



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 709 Forest Trace  
 SUBDIVISION: High Ridge Estates LOT: 13 BLOCK: A  
 GENERAL LOCATION: S Goliad & Boydston

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF-10 CURRENT USE: VACANT  
 PROPOSED ZONING: SF-10 PROPOSED USE: New Home Construction  
 ACREAGE: .248 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 483167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Manuel Tijerina</u>	CONTACT PERSON	<u>Otilio Posadas</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

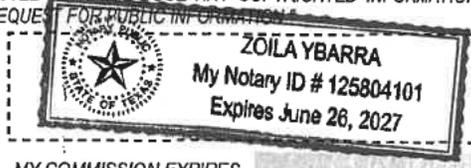
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED 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 30 DAY OF January, 2020

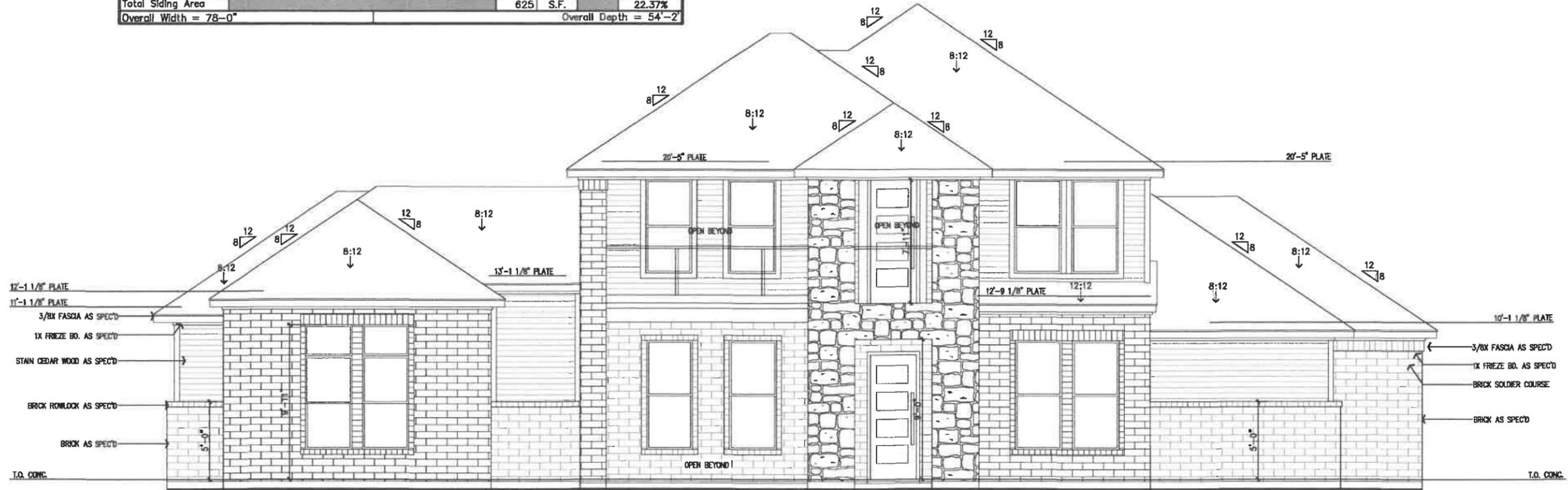
OWNER'S SIGNATURE Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Zoila Ybarra

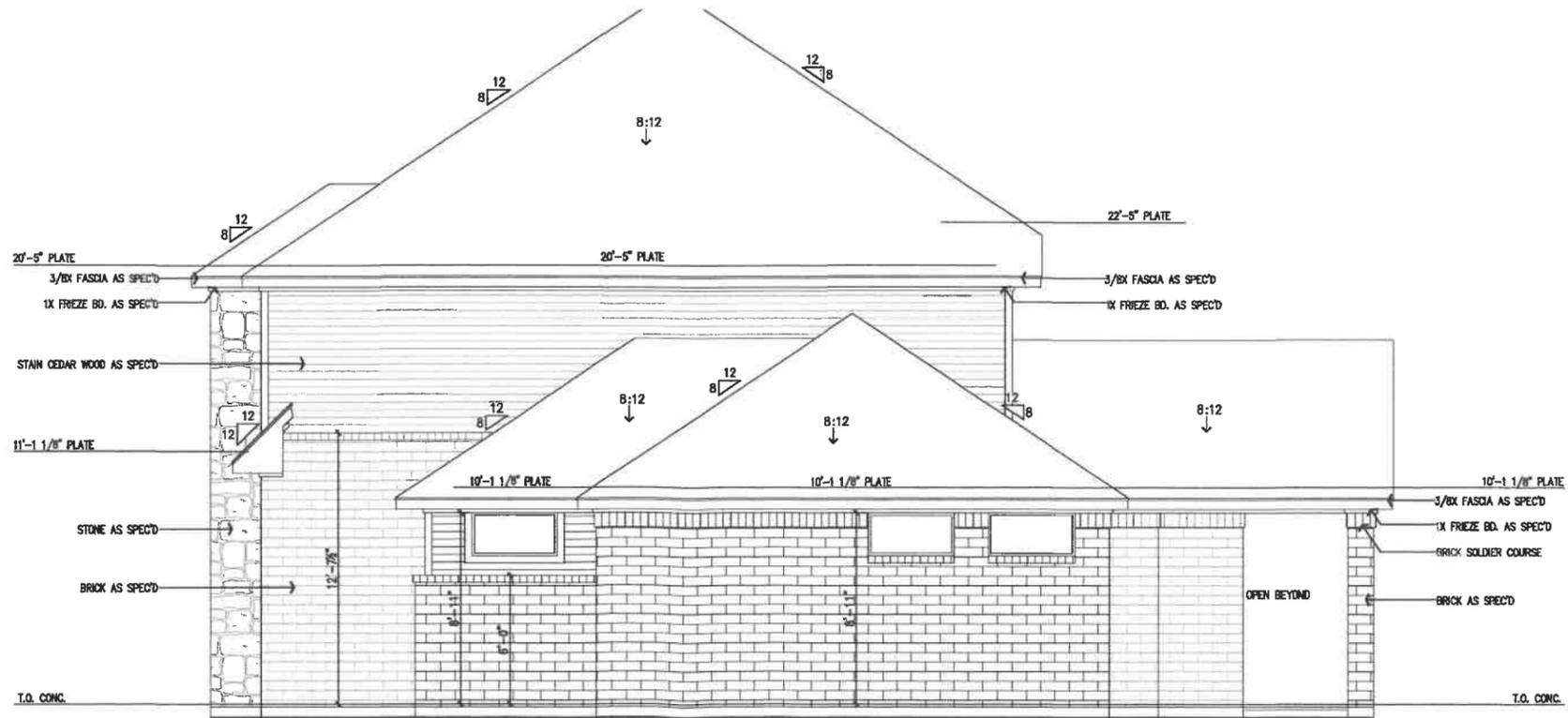


MY COMMISSION EXPIRES \_\_\_\_\_

MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

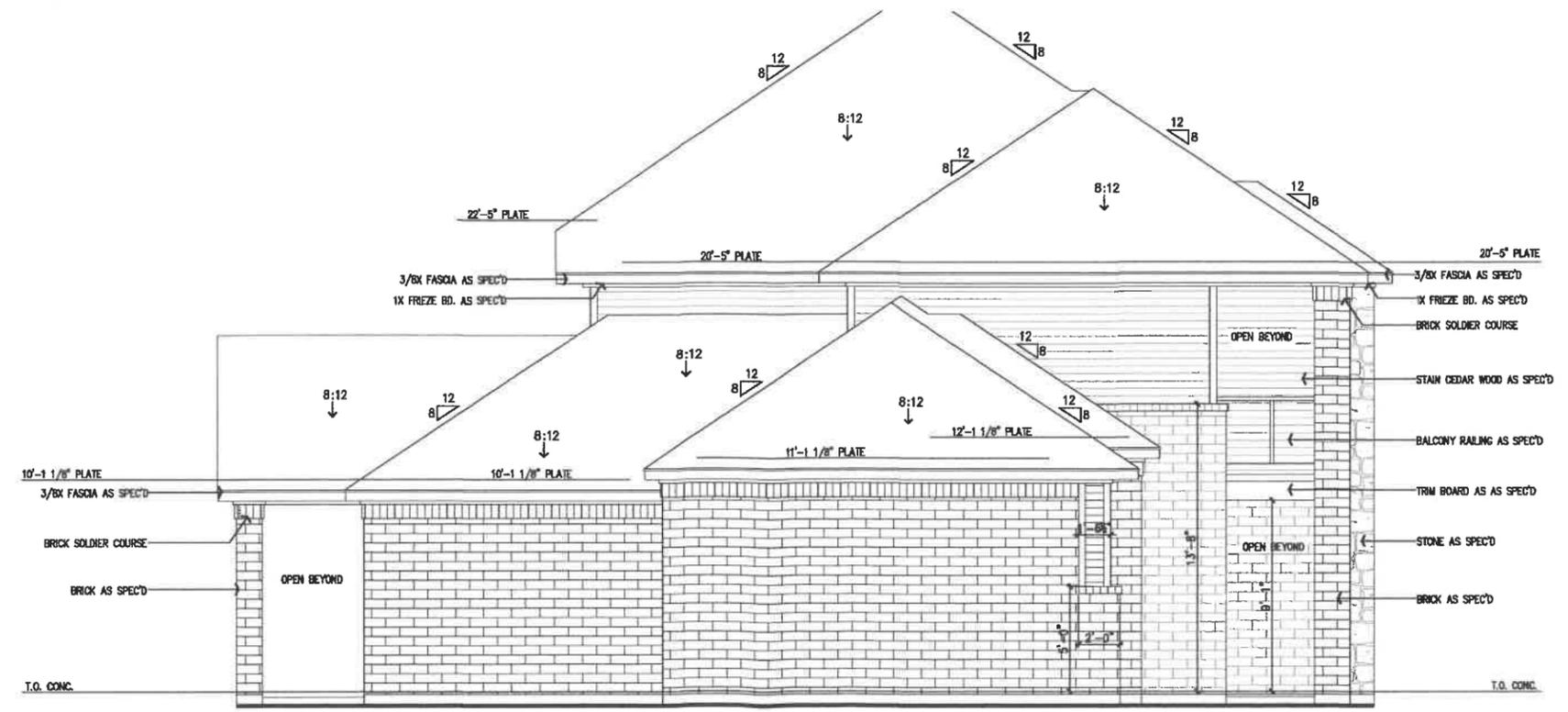
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LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

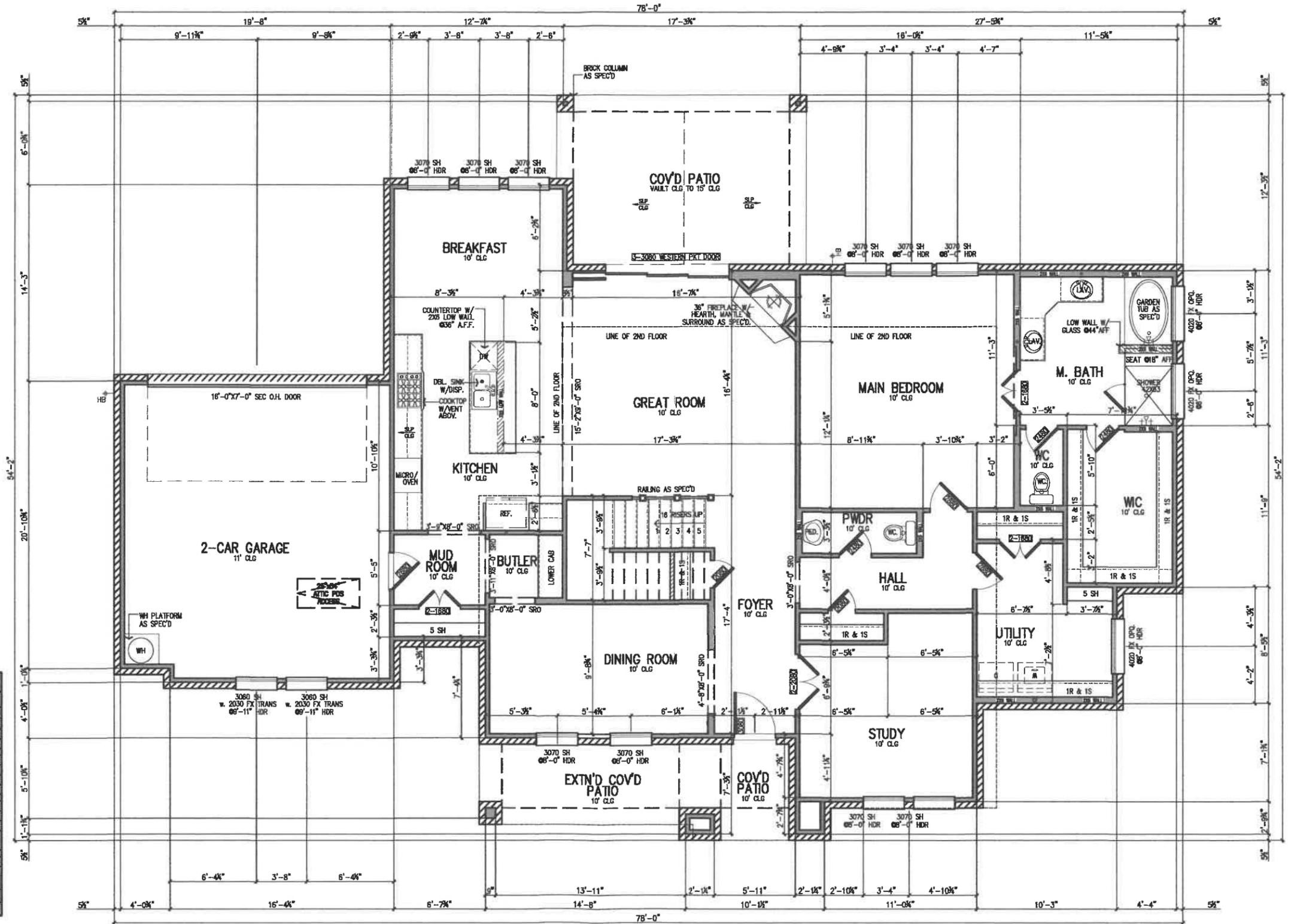
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06-28-2023

SHEET NO.  
A4  
OF  
13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.
Total	2,892 SQ. FT.	3,016 SQ. FT.	3,107 SQ. FT.
Total Living Area			3,107 SQ. FT.
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.
Total Slab Area		2,879 SQ. FT.	
Total Under Roof		4,098 SQ. FT.	
Total Interior Frame	3,303 SQ. FT.		
Total Exterior Frame		3,954 SQ. FT.	
Overall Width = 78'-0"		Overall Depth = 54'-2"	

1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

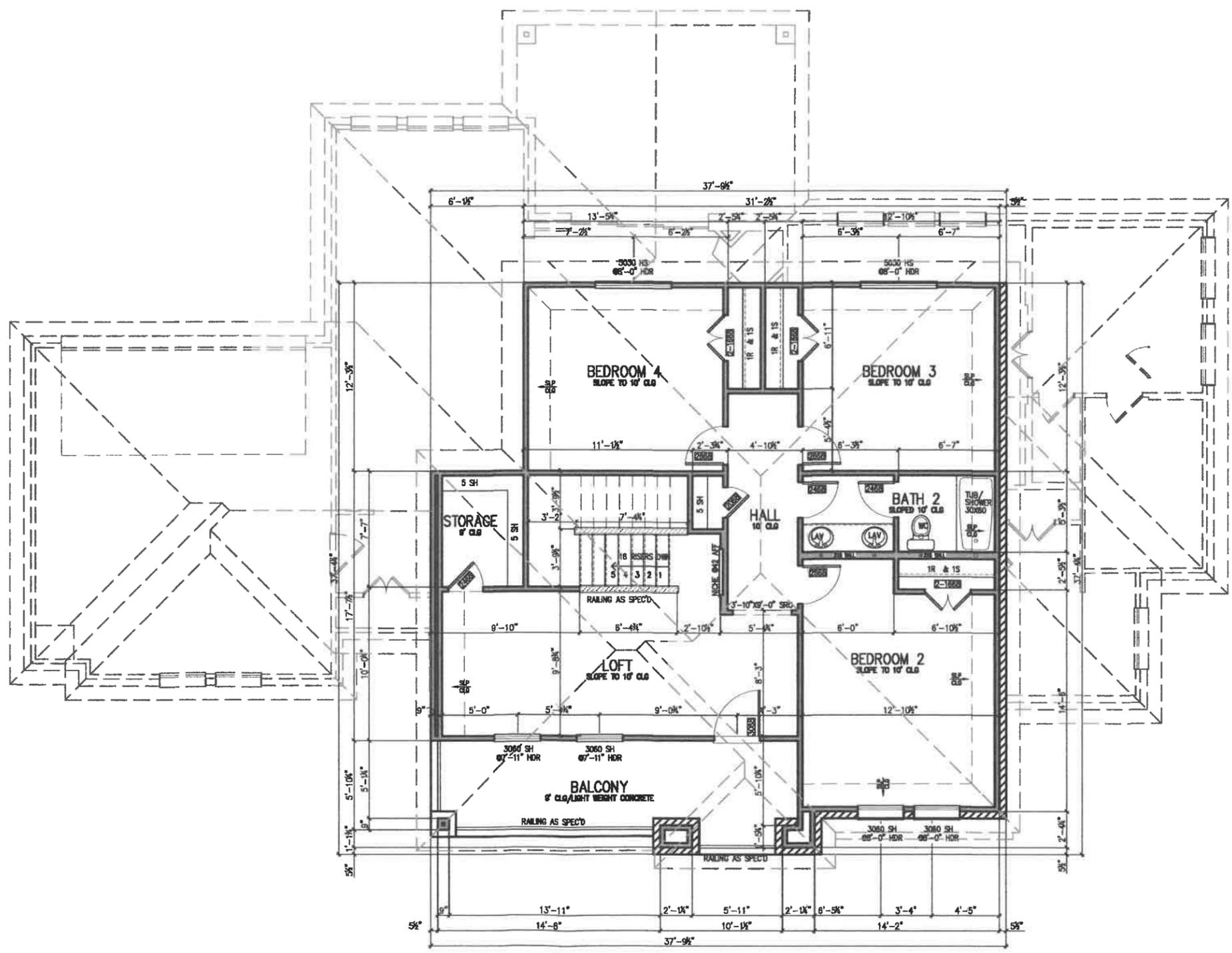
NEW RESIDENCE FOR:  
**MANUEL TIJERILLA**

DESIGN PLAN NAME/NUMBER:  
**3235 PLAN**  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
**A1.1**  
 OF  
 13



**AREA CALCULATIONS\_709 FOREST TRACE**

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.		
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.		
<b>Total</b>	<b>2,892 SQ. FT.</b>	<b>3,016 SQ. FT.</b>	<b>3,107 SQ. FT.</b>		
Total Living Area			3,107 SQ. FT.		
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.		
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.		
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.		
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.		
Total Slab Area			2,879 SQ. FT.		
Total Under Roof			4,098 SQ. FT.		
Total Interior Frame	3,303 SQ. FT.				
Total Exterior Frame		3,954 SQ. FT.			
Overall Width = 78'-0"			Overall Depth = 54'-2"		

**1 SECOND FLOOR PLAN**  
 A1.1 SCALE: 1/8" = 1'-0"

**GENERAL SLAB FORM & PLUMBING NOTES:**

COORDINATE AND VERIFY LOCATIONS OF ALL PLUMBING & REQUIRED ELECTRICAL WITH FLOOR PLAN.

ALL DIMENSIONS ARE TO FACE OF FOUNDATION, UNLESS NOTED OTHERWISE. NOTIFY THE ARCHITECTURAL DEPARTMENT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

ALL PLUMBING DIMENSIONS ARE DIAGRAMMATIC TO SPECIFIED PLUMBING FIXTURE. CONTRACTOR/TRADE ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLAN AND SPECIFICATION.

WHEN NOTED/REQUIRED SHOWER SLAB MUST BE DROP TO 3/4" AND SLOPE TO DRAINAGE, UNLESS NOTED OTHERWISE.

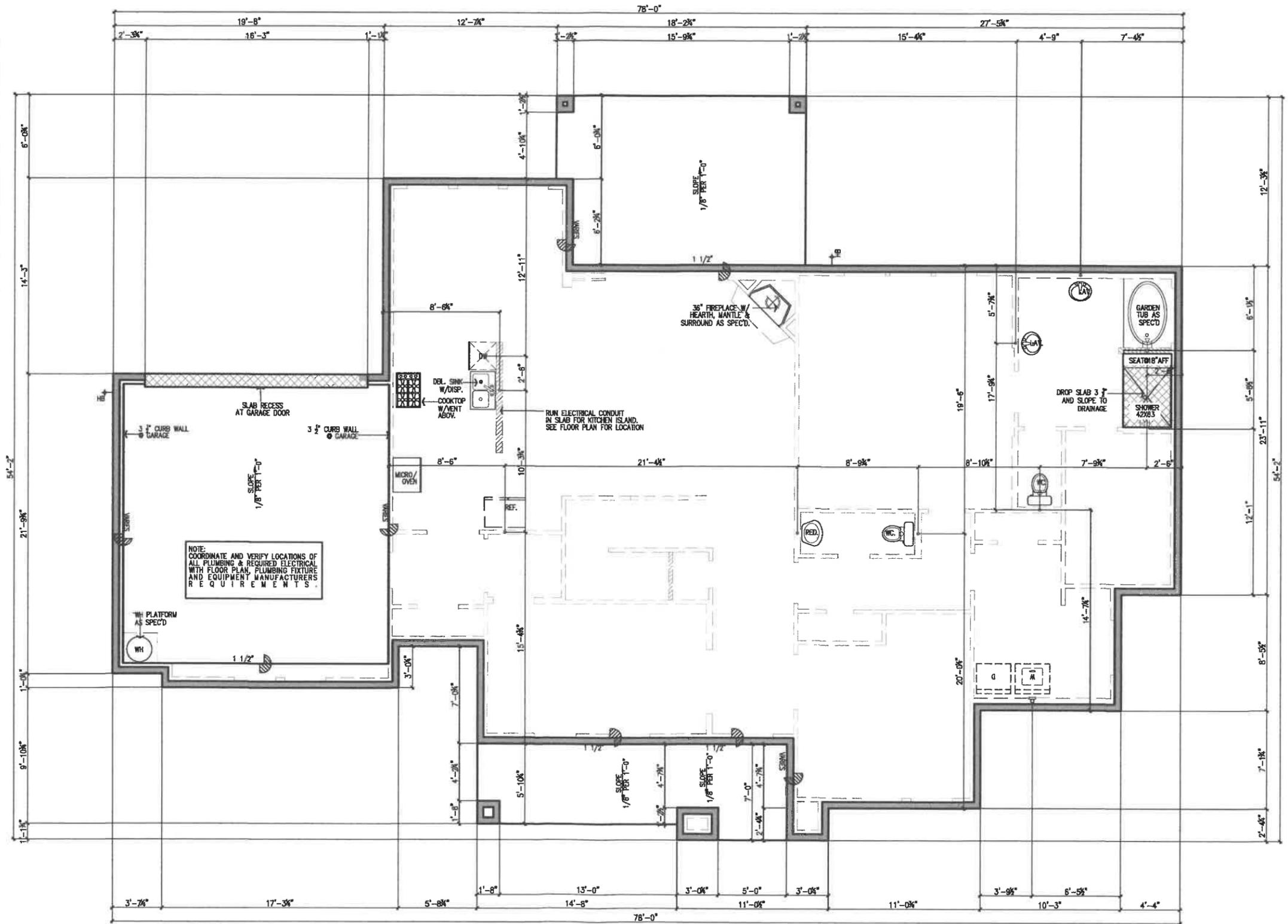
SHOWER SEAT MUST BE INCLUDED IN SHOWER DROP.

GARAGE CURB WALL MUST BE 3/4", TYP.

GARAGE SLAB MUST BE RECESS AT GARAGE DOOR.

PROVIDE BRICK LEDGE AT EXTERIOR WALLS AT 1/2" X 5/8", TYP.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS



**FIRST FLOOR PLAN  
SLAB FORM & PLUMBING PLAN**  
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
**MANUEL TIJERILLA**

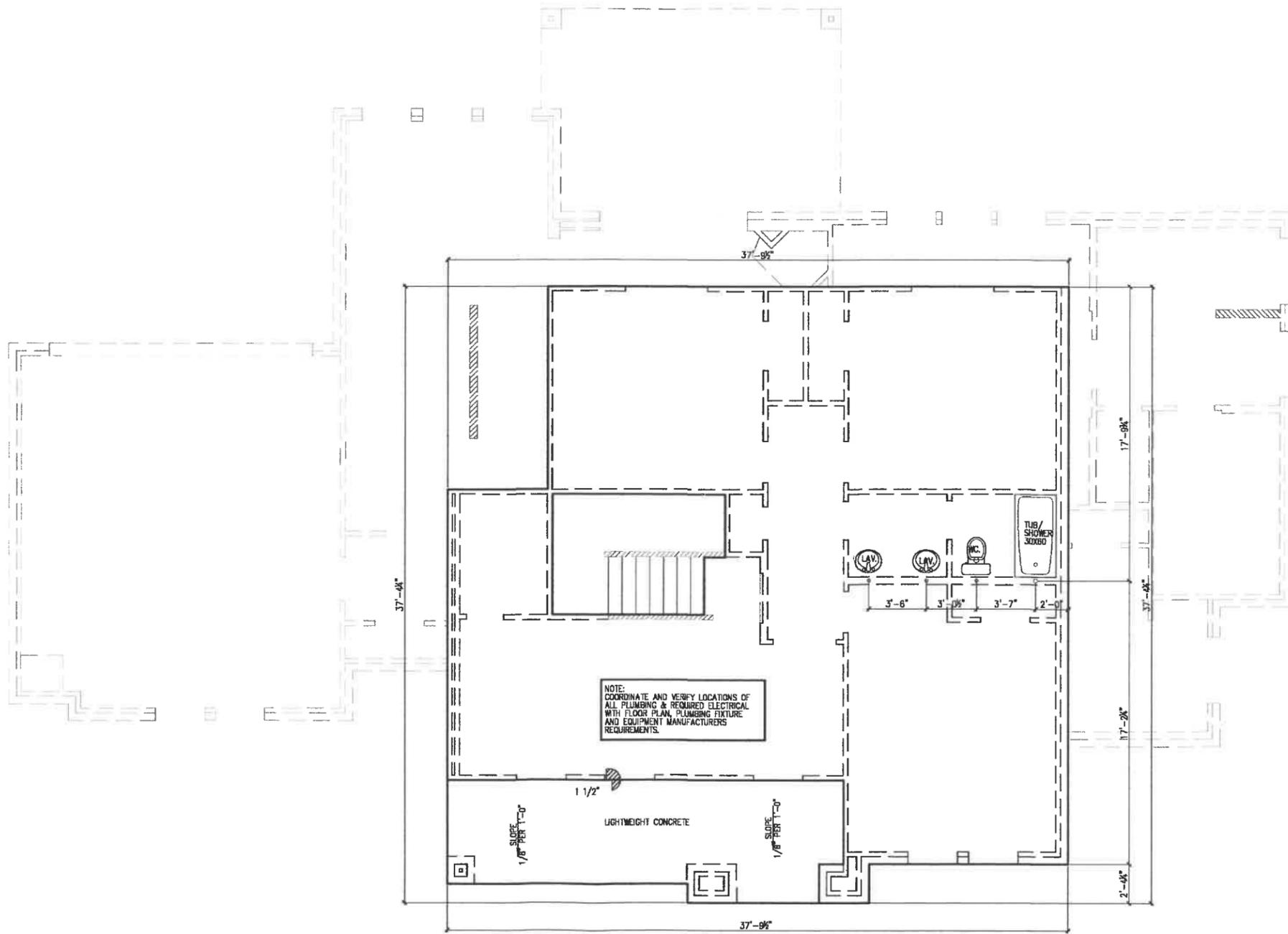
DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1  
OF  
13

1 SECOND FLOOR  
PLUMBING PLAN  
S1.1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1.1  
OF  
13



GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

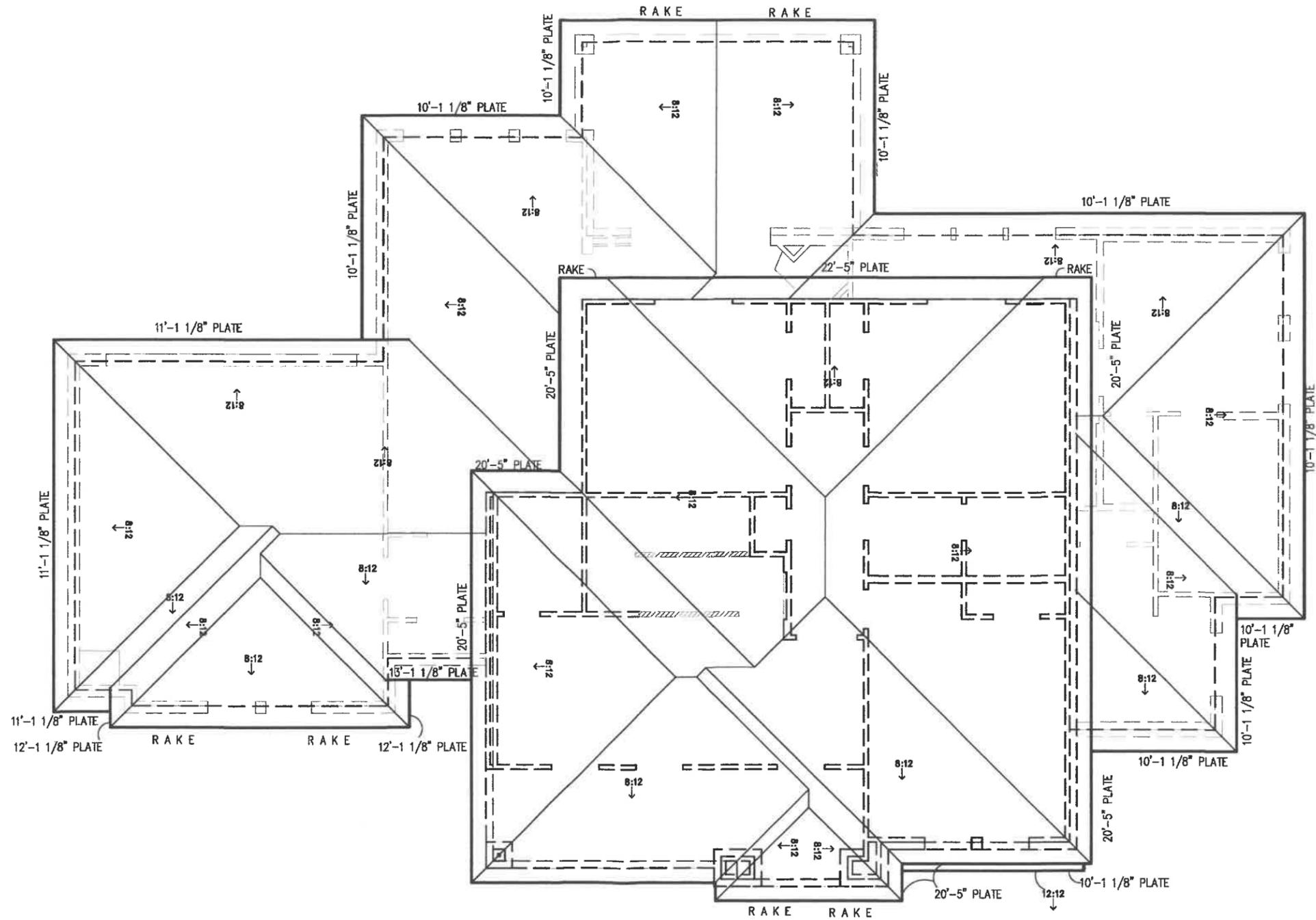
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON:  
06-28-2023

SHEET NO.  
A5  
OF  
13



**ERIC L. DAVIS ENGINEERING, INC.**  
 F-3987  
 401 Pinson Road  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail eric@ericl.davisengineering.com

SHEAR WALL DETAILS  
 ENGINEERED FOR

**MANUEL TIJERINA**

PLAN: CUSTOM  
 ELD JOB NO: DIF23-0523  
 DRAWN BY: AG  
 CHECKED BY:  
 BUILDER: MANUEL TIJERINA  
 ADDITION: 709 FOREST TRACE -- PR --  
 ROCKWALL, TX  
 ADDRESS: 709 FOREST TRACE  
 LOT: 14  
 CITY: ROCKWALL, TX

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

SW-01

SYMBOL KEY	
	SIMPSON STHD10 or HTTS HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3			
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	O.131 - INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

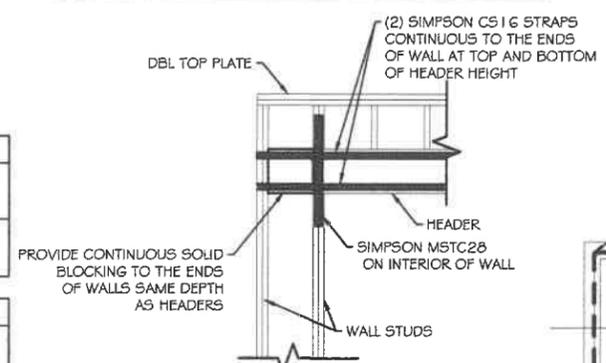
NOTE:  
 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.  
 2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2018 I.R.C.

DESIGN BASED ON 115 MPH ULTIMATE DESIGN WIND SPEED, EXPOSURE B.  
 IF CONDITIONS VARY, CONTACT THIS OFFICE.

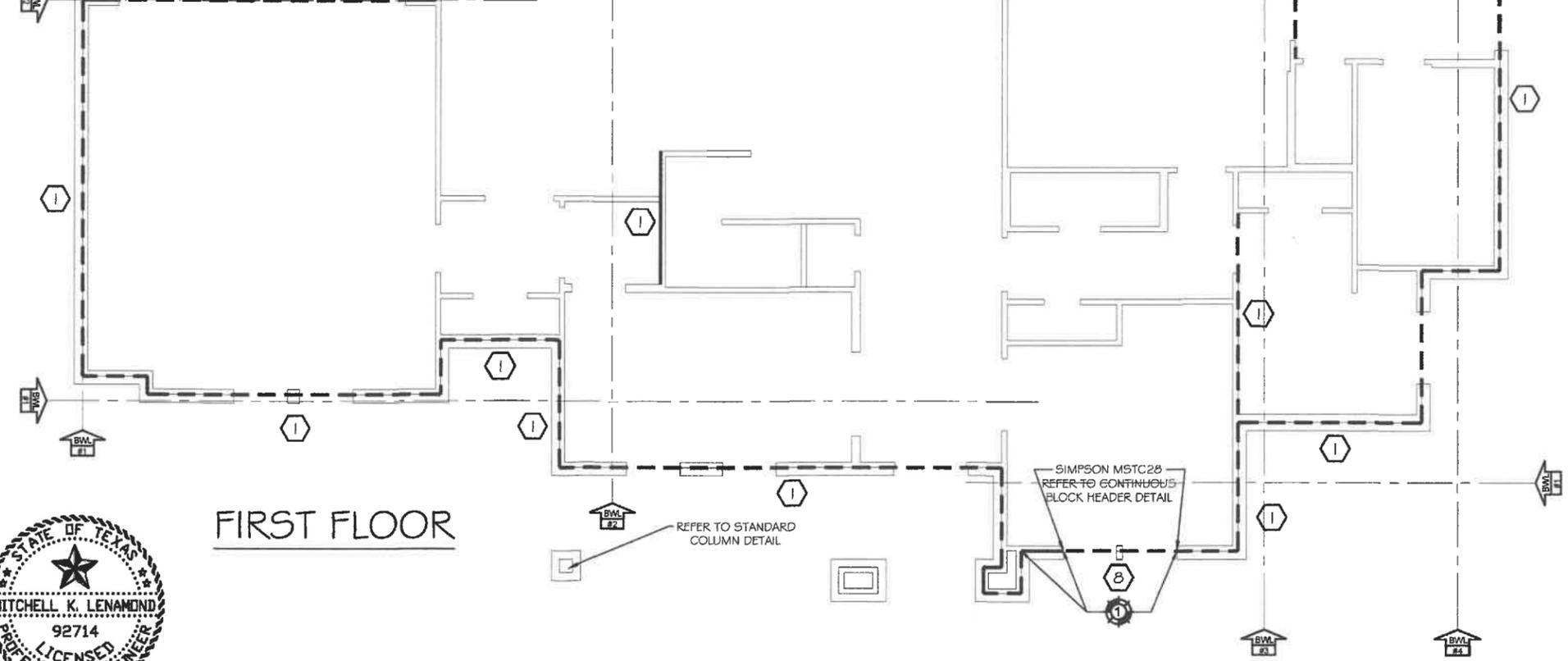
STUD SIZE	WALL HEIGHT											STUDS ON CENTER					
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'		20'				
2x4	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
2x6				16"	16"	16"	16"	16"	12"	12"	16"	(2) 16"	(2) 16"				
2x8									16"	16"	16"	16"	16"				

A) 115 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)

FULLY SHEATH WALL W/ 1/2" OSB (MIN.) ATTACH TO 2x4 STUDS @ 16" O.C. W/ 8d NAILS @ 3"/12" PATTERN.



**CONTINUOUS BLOCK HEADER DETAIL**  
 SCALE: 3/16"



STATE OF TEXAS  
 MITCHELL K. LENAMOND  
 92714  
 LICENSED PROFESSIONAL ENGINEER  
  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/26/2023



ERIC L. DAVIS ENGINEERING, INC.  
 F-3987  
 401 Pinnon Road  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail erldavis@eidengineering.com

MANUEL TIJERINA  
 ENGINEERED FOR

PLANE: CUSTOM  
 ELD JOB NO: DIF23-0523  
 DRAWN BY: AG  
 CHECKED BY:  
 BUILDER: MANUEL TIJERINA  
 ADDITION: 708 FOREST TRACE -- PR --  
 ROCKWALL, TX  
 ADDRESS: 708 FOREST TRACE  
 LOT: 14  
 CITY: ROCKWALL, TX

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

SW-02

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3			
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	O. 1 3/4" INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

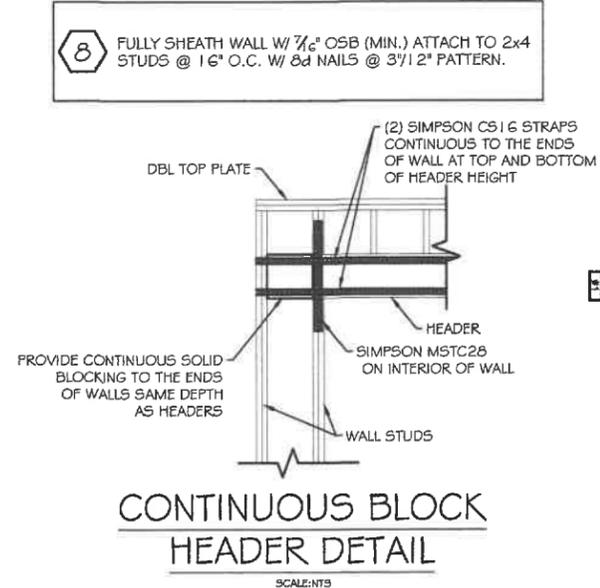
FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

NOTE:  
 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.  
 2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2018 I.R.C.

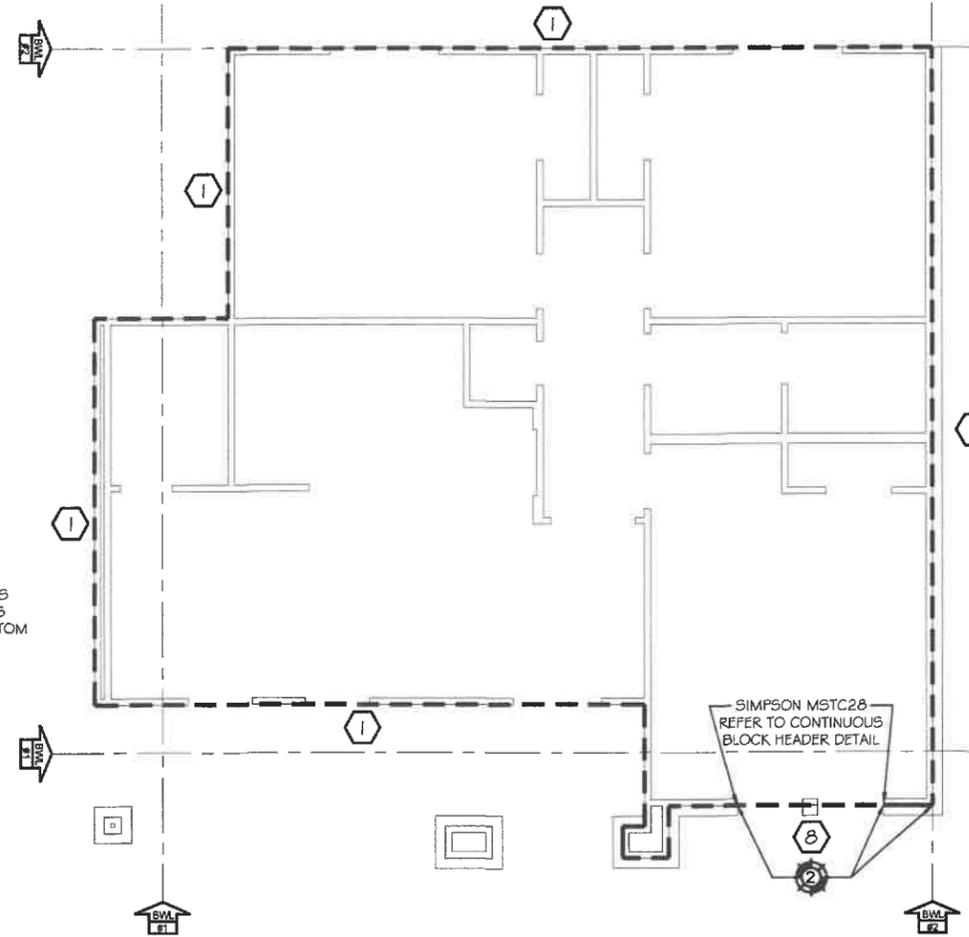
DESIGN BASED ON 115 MPH ULTIMATE DESIGN WIND SPEED, EXPOSURE B.  
 IF CONDITIONS VARY, CONTACT THIS OFFICE.

STUD SIZE	WALL HEIGHT											STUDS ON CENTER				
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'		20'			
2x4	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	(2)	(2)	16"
2x6				16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
2x8																16"

A) 115 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)



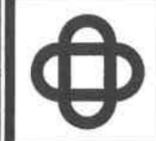
8 FULLY SHEATH WALL W/ 7/8" OSB (MIN.) ATTACH TO 2x4 STUDS @ 16" O.C. W/ 8d NAILS @ 3 1/2" 2" PATTERN.



SECOND FLOOR



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/26/2023



**ERIC L. DAVIS ENGINEERING, INC.**  
 F-3987  
 401 Pineson Road  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail eric.davis@edengineering.com

**SHEAR WALL NOTES**  
 ENGINEERED FOR:

**MANUEL TIJERINA**

PLANE: CUSTOM  
 ELD JOB NO: DIF23-0523  
 DRAWN BY: AG  
 CHECKED BY:

BUILDER: MANUEL TIJERINA  
 ADDITION: 708 FOREST TRACE  
 ROCKWALL, TX  
 ADDRESS: 708 FOREST TRACE  
 LOT: 14  
 BLOCK: A  
 CITY: ROCKWALL, TX

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

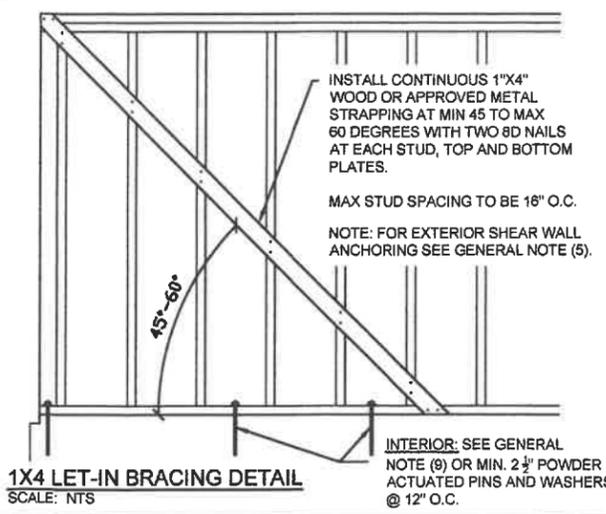
SW-03

**GENERAL NOTES**

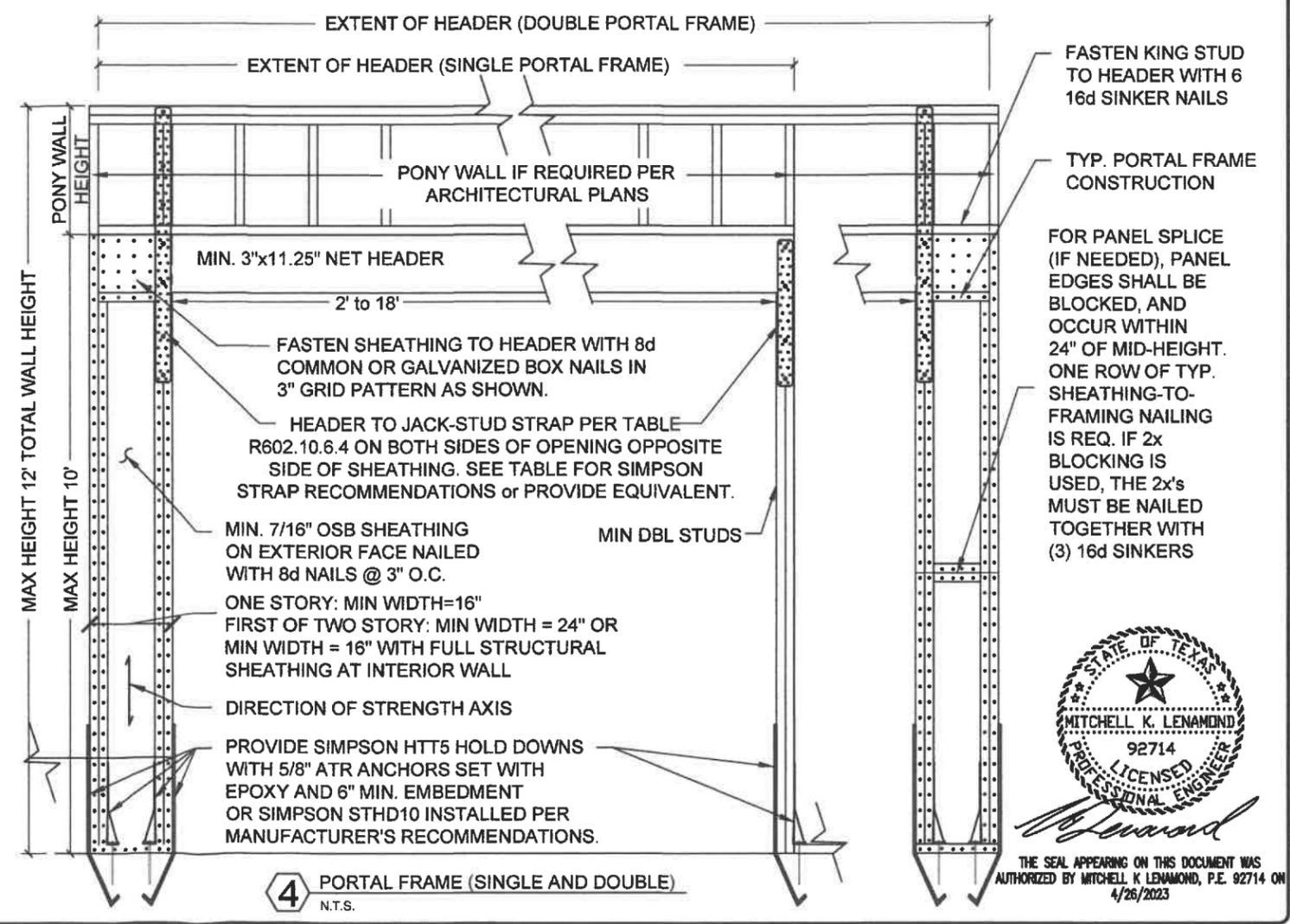
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
- ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
- SHEARWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDDSILL THROUGH THE DOUBLE TOP PLATE.
- BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
- MUDDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 8'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDDSILL ANCHORS @ 6'-0" O.C.
- WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
- ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2018 IRC.
- LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
- ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
- INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
- MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

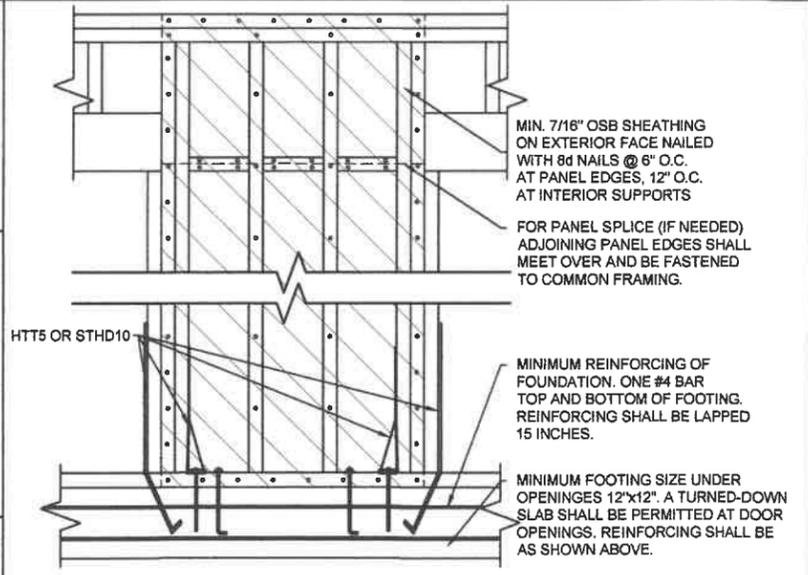
NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



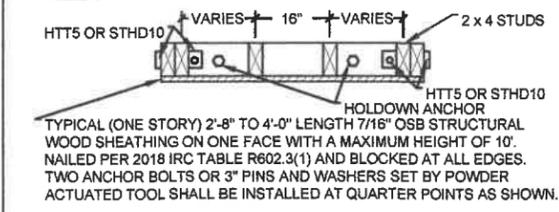
**STRUCTURAL SHEATHING**  
 IS CONSIDERED ONE OF THE FOLLOWING:  
 • MIN 7/16" OSB  
 • RED THERMOPLY  
 • BLUE THERMOPLY  
 • ZIP SYSTEM R-SHEATHING TYPE 3



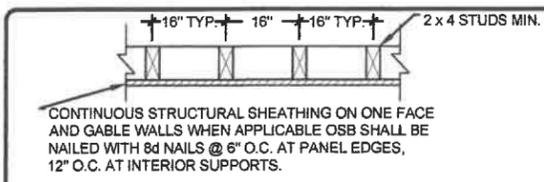
**4 PORTAL FRAME (SINGLE AND DOUBLE)**  
 N.T.S.



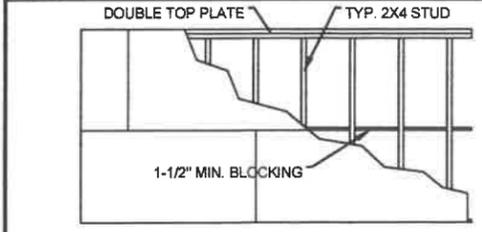
**2 SECTION DETAIL (EXTERIOR ELEVATION)**  
 N.T.S.



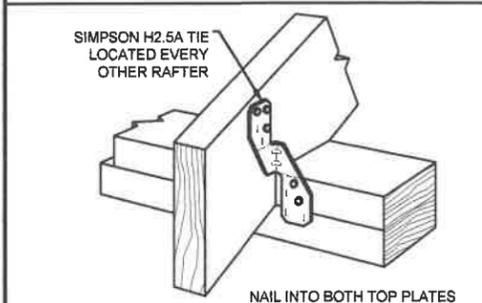
**2 SECTION DETAIL (PLAN VIEW)**  
 N.T.S.



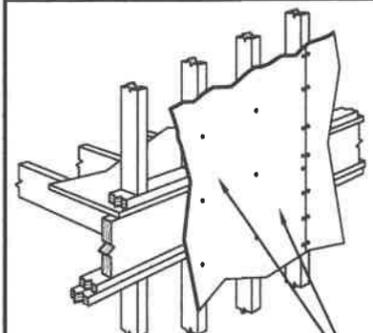
**1 SECTION DETAIL**  
 N.T.S.



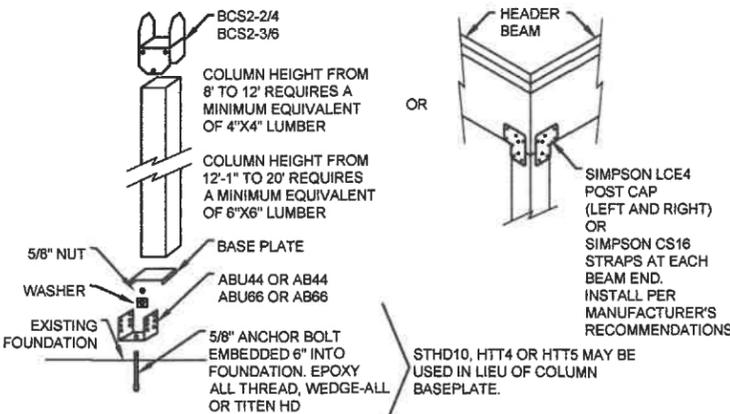
**PANEL BLOCKING DETAIL**  
 SCALE: N.T.S.



**RAFTER TO TOP PLATE DETAIL**  
 SCALE: N.T.S.



**PANEL CONNECTION DETAIL AT FIRST & SECOND FLOORS**  
 SCALE: N.T.S.



**STANDARD COLUMN DETAIL**  
 SCALE: N.T.S.

TABLE R602.10.6.4					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) <sup>a</sup> V <sub>115</sub> mph EXPOSURE B	RECOMMENDED OR APPROVED EQUAL SIMPSON STRAP MODEL No. <sup>b</sup>
2x4 No. 2 Grade	0	10	18	1000	(1) CS16
			9	1000	
			16	1025	
			18	1275	
			9	1000	
			18	2500	
	2	10	16	2175	(2) CS16
			18	2500	
			9	1500	
			16	3375	
			18	3975	
			9	1000	
2x6 Stud Grade	2	12	16	3375	(1) CS16
			18	3750	
			9	2750	
			12	3750	
			18	3750	
			9	1000	
	4	12	16	2150	(2) CS16
			18	2550	
			9	1750	
			16	2400	
			18	3800	
			18	3800	

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
 a. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
 b. STRAP MODEL MAY BE SUBSTITUTED W/ APPROVED EQUAL.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/26/2023

GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL ITEMS SHOWN ON THIS PLAN (INCLUDING, BUT NOT LIMITED TO, LIGHTS, FANS, PLUGS, AND FIXTURES) MAY INCLUDE UPGRADES ITEMS AND ARE SHOWN FOR PRESENTATION PURPOSES ONLY.

THE FINAL ELECTRICAL PLAN WILL BE DESIGNED AND INSTALLED TO MEET THE SPECIFIC ELECTRICAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE HOME IS BUILT.

ALL LIGHTING FIXTURES SHALL BE LED (LIGHT-EMITTING DIODE)

ALL ELECTRICAL FIXTURES SHALL BE AS PER NATIONAL ELECTRICAL CODE (NEC).

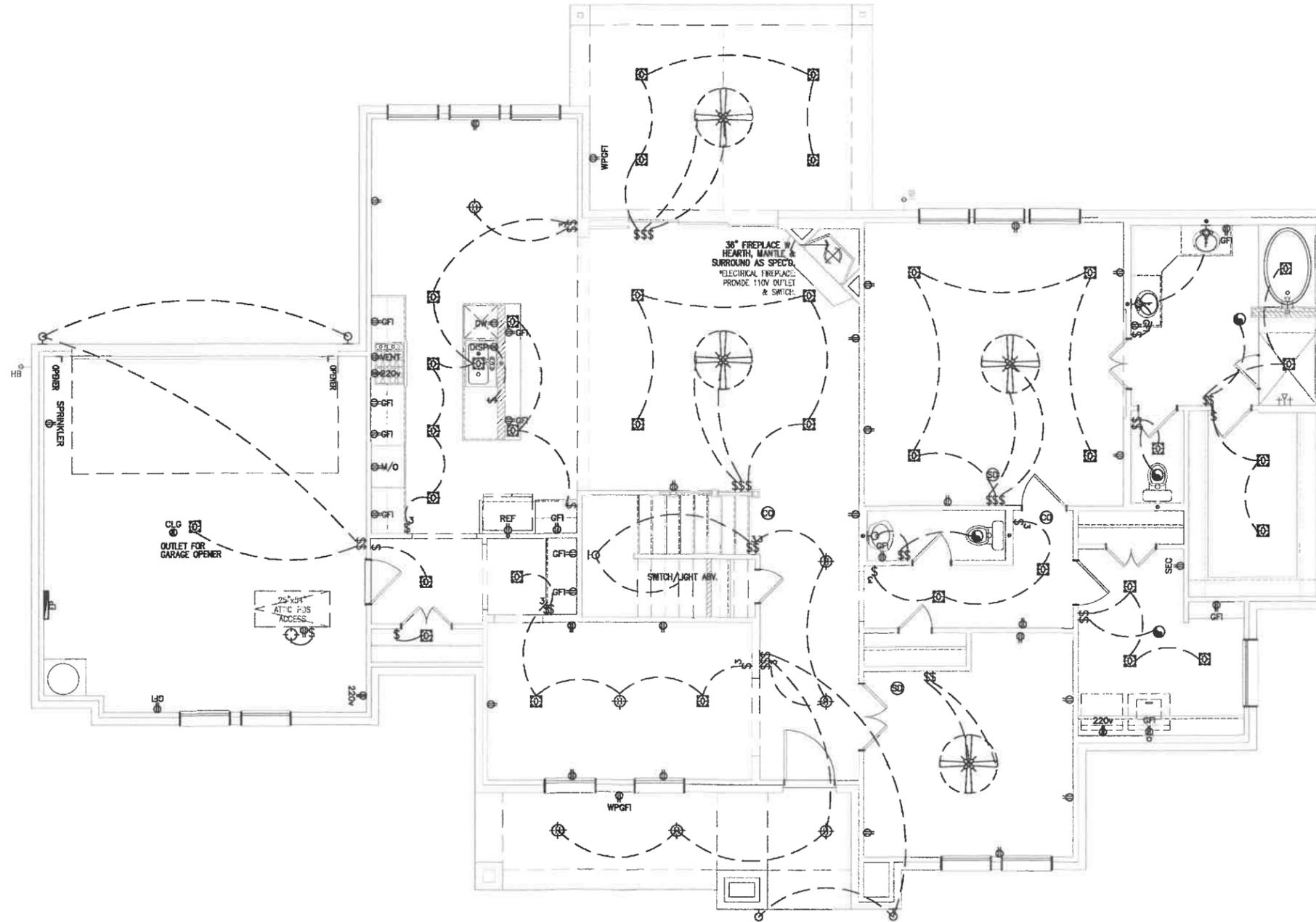
COORDINATE AND VERIFY LOCATIONS OF ALL ELECTRICAL FIXTURE WITH FLOOR PLAN.

ALL FIXTURE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.

ALL ELECTRICAL ITEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS

ELECTRICAL LEGEND

→ HB	HOSE BIBB	⊠	FLUSH LED LIGHT DISK
→ GAS	GAS LINE	⊙	EXTERIOR COACH LIGHT
EP	ELECTRICAL PANEL	⊙	WALL MOUNTED LIGHT
\$	SWITCH	⊙	CEILING MOUNTED LIGHT
\$3	3-WAY SWITCH	⊙	HANGING LIGHT
\$4	4-WAY SWITCH	⊙	FLOOD LIGHT
\$D	DIMMER SWITCH	⊙	WALL SCONCE
⊕	DUPLEX OUTLET	⊕	FLUORESCENT LIGHT w/1 BULB
SEC	SECURITY OUTLET	⊕	UP LIGHT
SPRINKLER	SPRINKLER OUTLET	⊕	EXHAUST FAN
FLOOR	FLOOR OUTLET	⊕	COMBO SMOKE AND CARBON MONOXIDE DETECTOR
GFI	GFI OUTLET	⊕	SMOKE DETECTOR
WPGFI	WATER PROOF GFI OUTLET	⊕	DOOR BELL BUTTON
DISP	DISPOSAL OUTLET	⊕	DOOR CHIMES
DW	DISHWASHER OUTLET	⊕	CABLE TV OUTLET
CLG	CEILING MOUNTED OUTLET	⊕	ATTIC ACCES
220V	220V OUTLET	⊕	GARAGE OPENER
⊕	CEILING FAN	⊕	CEILING FAN w/ LIGHT



1 ELECTRICAL PLAN  
FIRST FLOOR  
A6 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A6  
OF  
13

GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL ITEMS SHOWN ON THIS PLAN (INCLUDING, BUT NOT LIMITED TO, LIGHTS, FANS, PLUGS, AND FIXTURES) MAY INCLUDE UPGRADES ITEMS AND ARE SHOWN FOR PRESENTATION PURPOSES ONLY.

THE FINAL ELECTRICAL PLAN WILL BE DESIGNED AND INSTALLED TO MEET THE SPECIFIC ELECTRICAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE HOME IS BUILT.

ALL LIGHTING FIXTURES SHALL BE LED (LIGHT-EMITTING DIODE)

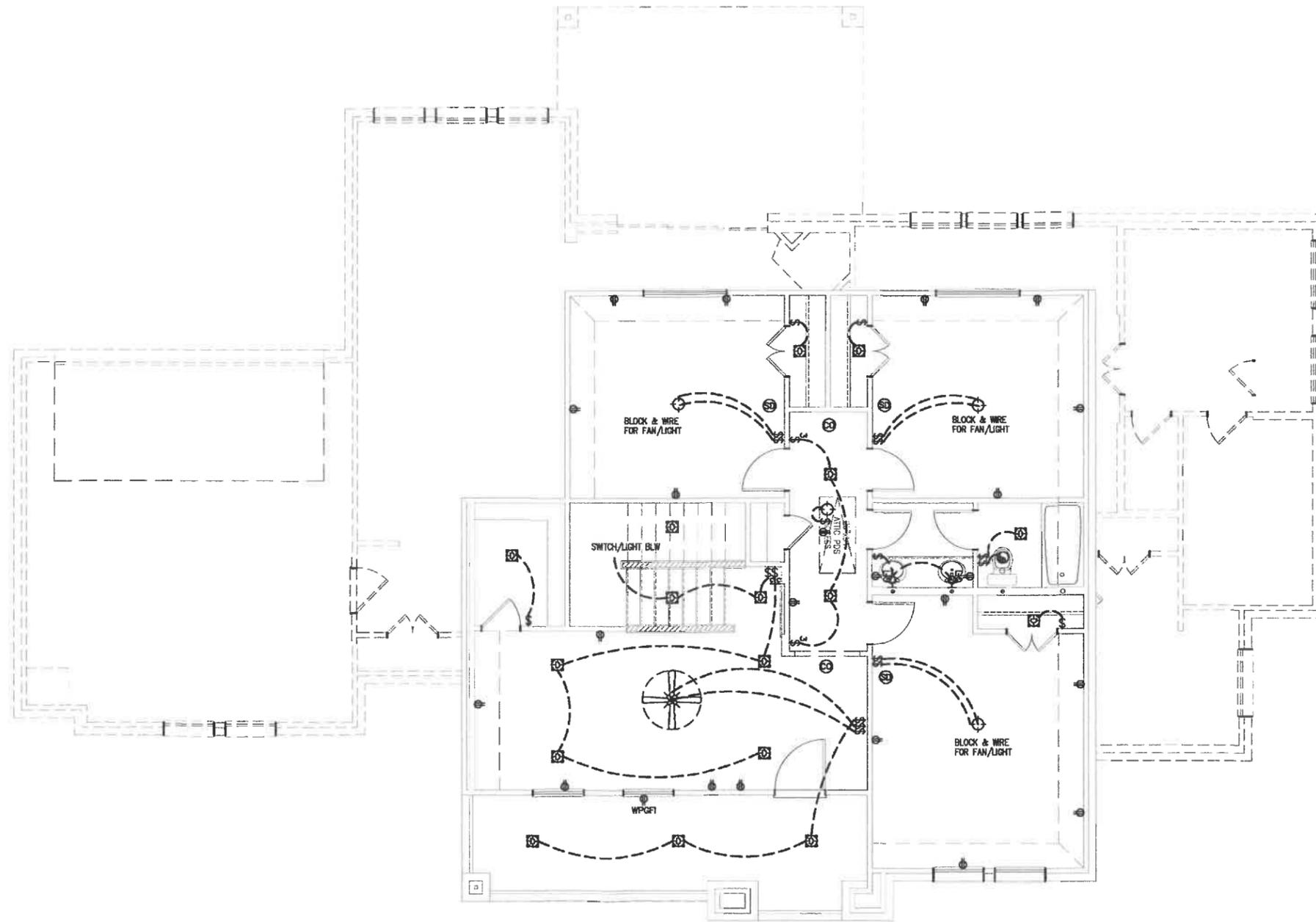
ALL ELECTRICAL FIXTURES SHALL BE AS PER NATIONAL ELECTRICAL CODE (NEC).

COORDINATE AND VERIFY LOCATIONS OF ALL ELECTRICAL FIXTURE WITH FLOOR PLAN.

ALL FIXTURE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.

ALL ELECTRICAL ITEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS

ELECTRICAL LEGEND			
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—+ GAS	GAS LINE	⊙	EXTERIOR COACH LIGHT
EP	ELECTRICAL PANEL	⊙	WALL MOUNTED LIGHT
\$	SWITCH	⊙	CEILING MOUNTED LIGHT
\$	3-WAY SWITCH	⊙	HANGING LIGHT
\$	4-WAY SWITCH	⊙	FLOOD LIGHT
\$	DIMMER SWITCH	⊙	WALL SCONCE
⊕	DUPLEX OUTLET	⊕	FLUORESCENT LIGHT w/1 BULB
SEC	SECURITY OUTLET	⊕	UP LIGHT
SPRINKLER	SPRINKLER OUTLET	⊕	EXHAUST FAN
FLOOR	FLOOR OUTLET	⊕	COMBO SMOKE AND CARBON MONOXIDE DETECTOR
GFI	GFI OUTLET	⊕	SMOKE DETECTOR
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DISP	DISPOSAL OUTLET	⊕	DOOR CHIMES
DW	DISHWASHER OUTLET	⊕	CABLE TV OUTLET
CLG	CEILING MOUNTED OUTLET	⊕	ATTIC ACES
220v	220V OUTLET	⊕	GARAGE OPENER
⊕	CEILING FAN	⊕	CEILING FAN w/ LIGHT



1 ELECTRICAL PLAN  
A6.1 SECOND FLOOR  
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

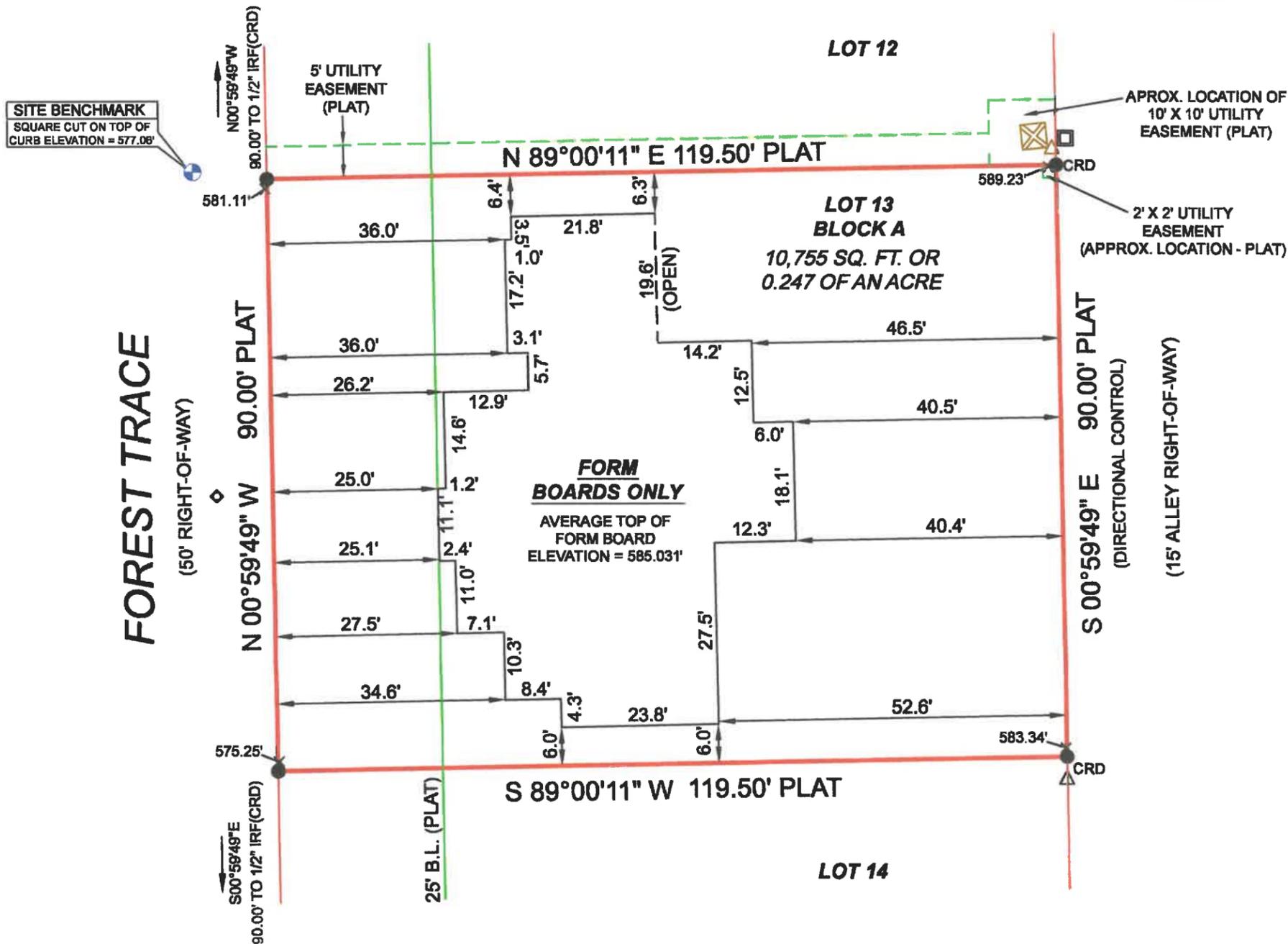
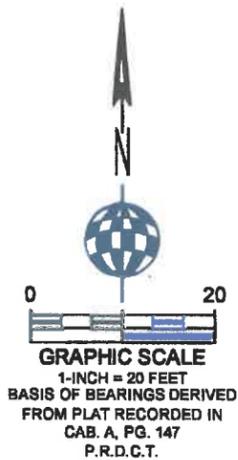
DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A6.1  
OF  
13

**FORM BOARD SURVEY: 709 FOREST TRACE**

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.  
2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	▭ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☒ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	—GWA— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	▭ EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	▭ BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☒ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	▭ HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☒ STONE COLUMN	⊙ WATER VALVE	☒ TRANS. BOX	—C— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	▭ FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	☒ POOL EQUIP.	—W— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—P— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

"A professional company operating in your best interest"



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 709 Forest Trace  
 SUBDIVISION: High Ridge Estates LOT: 13 BLOCK: A  
 GENERAL LOCATION: S Goliad & Boydston

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF-10 CURRENT USE: VACANT  
 PROPOSED ZONING: SF-10 PROPOSED USE: New Home Construction  
 ACREAGE: .248 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 483167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Manuel Tijerina</u>	CONTACT PERSON	<u>Otilio Posadas</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

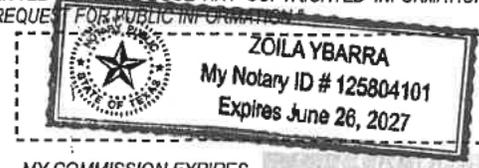
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED 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."

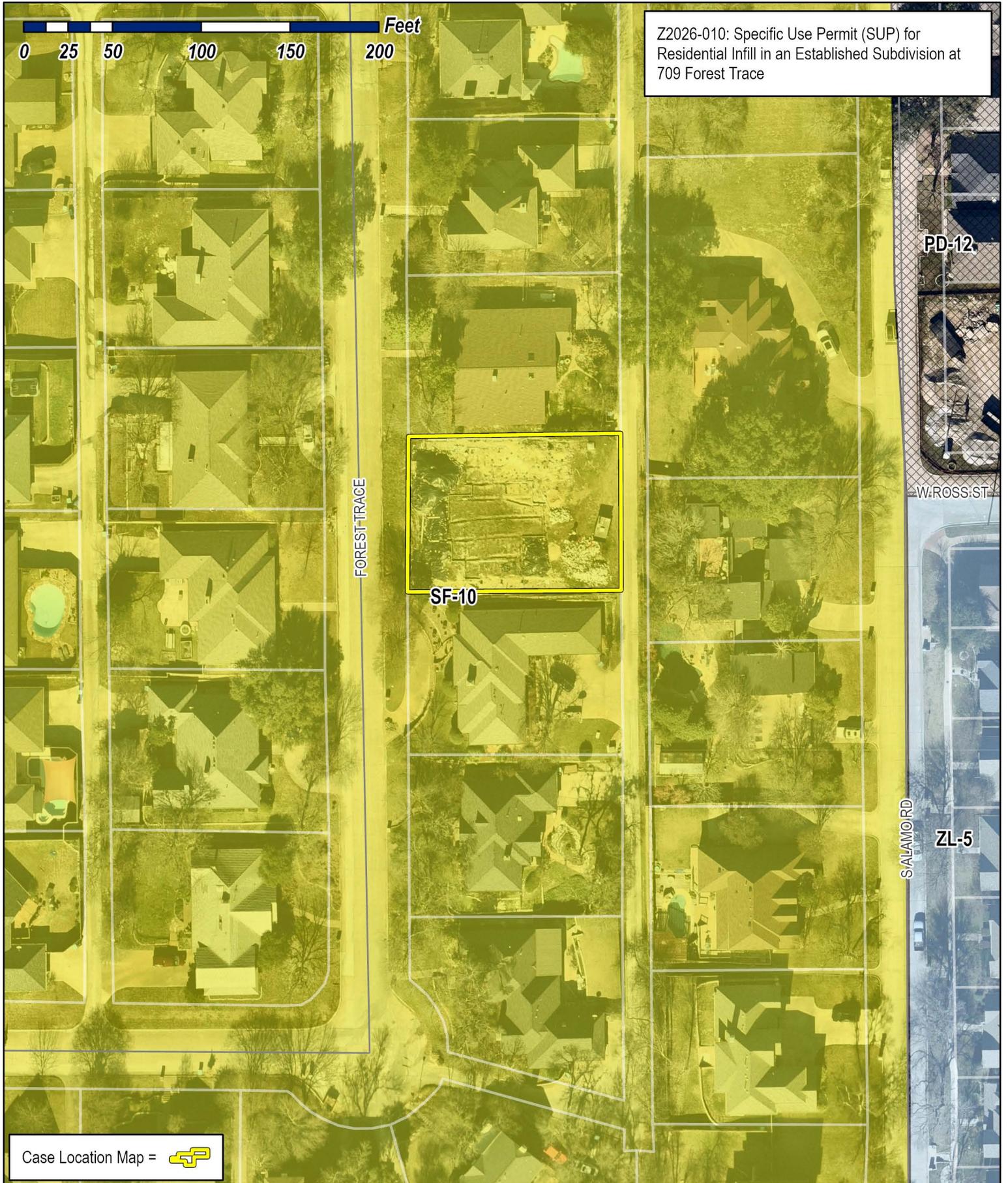
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF January, 2020

OWNER'S SIGNATURE Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Zoila Ybarra



MY COMMISSION EXPIRES \_\_\_\_\_



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

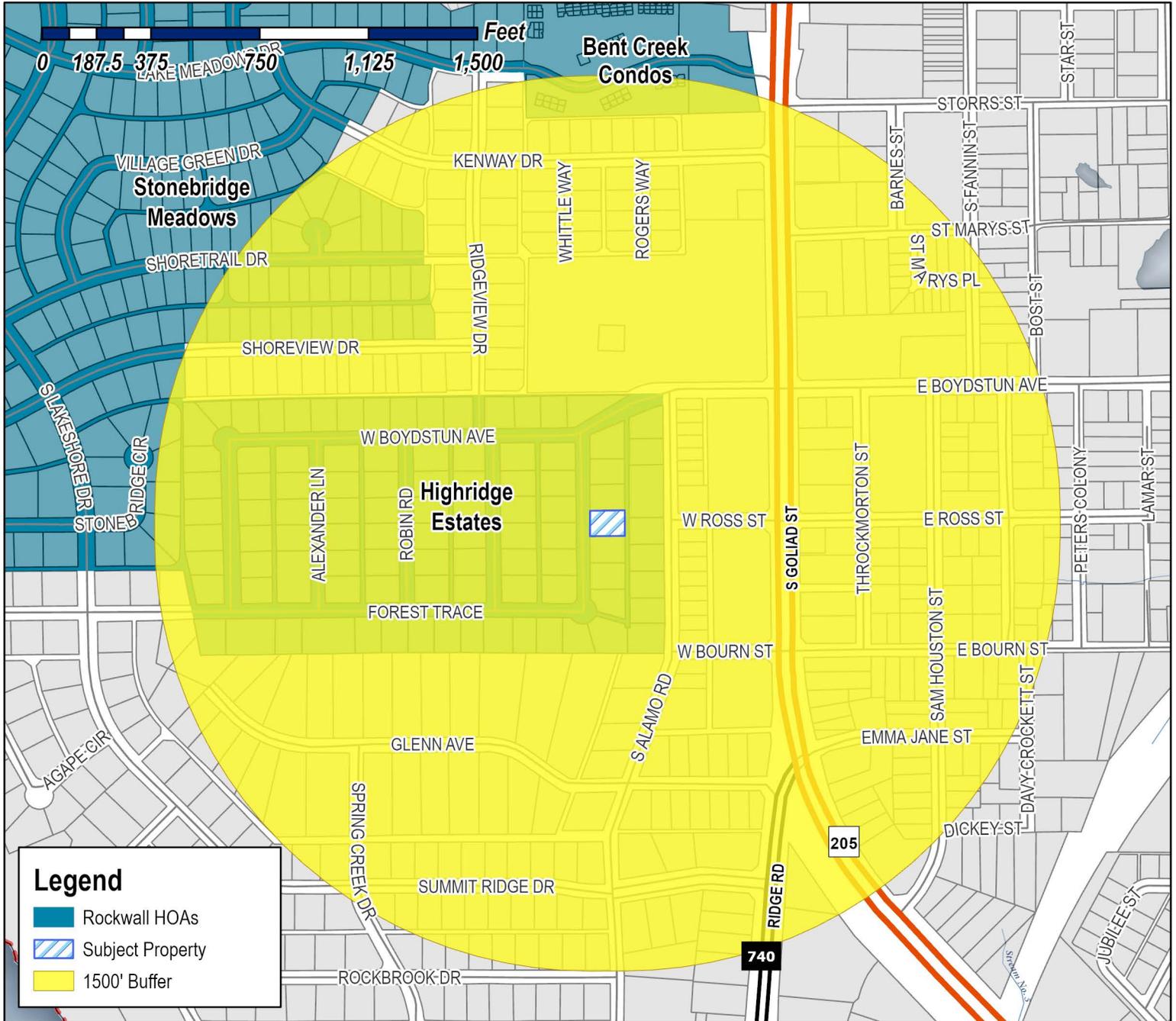




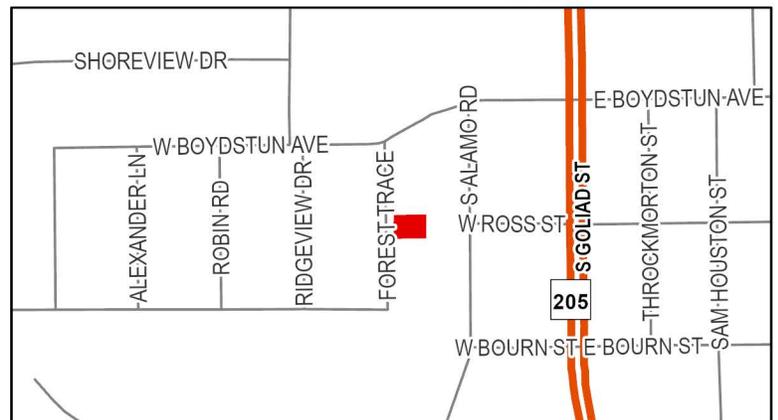
# City of Rockwall

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(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace



**Date Saved:** 2/13/2026

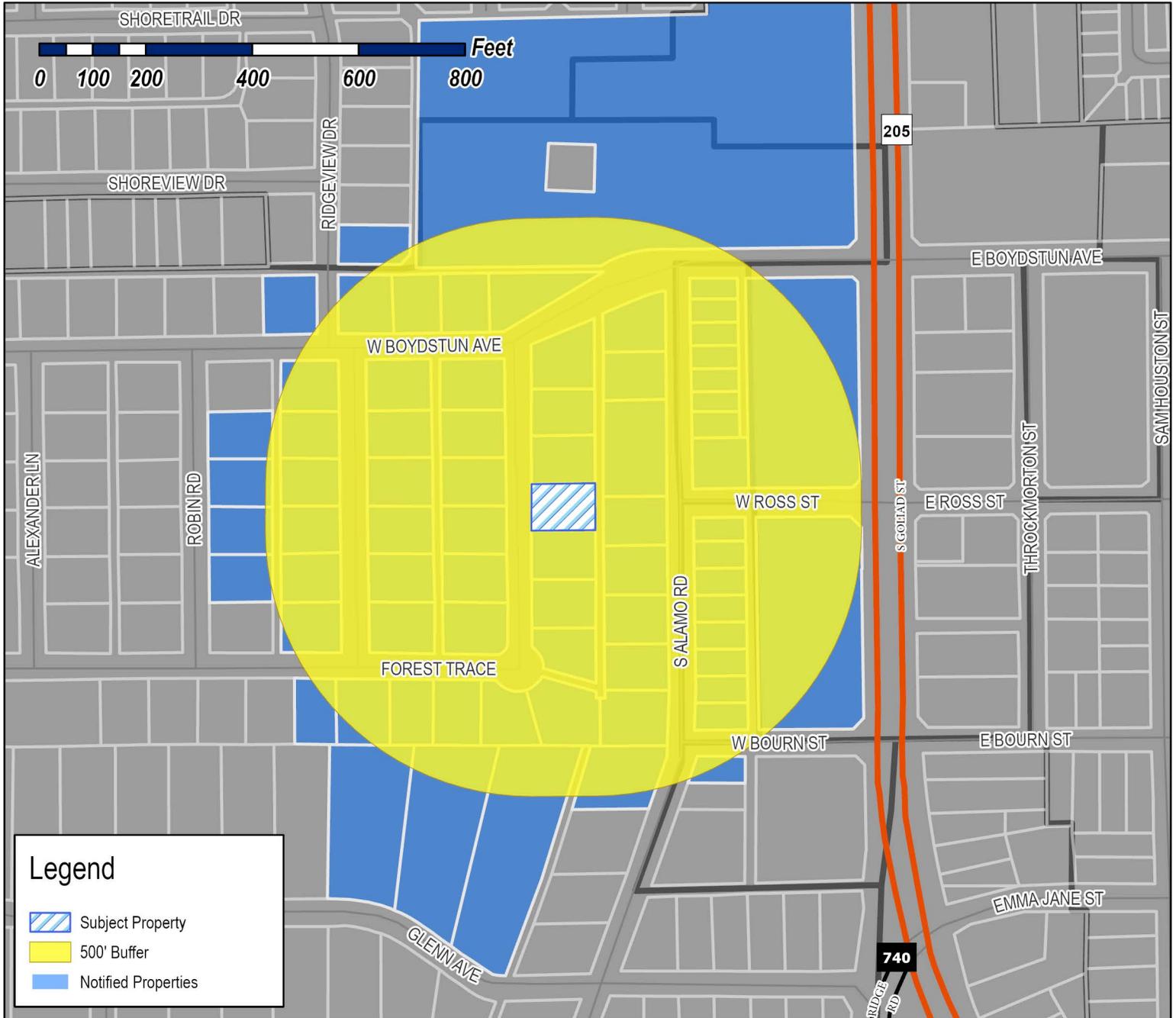
For Questions on this Case Call (972) 771-7745



# City of Rockwall

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

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BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL  
108 W ROSS ST  
ROCKWALL, TX 75087

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

MERU INVESTMENTS LLC  
1228 WOODSEY CT  
SOUTHLAKE, TX 76092

OTTO IRIS  
1502 S 1st St Ste 3  
Garland, TX 75040

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN  
201 FOREST TRCE  
ROCKWALL, TX 75087

BARTON BRETT & HILLARY  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

RESIDENT  
203 FOREST TRACE  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYDICKY JOSEPH N  
205 FOREST TRACE  
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M  
206 GLENN AVE  
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

BROWN BREANNE ELIZABETH STRAWN AND  
AARON KRISTOPHER  
207 FOREST TRACE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY  
301 FOREST TRACE  
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA  
302 W Boydston Ave  
Rockwall, TX 75087

CONFIDENTIAL  
303 FOREST TRACE  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

2025 D REED REVOCABLE TRUST  
DARLENE PIERSON REED - TRUSTEE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO RD  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS  
705 ROBIN RD  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO RD  
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

FLOWERS DONALD  
707 ROBIN DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO RD  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR  
708 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

RESIDENT  
709 ROBIN RD  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
710 RIDGEVIEW DR  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE  
711 ROBIN DR  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST  
JAMES EDWIN GRAY & TERESA ANN HABECKER -  
CO-TRUSTEES  
712 FOREST TRCE  
ROCKWALL, TX 75087

MORI DANIEL J & JUDY  
712 RIDGEVIEW DR  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

SIPLE MARIAN C  
714 RIDGEVIEW DR  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

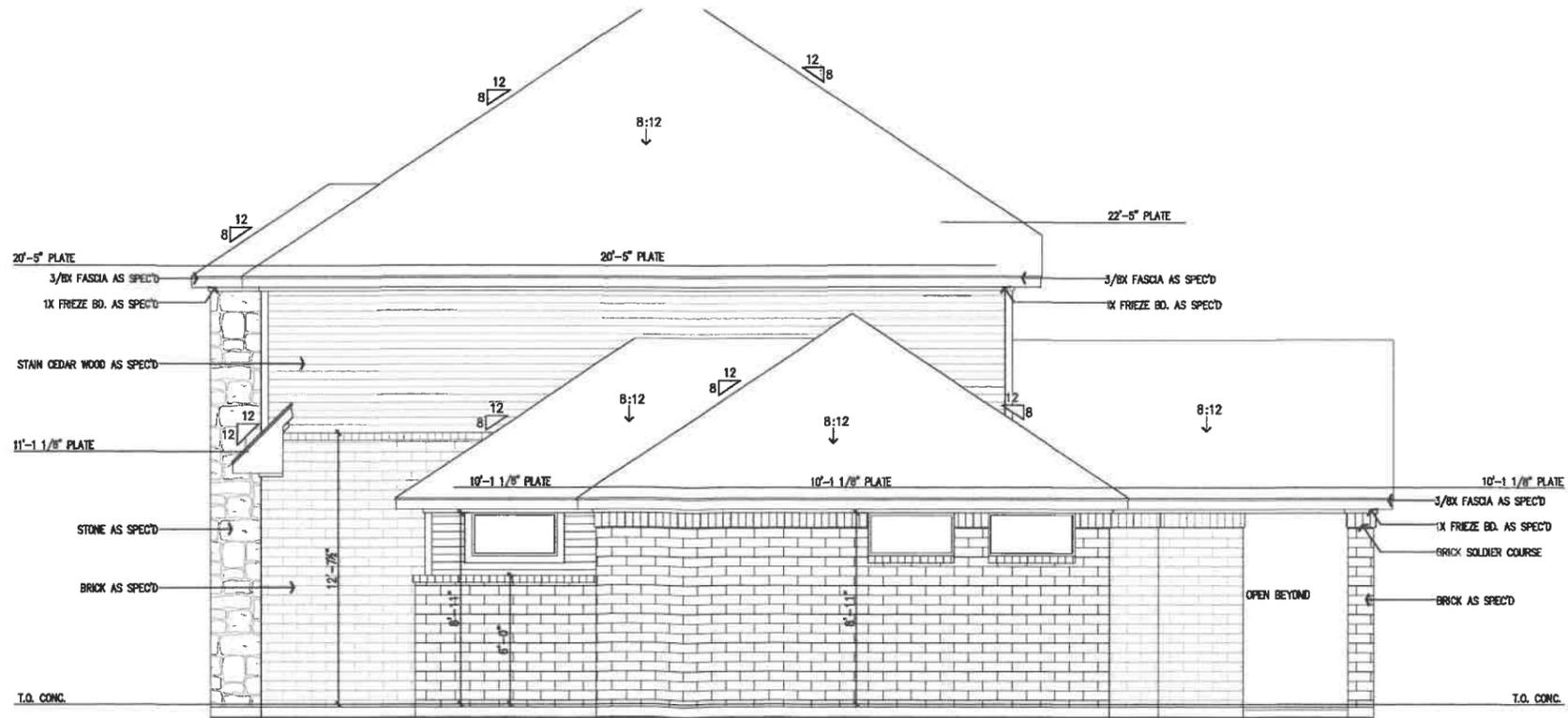
BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.			66.11%
Total Stone Area							322	S.F.			11.52%
Total Siding Area							625	S.F.			22.37%
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

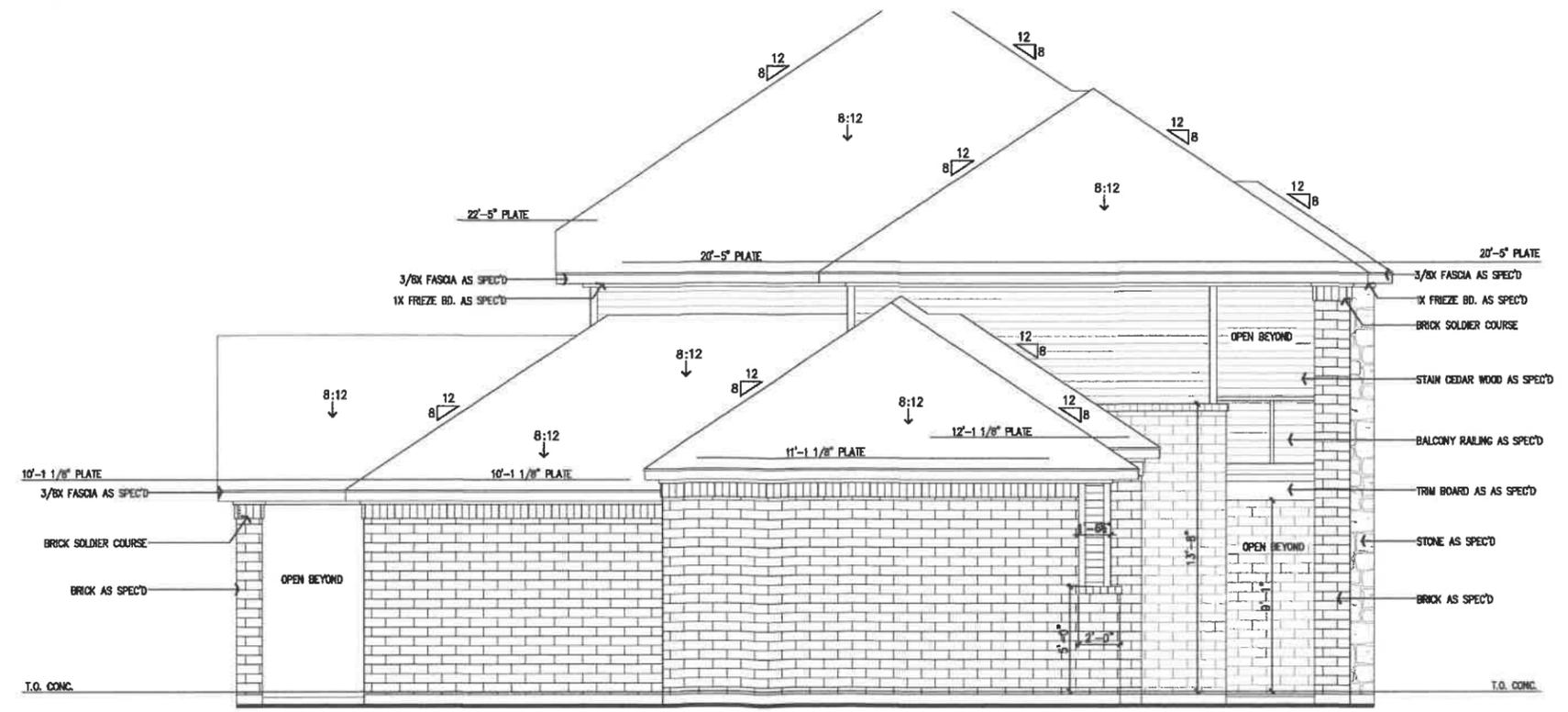
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LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

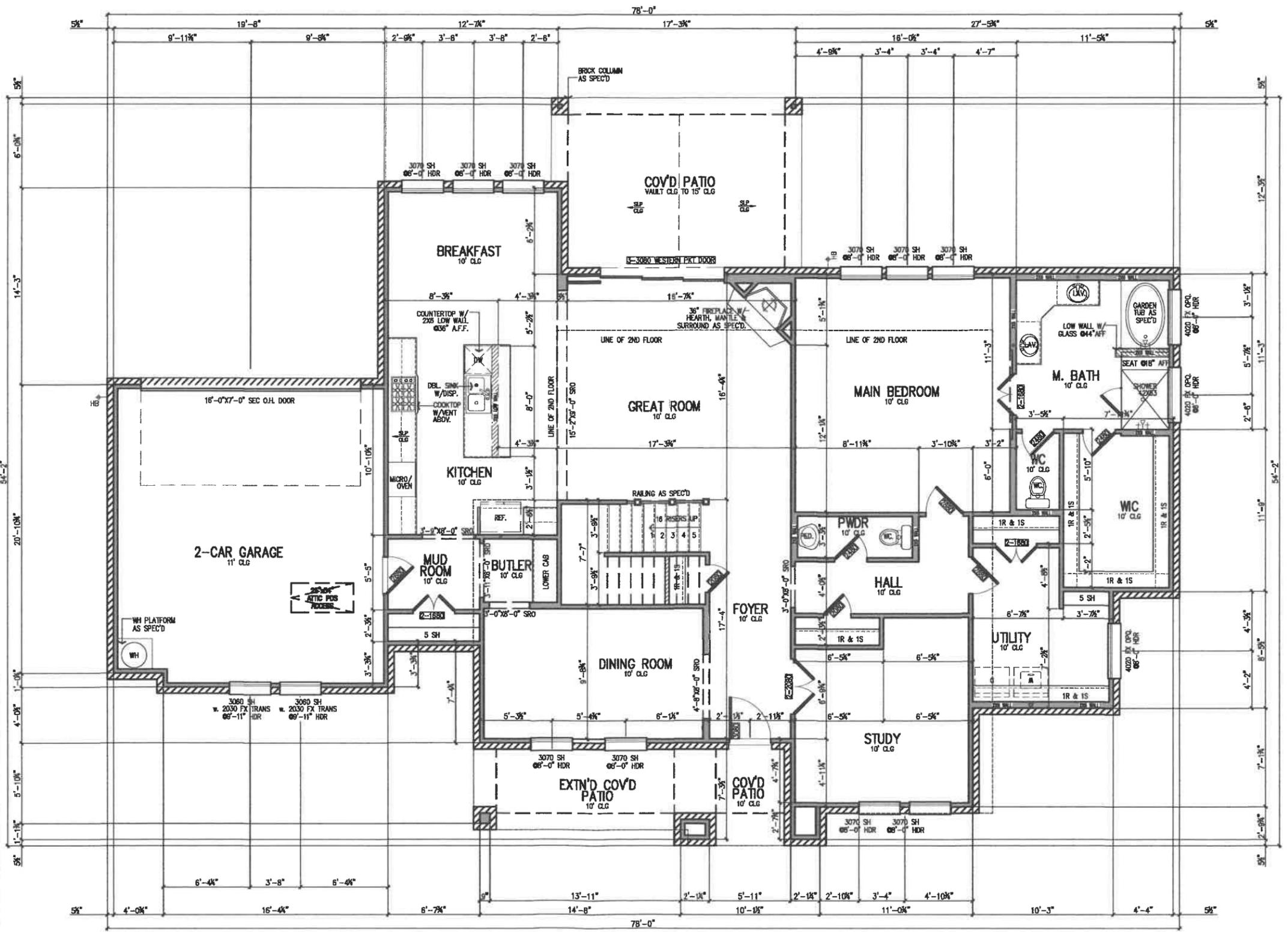
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06-28-2023

SHEET NO.  
A4  
OF  
13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.
Total	2,892 SQ. FT.	3,016 SQ. FT.	3,107 SQ. FT.
Total Living Area			3,107 SQ. FT.
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.
Total Slab Area		2,879 SQ. FT.	
Total Under Roof		4,098 SQ. FT.	
Total Interior Frame	3,303 SQ. FT.		
Total Exterior Frame		3,954 SQ. FT.	
Overall Width = 78'-0"		Overall Depth = 54'-2"	



1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

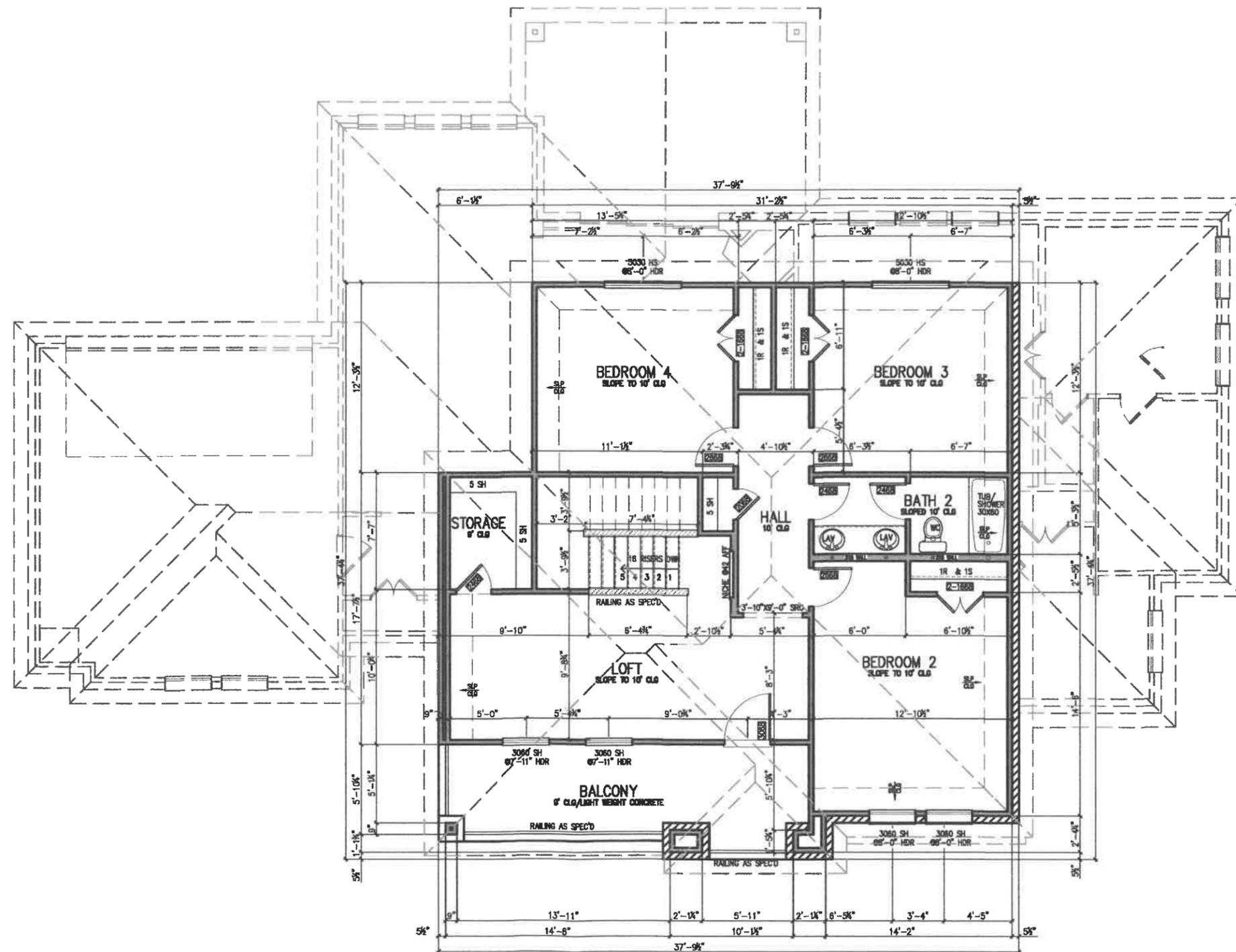
NEW RESIDENCE FOR:  
**MANUEL TIJERILLA**

DESIGN PLAN NAME/NUMBER:  
**3235 PLAN**  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
**A1.1**  
 OF  
 13



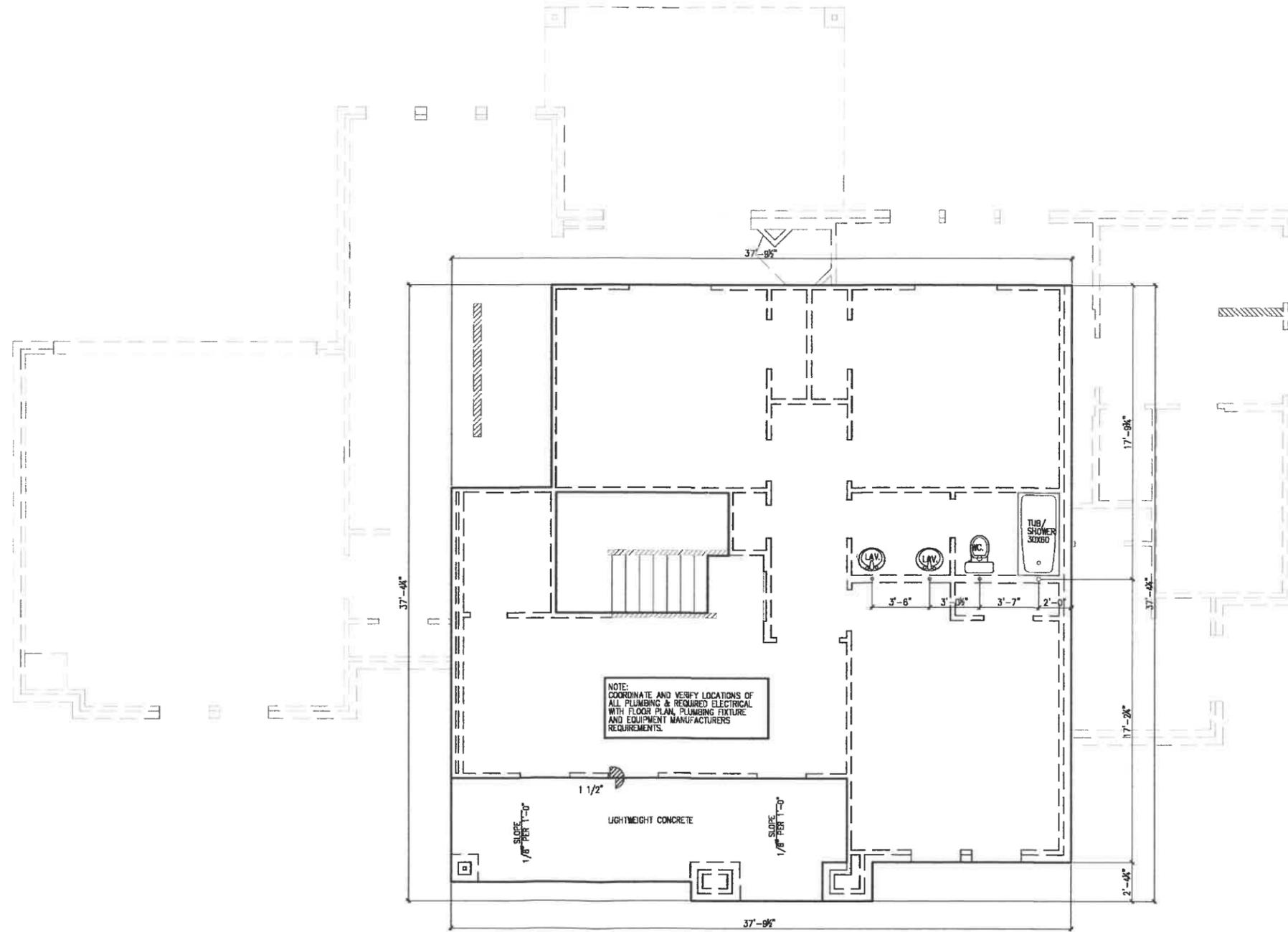
**AREA CALCULATIONS\_709 FOREST TRACE**

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.		
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.		
<b>Total</b>	<b>2,892 SQ. FT.</b>	<b>3,016 SQ. FT.</b>	<b>3,107 SQ. FT.</b>		
Total Living Area			3,107 SQ. FT.		
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.		
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.		
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Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.		
Total Slab Area			2,879 SQ. FT.		
Total Under Roof			4,098 SQ. FT.		
Total Interior Frame	3,303 SQ. FT.				
Total Exterior Frame		3,954 SQ. FT.			
Overall Width = 78'-0"		Overall Depth = 54'-2"			

**1 SECOND FLOOR PLAN**  
 A1.1 SCALE: 1/8" = 1'-0"



1 SECOND FLOOR  
PLUMBING PLAN  
S1.1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

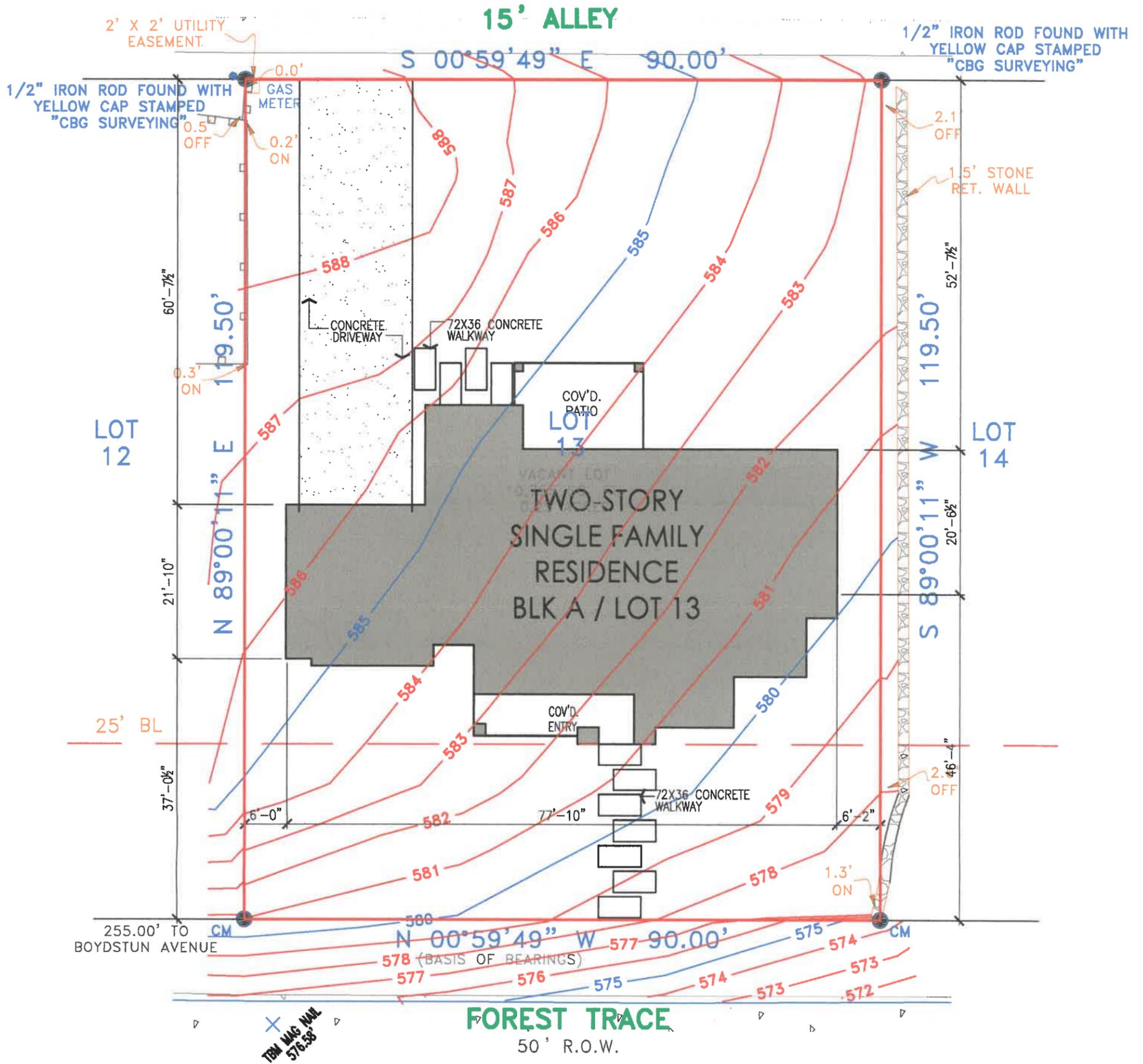
NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1.1  
OF  
13



**LEGEND:**

← DRAINAGE ARROW

▨ REAR PATIO AREA

NOTE: CROSS HATCHED AREA INDICATES REAR YARD OPEN SPACE.

NOTE: BUILDER SHOULD PLANT TREE AS PER COMMUNITY STANDARD AS REQUIRED.

709 FOREST TRACE  
 BLK A/LOT 13/HIGH RIDGE STATE  
 ROCKWALL, ROCKWALL COUNTY, TX



FLATWORK AREA TABULATIONS			
LEAD WALK	APPROX.	18	S.F.
CITY WALK	APPROX.	0	S.F.
DRIVE	APPROX.	870	S.F.
APPROACH	APPROX.	0	S.F.
TOTAL	APPROX.	888	S.F.
LOT COVERAGE			
LOT AREA	APPROX.	1076	S.F.
MAIN BUILDING AREA	APPROX.	282	S.F.
LOT COVERAGE	APPROX.	27.73	%

1 SITE PLAN  
 SP1 SCALE: 1/16" = 1'-0"

SHEET NO.  
 SP1  
 OF  
 13

DRAWN BY:  
 LRN

ISSUED FOR REVIEW  
 06-28-2023

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A/LOT 13/HIGH RIDGE STATE

GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

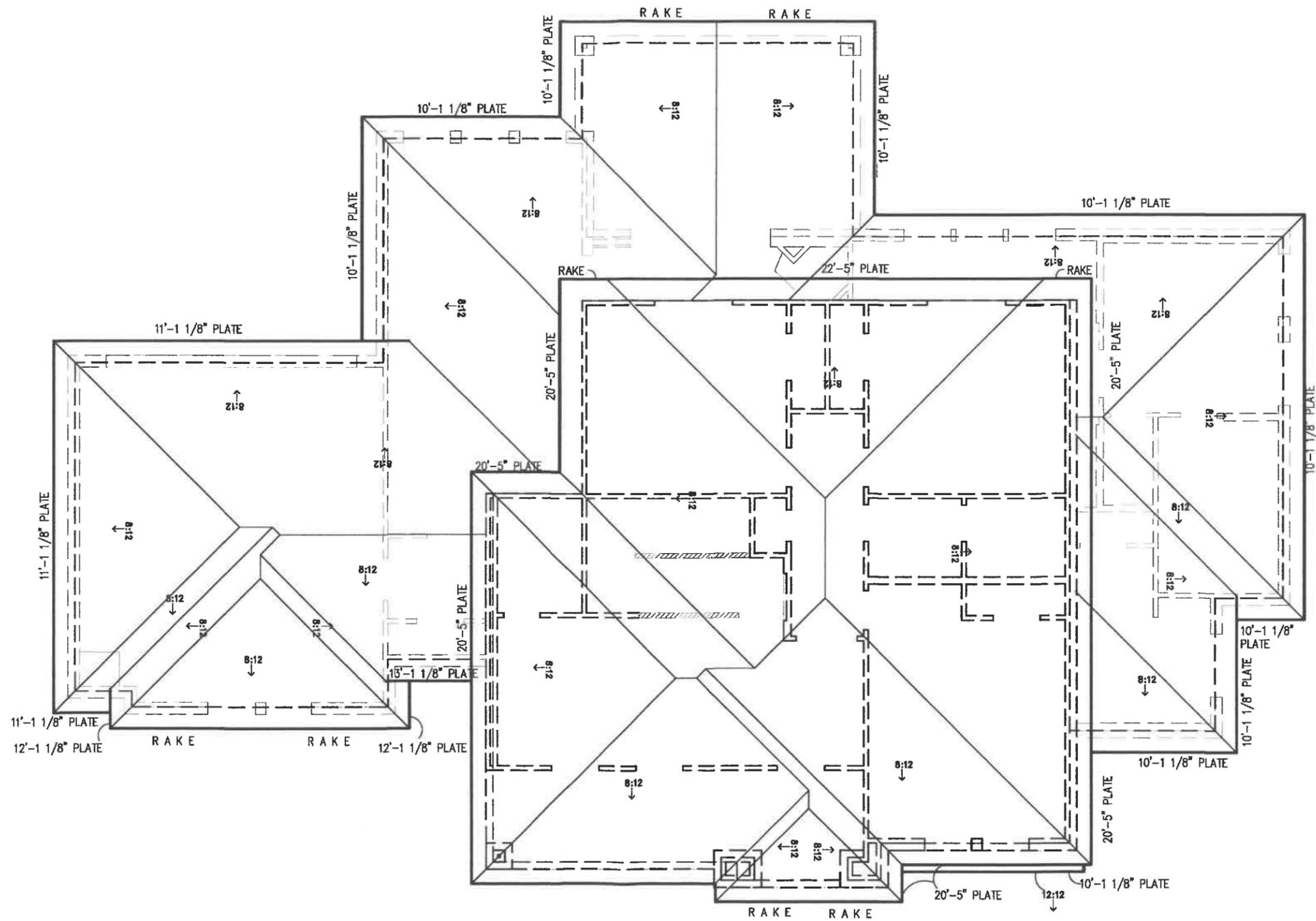
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A5  
OF  
13



**ERIC L. DAVIS ENGINEERING, INC.**  
 F-3987  
 401 Pinson Road  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail eric@ericl.davisengineering.com

SHEAR WALL DETAILS  
 ENGINEERED FOR

**MANUEL TIJERINA**

PLAN: CUSTOM  
 ELD JOB NO: DIF23-0523  
 DRAWN BY: AG  
 CHECKED BY:  
 BUILDER: MANUEL TIJERINA  
 ADDITION: 709 FOREST TRACE -- PR --  
 ROCKWALL, TX  
 ADDRESS: 709 FOREST TRACE  
 LOT: 14  
 CITY: ROCKWALL, TX

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

SW-01

**SYMBOL KEY**

	SIMPSON STHD10 or HTTS HOLDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

**FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3**

MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	0.131 - INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

**FASTENING FOR THERMO PLY**

MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

**NOTE:**  
 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.  
 2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2018 I.R.C.

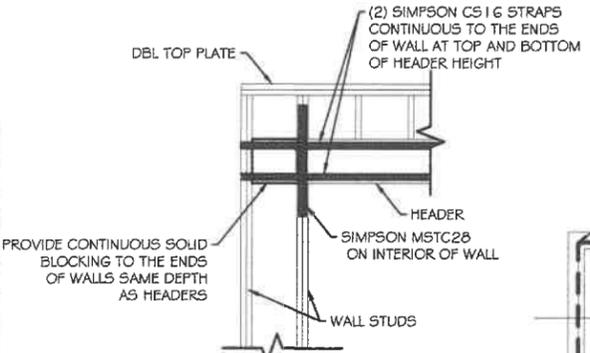
DESIGN BASED ON 115 MPH ULTIMATE DESIGN WIND SPEED, EXPOSURE B.  
 IF CONDITIONS VARY, CONTACT THIS OFFICE.

**STUD HEIGHT SCHEDULE**

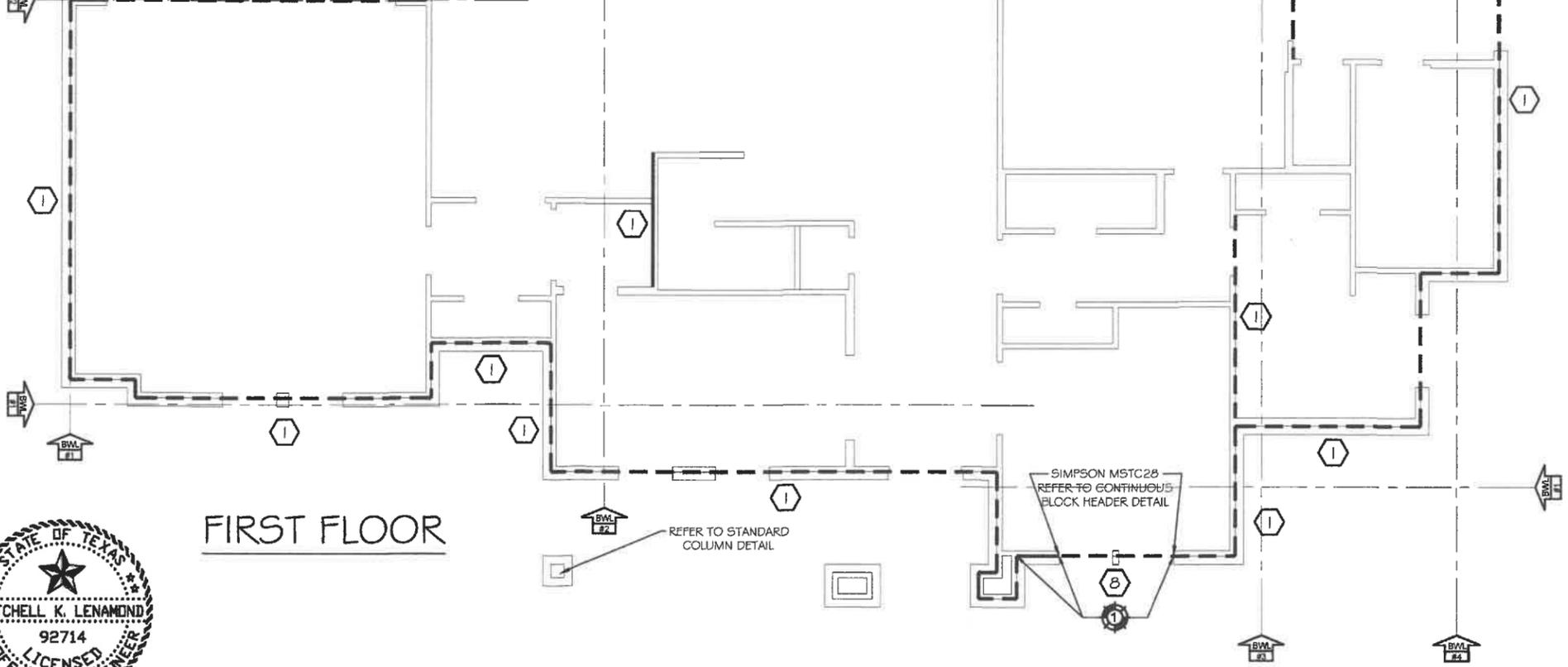
STUD SIZE	WALL HEIGHT											STUDS ON CENTER		
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'		20'	
2x4	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	(2) 16"	(2) 16"
2x6				16"	16"	16"	16"	16"	12"	12"	16"	16"	16"	16"
2x8									16"	16"	16"	16"	16"	16"

A) 115 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)

**8** FULLY SHEATH WALL W/ 1/4" OSB (MIN.) ATTACH TO 2x4 STUDS @ 16" O.C. W/ 8d NAILS @ 3"/12" PATTERN.



**CONTINUOUS BLOCK HEADER DETAIL**  
 SCALE: 3/16"



**FIRST FLOOR**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/26/2023



ERIC L. DAVIS ENGINEERING, INC.  
 F-3987  
 401 Pinson Road  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail ertdavis@eidengineering.com

MANUEL TIJERINA  
 ENGINEERED FOR

PLANE: CUSTOM  
 ELD JOB NO: DIF23-0523  
 DRAWN BY: AG  
 CHECKED BY:  
 LOT: 14  
 CITY: ROCKWALL, TX

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

SW-02

SYMBOL KEY	
	SIMPSON STHD10 or HTT5 HOLDDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

FASTENING FOR ZIP SYSTEM R-SHEATHING TYPE 3			
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	O. 1 3/4 INCH SHANK NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS

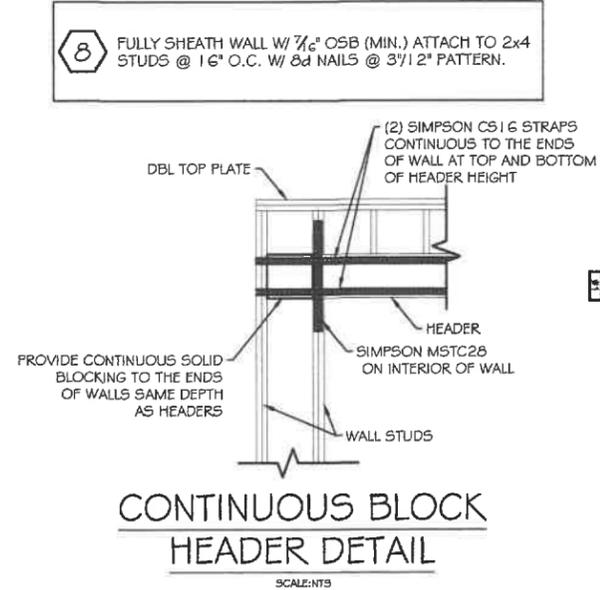
FASTENING FOR THERMO PLY		
MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	NO. 16 GAGE STAPLES 1" CROWN x 1 1/4" LEGS	3 - PANEL EDGES 3 - INTERMEDIATES SUPPORTS

NOTE:  
 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 10'-0" TO 15'-0", PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.  
 2) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH 2018 I.R.C.

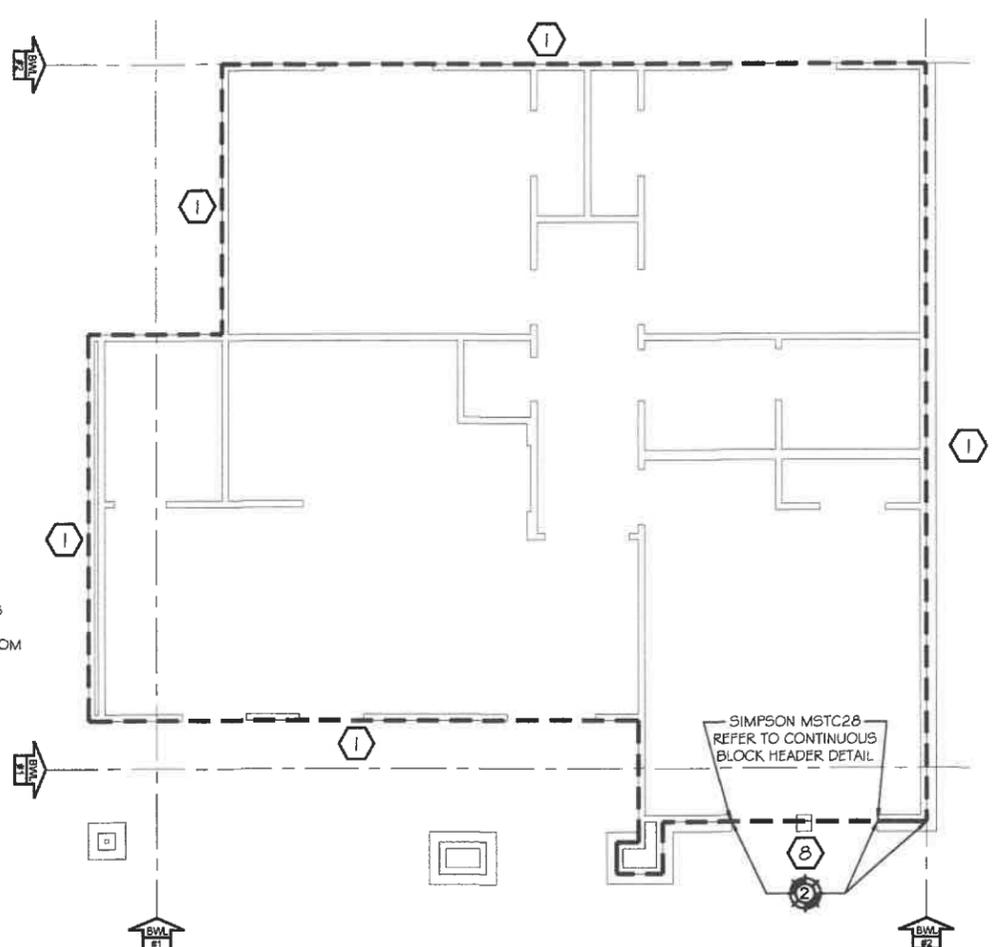
DESIGN BASED ON 115 MPH ULTIMATE DESIGN WIND SPEED, EXPOSURE B.  
 IF CONDITIONS VARY, CONTACT THIS OFFICE.

STUD SIZE	WALL HEIGHT											STUDS ON CENTER			
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'		20'		
2x4	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	(2)	(2)	
2x6				16"	16"	16"	16"	16"	12"	12"	16"	16"			
2x8									16"	16"	16"	16"			

A) 115 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)



8 FULLY SHEATH WALL W/ 7/8" OSB (MIN.) ATTACH TO 2x4 STUDS @ 16" O.C. W/ 8d NAILS @ 3'/1 2" PATTERN.



SECOND FLOOR



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/26/2023



**ERIC L. DAVIS ENGINEERING, INC.**  
 F-3987  
 401 Pineson Road  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail eric.davis@edengineering.com

SHEAR WALL NOTES  
 ENGINEERED FOR:

**MANUEL TIJERINA**

PLANE: CUSTOM  
 ELD JOB NO: DIF23-0523  
 DRAWN BY: AG  
 CHECKED BY:

BUILDER: MANUEL TIJERINA  
 ADDITION: 708 FOREST TRACE  
 ROCKWALL, TX  
 ADDRESS: 708 FOREST TRACE  
 LOT: 14  
 BLOCK: A  
 CITY: ROCKWALL, TX

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

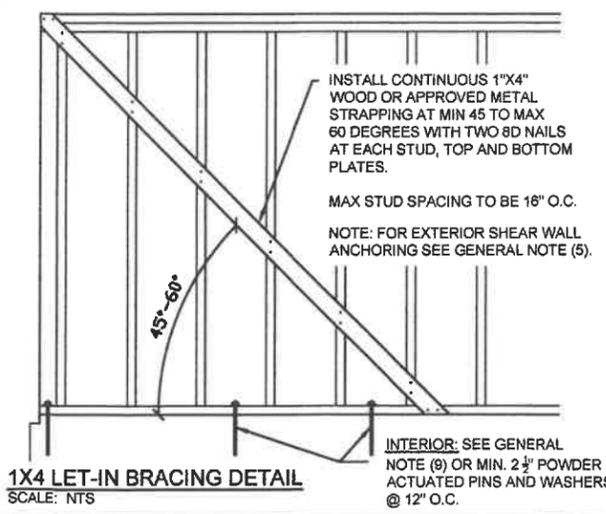
SW-03

**GENERAL NOTES**

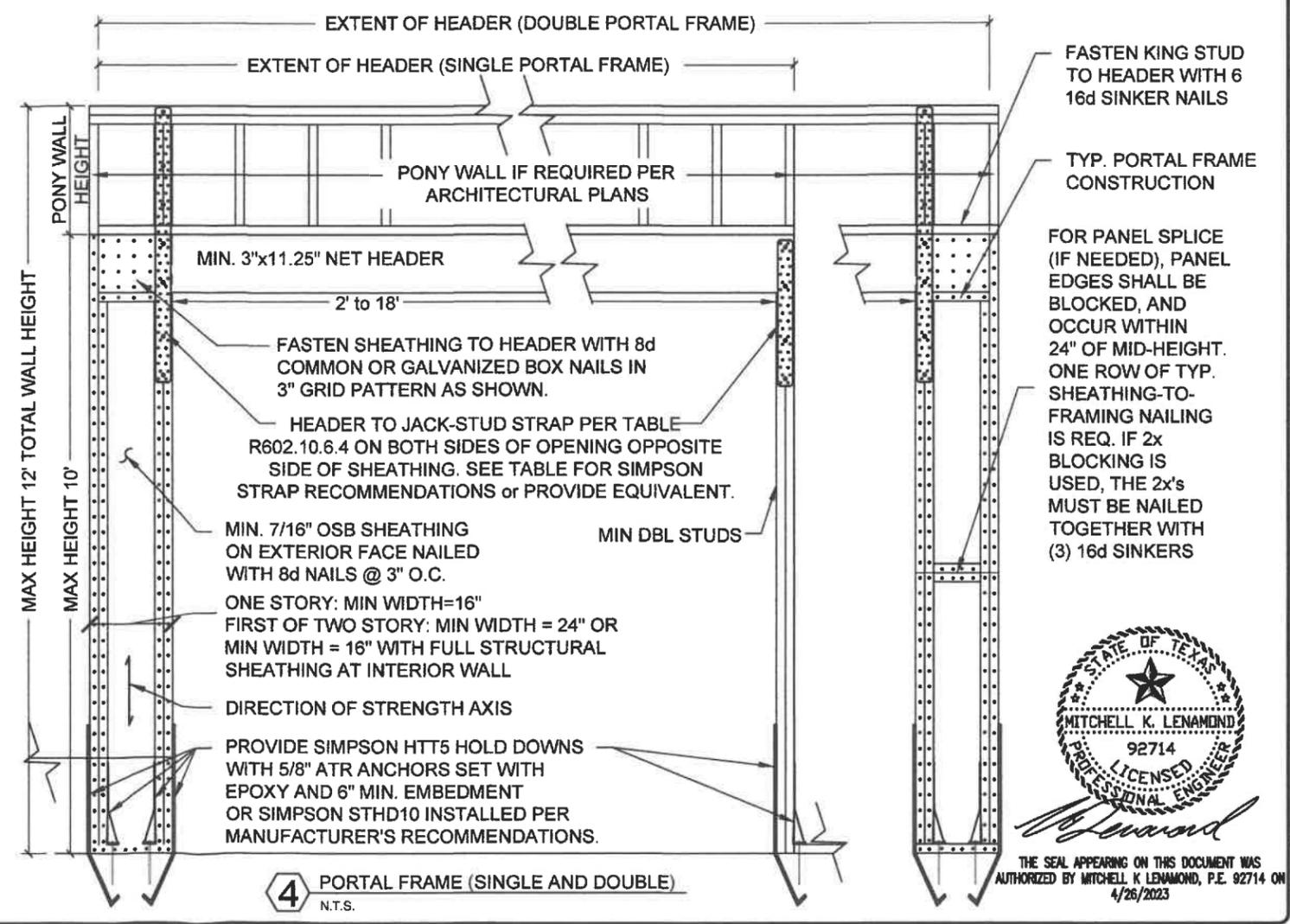
- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
- ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
- SHEARWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDDSILL THROUGH THE DOUBLE TOP PLATE.
- BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
- MUDDSILL AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 8'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDDSILL ANCHORS @ 6'-0" O.C.
- WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
- ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2018 IRC.
- LET-IN BRACING MAY BE SUBSTITUTED WITH 4X8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR CS16 X-BRACING.
- ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
- INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
- MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

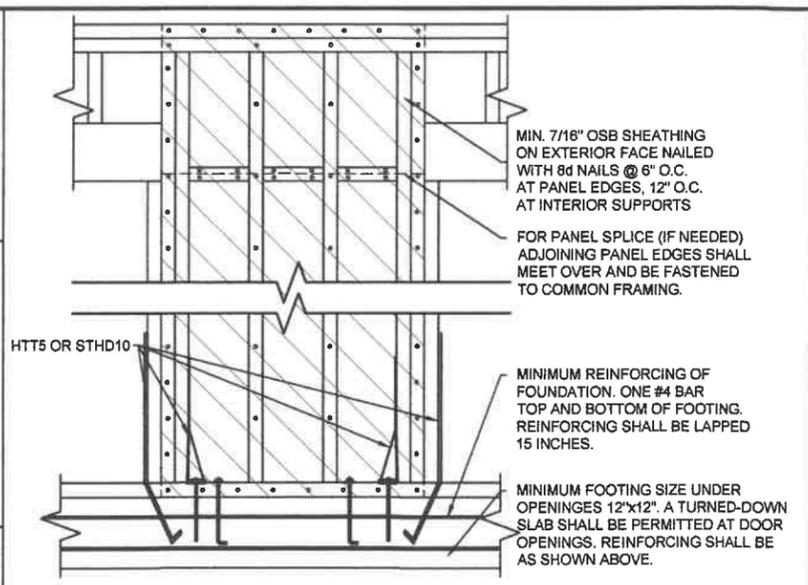
NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



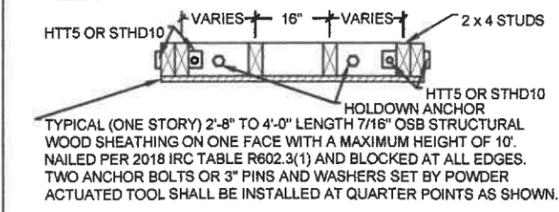
**STRUCTURAL SHEATHING**  
 IS CONSIDERED ONE OF THE FOLLOWING:  
 • MIN 7/16" OSB  
 • RED THERMOPLY  
 • BLUE THERMOPLY  
 • ZIP SYSTEM R-SHEATHING TYPE 3



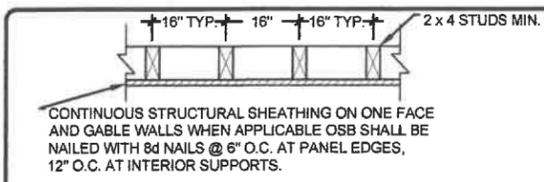
**4 PORTAL FRAME (SINGLE AND DOUBLE)**  
 N.T.S.



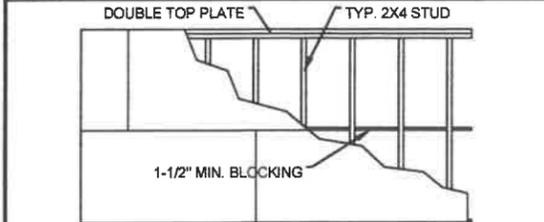
**2 SECTION DETAIL (EXTERIOR ELEVATION)**  
 N.T.S.



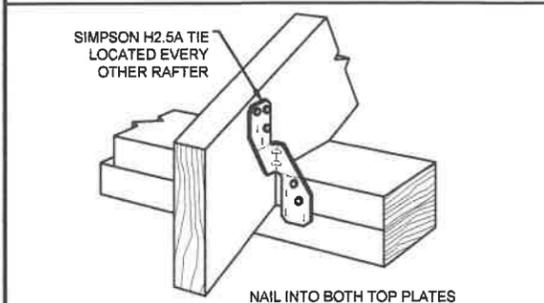
**2 SECTION DETAIL (PLAN VIEW)**  
 N.T.S.



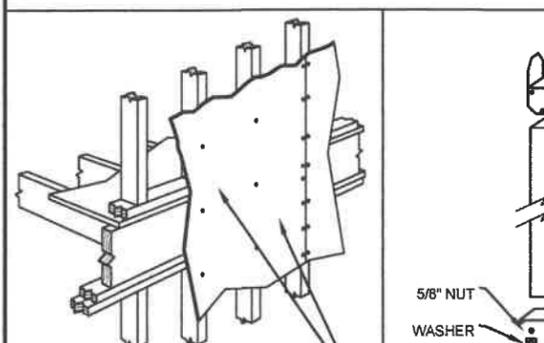
**1 SECTION DETAIL**  
 N.T.S.



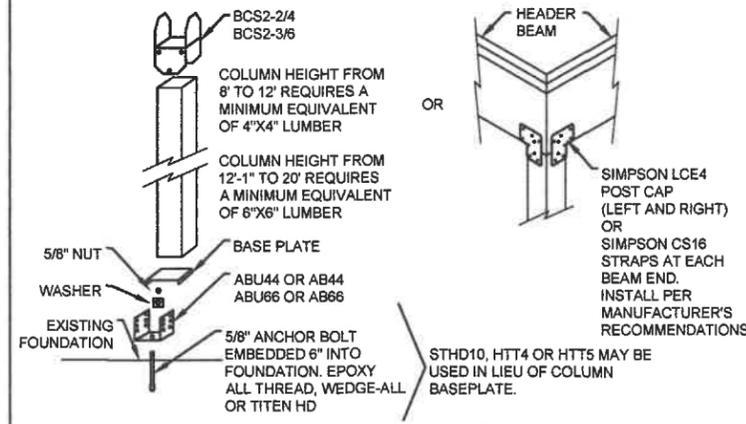
**PANEL BLOCKING DETAIL**  
 SCALE: N.T.S.



**RAFTER TO TOP PLATE DETAIL**  
 SCALE: N.T.S.



**PANEL CONNECTION DETAIL AT FIRST & SECOND FLOORS**  
 SCALE: N.T.S.



**STANDARD COLUMN DETAIL**  
 SCALE: N.T.S.

TABLE R602.10.6.4					
MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) <sup>a</sup> V <sub>115</sub> mph EXPOSURE B	RECOMMENDED OR APPROVED EQUAL SIMPSON STRAP MODEL No. <sup>b</sup>
2x4 No. 2 Grade	0	10	18	1900	(1) CS16
			9	1090	
			16	1025	
			18	1275	
			9	1000	
			18	2175	
	2	10	18	2500	(2) CS16
			9	1500	
			16	3375	
			18	3975	
			9	2750	
			18	3775	
2x6 Stud Grade	2	12	18	1500	(1) CS16
			9	3375	
			16	3775	
			18	3975	
			9	2750	
			18	3775	
	4	12	18	1000	(1) CS16
			9	2150	
			16	2550	
			18	2550	
			9	1750	
			18	2400	
4	12	18	3800	(2) CS16	
		9	1750		
		16	2400		
		18	2400		
		9	1750		
		18	3800		

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
 a. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
 b. STRAP MODEL MAY BE SUBSTITUTED W/ APPROVED EQUAL.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 4/26/2023

GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL ITEMS SHOWN ON THIS PLAN (INCLUDING, BUT NOT LIMITED TO, LIGHTS, FANS, PLUGS, AND FIXTURES) MAY INCLUDE UPGRADES ITEMS AND ARE SHOWN FOR PRESENTATION PURPOSES ONLY.

THE FINAL ELECTRICAL PLAN WILL BE DESIGNED AND INSTALLED TO MEET THE SPECIFIC ELECTRICAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE HOME IS BUILT.

ALL LIGHTING FIXTURES SHALL BE LED (LIGHT-EMITTING DIODE)

ALL ELECTRICAL FIXTURES SHALL BE AS PER NATIONAL ELECTRICAL CODE (NEC).

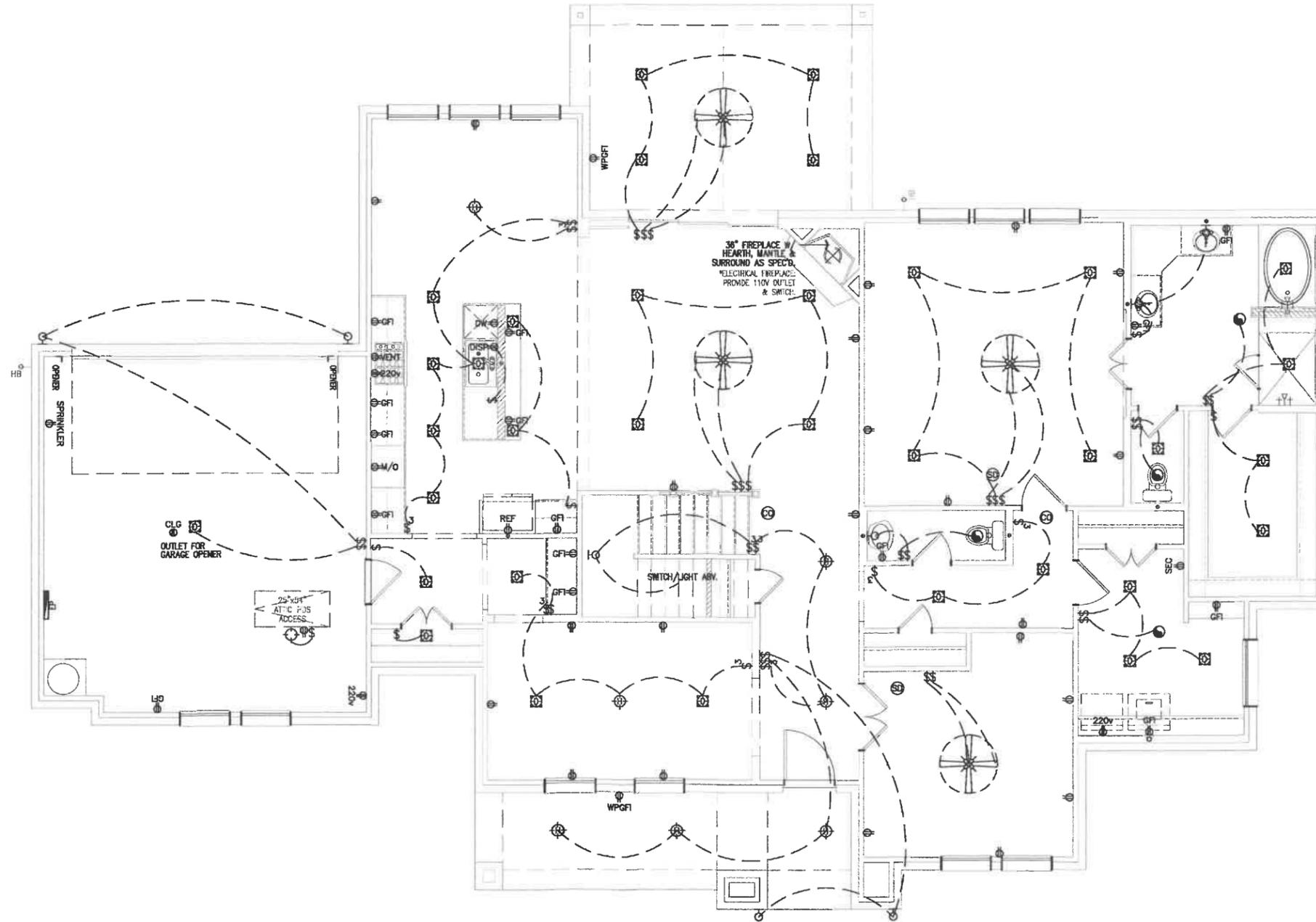
COORDINATE AND VERIFY LOCATIONS OF ALL ELECTRICAL FIXTURE WITH FLOOR PLAN.

ALL FIXTURE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.

ALL ELECTRICAL ITEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS

ELECTRICAL LEGEND

→ HB	HOSE BIBB	⊠	FLUSH LED LIGHT DISK
→ GAS	GAS LINE	⊙	EXTERIOR COACH LIGHT
EP	ELECTRICAL PANEL	⊙	WALL MOUNTED LIGHT
\$	SWITCH	⊙	CEILING MOUNTED LIGHT
\$3	3-WAY SWITCH	⊙	HANGING LIGHT
\$4	4-WAY SWITCH	⊙	FLOOD LIGHT
\$D	DIMMER SWITCH	⊙	WALL SCONCE
⊕	DUPLEX OUTLET	⊕	FLUORESCENT LIGHT w/1 BULB
SEC	SECURITY OUTLET	⊕	UP LIGHT
SPRINKLER	SPRINKLER OUTLET	⊕	EXHAUST FAN
FLOOR	FLOOR OUTLET	⊕	COMBO SMOKE AND CARBON MONOXIDE DETECTOR
GFI	GFI OUTLET	⊕	SMOKE DETECTOR
WPGFI	WATER PROOF GFI OUTLET	⊕	DOOR BELL BUTTON
DESP	DESPAL OUTLET	⊕	DOOR CHIMES
DW	DISHWASHER OUTLET	⊕	CABLE TV OUTLET
CLG	CEILING MOUNTED OUTLET	⊕	ATTIC ACCES
220V	220V OUTLET	⊕	GARAGE OPENER
⊕	CEILING FAN	⊕	CEILING FAN w/ LIGHT



1 ELECTRICAL PLAN  
FIRST FLOOR  
A6 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.

A6  
OF  
13

GENERAL ELECTRICAL NOTES:

ALL ELECTRICAL ITEMS SHOWN ON THIS PLAN (INCLUDING, BUT NOT LIMITED TO, LIGHTS, FANS, PLUGS, AND FIXTURES) MAY INCLUDE UPGRADES ITEMS AND ARE SHOWN FOR PRESENTATION PURPOSES ONLY.

THE FINAL ELECTRICAL PLAN WILL BE DESIGNED AND INSTALLED TO MEET THE SPECIFIC ELECTRICAL CODE REQUIREMENTS OF THE JURISDICTION WHERE THE HOME IS BUILT.

ALL LIGHTING FIXTURES SHALL BE LED (LIGHT-EMITTING DIODE)

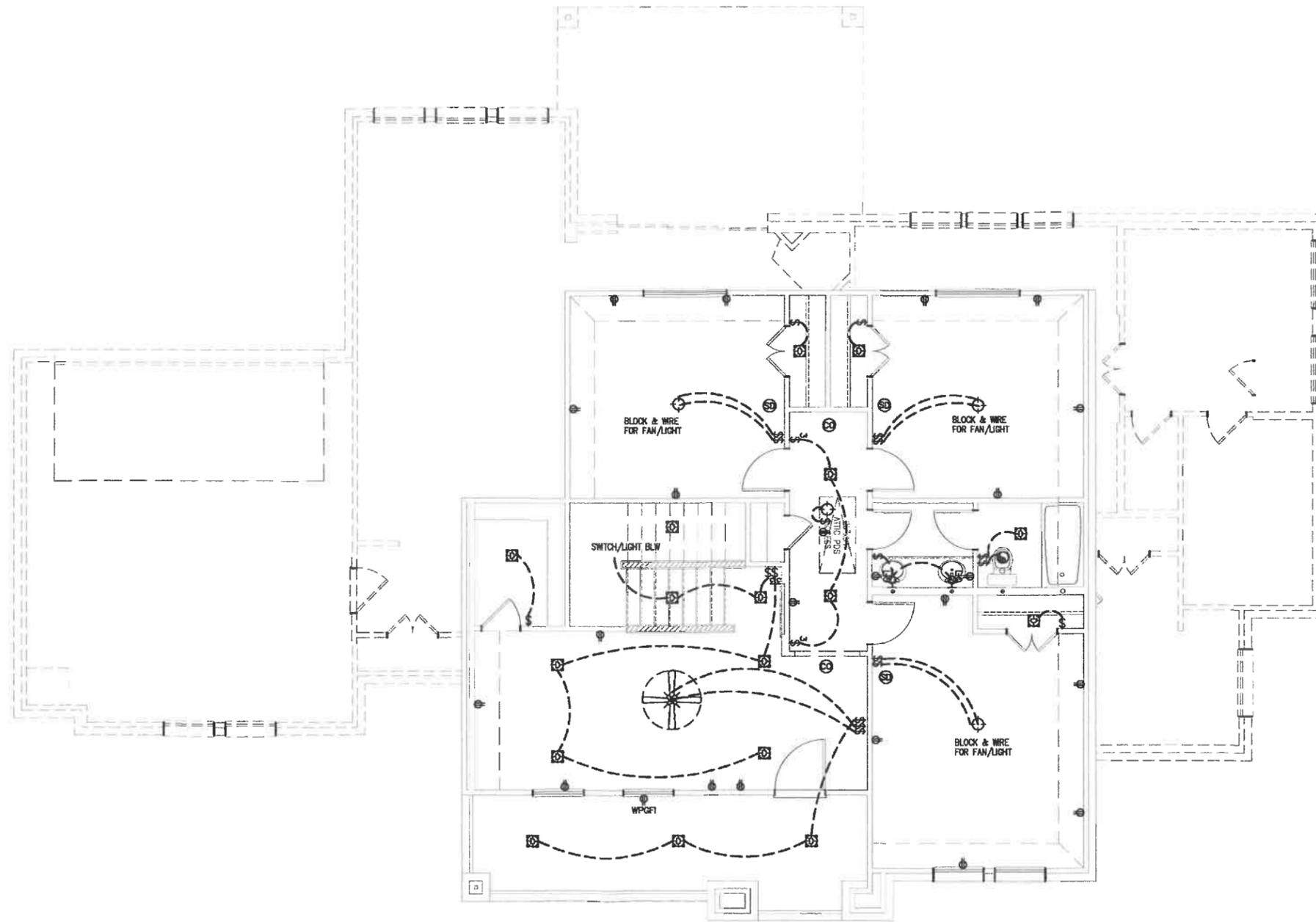
ALL ELECTRICAL FIXTURES SHALL BE AS PER NATIONAL ELECTRICAL CODE (NEC).

COORDINATE AND VERIFY LOCATIONS OF ALL ELECTRICAL FIXTURE WITH FLOOR PLAN.

ALL FIXTURE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.

ALL ELECTRICAL ITEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS

ELECTRICAL LEGEND			
—+ HB	HOSE BIBB		FLUSH LED LIGHT DISK
—+ GAS	GAS LINE		EXTERIOR COACH LIGHT
EP	ELECTRICAL PANEL		WALL MOUNTED LIGHT
\$	SWITCH		CEILING MOUNTED LIGHT
\$3	3-WAY SWITCH		HANGING LIGHT
\$4	4-WAY SWITCH		FLOOD LIGHT
\$D	DIMMER SWITCH		WALL SCONCE
	DUPLEX OUTLET		FLUORESCENT LIGHT w/1 BULB
SEC	SECURITY OUTLET		UP LIGHT
SPRINKLER	SPRINKLER OUTLET		EXHAUST FAN
FLOOR	FLOOR OUTLET		COMBO SMOKE AND CARBON MONOXIDE DETECTOR
GFI	GFI OUTLET		SMOKE DETECTOR
WPGFI	WATER PROOF GFI OUTLET		DOOR BELL BUTTON
DISP	DISPOSAL OUTLET		DOOR CHIMES
DW	DISHWASHER OUTLET		CABLE TV OUTLET
CLG	CEILING MOUNTED OUTLET		ATTIC ACCESS
220v	220V OUTLET		GARAGE OPENER
	CEILING FAN		CEILING FAN w/ LIGHT



1 ELECTRICAL PLAN  
A6.1 SECOND FLOOR  
SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

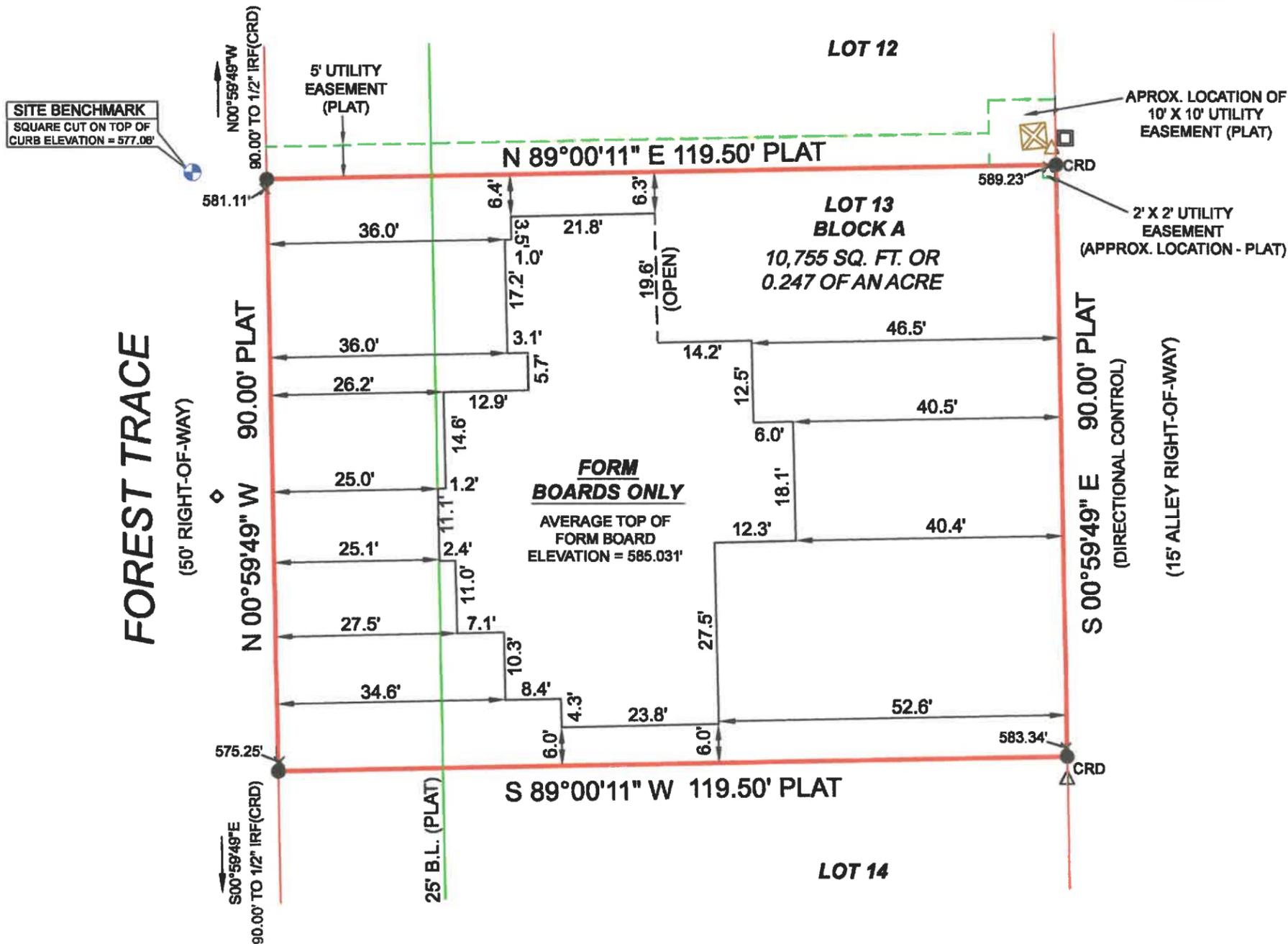
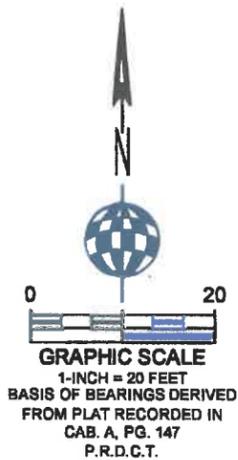
DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A6.1  
OF  
13

**FORM BOARD SURVEY: 709 FOREST TRACE**

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.  
2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☐ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	▭ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☐ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	—GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	▭ EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	▭ BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☐ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	▭ HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☐ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	—O— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	▭ FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ POOL EQUIP.	—//— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—/— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

"A professional company operating in your best interest"

# PROJECT COMMENTS



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

DATE: 2/20/2026

PROJECT NUMBER: Z2026-010  
PROJECT NAME: SUP for a Residential Infill  
SITE ADDRESS/LOCATIONS: 709 Forest Trace

CASE CAPTION: Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	02/20/2026	Approved w/ Comments

02/20/2026: Z2026-010; Specific Use Permit (SUP) for Residential Infill for 709 Forest Trace  
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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2026-010) 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 Highridge Estates Subdivision, which is 90% or more developed, consists of 99 lots, and has been in existence since June 1, 1972.

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 Ordinances. Please review the attached draft ordinance prior to the March 10, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by March 3, 2026.

I.7 Revisions. 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 March 3, 2026; 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 March 10, 2026 Planning and Zoning Commission Public Hearing Meeting.

I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on March 10, 2026.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

I.10 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/18/2026	Approved w/ Comments

- 02/18/2026: 1. How will the lot be graded for the house? Everything needs to drain to Forest Trace like existing conditions.  
 2. Lot and driveway will need to be graded so that drainage does not flow towards the house or other properties.

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Forest Trace and in the Alley available for use.
- There is an existing 8" water main along Forest Trace available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/18/2026	Approved w/ Comments

02/18/2026: If approved, the applicant must obtain a Building Permit prior to any work. Building Permits Issued After October 6, 2025. Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire in six (6) months from October 6, 2025, if at the time of issuance, the permit did not have an expiration date and no progress has been made towards the completion of the project as determined by the Chief Building Official.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/17/2026	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/17/2026	Approved

---

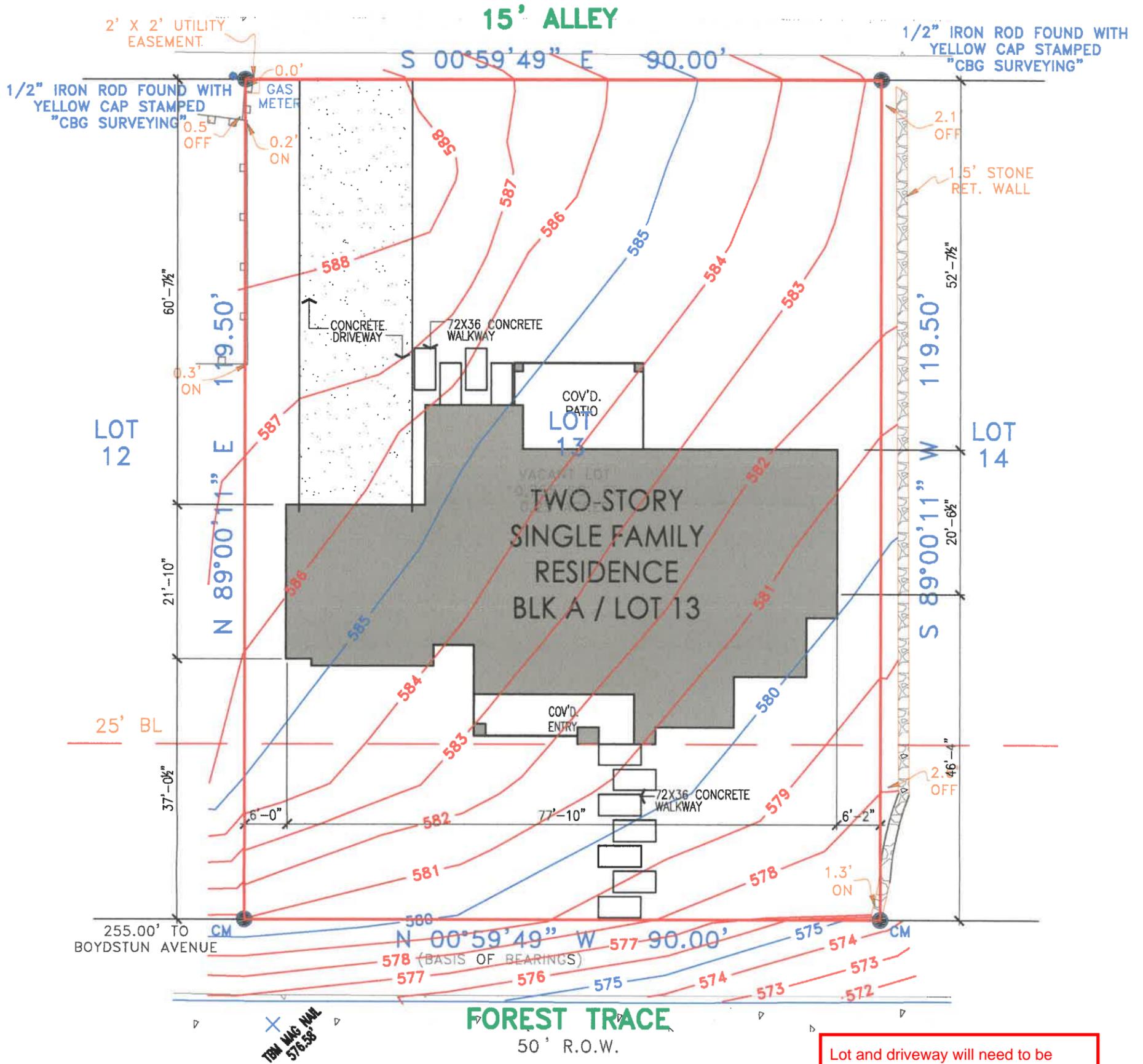
No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved

---

No Comments



Lot and driveway will need to be graded so that drainage does not flow towards the house or other properties.

How will the lot be graded for the house? Everything needs to drain to Forest Trace like existing conditions.

LEGEND:	
	DRAINAGE ARROW

709 FOREST TRACE  
BLK A / LOT 13 / HIGH RIDGE STATE

- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - Impact Fees (Water, Wastewater & Roadway)
  - Existing flow patterns must be maintained.
  - Lot to lot drainage is not allowed.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
  - Will need to show A/C concrete pad and also any proposed fencing on the lot with the Building Permit.
  - Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
  - Will need to show how proposed home will be accessing utilities.
  - There is an existing 6" sewer main along Forest Trace and in the Alley available for use.
  - There is an existing 8" water main along Forest Trace available for use.
  - Water and sanitary sewer and storm sewer must be 10' apart.
  - Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
  - Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
  - An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
  - No rock, gravel, or asphalt allowed in any area.
  - Additional comments may be provided at time of Building Permit.

SHEET NO. SP1 OF 13	DRAWN BY: LRN	DESIGN PLAN NAME/NUMBER: 3235 PLAN	NEW RESIDENCE FOR: MANUEL TIJERILLA	ADDRESS: 709 FOREST TRACE ROCKWALL, ROCKWALL COUNTY, TX BLK A/LOT 13/HIGH RIDGE STATE
	ISSUED FOR REVIEW 06-28-2023	ELEVATION: STONE GARAGE: REAR ENTRY		



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 709 Forest Trace  
 SUBDIVISION: High Ridge Estates LOT: 13 BLOCK: A  
 GENERAL LOCATION: S Goliad & Boydston

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF-10 CURRENT USE: VACANT  
 PROPOSED ZONING: SF-10 PROPOSED USE: New Home Construction  
 ACREAGE: .248 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF 483167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Manuel Tijerina</u>	CONTACT PERSON	<u>Otilio Posadas</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

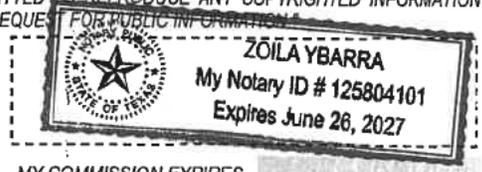
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 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 30 DAY OF January, 2020

OWNER'S SIGNATURE Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Zoila Ybarra



MY COMMISSION EXPIRES \_\_\_\_\_



Z2026-010: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 709 Forest Trace

PD-12

W. ROSS ST

S. SALAMO RD

ZL-5

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

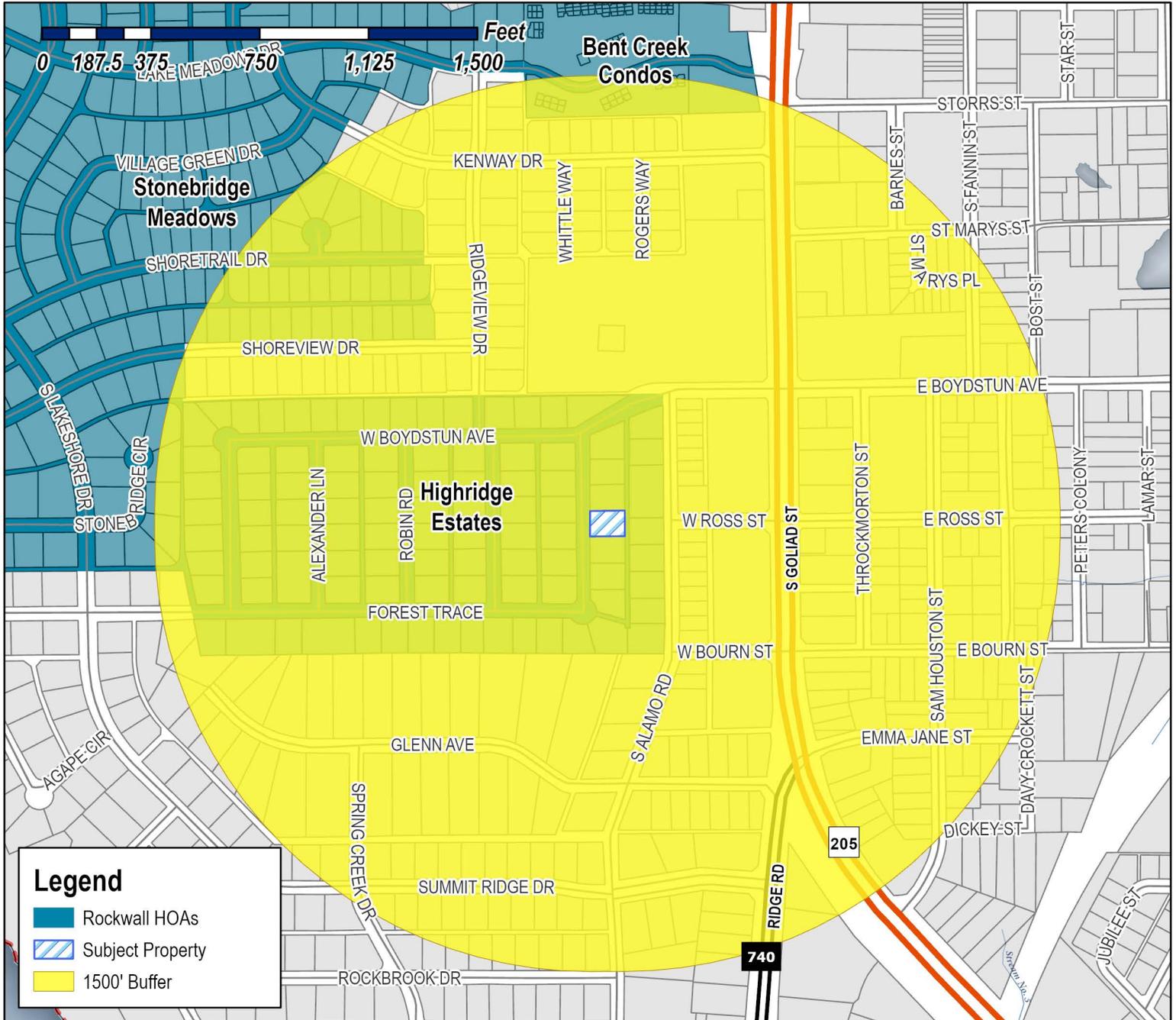




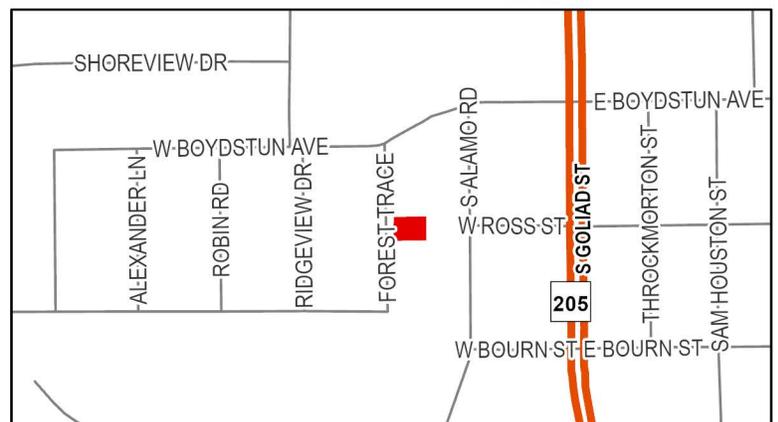
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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace



**Date Saved:** 2/13/2026

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-010]  
**Date:** Thursday, February 19, 2026 1:56:56 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

*Melanie Zavala*

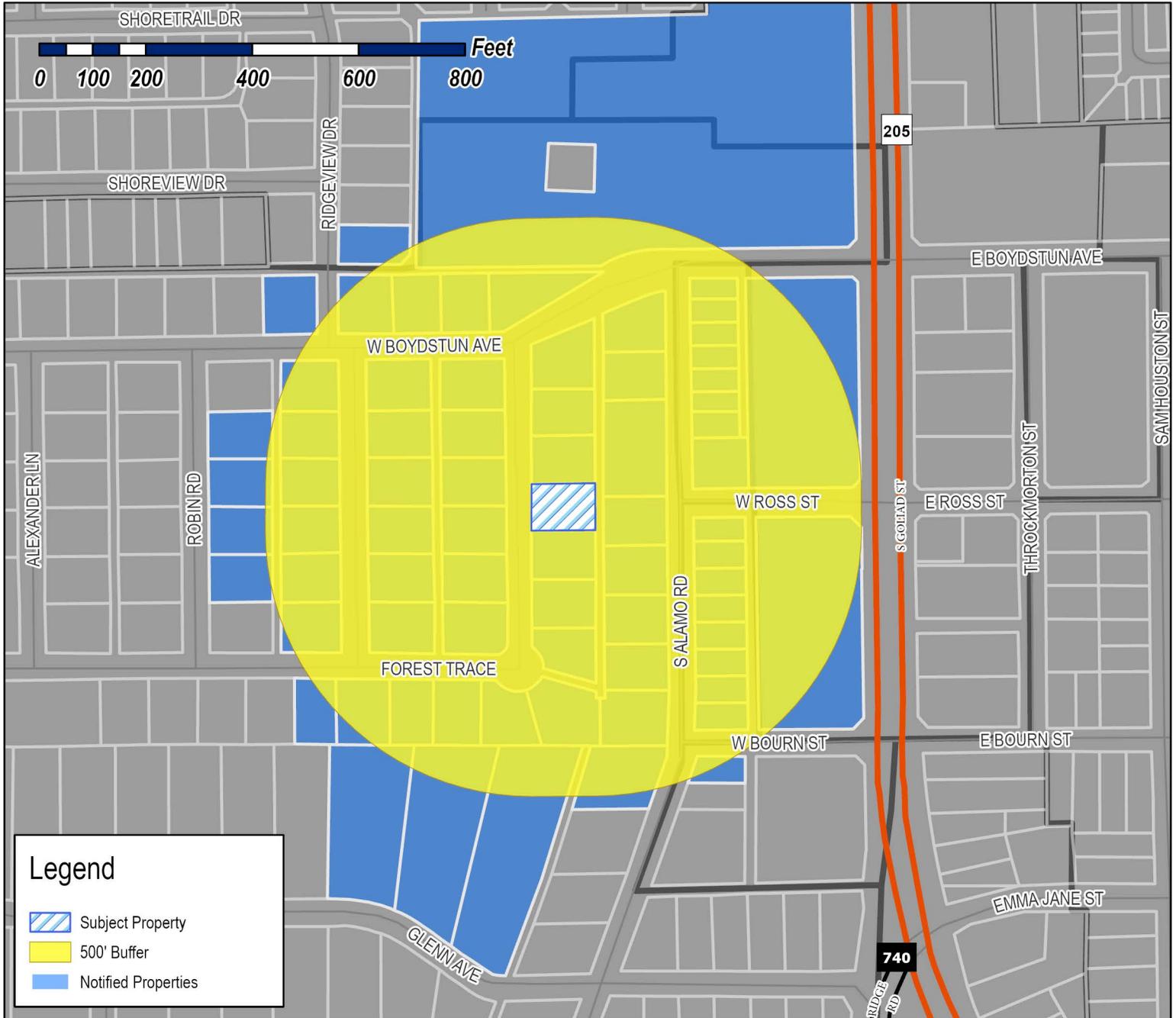
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace

**Date Saved:** 2/13/2026

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



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL  
108 W ROSS ST  
ROCKWALL, TX 75087

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

MERU INVESTMENTS LLC  
1228 WOODSEY CT  
SOUTHLAKE, TX 76092

OTTO IRIS  
1502 S 1st St Ste 3  
Garland, TX 75040

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN  
201 FOREST TRCE  
ROCKWALL, TX 75087

BARTON BRETT & HILLARY  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

RESIDENT  
203 FOREST TRACE  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYDICKY JOSEPH N  
205 FOREST TRACE  
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M  
206 GLENN AVE  
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

BROWN BREANNE ELIZABETH STRAWN AND  
AARON KRISTOPHER  
207 FOREST TRACE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY  
301 FOREST TRACE  
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA  
302 W Boydston Ave  
Rockwall, TX 75087

CONFIDENTIAL  
303 FOREST TRACE  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

2025 D REED REVOCABLE TRUST  
DARLENE PIERSON REED - TRUSTEE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO RD  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS  
705 ROBIN RD  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO RD  
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

FLOWERS DONALD  
707 ROBIN DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO RD  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR  
708 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

RESIDENT  
709 ROBIN RD  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
710 RIDGEVIEW DR  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE  
711 ROBIN DR  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST  
JAMES EDWIN GRAY & TERESA ANN HABECKER -  
CO-TRUSTEES  
712 FOREST TRCE  
ROCKWALL, TX 75087

MORI DANIEL J & JUDY  
712 RIDGEVIEW DR  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

SIPLE MARIAN C  
714 RIDGEVIEW DR  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

# 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:

**Z2026-010: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 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 Guevara**  
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](mailto: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, March 16, 2026 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. Z2026-010: SUP for Residential Infill**

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:

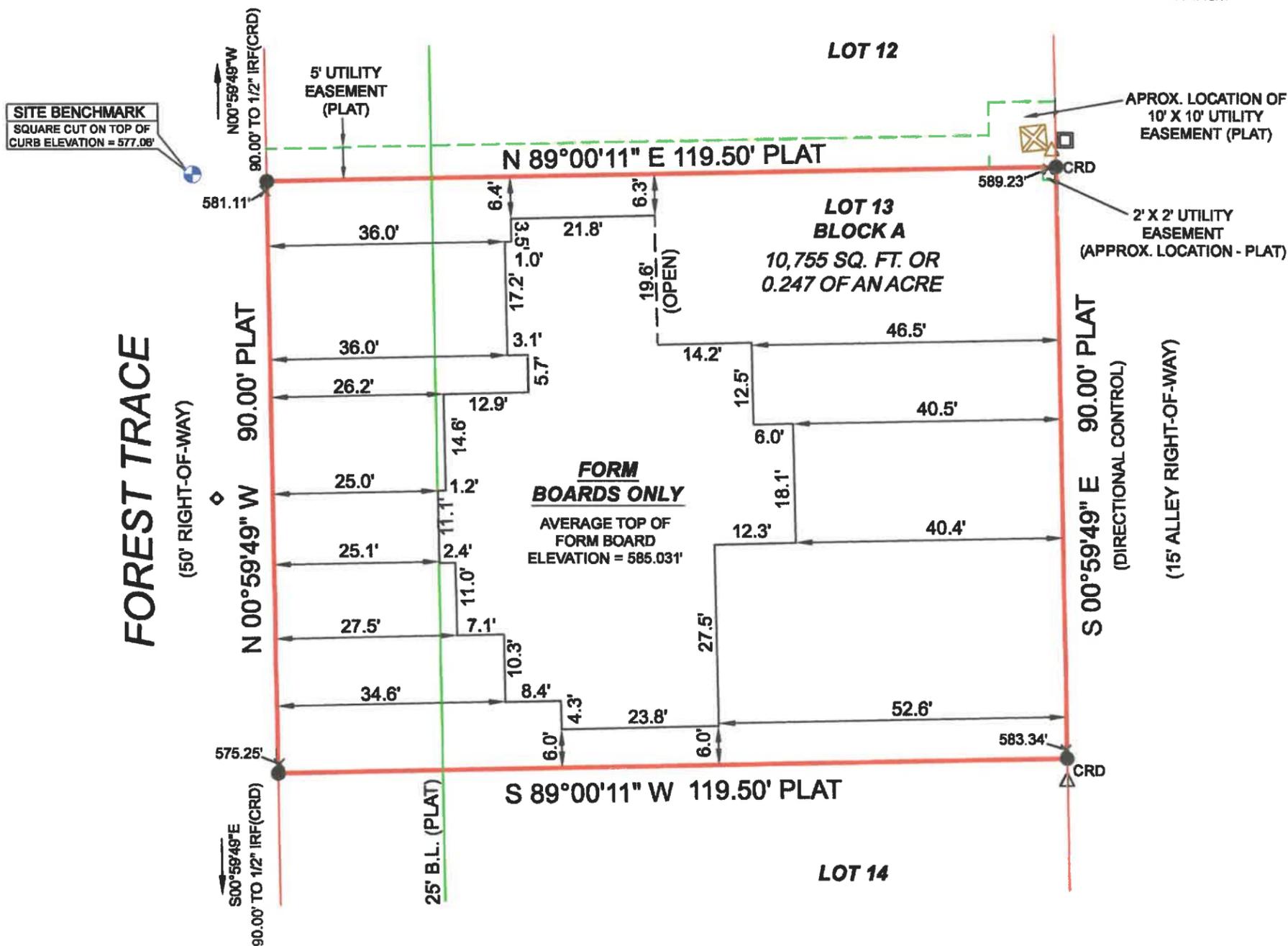
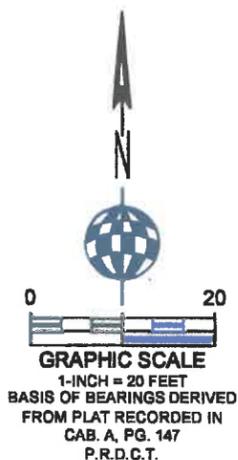
Address:

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

**FORM BOARD SURVEY: 709 FOREST TRACE**

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☐ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	▭ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☐ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	—GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	▭ EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	▭ BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☐ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	▭ HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☐ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	—O— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	▭ FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ POOL EQUIP.	—//— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—△— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



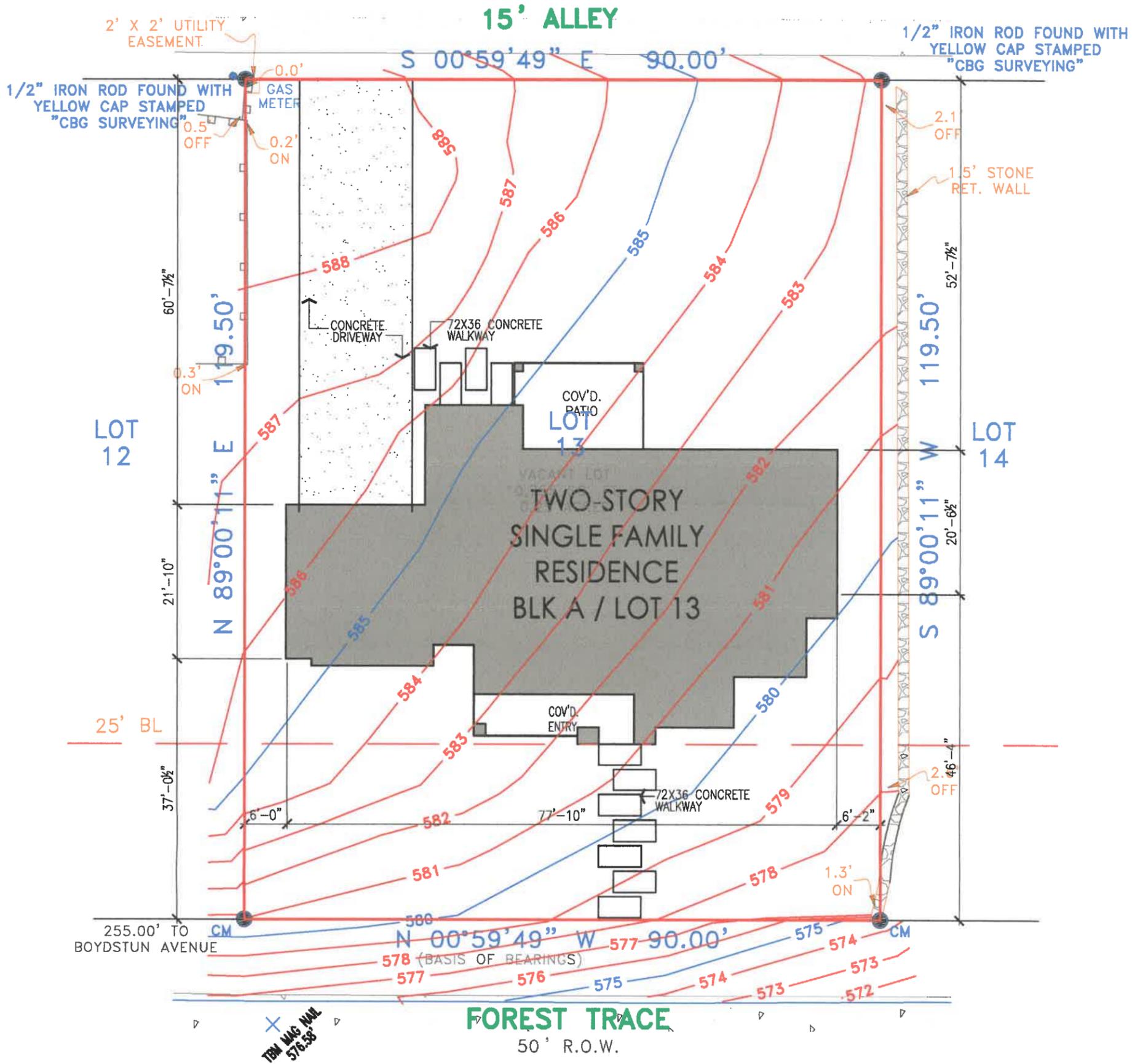
**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

"A professional company operating in your best interest"



**LEGEND:**

← DRAINAGE ARROW

▨ REAR PATIO AREA

NOTE: CROSS HATCHED AREA INDICATES REAR YARD OPEN SPACE.

NOTE: BUILDER SHOULD PLANT TREE AS PER COMMUNITY STANDARD AS REQUIRED.

709 FOREST TRACE  
 BLK A/LOT 13/HIGH RIDGE STATE  
 ROCKWALL, ROCKWALL COUNTY, TX



FLATWORK AREA TABULATIONS			
LEAD WALK	APPROX.	18	S.F.
CITY WALK	APPROX.	0	S.F.
DRIVE	APPROX.	870	S.F.
APPROACH	APPROX.	0	S.F.
TOTAL	APPROX.	888	S.F.
LOT COVERAGE			
LOT AREA	APPROX.	1076	S.F.
MAIN BUILDING AREA	APPROX.	282	S.F.
LOT COVERAGE	APPROX.	27.73	%

1 SITE PLAN  
 SP1 SCALE: 1/16" = 1'-0"

SHEET NO.  
 SP1  
 OF  
 13

DRAWN BY:  
 LRN

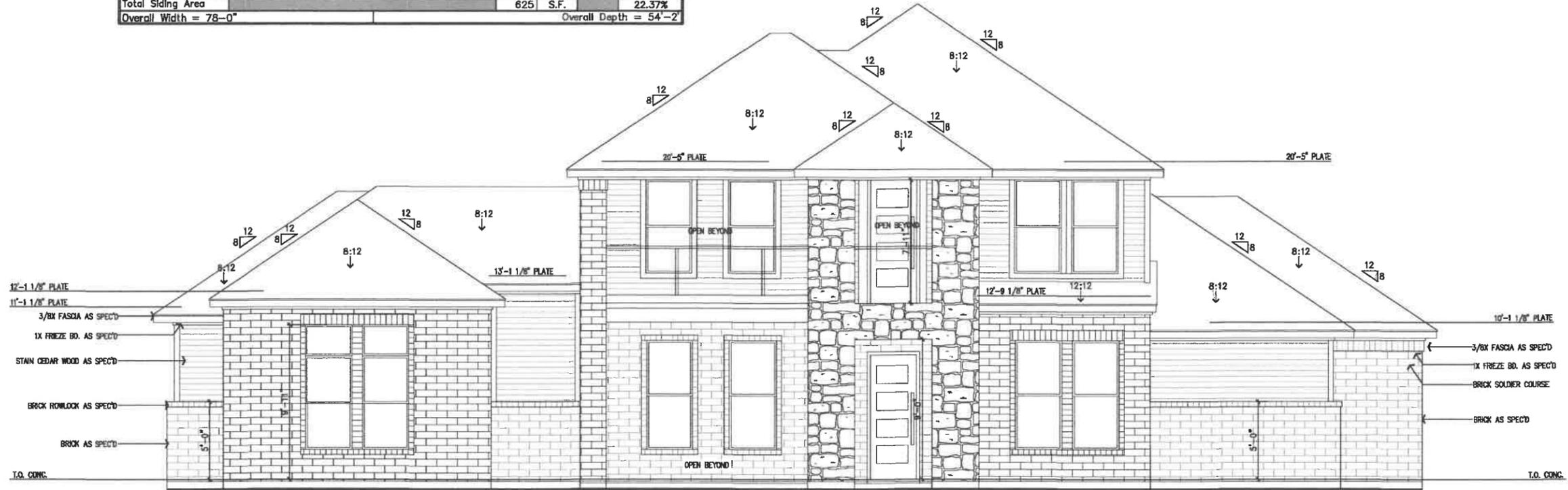
ISSUED FOR REVIEW  
 06-28-2023

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

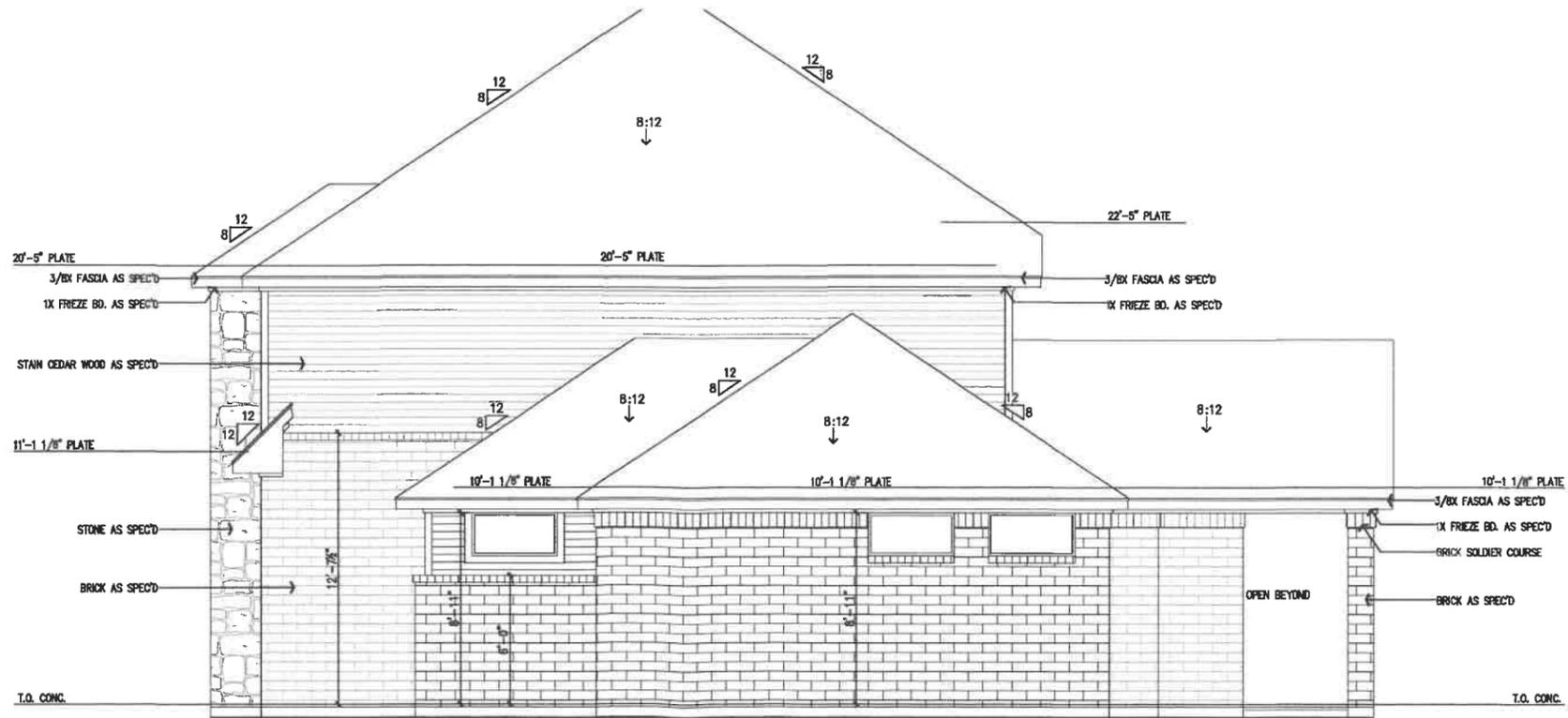
NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A/LOT 13/HIGH RIDGE STATE

MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

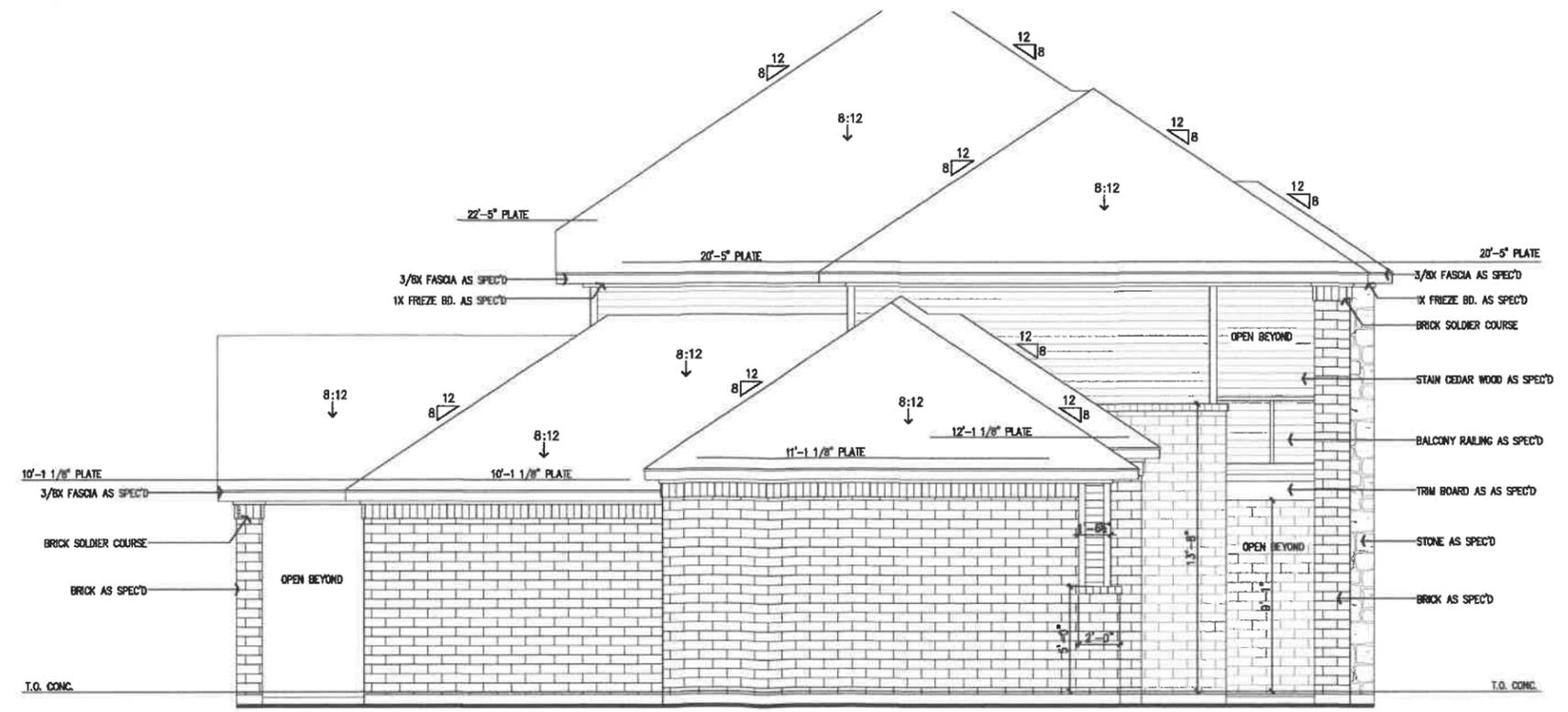
DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

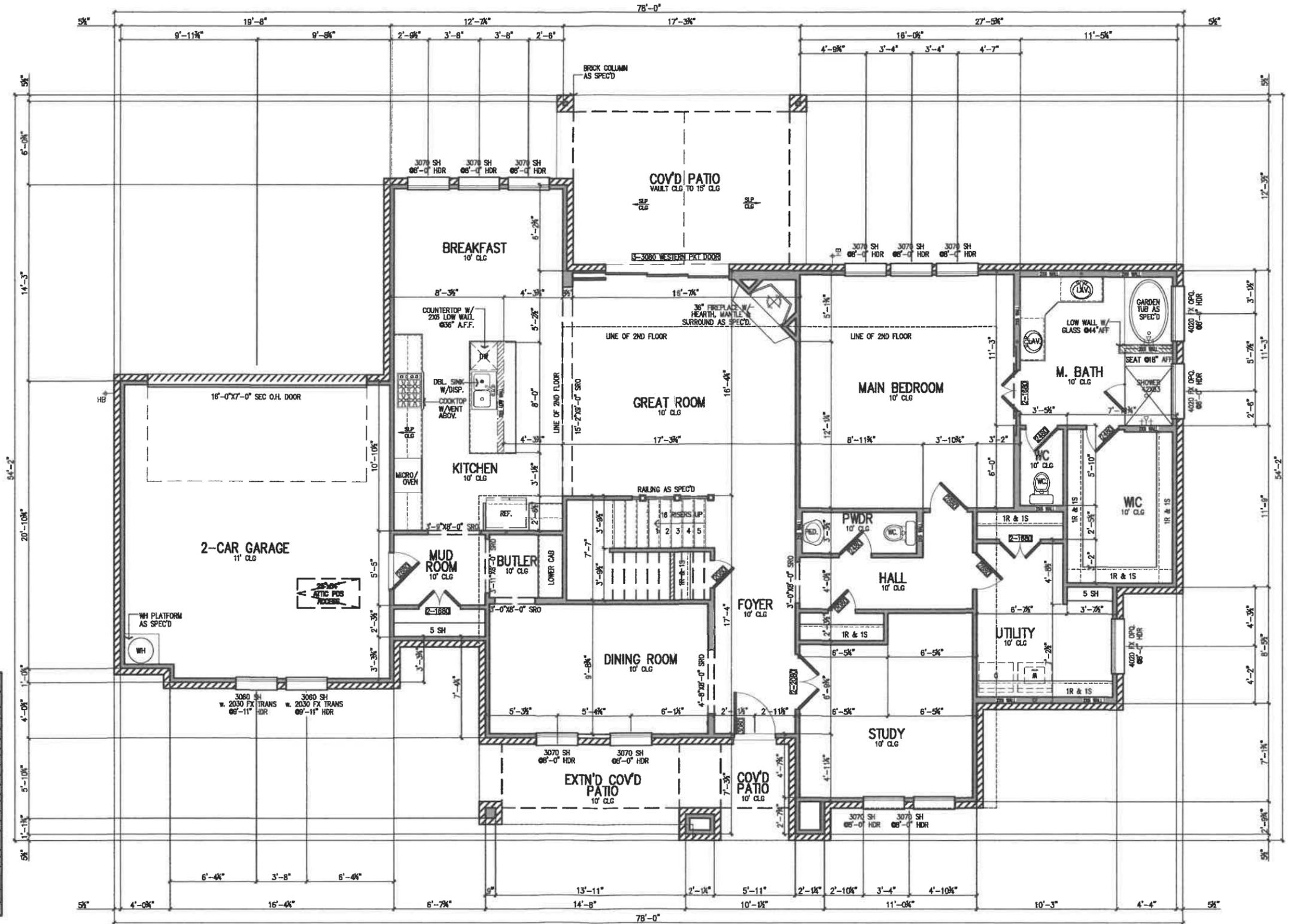
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06-28-2023

SHEET NO.  
A4  
OF  
13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052
Total	2,892	SQ. FT.	3,016	SQ. FT.	3,107
Total Living Area					3,107
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0
Total Garage Area	411	SQ. FT.	429	SQ. FT.	458
Covered Porch	0	SQ. FT.	147	SQ. FT.	149
Covered Patio	0	SQ. FT.	211	SQ. FT.	217
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167
Total Covered Porch/Patio Area	0	SQ. FT.	509	SQ. FT.	533
Total Slab Area					2,879
Total Under Roof					4,098
Total Interior Frame	3,303	SQ. FT.			
Total Exterior Frame			3,954	SQ. FT.	
Overall Width = 78'-0"			Overall Depth = 54'-2"		

1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

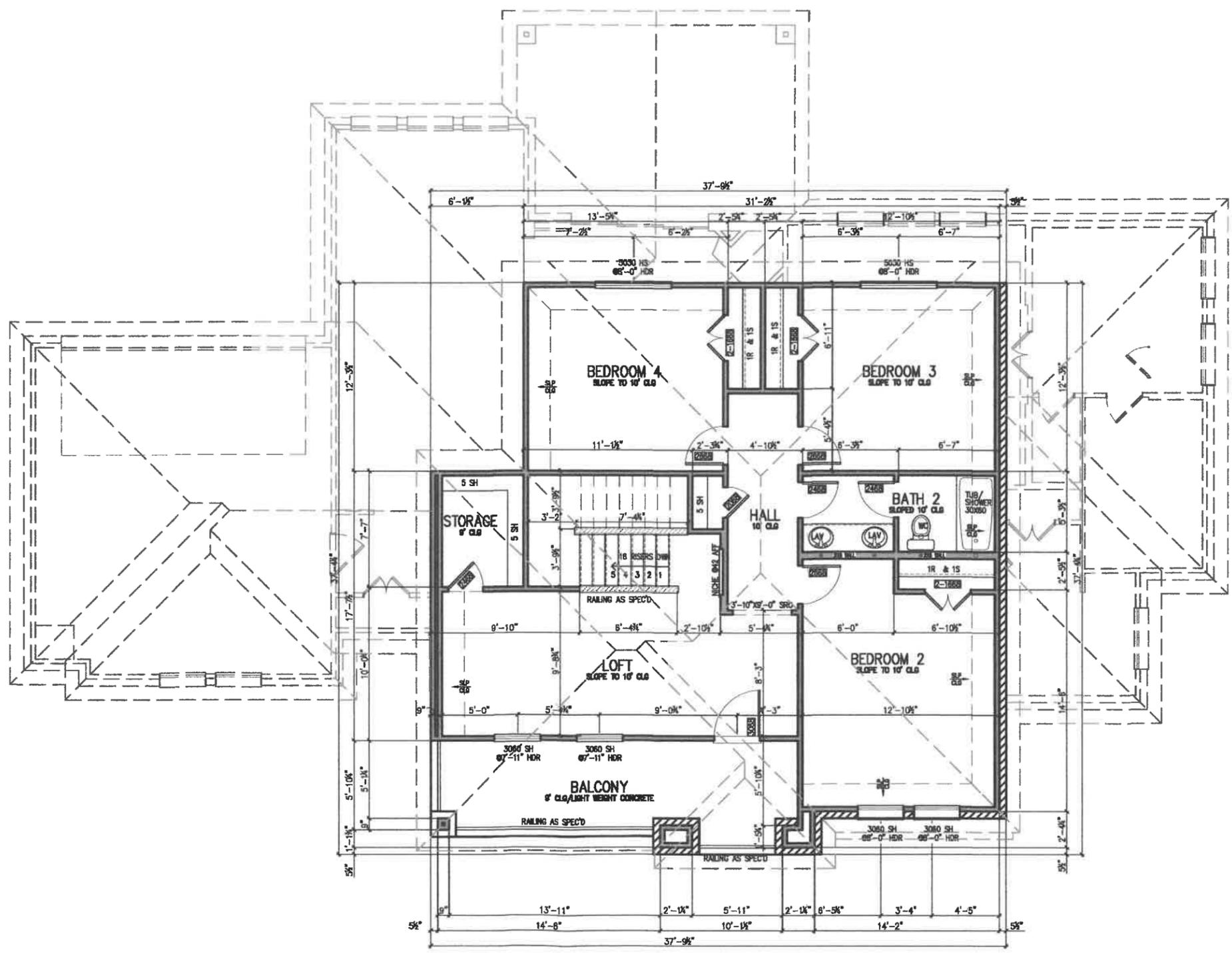
NEW RESIDENCE FOR:  
**MANUEL TIJERILLA**

DESIGN PLAN NAME/NUMBER:  
**3235 PLAN**  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
**A1.1**  
 OF  
 13

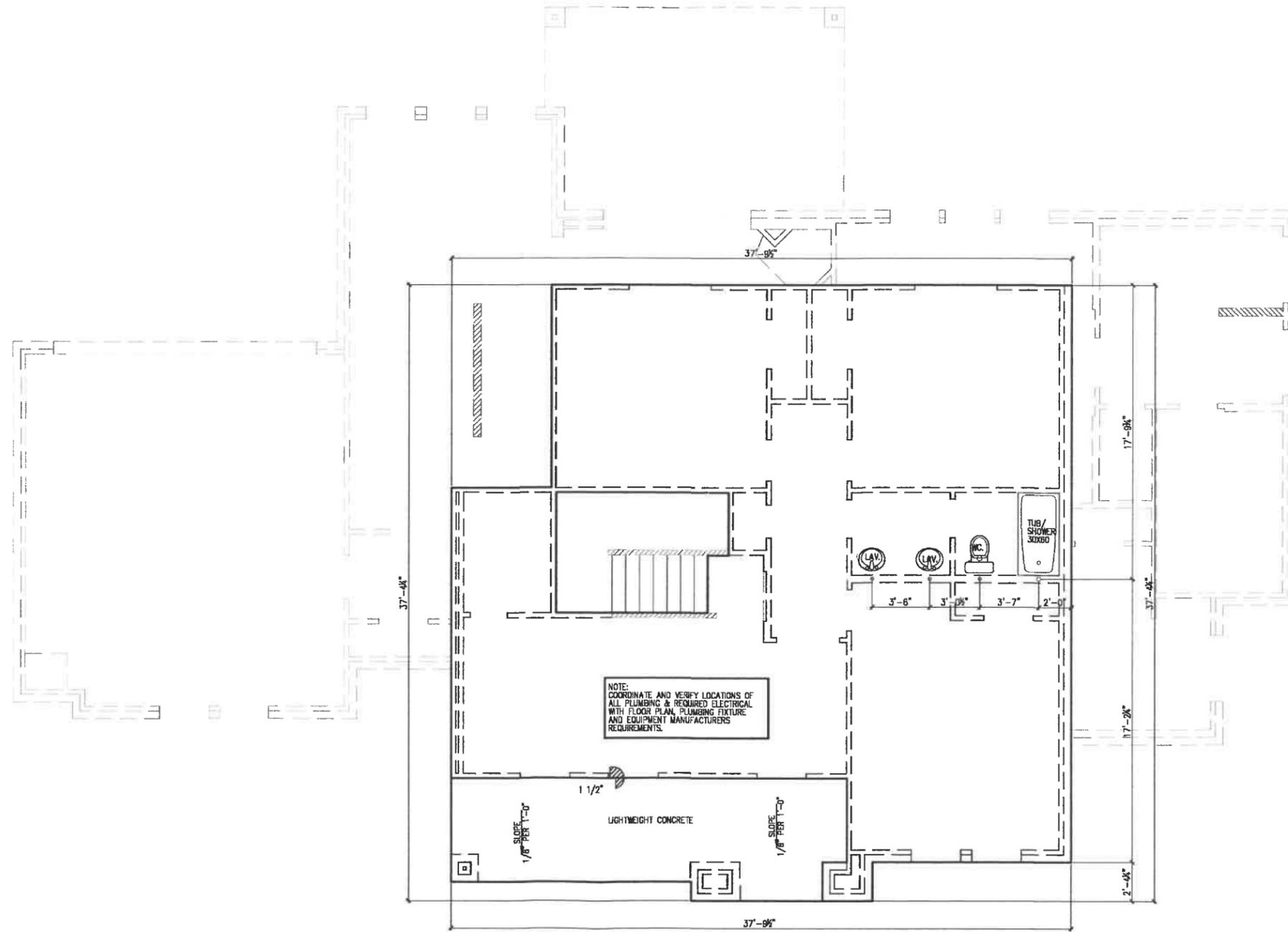


**AREA CALCULATIONS\_709 FOREST TRACE**

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.		
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.		
<b>Total</b>	<b>2,892 SQ. FT.</b>	<b>3,016 SQ. FT.</b>	<b>3,107 SQ. FT.</b>		
Total Living Area			3,107 SQ. FT.		
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.		
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.		
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.		
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.		
Total Slab Area			2,879 SQ. FT.		
Total Under Roof			4,098 SQ. FT.		
Total Interior Frame	3,303 SQ. FT.				
Total Exterior Frame		3,954 SQ. FT.			
Overall Width = 78'-0"		Overall Depth = 54'-2"			

**1 SECOND FLOOR PLAN**  
 A1.1 SCALE: 1/8" = 1'-0"

1 SECOND FLOOR  
PLUMBING PLAN  
S1.1 SCALE: 1/8" = 1'-0"



DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1.1  
OF  
13

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

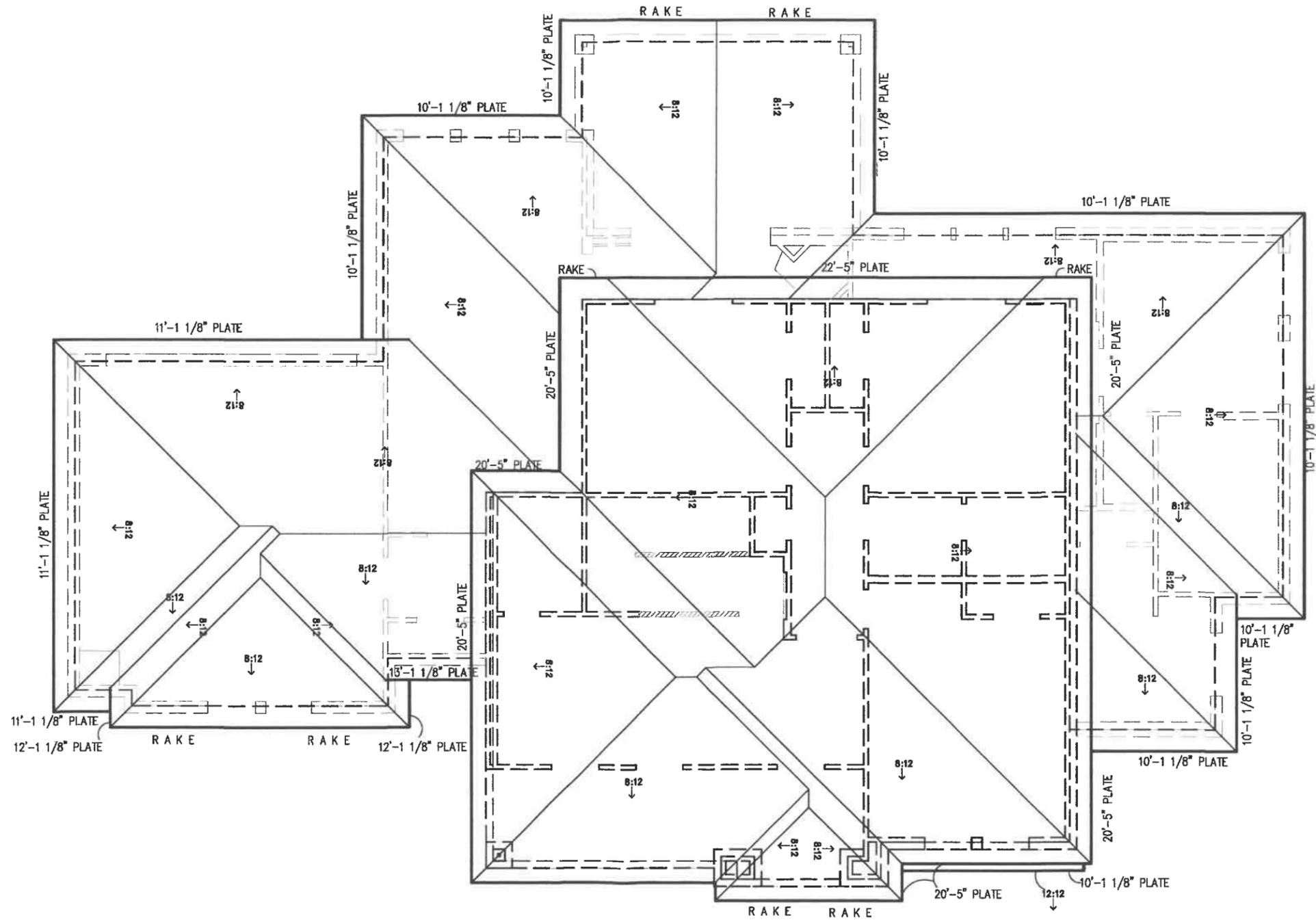
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A5  
OF  
13



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
713 Forest Trace	Single-Family Home	1993	2,509	N/A	Brick
715 Forest Trace	Single-Family Home	1980	4,075	N/A	Brick
714 Forest Trace	Single-Family Home	1981	3,165	N/A	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	384	Brick
710 Forest Trace	Single-Family Home	1979	3,818	N/A	Brick
708 Forest Trace	Single-Family Home	1981	3,016	164	Brick
706 Forest Trace	Single-Family Home	1976	4,103	N/A	Brick
	AVERAGES:	1983	3,638	213	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

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703 Forest Trace



705 Forest Trace



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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707 Forest Trace



709 Forest Trace



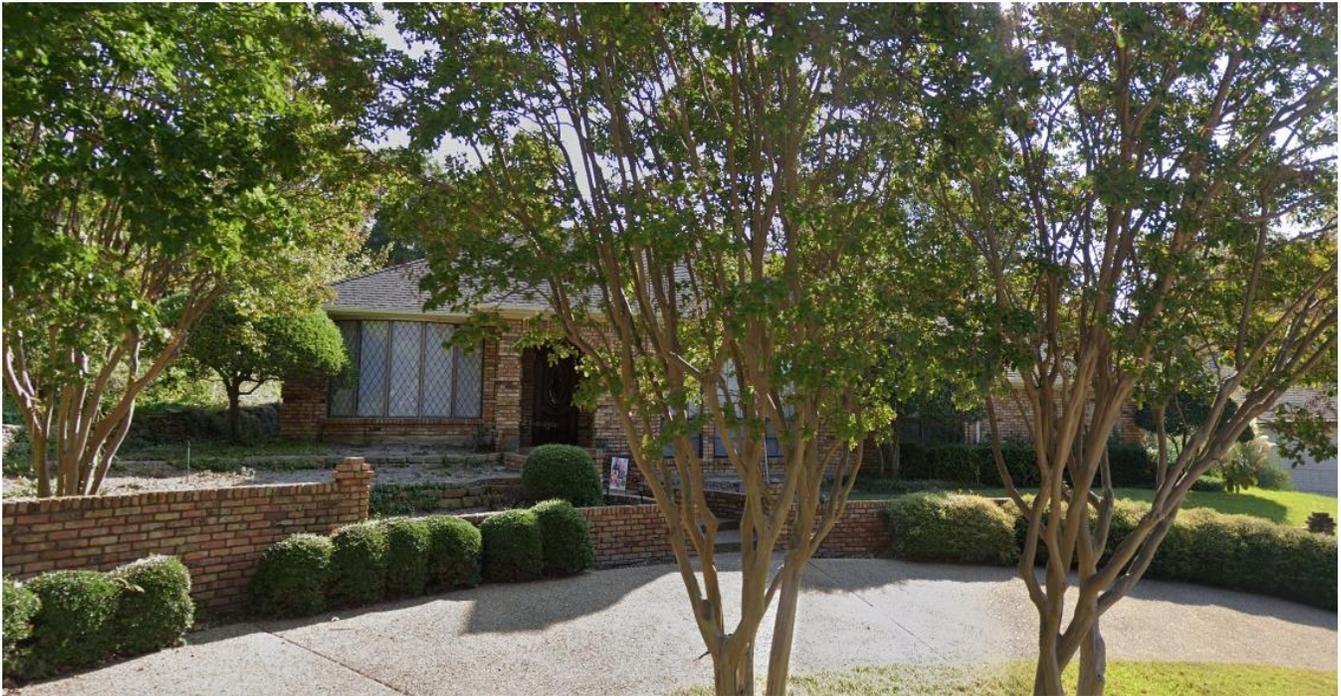
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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711 Forest Trace



713 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

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715 Forest Trace



714 Forest Trace



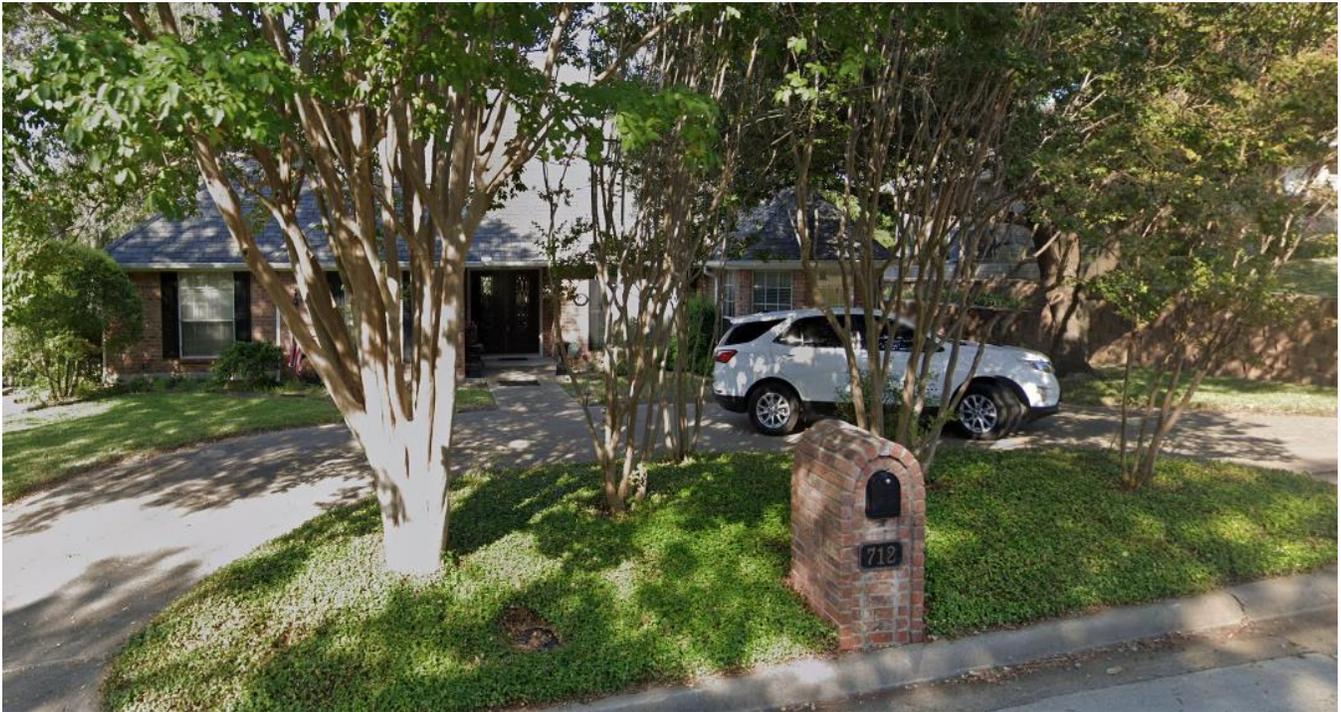
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

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712 Forest Trace



710 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



708 Forest Trace



706 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES 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 by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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*] 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*] 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 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- 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 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':**  
*Location Map*

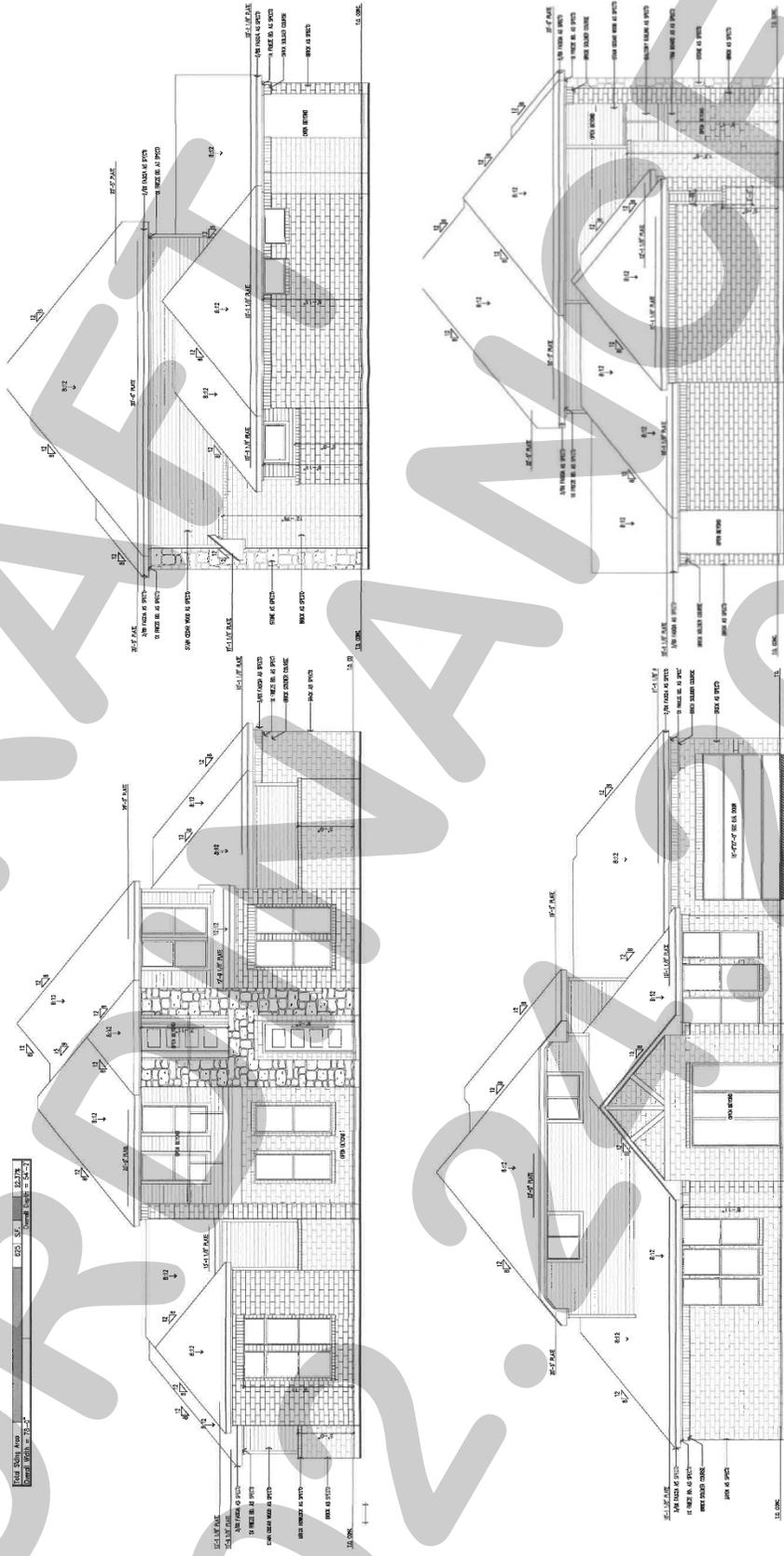
Address: 709 Forest Trace

Legal Description: Lot 13, Block A, Highridge Estates Addition





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:** March 10, 2026

**APPLICANT:** Manuel Tijerina

**CASE NUMBER:** Z2026-010; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 709 Forest Trace*

### SUMMARY

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

On August 21, 2023, the City Council approved *Ordinance No. 23-42, S-309 [i.e. Case No. Z2023-031]* to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (*i.e. Building Permit No. RES2024-747*), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the completion of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, *Expiration*, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property (as seen in *Figure 1*). This also resulted in the expiration of *Ordinance No. 23-42* in accordance with the requirements Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the



**FIGURE 1.** STOP WORK ORDER POSTED ON THE SUBJECT PROPERTY



**FIGURE 2.** GRADING WORK COMPLETED AFTER THE STOP WORK ORDER

Unified Development Code (UDC). This section of the code states that a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the Unified Development Code (UDC).

Staff is obligated to note, that despite the stop work order being posted and the building permit and Specific Use Permit (SUP) being expired, the applicant did re-grade the property as depicted in *Figure 2* after these actions were taken. On February 13, 2026, the applicant did resubmit a new development application requesting a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*.

## **PURPOSE**

The applicant -- *Manuel Tijerina* -- 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 located at 709 Forest Trace. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is are three (3) parcels of land (*i.e. 703, 705, and 707 Forest Trace*) developed with single-family homes. North of these properties is W. Boydston Avenue, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is one (1) parcel of land (*i.e. 202 W. Boydston Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 711, 713, 715, and 201 Forest Trace*) developed with single-family homes. Beyond this is the Lake Meadows Subdivision, which consists of 26 single-family residential lots on 18.53-acres. These properties and this subdivision are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 706 and 710 S. Alamo Road*) developed with single-family homes that are zoned Single-Family 10 (SF-10) District. East of this is the intersection of S. Alamo Road and W. Ross Street. Both of these roadways are identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are Lots 1-7 of the Amachris Place Subdivision and Lot 5, Block F, of the Sanger Addition which are zoned Planned Development District 12 (PD-12), as well as a portion of the Sanger Subdivision (*i.e. Lots 6-13, Block M, Sanger Addition*) zoned Zero Lot Line 5 (ZL-5) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 708 and 710 Forest Trace*) developed with single-family homes. East of these are an additional two (2) parcels of land (*i.e. 707 and 709 Ridgeview Drive*) developed with single-family homes and are zoned Single-Family 10 (SF-10) District. Beyond this is Ridgeview Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

*Continued on Next Page ...*



**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 located in the Highridge Estates Subdivision, which has been in existence since 1972, consists of 99 single-family residential lots, and is more than 90.00% 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 Single-Family 10 (SF-10) District, 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 Forest Trace compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Forest Trace	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Forest Trace are oriented towards Forest Trace.	The front elevation of the home will face onto Forest Trace.

Year Built	1976-2003	N/A
Building SF on Property	2,509 SF – 4,730 SF	4,237 SF
Building Architecture	Traditional Brick/Stone 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.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) foot rear yard setback.	10-Feet
Building Materials	HardiBoard/HardiePlank, Brick, and Stone.	Combination of Brick, Stone, and Siding
Paint and Color	White, Cream, Red, Pink, Beige, and Brown	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the rear of the homes and not visible from Forest Trace.	The garage will be located in the rear of the proposed home.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by 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 Forest Trace and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On February 18, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos, Stonebridge Meadows, and Highridge Estates 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) notice in opposition 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 in 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 zoning change 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. \_\_\_\_\_

**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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

709 Forest Trace

SUBDIVISION

High Ridge Estates

LOT

13

BLOCK

A

GENERAL LOCATION

S Goliad & Boydston

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

SF-10

CURRENT USE

VACANT

PROPOSED ZONING

SF-10

PROPOSED USE

New Home Construction

ACREAGE

.248

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- 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

APPLICANT

CONTACT PERSON

Manuel Tijerina

CONTACT PERSON

Otilio Posadas

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED 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."

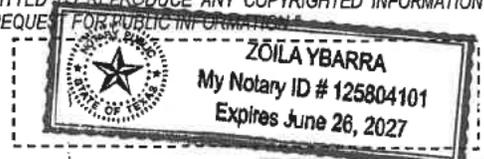
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF January, 2020

OWNER'S SIGNATURE

Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Zoila Ybarra



MY COMMISSION EXPIRES



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

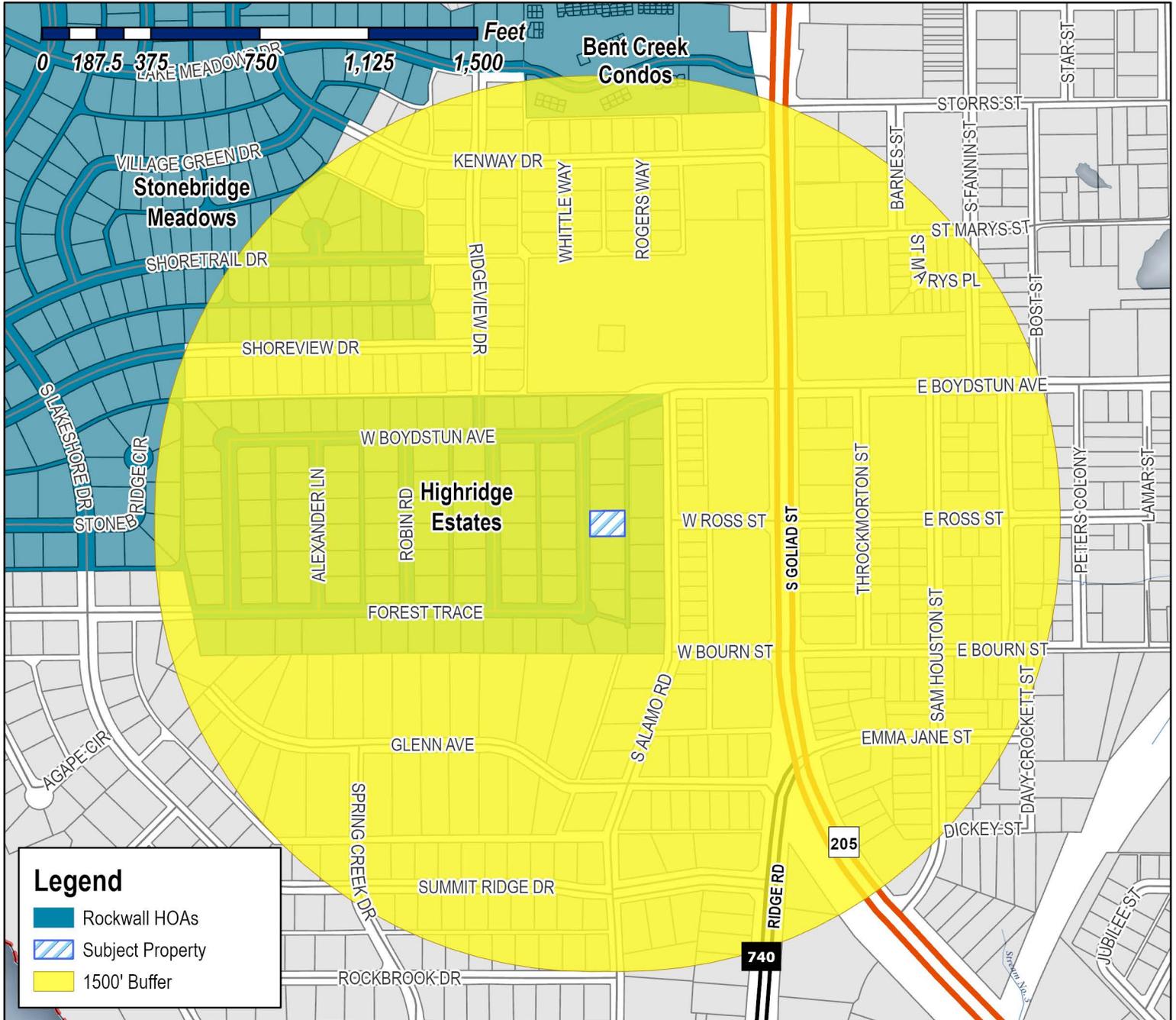




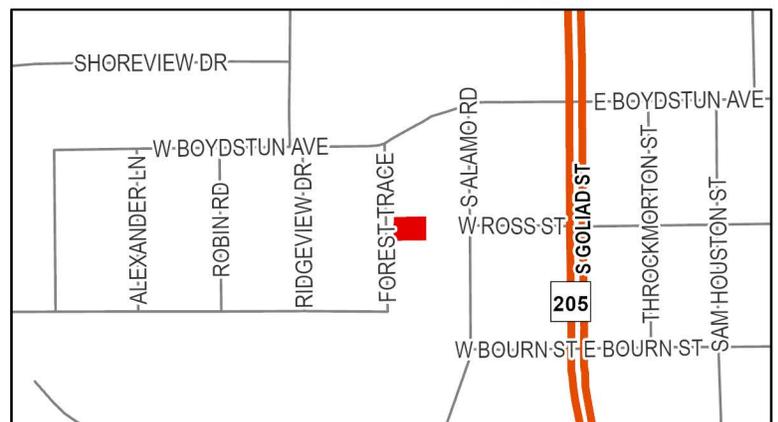
# City of Rockwall

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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace



**Date Saved:** 2/13/2026

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-010]  
**Date:** Thursday, February 19, 2026 1:56:56 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

*Melanie Zavala*

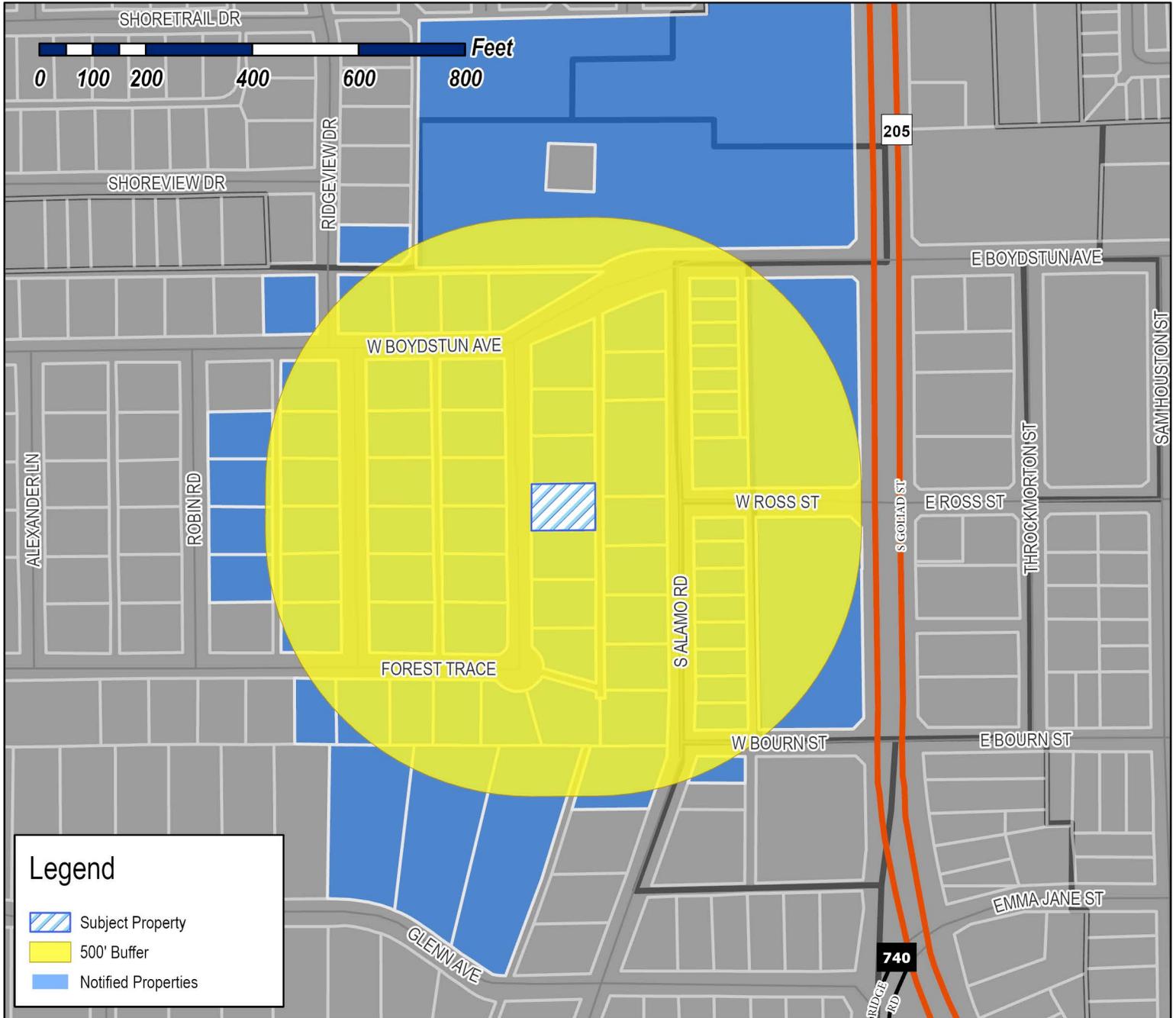
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace

**Date Saved:** 2/13/2026

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



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL  
108 W ROSS ST  
ROCKWALL, TX 75087

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

MERU INVESTMENTS LLC  
1228 WOODSEY CT  
SOUTHLAKE, TX 76092

OTTO IRIS  
1502 S 1st St Ste 3  
Garland, TX 75040

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN  
201 FOREST TRCE  
ROCKWALL, TX 75087

BARTON BRETT & HILLARY  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

RESIDENT  
203 FOREST TRACE  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYDICKY JOSEPH N  
205 FOREST TRACE  
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M  
206 GLENN AVE  
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

BROWN BREANNE ELIZABETH STRAWN AND  
AARON KRISTOPHER  
207 FOREST TRACE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY  
301 FOREST TRACE  
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA  
302 W Boydston Ave  
Rockwall, TX 75087

CONFIDENTIAL  
303 FOREST TRACE  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

2025 D REED REVOCABLE TRUST  
DARLENE PIERSON REED - TRUSTEE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO RD  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS  
705 ROBIN RD  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO RD  
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

FLOWERS DONALD  
707 ROBIN DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO RD  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR  
708 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

RESIDENT  
709 ROBIN RD  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
710 RIDGEVIEW DR  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE  
711 ROBIN DR  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST  
JAMES EDWIN GRAY & TERESA ANN HABECKER -  
CO-TRUSTEES  
712 FOREST TRCE  
ROCKWALL, TX 75087

MORI DANIEL J & JUDY  
712 RIDGEVIEW DR  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

SIPLE MARIAN C  
714 RIDGEVIEW DR  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

# 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:

## Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 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 Guevara**  
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](mailto: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, March 16, 2026 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. Z2026-010: SUP for Residential Infill

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

**From:** [Sarah Freed](#)  
**To:** [Planning](#)  
**Subject:** Z2026-010: SUP for Residential Infill at 709 Forest Trace  
**Date:** Thursday, February 26, 2026 5:45:58 PM

---

Dear Planning & Zoning,

I am a resident in Highridge Estate Subdivision, located at [REDACTED], writing regarding the request for a residential infill project at 709 Forest Trace. I appreciate the city's efforts to support thoughtful development, and I want to share concerns about how this proposal may affect our established neighborhood.

### **1. Neighborhood Character and Compatibility**

The proposed project appears to differ from surrounding homes in scale, height and setbacks. Recent infill cases in Rockwall have highlighted the importance of maintaining a consistent streetscape, and ensuring new construction aligns with existing neighborhood patterns.

I ask that Planning & Zoning evaluate whether this project meets the dimensional and contextual standards of the existing zoning district.

### **2. Precedent and Long-Term Effects**

Approving an infill project that does not align with existing development patterns/standards could set a precedent for future requests. Recent SUP approvals have shown that conditions can be applied to ensure compatibility.

If this project moves forward, I respectfully request conditions such as (but not limited to):

- Matching front setbacks to adjacent homes
- Matching the scale of the home as appropriate to the lot size and that of adjacent homes
- Limiting building height
- Ensuring garage orientation is consistent with the neighborhood

### **3. Request for Consideration**

I ask Planning & Zoning to carefully evaluate whether the proposal meets the intent of the zoning district and does not detract in like and kind to this well-established neighborhood. If it does not, I urge you to deny the request or require modifications that protect the character and livability of our neighborhood.

After reviewing the documentation provided in this case, I am opposed to the SUP based on the plans as submitted. The home proposed, in general, is too large for the lot size.

Thank you for your time and for considering resident input.

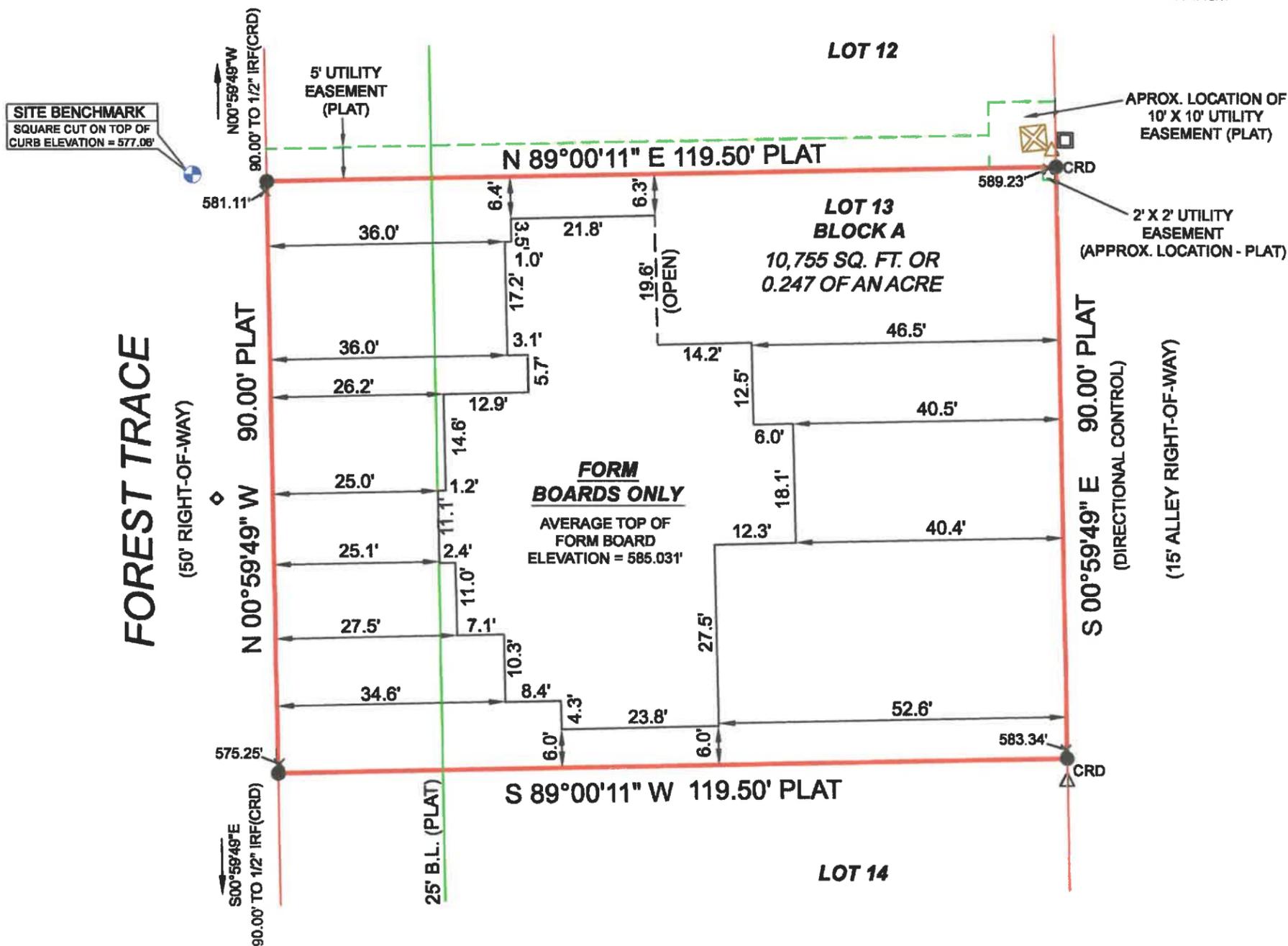
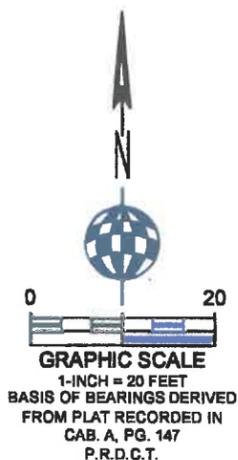
Sincerely,  
Sarah E. Freed

[REDACTED]

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**FORM BOARD SURVEY: 709 FOREST TRACE**

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

**NOTES**

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☐ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☐ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	--- EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	--- BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☐ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	--- HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☐ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	—O— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	--- FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ POOL EQUIP.	—//— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—/— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

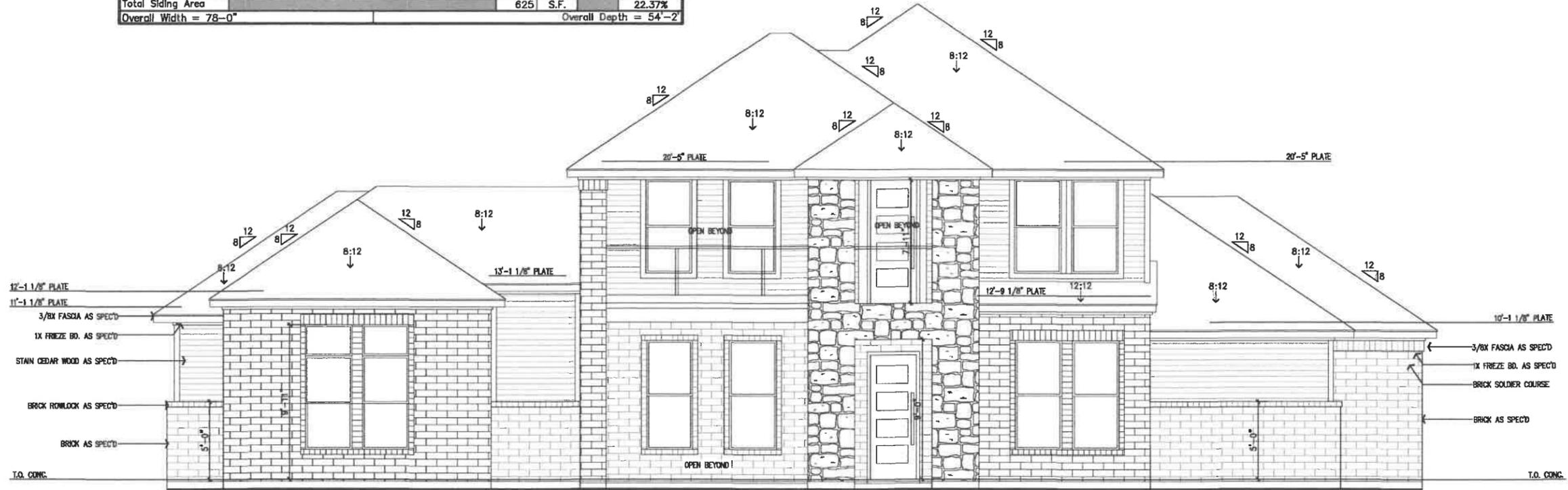
JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

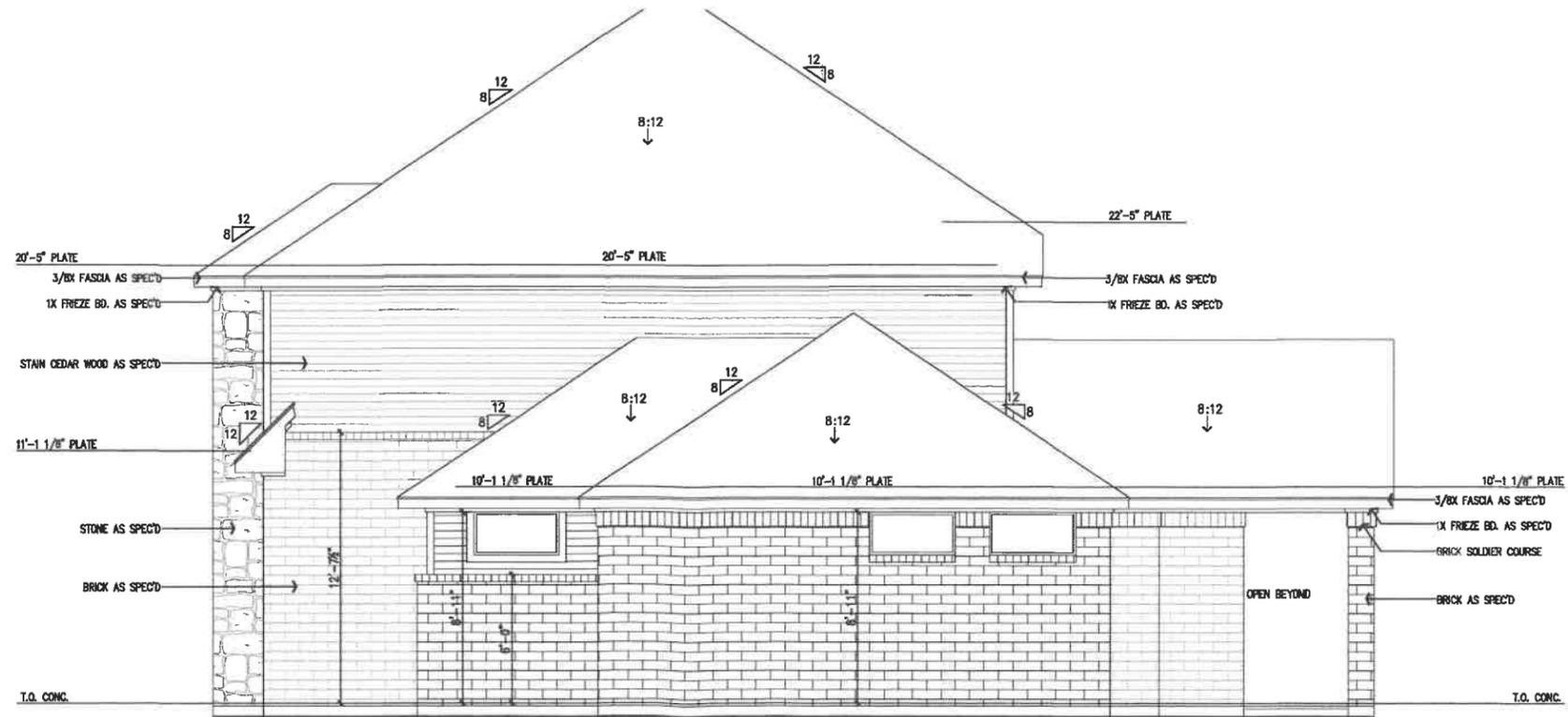
"A professional company operating in your best interest"



MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

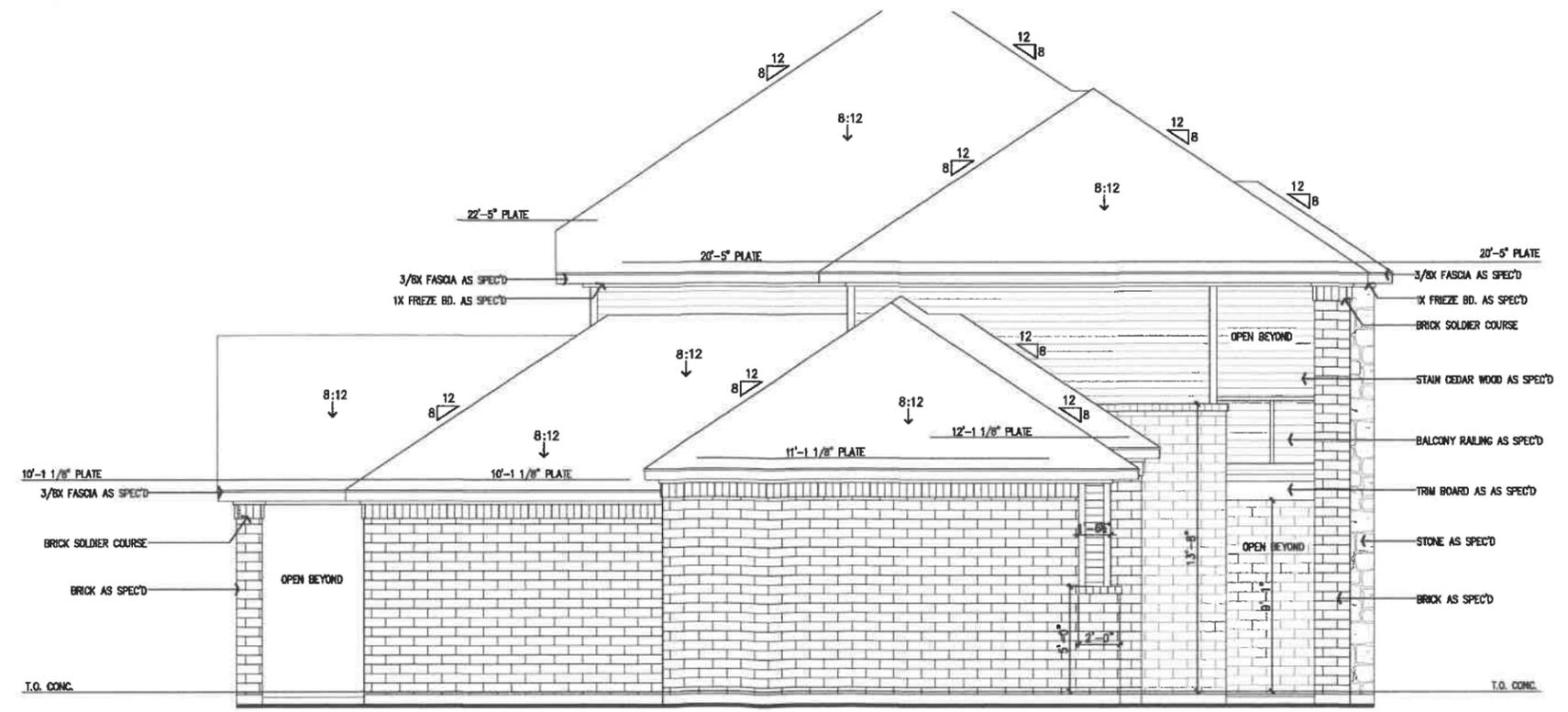
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LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

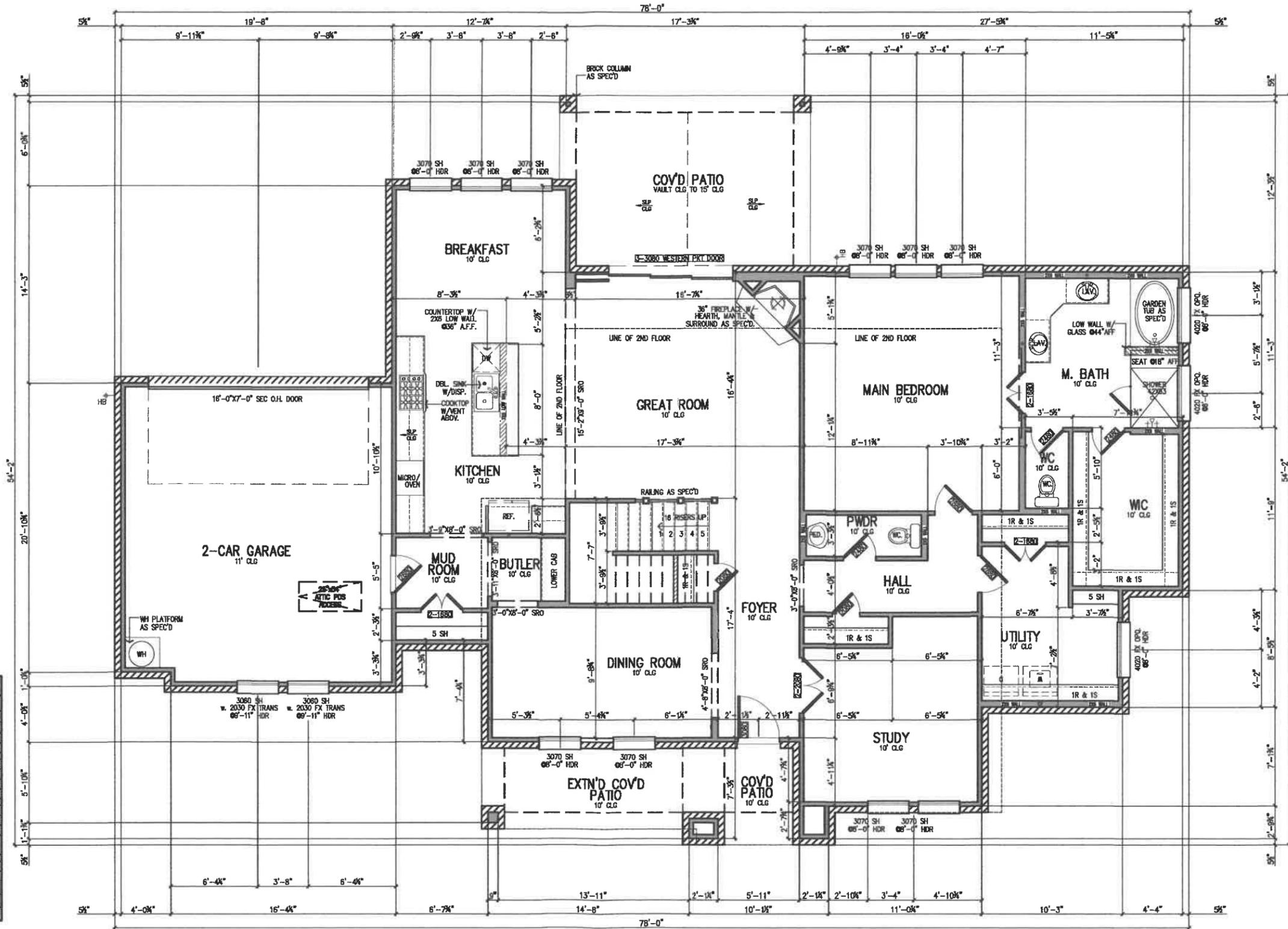
ISSUED ON  
06-28-2023

SHEET NO.  
A4  
OF  
13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052
Total	2,892	SQ. FT.	3,016	SQ. FT.	3,107
Total Living Area					3,107
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0
Total Garage Area	411	SQ. FT.	429	SQ. FT.	458
Covered Porch	0	SQ. FT.	147	SQ. FT.	149
Covered Patio	0	SQ. FT.	211	SQ. FT.	217
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167
Total Covered Porch/Patio Area	0	SQ. FT.	509	SQ. FT.	533
Total Slab Area					2,879
Total Under Roof					4,098
Total Interior Frame	3,303	SQ. FT.			
Total Exterior Frame			3,954	SQ. FT.	
Overall Width = 78'-0"			Overall Depth = 54'-2"		

1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

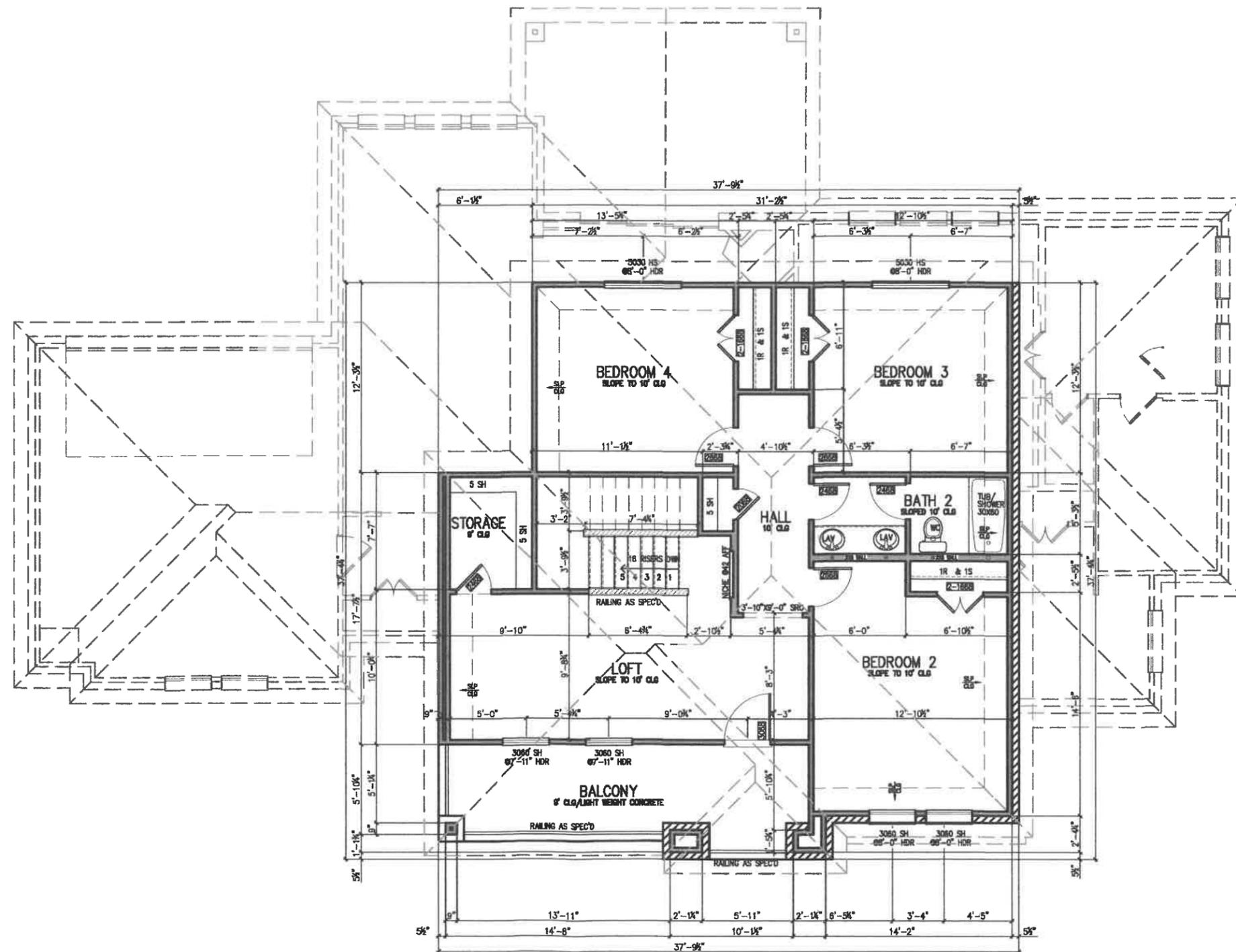
NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
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ISSUED ON  
 06-28-2023

SHEET NO.  
 A1.1  
 OF  
 13

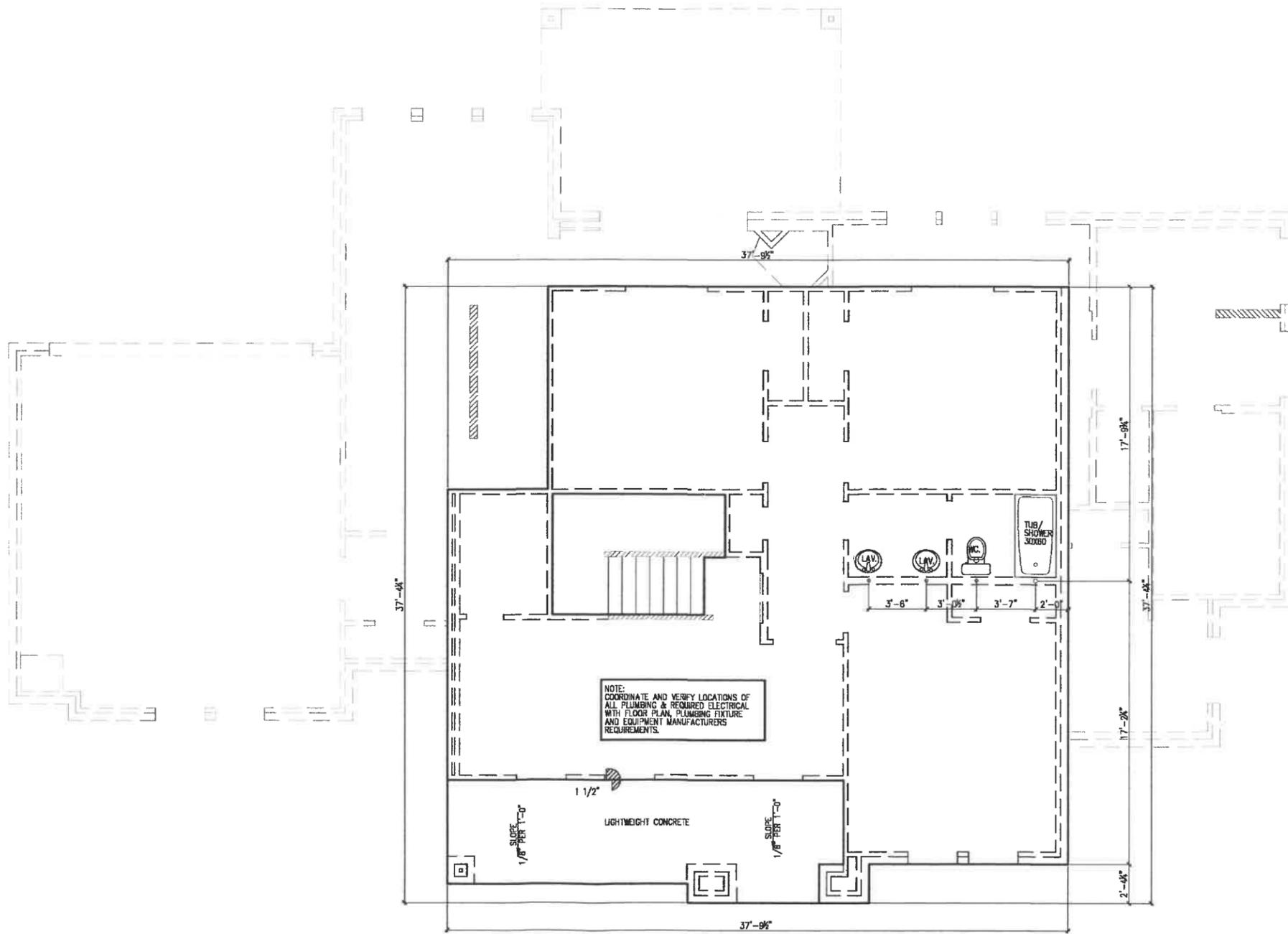


AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.		
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.		
<b>Total</b>	<b>2,892 SQ. FT.</b>	<b>3,016 SQ. FT.</b>	<b>3,107 SQ. FT.</b>		
Total Living Area			3,107 SQ. FT.		
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.		
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.		
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.		
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.		
Total Slab Area			2,879 SQ. FT.		
Total Under Roof			4,098 SQ. FT.		
Total Interior Frame	3,303 SQ. FT.				
Total Exterior Frame		3,954 SQ. FT.			
Overall Width = 78'-0"		Overall Depth = 54'-2"			

1 SECOND FLOOR PLAN  
 A1.1 SCALE: 1/8" = 1'-0"

1 SECOND FLOOR  
PLUMBING PLAN  
S1.1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1.1  
OF  
13

GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

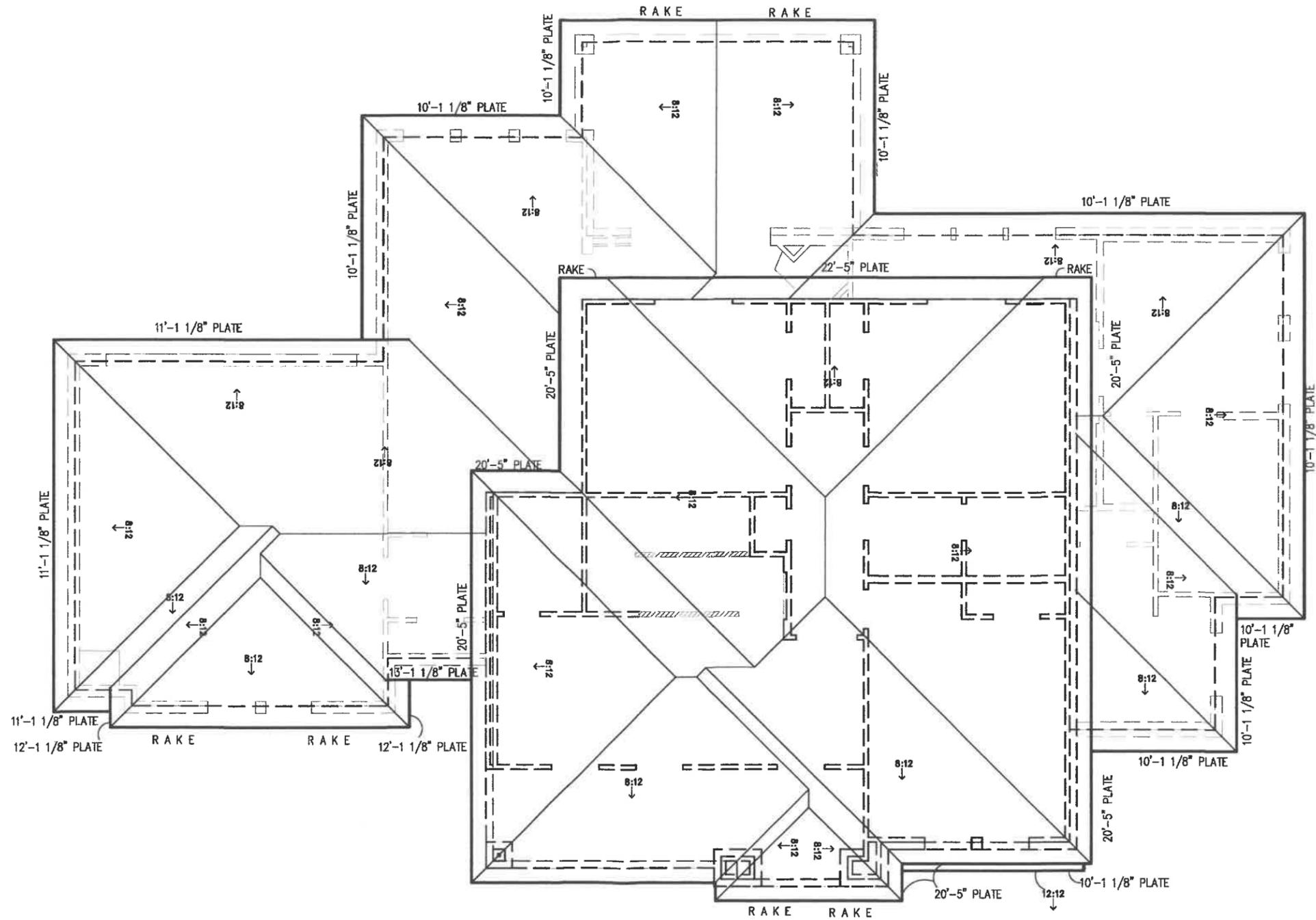
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON:  
06-28-2023

SHEET NO.  
A5  
OF  
13



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
713 Forest Trace	Single-Family Home	1993	2,509	N/A	Brick
715 Forest Trace	Single-Family Home	1980	4,075	N/A	Brick
714 Forest Trace	Single-Family Home	1981	3,165	N/A	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	384	Brick
710 Forest Trace	Single-Family Home	1979	3,818	N/A	Brick
708 Forest Trace	Single-Family Home	1981	3,016	164	Brick
706 Forest Trace	Single-Family Home	1976	4,103	N/A	Brick
	AVERAGES:	1983	3,638	213	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



703 Forest Trace



705 Forest Trace



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



707 Forest Trace



709 Forest Trace



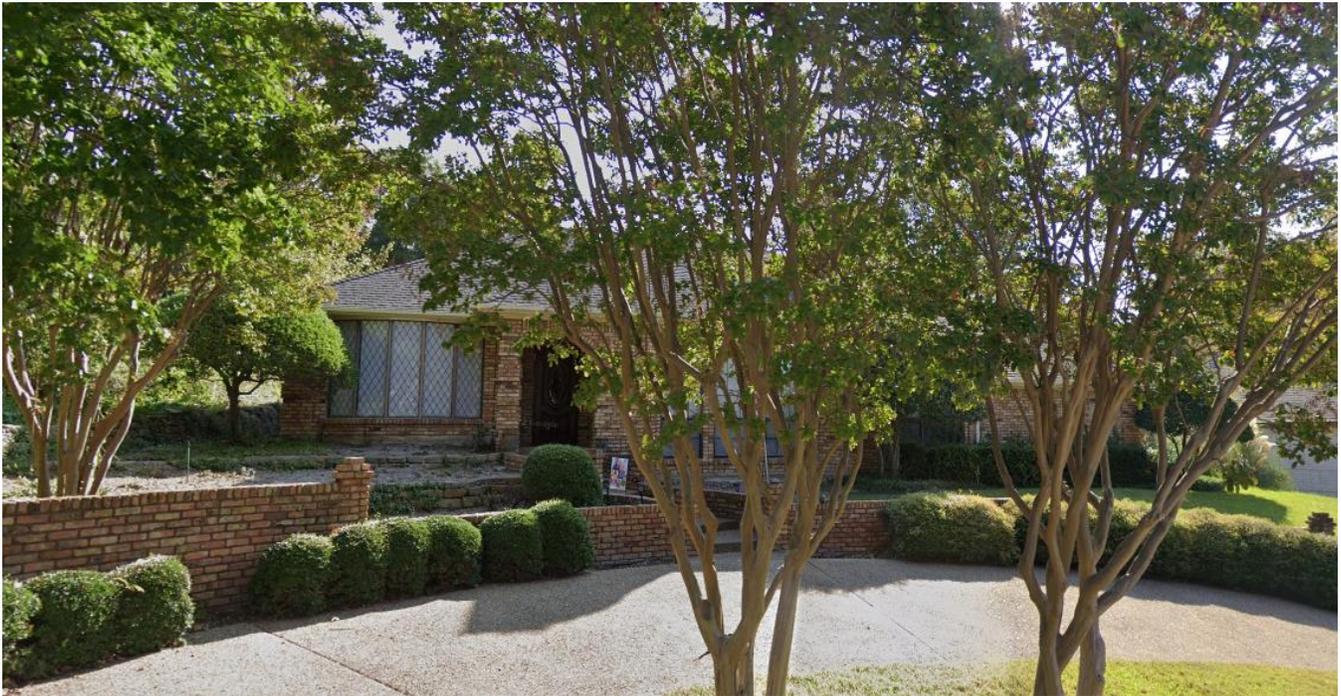
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



711 Forest Trace



713 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



715 Forest Trace



714 Forest Trace



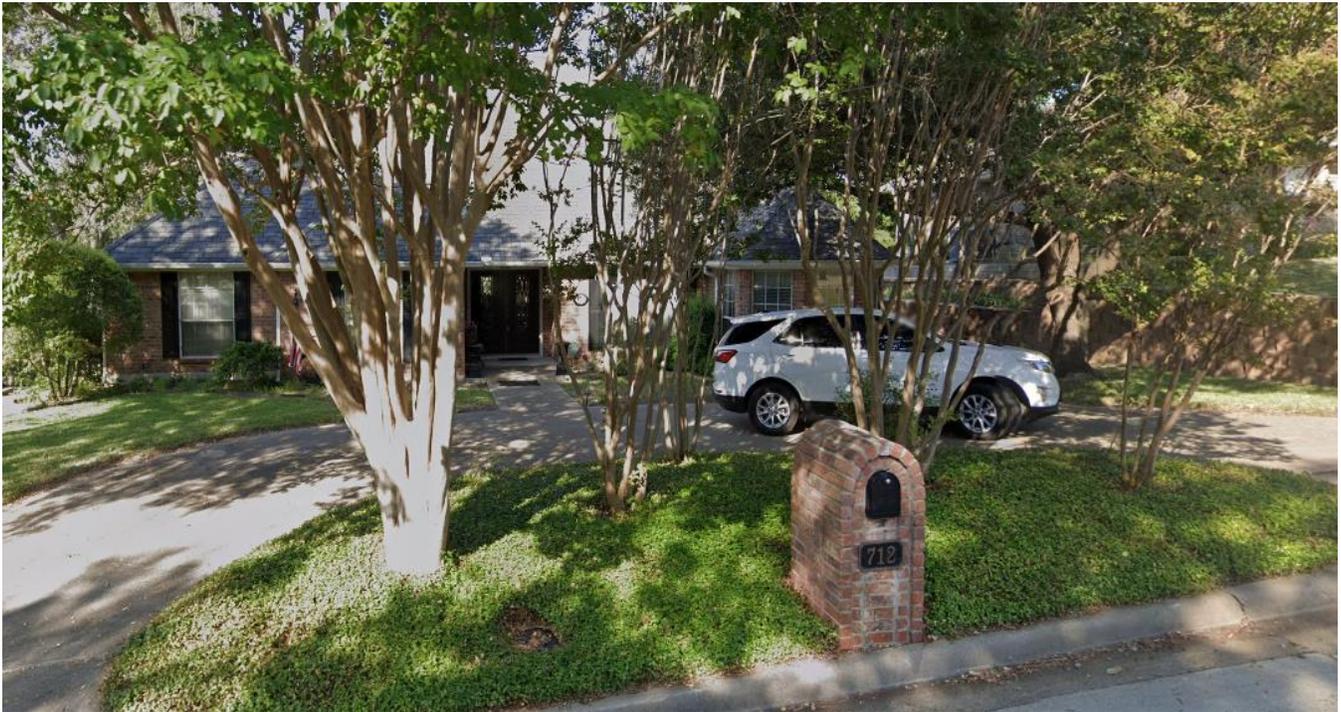
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



712 Forest Trace



710 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



708 Forest Trace



706 Forest Trace



January 16, 2026

TO: Manuel Tijerina  
7922 Garner Road  
Rowlett, Texas 75088

CC: Otilio Posades  
41 Anna Leis Drive  
Waxahachie, Texas 75167

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: NOTICE OF THE EXPIRATION OF BUILDING PERMIT AND SPECIFIC PERMIT (SUP) FOR 709 FORREST TRACE,  
ROCKWALL, TEXAS 75087

Mr. Tijerina,

This letter serves to formally notify you that *Building Permit No. RES2024-747* -- which was issued on October 31, 2024 and allowed for the construction of a single-family home at 709 Forest Trace -- has expired pursuant to the provisions of the 2021 International Residential Code (IRC), as adopted by the City of Rockwall. Specifically, section R105.5, *Expiration*, of the 2021 IRC states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. The IRC further provides that extensions of time may be granted by the Building Official only if requested in writing and if justifiable cause is demonstrated. The City's records indicated that the last inspection date on this property was on July 14, 2025, which means the applicable timeframes have not been met and that no extension request is on file. Based on this the building permit is no longer valid.

As a direct result of the building permit expiration, the Specific Use Permit (SUP) for Residential Infill in an Established Subdivision [*SUP No. S-309*], which was approved by the City Council on August 21, 2023 through *Ordinance No. 23-42*, has also expired. According to Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the City's Unified Development Code (UDC). This provision applied to the subject property at 709 Forest Trace. The Specific Use Permit (SUP) ordinance is attached for reference.

Please be advised that, due to the expiration of both the building permit and the Specific Use Permit (SUP), no further construction activity may occur on the property under the previously approved authorizations. Any future development of the property will require new applications, approvals, and permits in accordance with the Unified Development Code (UDC), the adopted construction and development codes, and all other applicable City requirements in effect at the time of reapplication. Please also note, that the subject property will need to be restored to its pre-disturbed/pre-developed condition within six (6) weeks of the receipt of this letter. Restoration shall include, but is not limited to, the removal of construction materials, debris, temporary structure, pre-existing grades, and any other site alterations associated with the expired approvals.

Failure to restore the property to its pre-disturbed/pre-developed condition within the specified timeframe may result in the City initiating enforcement action in accordance with the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinances. Such action may include, but is not limited to, the issuance of citations, corrective measures undertaken by the City, and the assessment of associated costs as permitted by law.

If you have any questions regarding this notice, the restoration requirements, or the steps necessary to move forward, please feel free to contact the Planning and Zoning Department or Building Inspections Department at 972-771-7700.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Miller', written over the printed name.

Ryan Miller, AICP  
Director of Planning and Zoning  
City of Rockwall, Texas



City of Rockwall  
*The New Tradition*

**BUILDING INSPECTION DEPARTMENT**

385 S. GOLIAD  
ROCKWALL, TX 75087  
(972) 771-2709

**EXPIRED BUILDING PERMIT**

YOU ARE IN VIOLATION OF THE FOLLOWING ORDINANCE(S):

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE

**NO WORK IS PERMITTED ON THIS SITE UNTIL A VALID  
BUILDING PERMIT HAS BEEN OBTAINED.**

**CONTRACTOR OR OWNER MUST APPLY FOR A PERMIT!**

PLEASE CALL THE BUILDING INSPECTIONS DEPARTMENT @ (972) 771-2709  
FOR PERMIT AND INSPECTION REQUIREMENTS.

Building Permit RES2024-747  
Address - 709 FOREST TRACE, ROCKWALL, 75087  
New Single Family Residential

DATE: 1/26/24

INSPECTOR NAME: CRAIG DODD, P.E.























CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES 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 by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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*] 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*] 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 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- 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 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':  
Location Map**

Address: 709 Forest Trace

Legal Description: Lot 13, Block A, Highridge Estates Addition



**Exhibit 'B':  
Residential Plot Plan**

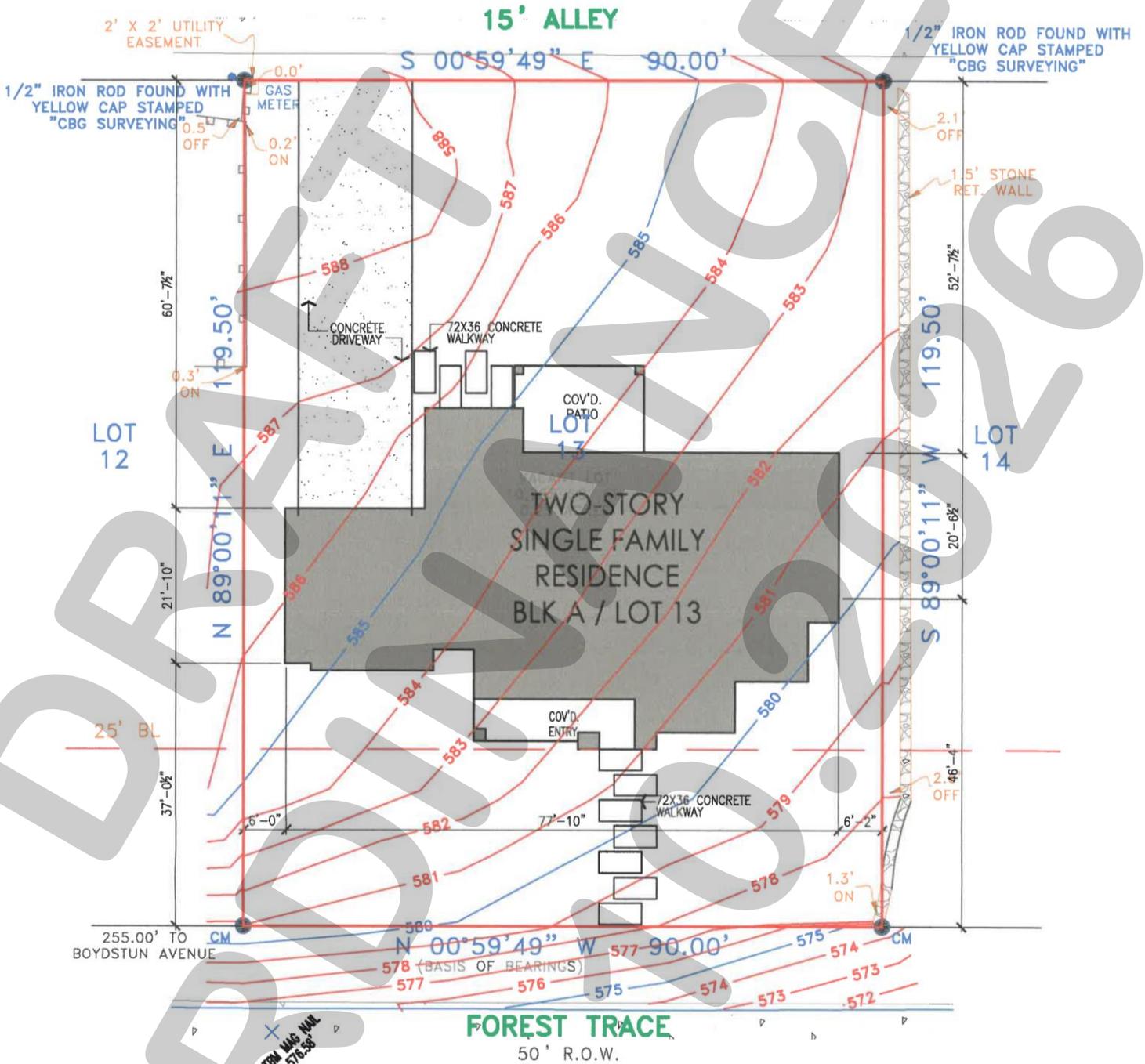
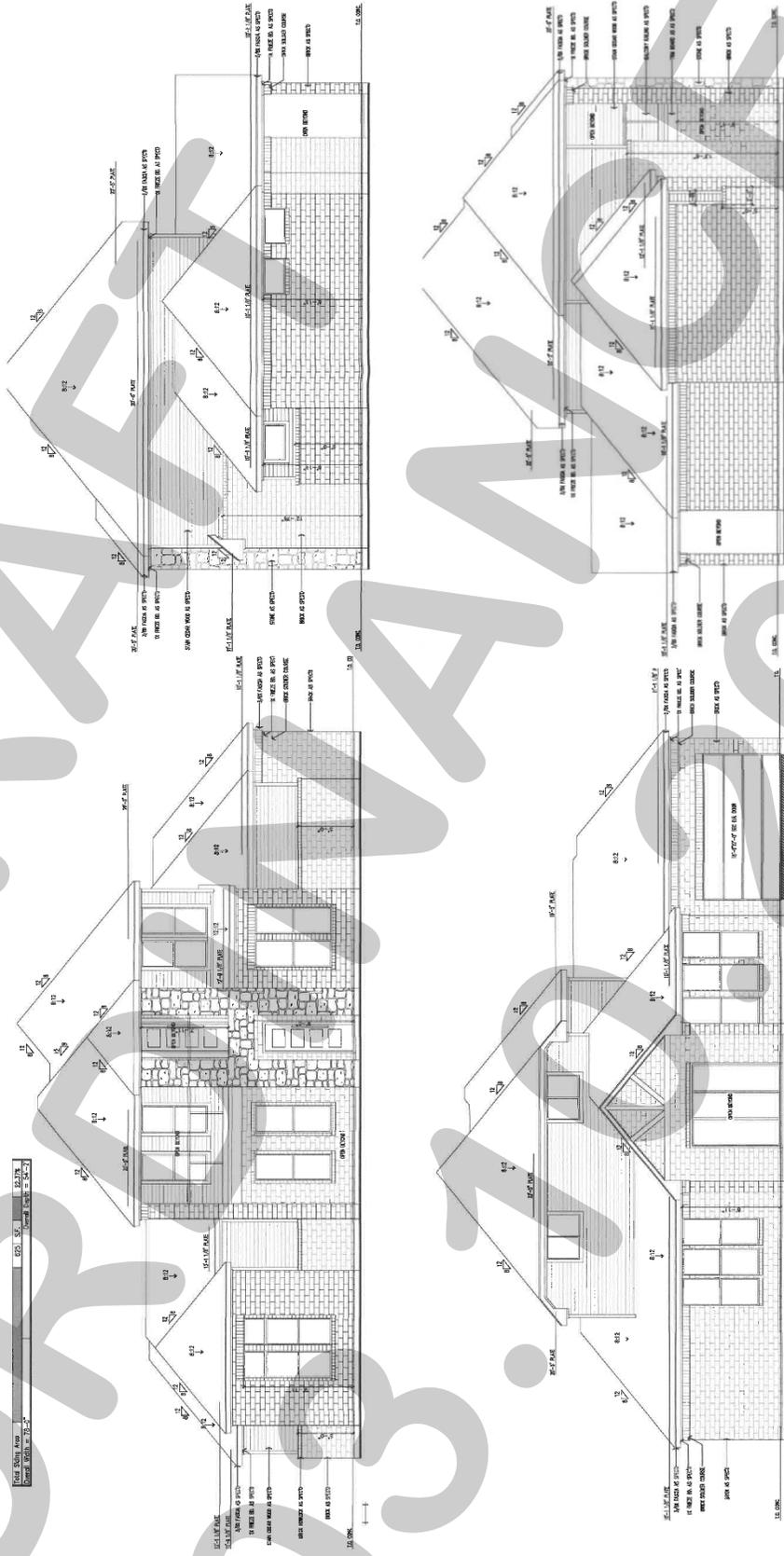


Exhibit 'C':  
Building Elevations





# 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:** March 16, 2026

**APPLICANT:** Manuel Tijerina

**CASE NUMBER:** Z2026-010; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 709 Forest Trace*

### SUMMARY

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

On August 21, 2023, the City Council approved *Ordinance No. 23-42, S-309 [i.e. Case No. Z2023-031]* to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (*i.e. Building Permit No. RES2024-747*), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the completion of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, *Expiration*, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property (as seen in *Figure 1*). This also resulted in the expiration of *Ordinance No. 23-42* in accordance with the requirements Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the



**FIGURE 1.** STOP WORK ORDER POSTED ON THE SUBJECT PROPERTY



**FIGURE 2.** GRADING WORK COMPLETED AFTER THE STOP WORK ORDER

Unified Development Code (UDC). This section of the code states that a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the Unified Development Code (UDC).

Staff is obligated to note, that despite the stop work order being posted and the building permit and Specific Use Permit (SUP) being expired, the applicant did re-grade the property as depicted in *Figure 2* after these actions were taken. On February 13, 2026, the applicant did resubmit a new development application requesting a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*.

## **PURPOSE**

The applicant -- *Manuel Tijerina* -- 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 located at 709 Forest Trace. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is are three (3) parcels of land (*i.e. 703, 705, and 707 Forest Trace*) developed with single-family homes. North of these properties is W. Boydston Avenue, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is one (1) parcel of land (*i.e. 202 W. Boydston Avenue*) developed with a single-family home. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 711, 713, 715, and 201 Forest Trace*) developed with single-family homes. Beyond this is the Lake Meadows Subdivision, which consists of 26 single-family residential lots on 18.53-acres. These properties and this subdivision are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 706 and 710 S. Alamo Road*) developed with single-family homes that are zoned Single-Family 10 (SF-10) District. East of this is the intersection of S. Alamo Road and W. Ross Street. Both of these roadways are identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are Lots 1-7 of the Amachris Place Subdivision and Lot 5, Block F, of the Sanger Addition which are zoned Planned Development District 12 (PD-12), as well as a portion of the Sanger Subdivision (*i.e. Lots 6-13, Block M, Sanger Addition*) zoned Zero Lot Line 5 (ZL-5) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 708 and 710 Forest Trace*) developed with single-family homes. East of these are an additional two (2) parcels of land (*i.e. 707 and 709 Ridgeview Drive*) developed with single-family homes and are zoned Single-Family 10 (SF-10) District. Beyond this is Ridgeview Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

*Continued on Next Page ...*



**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 located in the Highridge Estates Subdivision, which has been in existence since 1972, consists of 99 single-family residential lots, and is more than 90.00% 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 Single-Family 10 (SF-10) District, 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 Forest Trace compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Forest Trace	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Forest Trace are oriented towards Forest Trace.	The front elevation of the home will face onto Forest Trace.

Year Built	1976-2003	N/A
Building SF on Property	2,509 SF – 4,730 SF	4,237 SF
Building Architecture	Traditional Brick/Stone 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.	20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) foot rear yard setback.	10-Feet
Building Materials	HardiBoard/HardiePlank, Brick, and Stone.	Combination of Brick, Stone, and Siding
Paint and Color	White, Cream, Red, Pink, Beige, and Brown	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the rear of the homes and not visible from Forest Trace.	The garage will be located in the rear of the proposed home.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by 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 Forest Trace and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On February 18, 2026, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Bent Creek Condos, Stonebridge Meadows, and Highridge Estates 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 two (2) notices in opposition to the applicant’s request.

**CONDITIONS OF APPROVAL**

If 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 in 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 zoning change 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 March 10, 2026, the Planning and Zoning Commission approved a motion to recommend denial with prejudice of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Brock and Bentley absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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

709 Forest Trace

SUBDIVISION

High Ridge Estates

LOT

13

BLOCK

A

GENERAL LOCATION

S Goliad & Boydston

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

SF-10

CURRENT USE

VACANT

PROPOSED ZONING

SF-10

PROPOSED USE

New Home Construction

ACREAGE

.248

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

**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

APPLICANT

CONTACT PERSON

Manuel Tijerina

CONTACT PERSON

Otilio Posadas

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Manuel Tijerina [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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 30<sup>th</sup> DAY OF JANUARY, 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED 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."

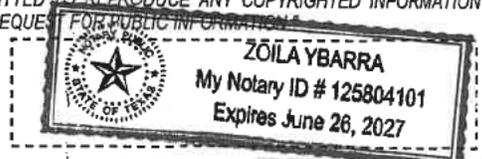
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 30 DAY OF January, 2020

OWNER'S SIGNATURE

Manuel Tijerina

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Zoila Ybarra



MY COMMISSION EXPIRES



Z2026-010: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 709 Forest Trace

Case Location Map = 



# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

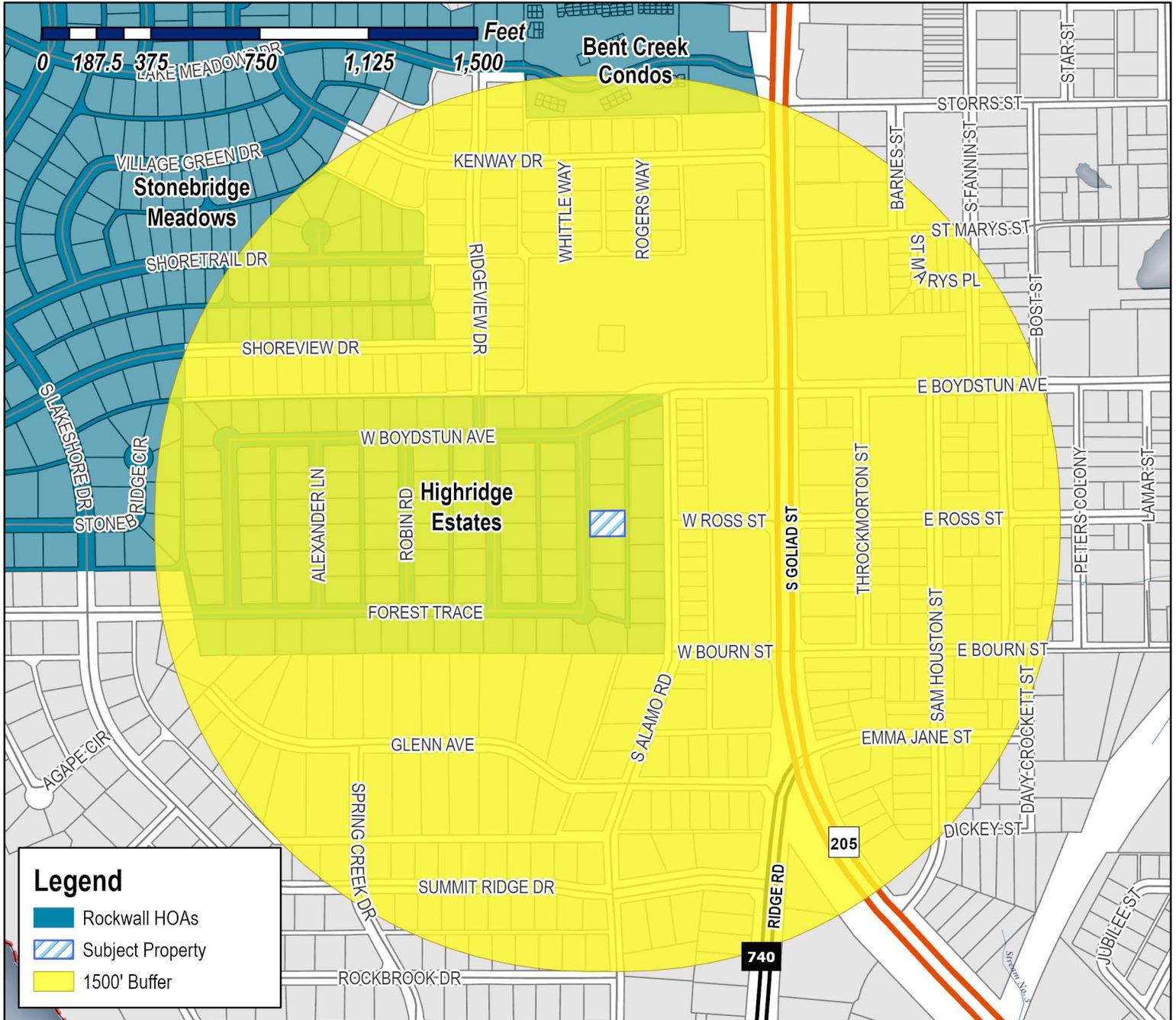




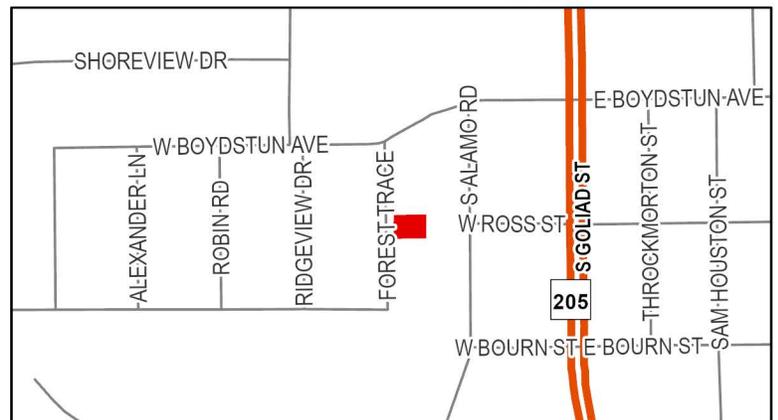
# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**Case Number:** Z2026-010  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 709 Forest Trace



**Date Saved:** 2/13/2026

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-010]  
**Date:** Thursday, February 19, 2026 1:56:56 PM  
**Attachments:** [Public Notice \(02.13.2026\).pdf](#)  
[HOA Map \(02.13.2026\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2026-010: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary.

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL  
108 W ROSS ST  
ROCKWALL, TX 75087

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

MERU INVESTMENTS LLC  
1228 WOODSEY CT  
SOUTHLAKE, TX 76092

OTTO IRIS  
1502 S 1st St Ste 3  
Garland, TX 75040

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

RADNEY JAMES C  
1972 CR 2296  
QUINLAN, TX 75474

RICE JAKIE & KATY DESPAIN  
201 FOREST TRCE  
ROCKWALL, TX 75087

BARTON BRETT & HILLARY  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

RESIDENT  
203 FOREST TRACE  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

VEST JEREMY DEREK  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

HAYDICKY JOSEPH N  
205 FOREST TRACE  
ROCKWALL, TX 75087

ANGIEL JOHN H & KAY M  
206 GLENN AVE  
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

BROWN BREANNE ELIZABETH STRAWN AND  
AARON KRISTOPHER  
207 FOREST TRACE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

ST CLAIR DOUG & KELLY  
301 FOREST TRACE  
ROCKWALL, TX 75087

COMPTON HAYDEN AND TAYLOR LOVERA  
302 W Boydston Ave  
Rockwall, TX 75087

CONFIDENTIAL  
303 FOREST TRACE  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST  
664 Sorita Cir  
Heath, TX 75032

2025 D REED REVOCABLE TRUST  
DARLENE PIERSON REED - TRUSTEE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO RD  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
703 S ALAMO RD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

STROMAN ROBERT E & JUDY DANIELS  
705 ROBIN RD  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO RD  
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

FLOWERS DONALD  
707 ROBIN DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO RD  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

FLOURA ROSEANN EXECUTOR  
708 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

RESIDENT  
709 ROBIN RD  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
710 RIDGEVIEW DR  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

MUNOZ THOMAS & SUZANNE  
711 ROBIN DR  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

JAMES EDWIN GRAY REVOCABLE TRUST  
JAMES EDWIN GRAY & TERESA ANN HABECKER -  
CO-TRUSTEES  
712 FOREST TRCE  
ROCKWALL, TX 75087

MORI DANIEL J & JUDY  
712 RIDGEVIEW DR  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

SIPLE MARIAN C  
714 RIDGEVIEW DR  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

# 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:

**Z2026-010: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 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 Guevara**  
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](mailto: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, March 16, 2026 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. Z2026-010: SUP for Residential Infill**

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

**From:** [Sarah Freed](#)  
**To:** [Planning](#)  
**Subject:** Z2026-010: SUP for Residential Infill at 709 Forest Trace  
**Date:** Thursday, February 26, 2026 5:45:58 PM

---

Dear Planning & Zoning,

I am a resident in Highridge Estate Subdivision, located at [REDACTED], writing regarding the request for a residential infill project at 709 Forest Trace. I appreciate the city's efforts to support thoughtful development, and I want to share concerns about how this proposal may affect our established neighborhood.

### **1. Neighborhood Character and Compatibility**

The proposed project appears to differ from surrounding homes in scale, height and setbacks. Recent infill cases in Rockwall have highlighted the importance of maintaining a consistent streetscape, and ensuring new construction aligns with existing neighborhood patterns.

I ask that Planning & Zoning evaluate whether this project meets the dimensional and contextual standards of the existing zoning district.

### **2. Precedent and Long-Term Effects**

Approving an infill project that does not align with existing development patterns/standards could set a precedent for future requests. Recent SUP approvals have shown that conditions can be applied to ensure compatibility.

If this project moves forward, I respectfully request conditions such as (but not limited to):

- Matching front setbacks to adjacent homes
- Matching the scale of the home as appropriate to the lot size and that of adjacent homes
- Limiting building height
- Ensuring garage orientation is consistent with the neighborhood

### **3. Request for Consideration**

I ask Planning & Zoning to carefully evaluate whether the proposal meets the intent of the zoning district and does not detract in like and kind to this well-established neighborhood. If it does not, I urge you to deny the request or require modifications that protect the character and livability of our neighborhood.

After reviewing the documentation provided in this case, I am opposed to the SUP based on the plans as submitted. The home proposed, in general, is too large for the lot size.

Thank you for your time and for considering resident input.

Sincerely,  
Sarah E. Freed

[REDACTED]

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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.

6' Property Set Back Lots ARE  
Demanded 10' off Property Line

Name:

David Scott

Address:

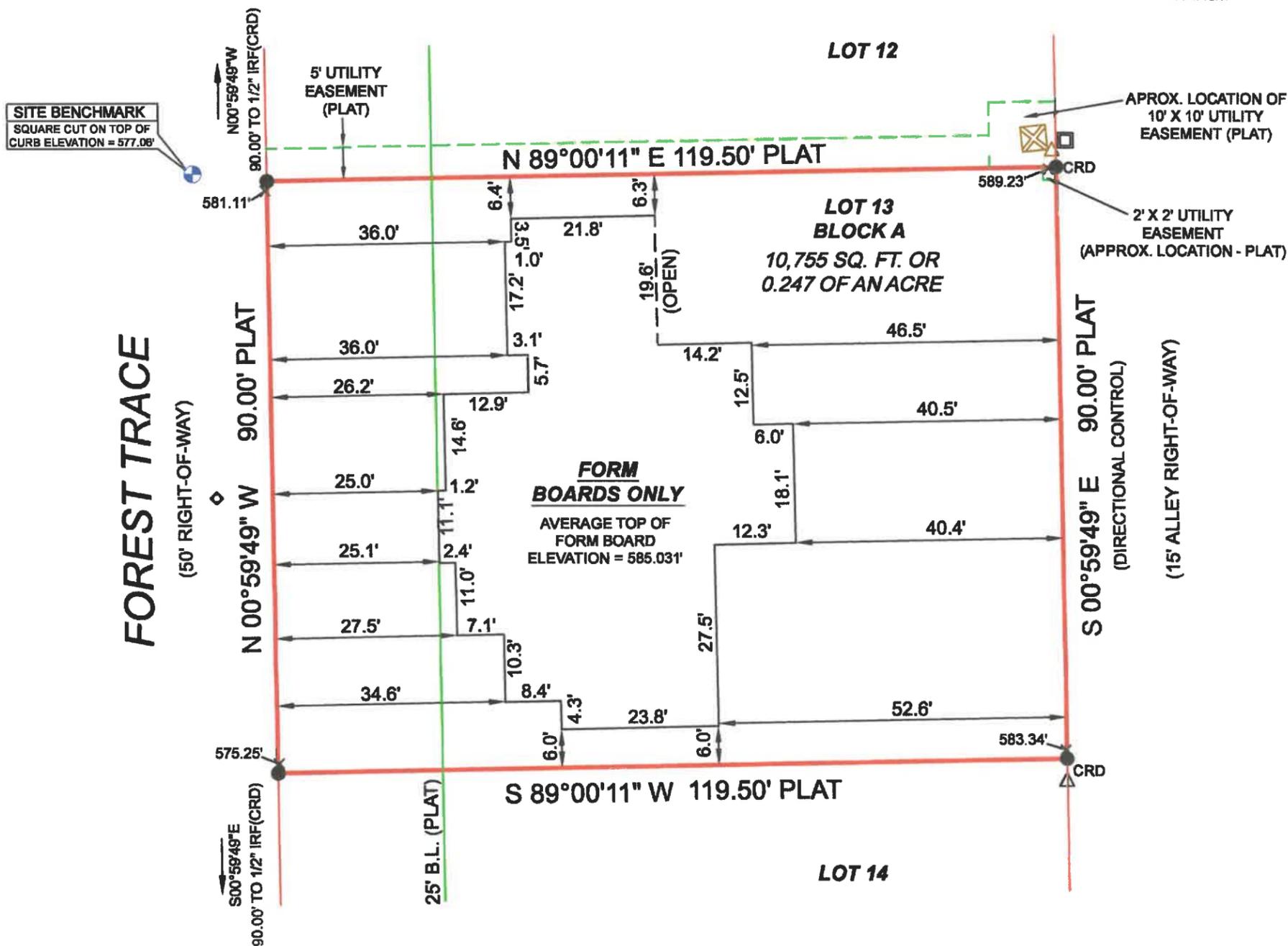
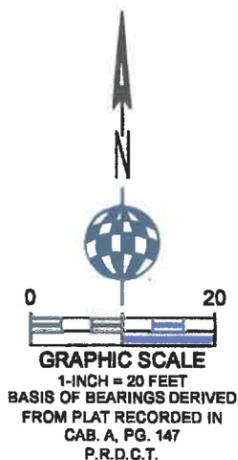


Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

# FORM BOARD SURVEY: 709 FOREST TRACE

Being Lot 13, Block A, of HIGH RIDGE ESTATES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof, recorded in Cabinet A, Slide 147, Plat Records, Dallas County, Texas.



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".  
CRD = Corner of Record Dignity

### NOTES

- 1) This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.
- 2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

### LEGEND

● 1/2" IR FOUND	⊙ X-FOUND	☐ TELE. BOX	⊙ BOLLARD POST	⊙ UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	▭ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☐ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	—GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	▭ EASEMENT
● 5/8" IR FOUND	● 1" IR FOUND	⊙ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	—X— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	▭ BOUNDARY
● 3/8" IR FOUND	● 1" IP FOUND	☐ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	—O— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	▭ HIGH BANK LINE
● 50-D NAIL FOUND	⊙ POINT FOR CORNER	☐ STONE COLUMN	⊙ WATER VALVE	⊙ TRANS. BOX	—O— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	▭ FEMA FLOOD LINE
● PK NAIL SET	⊙ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ POOL EQUIP.	—O— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	♿ HANDICAP SPACE
● 1/2" IP FOUND	● 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ LIGHT POLE		—O— PIPE RAIL FENCE	▭ STUC. RET. WALL	▭ TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310



**A&W SURVEYORS, INC.**  
*Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-DD  
P.O. BOX 870029, MESQUITE, TX. 75187  
PHONE: (972) 881-4975 FAX: (972) 881-4954  
WWW.AWSURVEY.COM

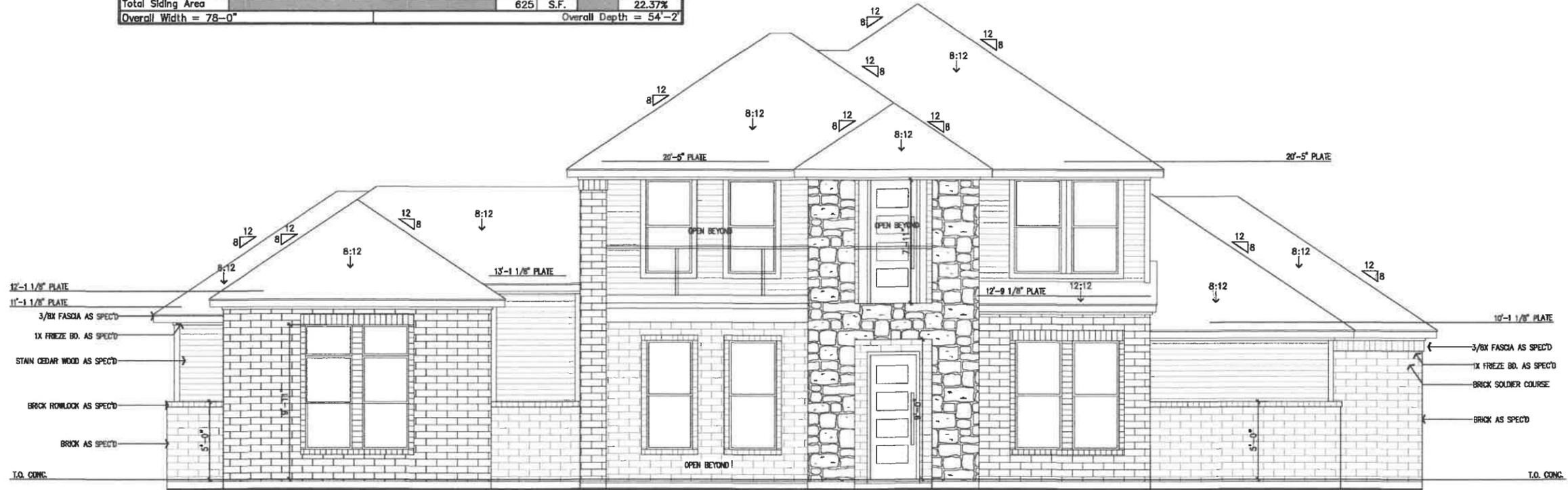
JOB# 24-0411FB  
DATE 02-05-2025

DRAWN BY: BCO CERTIFY  
TO: DEMD Construction

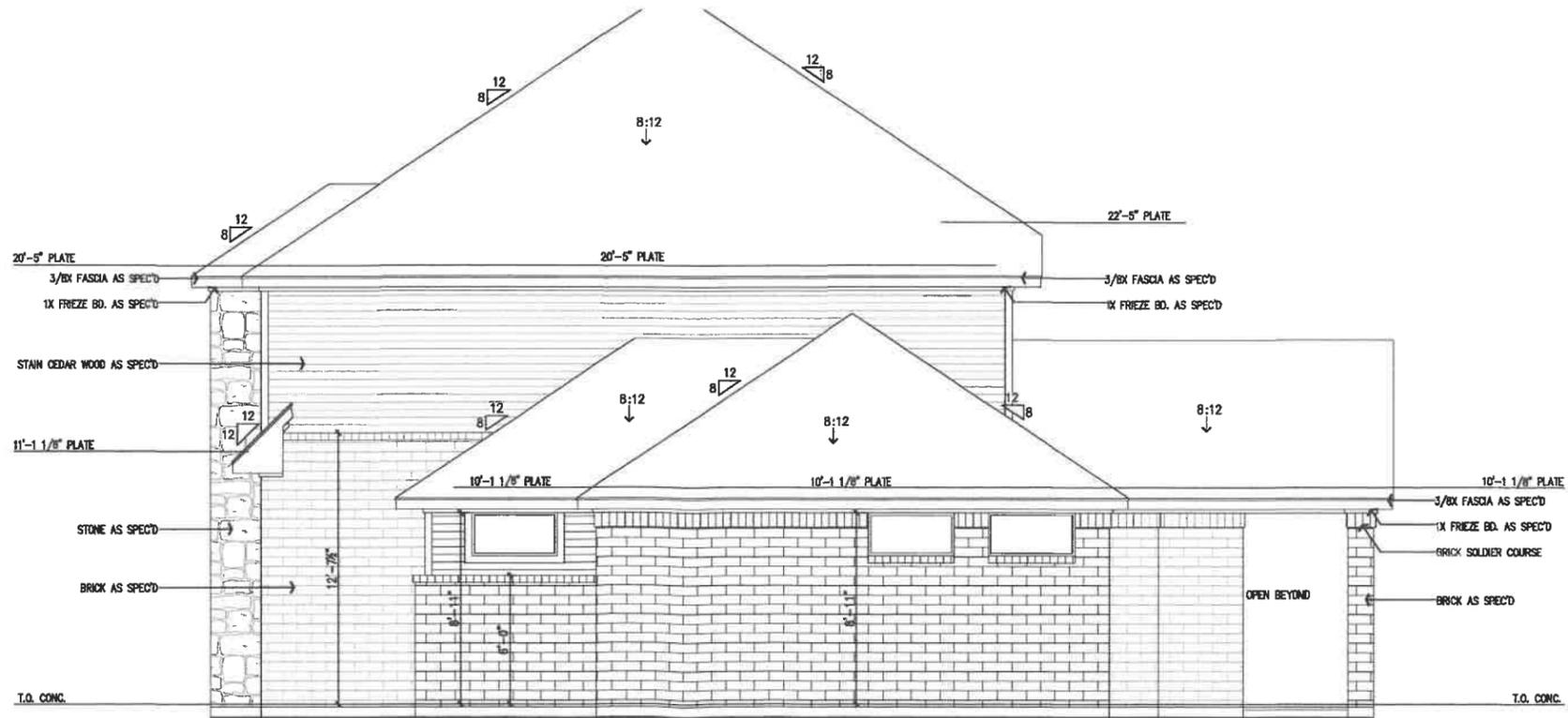
*"A professional company operating in your best interest"*



MATERIAL AREA TABULATIONS		709 FOREST TRACE									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO		TOTAL				
Front Elevation	487	S.F.	53.22%	256	S.F.	27.98%	172	S.F.	18.80%	915	S.F.
Right Side Elevation	413	S.F.	67.48%	44	S.F.	7.19%	155	S.F.	25.33%	612	S.F.
Rear Elevation	458	S.F.	71.23%	0	S.F.	0.00%	185	S.F.	28.77%	643	S.F.
Left Side Elevation	489	S.F.	78.37%	22	S.F.	3.53%	113	S.F.	18.11%	624	S.F.
Total Area	1,847	S.F.		322	S.F.		625	S.F.		2,794	S.F.
Total Brick Area							1,847	S.F.		66.11%	
Total Stone Area							322	S.F.		11.52%	
Total Siding Area							625	S.F.		22.37%	
Overall Width = 78'-0"		Overall Depth = 54'-2"									



1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

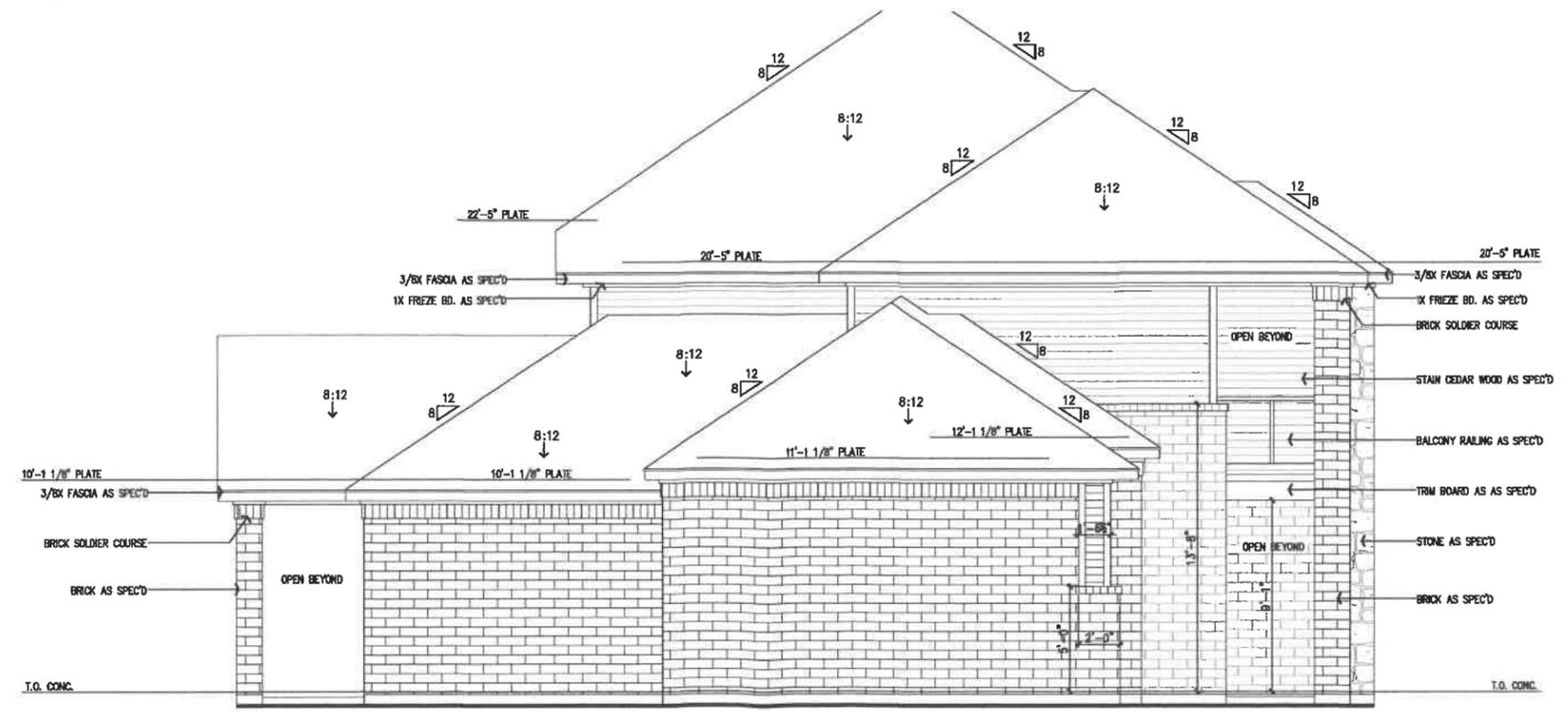
DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
A3  
OF  
13



1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

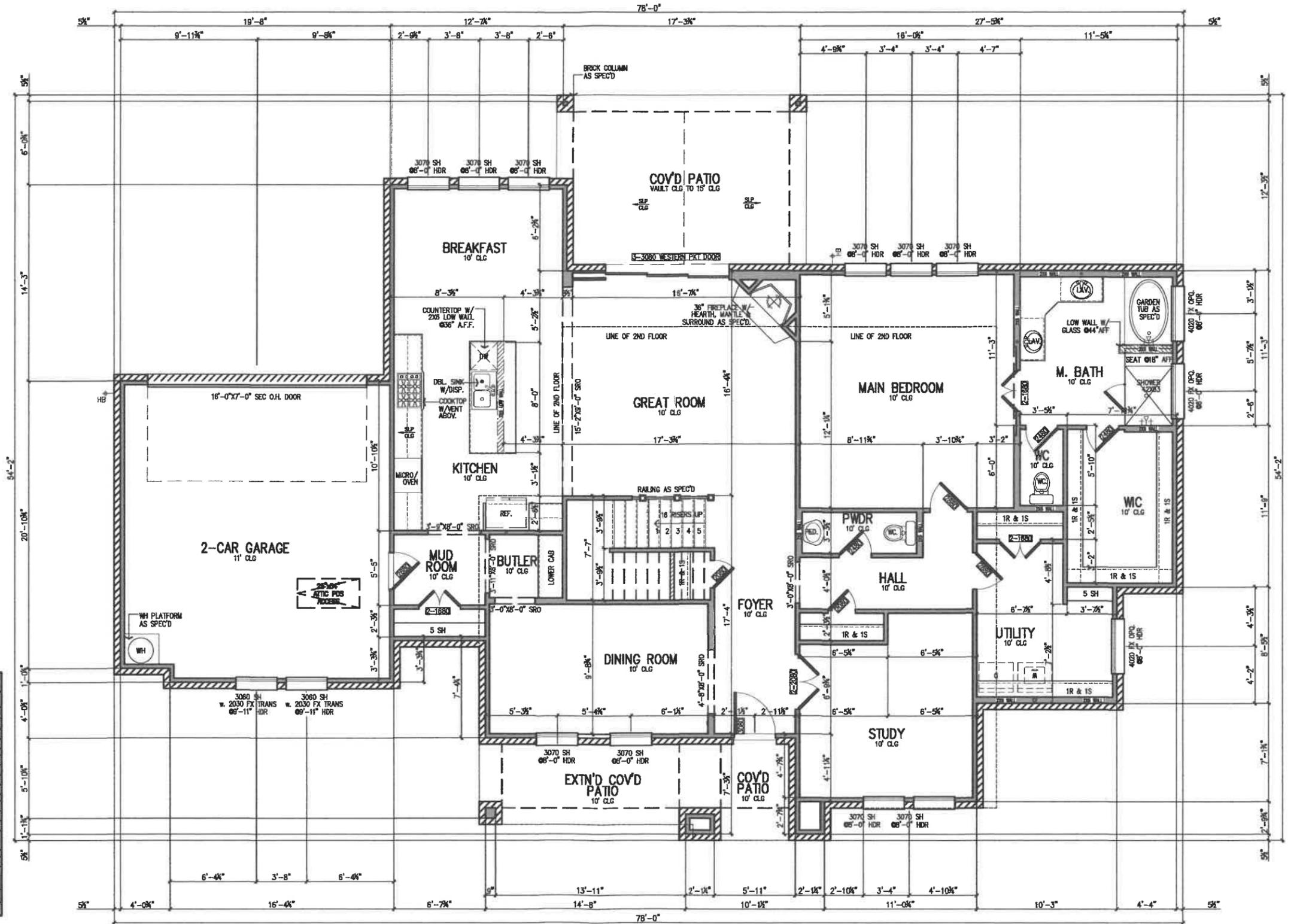
ISSUED ON  
06-28-2023

SHEET NO.  
A4  
OF  
13

AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911	SQ. FT.	1,970	SQ. FT.	2,055
Second Floor	981	SQ. FT.	1,046	SQ. FT.	1,052
Total	2,892	SQ. FT.	3,016	SQ. FT.	3,107
Total Living Area					3,107
1-Car Garage	0	SQ. FT.	0	SQ. FT.	0
2-Car Garage	411	SQ. FT.	429	SQ. FT.	458
3-Car Garage	0	SQ. FT.	0	SQ. FT.	0
Total Garage Area	411	SQ. FT.	429	SQ. FT.	458
Covered Porch	0	SQ. FT.	147	SQ. FT.	149
Covered Patio	0	SQ. FT.	211	SQ. FT.	217
Covered Balcony	0	SQ. FT.	151	SQ. FT.	167
Total Covered Porch/Patio Area	0	SQ. FT.	509	SQ. FT.	533
Total Slab Area					2,879
Total Under Roof					4,098
Total Interior Frame	3,303	SQ. FT.			
Total Exterior Frame			3,954	SQ. FT.	
Overall Width = 78'-0"			Overall Depth = 54'-2"		

1 FIRST FLOOR PLAN  
 A1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1  
 OF  
 13

ADDRESS: 709 FOREST TRACE  
 ROCKWALL, ROCKWALL COUNTY, TX  
 BLK A LOT 13/HIGH RIDGE STATE

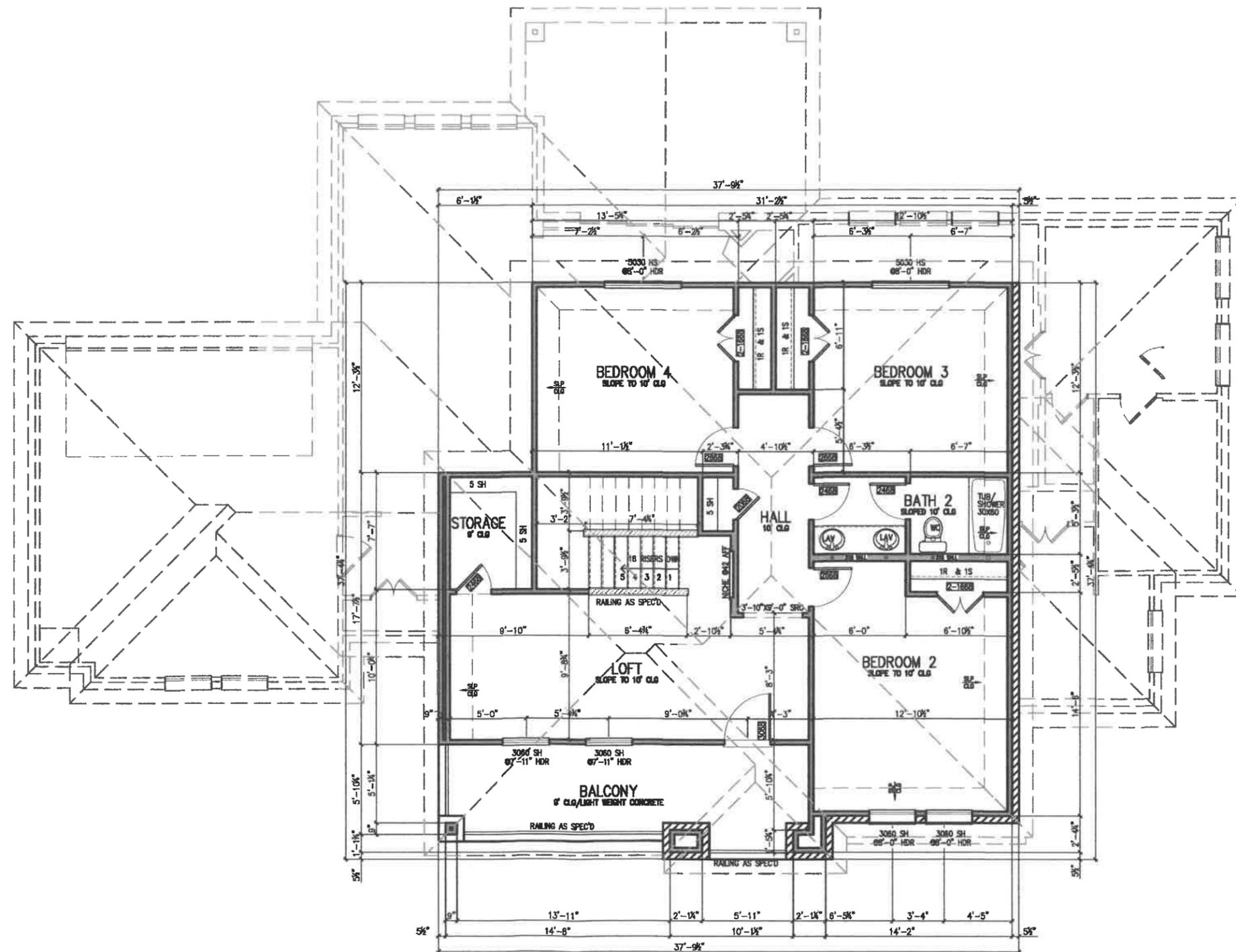
NEW RESIDENCE FOR:  
 MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
 3235 PLAN  
 ELEVATION: STONE  
 GARAGE: REAR ENTRY

DRAWN BY:  
 LRN

ISSUED ON  
 06-28-2023

SHEET NO.  
 A1.1  
 OF  
 13

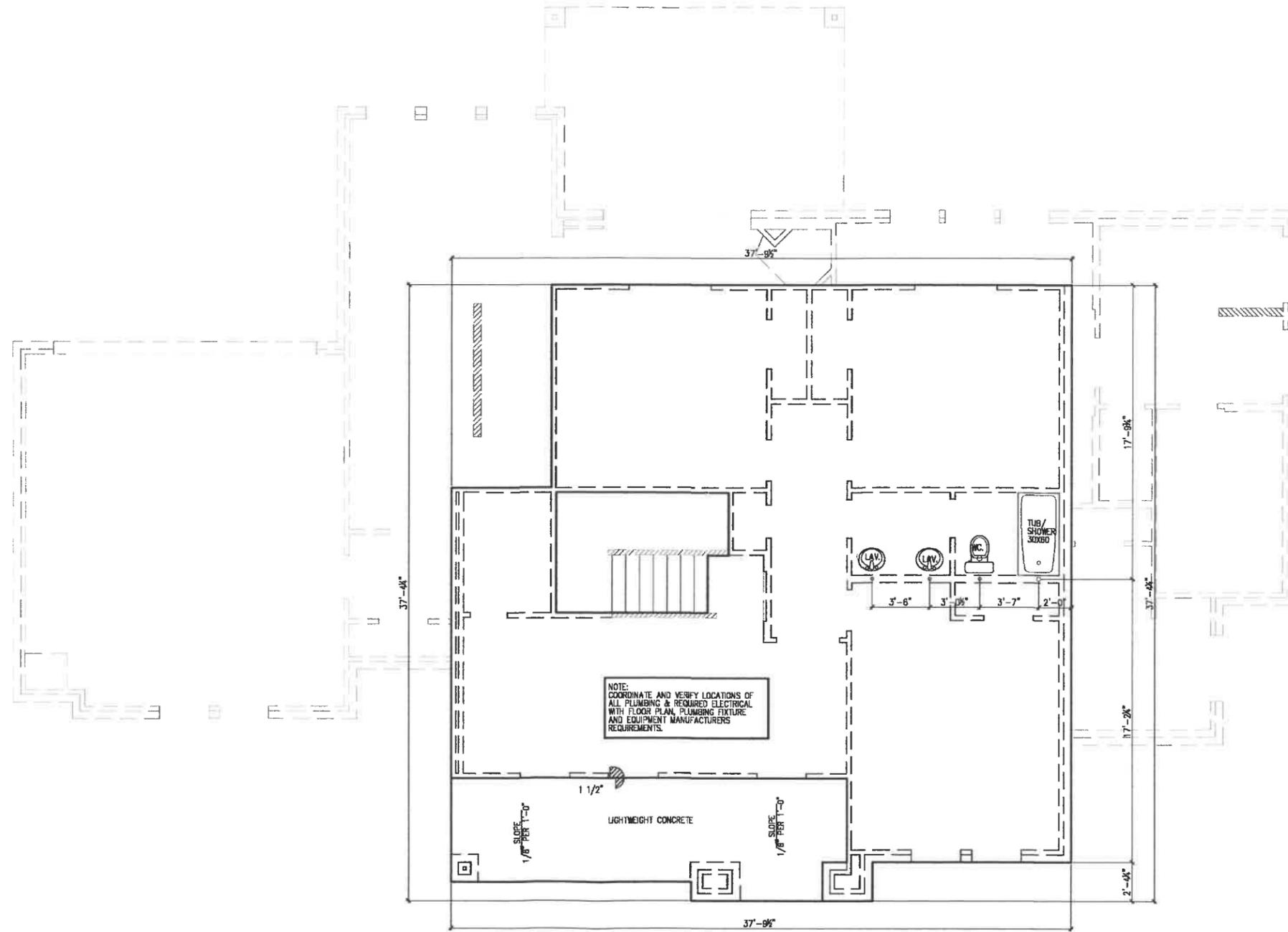


AREA CALCULATIONS\_709 FOREST TRACE

	INTERIOR FRAME	EXTERIOR FRAME	W/MASONRY		
First Floor	1,911 SQ. FT.	1,970 SQ. FT.	2,055 SQ. FT.		
Second Floor	981 SQ. FT.	1,046 SQ. FT.	1,052 SQ. FT.		
Total	2,892 SQ. FT.	3,016 SQ. FT.			
Total Living Area			3,107 SQ. FT.		
1-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
2-Car Garage	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
3-Car Garage	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.		
Total Garage Area	411 SQ. FT.	429 SQ. FT.	458 SQ. FT.		
Covered Porch	0 SQ. FT.	147 SQ. FT.	149 SQ. FT.		
Covered Patio	0 SQ. FT.	211 SQ. FT.	217 SQ. FT.		
Covered Balcony	0 SQ. FT.	151 SQ. FT.	167 SQ. FT.		
Total Covered Porch/Patio Area	0 SQ. FT.	509 SQ. FT.	533 SQ. FT.		
Total Slab Area			2,879 SQ. FT.		
Total Under Roof			4,098 SQ. FT.		
Total Interior Frame	3,303 SQ. FT.				
Total Exterior Frame		3,954 SQ. FT.			
Overall Width = 78'-0"			Overall Depth = 54'-2"		

1 SECOND FLOOR PLAN  
 A1.1 SCALE: 1/8" = 1'-0"

1 SECOND FLOOR  
PLUMBING PLAN  
S1.1 SCALE: 1/8" = 1'-0"



ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON  
06-28-2023

SHEET NO.  
S1.1  
OF  
13

GENERAL ROOF NOTES:

**ROOF PITCH:**  
8:12 UNLESS OTHERWISE NOTED.

**OVERHANG:**  
1'-4 1/2" FROM FRAME UNLESS OTHERWISE NOTED.

SLOPE DOWN IN DIRECTION OF ARROWS.

GUTTER & DOWNSPOUT LOCATIONS AS SPECIFIED.

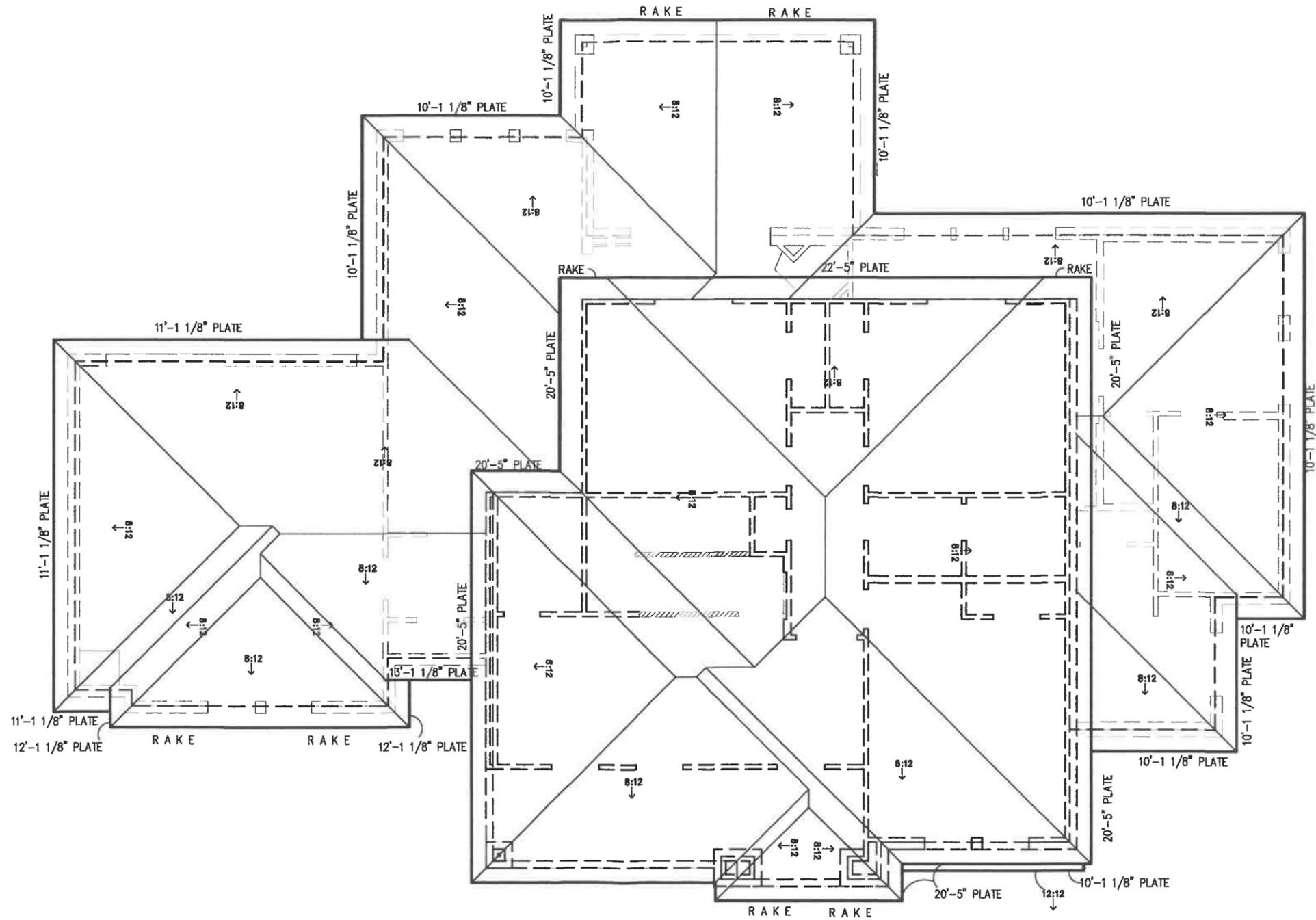
ROOFING MATERIAL AS SPECIFIED.

PRE-FINISHED GALV. METAL FLASHING AND DRIP EDGE SHALL BE USED AT ALL APPLICABLE LOCATIONS.

METAL VENT STACKS SHALL BE PRE-FINISHED OR PAINTED TO MATCH ROOF.

REFER TO ROOF PLAN FOR ROOF SLOPES, PLATE HEIGHTS AND INFORMATION NOT PROVIDED IN THESE NOTES.

PROPER ATTIC VENTILATION REQUIRES THAT THE RATIO OF TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL BE NO LESS THAN 1/300 PROVIDED THAT A VAPOR RETARDED HAVING A PERMANENCE NOT EXCEEDING ONE PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING OR AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED (AT LEAST 3' ABOVE EAVE OR CORNICE VENTS) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VERIFY VENTILATION REQUIREMENTS WITH ROOF SYSTEM MANUFACTURER



1 ROOF PLAN  
A5 SCALE: 1/8" = 1'-0"

ADDRESS: 709 FOREST TRACE  
ROCKWALL, ROCKWALL COUNTY, TX  
BLK A/LOT 13/HIGH RIDGE STATE

NEW RESIDENCE FOR:  
MANUEL TIJERILLA

DESIGN PLAN NAME/NUMBER:  
3235 PLAN  
ELEVATION: STONE  
GARAGE: REAR ENTRY

DRAWN BY:  
LRN

ISSUED ON:  
06-28-2023

SHEET NO.  
A5  
OF  
13



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, and Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
713 Forest Trace	Single-Family Home	1993	2,509	N/A	Brick
715 Forest Trace	Single-Family Home	1980	4,075	N/A	Brick
714 Forest Trace	Single-Family Home	1981	3,165	N/A	Brick and Siding
712 Forest Trace	Single-Family Home	1985	3,631	384	Brick
710 Forest Trace	Single-Family Home	1979	3,818	N/A	Brick
708 Forest Trace	Single-Family Home	1981	3,016	164	Brick
706 Forest Trace	Single-Family Home	1976	4,103	N/A	Brick
	AVERAGES:	1983	3,638	213	



# CITY OF ROCKWALL

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703 Forest Trace



705 Forest Trace



## CITY OF ROCKWALL

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707 Forest Trace



709 Forest Trace



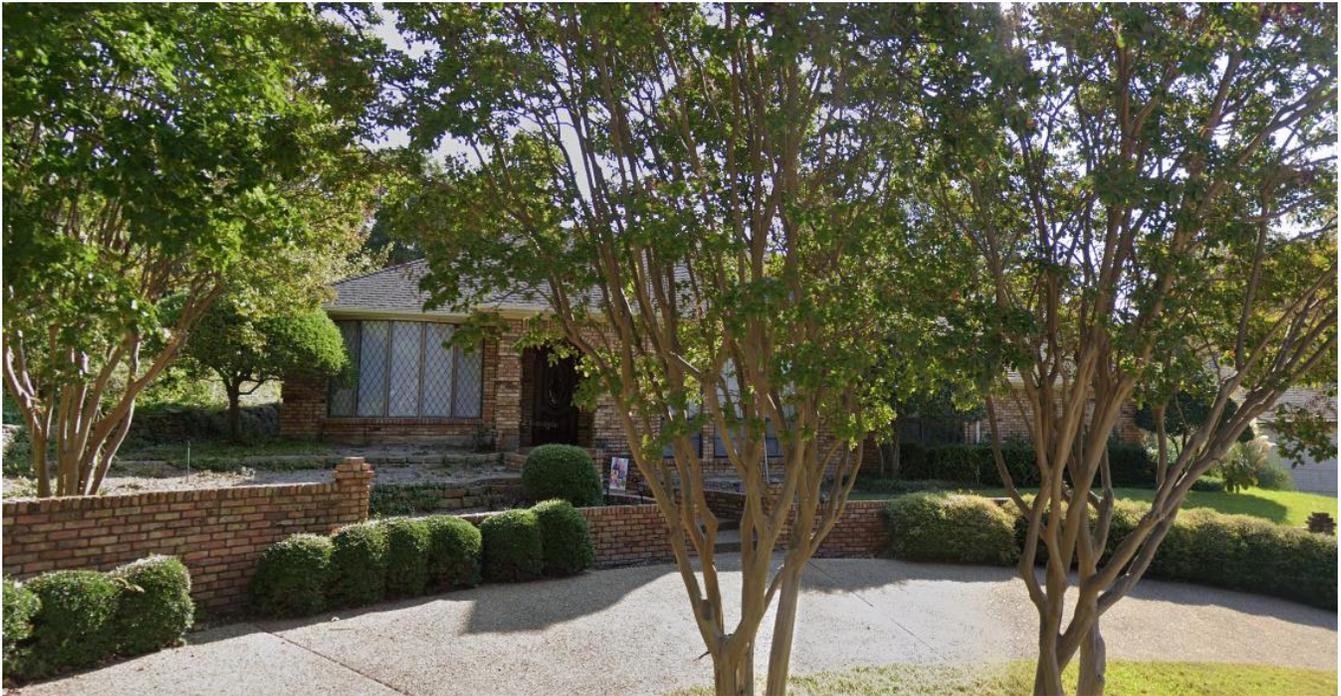
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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711 Forest Trace



713 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

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715 Forest Trace



714 Forest Trace



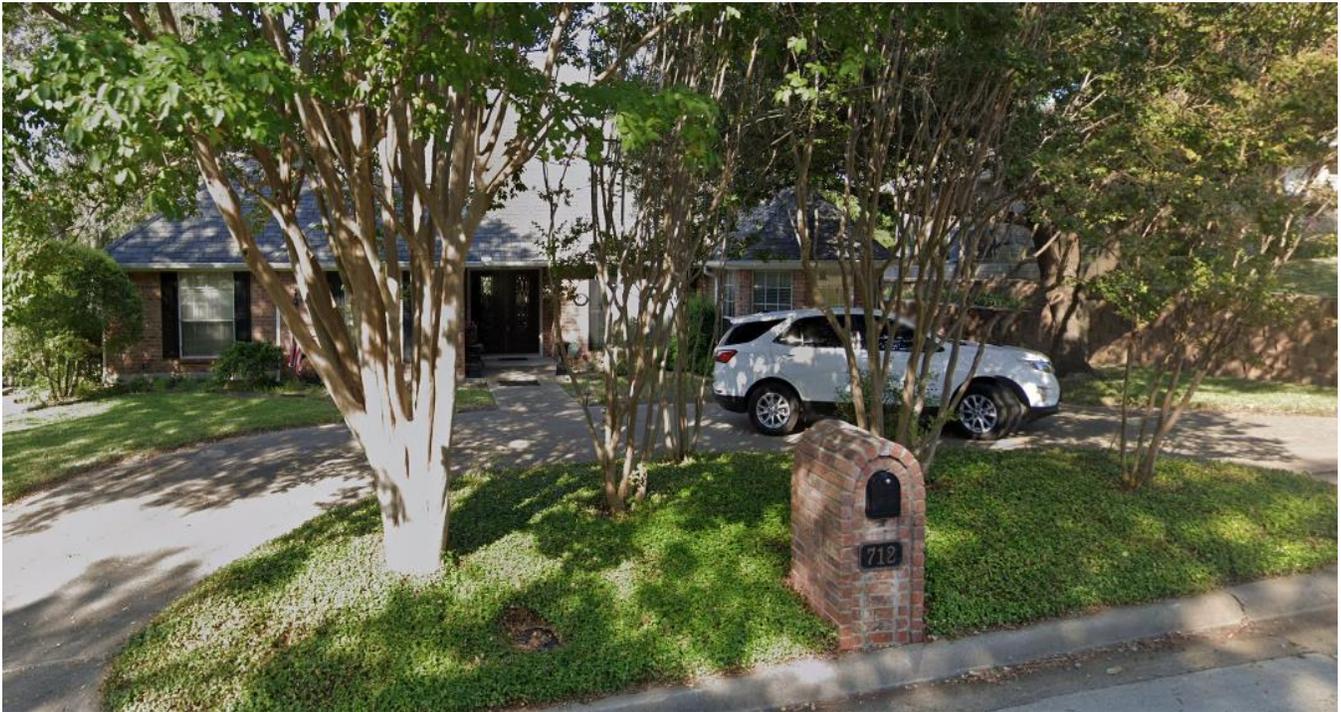
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

## PLANNING AND ZONING DEPARTMENT

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712 Forest Trace



710 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-010

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



708 Forest Trace



706 Forest Trace



January 16, 2026

TO: Manuel Tijerina  
7922 Garner Road  
Rowlett, Texas 75088

CC: Otilio Posades  
41 Anna Leis Drive  
Waxahachie, Texas 75167

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: NOTICE OF THE EXPIRATION OF BUILDING PERMIT AND SPECIFIC PERMIT (SUP) FOR 709 FORREST TRACE,  
ROCKWALL, TEXAS 75087

Mr. Tijerina,

This letter serves to formally notify you that *Building Permit No. RES2024-747* -- which was issued on October 31, 2024 and allowed for the construction of a single-family home at 709 Forest Trace -- has expired pursuant to the provisions of the 2021 International Residential Code (IRC), as adopted by the City of Rockwall. Specifically, section R105.5, *Expiration*, of the 2021 IRC states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. The IRC further provides that extensions of time may be granted by the Building Official only if requested in writing and if justifiable cause is demonstrated. The City's records indicated that the last inspection date on this property was on July 14, 2025, which means the applicable timeframes have not been met and that no extension request is on file. Based on this the building permit is no longer valid.

As a direct result of the building permit expiration, the Specific Use Permit (SUP) for Residential Infill in an Established Subdivision [*SUP No. S-309*], which was approved by the City Council on August 21, 2023 through *Ordinance No. 23-42*, has also expired. According to Subsection 02.02(E), *Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a Specific Use Permit (SUP) shall automatically expire if a building permit expires, is terminated, or is revoked under the requirements of the City's Unified Development Code (UDC). This provision applied to the subject property at 709 Forest Trace. The Specific Use Permit (SUP) ordinance is attached for reference.

Please be advised that, due to the expiration of both the building permit and the Specific Use Permit (SUP), no further construction activity may occur on the property under the previously approved authorizations. Any future development of the property will require new applications, approvals, and permits in accordance with the Unified Development Code (UDC), the adopted construction and development codes, and all other applicable City requirements in effect at the time of reapplication. Please also note, that the subject property will need to be restored to its pre-disturbed/pre-developed condition within six (6) weeks of the receipt of this letter. Restoration shall include, but is not limited to, the removal of construction materials, debris, temporary structure, pre-existing grades, and any other site alterations associated with the expired approvals.

Failure to restore the property to its pre-disturbed/pre-developed condition within the specified timeframe may result in the City initiating enforcement action in accordance with the requirements of the Unified Development Code (UDC) and Municipal Code of Ordinances. Such action may include, but is not limited to, the issuance of citations, corrective measures undertaken by the City, and the assessment of associated costs as permitted by law.

If you have any questions regarding this notice, the restoration requirements, or the steps necessary to move forward, please feel free to contact the Planning and Zoning Department or Building Inspections Department at 972-771-7700.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Miller', written over the printed name.

Ryan Miller, AICP  
Director of Planning and Zoning  
City of Rockwall, Texas



City of Rockwall  
*The New Tradition*

**BUILDING INSPECTION DEPARTMENT**

385 S. GOLIAD  
ROCKWALL, TX 75087  
(972) 771-2709

**EXPIRED BUILDING PERMIT**

YOU ARE IN VIOLATION OF THE FOLLOWING ORDINANCE(S):

- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2020 NATIONAL ELECTRICAL CODE

**NO WORK IS PERMITTED ON THIS SITE UNTIL A VALID  
BUILDING PERMIT HAS BEEN OBTAINED.**

**CONTRACTOR OR OWNER MUST APPLY FOR A PERMIT!**

PLEASE CALL THE BUILDING INSPECTIONS DEPARTMENT @ (972) 771-2709  
FOR PERMIT AND INSPECTION REQUIREMENTS.

Building Permit RES2024-747  
Address - 709 FOREST TRACE, ROCKWALL, 75087  
New Single Family Residential

DATE: 1/26/24

INSPECTOR NAME: CRAIG DODD, P.E.























CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.248-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK A, HIGHRIDGE ESTATES 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 by Manuel Tijerina for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.248-acre parcel of land identified as Lot 13, Block A, of the Highridge Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, 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*] 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*] 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 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- 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 6<sup>th</sup> DAY OF APRIL, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 16, 2026

2<sup>nd</sup> Reading: April 6, 2026

**Exhibit 'A':**  
*Location Map*

Address: 709 Forest Trace

Legal Description: Lot 13, Block A, Highridge Estates Addition



**Exhibit 'B':  
Residential Plot Plan**

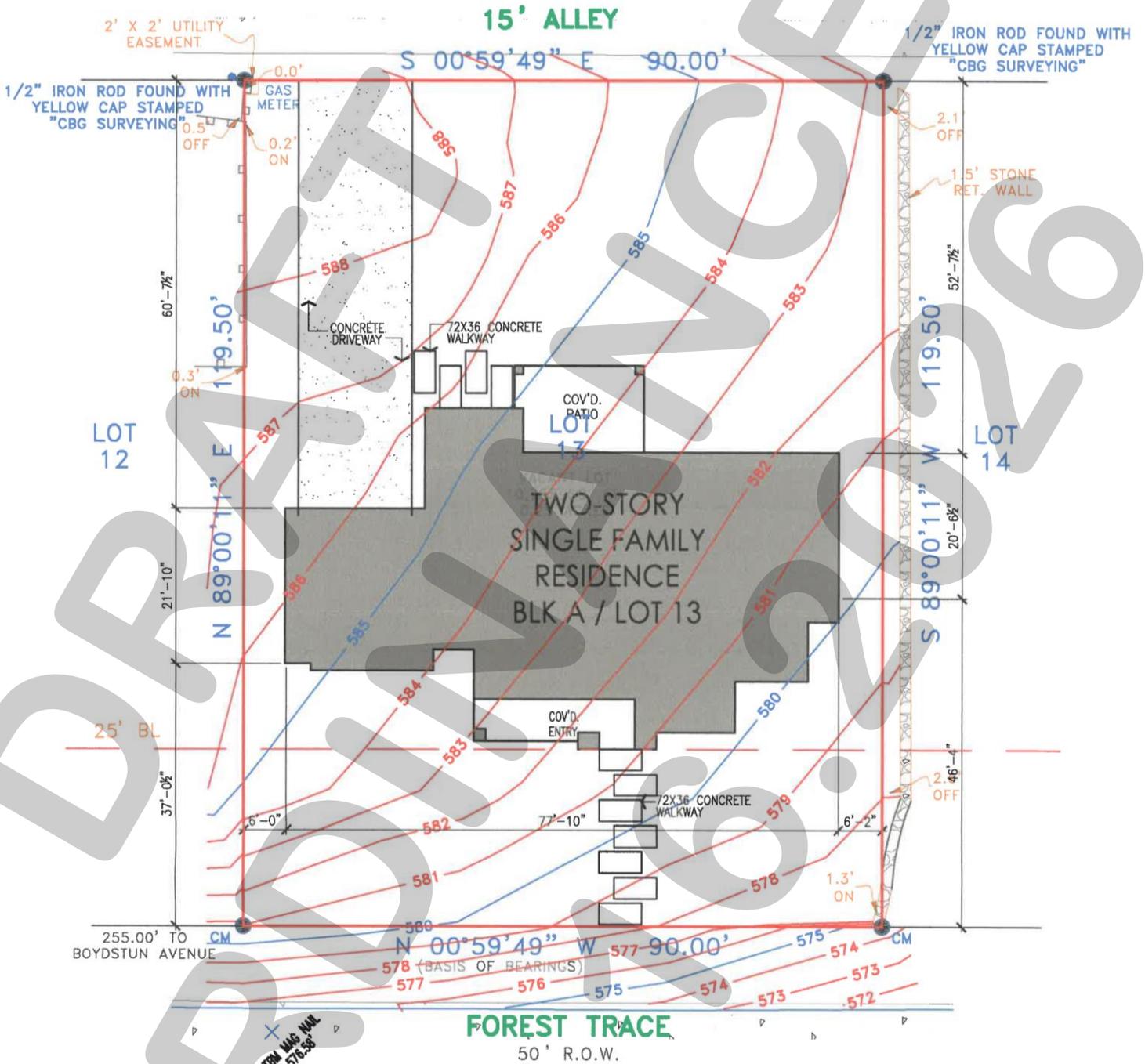
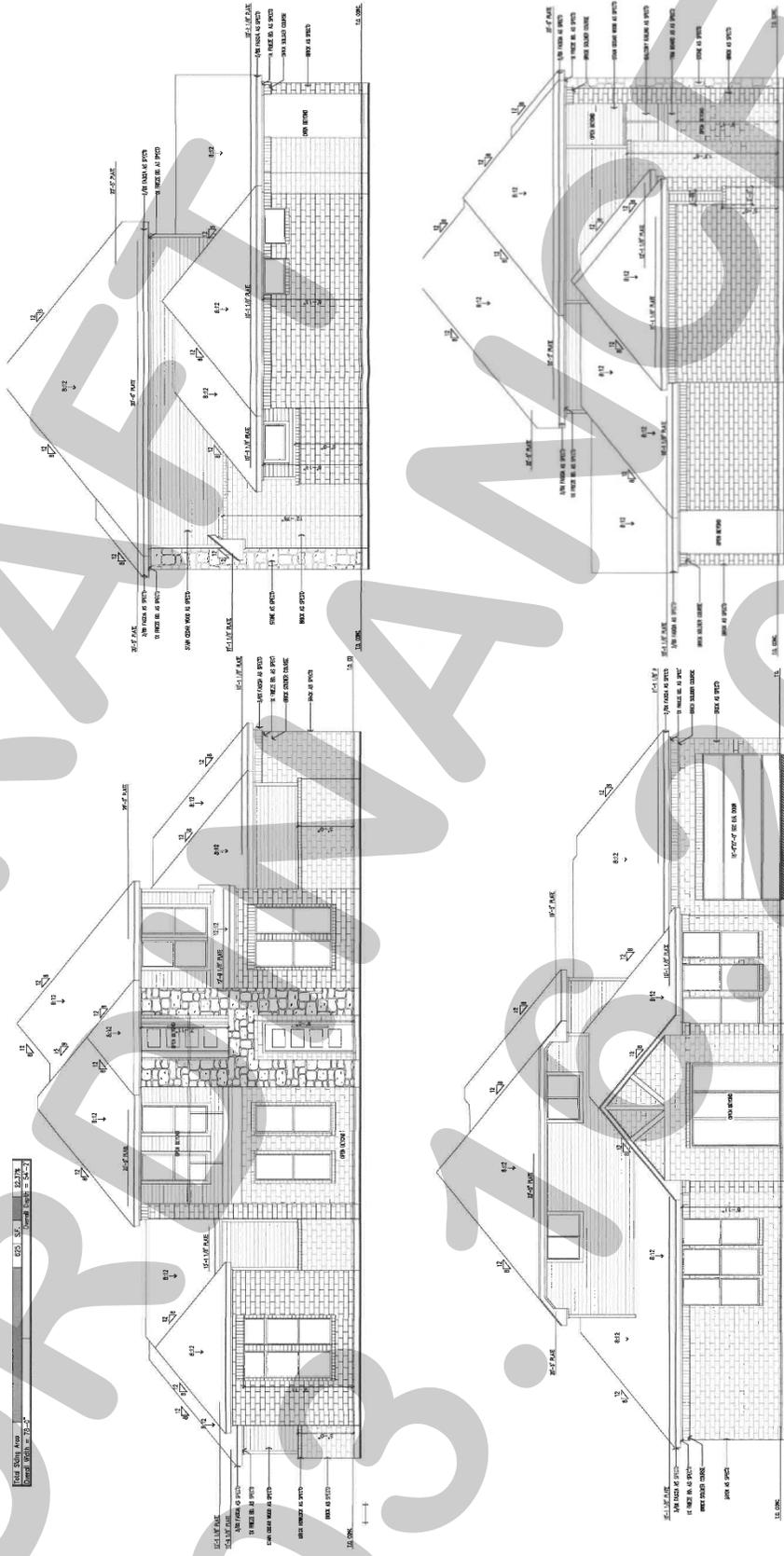


Exhibit 'C':  
Building Elevations





DATE: April 1, 2026

TO: Manuel Tijerina  
7922 Garner Road  
Rowlett, TX 75088

CC: Otilio Posadas  
41 Anna Leigh Drive  
Waxahachie, TX 75167

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

SUBJECT: Z2026-010; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 709 Forest Trace*

Mr. Tijerina:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied without prejudice by the City Council on March 16, 2026. The following is a record of all voting records:

*Planning and Zoning Commission*

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Brock and Bentley absent.

*City Council*

On March 16, 2026, the City Council approved a motion to deny without prejudice the Specific Use Permit (SUP) by a vote of 7-0. The denial was approved in order to allow the applicant to return the grade of the subject property to the pre-existing condition.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
Planning and Zoning Department