



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

704 S Alamo

SUBDIVISION

Highridge Est

LOT

2

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

C1

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.196

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER

Jerret Smith

☐ APPLICANT

CONTACT PERSON

Jerret Smith

CONTACT PERSON

ADDRESS

9091 FM 2728

ADDRESS

CITY, STATE & ZIP

Tenelle TX 75141

CITY, STATE & ZIP

PHONE

469-409-8515

PHONE

E-MAIL

JSC@Rockwall@yahoo.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

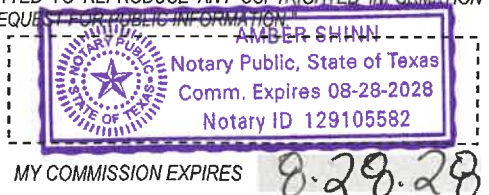
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 17 DAY OF April, 2025

OWNER'S SIGNATURE

Jerret Smith
Amber Shinn

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

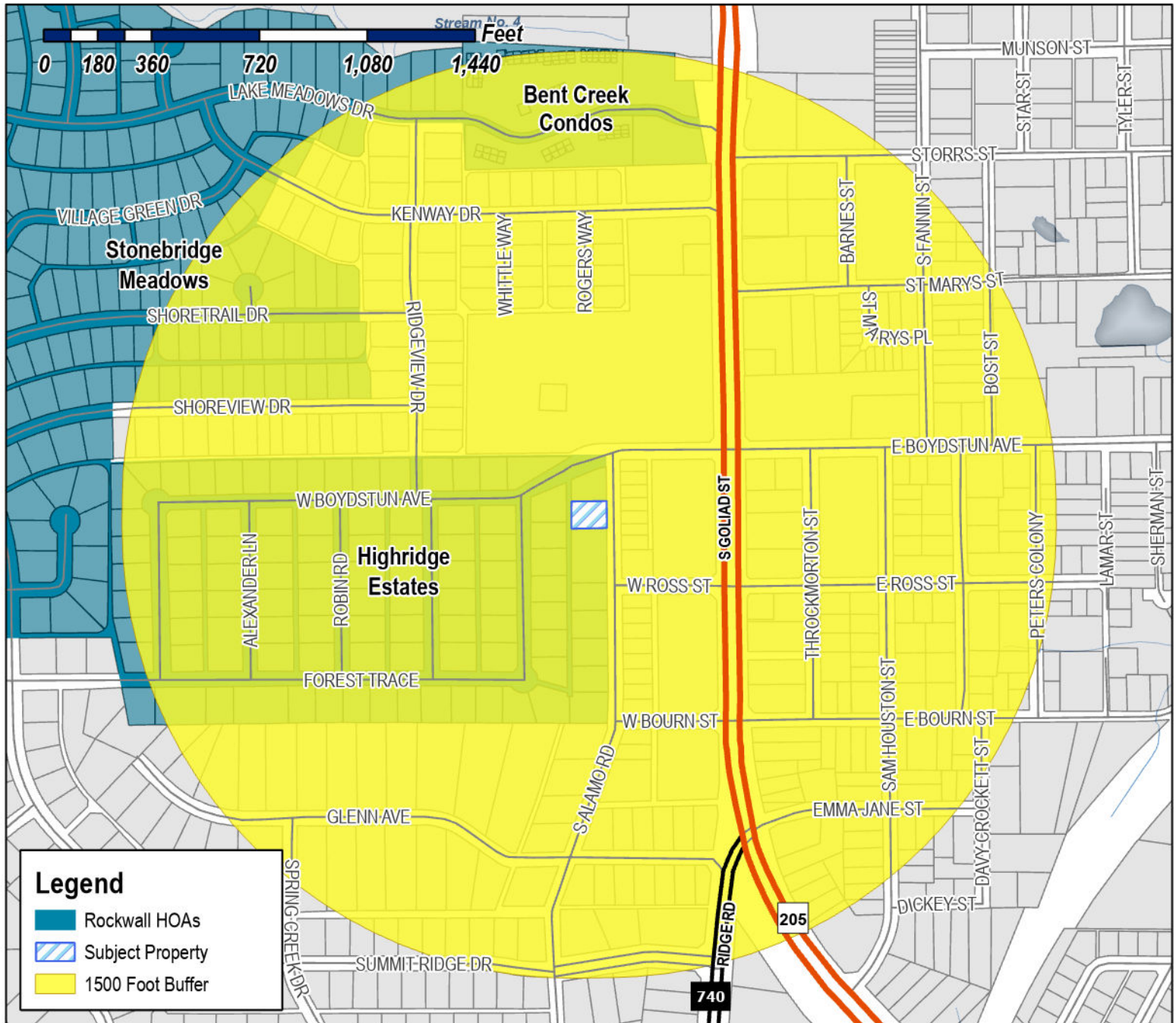
8.28.28



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.



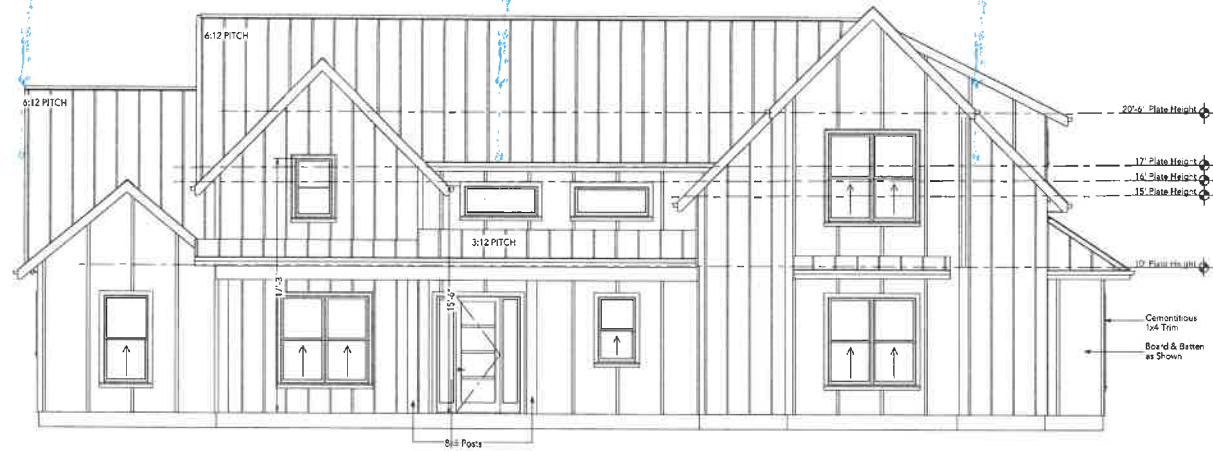
Case Number: Z2025-022
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 4/17/2025

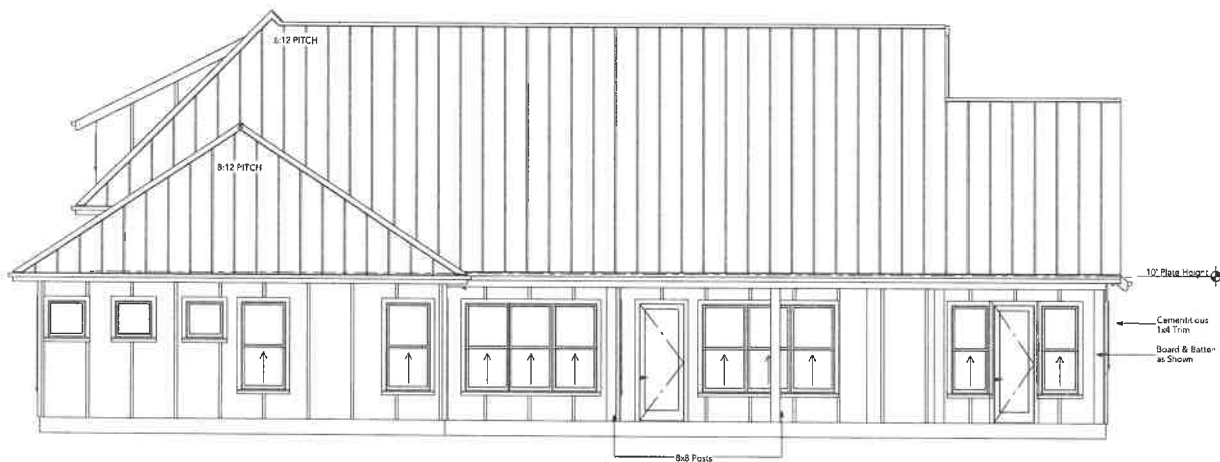
For Questions on this Case Call (972) 771-7745







FRONT ELEVATION
Scale: 1/8" = 1'-0"



REAR ELEVATION
Scale: 1/8" = 1'-0"

REVISION TABLE	DATE	BY	DESCRIPTION
1	12/24	CS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Front & Rear
Elevations

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

12/11/2024

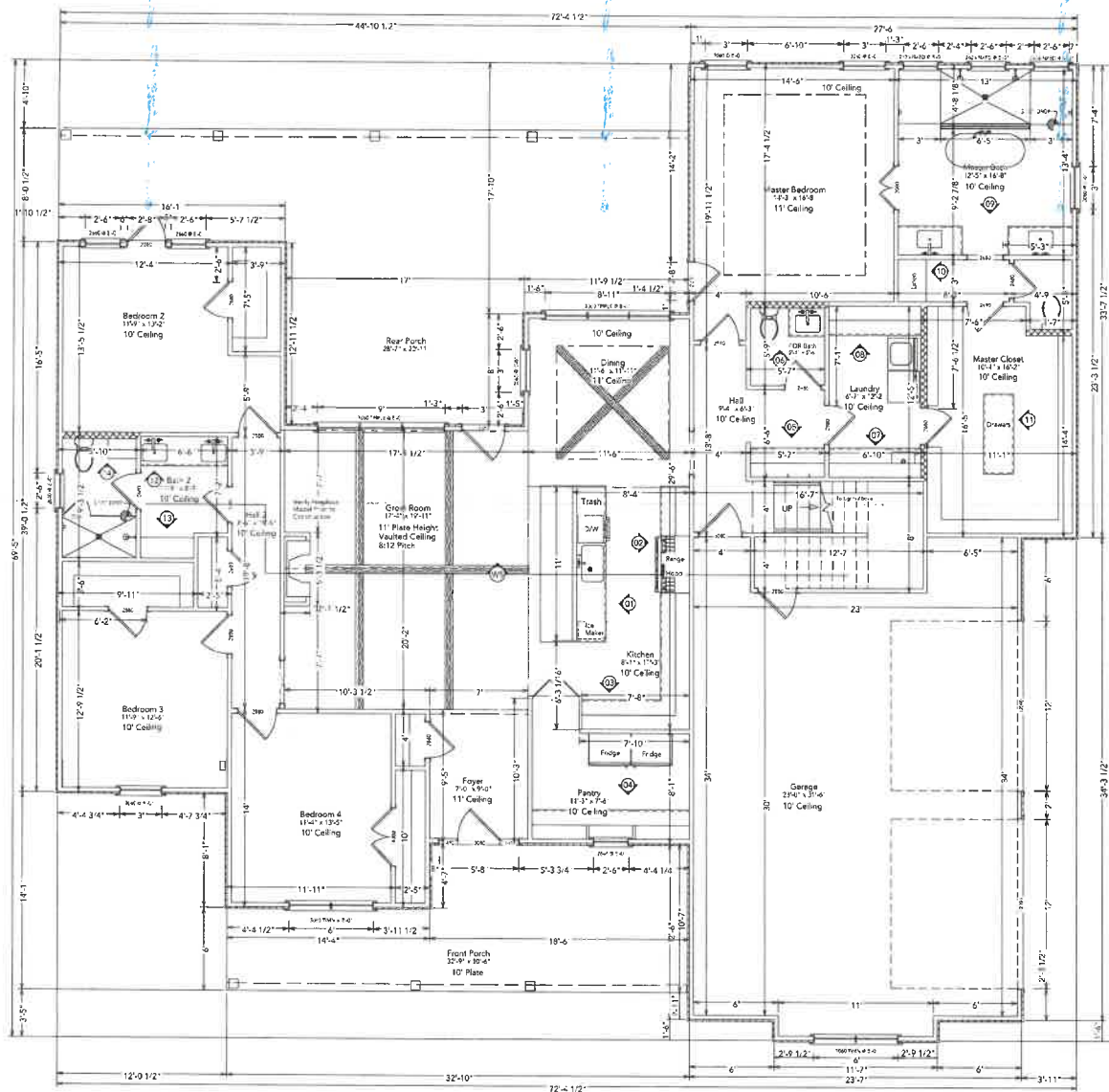
SCALE:

As Noted

SHEET:

A-3





1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Fr. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	=	5,050 s.f.

REVISION TABLE			
NO.	DATE	BY	DESCRIPTION
1	11/2/24	CS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

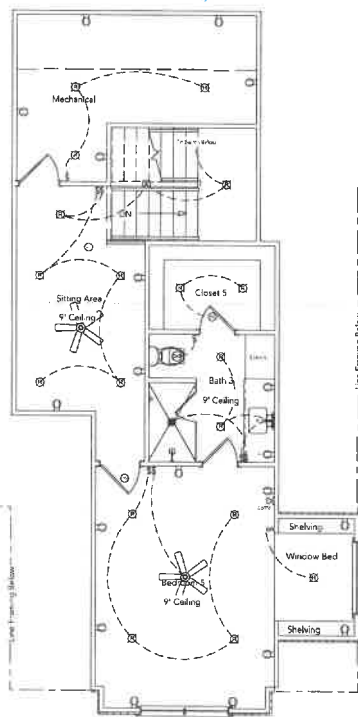
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Rogers City, TX 409-338-1194

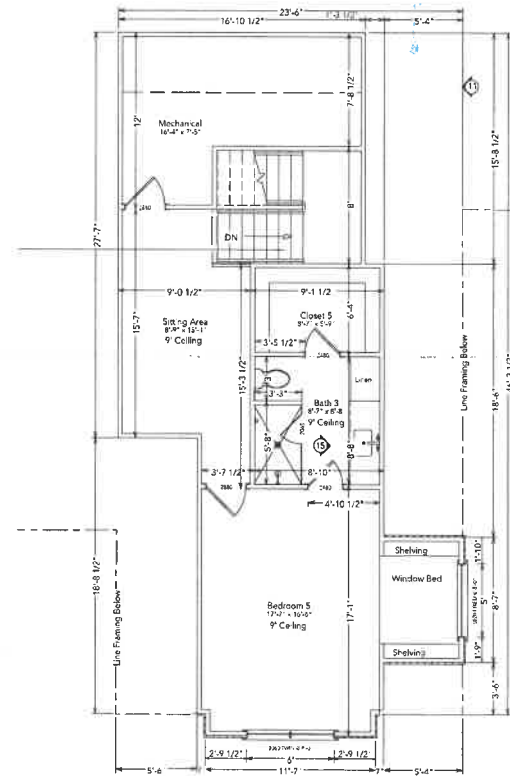
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	=	5,050 s.f.

DATE	BY	DESCRIPTION
12/24	JAS	REDUCE SIZE FOR BUILDING DETAIL

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royce City, TX 409-338-1194

DATE:
12/11/2024

SCALE:
As Noted

SHEET:

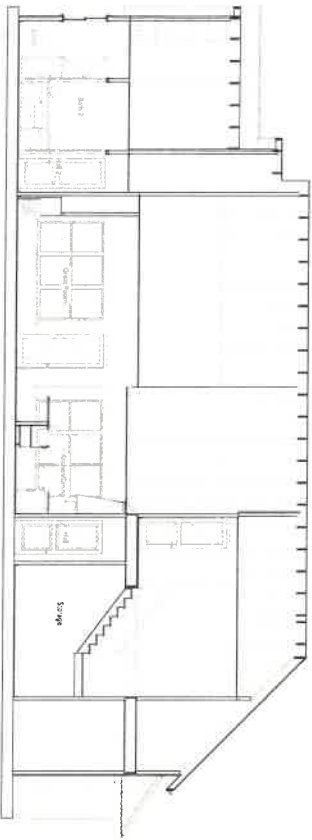
A-6

ROOM NAME	NO.	AREA	FINISH	HEIGHT	COMMENTS
1. PORCH	1	100.00	CONCRETE	8'-0"	
2. ENTRY	2	150.00	CONCRETE	8'-0"	
3. LIVING ROOM	3	300.00	CONCRETE	8'-0"	
4. DINING ROOM	4	250.00	CONCRETE	8'-0"	
5. KITCHEN	5	200.00	CONCRETE	8'-0"	
6. BREAKFAST ROOM	6	150.00	CONCRETE	8'-0"	
7. BATH	7	100.00	CONCRETE	8'-0"	
8. BEDROOM	8	200.00	CONCRETE	8'-0"	
9. BEDROOM	9	200.00	CONCRETE	8'-0"	
10. BEDROOM	10	200.00	CONCRETE	8'-0"	
11. BATH	11	100.00	CONCRETE	8'-0"	
12. HALL	12	50.00	CONCRETE	8'-0"	
13. CLOSET	13	50.00	CONCRETE	8'-0"	
14. CLOSET	14	50.00	CONCRETE	8'-0"	
15. CLOSET	15	50.00	CONCRETE	8'-0"	
16. CLOSET	16	50.00	CONCRETE	8'-0"	
17. CLOSET	17	50.00	CONCRETE	8'-0"	
18. CLOSET	18	50.00	CONCRETE	8'-0"	
19. CLOSET	19	50.00	CONCRETE	8'-0"	
20. CLOSET	20	50.00	CONCRETE	8'-0"	
21. CLOSET	21	50.00	CONCRETE	8'-0"	
22. CLOSET	22	50.00	CONCRETE	8'-0"	
23. CLOSET	23	50.00	CONCRETE	8'-0"	
24. CLOSET	24	50.00	CONCRETE	8'-0"	
25. CLOSET	25	50.00	CONCRETE	8'-0"	
26. CLOSET	26	50.00	CONCRETE	8'-0"	
27. CLOSET	27	50.00	CONCRETE	8'-0"	
28. CLOSET	28	50.00	CONCRETE	8'-0"	
29. CLOSET	29	50.00	CONCRETE	8'-0"	
30. CLOSET	30	50.00	CONCRETE	8'-0"	
31. CLOSET	31	50.00	CONCRETE	8'-0"	
32. CLOSET	32	50.00	CONCRETE	8'-0"	
33. CLOSET	33	50.00	CONCRETE	8'-0"	
34. CLOSET	34	50.00	CONCRETE	8'-0"	
35. CLOSET	35	50.00	CONCRETE	8'-0"	
36. CLOSET	36	50.00	CONCRETE	8'-0"	
37. CLOSET	37	50.00	CONCRETE	8'-0"	
38. CLOSET	38	50.00	CONCRETE	8'-0"	
39. CLOSET	39	50.00	CONCRETE	8'-0"	
40. CLOSET	40	50.00	CONCRETE	8'-0"	
41. CLOSET	41	50.00	CONCRETE	8'-0"	
42. CLOSET	42	50.00	CONCRETE	8'-0"	
43. CLOSET	43	50.00	CONCRETE	8'-0"	
44. CLOSET	44	50.00	CONCRETE	8'-0"	
45. CLOSET	45	50.00	CONCRETE	8'-0"	
46. CLOSET	46	50.00	CONCRETE	8'-0"	
47. CLOSET	47	50.00	CONCRETE	8'-0"	
48. CLOSET	48	50.00	CONCRETE	8'-0"	
49. CLOSET	49	50.00	CONCRETE	8'-0"	
50. CLOSET	50	50.00	CONCRETE	8'-0"	

Typical 1 Story Section

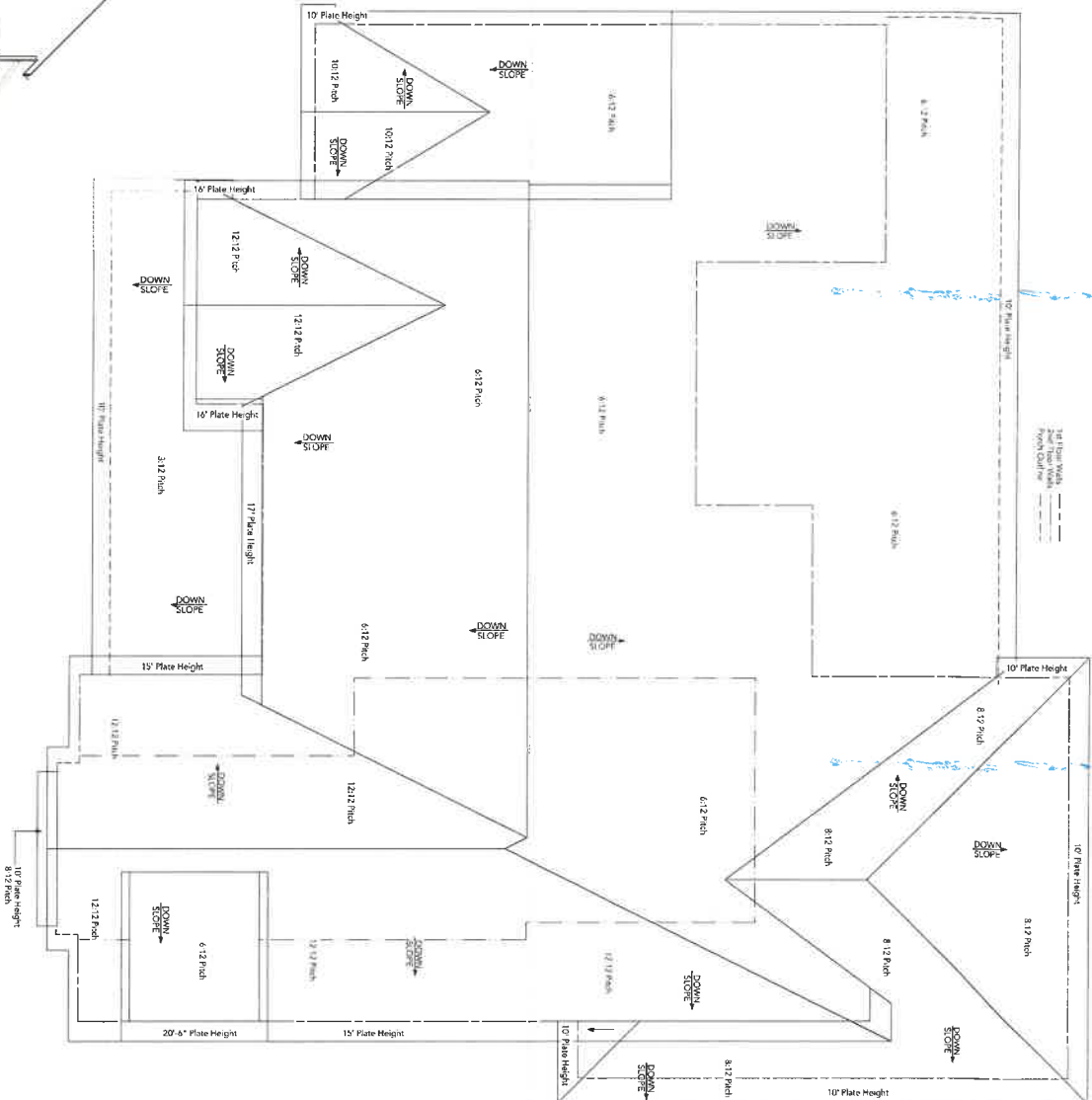
1/8" = 1'-0"

TP WALL SECTION



WALL SECTION

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royce City, TX 409-338-1194

Roof Plan/Wall
Sections & Schedules

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

DATE	BY	DESCRIPTION
12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

A-8

SHEET:

As Noted

SCALE:

12/1/2024

DATE: