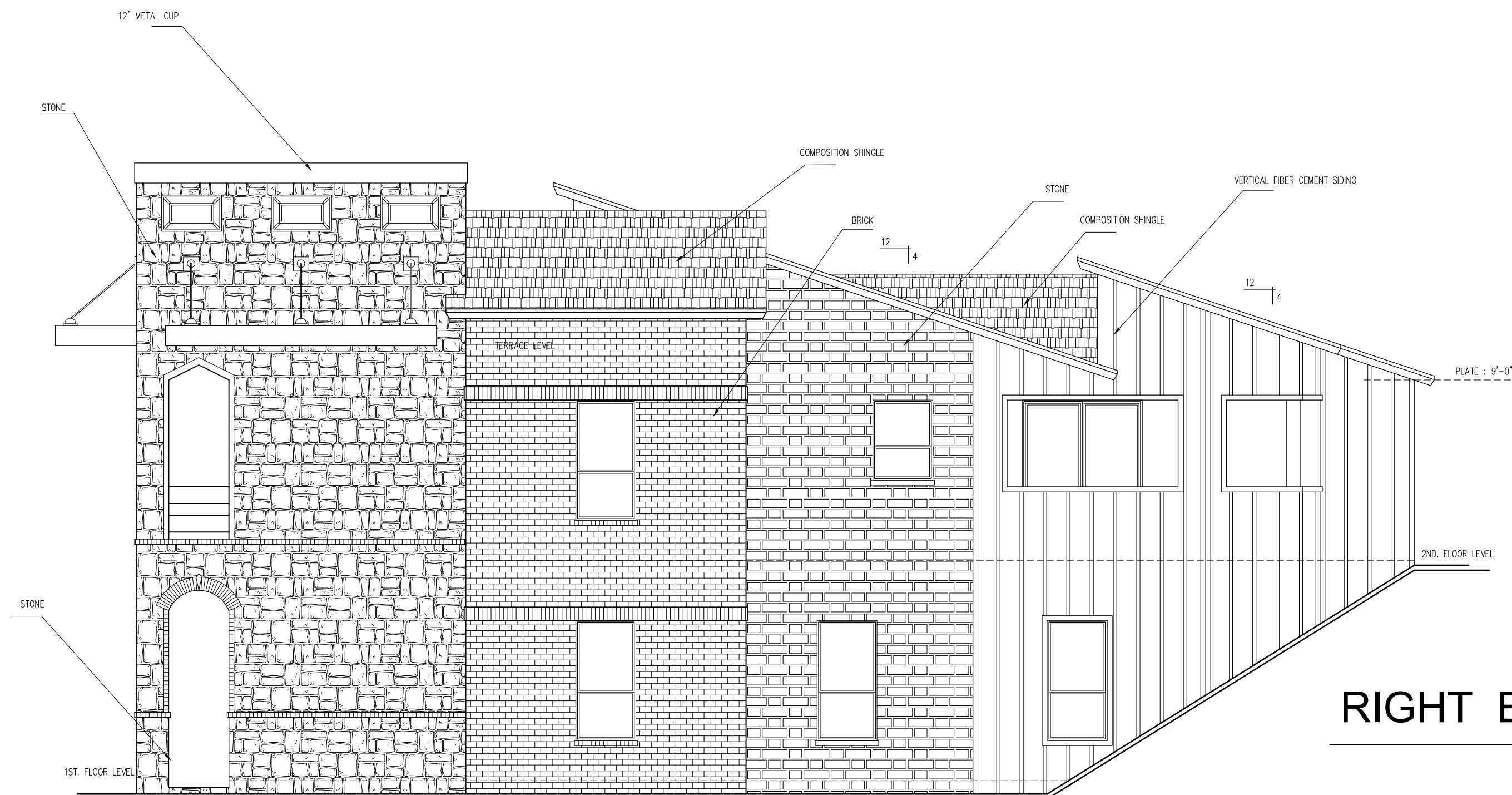
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376



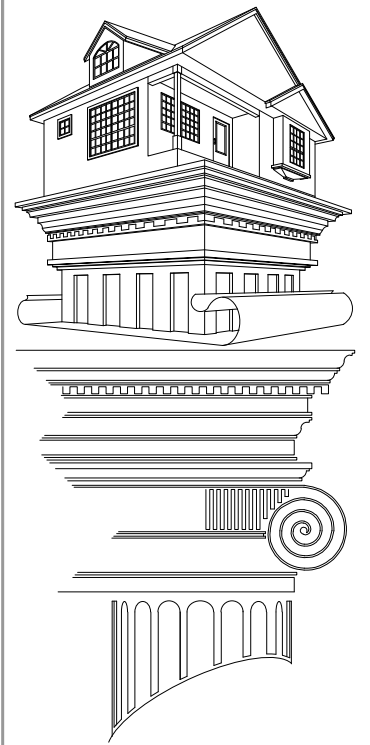
FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

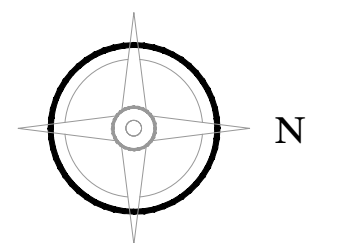
martinez73@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

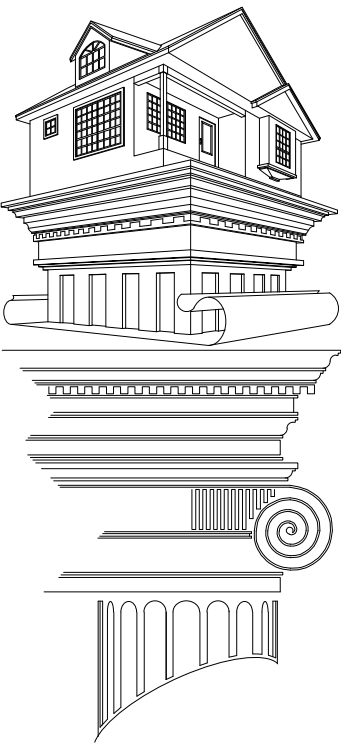
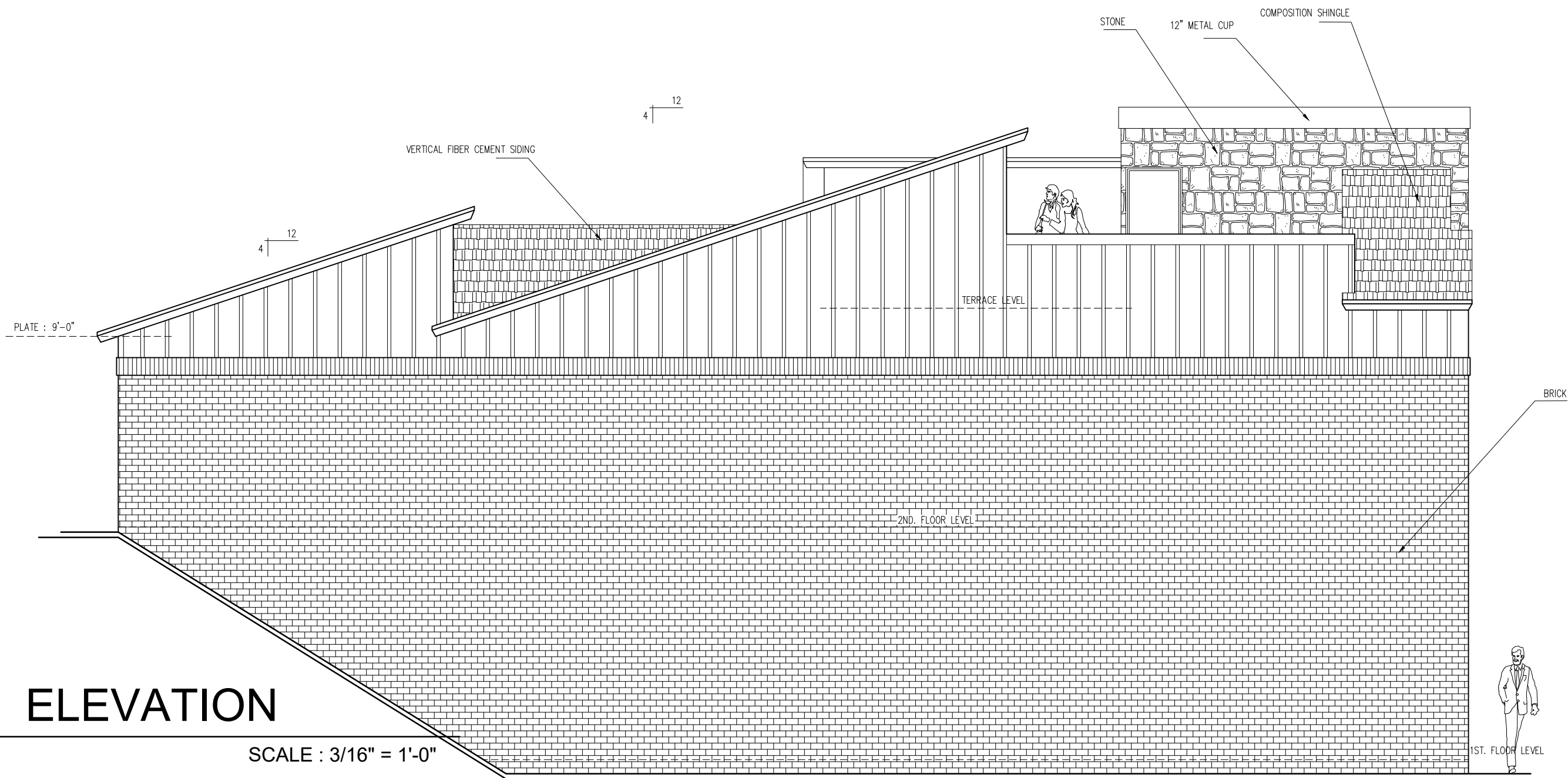
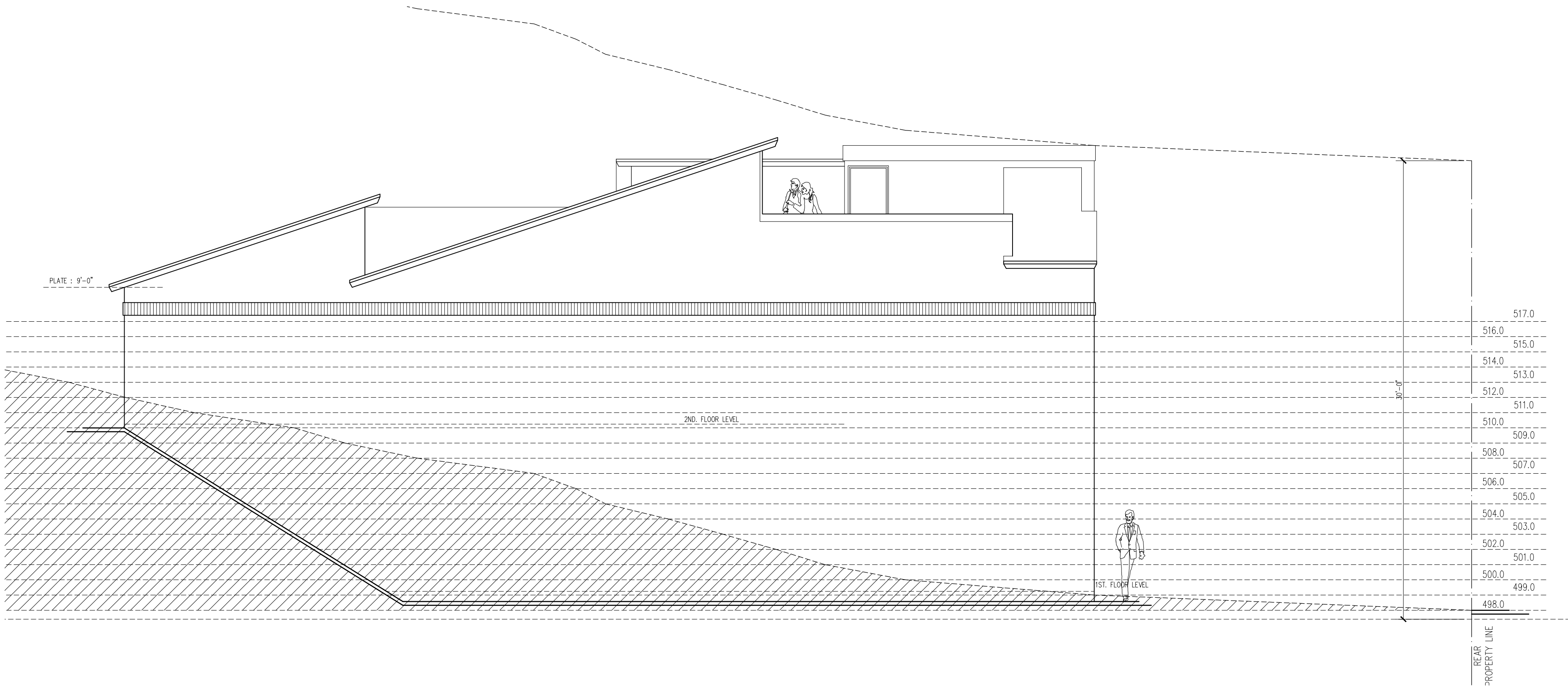
Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	3/16" = 1'-0"
Sheet #:	6	Of:	7



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

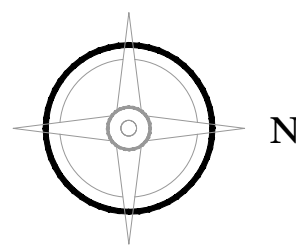
martinez73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ. FT.
2ND. FLOOR AREA	1,547.0 SQ. FT.
GARAGE AREA	682.0 SQ. FT.
PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:
012022

Drawn By:
JAM

Date:
01-20-2022

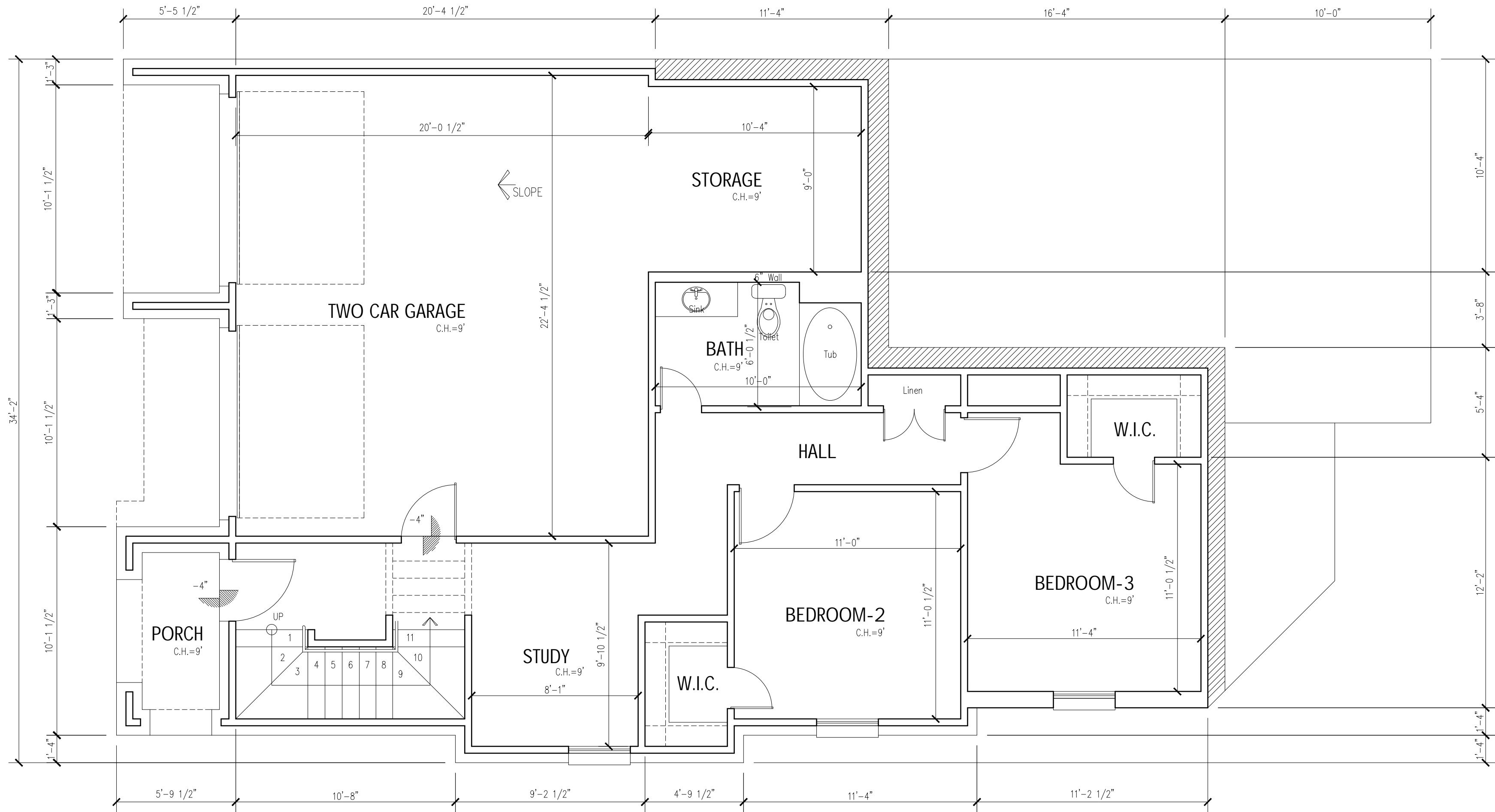
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Sheet #:

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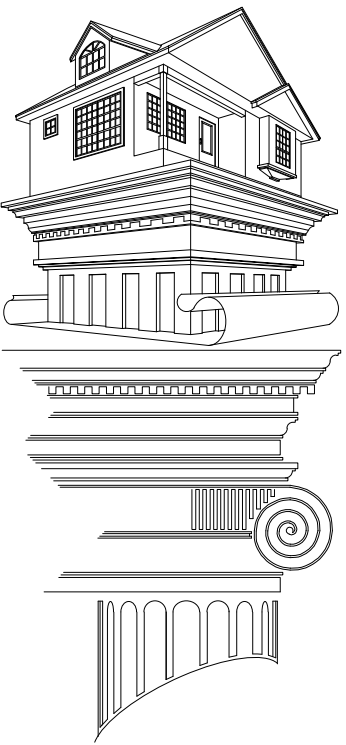
Of:

7



1ST. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

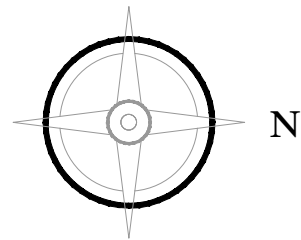
martinezb73@hotmail.com

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SQUARE FOOTAGE

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GARAGE	AREA	682.0 SQ. FT.
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BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

1ST. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

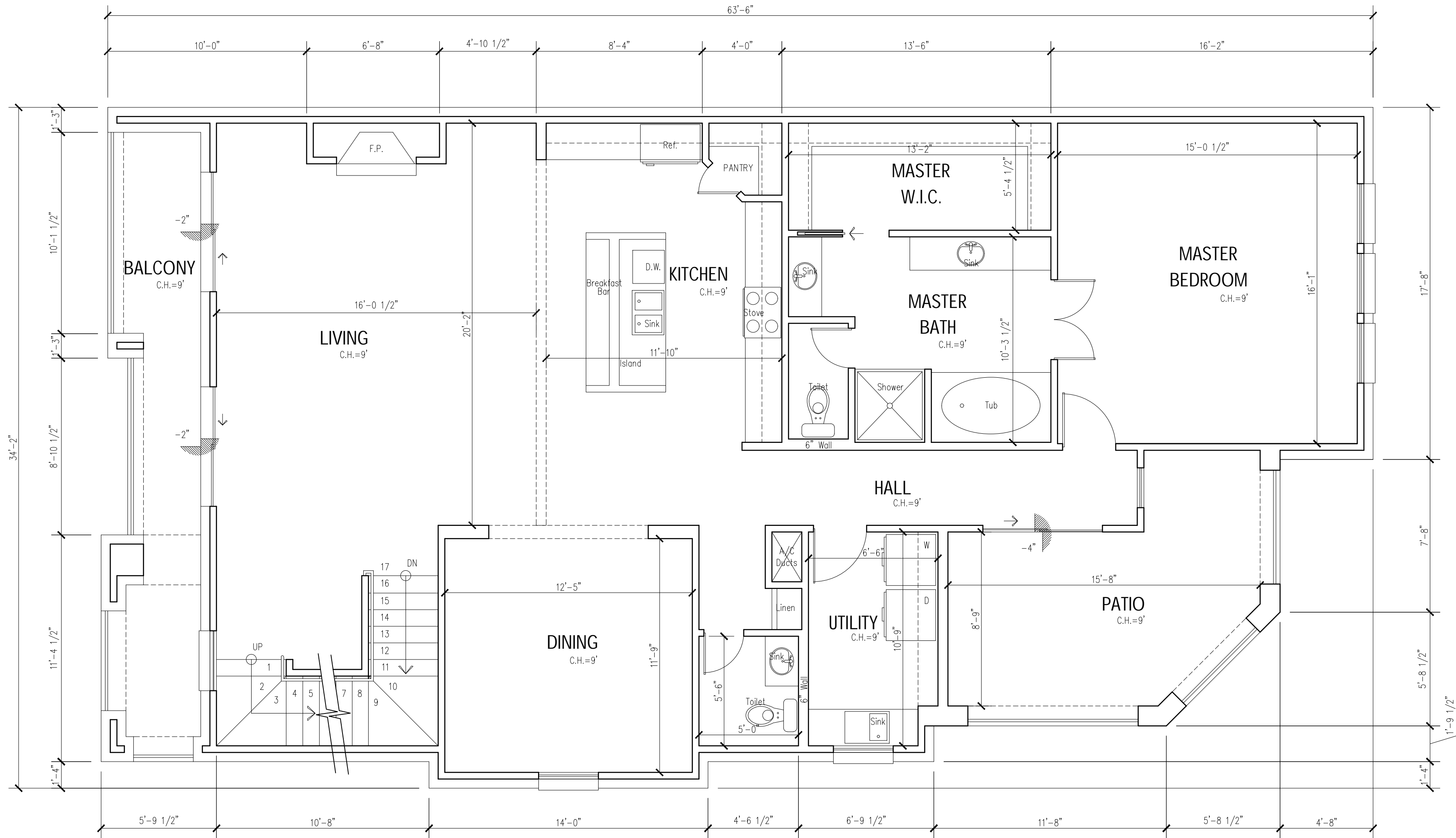
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Sheet #:

Of:

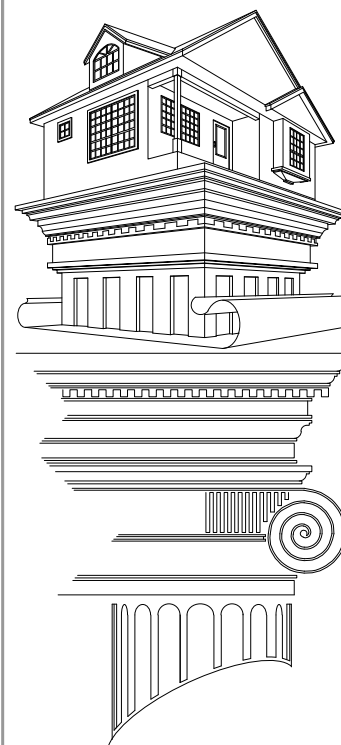
2

7



2ND. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

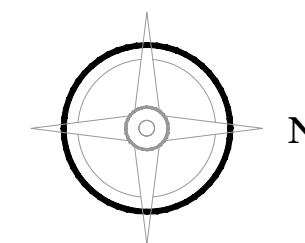
martinez73@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
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SQUARE FOOTAGE

	AREA	
1ST. FLOOR	738.0 SQ.FT.	
2ND. FLOOR	1,547.0 SQ.FT.	
GARAGE AREA	682.0 SQ.FT.	
PORCH	50.0 SQ.FT.	
BALCONY	50.0 SQ.FT.	
COVERED PATIO	174.0 SQ.FT.	
TERRACE	353.0 SQ.FT.	



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

2ND. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

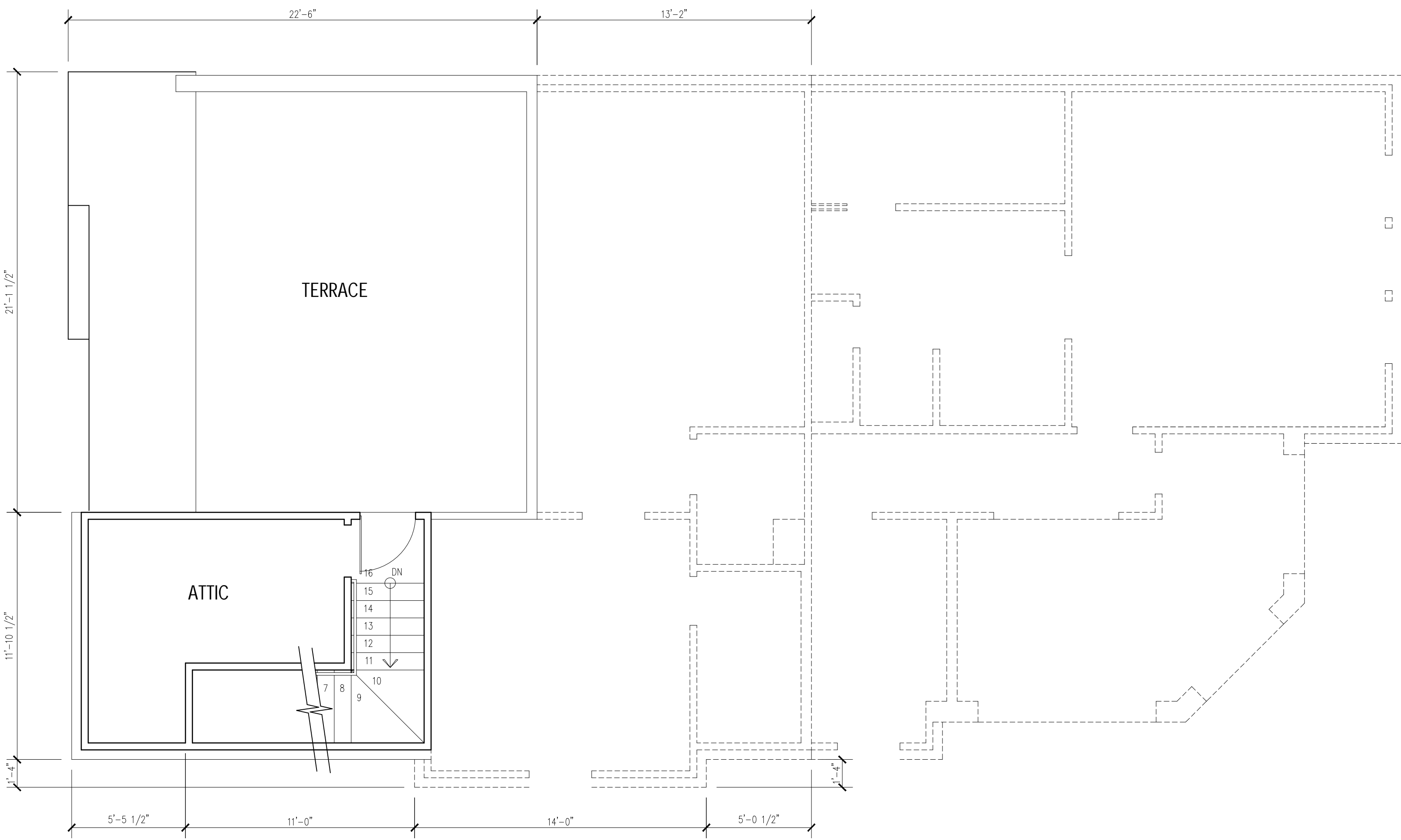
1/4" = 1'-0"

Sheet #:

3

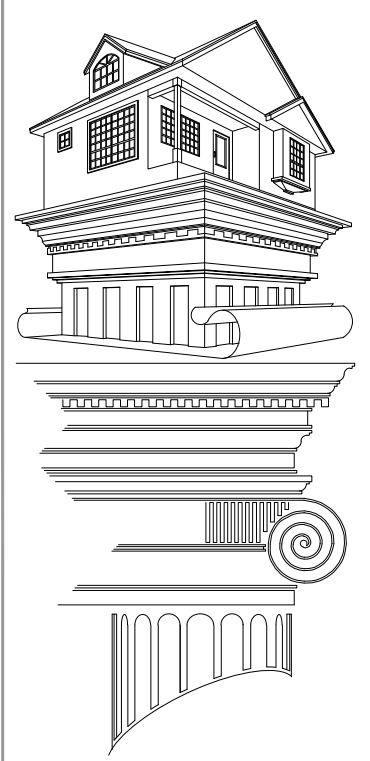
Of:

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TERRACE PLAN

SCALE : 1/4" = 1'-0"



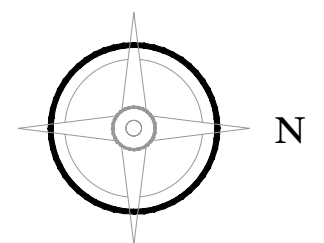
Martinez Design, LLC
Tel : 972-891-4160
Tel : 972-871-2512
martinez73@hotmail.com

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Project Name:

NEW HOUSE

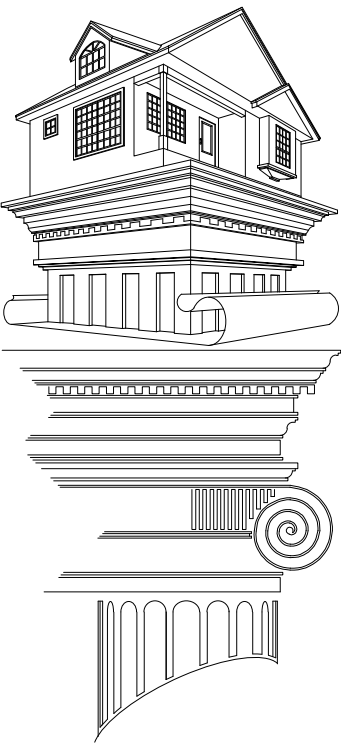
Project Address:

5405 RANGER DRIVE

Plan Name:

TERRACE PLAN

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	1/4" = 1'-0"
Sheet #:	4	Of:	7



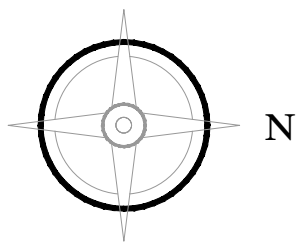
Martinez Design, LLC
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martinezbd73@hotmail.com

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Project Name:

NEW HOUSE

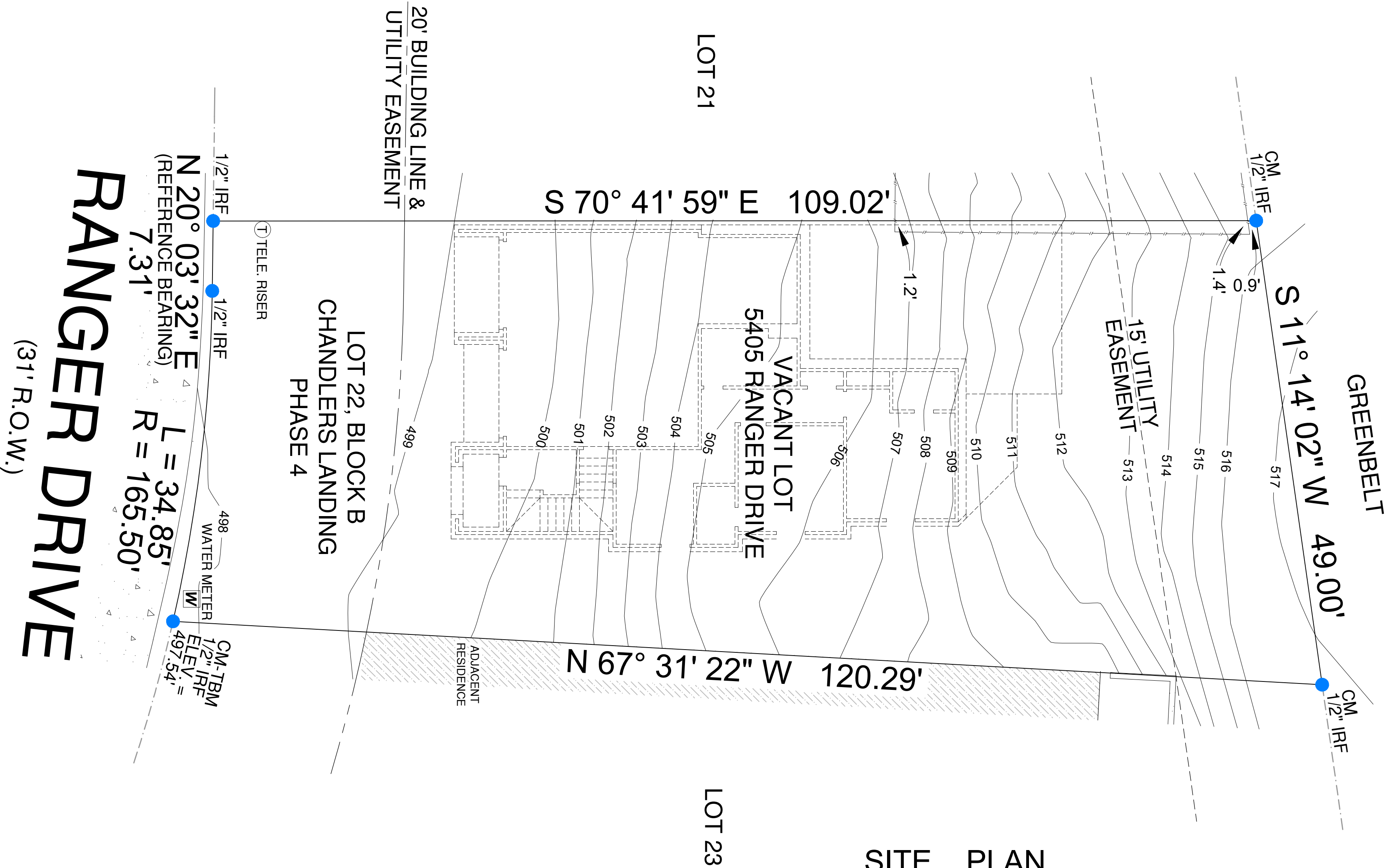
Project Address:

5405 RANGER DRIVE

Plan Name:

SITE PLAN

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	1/8" = 1' - 0"
Sheet #:	1	Of:	1



SITE PLAN

SCALE : 1/8" = 1'-0"

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/21/2022

PROJECT NUMBER: Z2022-021
PROJECT NAME: SUP for Residential Infill at 5405 Ranger Drive
SITE ADDRESS/LOCATIONS: 5405 RANGER DR

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Gamez	04/19/2022	Approved w/ Comments

04/21/2022: Z2022-021; Specific Use Permit (SUP) for Residential Infill for 5405 Ranger Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Gamez in the Planning Department at (972) 771-7745 or email agamez@rockwall.com.

M.3 For reference, include the case number (Z2022-021) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Chandler's Landing Phase 4 Subdivision, which is more than 90% developed, has 24 lots, and has been in existence since September 16, 1997.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In this case the garages are located 5-feet, 5½ inches behind the front façade of the single-family home. This will require a waiver to the requirements of the Unified Development Code (UDC).

M.7 Please review the attached Draft Ordinance prior to the April 26, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 3, 2022.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 26, 2022.

I.9 The projected City Council meeting dates for this case will be May 16, 2022 (1st Reading) and June 6, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Approved w/ Comments
04/21/2022: Building permit will require a grading plan that shows how the lot will drain around the house.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/18/2022	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2022-021

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 5405 Ranger Dr Rockwall TX 75032

SUBDIVISION Chantlers Landing

LOT

BLOCK

GENERAL LOCATION @ 5421 Ranger Dr Rockwall TX 75032

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]

☐ OWNER Ruben Chapo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS ~~5405~~ Rosemary Dr
342

ADDRESS

CITY, STATE & ZIP Wylie TX 75098

CITY, STATE & ZIP

PHONE 409 494 2316

PHONE

E-MAIL Ruben.noe.chapo3@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Chapo [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2022 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."

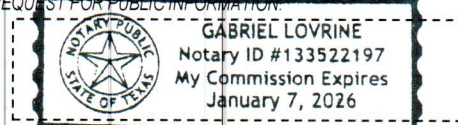
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE

Ruben Chapo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John J. [Signature]



MY COMMISSION EXPIRES Jan 7, 2026



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.

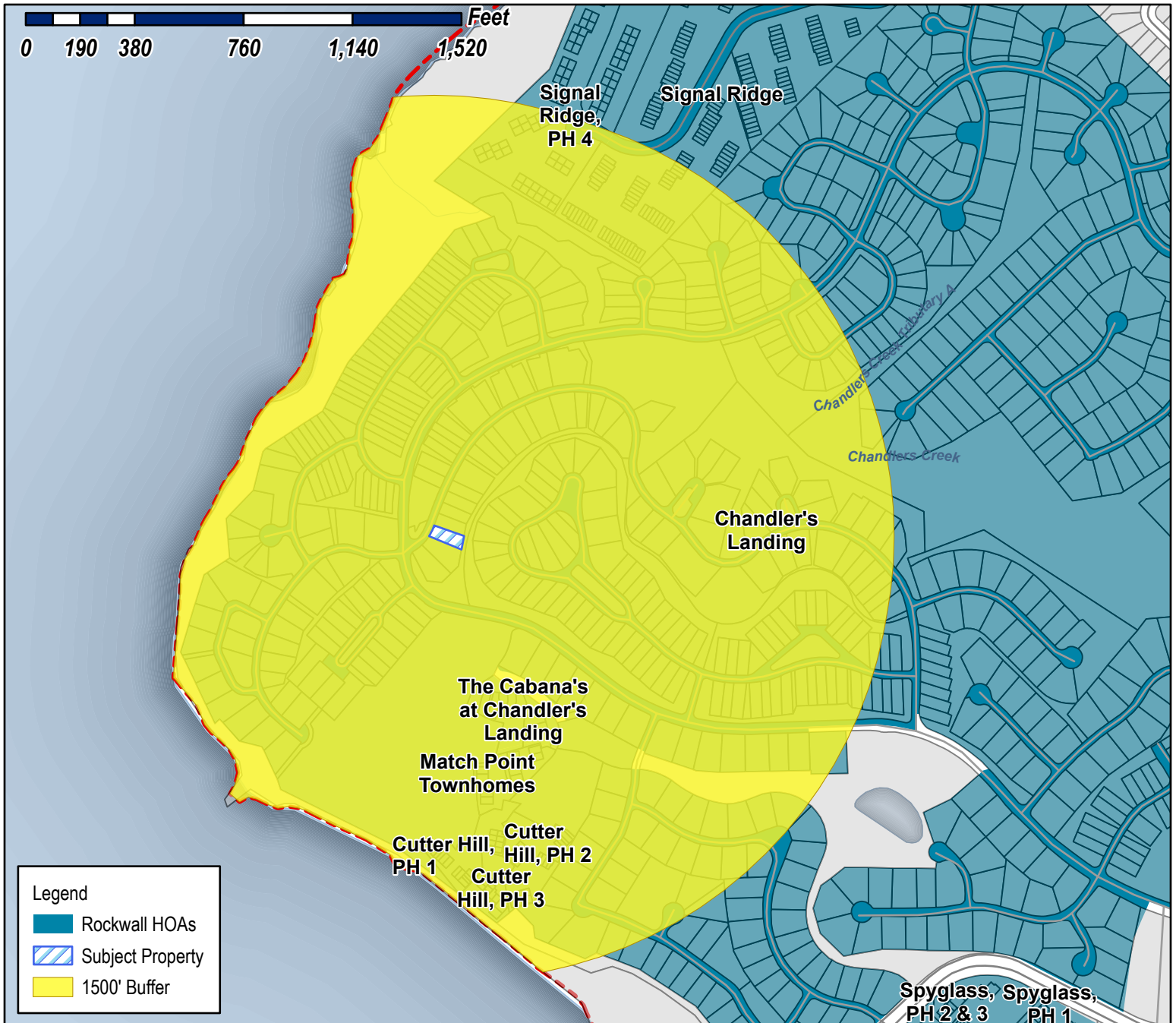




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Case Number: Z2022-021
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 4/18/2022

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

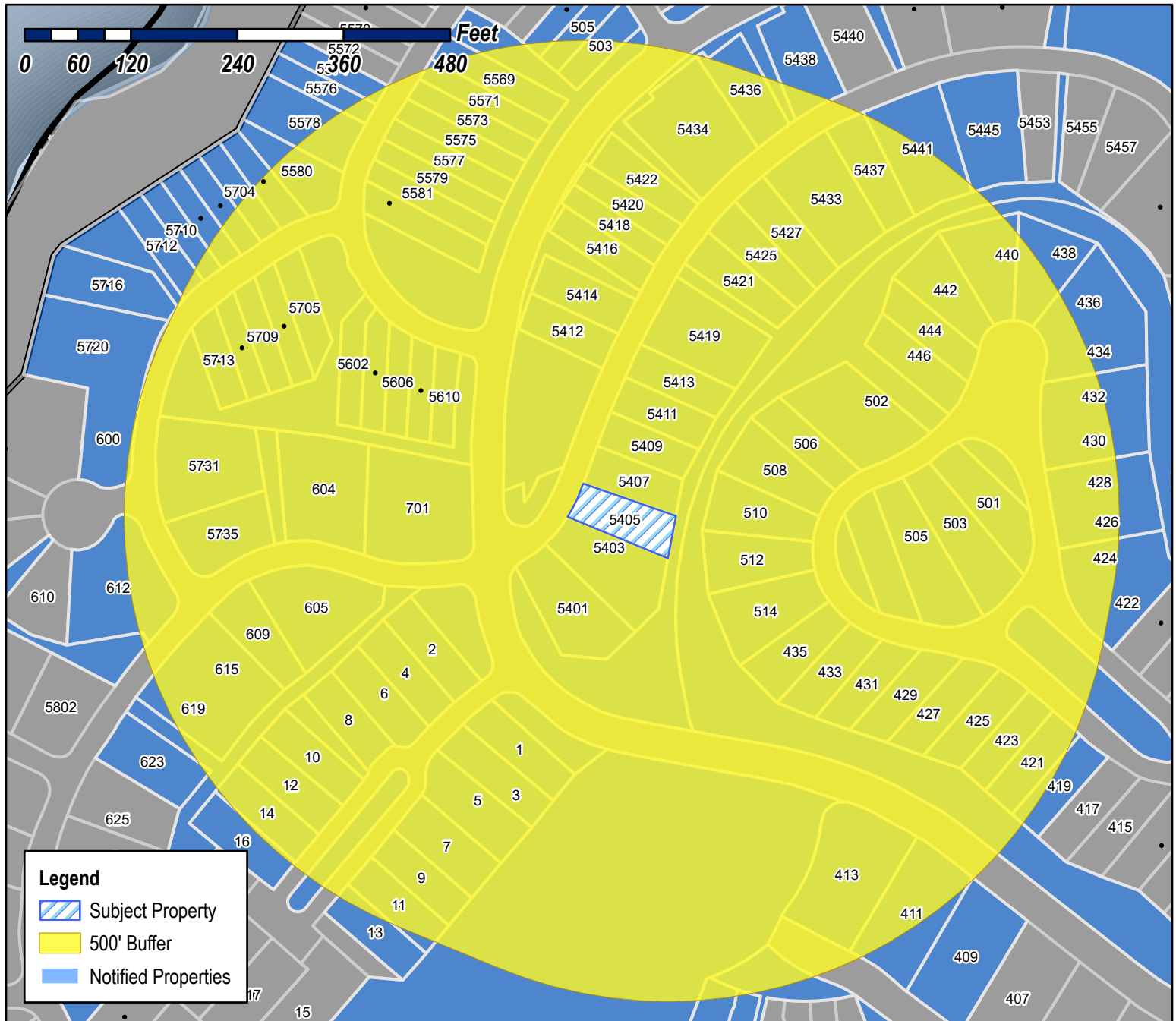




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LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75087

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

MILLER DIXIE
111 SCEPTRE DR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

MAYS JOHN
12INTREPIDCIR ROCKWALL
TX, 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

DEVILL HOMES INC
16 INTREPID CIR ROCKWALL
TX, 75032

DEVINE LORI AND GRAEME
18491 MCCLELLAN CIRCLE
EAST GARRISON, CA 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

KUIPERS KATHY & ROY
333 YACHT CLUB DR
ROCKWALL, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR ROCKWALL
TX, 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK PROPERTIES LLC
426-428COLUMBIADR ROCKWALL
TX, 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75160

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR ROCKWALL
TX, 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR ROCKWALL
TX, 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
503 MARINER DR ROCKWALL
TX, 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
505 MARINER DR ROCKWALL
TX, 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
507 MARINER DR ROCKWALL
TX, 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
514COLUMBIADR ROCKWALL
TX, 75032

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR ROCKWALL
TX, 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR ROCKWALL
TX, 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR ROCKWALL
TX, 75032

BLAKELY SARA
5413RANGERDR ROCKWALL
TX, 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR ROCKWALL
TX, 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX

KUIPERS KATHY & ROY
5418 RANGER DR ROCKWALL
TX, 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
5421 RANGER DR ROCKWALL
TX, 75032

LEEDS JULIE
5422 RANGER DR ROCKWALL
TX, 75032

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR ROCKWALL
TX, 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR ROCKWALL
TX, 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5445 RANGER DR ROCKWALL
TX, 75032

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT ROCKWALL
TX, 75032

PIXLEY ANDREA
5573 CANADA CT ROCKWALL
TX, 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574CANADACT ROCKWALL
TX, 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
5577CANADACT ROCKWALL
TX, 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558YACHT CLUBDR ROCKWALL
TX, 75032

BLUM JENNIFER REBECCA
560 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
5606CANADACT ROCKWALL
TX, 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708SOUTHERN CROSSDR ROCKWALL
TX, 75032

PIXLEY SUZANNE AND ANDREA J
5709SOUTHERN CROSSDR ROCKWALL
TX, 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR ROCKWALL
TX, 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
615-619COURAGEOUSDR ROCKWALL
TX, 75032

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

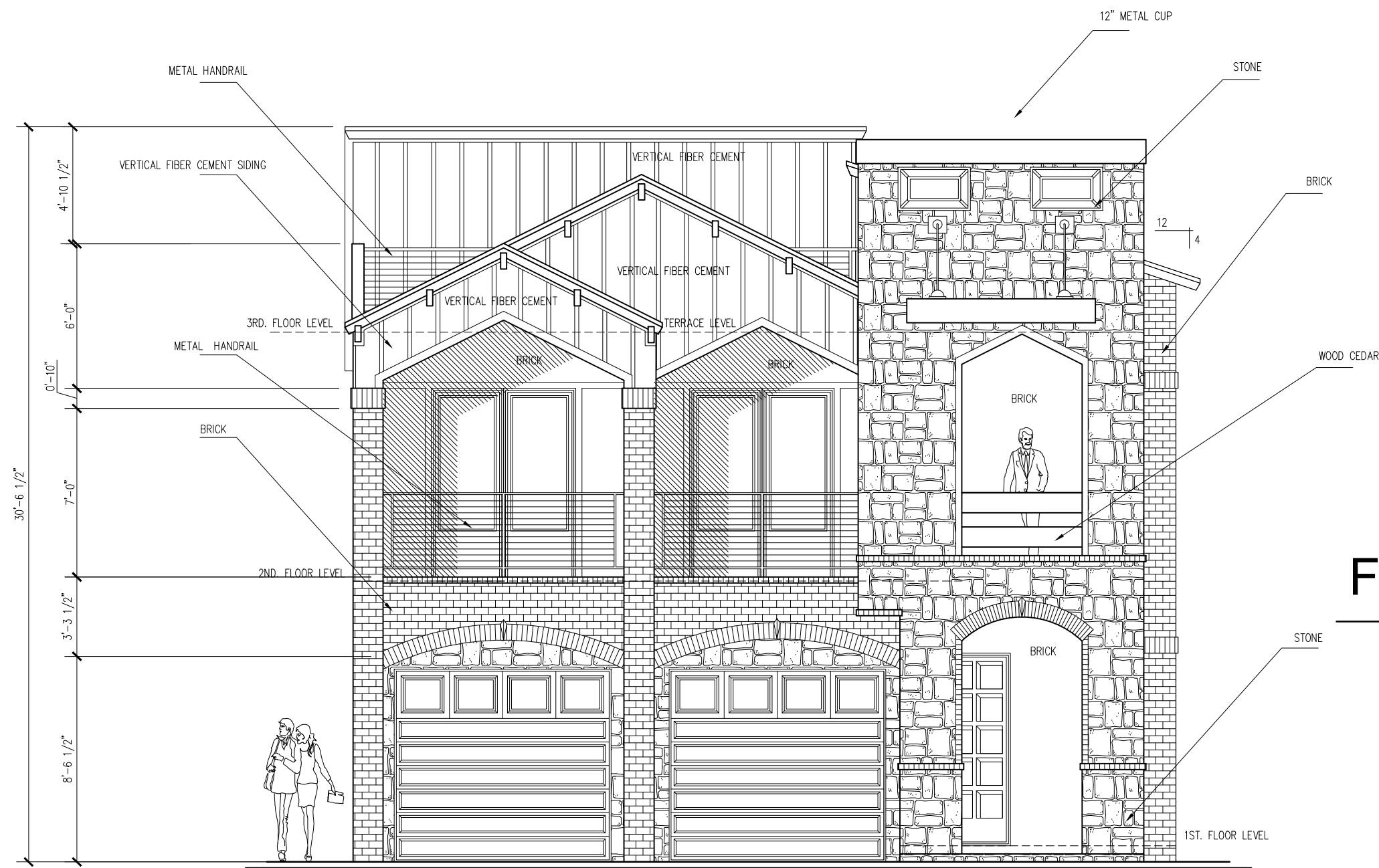
SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
PO BOX 2309
SANTA CRUZ, CA 95063

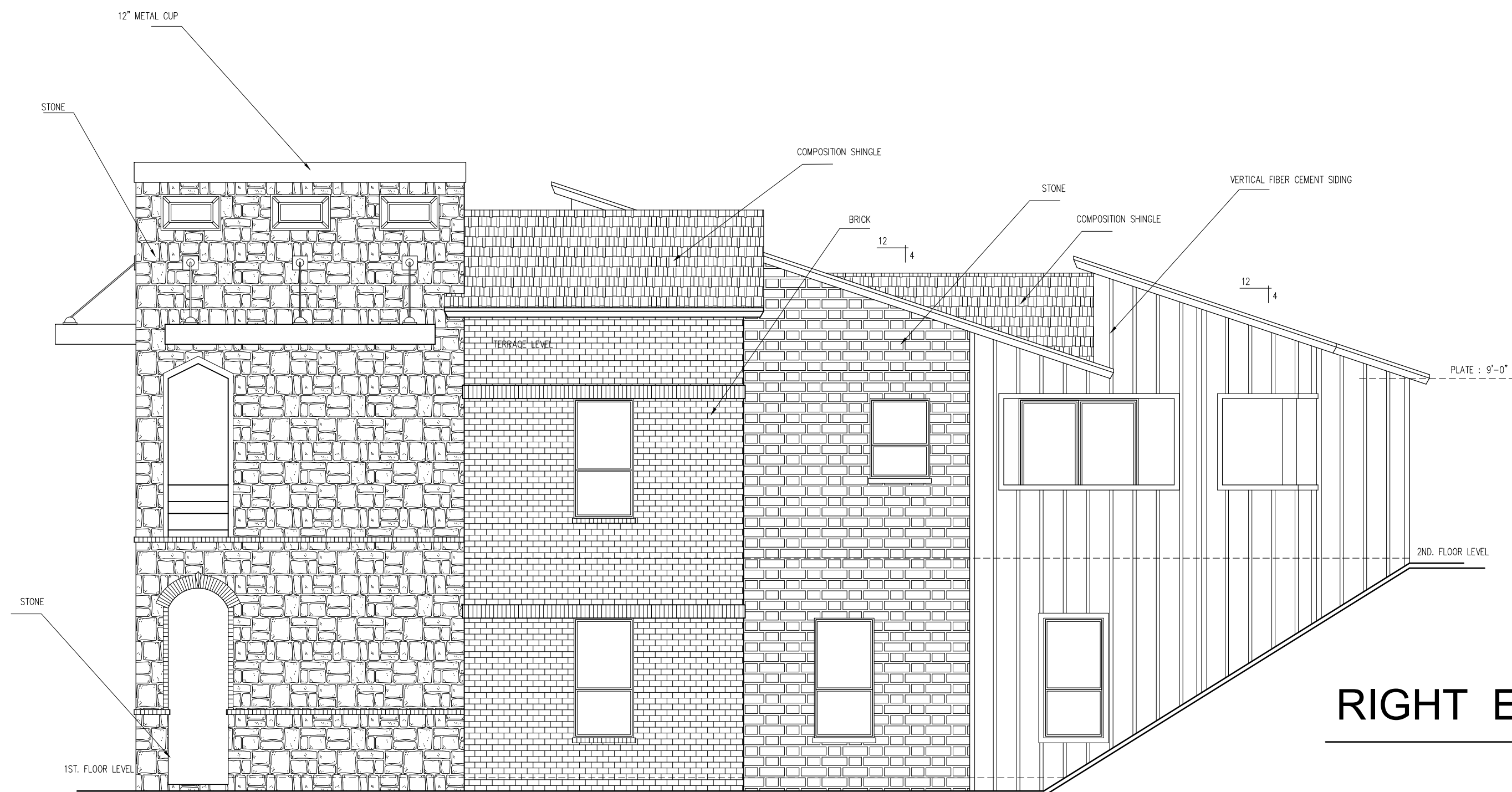
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376



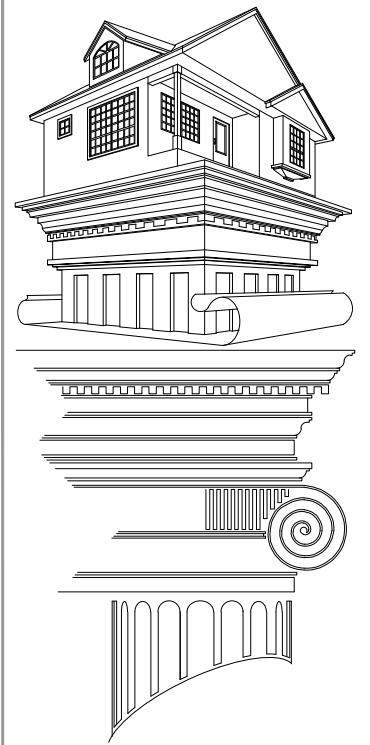
FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

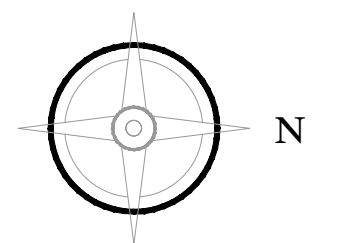
martinez73@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
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SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

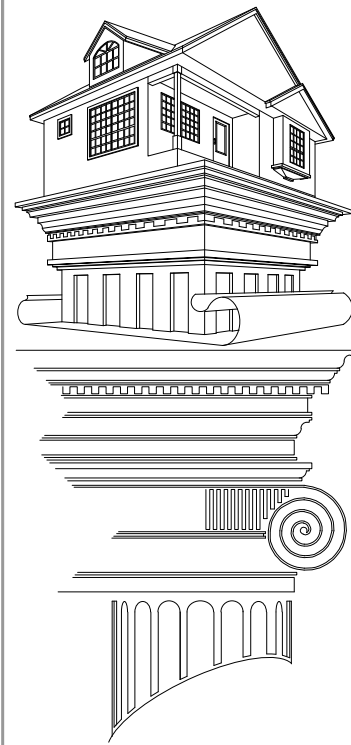
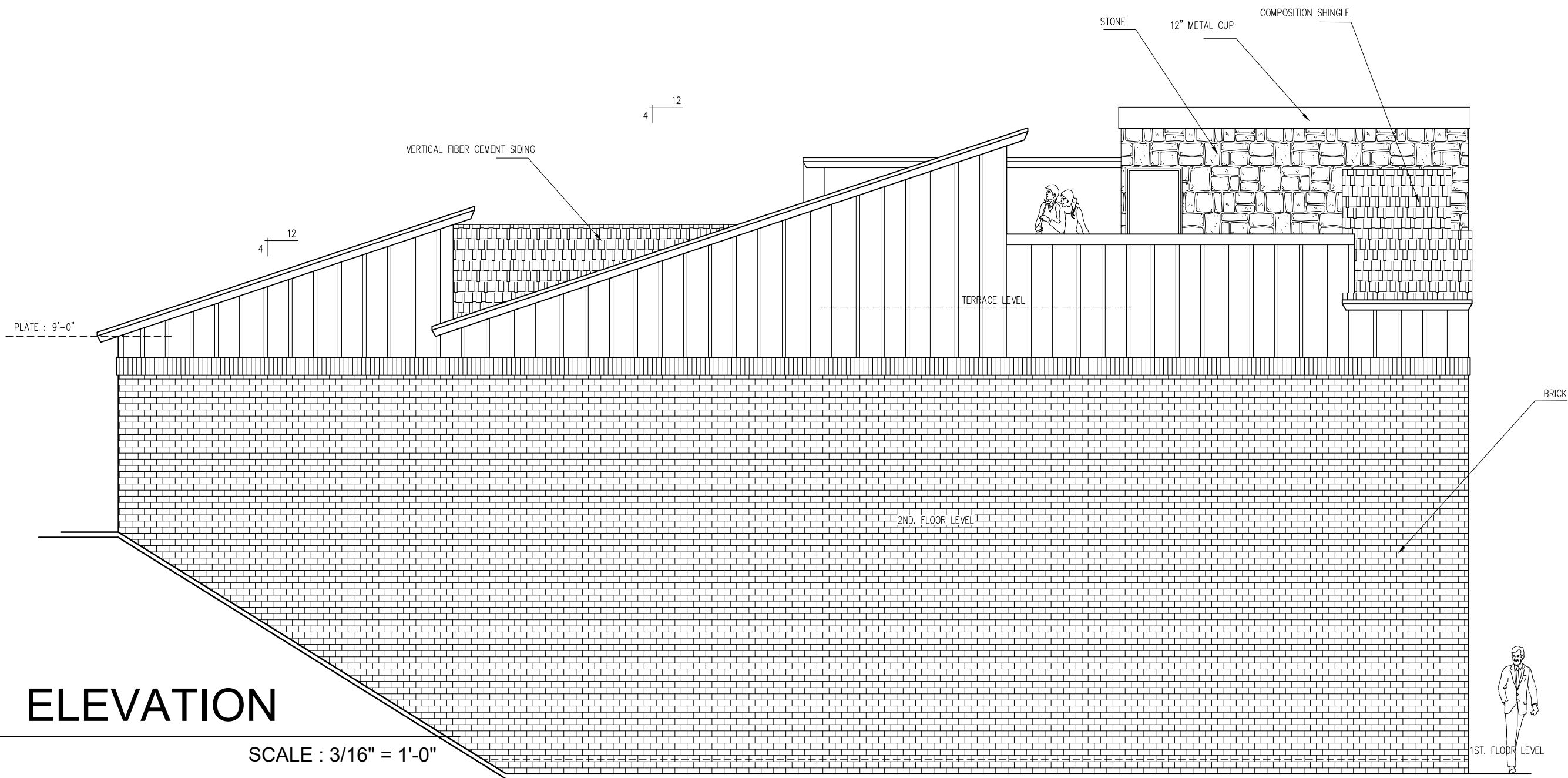
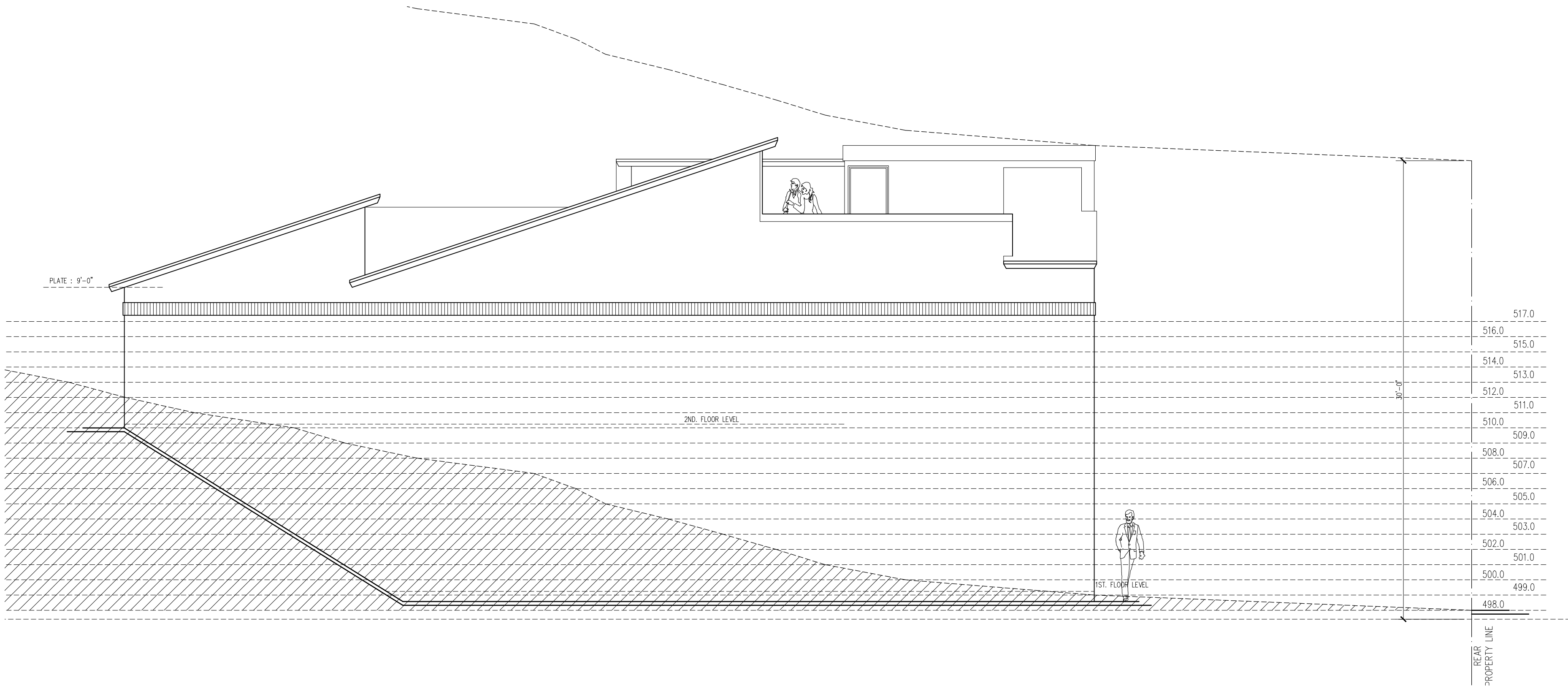
Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	3/16" = 1' - 0"
Sheet #:	6	Of:	7



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

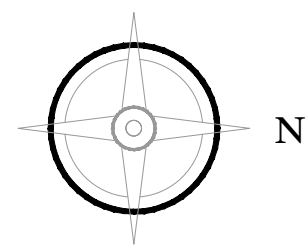
martinez73@hotmail.com

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SQUARE FOOTAGE

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PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

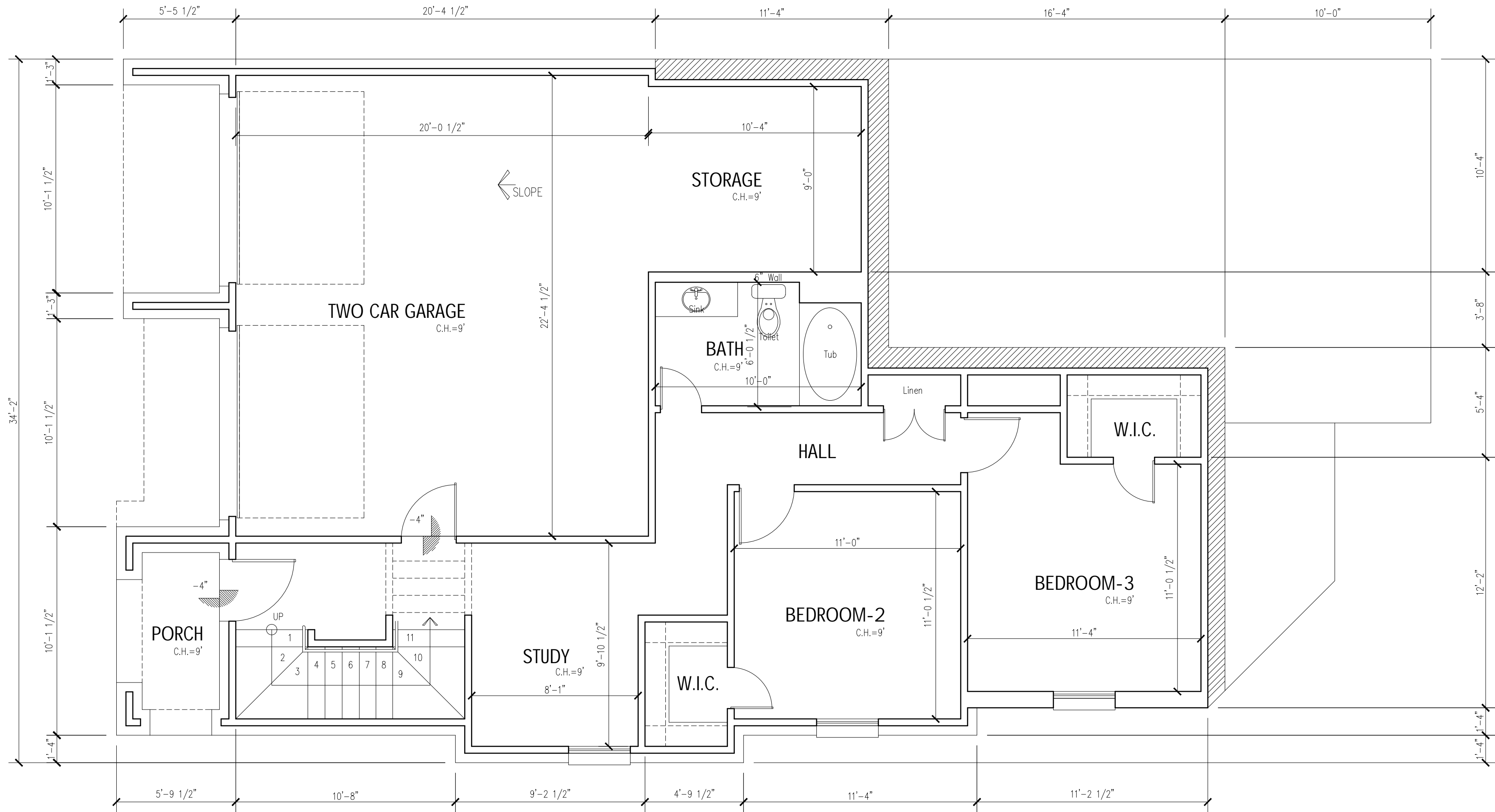
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Sheet #:

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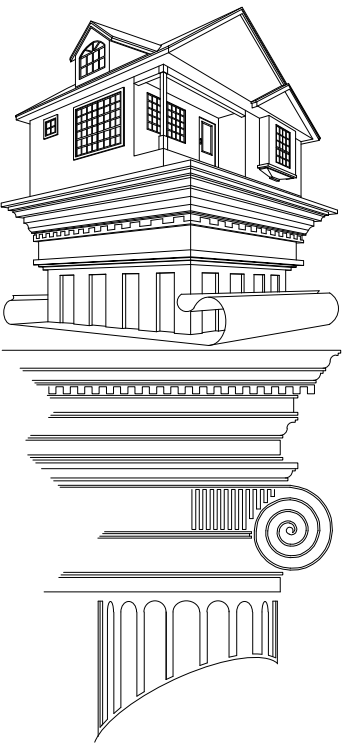
Of:

7



1ST. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

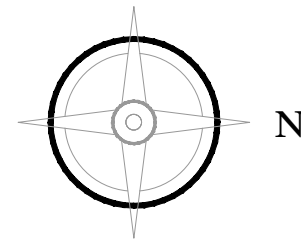
martinezb73@hotmail.com

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SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

1ST. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

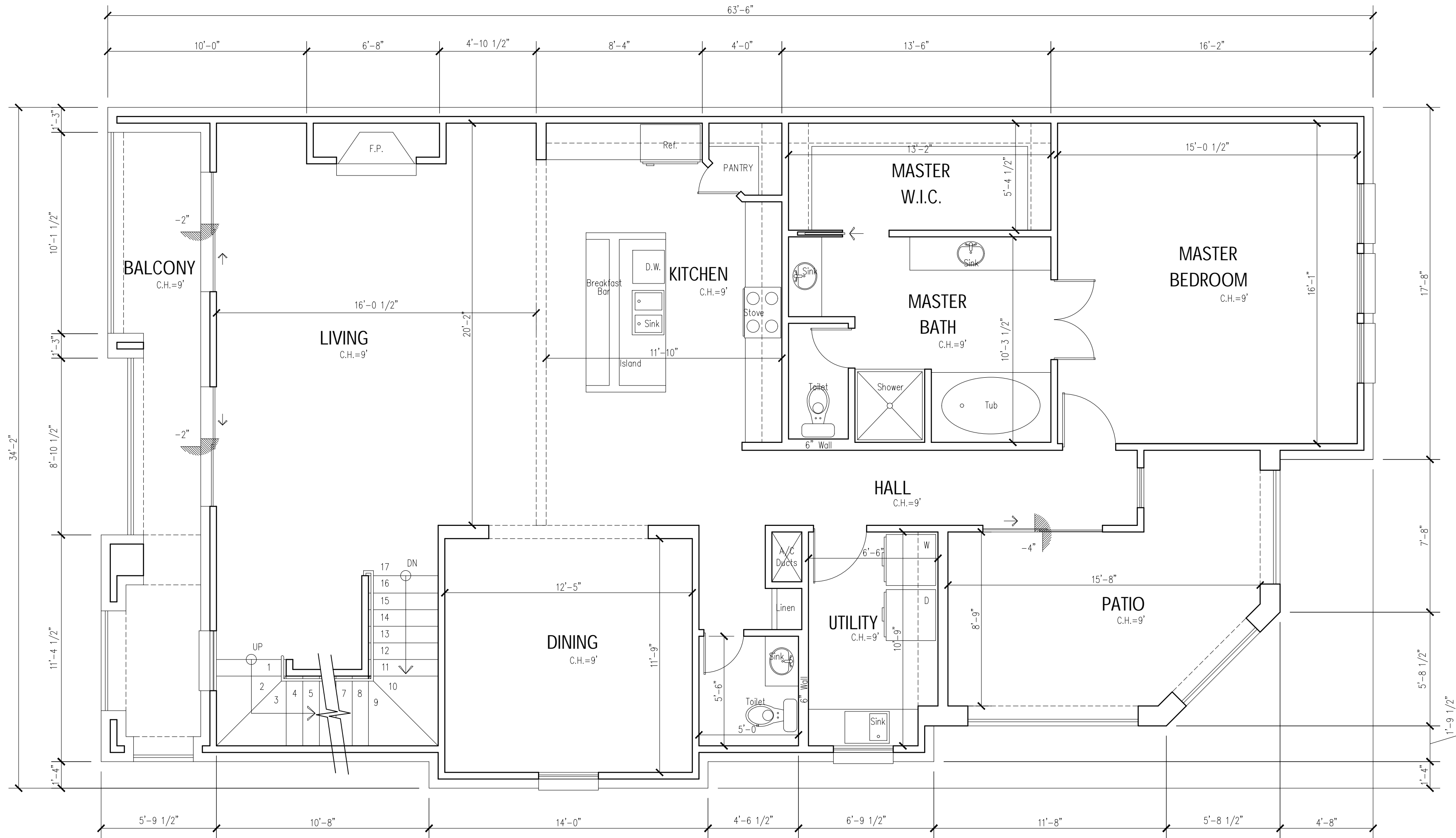
1/4" = 1'-0"

Sheet #:

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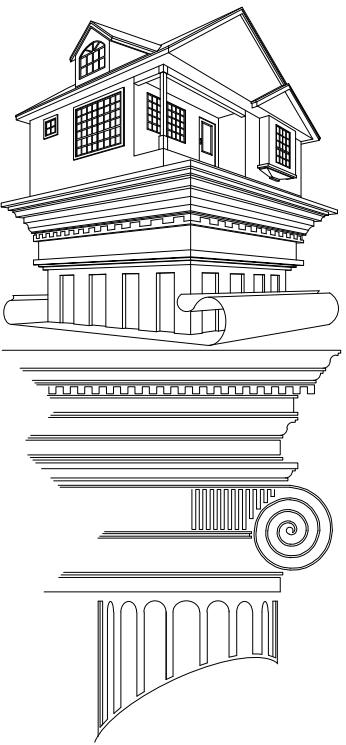
Of:

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2ND. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

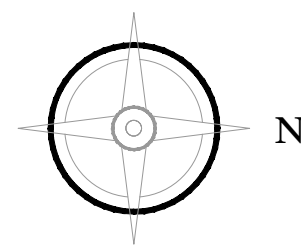
martinez73@hotmail.com

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SQUARE FOOTAGE

	AREA	FOOTAGE
1ST. FLOOR	AREA	738.0 SQ.FT.
2ND. FLOOR	AREA	1,547.0 SQ.FT.
GARAGE	AREA	682.0 SQ.FT.
PORCH		50.0 SQ.FT.
BALCONY		50.0 SQ.FT.
COVERED PATIO		174.0 SQ.FT.
TERRACE		353.0 SQ.FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

2ND. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

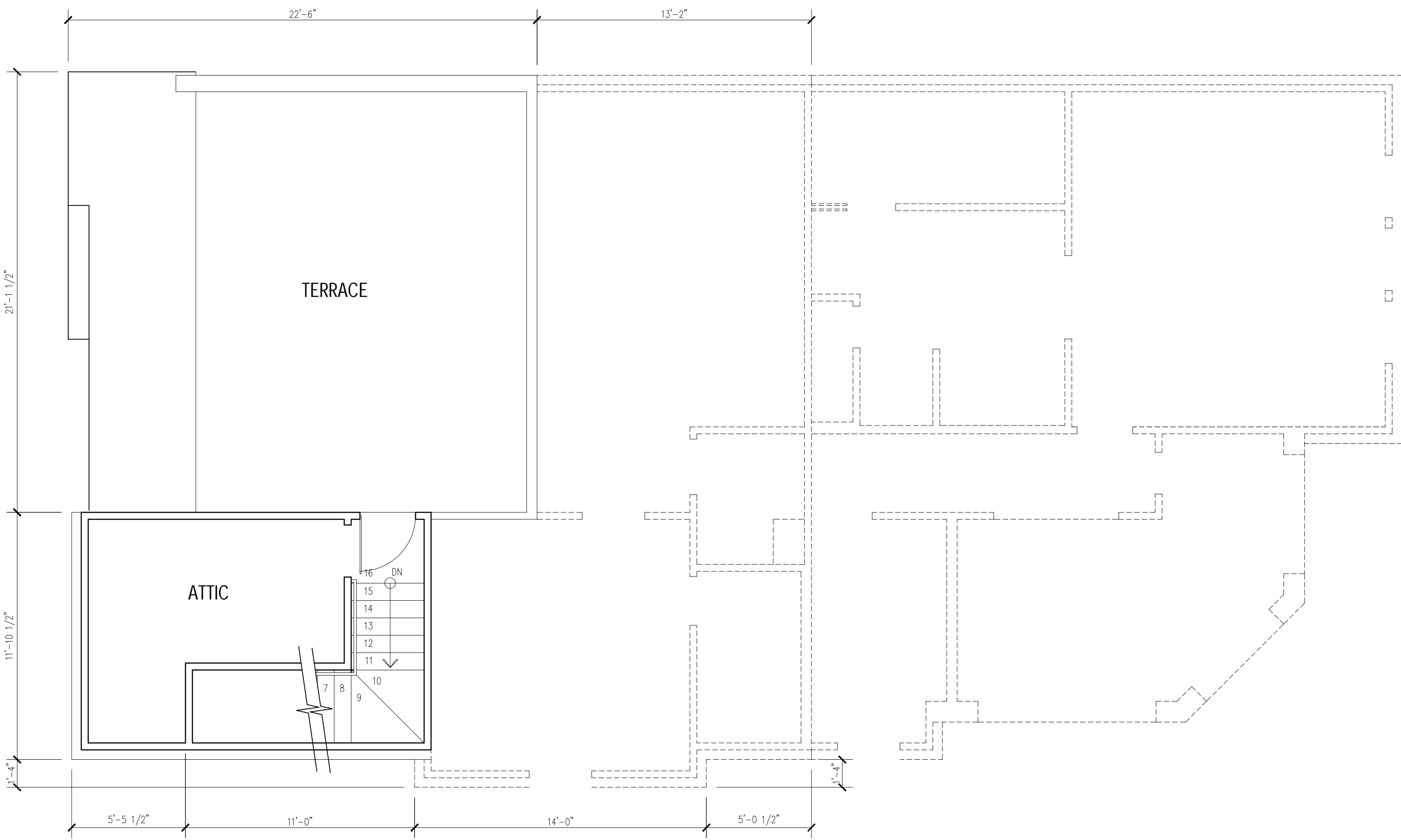
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Sheet #:

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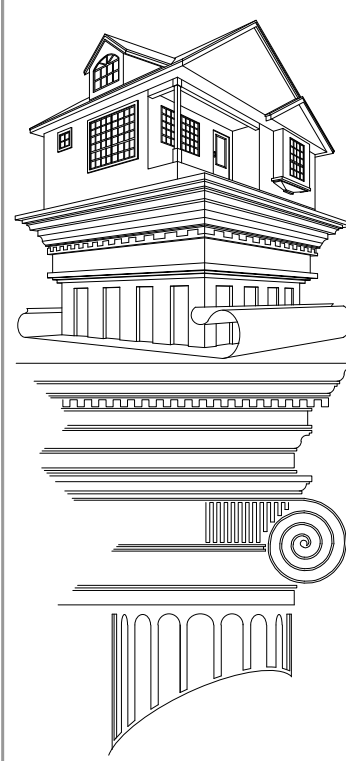
Of:

7



TERRACE PLAN

SCALE : 1/4" = 1'-0"



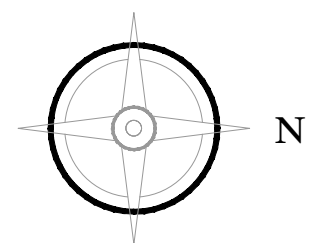
Martinez Design, LLC
Tel : 972-891-4160
Tel : 972-871-2512
martinezb73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

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2ND. FLOOR AREA	1,547.0 SQ. FT.
GARAGE AREA	682.0 SQ. FT.
PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

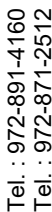
Project Address:

5405 RANGER DRIVE

Plan Name:

TERRACE PLAN

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	1/4" = 1'-0"
Sheet #:	4	Of:	7



martinezb73@hotmail.com

1

1

SCALE : 1/8" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5401 Ranger Drive	Townhouse	1995	3,895	N/A	Brick
5403 Ranger Drive	Single-Family Home	1998	2,292	N/A	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5407 Ranger Drive	Single-Family Home	1996	2,014	N/A	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5411 Ranger Drive	Single-Family Home	2000	2,478	N/A	Brick
5412 Ranger Drive	Townhouse	1986	1,351	N/A	Brick and Siding
701 Yacht Club Drive	Single-Family Home	1997	4,185	N/A	Brick
604 Courageous Drive	Single-Family Home	1999	2,757	N/A	Brick
5735 Southern Cross Drive	Single-Family Home	1988	2,377	N/A	Brick and Siding
609 Courageous Drive	Single-Family Home	1988	3,064	N/A	Brick and Siding
605 Courageous Drive	Single-Family Home	2000	3,296	N/A	Brick
AVERAGES:		1995	2,771	N/A	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5401 Ranger Drive



5403 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5405 Ranger Drive



5407 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5409 Ranger Drive



5411 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5412 Ranger Drive



701 Yacht Club Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



604 Courageous Drive



5735 Southern Cross Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



609 Courageous Drive



605 Courageous Drive

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruben Chapa for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1214-acre parcel of land being described as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JUNE, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 16, 2022

2nd Reading: June 6, 2022

Exhibit 'B':
Residential Plot Plan

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing, Phase 4



Exhibit 'B':
Residential Plot Plan

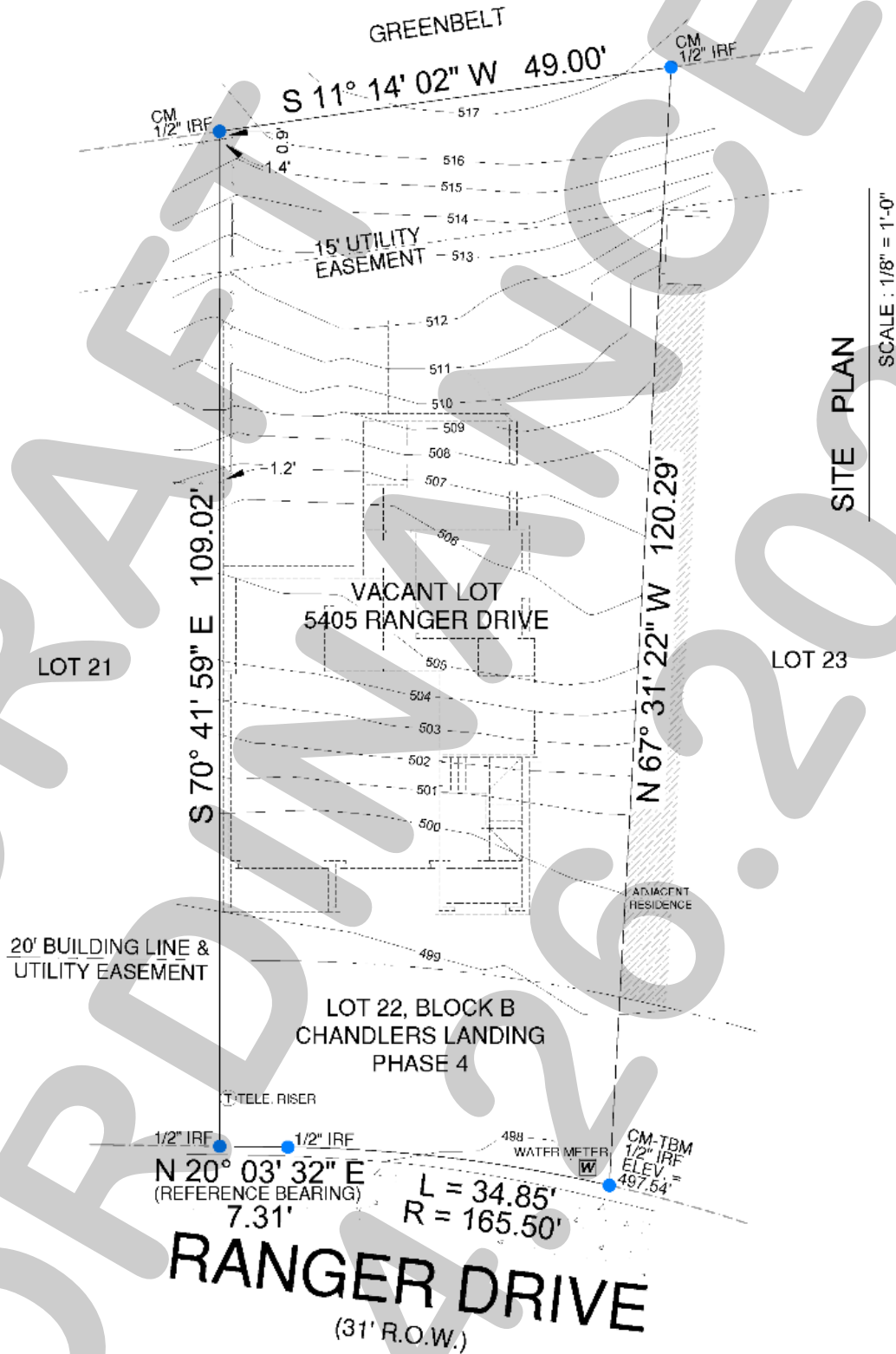


Exhibit 'C':
Building Elevations

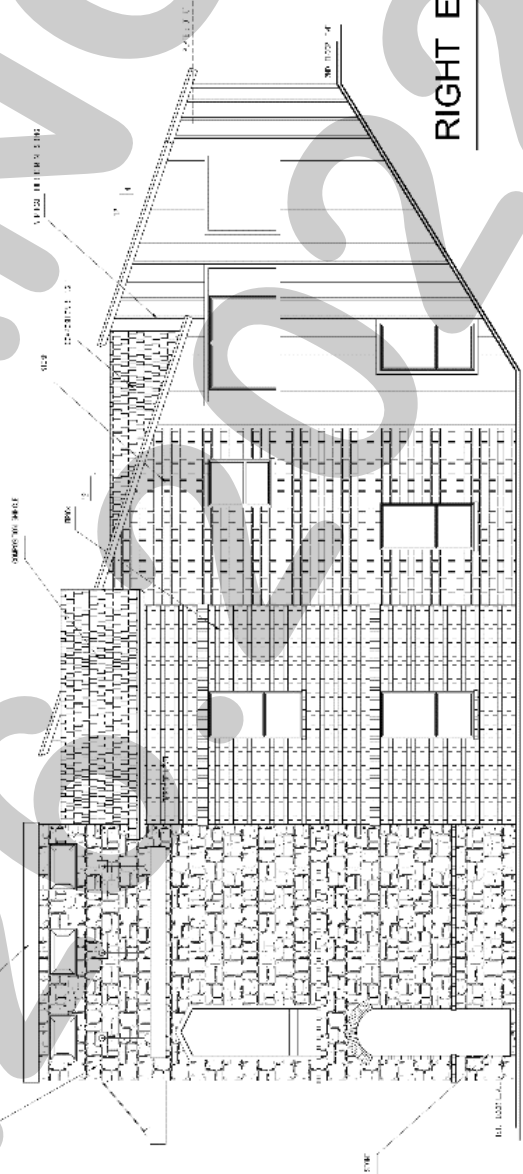
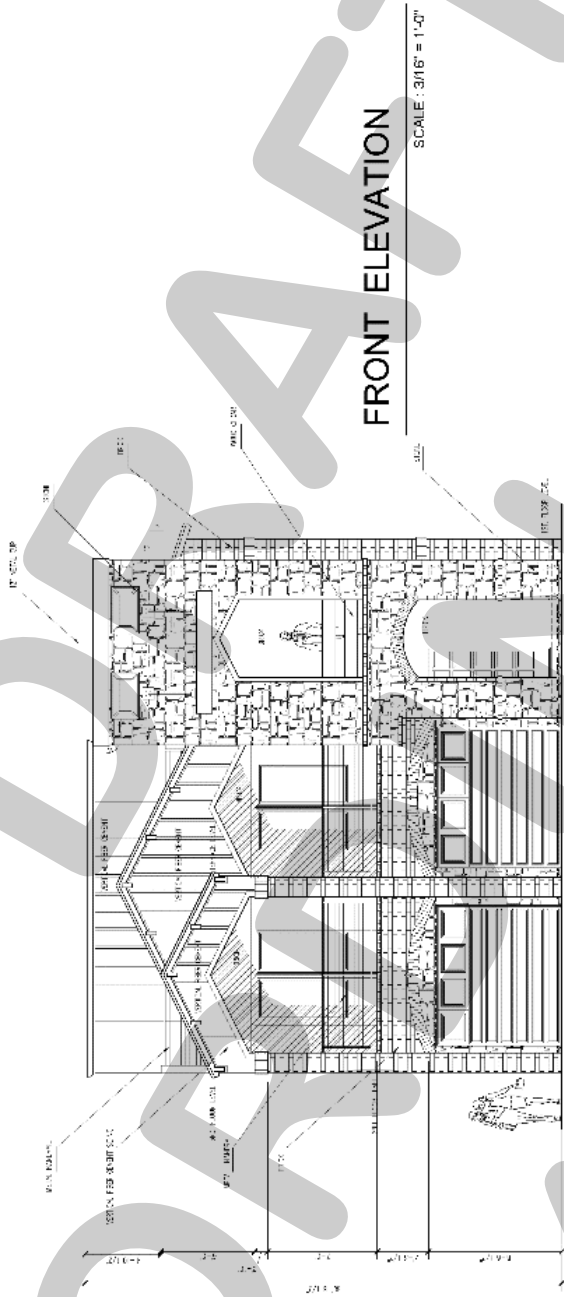
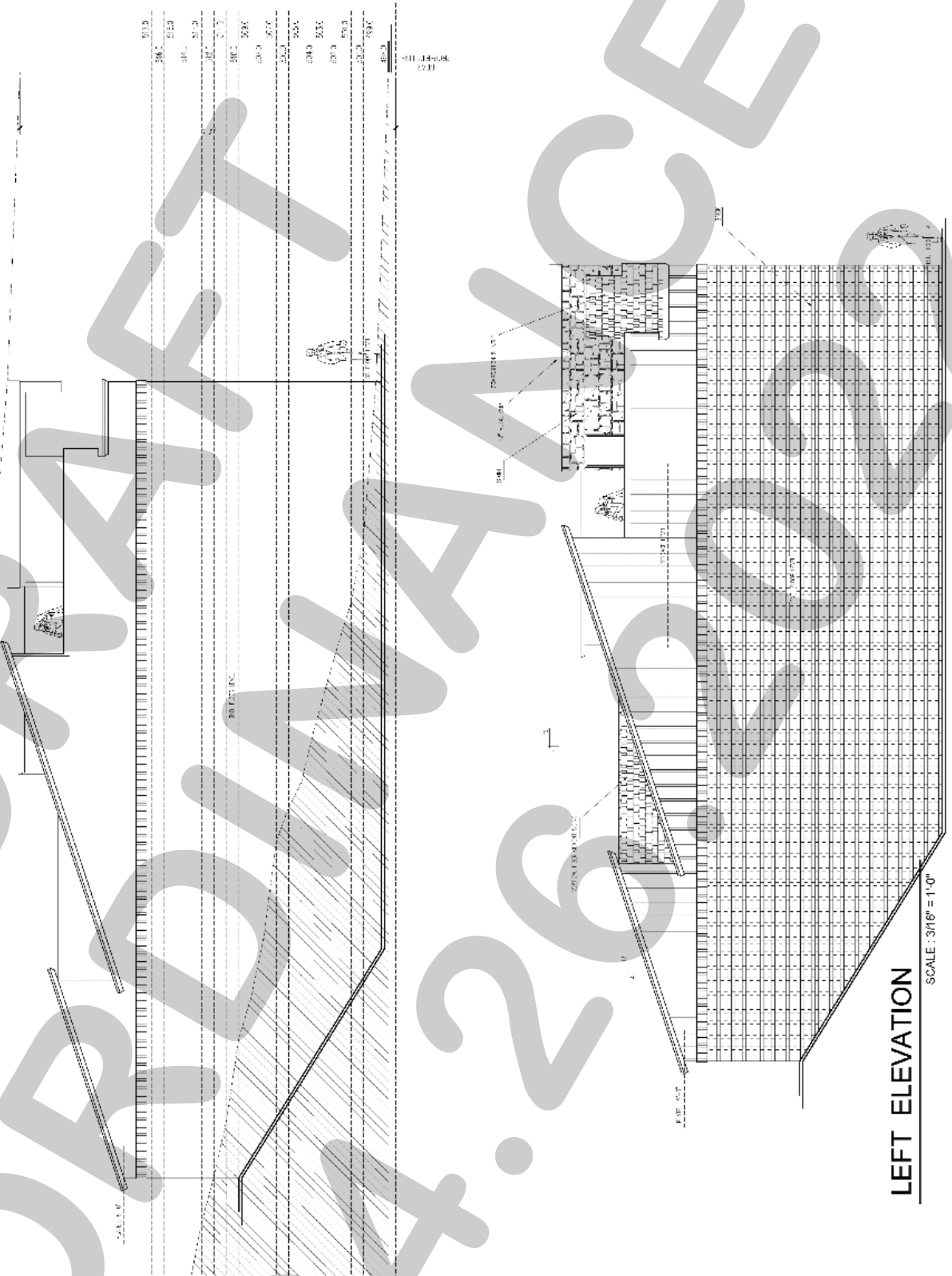


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: May 10, 2022

APPLICANT: Ruben Chapa

CASE NUMBER: Z2022-021; *Specific Use Permit (SUP) for a Residential Infill for 5405 Ranger Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42 (Case No. 1973-004)*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 19 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat (*Case No. PZ1985-045-01*) and a final plat (*Case No. PZ1985-056-01*) for Phase 19 of the Chandler's Landing Subdivision were approved on July 2, 1985. This established the subject property as Lot 4, Block B, Chandler's Landing, Phase 19. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5405 Ranger Drive. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is the Chandler's Landing Phase 18, which was established on October 1, 1984 and consists of 17 residential lots. Beyond this is Chandler's Landing Phase 17, which was platted on January 15, 1985 and consists of 57 residential lots. Both subdivisions are zoned Planned Development District 8 (PD-8) for single-family land uses.
- South:** Directly south of the subject property is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Chander's Landing Yacht Club zoned Planned Development District 8 (PD-8).
- East:** Directly east of the subject property is Chander's Landing Phase 2, which was established on July 9, 1973 and consists of 57 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Columbia Drive, which is identified as *R2 (i.e. residential, two (2) lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Chandlers Landing Phase 18, Section 2, which was established on January 23, 1985 and consists of 42 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Phase 4 of the Chandler's Landing Subdivision, which has been in existence since 1985 consists of 24 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on France Court and Yacht Club Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Ranger Drive, Courageous Drive, and Yacht Club Drive	Proposed Housing
Building Height	One (1) & Two (2) Story.	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Ranger Drive
Year Built	1988-2000	N/A
Building SF on Property	1,351 SF – 4,185 SF	3,594 SF
Building Architecture	Townhomes & Traditional Brick Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick and HardiBoard/HardiePlank.	Combination of Brick, HardiBoard Siding, and Stone
Paint and Color	White, Cream, Red, Blue, and Brown	White
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and <i>'J' or traditional swing entry</i> .	The garage will be situated five (5) feet 5 ½ inches behind the front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicants proposed garage is oriented five (5) feet, 5½-inches behind the front façade of the home. Staff should point out that since the construction range for housing in this area extends from 1988-2000, the houses already have several garage configurations that would be deemed to be legally non-conforming (i.e. *they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted*

to be built in this configuration today). A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [Ordinance No. 85-43] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Ranger Drive, Courageous Drive, and Yacht Club Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On April 25, 2022, staff mailed 134 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Signal Ridge, Signal Ridge Phase 4, the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill Phases 1, 2, and 3, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back with regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-021

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 5405 Ranger Dr Rockwall TX 75032

SUBDIVISION Chantlers Landing

LOT

BLOCK

GENERAL LOCATION @ 5421 Ranger Dr Rockwall TX 75032

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]

☐ OWNER Ruben Chapo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 5405 Rosemary Dr
342

ADDRESS

CITY, STATE & ZIP Wylie TX 75098

CITY, STATE & ZIP

PHONE 409 494 2316

PHONE

E-MAIL Ruben.noe.chapo3@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Chapo [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2022 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."

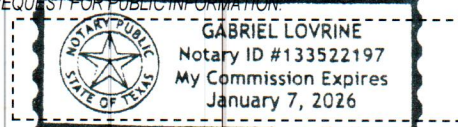
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE

Ruben Chapo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John J. [Signature]



MY COMMISSION EXPIRES Jan 7, 2026



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.

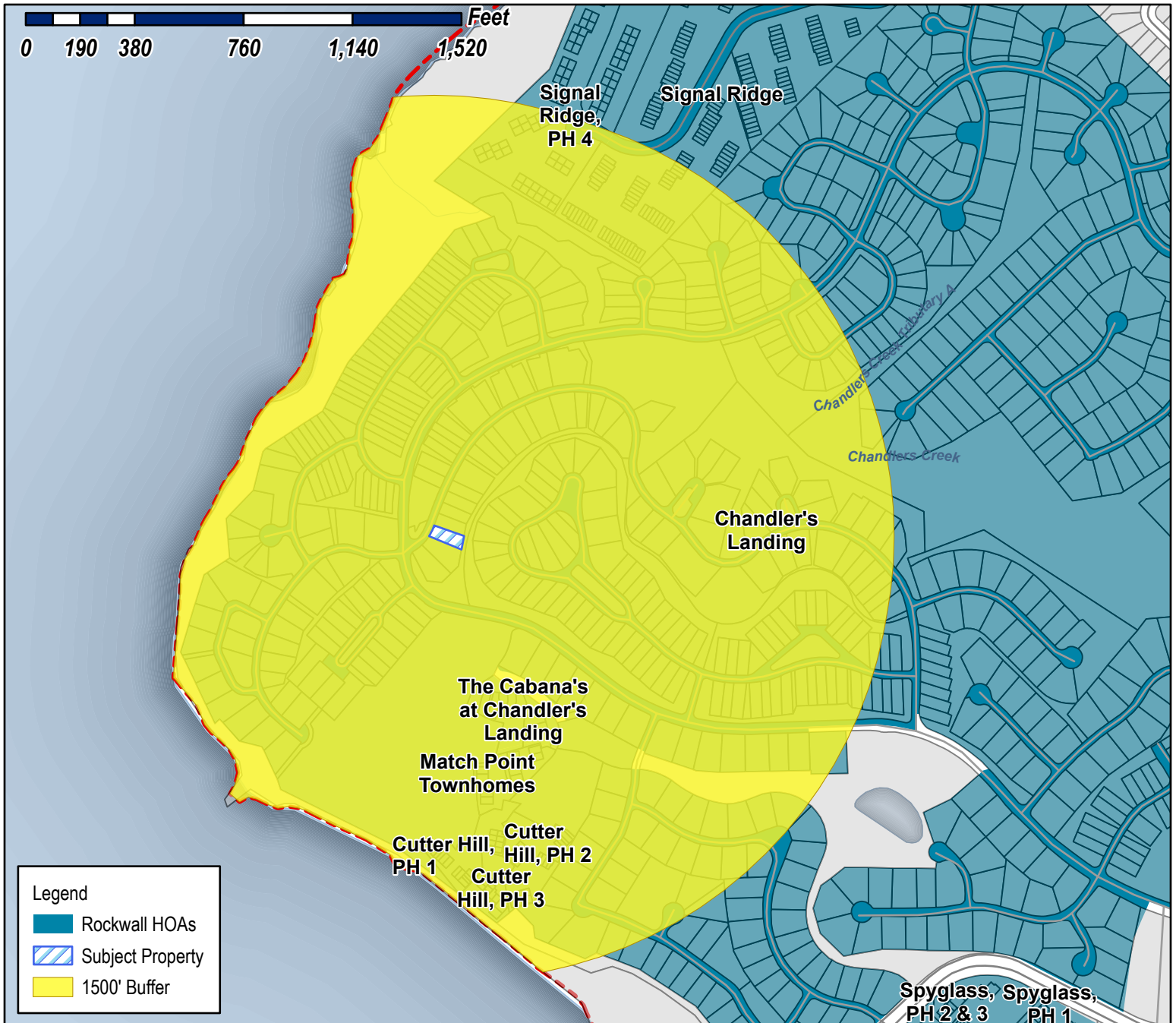




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Case Number: Z2022-021
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 4/18/2022

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

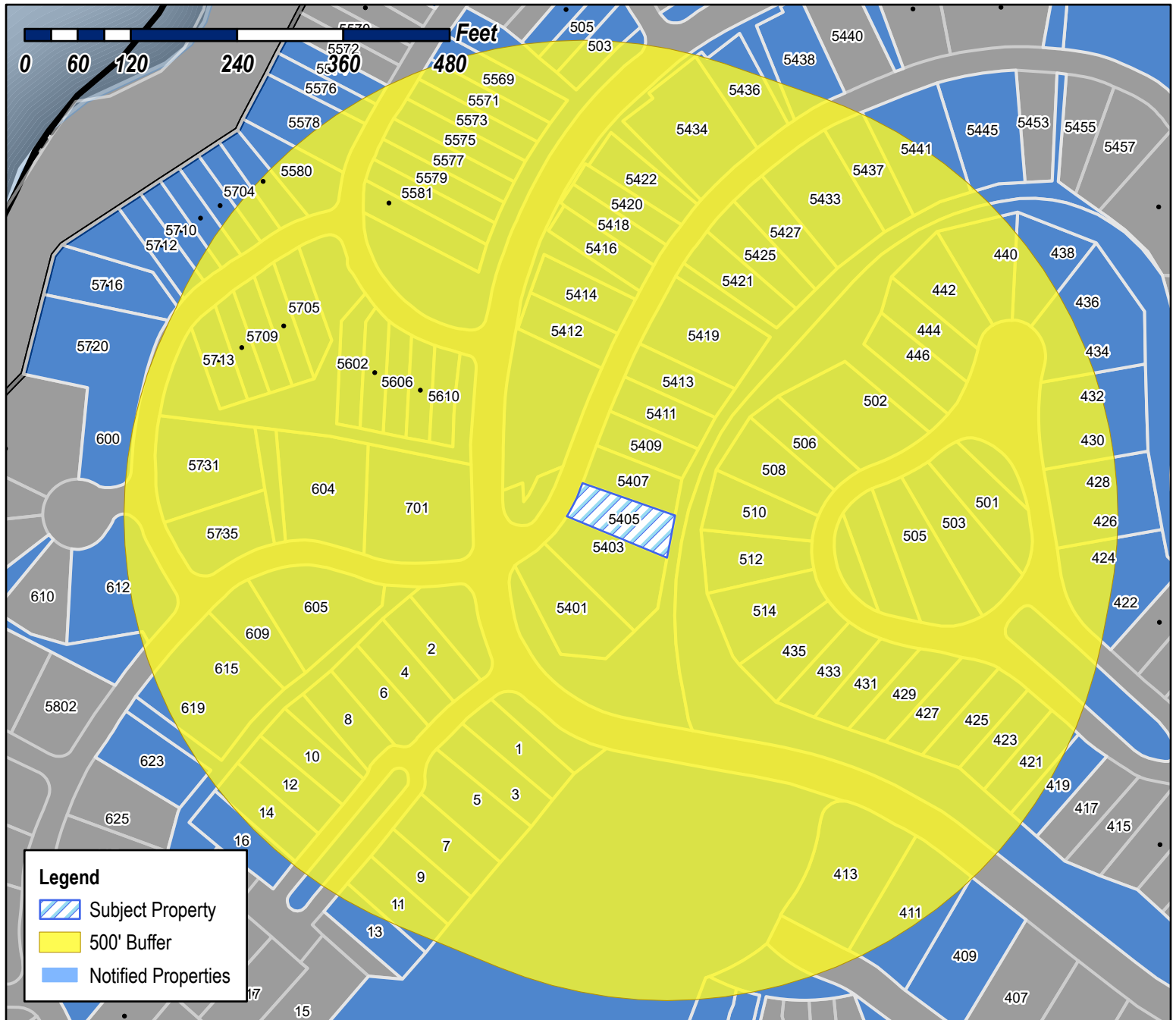




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LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75087

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

MILLER DIXIE
111 SCEPTRE DR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

MAYS JOHN
12INTREPIDCIR ROCKWALL
TX, 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

DEVILL HOMES INC
16 INTREPID CIR ROCKWALL
TX, 75032

DEVINE LORI AND GRAEME
18491 MCCLELLAN CIRCLE
EAST GARRISON, CA 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

KUIPERS KATHY & ROY
333 YACHT CLUB DR
ROCKWALL, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR ROCKWALL
TX, 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK PROPERTIES LLC
426-428COLUMBIADR ROCKWALL
TX, 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75160

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR ROCKWALL
TX, 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR ROCKWALL
TX, 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
503 MARINER DR ROCKWALL
TX, 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
505 MARINER DR ROCKWALL
TX, 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
507 MARINER DR ROCKWALL
TX, 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
514COLUMBIADR ROCKWALL
TX, 75032

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR ROCKWALL
TX, 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR ROCKWALL
TX, 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR ROCKWALL
TX, 75032

BLAKELY SARA
5413RANGERDR ROCKWALL
TX, 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR ROCKWALL
TX, 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX

KUIPERS KATHY & ROY
5418 RANGER DR ROCKWALL
TX, 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
5421 RANGER DR ROCKWALL
TX, 75032

LEEDS JULIE
5422 RANGER DR ROCKWALL
TX, 75032

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR ROCKWALL
TX, 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR ROCKWALL
TX, 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5445 RANGER DR ROCKWALL
TX, 75032

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT ROCKWALL
TX, 75032

PIXLEY ANDREA
5573 CANADA CT ROCKWALL
TX, 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574CANADACT ROCKWALL
TX, 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
5577CANADACT ROCKWALL
TX, 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558YACHT CLUBDR ROCKWALL
TX, 75032

BLUM JENNIFER REBECCA
560 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
5606CANADACT ROCKWALL
TX, 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708SOUTHERN CROSSDR ROCKWALL
TX, 75032

PIXLEY SUZANNE AND ANDREA J
5709SOUTHERN CROSSDR ROCKWALL
TX, 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR ROCKWALL
TX, 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
615-619COURAGEOUSDR ROCKWALL
TX, 75032

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

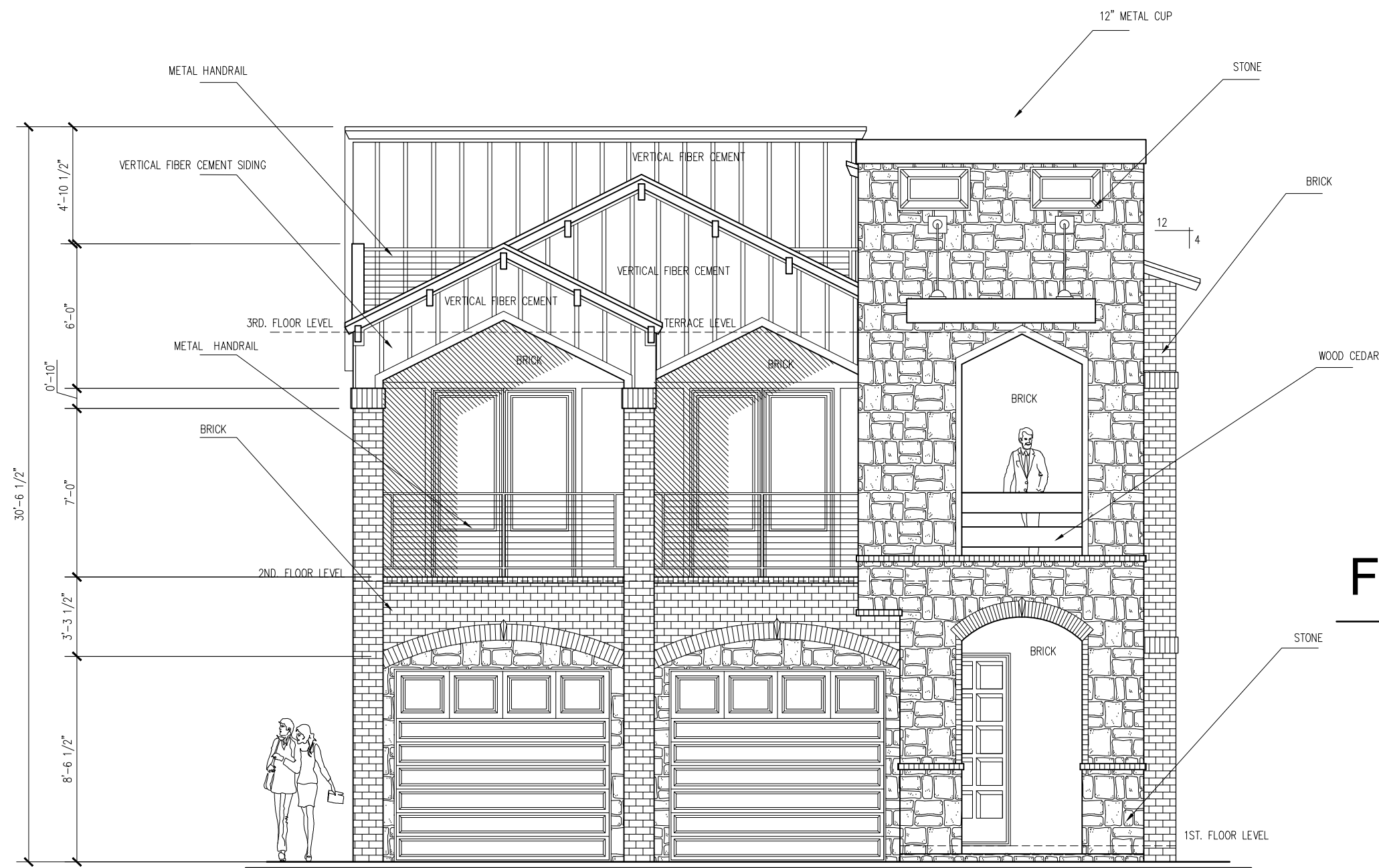
SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
PO BOX 2309
SANTA CRUZ, CA 95063

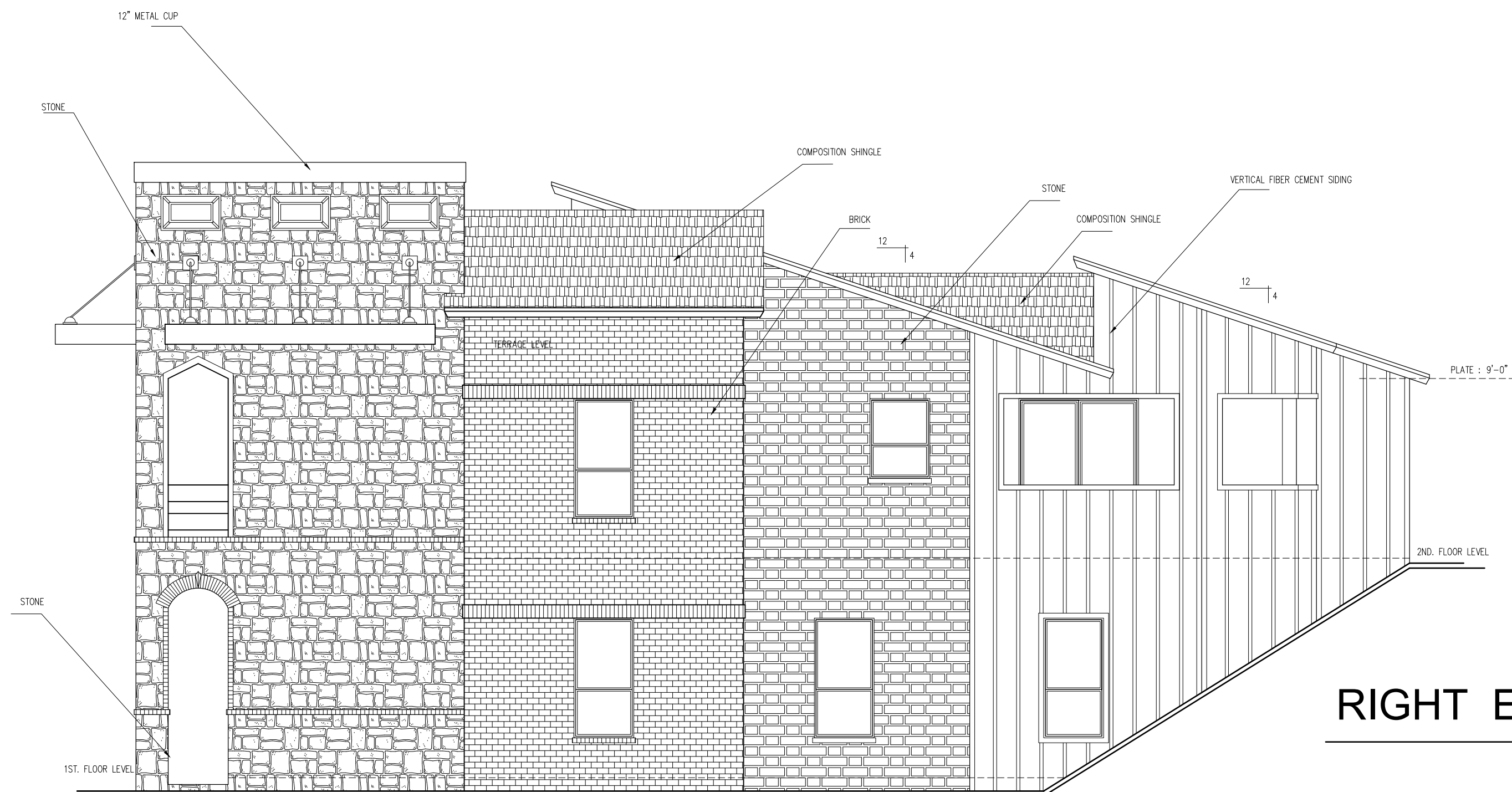
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376



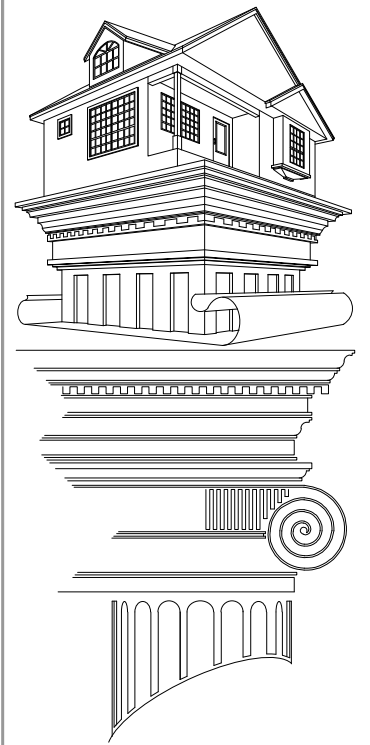
FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



Martinez Design, LLC
Tel : 972-891-4160
Tel : 972-871-2512

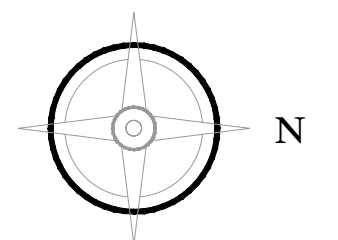
martinez73@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
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4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
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SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

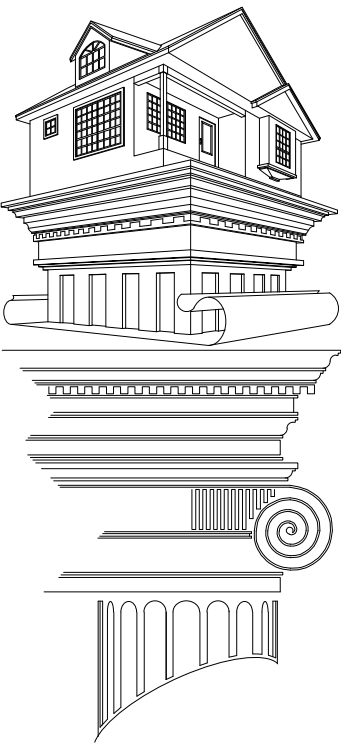
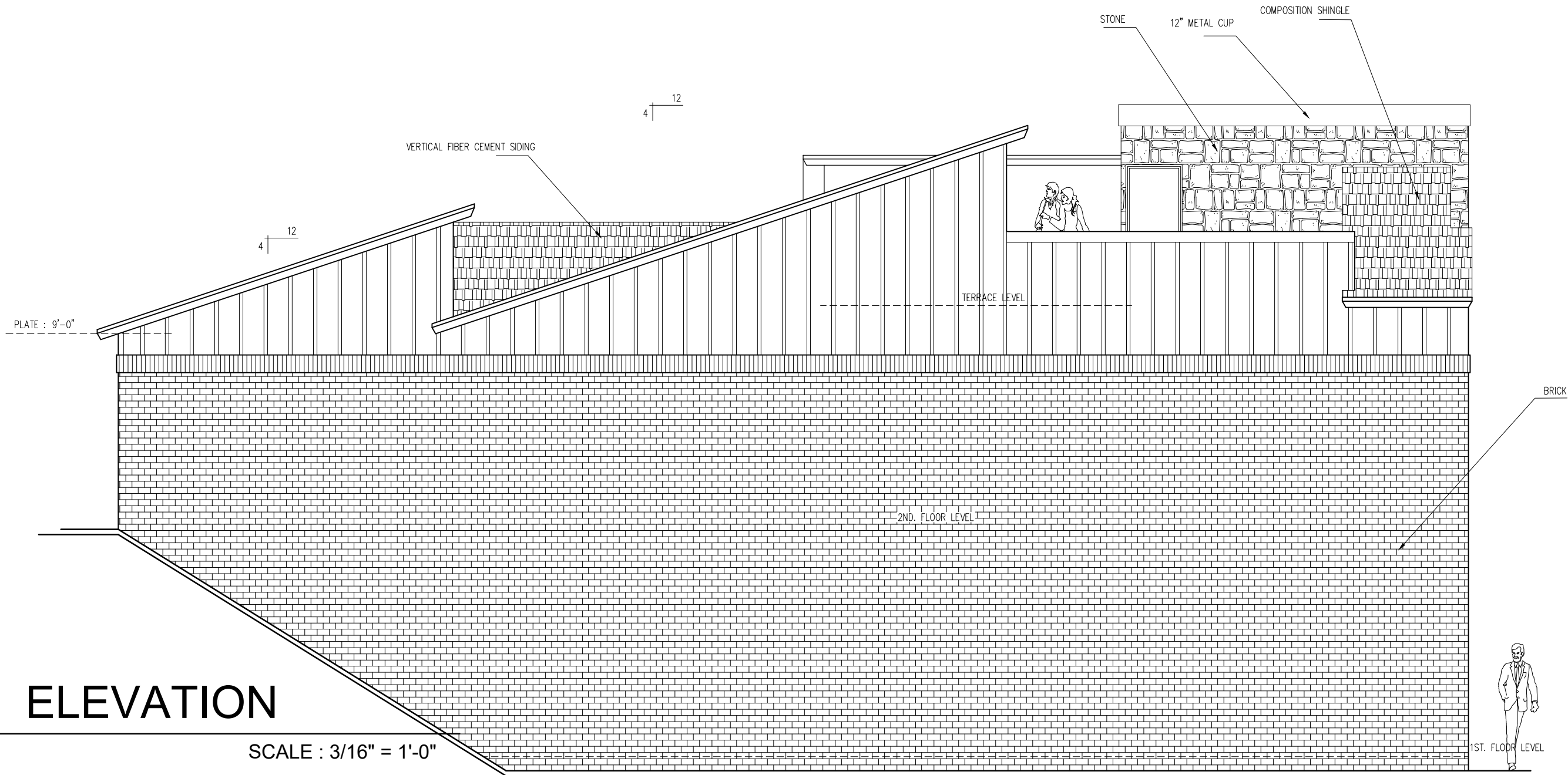
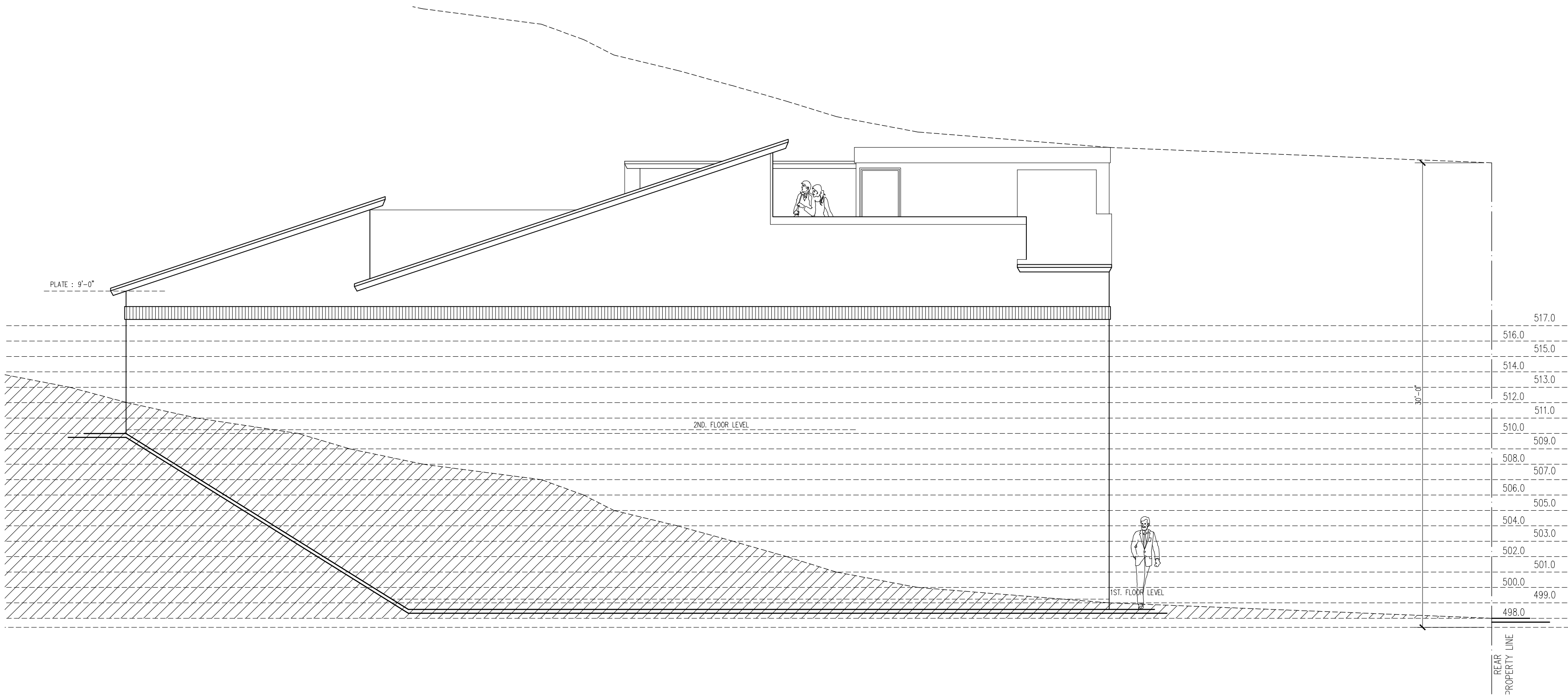
Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	3/16" = 1'-0"
Sheet #:	6	Of:	7



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

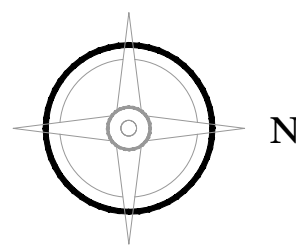
martinezb73@hotmail.com

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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ. FT.
2ND. FLOOR AREA	1,547.0 SQ. FT.
GARAGE AREA	682.0 SQ. FT.
PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:
012022

Drawn By:
JAM

Date:
01-20-2022

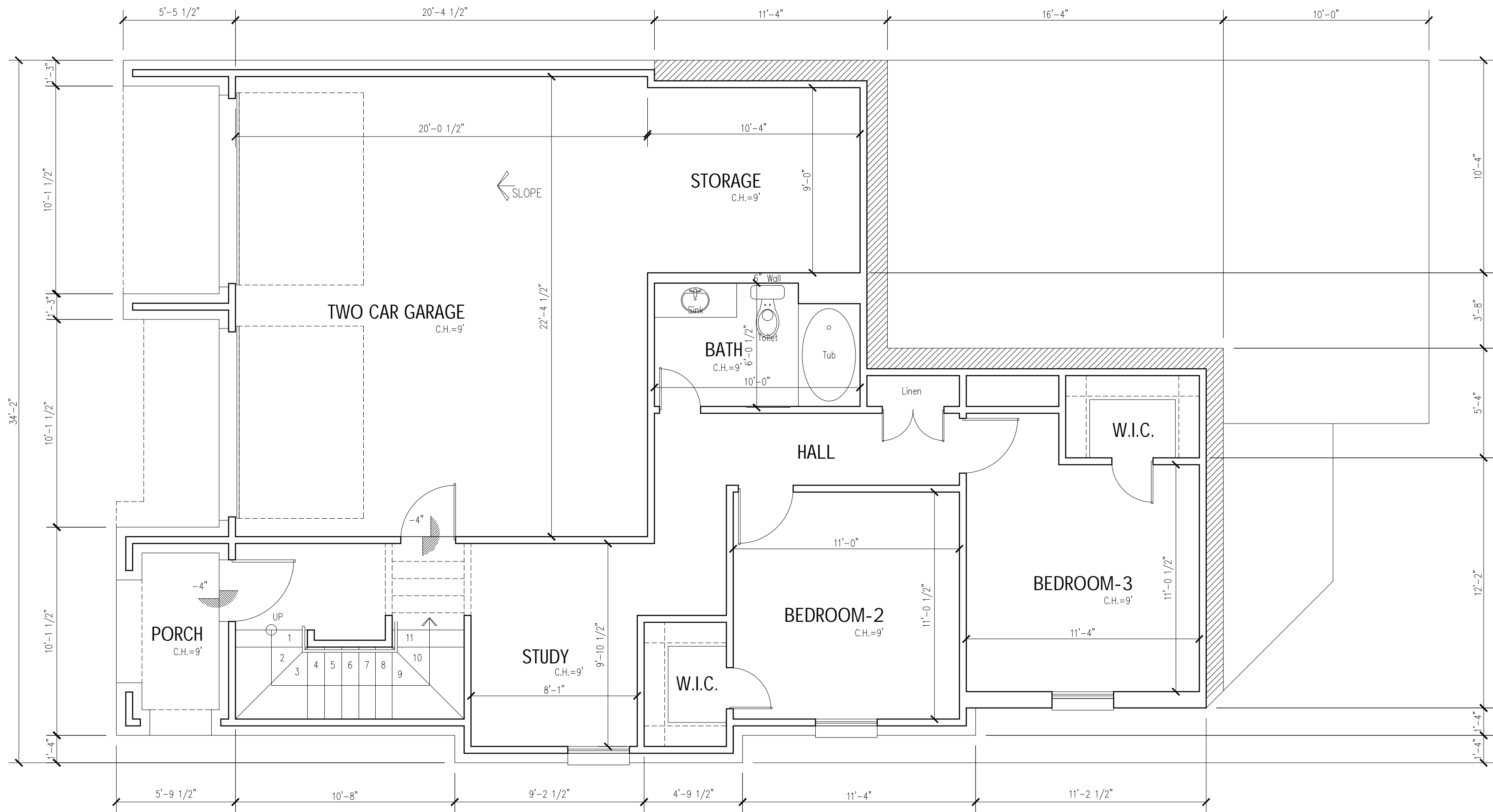
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3/16" = 1'-0"

Sheet #:

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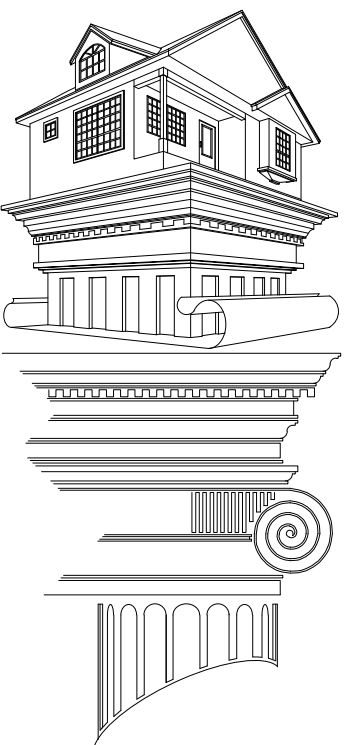
Of:

7



1ST. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

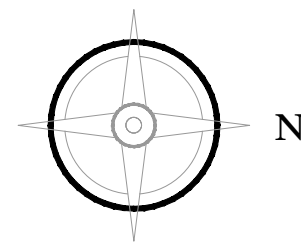
martinezbt73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

1ST. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

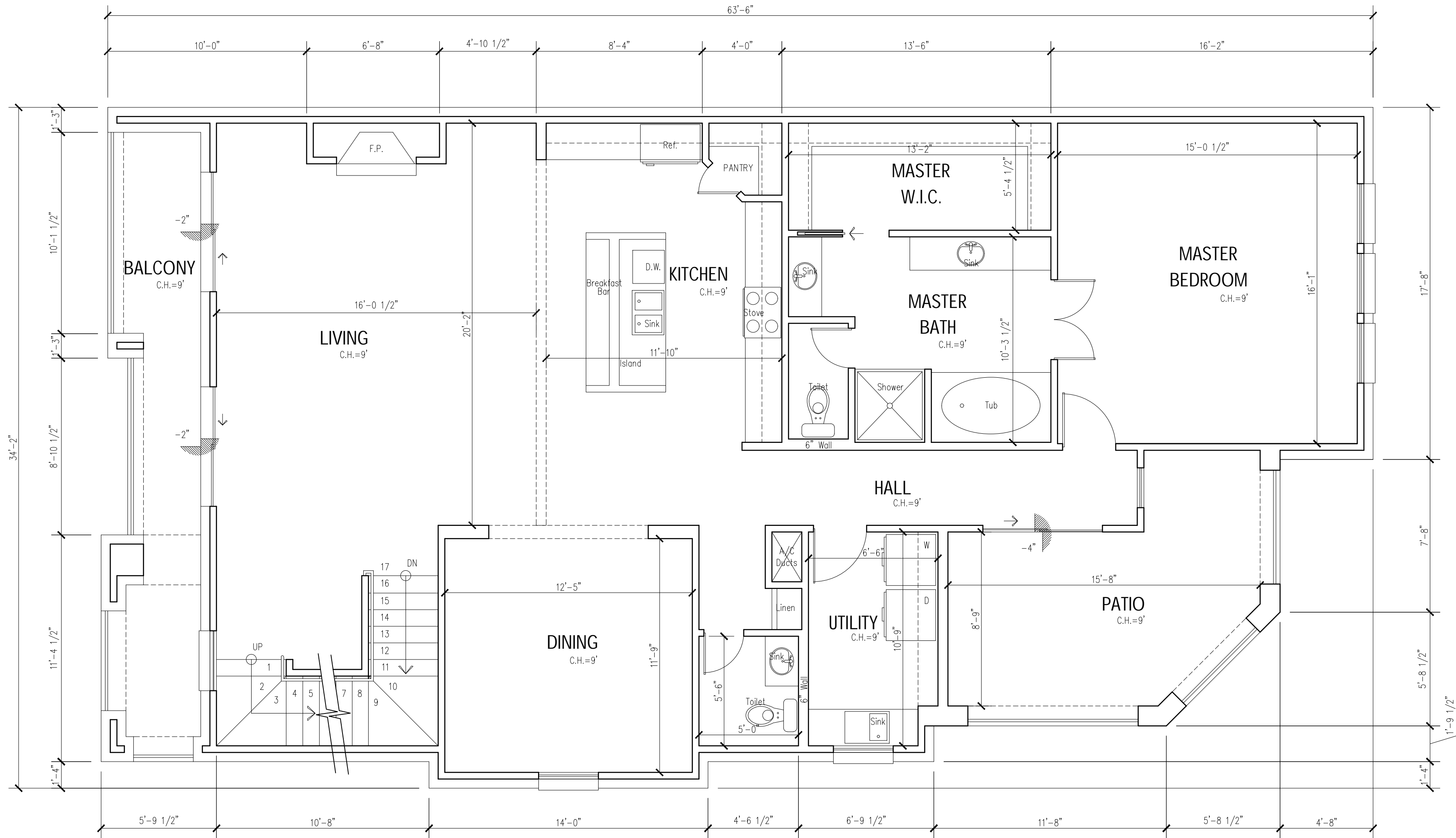
1/4" = 1'-0"

Sheet #:

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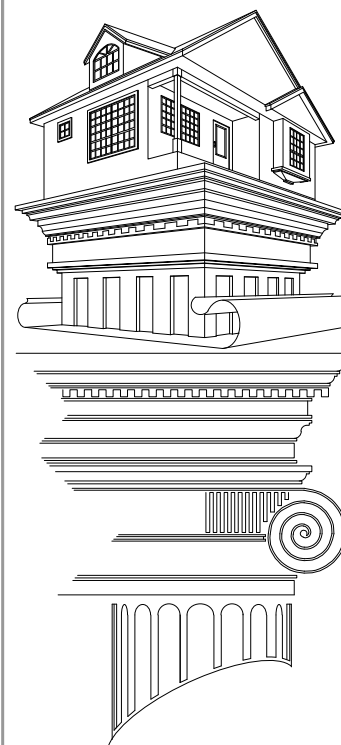
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2ND. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

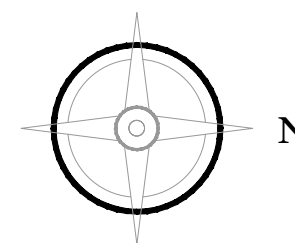
martinez73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

	AREA	
1ST. FLOOR	738.0 SQ.FT.	
2ND. FLOOR	1,547.0 SQ.FT.	
GARAGE AREA	682.0 SQ.FT.	
PORCH	50.0 SQ.FT.	
BALCONY	50.0 SQ.FT.	
COVERED PATIO	174.0 SQ.FT.	
TERRACE	353.0 SQ.FT.	



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

2ND. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

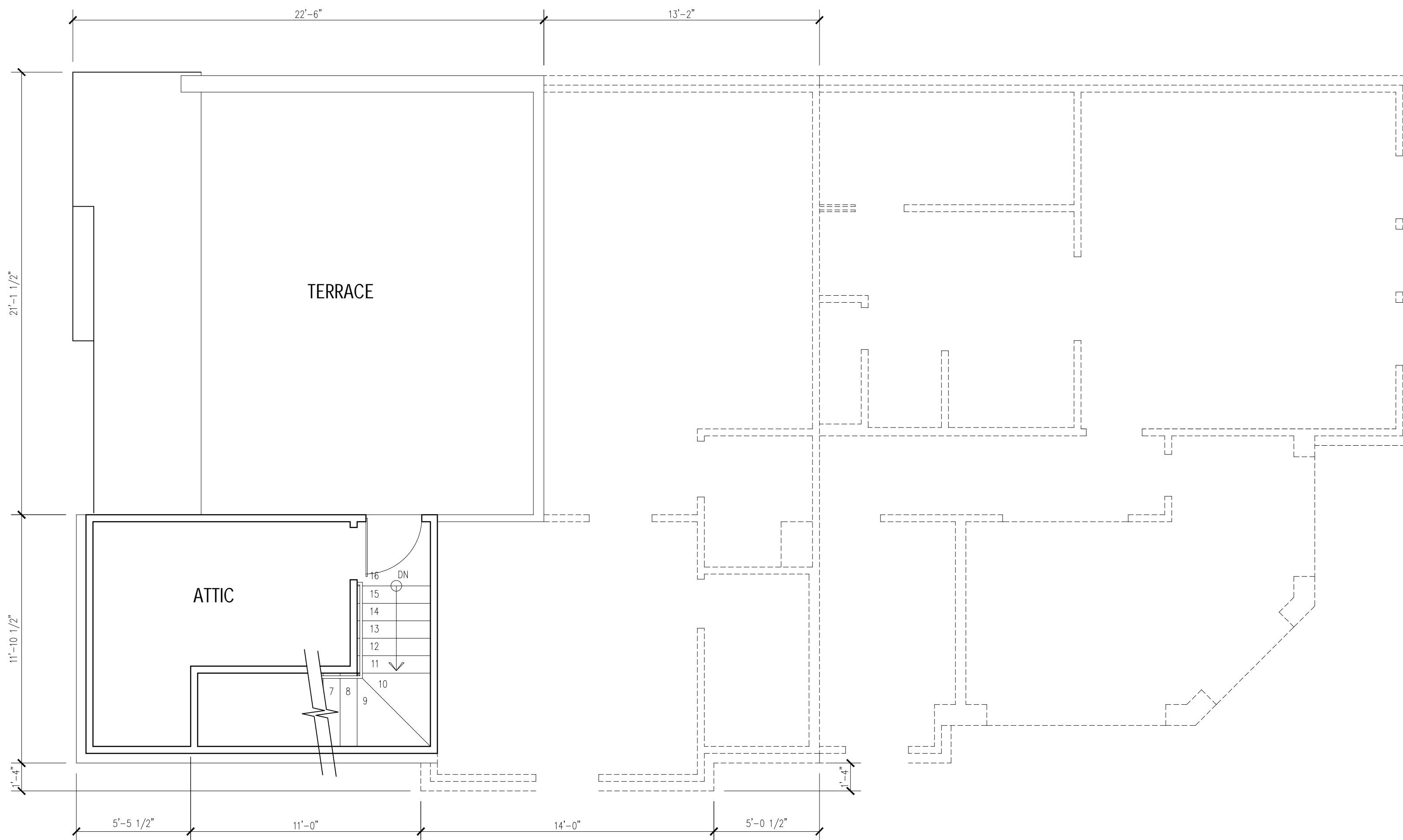
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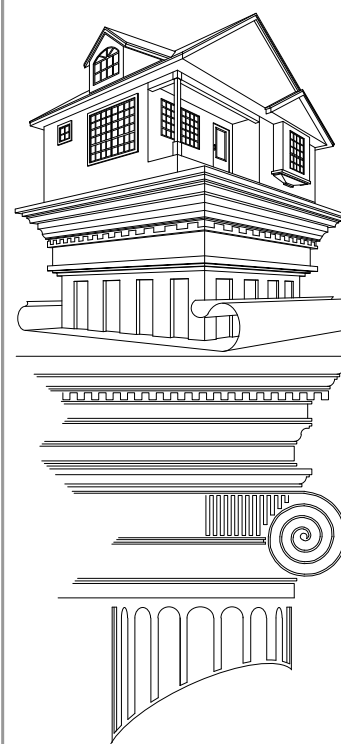
Of:

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TERRACE PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

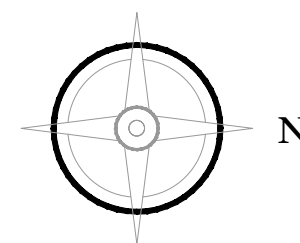
martinezb73@hotmail.com

GENERAL NOTES

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SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ. FT.
2ND. FLOOR AREA	1,547.0 SQ. FT.
GARAGE AREA	682.0 SQ. FT.
PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

TERRACE PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

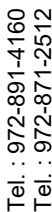
1/4" = 1'-0"

Sheet #:

4

Of:

7



martinez73@hotmail.com

SCALE : 1/8" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5401 Ranger Drive	Townhouse	1995	3,895	N/A	Brick
5403 Ranger Drive	Single-Family Home	1998	2,292	N/A	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5407 Ranger Drive	Single-Family Home	1996	2,014	N/A	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5411 Ranger Drive	Single-Family Home	2000	2,478	N/A	Brick
5412 Ranger Drive	Townhouse	1986	1,351	N/A	Brick and Siding
701 Yacht Club Drive	Single-Family Home	1997	4,185	N/A	Brick
604 Courageous Drive	Single-Family Home	1999	2,757	N/A	Brick
5735 Southern Cross Drive	Single-Family Home	1988	2,377	N/A	Brick and Siding
609 Courageous Drive	Single-Family Home	1988	3,064	N/A	Brick and Siding
605 Courageous Drive	Single-Family Home	2000	3,296	N/A	Brick
AVERAGES:		1995	2,771	N/A	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5401 Ranger Drive



5403 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5405 Ranger Drive



5407 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5409 Ranger Drive



5411 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

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5412 Ranger Drive



701 Yacht Club Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



604 Courageous Drive



5735 Southern Cross Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

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PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



609 Courageous Drive



605 Courageous Drive

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruben Chapa for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1214-acre parcel of land being described as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JUNE, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 16, 2022

2nd Reading: June 6, 2022

Exhibit 'B':
Residential Plot Plan

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing, Phase 4



Exhibit 'B':
Residential Plot Plan

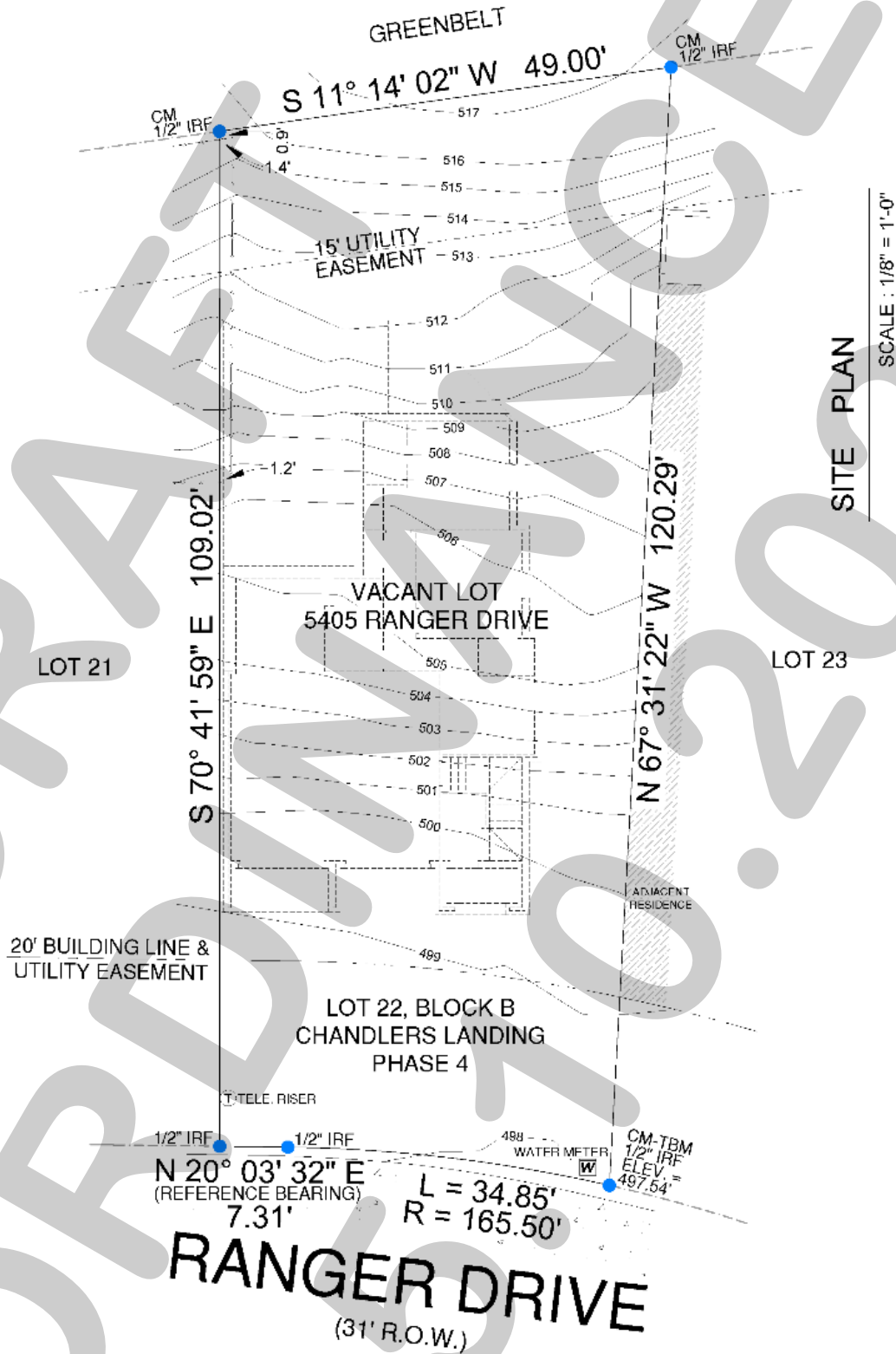


Exhibit 'C':
Building Elevations

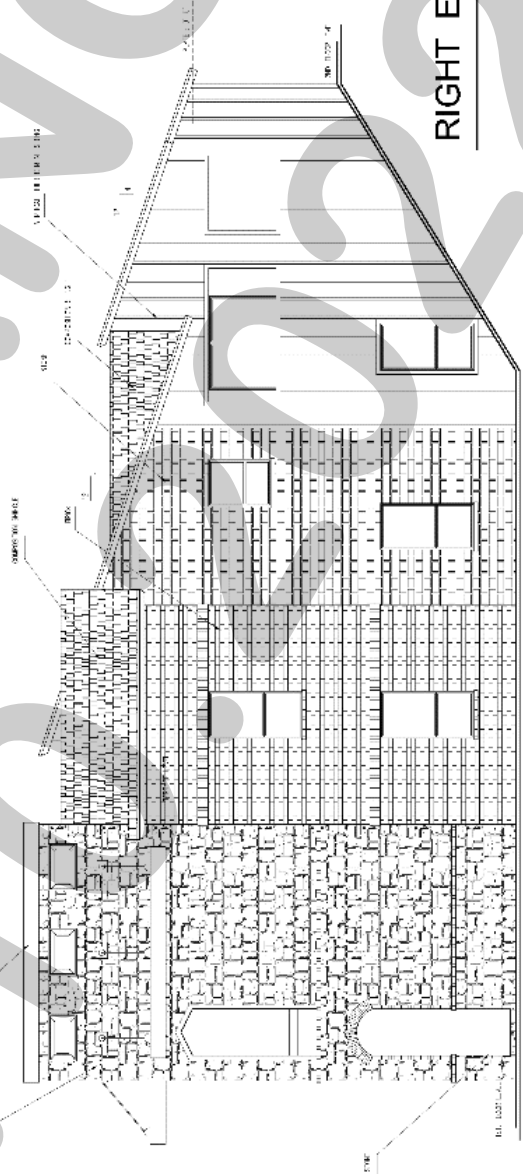
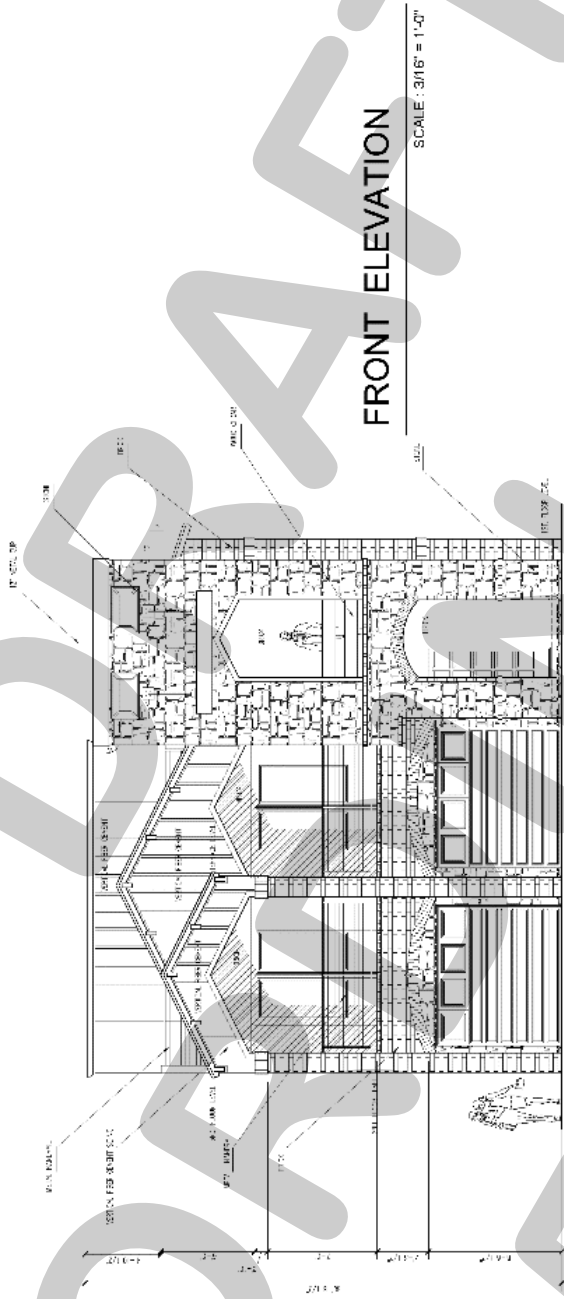
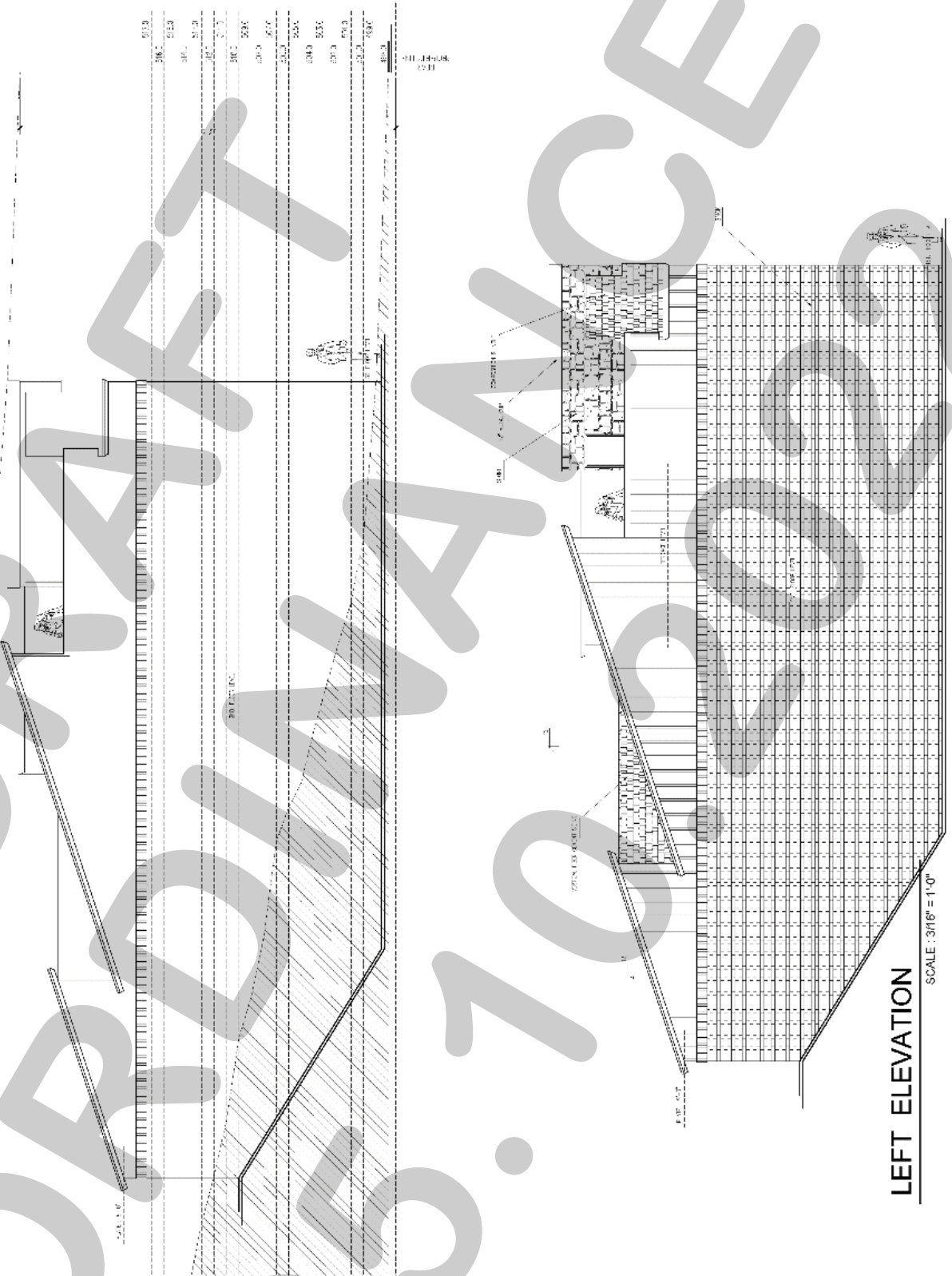


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: May 16, 2022
APPLICANT: Ruben Chapa
CASE NUMBER: Z2022-021; *Specific Use Permit (SUP) for a Residential Infill for 5405 Ranger Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42 (Case No. 1973-004)*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 19 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat (*Case No. PZ1985-045-01*) and a final plat (*Case No. PZ1985-056-01*) for Phase 19 of the Chandler's Landing Subdivision were approved on July 2, 1985. This established the subject property as Lot 4, Block B, Chandler's Landing, Phase 19. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5405 Ranger Drive. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is the Chandler's Landing Phase 18, which was established on October 1, 1984 and consists of 17 residential lots. Beyond this is Chandler's Landing Phase 17, which was platted on January 15, 1985 and consists of 57 residential lots. Both subdivisions are zoned Planned Development District 8 (PD-8) for single-family land uses.
- South:** Directly south of the subject property is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Chander's Landing Yacht Club zoned Planned Development District 8 (PD-8).
- East:** Directly east of the subject property is Chander's Landing Phase 2, which was established on July 9, 1973 and consists of 57 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Columbia Drive, which is identified as *R2 (i.e. residential, two (2) lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Chandlers Landing Phase 18, Section 2, which was established on January 23, 1985 and consists of 42 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Phase 4 of the Chandler's Landing Subdivision, which has been in existence since 1985 consists of 24 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on France Court and Yacht Club Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Ranger Drive, Courageous Drive, and Yacht Club Drive	Proposed Housing
Building Height	One (1) & Two (2) Story.	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Ranger Drive
Year Built	1988-2000	N/A
Building SF on Property	1,351 SF – 4,185 SF	3,594 SF
Building Architecture	Townhomes & Traditional Brick Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick and HardiBoard/HardiePlank.	Combination of Brick, HardiBoard Siding, and Stone
Paint and Color	White, Cream, Red, Blue, and Brown	White
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and <i>'J' or traditional swing entry</i> .	The garage will be situated five (5) feet 5 ½ inches behind the front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicants proposed garage is oriented five (5) feet, 5½-inches behind the front façade of the home. Staff should point out that since the construction range for housing in this area extends from 1988-2000, the houses already have several garage configurations that would be deemed to be legally non-conforming (i.e. *they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted*

to be built in this configuration today). A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [Ordinance No. 85-43] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Ranger Drive, Courageous Drive, and Yacht Club Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On April 25, 2022, staff mailed 134 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Signal Ridge, Signal Ridge Phase 4, the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill Phases 1, 2, and 3, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) property owner notification opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On May 10, 2022, the Planning and Zoning Commission approved a motion to recommend approval for the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22022-021

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 5405 Ranger Dr Rockwall TX 75032

SUBDIVISION Chantlers Landing

LOT

BLOCK

GENERAL LOCATION @ 5421 Ranger Dr Rockwall TX 75032

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]

☐ OWNER Ruben Chapo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS ~~5405~~ Rosemary Dr
342

ADDRESS

CITY, STATE & ZIP Wylie TX 75098

CITY, STATE & ZIP

PHONE 409 494 2316

PHONE

E-MAIL Ruben.noe.chapo3@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Chapo [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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2022. 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."

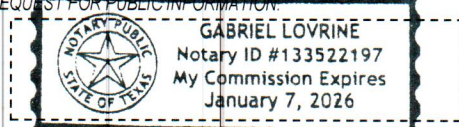
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE

Ruben Chapo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

John J. [Signature]



MY COMMISSION EXPIRES Jan 7, 2026



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.

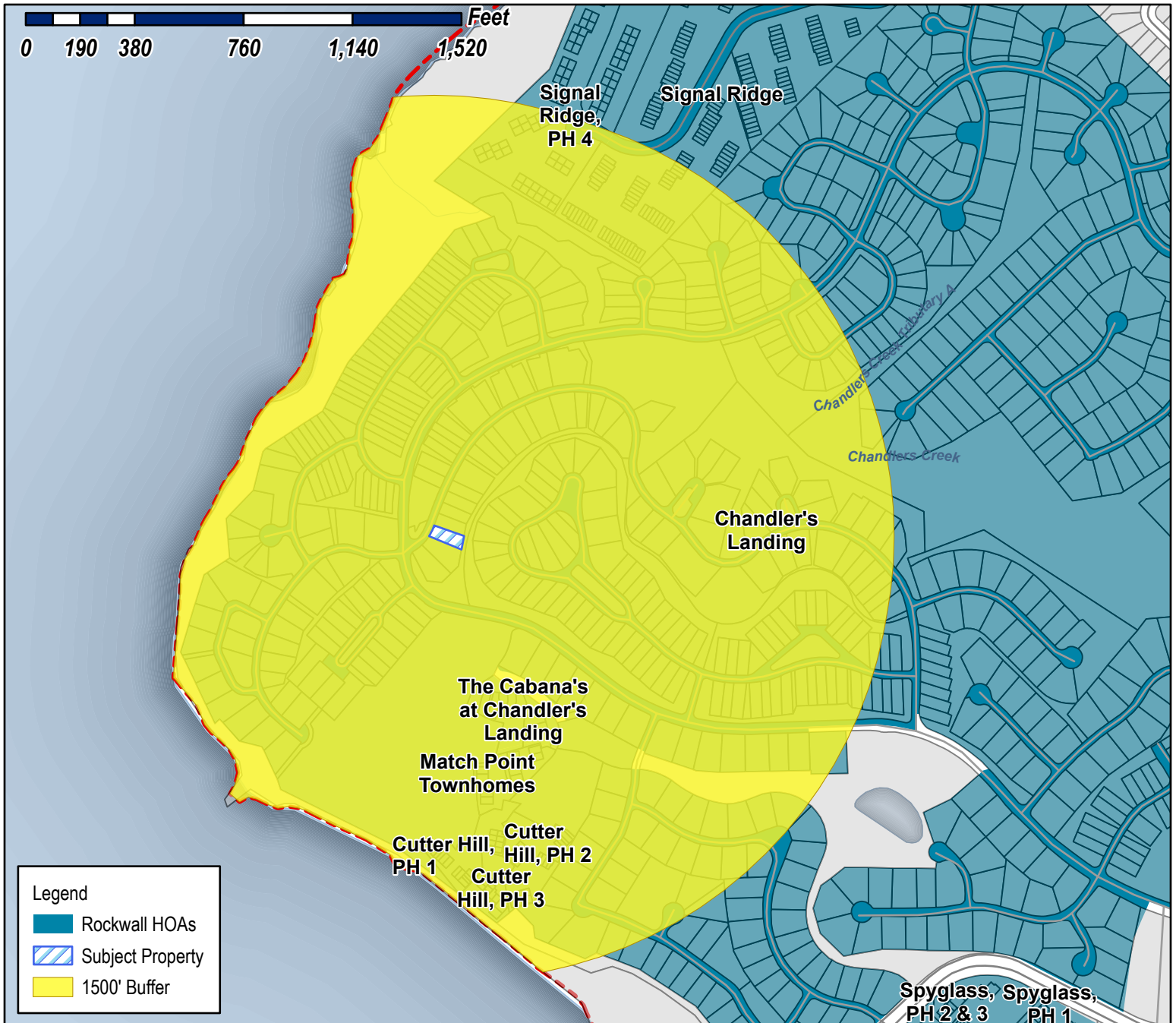




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Case Number: Z2022-021
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 4/18/2022

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

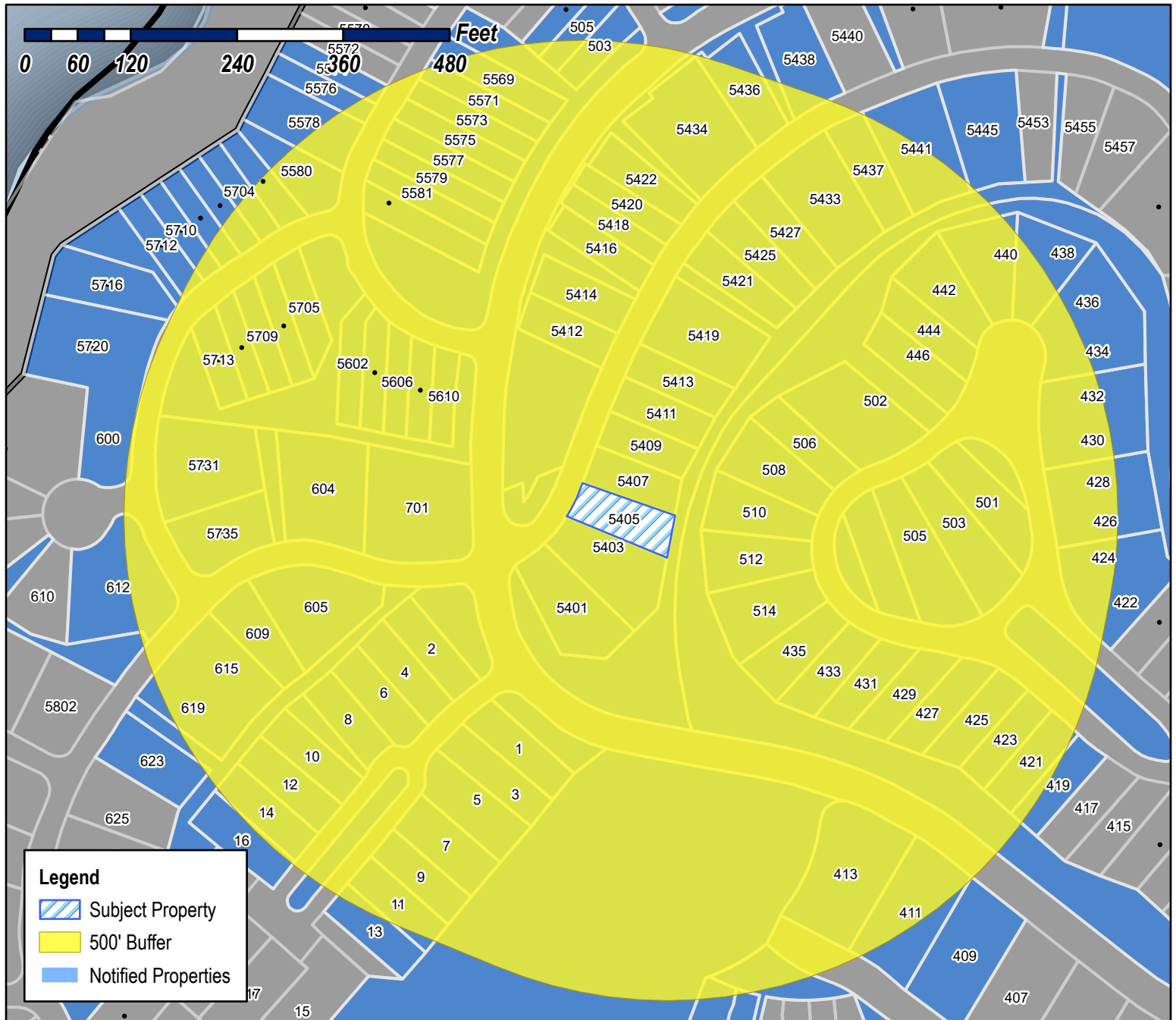




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For Questions on this Case Call (972) 771-7745



LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75087

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

MILLER DIXIE
111 SCEPTRE DR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

MAYS JOHN
12INTREPIDCIR ROCKWALL
TX, 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

DEVILL HOMES INC
16 INTREPID CIR ROCKWALL
TX, 75032

DEVINE LORI AND GRAEME
18491 MCCLELLAN CIRCLE
EAST GARRISON, CA 75032

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
3021 RIDGE RD #205
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

KUIPERS KATHY & ROY
333 YACHT CLUB DR
ROCKWALL, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR ROCKWALL
TX, 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK PROPERTIES LLC
426-428COLUMBIADR ROCKWALL
TX, 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75160

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR ROCKWALL
TX, 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR ROCKWALL
TX, 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR
503 MARINER DR ROCKWALL
TX, 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
505 MARINER DR ROCKWALL
TX, 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
507 MARINER DR ROCKWALL
TX, 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
514COLUMBIADR ROCKWALL
TX, 75032

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR ROCKWALL
TX, 75032

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR ROCKWALL
TX, 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR ROCKWALL
TX, 75032

BLAKELY SARA
5413RANGERDR ROCKWALL
TX, 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR ROCKWALL
TX, 75032

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX

KUIPERS KATHY & ROY
5418 RANGER DR ROCKWALL
TX, 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANDER DR
ROCKWALL, TX 75032

PRESERVE CUSTOM HOMES LLC
5421 RANGER DR ROCKWALL
TX, 75032

LEEDS JULIE
5422 RANGER DR ROCKWALL
TX, 75032

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR ROCKWALL
TX, 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR ROCKWALL
TX, 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

HOLMGREN DENNIS M AND JO ANN
5445 RANGER DR ROCKWALL
TX, 75032

MAYS JOHN
5450 MERRIMAC AVENUE
DALLAS, TX 75032

PIXLEY SUZANNE AND ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT ROCKWALL
TX, 75032

PIXLEY ANDREA
5573 CANADA CT ROCKWALL
TX, 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574CANADACT ROCKWALL
TX, 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
5577CANADACT ROCKWALL
TX, 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

MARTIN GREGORY LAWRENCE AND CHRISTIN
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558YACHT CLUBDR ROCKWALL
TX, 75032

BLUM JENNIFER REBECCA
560 YACHT CLUB DRIVE
ROCKWALL, TX 75032

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC
5606CANADACT ROCKWALL
TX, 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708SOUTHERN CROSSDR ROCKWALL
TX, 75032

PIXLEY SUZANNE AND ANDREA J
5709SOUTHERN CROSSDR ROCKWALL
TX, 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR ROCKWALL
TX, 75032

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
615-619COURAGEOUSDR ROCKWALL
TX, 75032

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
PO BOX 2309
SANTA CRUZ, CA 95063

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2022-021: SUP for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Ruben Chapa for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, May 10, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 16, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Gamez
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, May 16, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-021: SUP for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2022-021: SUP for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

new home decreases older values

new home renderings do not match older neighborhood

CONSTRUCTION MAY LOWER HOME VALUES / ABILITY TO SELL

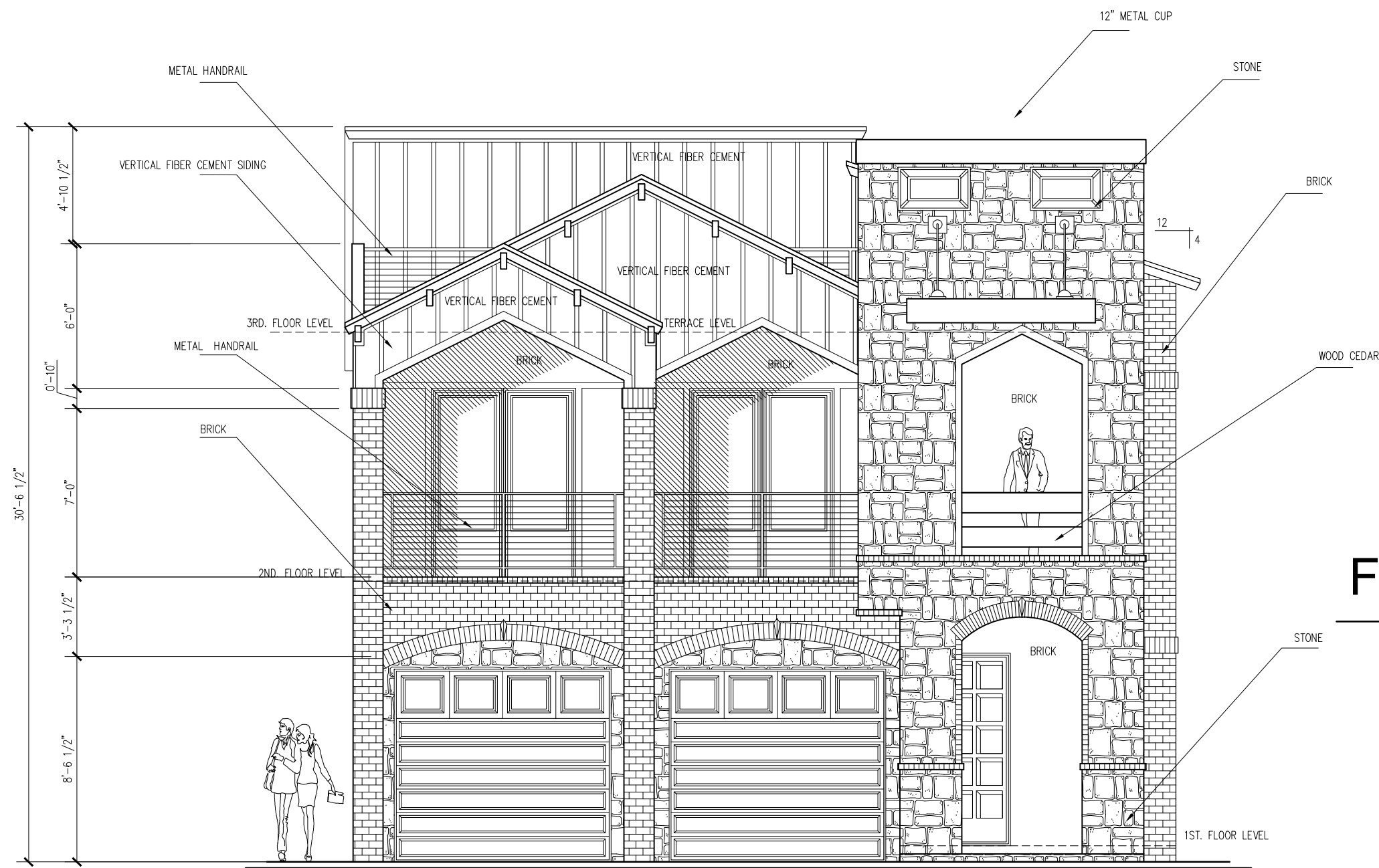
RE-ZONING UNNECESSARY

Name: SUTTON

Address: 510 COLUMBIA DR ROCKWALL, TX 75082

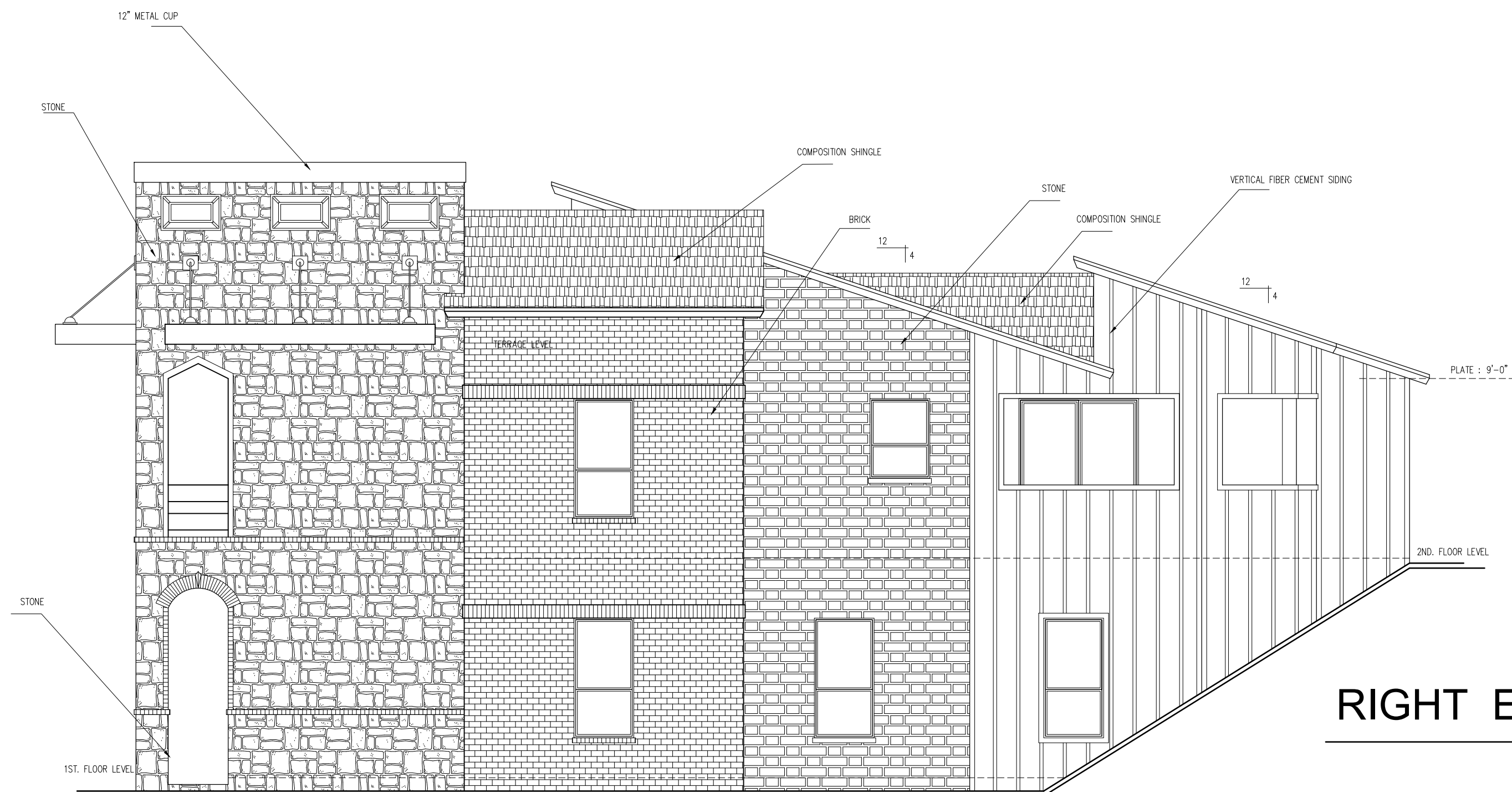
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



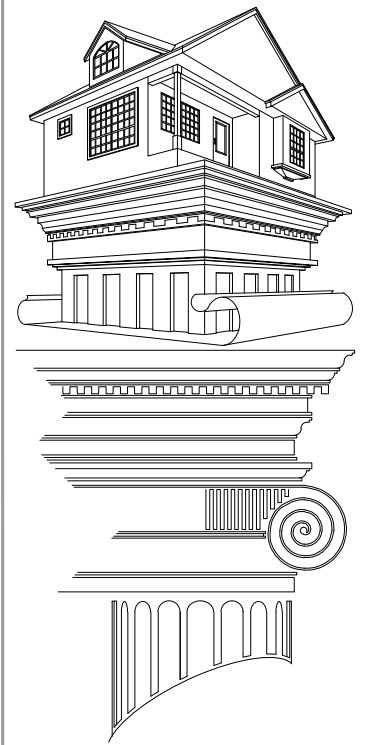
FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT ELEVATION

SCALE : 3/16" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

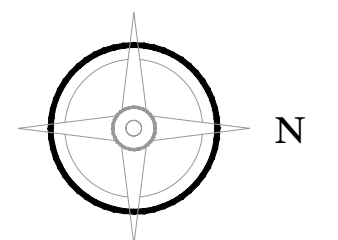
martinez73@hotmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

SQUARE FOOTAGE

1ST. FLOOR	AREA	738.0 SQ. FT.
2ND. FLOOR	AREA	1,547.0 SQ. FT.
GARAGE	AREA	682.0 SQ. FT.
PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

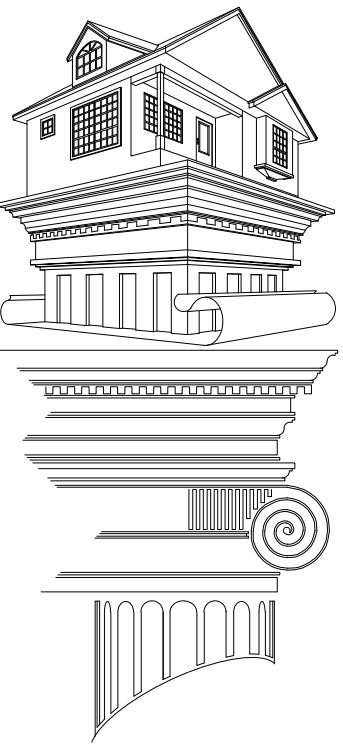
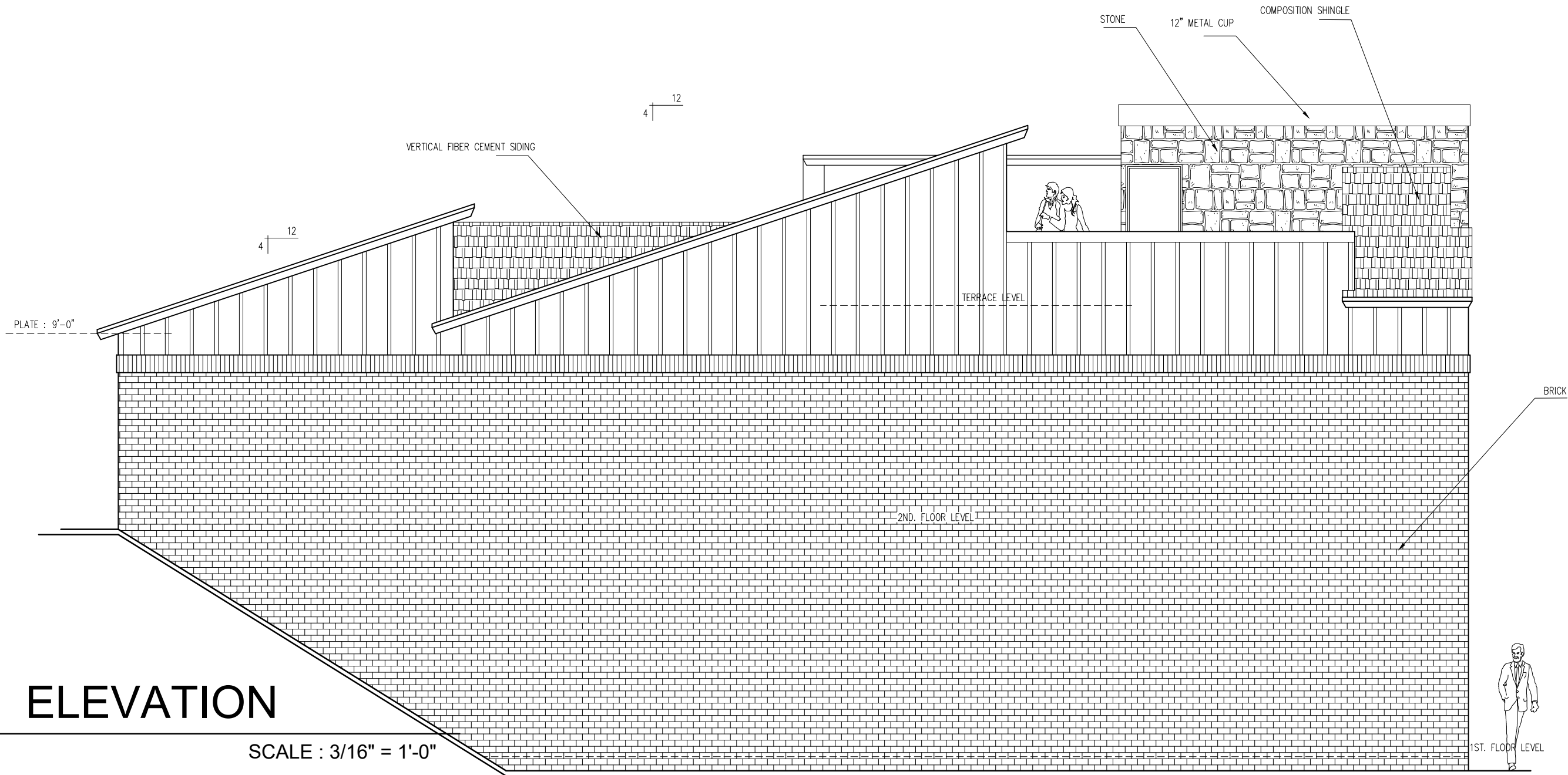
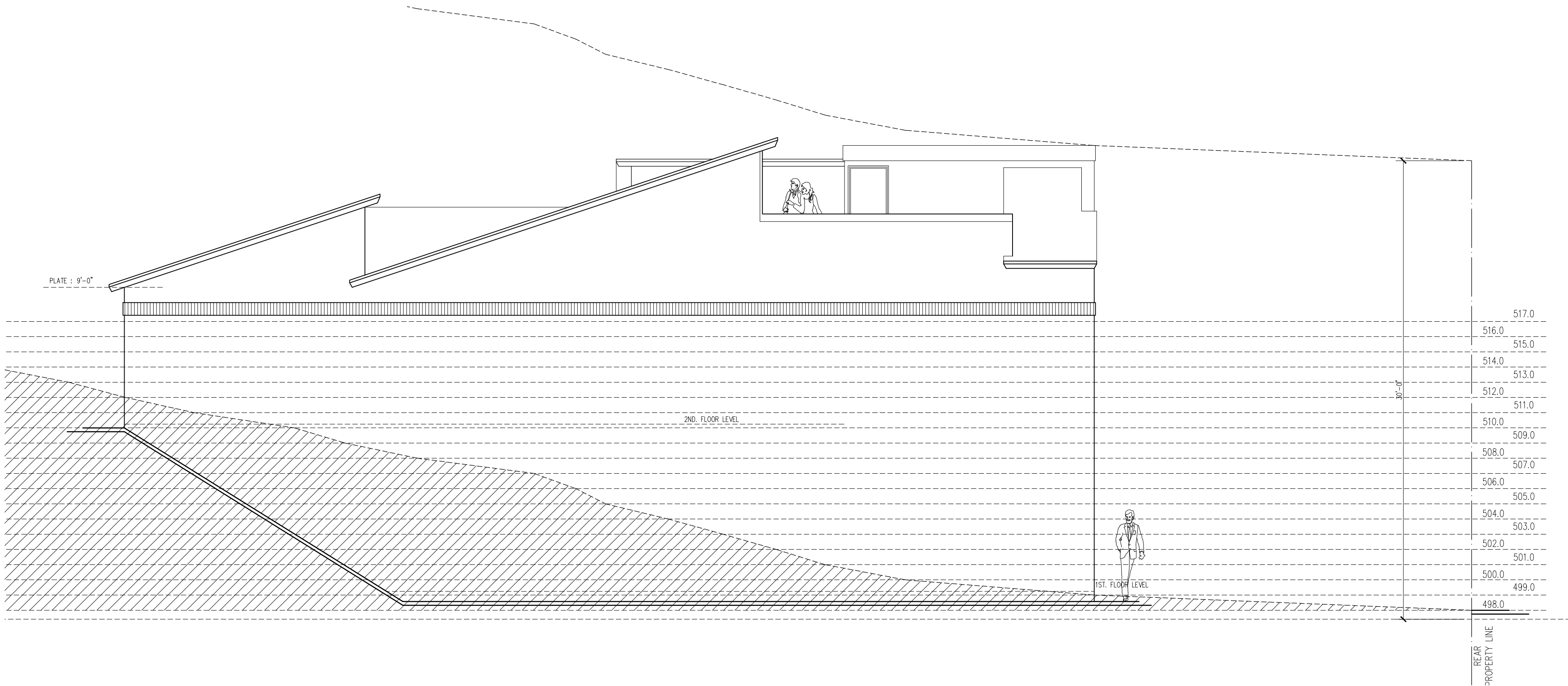
Project Address:

5405 RANGER DRIVE

Plan Name:

ELEVATIONS

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	3/16" = 1'-0"
Sheet #:	6	Of:	7



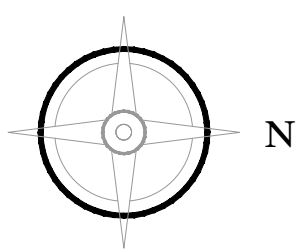
Martinez Design, LLC
Tel : 972-891-4160
Tel : 972-871-2512
martinezb73@hotmail.com

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SQUARE FOOTAGE

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2ND. FLOOR AREA	1,547.0 SQ. FT.
GARAGE AREA	682.0 SQ. FT.
PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

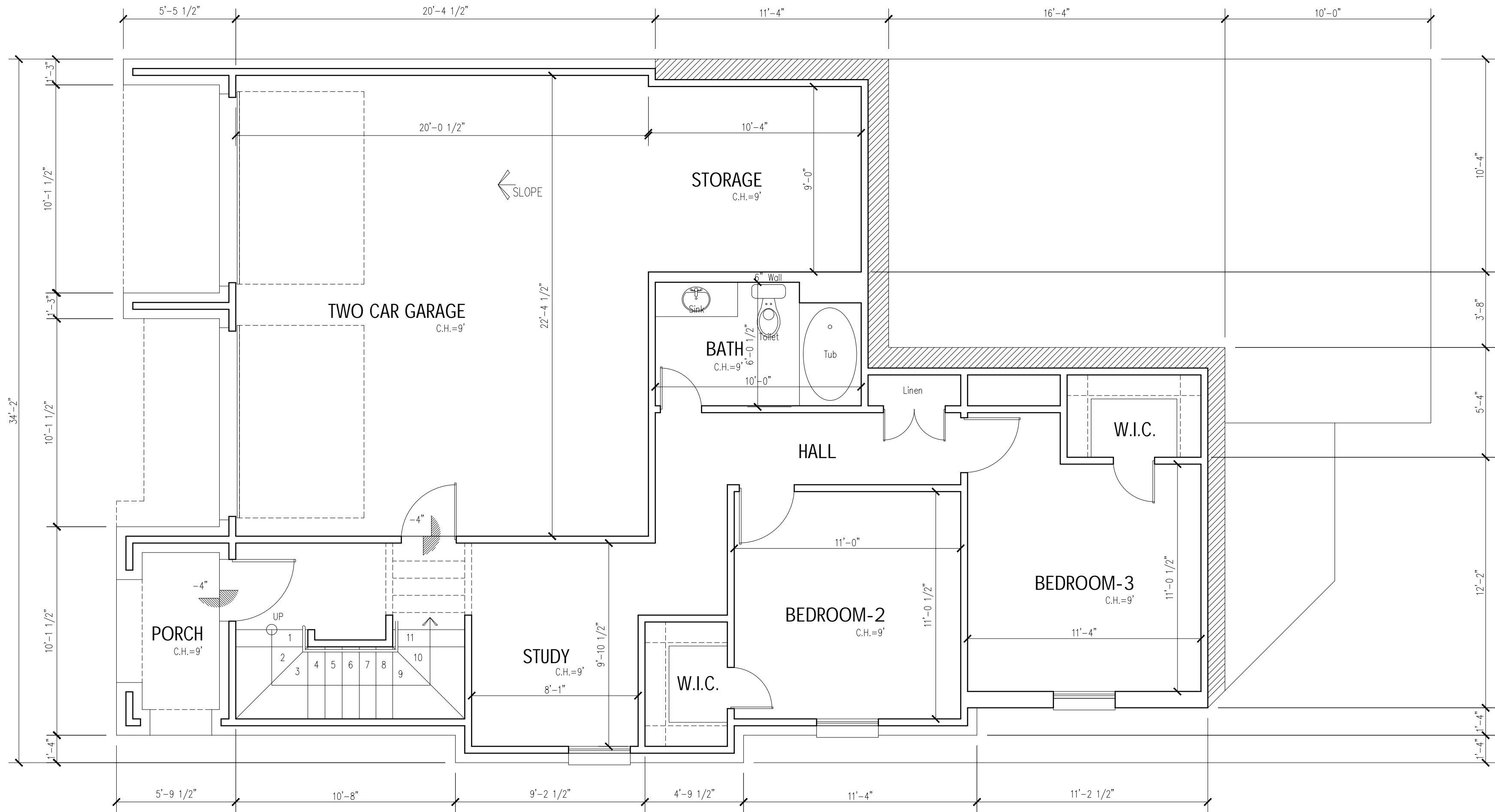
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5405 RANGER DRIVE

Plan Name:

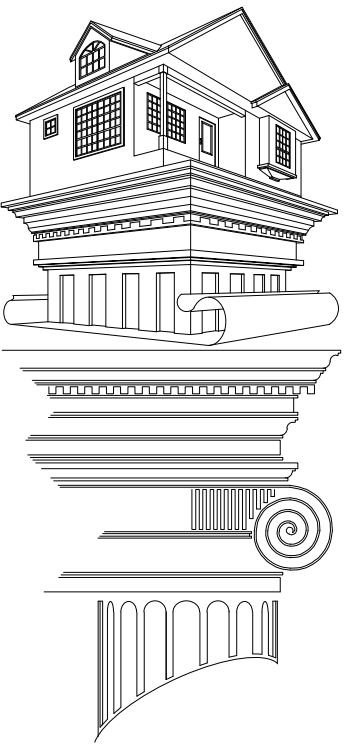
ELEVATIONS

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	3/16" = 1'-0"
Sheet #:	7	Of:	7



1ST. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160

Tel : 972-871-2512

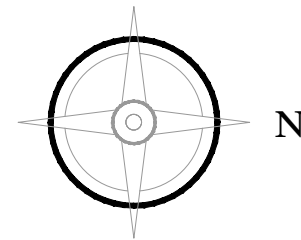
martinezb73@hotmail.com

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PORCH		50.0 SQ. FT.
BALCONY		50.0 SQ. FT.
COVERED PATIO		174.0 SQ. FT.
TERRACE		353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

1ST. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

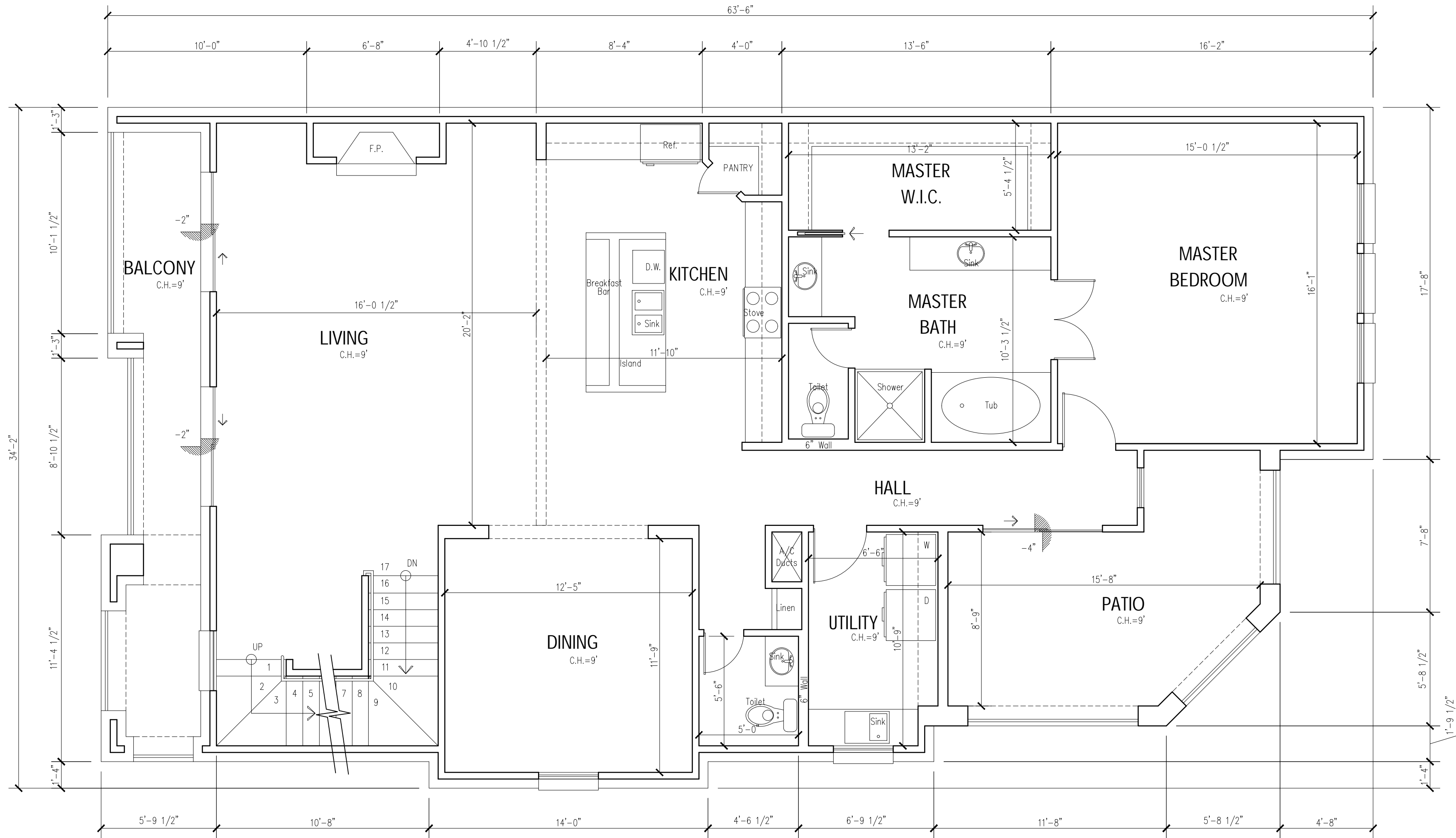
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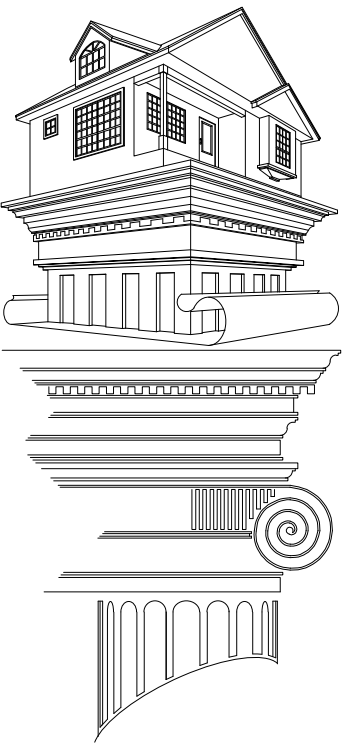
Of:

7



2ND. FLOOR PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

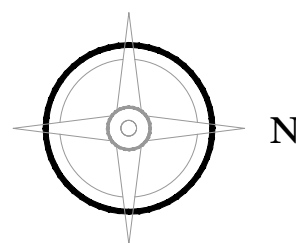
martinez73@hotmail.com

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TERRACE		353.0 SQ.FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

2ND. FLOOR PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

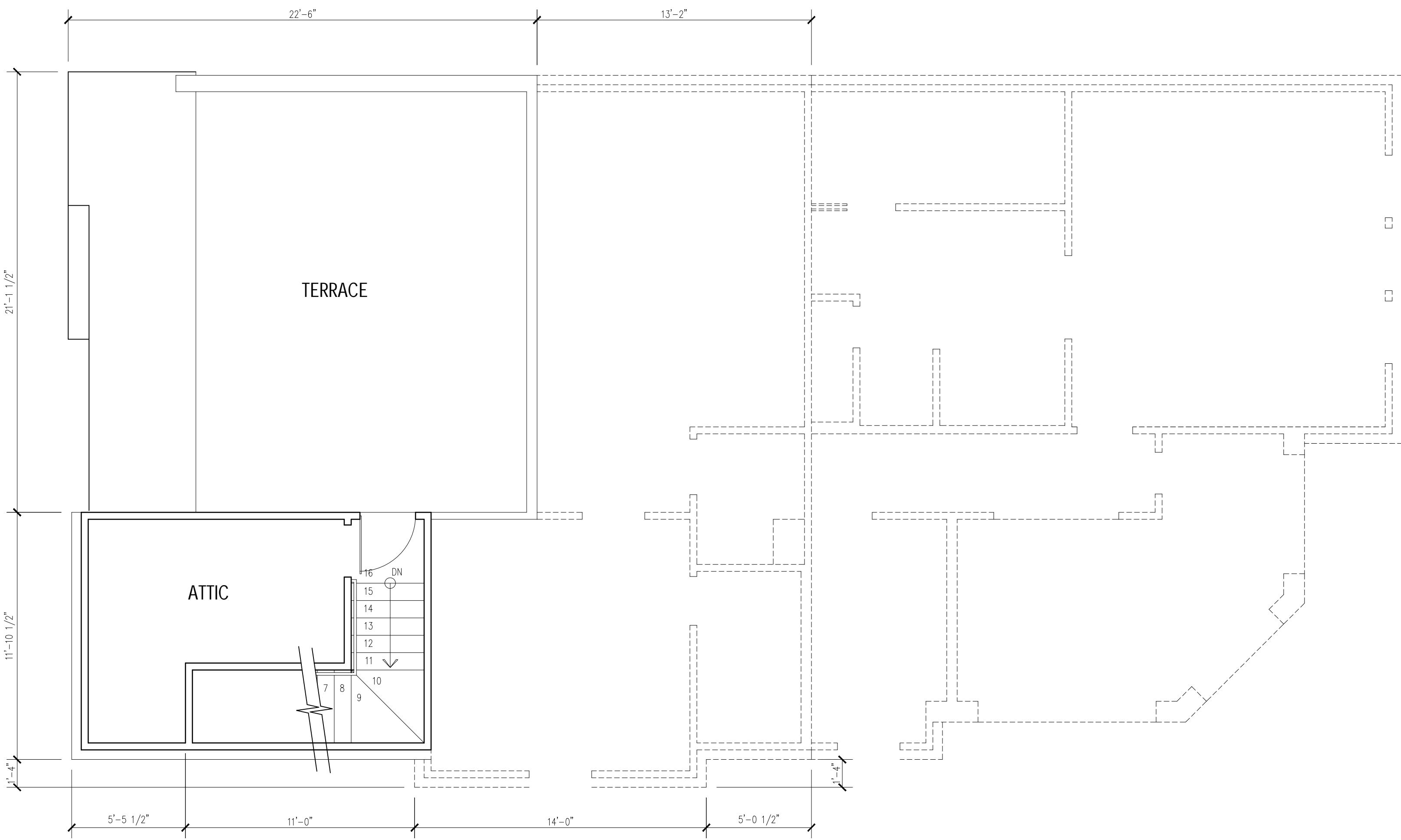
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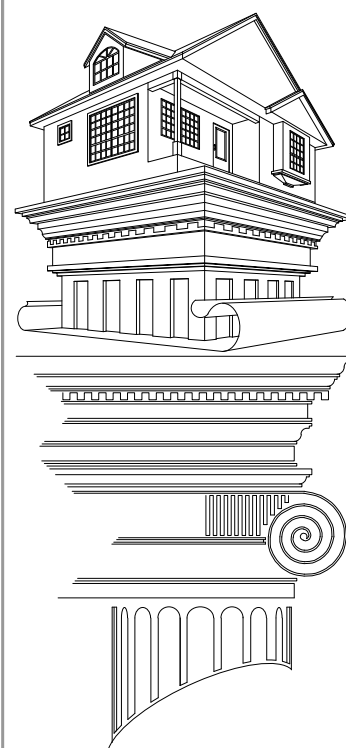
Of:

7



TERRACE PLAN

SCALE : 1/4" = 1'-0"



Martinez Design, LLC

Tel : 972-891-4160
Tel : 972-871-2512

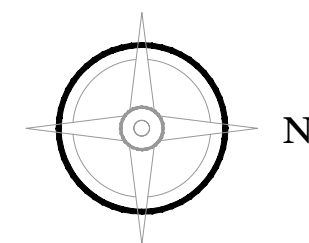
martinezb73@hotmail.com

GENERAL NOTES

- 1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- 2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
- 3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
- 4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
- 5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

SQUARE FOOTAGE

1ST. FLOOR AREA	738.0 SQ. FT.
2ND. FLOOR AREA	1,547.0 SQ. FT.
GARAGE AREA	682.0 SQ. FT.
PORCH	50.0 SQ. FT.
BALCONY	50.0 SQ. FT.
COVERED PATIO	174.0 SQ. FT.
TERRACE	353.0 SQ. FT.



Project Name:

NEW HOUSE

Project Address:

5405 RANGER DRIVE

Plan Name:

TERRACE PLAN

Project #:

012022

Drawn By:

JAM

Date:

01-20-2022

Scale:

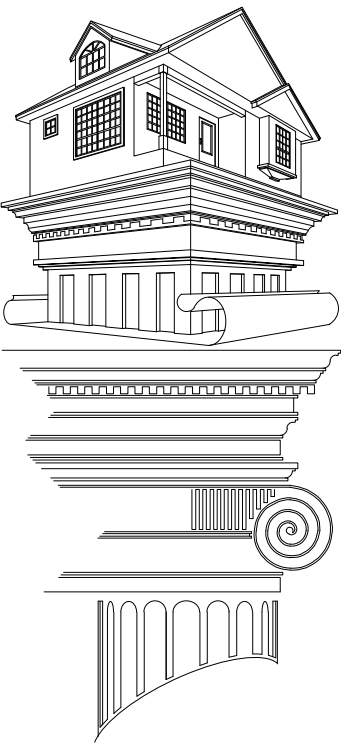
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Sheet #:

4

Of:

7



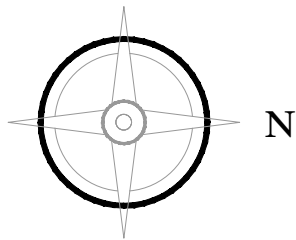
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Tel : 972-891-4160
Tel : 972-871-2512
martinezbd73@hotmail.com

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Project Name:

NEW HOUSE

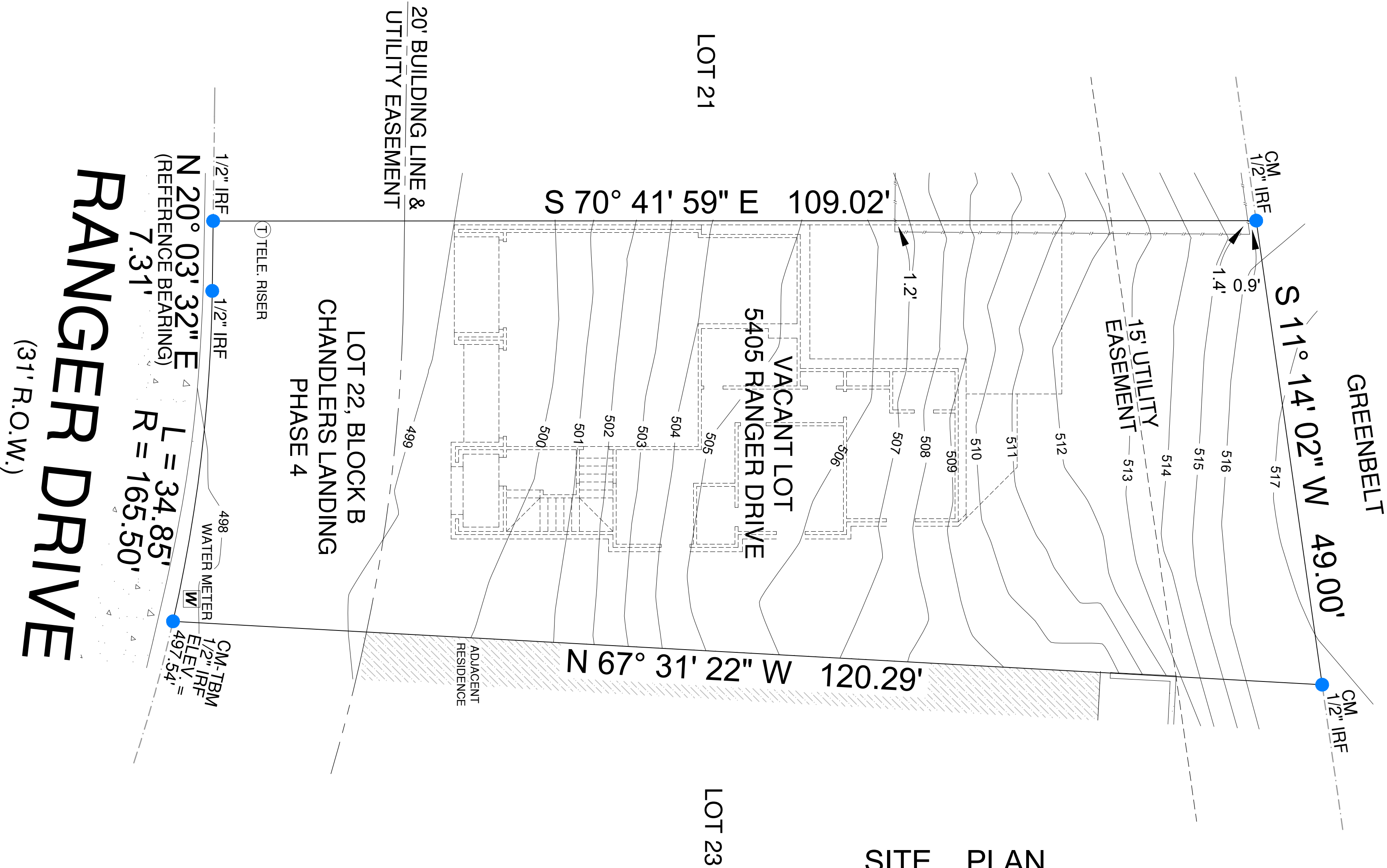
Project Address:

5405 RANGER DRIVE

Plan Name:

SITE PLAN

Project #:	012022	Drawn By:	JAM
Date:	01-20-2022	Scale:	1/8" = 1' - 0"
Sheet #:	1	Of:	1



SITE PLAN

SCALE : 1/8" = 1'-0"



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5401 Ranger Drive	Townhouse	1995	3,895	N/A	Brick
5403 Ranger Drive	Single-Family Home	1998	2,292	N/A	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5407 Ranger Drive	Single-Family Home	1996	2,014	N/A	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5411 Ranger Drive	Single-Family Home	2000	2,478	N/A	Brick
5412 Ranger Drive	Townhouse	1986	1,351	N/A	Brick and Siding
701 Yacht Club Drive	Single-Family Home	1997	4,185	N/A	Brick
604 Courageous Drive	Single-Family Home	1999	2,757	N/A	Brick
5735 Southern Cross Drive	Single-Family Home	1988	2,377	N/A	Brick and Siding
609 Courageous Drive	Single-Family Home	1988	3,064	N/A	Brick and Siding
605 Courageous Drive	Single-Family Home	2000	3,296	N/A	Brick
AVERAGES:		1995	2,771	N/A	



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

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5401 Ranger Drive



5403 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5405 Ranger Drive



5407 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5409 Ranger Drive



5411 Ranger Drive



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



5412 Ranger Drive



701 Yacht Club Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



604 Courageous Drive



5735 Southern Cross Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-021

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



609 Courageous Drive



605 Courageous Drive

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruben Chapa for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1214-acre parcel of land being described as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JUNE, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 16, 2022

2nd Reading: June 6, 2022

Exhibit 'B':
Residential Plot Plan

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing, Phase 4



Exhibit 'B':
Residential Plot Plan

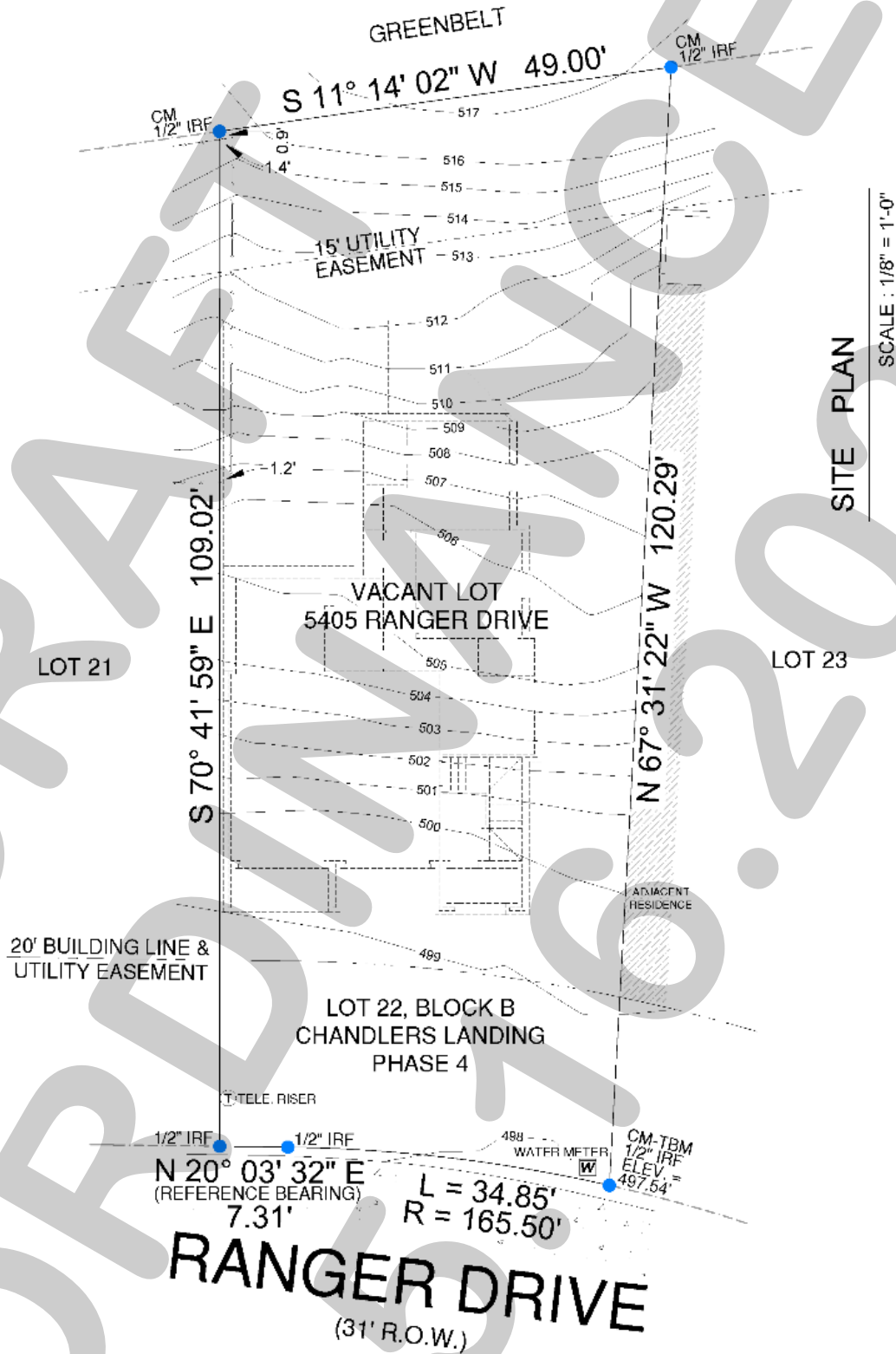


Exhibit 'C':
Building Elevations

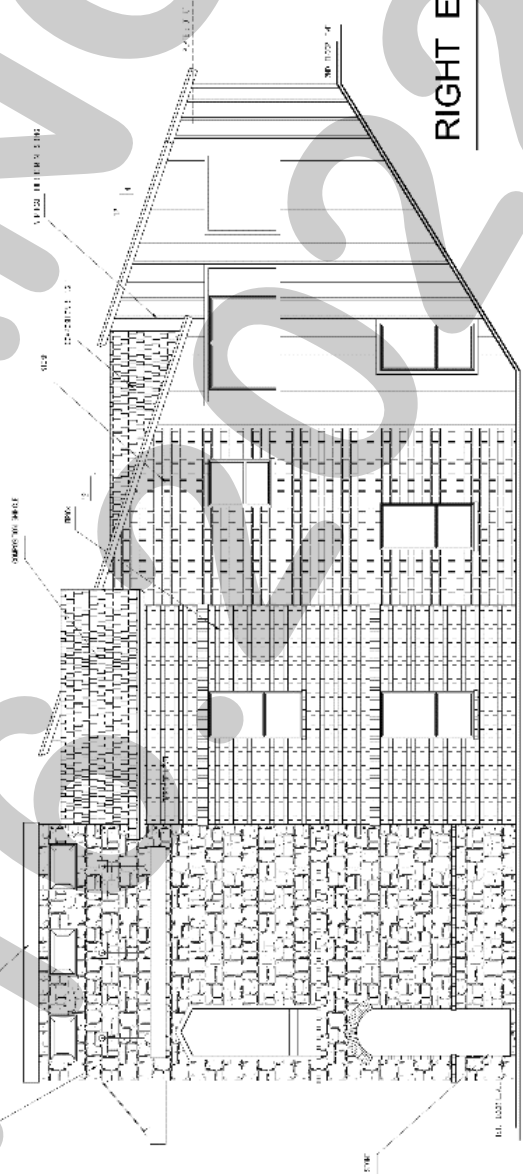
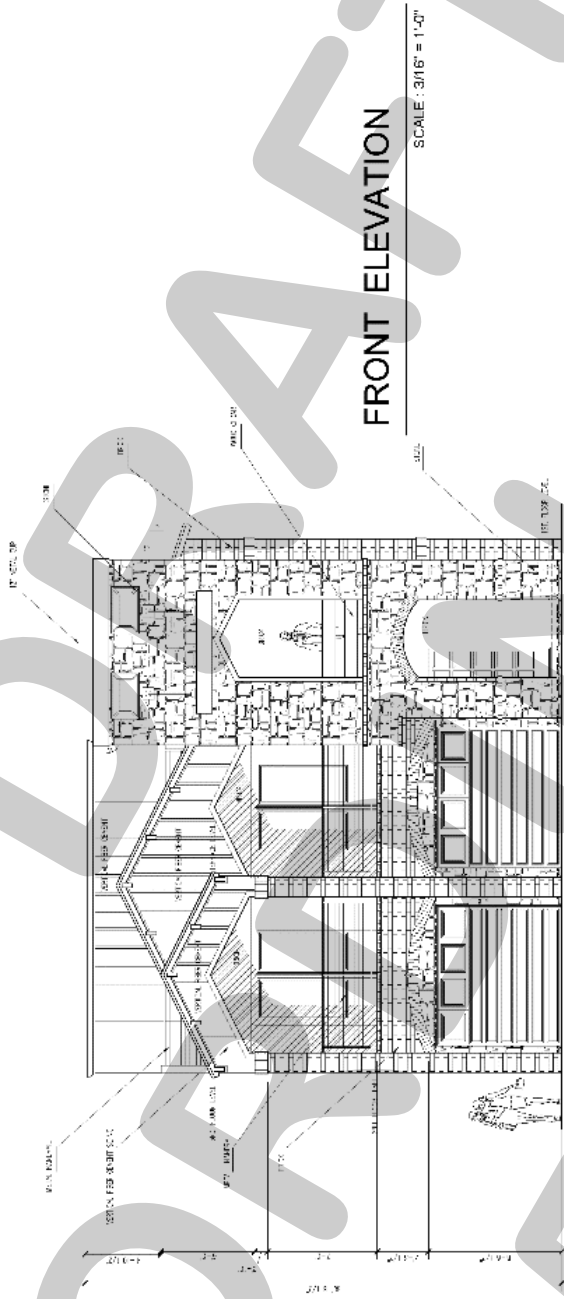
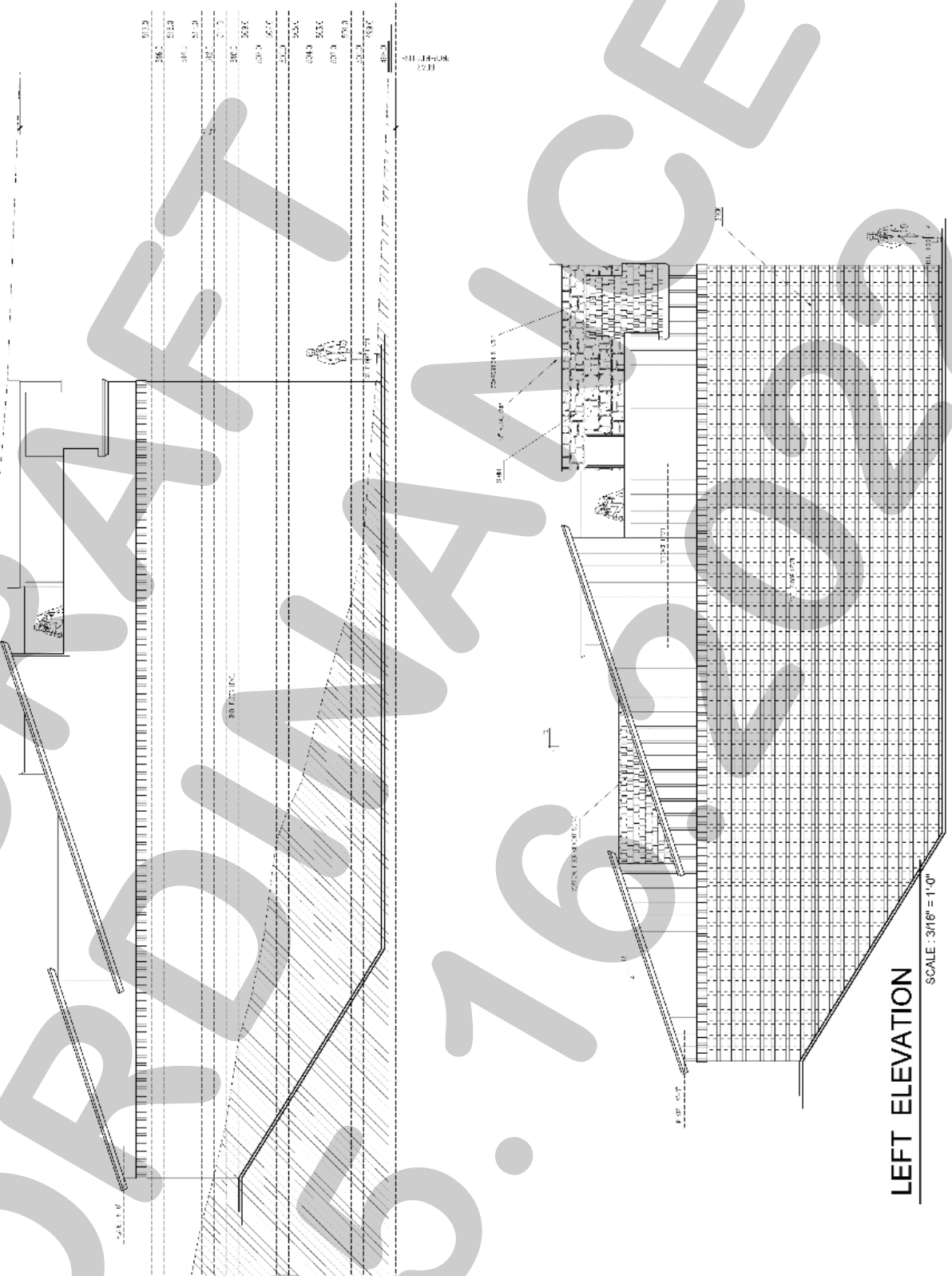


Exhibit 'C':
Building Elevations





June 7, 2022

TO: Ruben Chapa
342 Rosemary Drive
Wylie, TX 75098

FROM: Angelica Gamez
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-021; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

To Whom It May Concern:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 6, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On May 10, 2022, The Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 16, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 7-0.

On June 6, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 6-0, with Council Member Macalik absent.

Included with this letter is a copy of Ordinance No. 22-34, S-280, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Angelica Gamez
Planning Coordinator

CITY OF ROCKWALL

ORDINANCE NO. 22-34

SPECIFIC USE PERMIT NO. S-280

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

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THIS THE 6TH DAY OF JUNE, 2022.**



Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: May 16, 2022

2nd Reading: June 6, 2022

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Legal Description: Lot 22, Block B, Chandler's Landing, Phase 4



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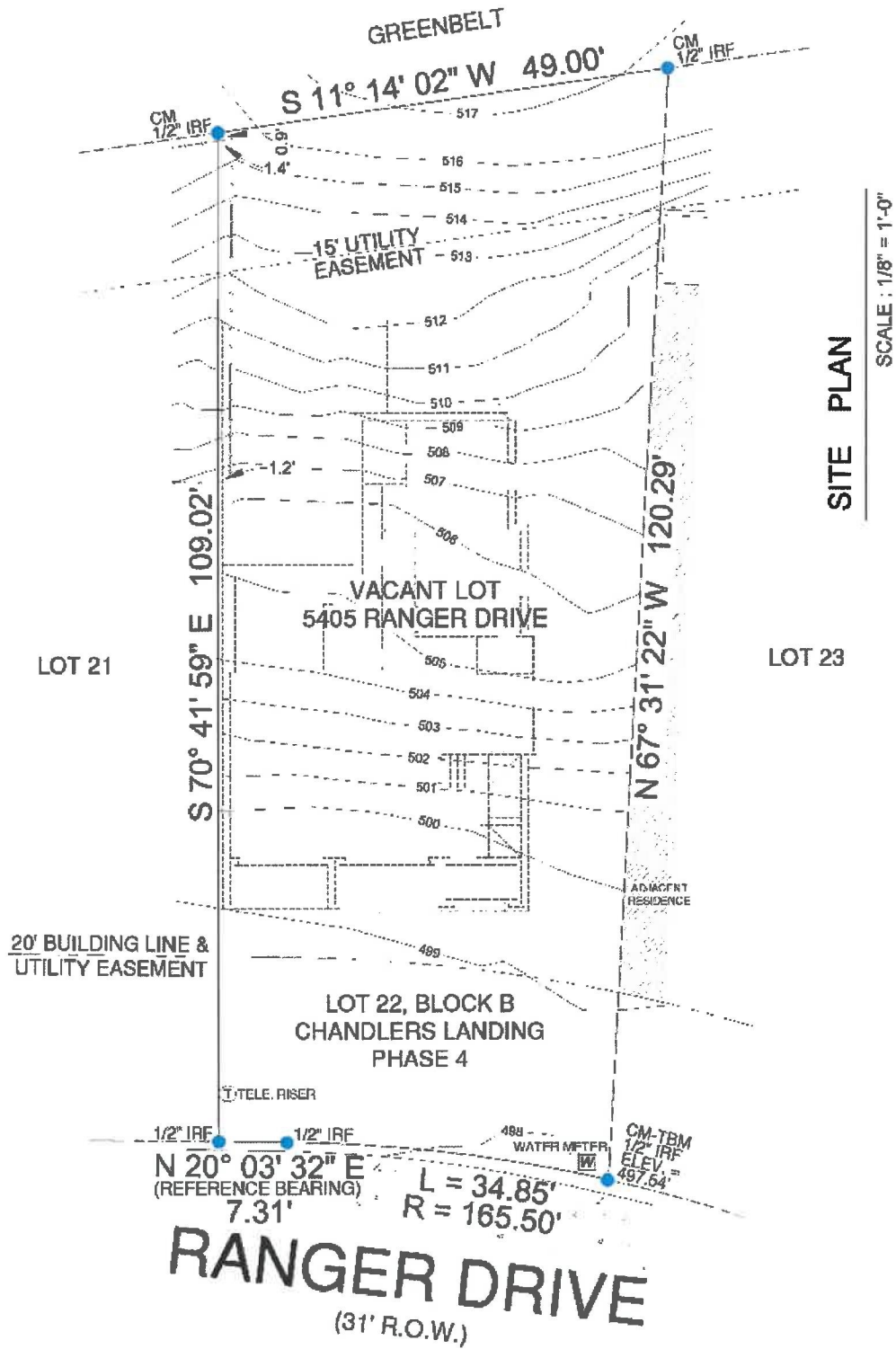


Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations

