



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

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

Justin Jeffus

APPLICANT

Justin Jeffus

CONTACT PERSON

Justin Jeffus

CONTACT PERSON

Justin Jeffus

ADDRESS

1214 East Fork Rd

ADDRESS

1214 East Fork Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75087

PHONE

214-801-0097

PHONE

214-801-0097

E-MAIL

jjeffus@mycon.com

E-MAIL

jjeffus@mycon.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Jeffus [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 \$ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 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 15th DAY OF April, 20 25.

OWNER'S SIGNATURE

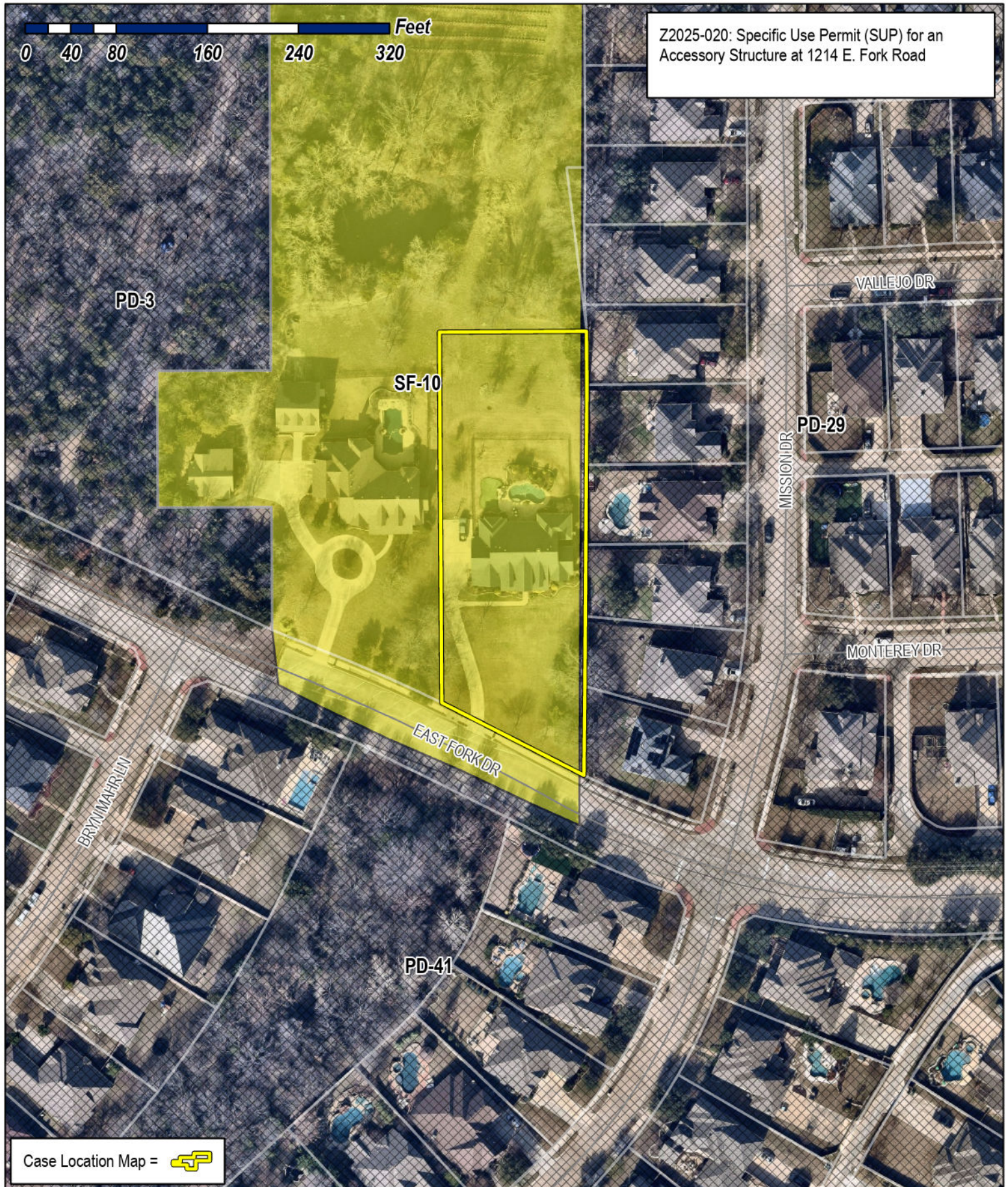
Justin Jeffus

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Maria Davaillo



MY COMMISSION EXPIRES 10/18/25



Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 E. Fork Road

0 40 80 160 240 320 Feet

PD-3

SF-10

PD-29

PD-41

VALLEJO DR

MISSION DR

MONTEREY DR

EAST FORK DR

BRYNMAHRLIN

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.

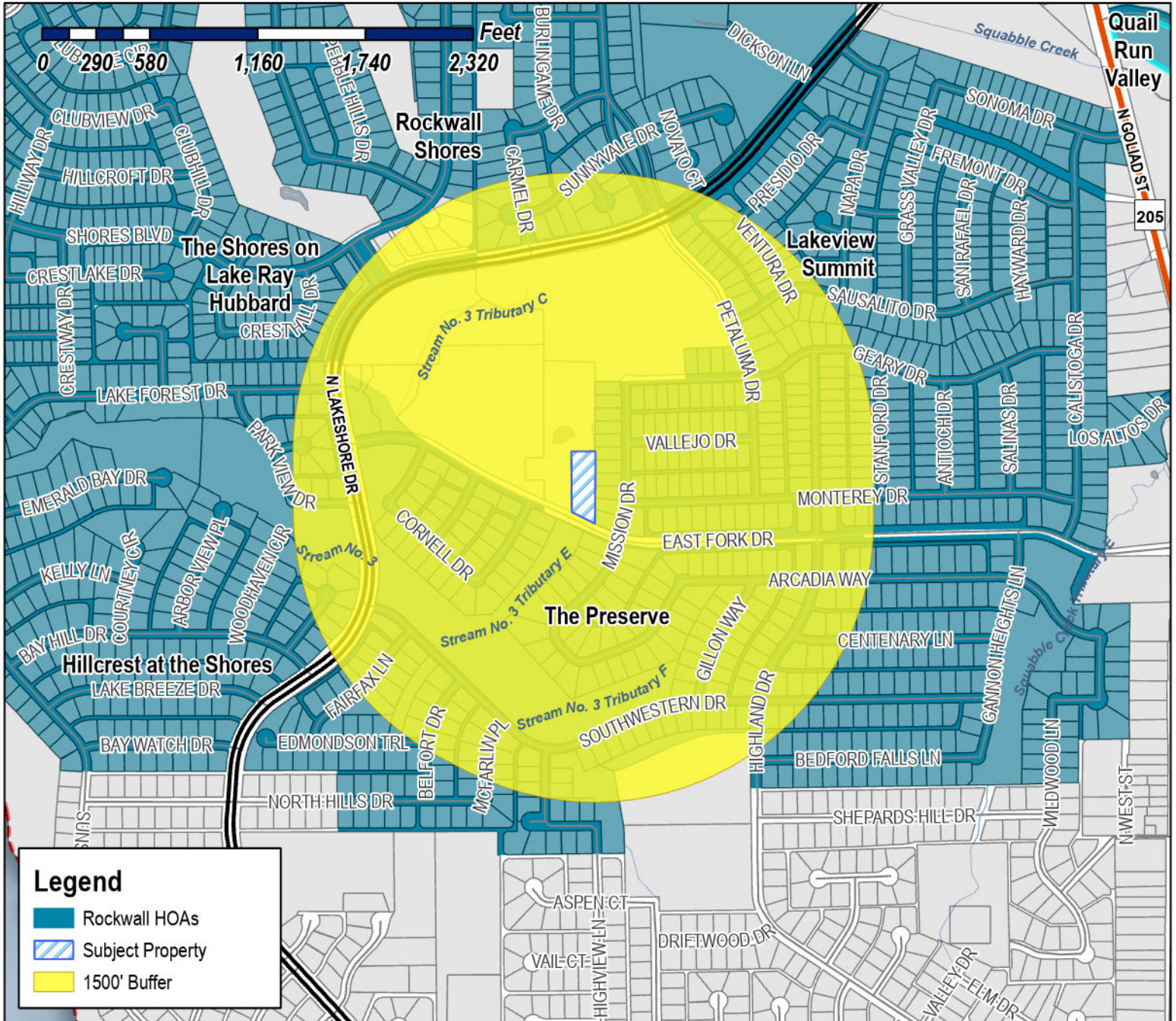




City of Rockwall

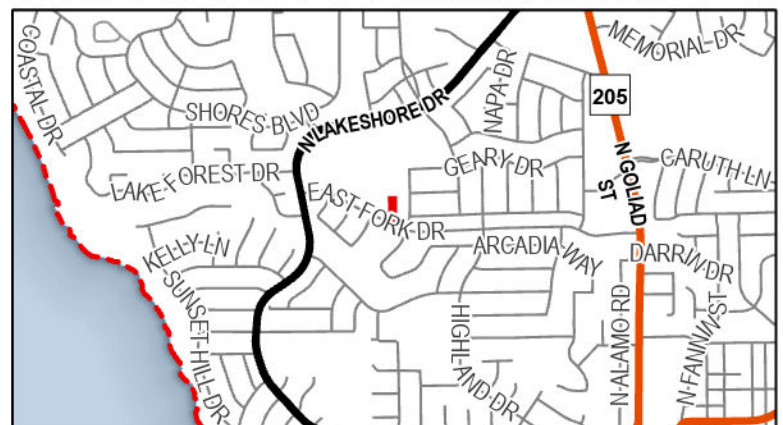
Planning & Zoning Department
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Case Number: Z2025-020
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 1214 E. Fork Road

Date Saved: 4/21/2025
 For Questions on this Case Call (972) 771-7745

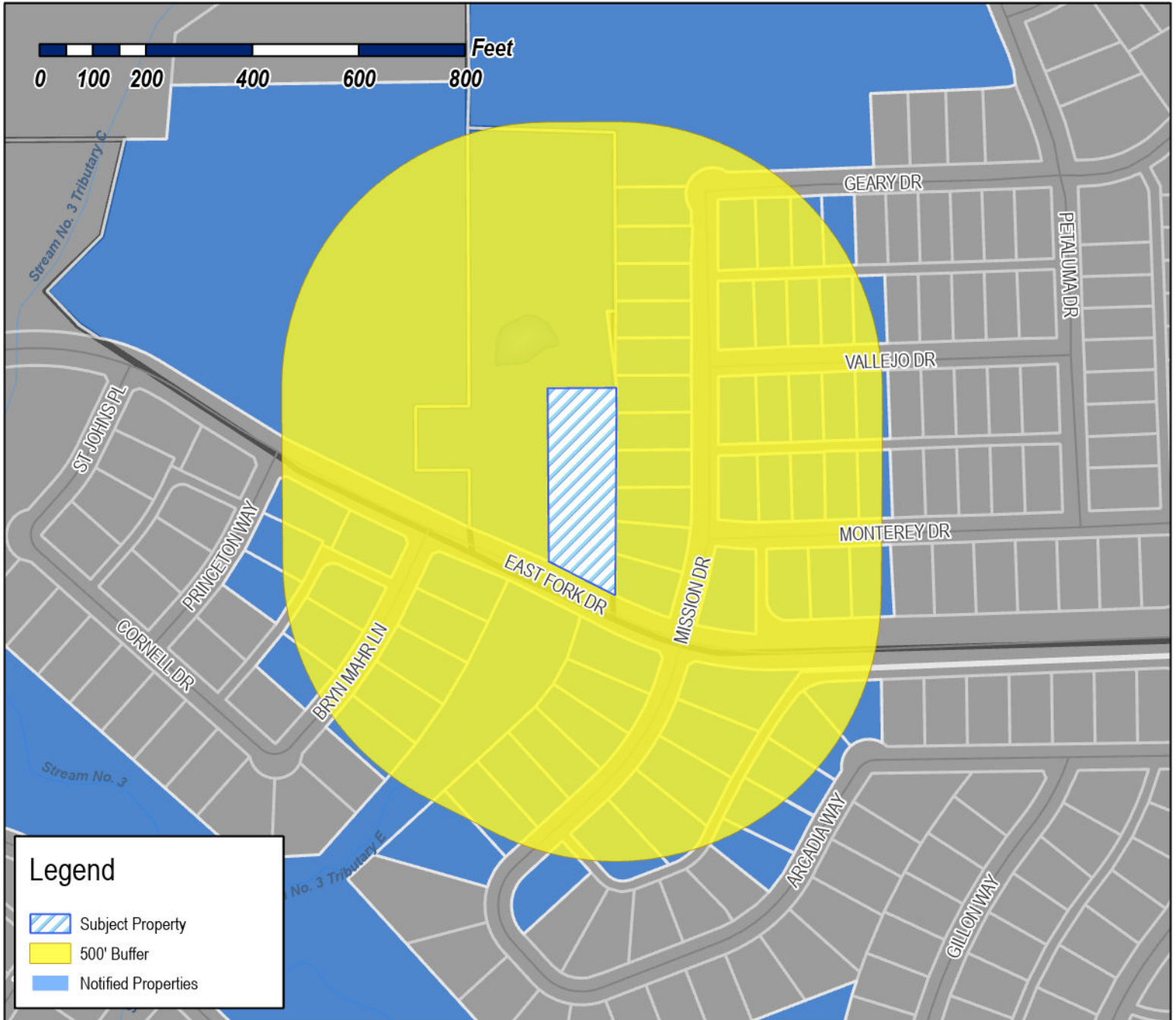




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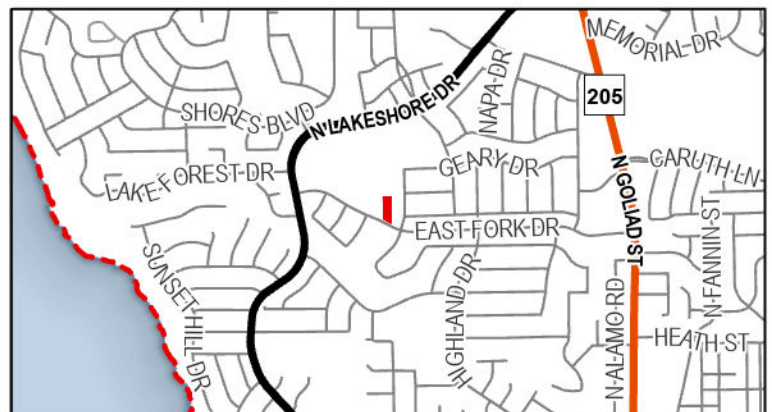
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JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BIZO LLC
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

WANG JESSE AND
LESLIE C ROACH
1257 Mission Dr
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND
AUBREY MARTINEZ
1263 MISSION DR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA
SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

RESIDENT
1275 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1281 MISSION DR
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY
1293 MISSION DR
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO
1299 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1325 PETALUMA DR
ROCKWALL, TX 75087

CLARK CHARLES L AND
SANDRA J CLARK
1395 Tanglevine Ln
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H
17736 LILIANA CT
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE
620 ARCADIA WAY
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH
624 ARCADIA WAY
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE
JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY
629 ARCADIA WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -
TRUSTEES
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING
TRUST
AARON F DAVIS AND AMANDA M DAVIS - CO-
TRUSTEES
670 Mission Dr
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A
672 BRYN MAHR
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE
DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES
FLYNT FAMILY LIVING TRUST
674 PRINCETON WAY
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER
JACKSON
676 BRYN MAHR LANE
ROCKWALL, TX 75087

COPPER BEECH TRUST
JAMES MICHAEL KARRETT JR AND RAFFAELA
LENA KARRETT - CO-TRUS
676 PRINCETON WAY
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE
AUDRA
727 MONTEREY DR
ROCKWALL, TX 75087

ZUVER MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL
730 VALLEJO DRIVE
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
736 MONTEREY DR
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S
736 VALLEJO DR
ROCKWALL, TX 75087

RESIDENT
737 GEARY DR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

BEYENE RAHEL
ERMIAS KUMSA
742 VALLEJO DR
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H
743 GEARY DR
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA
748 VALLEJO DR
ROCKWALL, TX 75087

WALKOWICZ MEGAN D
749 GEARY DRIVE
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

RESIDENT
754 VALLEJO DR
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA
MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

RESIDENT
755 GEARY DR
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW PERGOLA

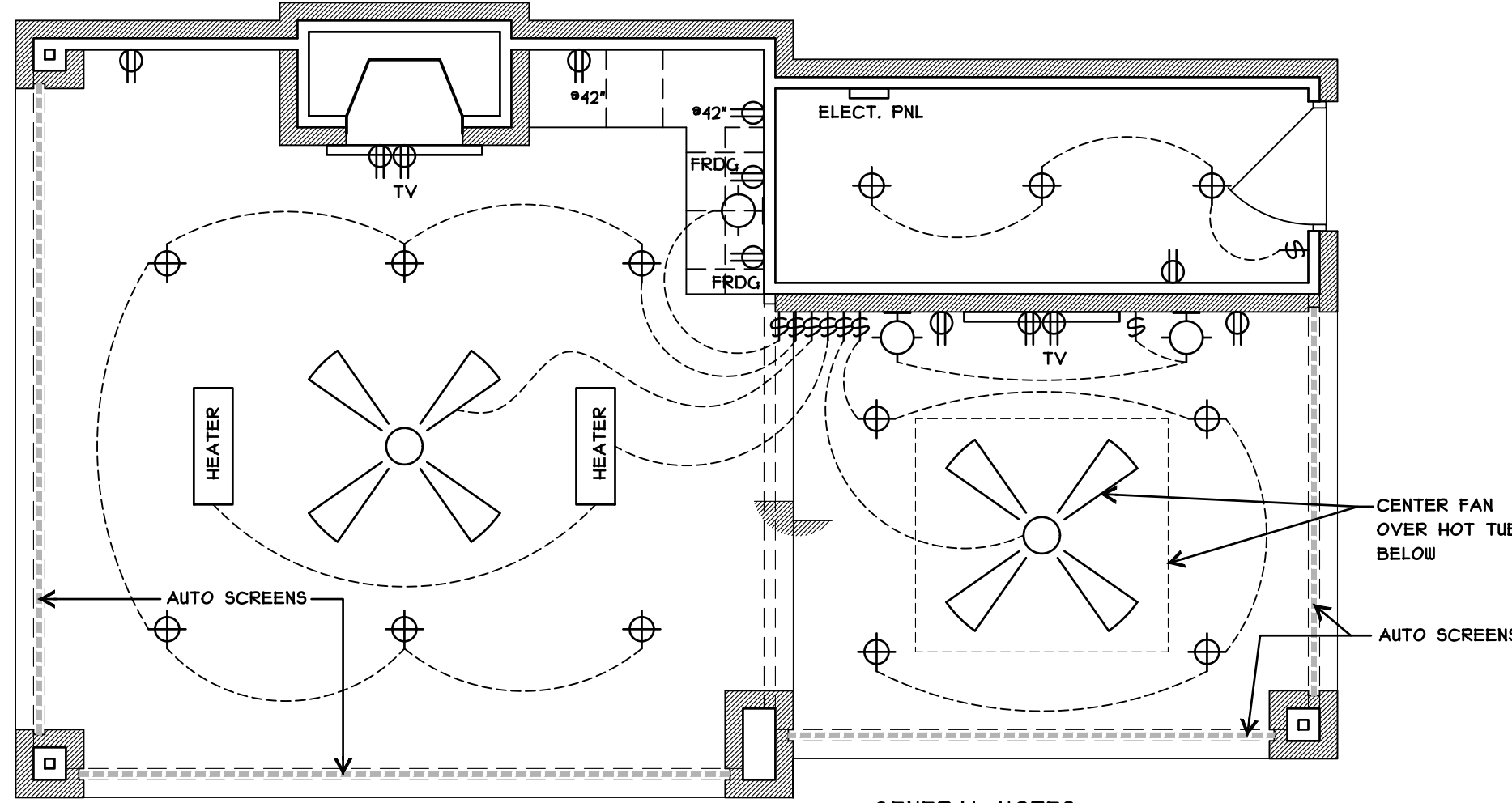
1214 E. FORK RD.
ROCKWALL, TX
75087

ELECTRICAL NOTES:
1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 8'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

GENERAL NOTES:
1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER. 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

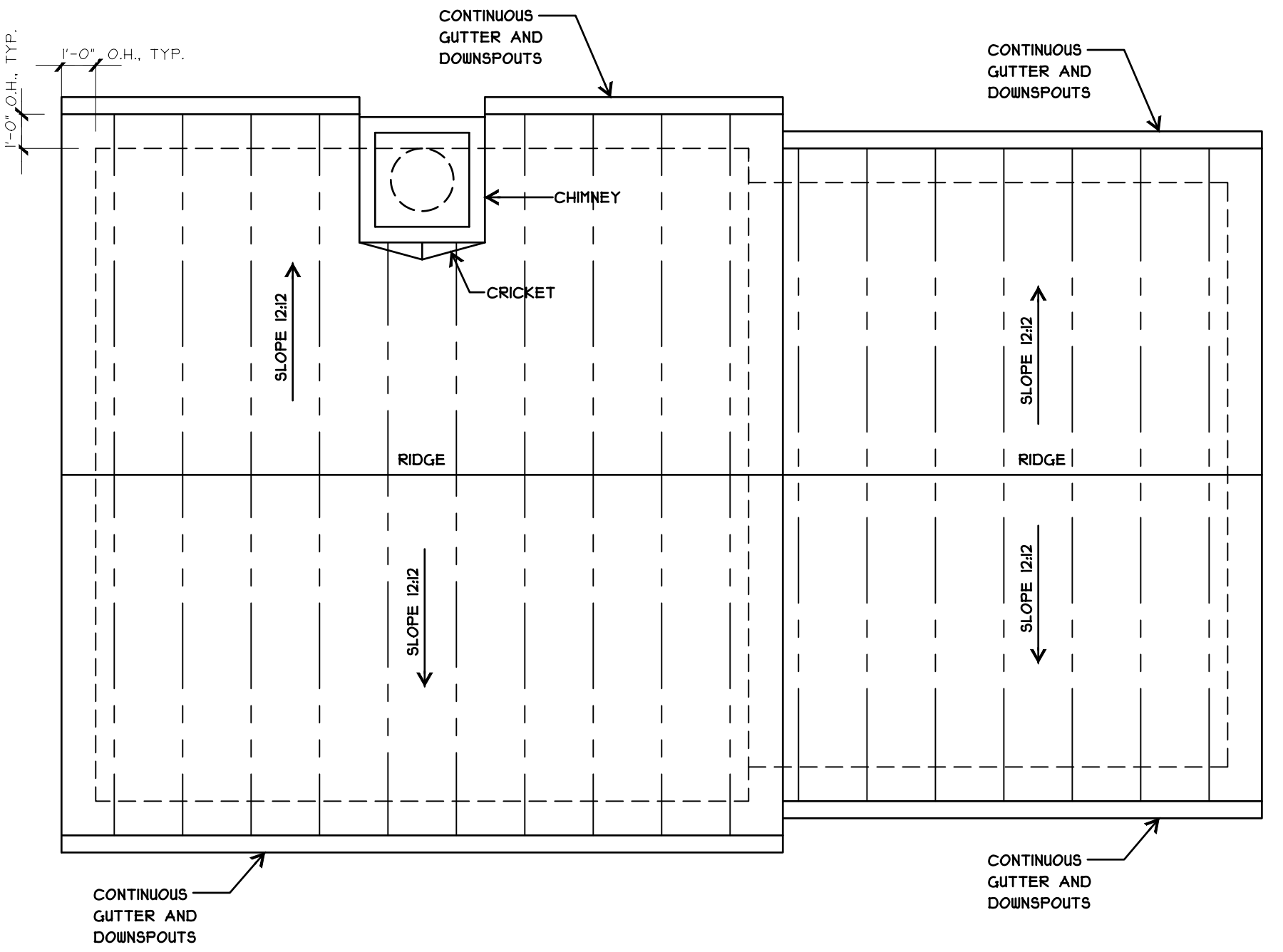
ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊕	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GROUND FAULT INTERCEPTOR

NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.

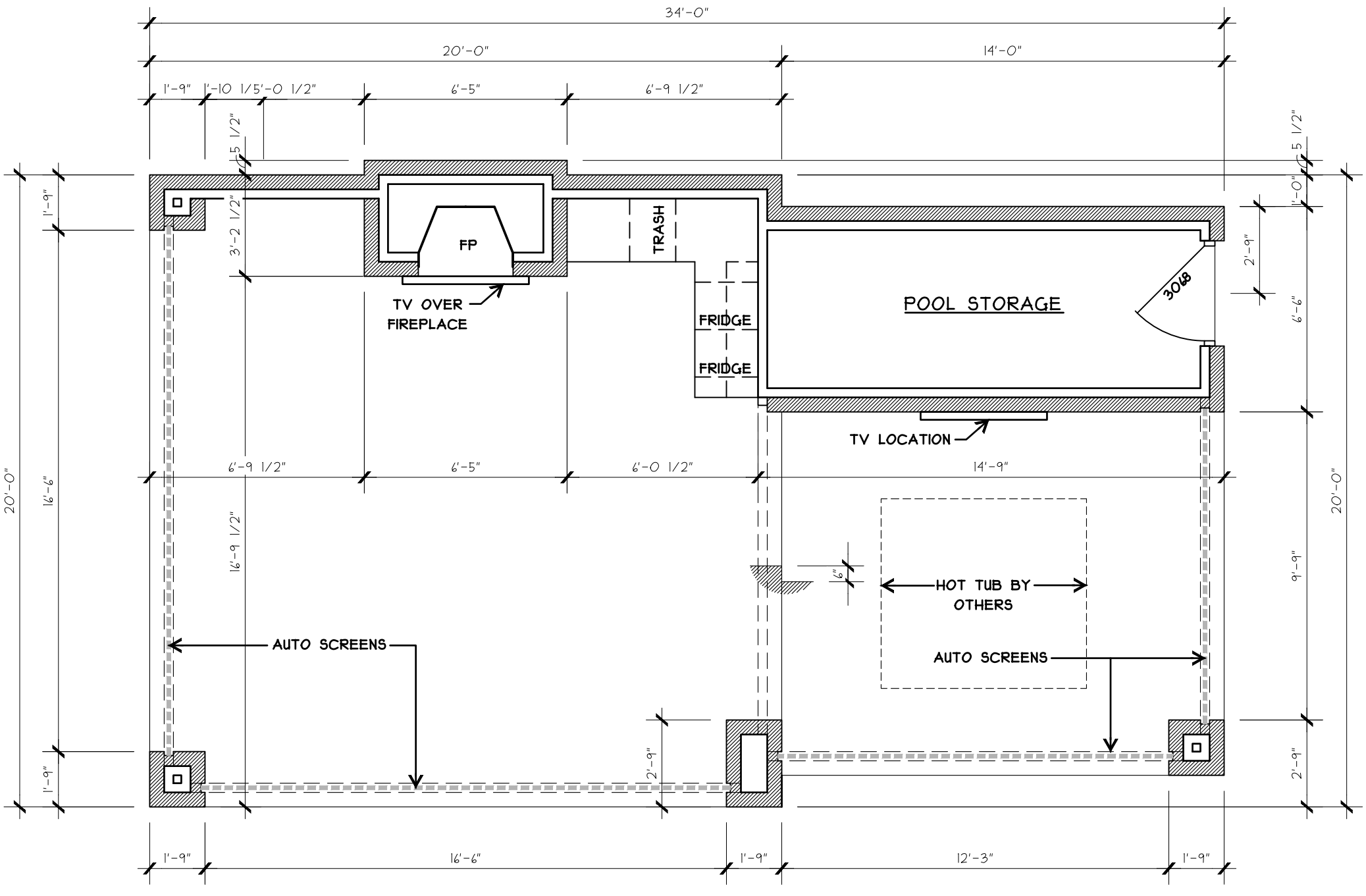


GENERAL NOTES:
1. PROVIDE SOFFIT OUTLETS FOR LIGHTING. TO BE ON A SWITCH OR TIMER.
2. ALL CEILINGS TO BE 10'-0".

05 POWER PLAN
SCALE: 1/4"=1'-0"
NORTH



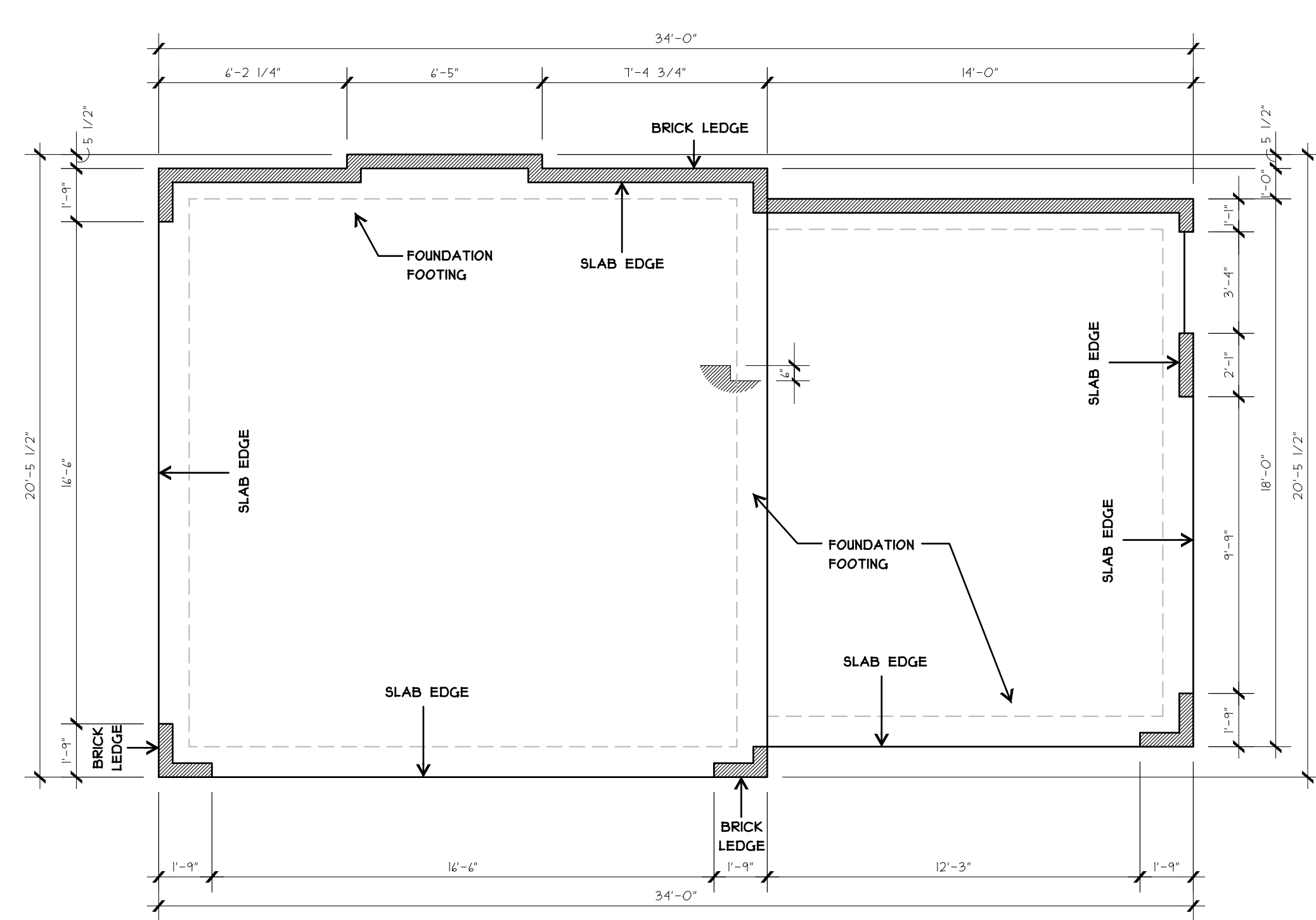
04 ROOF PLAN
SCALE: 1/4"=1'-0"
NORTH



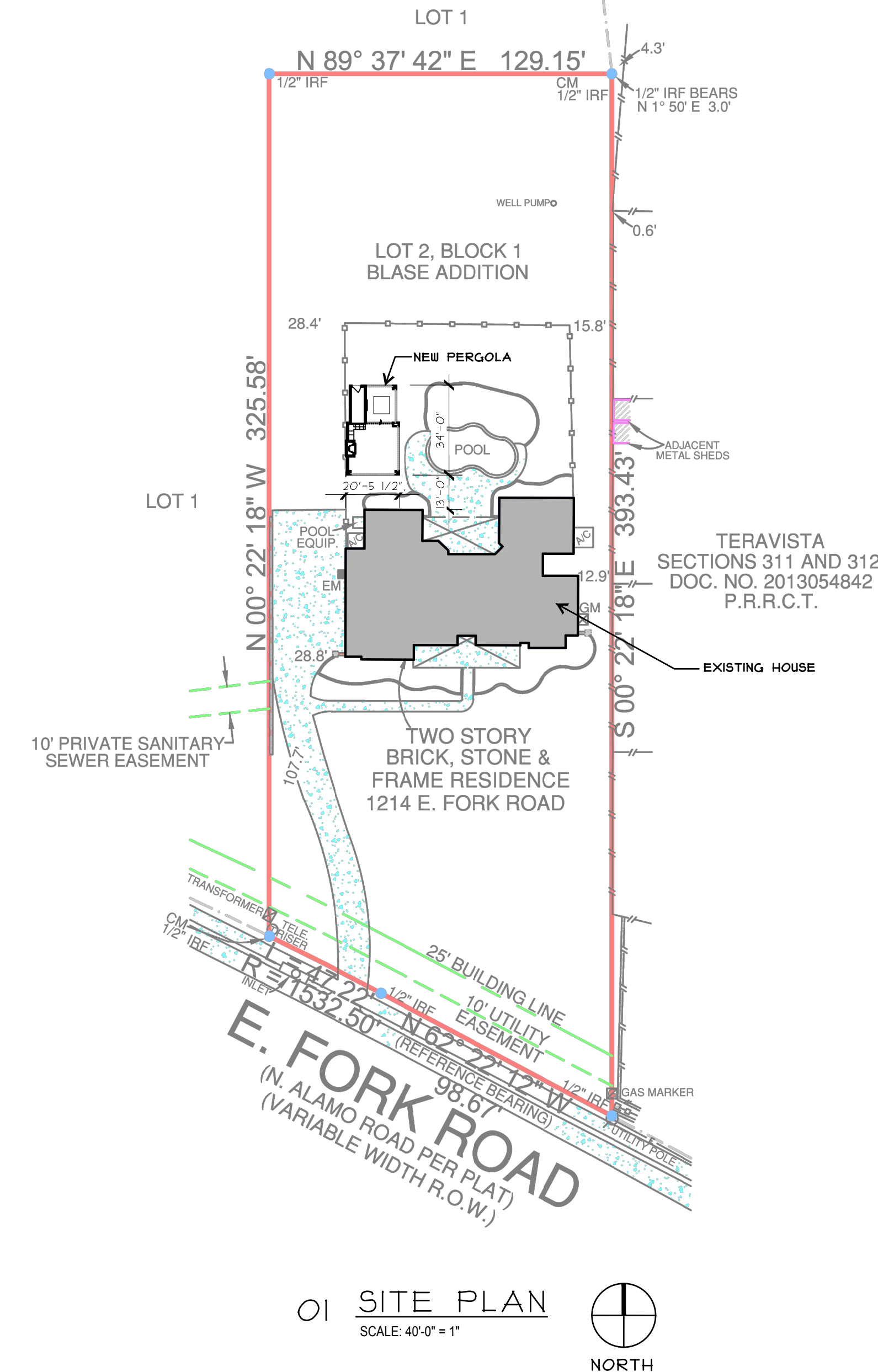
SF CALCS

NEW PERGOLA	655 SF
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03 FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



02 FORMING PLAN
SCALE: 1/4"=1'-0"
NORTH



01 SITE PLAN
SCALE: 40'-0" = 1"
NORTH



A NEW PERGOLA
1214 E FORK ROAD
ROCKWALL, TX

ISSUE LOG

DATE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

ISSUED FOR:
 PRELIMINARY - NOT FOR CONSTRUCTION
 BIDDING / PERMIT
 REVISION / ADDENDUM
 FOR CONSTRUCTION



CONTRACTOR: MATT BENEDETTO
HIGHVIEW HOMES, LLC
mattbenedetto@highview.com
714-454-8033
DESIGNER: PATRA PHILIPS
FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 21890 SCALE: REF. DRAWING
SHEET NO. A1.0
NOTES, PLANS

ISSUE LOG

DATE	DESCRIPTION
03/12/25	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
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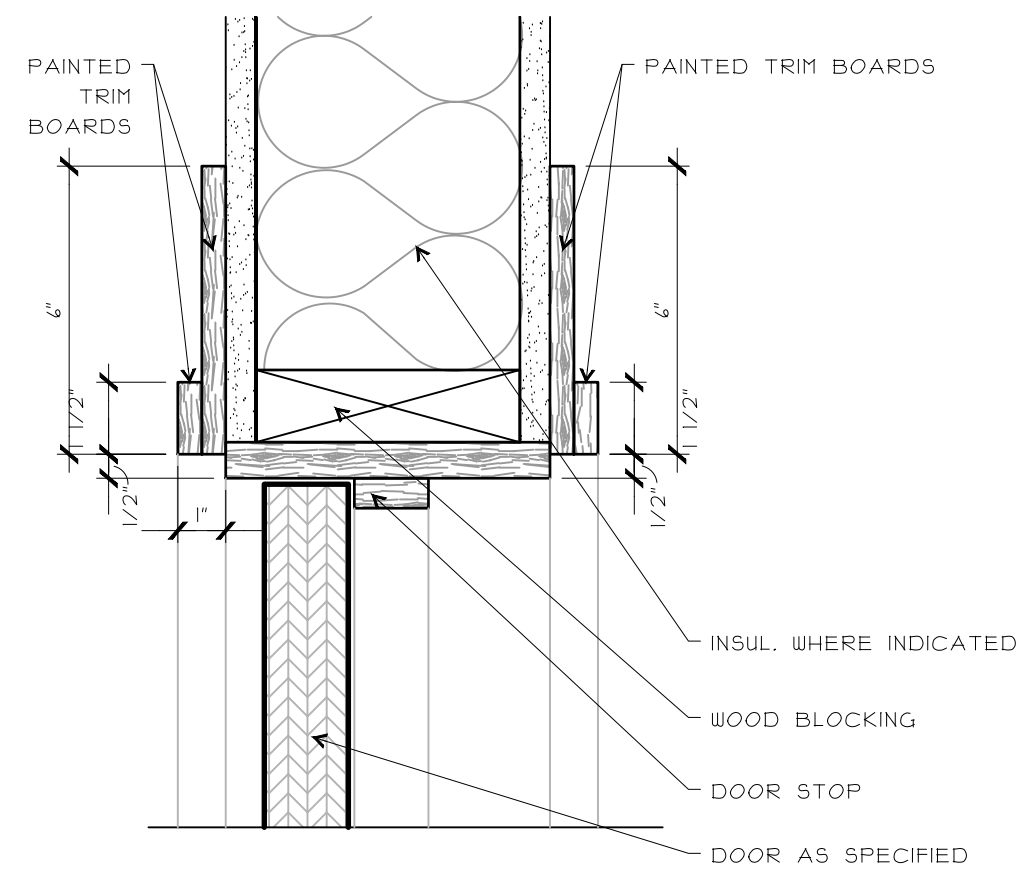
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patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #: 21890
SCALE: REF. DRAWING

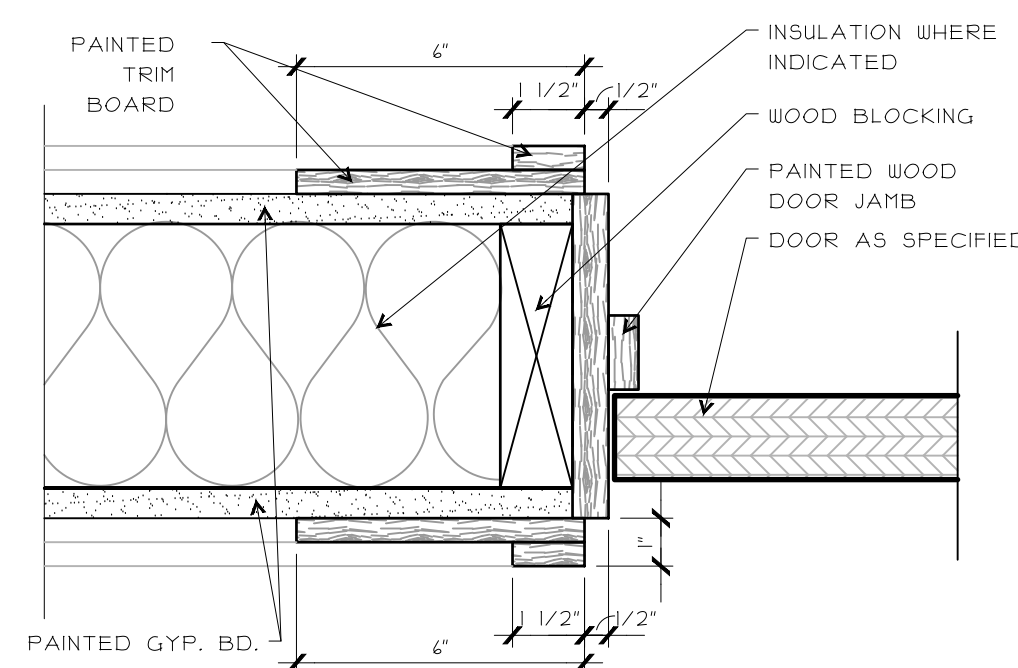
SHEET NO.

A2.0

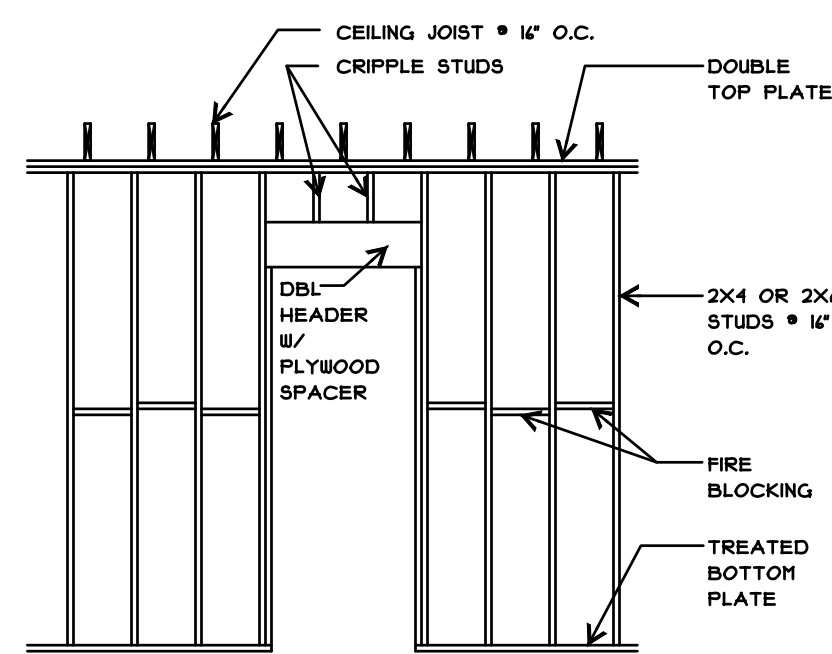
DETAILS, ELEVATIONS



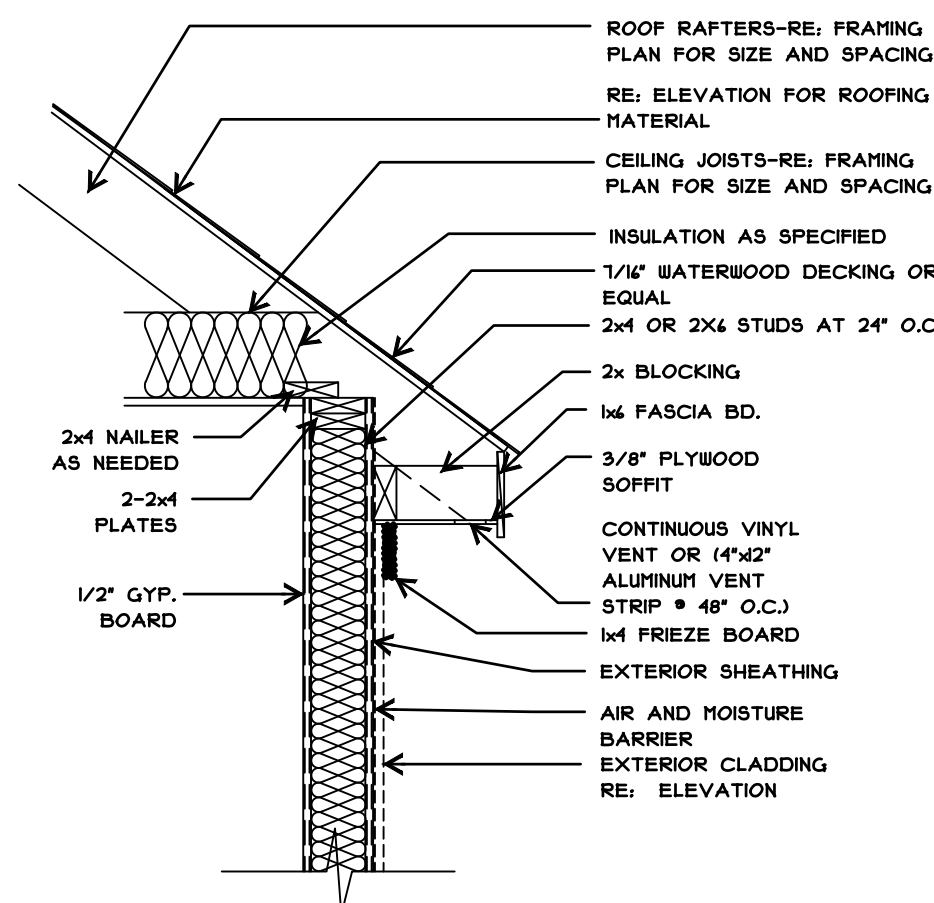
08 DOOR HEAD DETAIL
SCALE: 3/4"=1'-0"



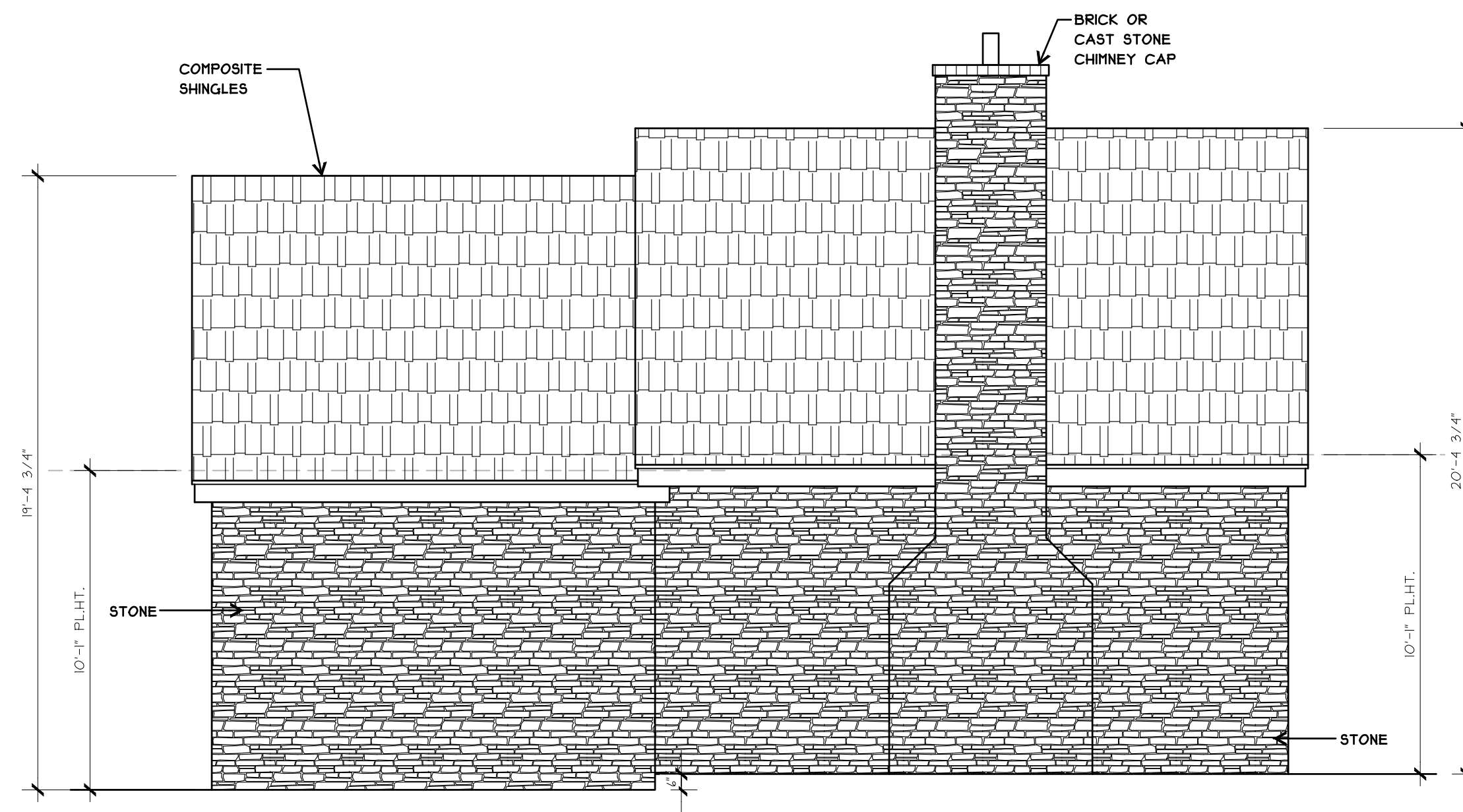
01 DOOR JAMB DETAIL
SCALE: 3/4"=1'-0"



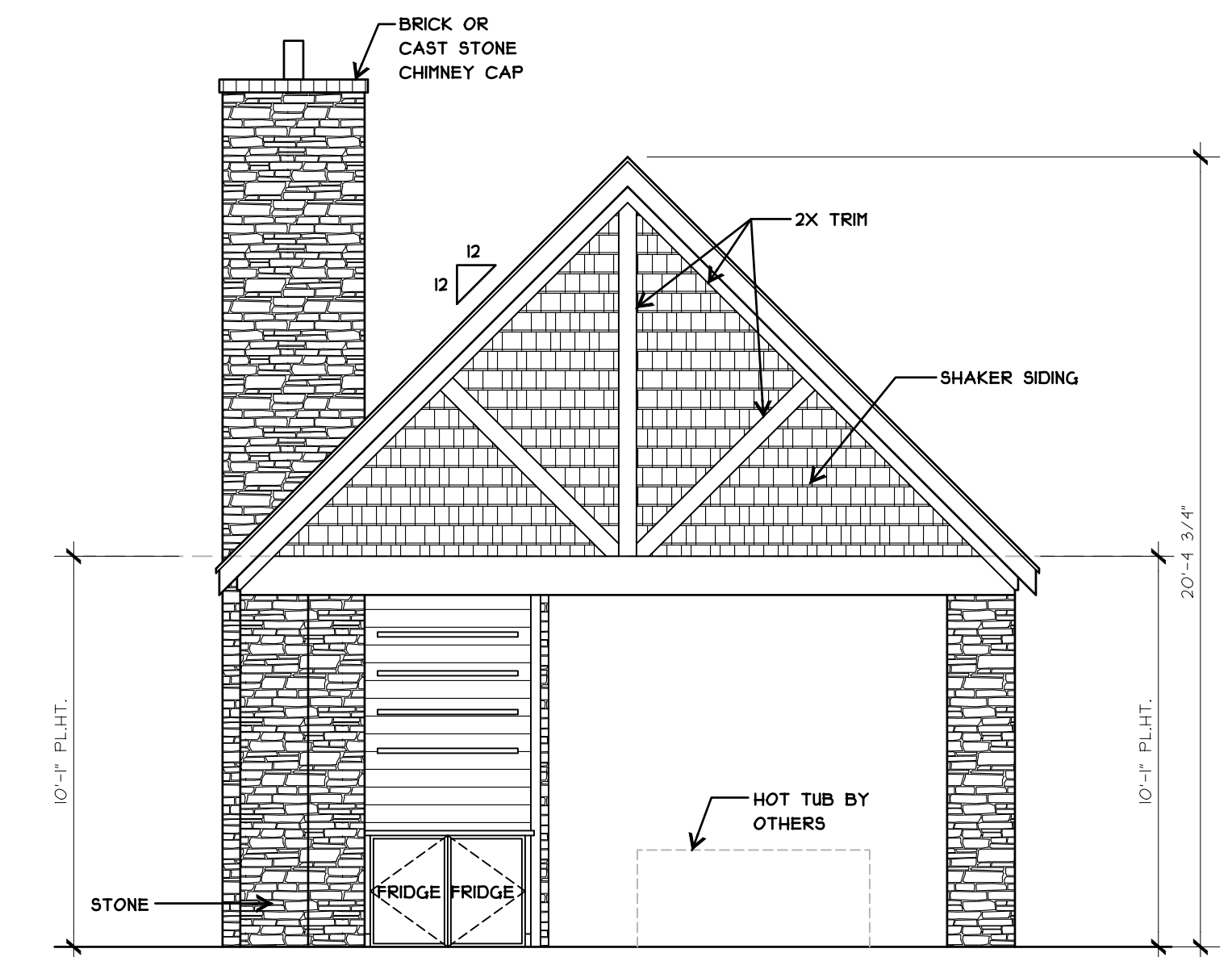
TYP. DOOR
06 FRAMING DIAGRAM
SCALE: 1/4"=1'-0"



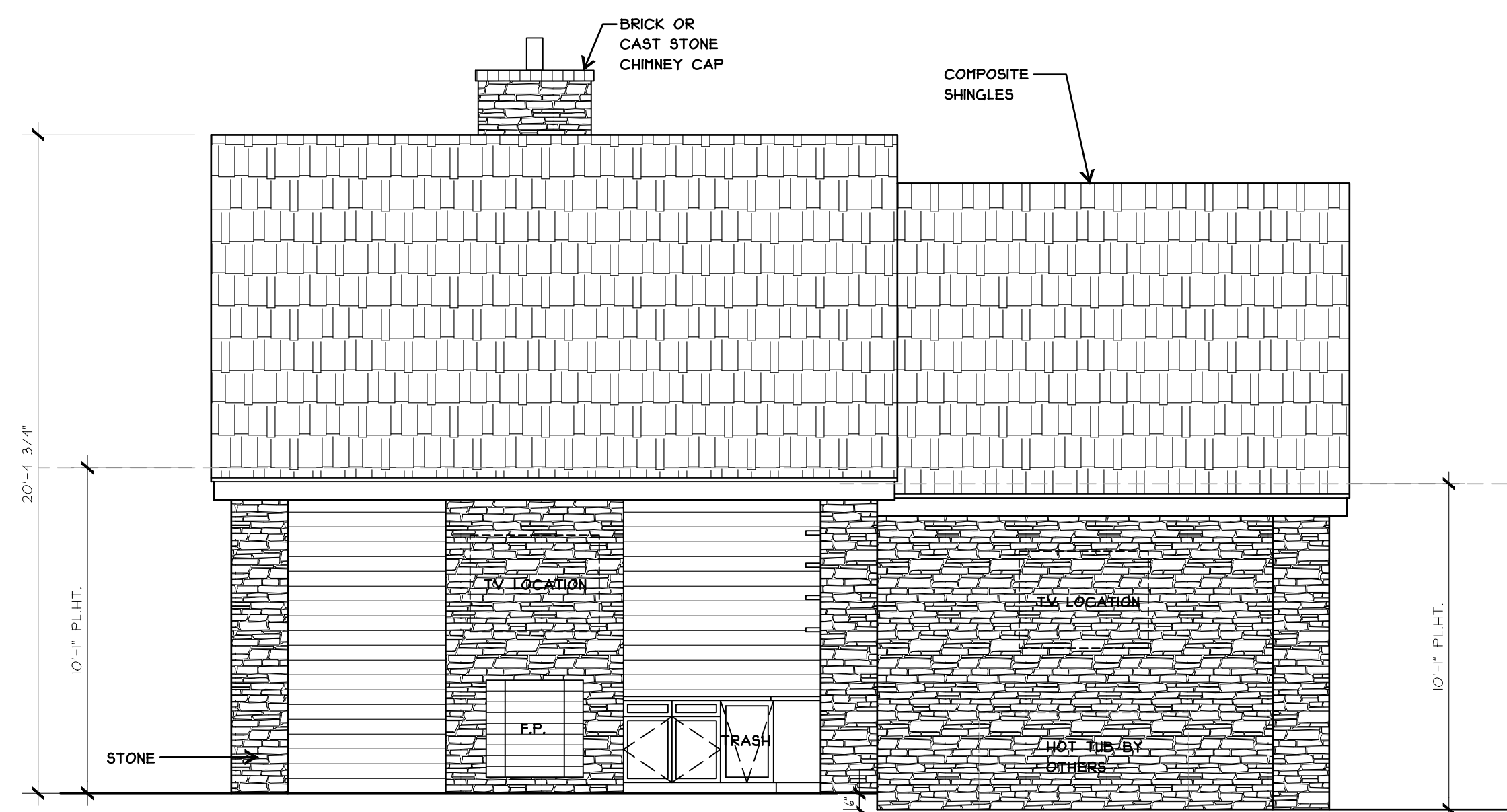
05 TYP. SOFFIT DETAIL
SCALE: 1/4"=1'-0"
TYPICAL DETAILS



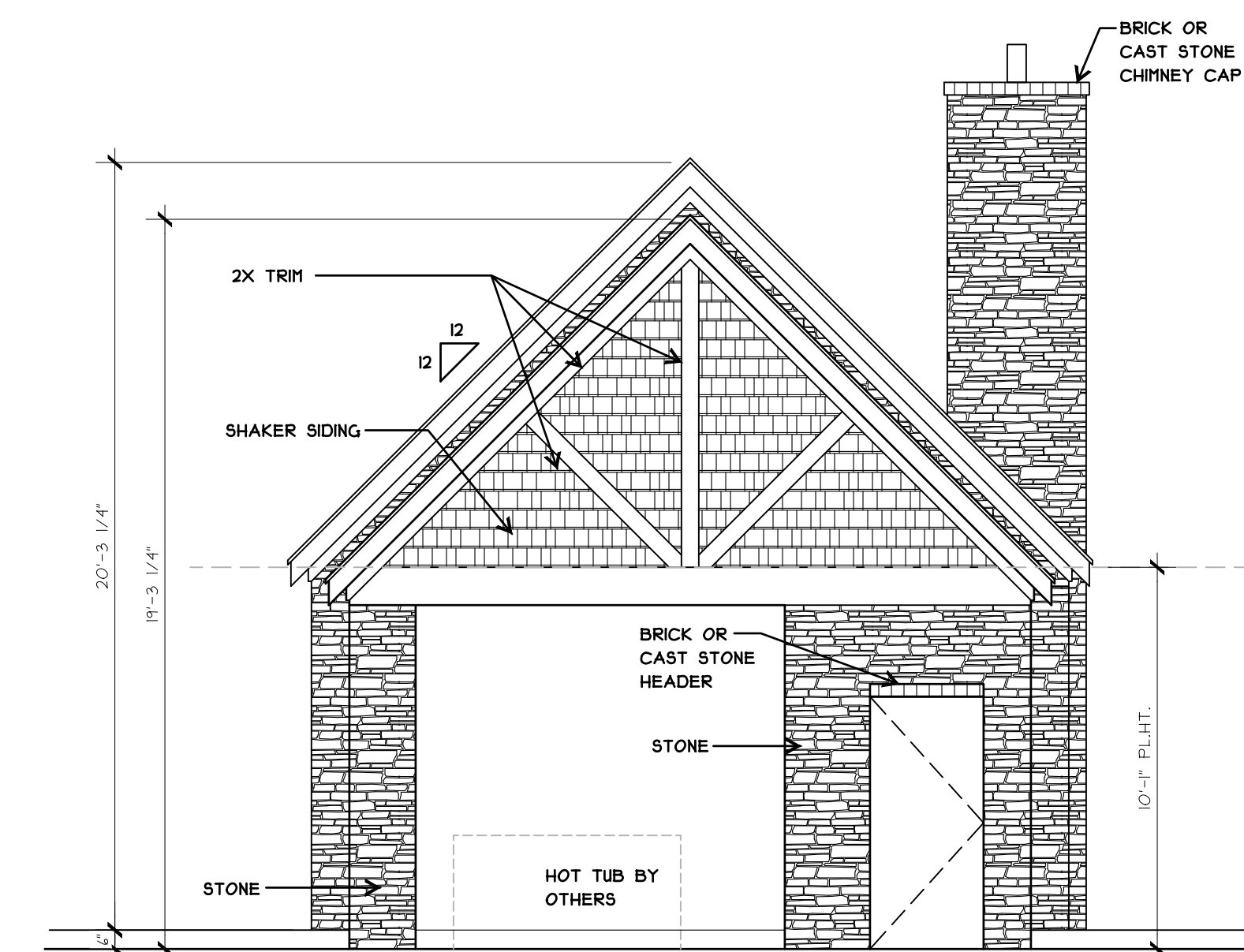
04 WEST ELEVATION
SCALE: 1/4"=1'-0"



03 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



02 EAST ELEVATION
SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
SCALE: 1/4"=1'-0"