



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)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)

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- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
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- ☒ 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 790 County Line Road
SUBDIVISION Rockwall Lake Estates LOT 2 BLOCK L
GENERAL LOCATION End of County Line Road East of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential PD-75 CURRENT USE Single Family Residence PD-75
PROPOSED ZONING Residential PD-75 PROPOSED USE Single Family Residence PD-75
ACREAGE .4078 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]

<input checked="" type="checkbox"/> OWNER	<u>Shepherd Place Homes Inc</u>	<input type="checkbox"/> APPLICANT	<u>Shepherd Place Homes Inc</u>
CONTACT PERSON	<u>Cindy Jones</u>	CONTACT PERSON	<u>Dianna McCarty</u>
ADDRESS	<u>10527 Church Rd St 201</u>	ADDRESS	<u>10527 Church Rd St 201</u>
CITY, STATE & ZIP	<u>Dallas TX 75238</u>	CITY, STATE & ZIP	<u>Dallas TX 75238</u>
PHONE	<u>972) 475-1100</u>	PHONE	<u>972 475-1100</u>
E-MAIL	<u>cjones@robbiehalehomes.com</u>	E-MAIL	<u>dianna4rhomes@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

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

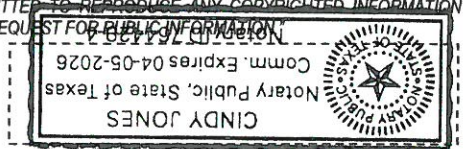
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/1/22 DAY OF NOVEMBER, 20 22 BY SIGNING THIS 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 10 DAY OF November, 20 22

OWNER'S SIGNATURE

Robbie Lee Hale
Cindy Jones

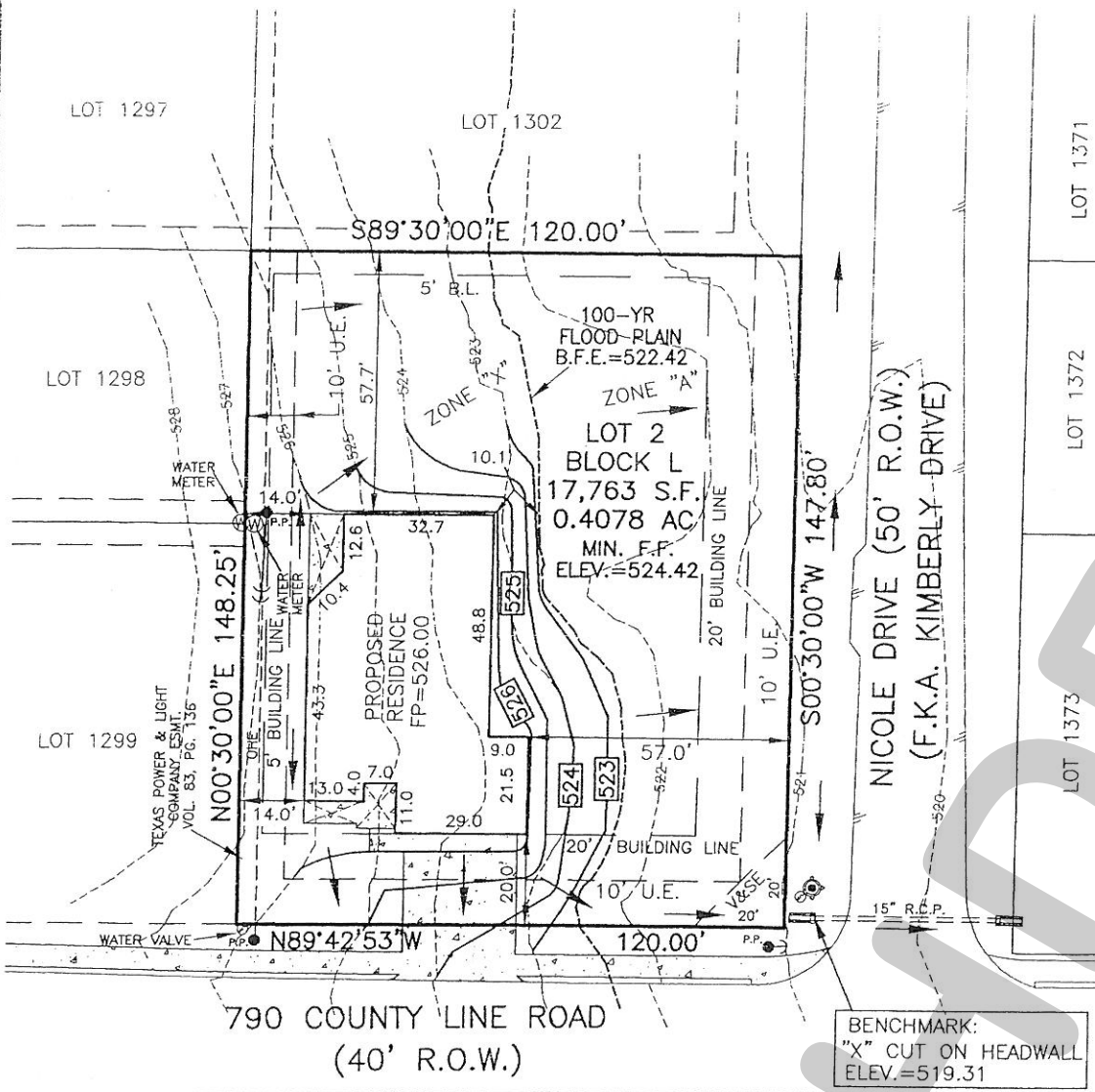
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 04-05-2026

GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO.
20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY,
TEXAS.



LEGEND	
B.F.E. -	BASE FLOOD ELEVATION
V&SE -	20'x20' VISIBILITY AND SIDEWALK EASEMENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING WATER METER
-524-	EXISTING CONTOURS
-524-	PROPOSED CONTOURS



Henry D Niblo
9/28/2022

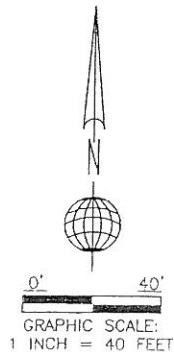
790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

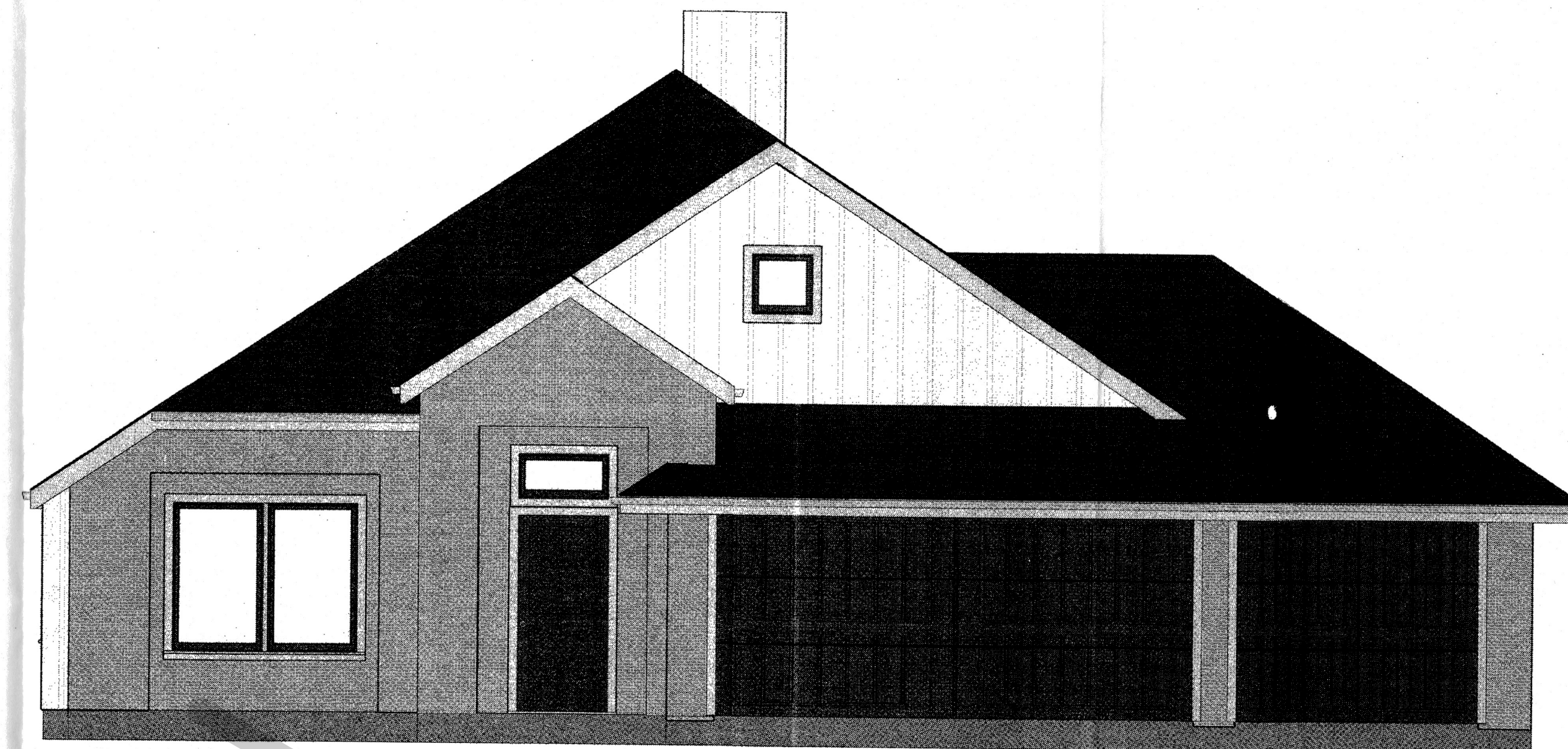
BEARINGS, BUILDING LINES, R.O.W.S,
EASEMENTS, DIMENSIONS, ETC. ARE
PER PLAT REFERENCED IN LEGAL
DESCRIPTION ABOVE.



CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



Laura Lowe Design, LLC
home design since 1980
972-462-9300

ROBBIE HALE
HOMES

PLAN 2115
B elevation
3 CAR GARGAE

DATE:

4/19/2022

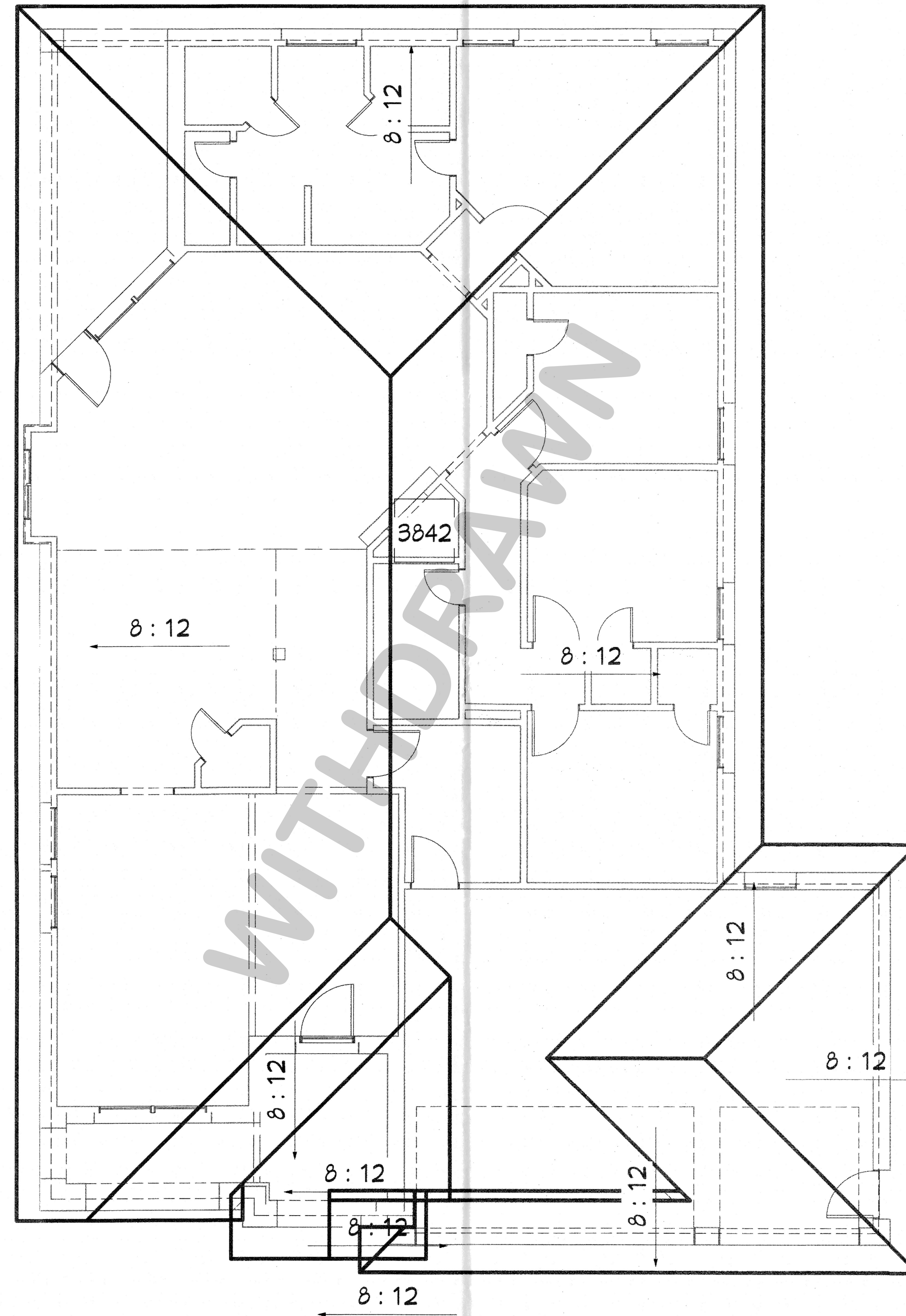
SCALE:

1/4"=1'0"

SHEET:

These plans must comply with
2018 IRC and 2014 NEC

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



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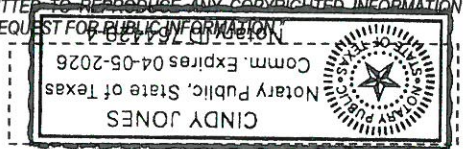
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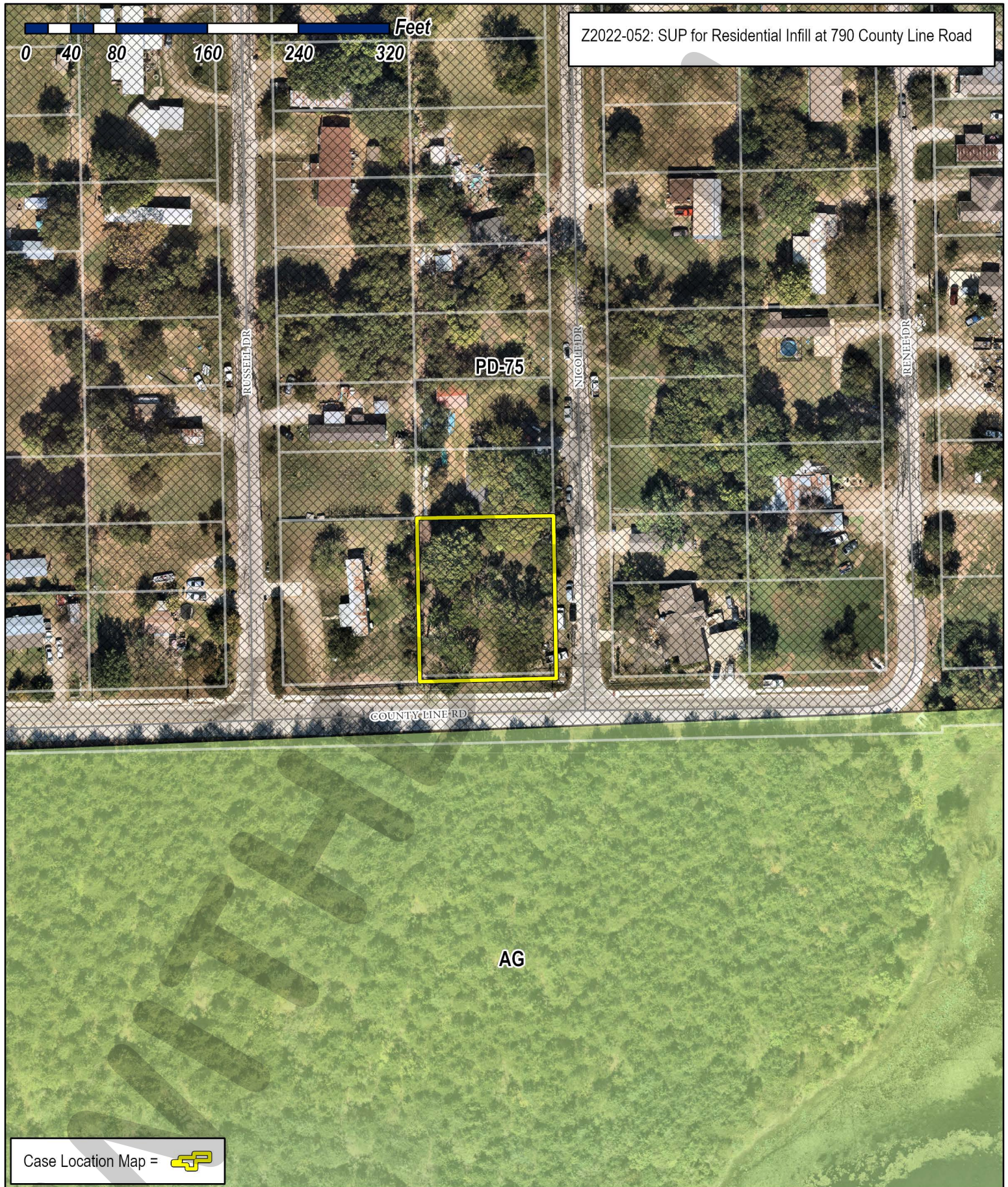
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MY COMMISSION EXPIRES 04-05-2026



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.

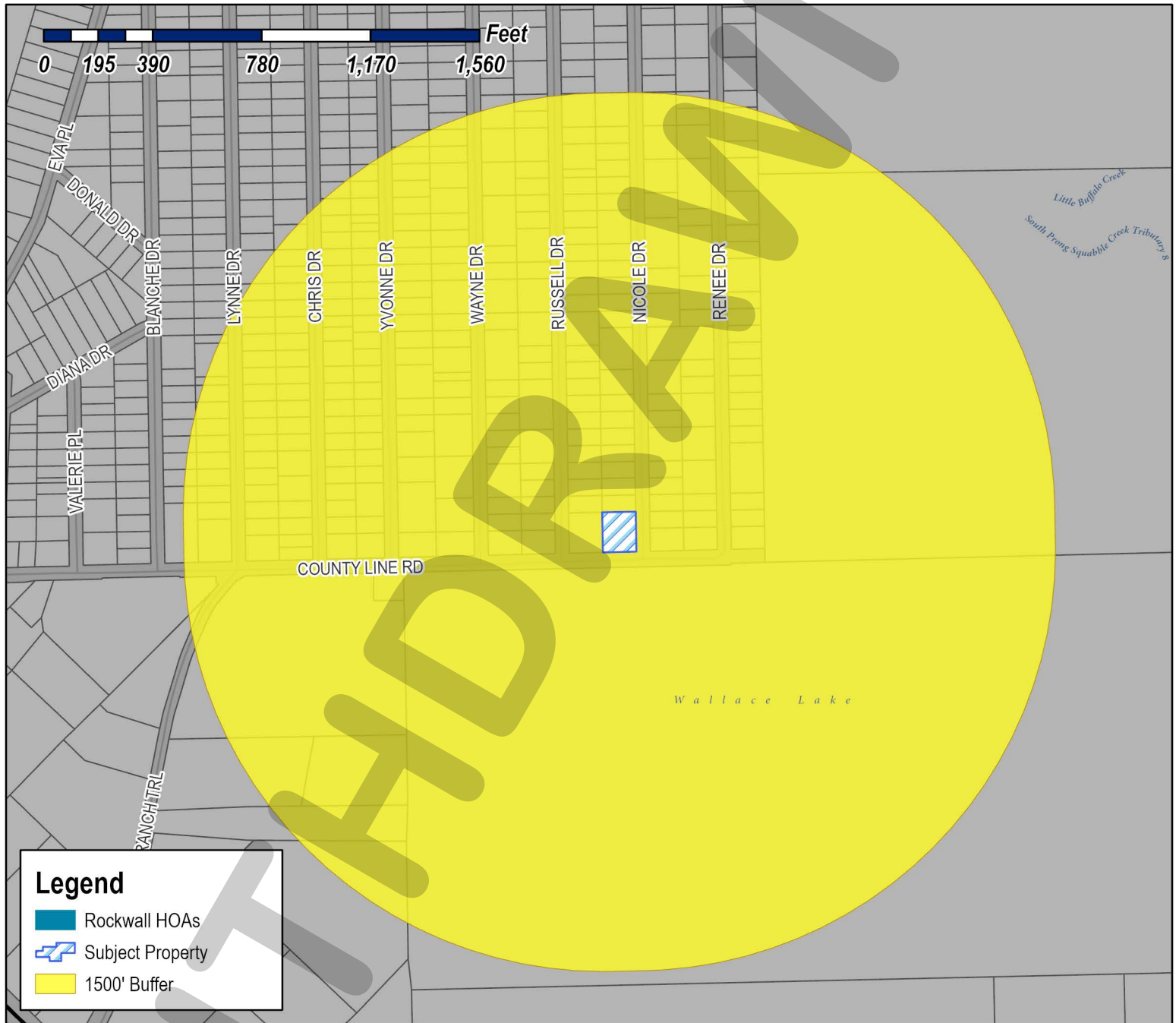
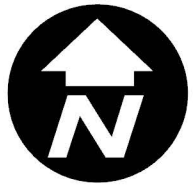




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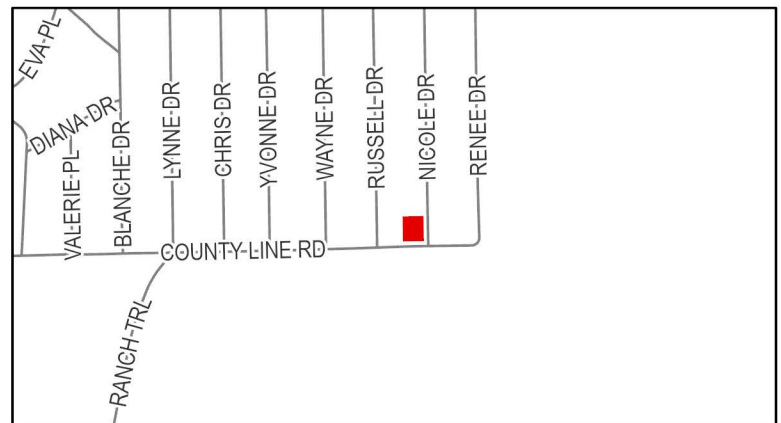
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Case Number: Z2022-052
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Rd

Date Saved: 11/15/2022

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

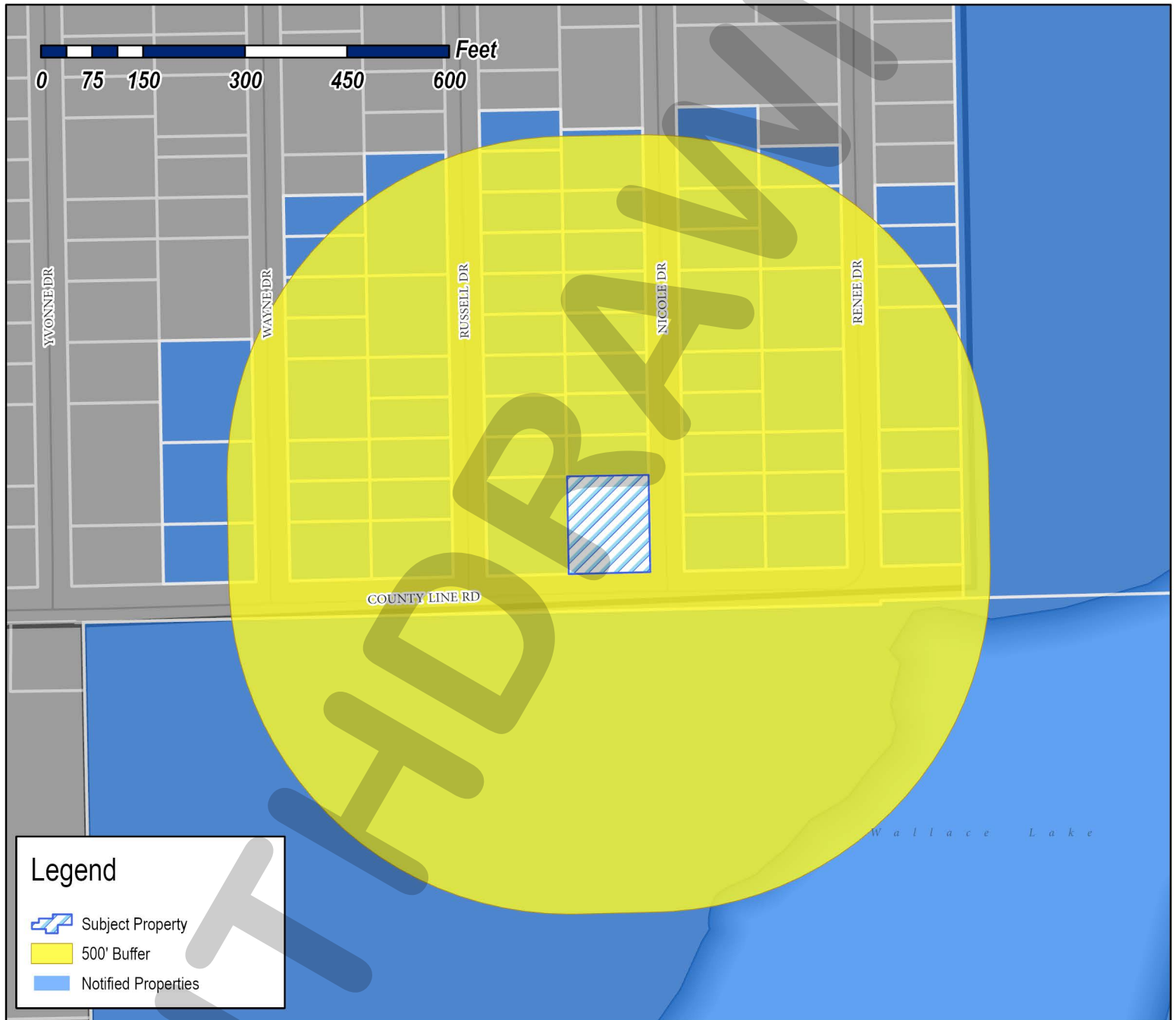




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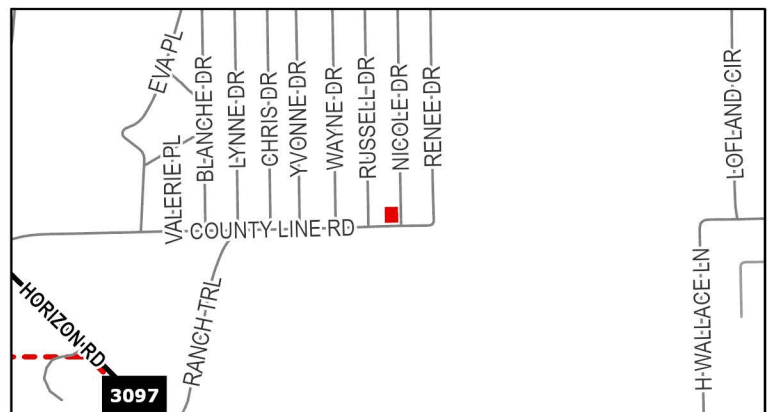
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Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Road

Date Saved: 11/15/2022

For Questions on this Case Call: (972) 771-7746



LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SHEPHERD PLACE HOMES INC
10527 CHURCH RD SUITE 201
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
115 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
115 WAYNE DR
ROCKWALL, TX 75032

DIAZ CARLOS O &
YOVANA M CHAVEZ
115 RUSSELL DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
116 NICOLE
ROCKWALL, TX 75032

GLEASON DIANE
116 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
118 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

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1244 COUNTY RD 2278
QUINLAN, TX 75474

BARRON GILDARDO
125 WAYNE DR
ROCKWALL, TX 75032

VASQUEZ FRANCISCO
125 NICOLE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
125 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
127 RENEE DR
ROCKWALL, TX 75032

GLEASON DIANE
128 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
130 RENEE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
132 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
133 RUSSELL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
137 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CLEM MILFORD
142 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
143 RUSSELL DR
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
143 WAYNE DR
ROCKWALL, TX 75032

RUIZ SONIA
149 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
152 NICOLE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
155 RUSSELL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

RUIZ SONIA
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
163 BASS RD
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
164 NICOLE DR
ROCKWALL, TX 75032

ROCKWALL HABITAT FOR HUMANITY
167 RUSSELL DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
168 RUSSELL DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
169 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

FAST INVESTMENTS LLC
181 RUSSELL DR
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

ACUNA NINFA
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OLIVARES JAIME
191 RENEE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

FAST INVESTMENTS LLC
193 RUSSELL DR
ROCKWALL, TX 75032

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
195 NICOLE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
195 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
195 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
196 NICOLE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
198 RUSSELL DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

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20 CALLE DEL SOL
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20 CALLE DEL SOL
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RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

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LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
207 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
208 NICOLE DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

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HERNANDEZ FIDEL ESPINO
211 WAYNE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
222 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
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ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
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ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
235 RUSSELL DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

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SALAS MIGUEL ANGEL LEDEZMA AND
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416 BASS RD
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CLEM MILFORD
433 THISTLE DR
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

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9233 WHISKERS RD
QUINLAN, TX 75474

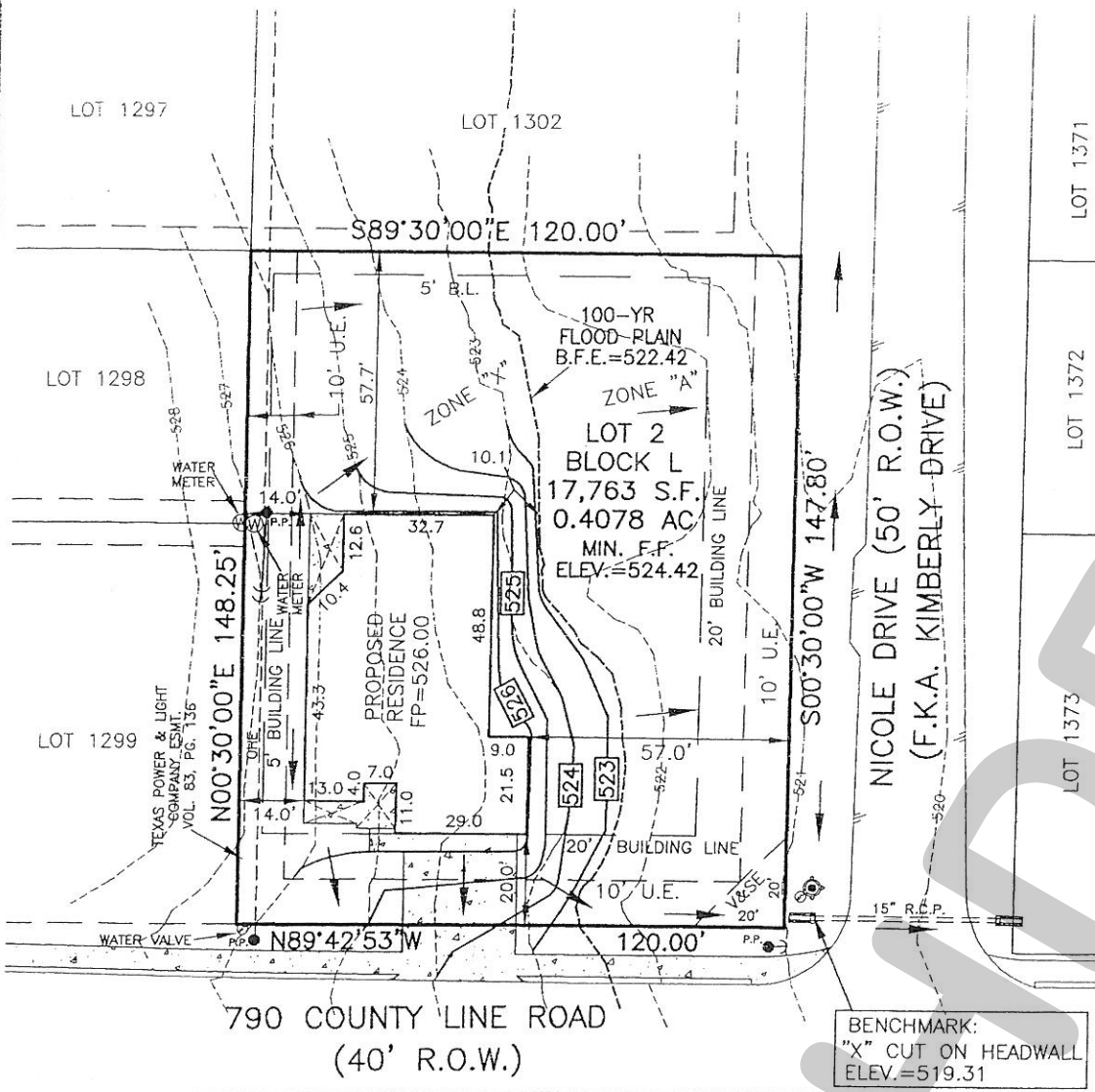
BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO.
20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY,
TEXAS.



LEGEND	
B.F.E. -	BASE FLOOD ELEVATION
V&SE -	20'x20' VISIBILITY AND SIDEWALK EASEMENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING WATER METER
-524-	EXISTING CONTOURS
-524-	PROPOSED CONTOURS

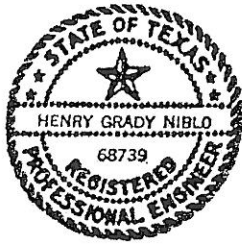
FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCHMARK:
"X" CUT ON HEADWALL
ELEV.=519.31

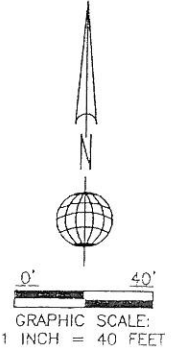
NOTES:

BEARINGS, BUILDING LINES, R.O.W.S,
EASEMENTS, DIMENSIONS, ETC. ARE
PER PLAT REFERENCED IN LEGAL
DESCRIPTION ABOVE.



Henry D Niblo
9/28/2022

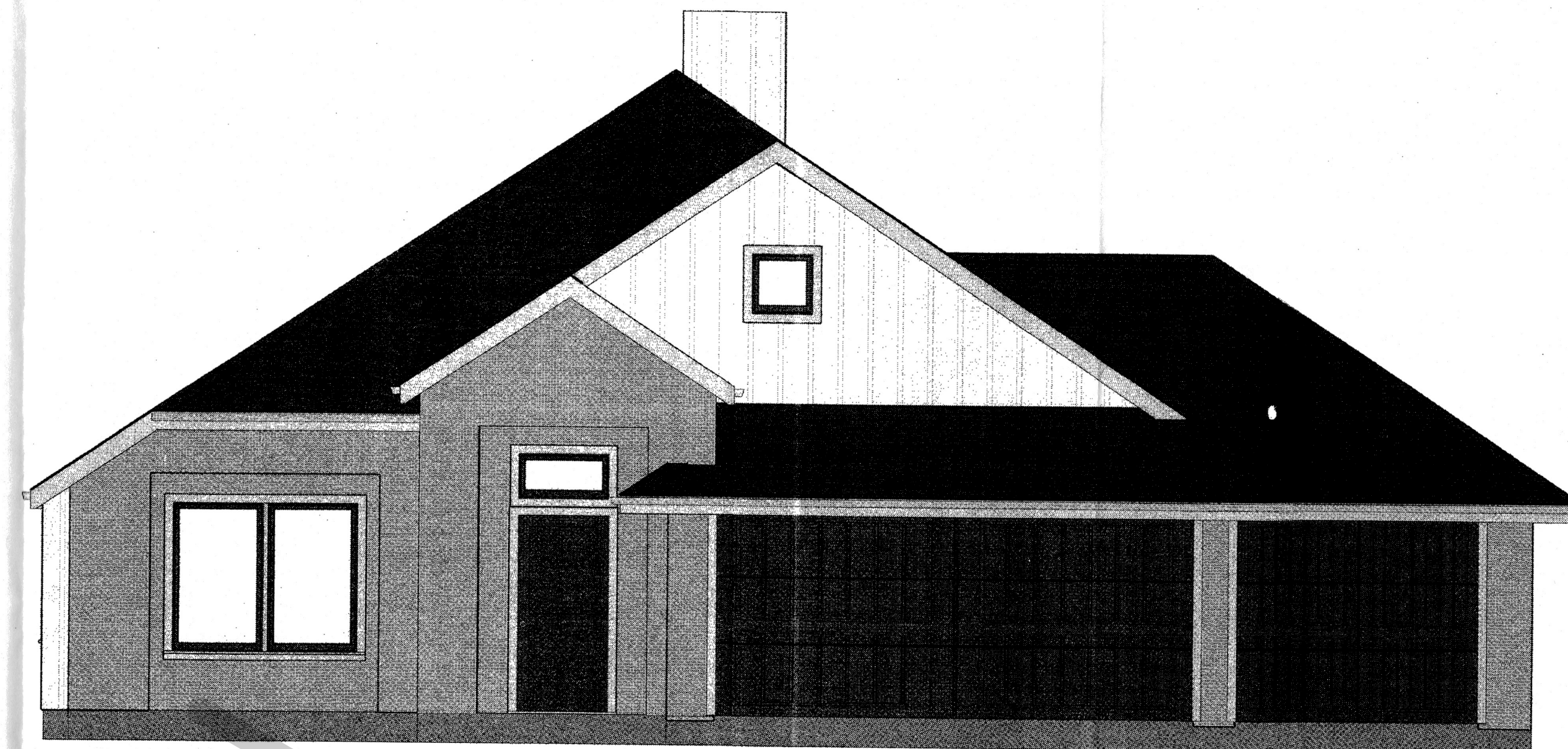
790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
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REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



Laura Lowe Design, LLC
home design since 1980
972-462-9300

ROBBIE HALE
HOMES

PLAN 2115
B elevation
3 CAR GARGAE

DATE:

4/19/2022

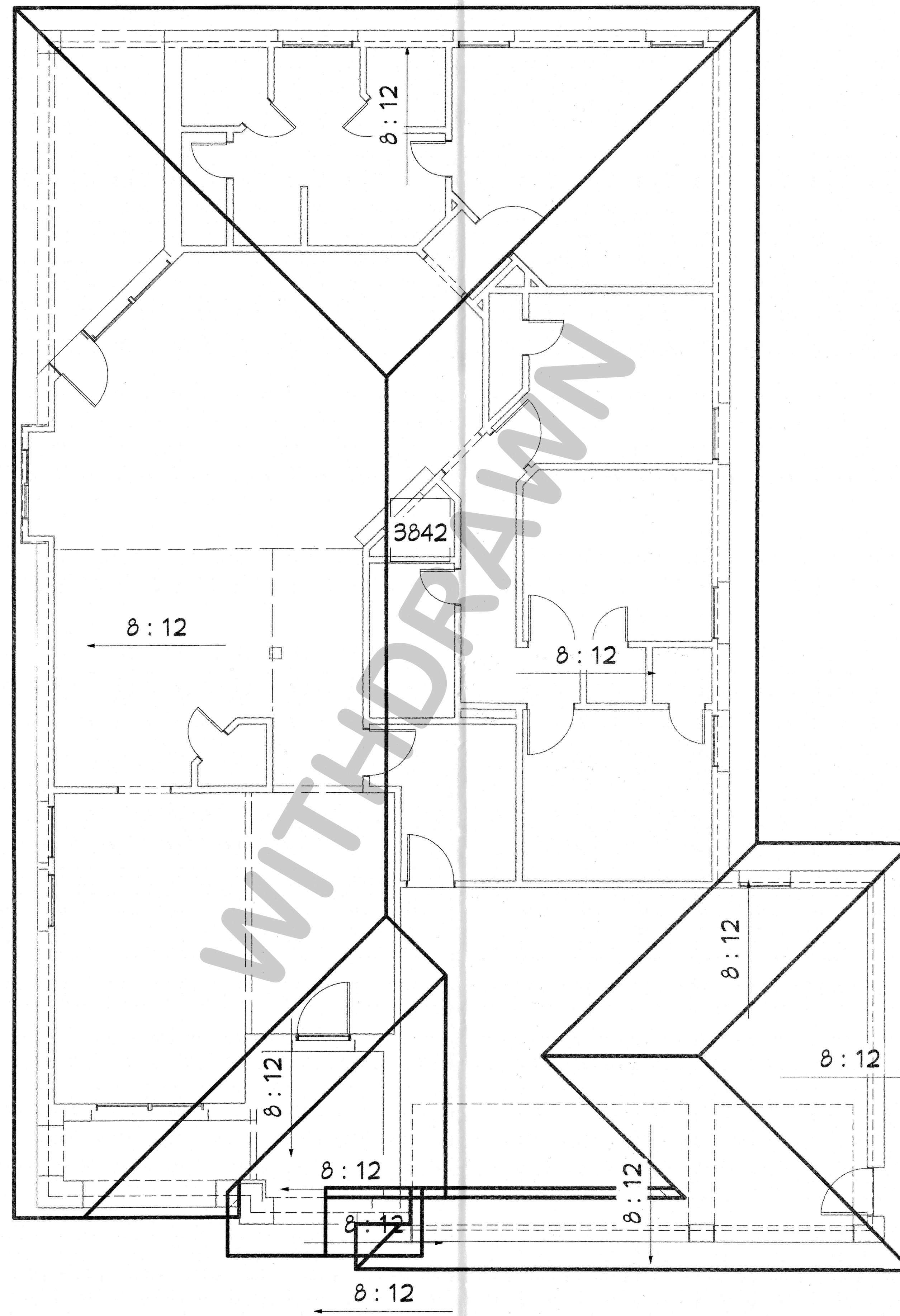
SCALE:

1/4"=1'0"

SHEET:

These plans must comply with
2018 IRC and 2014 NEC

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



These plans must comply with
2018 IRC and 2014 NEC

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



Laura Lowe Design, LLC
home design since 1980
972-462-9300

ROBBIE HALE
HOMES

PLAN 2115
B elevation
3 CAR GARGAE

DATE:
4/19/2022

SCALE:
1/4"=1'0"

SHEET:

PROJECT COMMENTS



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

DATE: 11/21/2022

PROJECT NUMBER: Z2022-052
PROJECT NAME: SUP for 790 County Line Rd
SITE ADDRESS/LOCATIONS: 790 COUNTY LINE RD

CASE MANAGER: Angelica Guevara
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: aguevara@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Danna McCarty of Shepherd Place Homes, Inc. 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 0.4078-acre tract of land identified as Lots 1300 & 1301 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 790 County Line Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	11/21/2022	Approved w/ Comments

11/21/2022: Z2022-052; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 790 County Line Road
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 a 0.4078-acre parcel of land identified as Lots 1300 & 1301 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 790 County Line Road.

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.

M.3 For reference, include the case number (Z2022-052) 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 Lake Rockwall Estate Subdivision, which has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed.

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."

I.6 The garage is required to meet the standards established in Subsection 07.04, Accessory Structure Development Standards of Article 04, of the Unified Development Code (UDC). This section requires that a garage be situated a minimum of 20-feet behind the front façade of the single-family home. In the current request, the garage is set approximately seven (7) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

I.7 All residential structures shall be constructed with a minimum 3:12 roof pitch as stipulated in Subsection 03.01 General Residential District Standards of Article 05, of the Unified Development Code (UDC). In this request, the proposed home's roof pitch does meet the minimum standards.

I.8 A minimum length of driveway pavement from public right-of-way for rear and side yard is 20-feet is required for a home in a Single-Family 7 (SF-7) District. In this case, the applicant must ask for a driveway variance for the proposed single-family home facing County Line Road due to part of the subject property being within a floodplain.

M.9 Please review the attached Draft Ordinance prior to the November 28, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 5, 2022.

I.10 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 December 5, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 13, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 28, 2022.

I.11 The projected City Council meeting dates for this case will be December 19, 2022 [1st Reading] and January 2, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2022	Needs Review

11/18/2022: - How will this lot be sewerred? Will there be an OSSF?

- Septic tanks and leach fields not allowed within floodplain.
- Max 4:1 slope.
- Driveway will need to be 100' from Nicole or a variance will be required.
- Driveway will need to have an engineered culvert design.
- - House will be required to be plumbed for sewer to the front (Nicole) of the house
- No structures or overhangs will be allowed in easements
- No fill allowed in flood plain

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/16/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2022	Approved

No Comments

GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS.

How will this lot be sewerred? Will there be an OSSF?

Septic tanks and leach fields not allowed within floodplain.

Driveway will need to be 100' from Nicole or a variance will be required.

- House will be required to be plumbed for sewer to the front (Nicole) of the house
- No structures or overhangs will be allowed in easements
- No fill allowed in flood plain

Driveway will need to have an engineered culvert design.

LEGEND

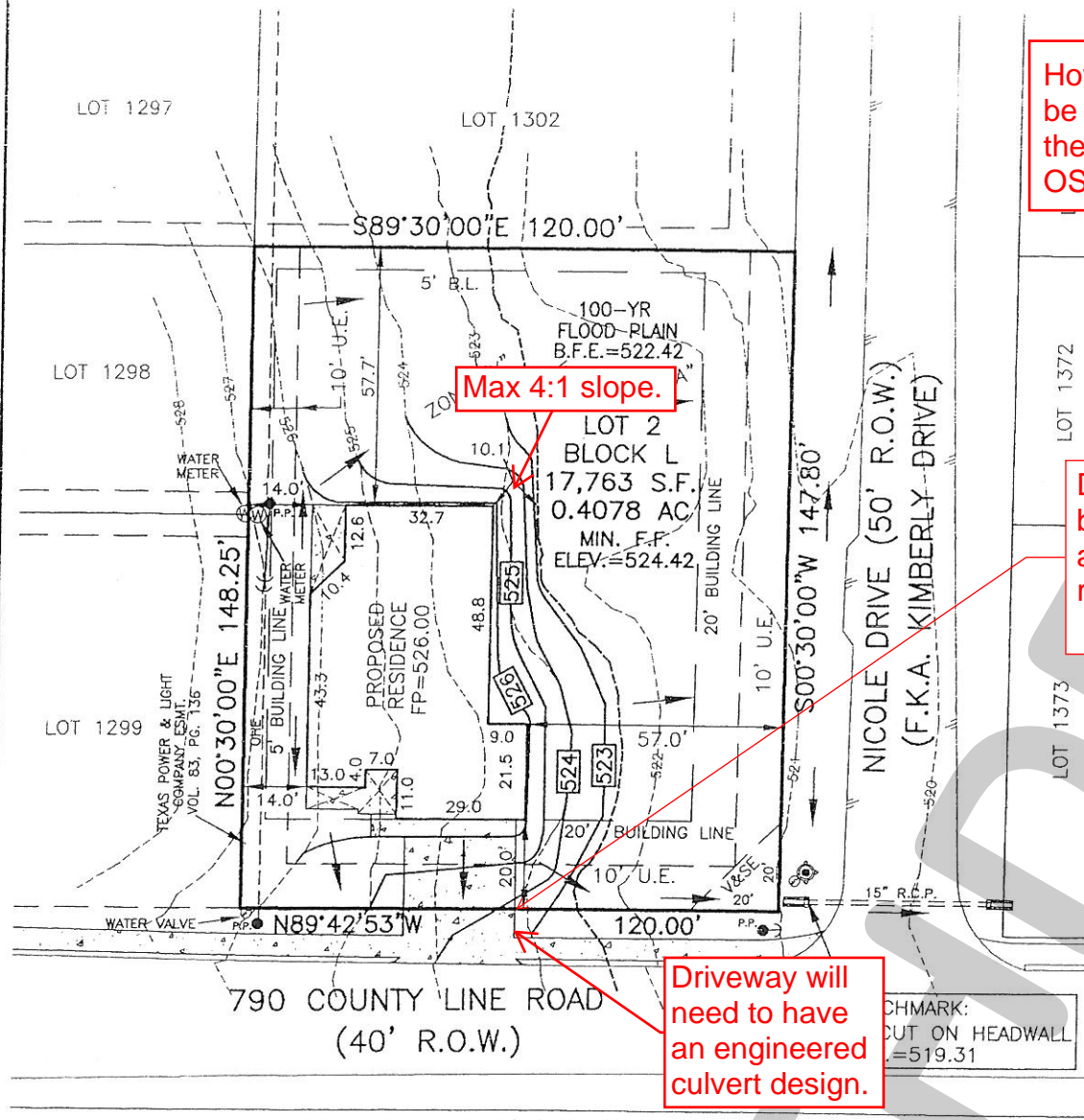
- B.F.E. - BASE FLOOD ELEVATION
- V&SE - 20'x20' VISIBILITY AND SIDEWALK EASEMENT
- ⊙ - EXISTING WATER VALVE
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- P.P. - EXISTING POWER POLE
- ⊙ - EXISTING WATER METER
- 524- - EXISTING CONTOURS
- 524- - PROPOSED CONTOURS



Henry D Niblo
9/28/2022

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
TBPERS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP



FLOOD NOTE:
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NOTES:
BEARINGS, BUILDING LINES, R.O.W.S, EASEMENTS, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.



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 790 County Line Road
SUBDIVISION Rockwall Lake Estates LOT 2 BLOCK L
GENERAL LOCATION End of County Line Road East of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential PD-75 CURRENT USE Single Family Residence PD-75
PROPOSED ZONING Residential PD-75 PROPOSED USE Single Family Residence PD-75
ACREAGE .4078 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]

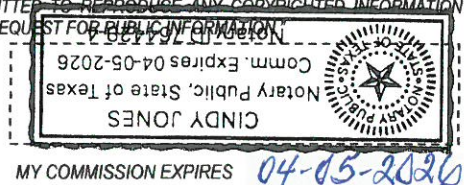
<input checked="" type="checkbox"/> OWNER	<u>Shepherd Place Homes Inc</u>	<input type="checkbox"/> APPLICANT	<u>Shepherd Place Homes Inc</u>
CONTACT PERSON	<u>Cindy Jones</u>	CONTACT PERSON	<u>Dianna McCarty</u>
ADDRESS	<u>10527 Church Rd St 201</u>	ADDRESS	<u>10527 Church Rd St 201</u>
CITY, STATE & ZIP	<u>Dallas TX 75238</u>	CITY, STATE & ZIP	<u>Dallas TX 75238</u>
PHONE	<u>972) 475-1100</u>	PHONE	<u>972 475-1100</u>
E-MAIL	<u>cjones@robbiehalehomes.com</u>	E-MAIL	<u>dianna4rhomes@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

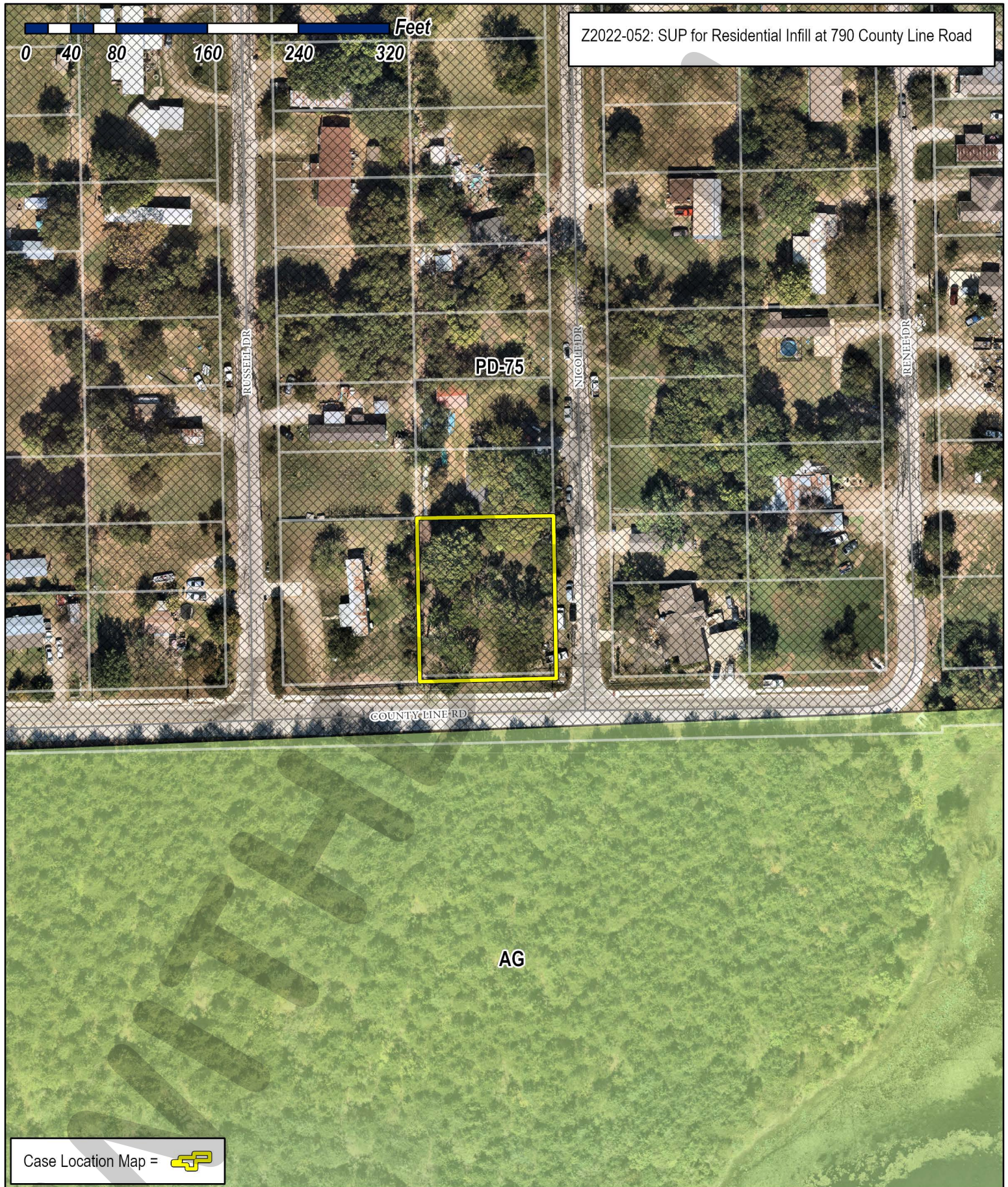
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBBIE LEE HALE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 11/1/22 DAY OF NOVEMBER, 20 22 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 10 DAY OF November, 20 22
OWNER'S SIGNATURE Robbie Lee Hale
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cindy Jones



MY COMMISSION EXPIRES 04-05-2026



Z2022-052: SUP for Residential Infill at 790 County Line Road

PD-75

AG

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.

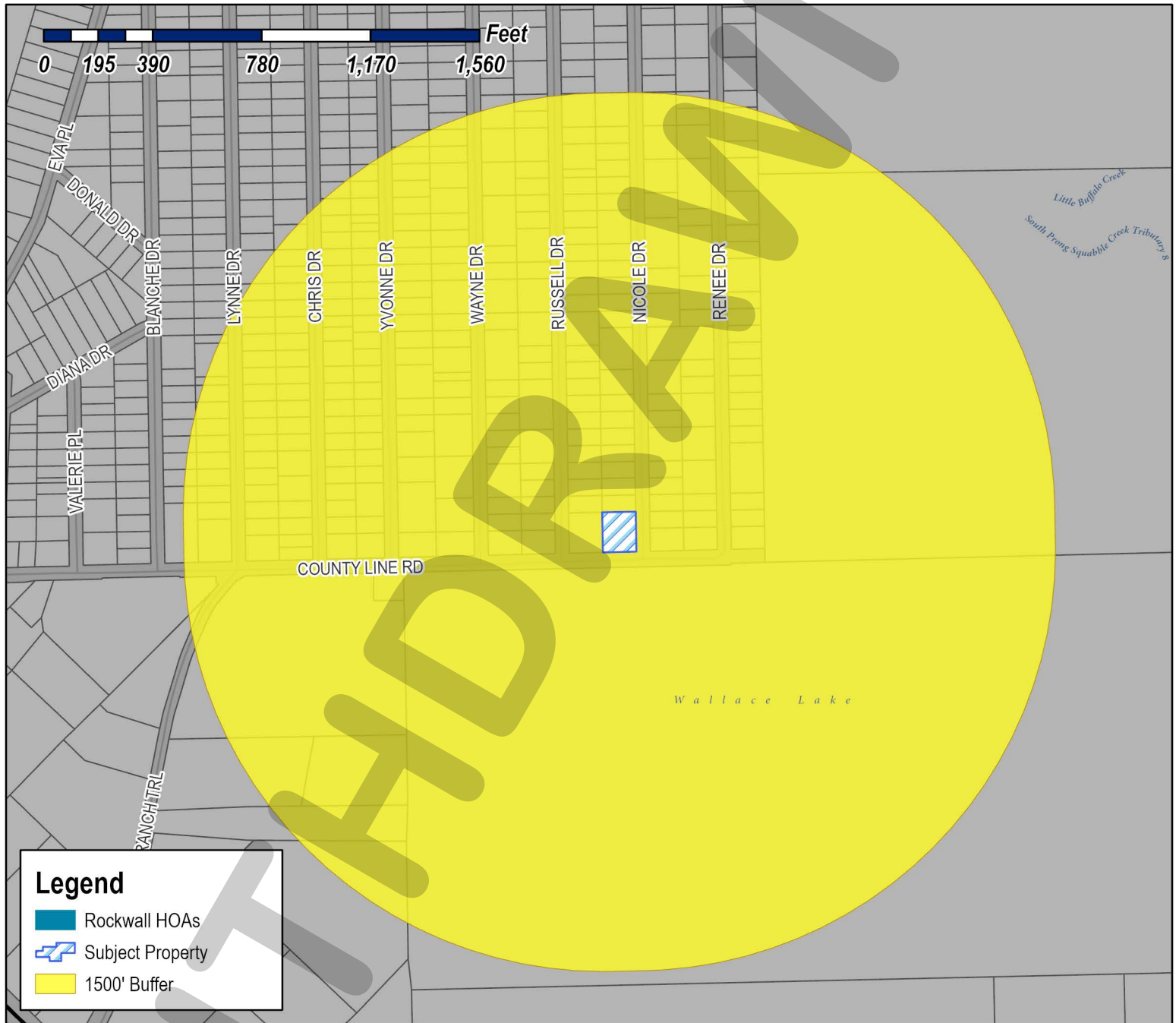
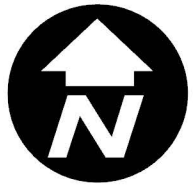




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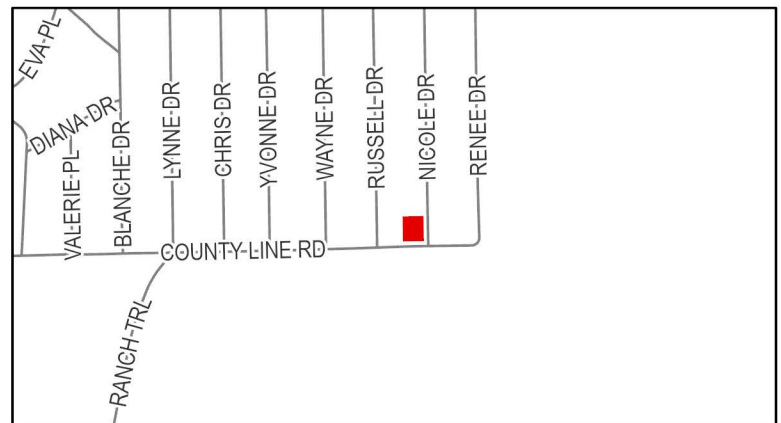
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Case Number: Z2022-052
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Rd

Date Saved: 11/15/2022

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

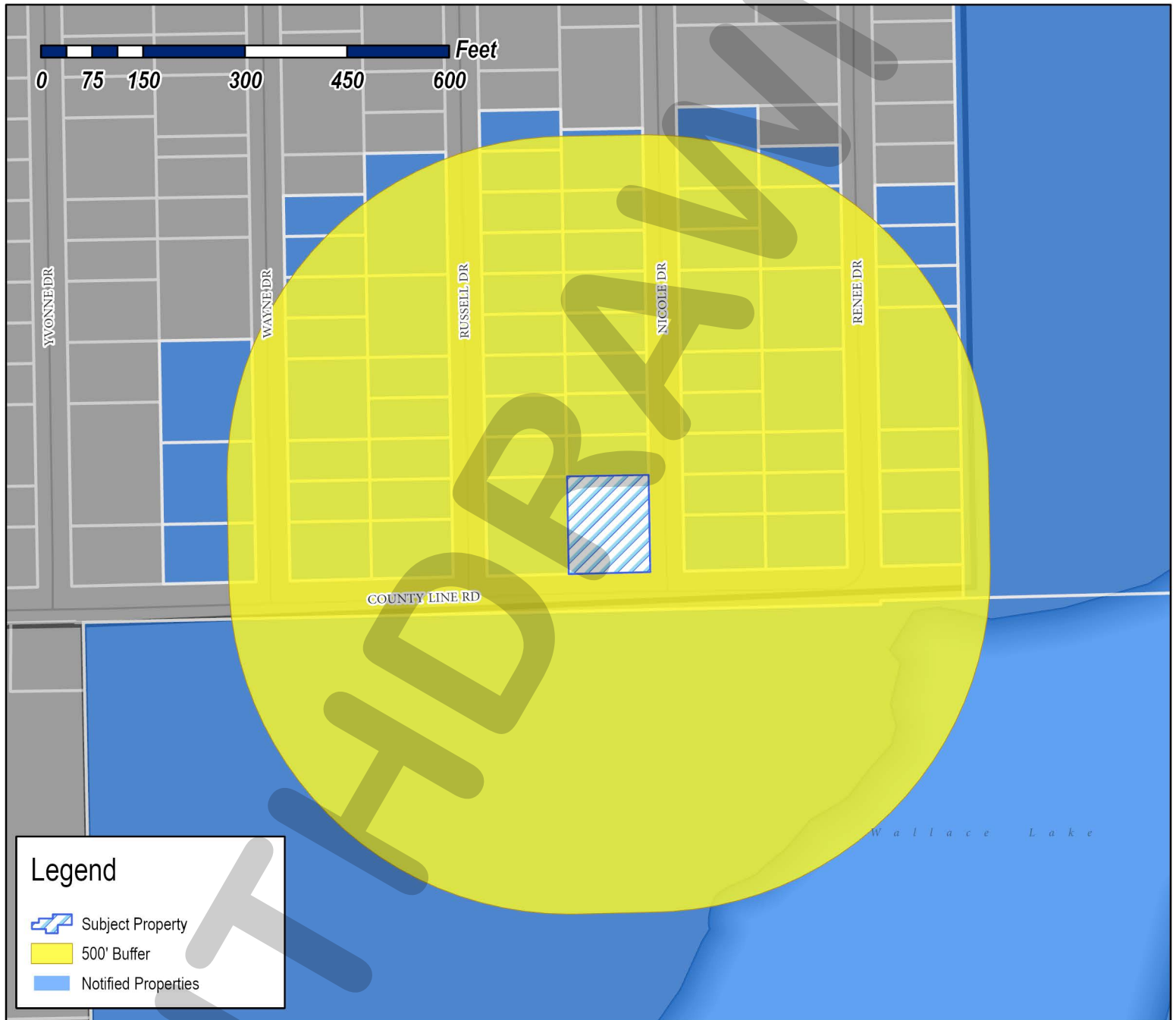





City of Rockwall


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Legend

 Subject Property

 500' Buffer

 Notified Properties

Case Number: Z2022-052
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Road

Date Saved: 11/15/2022

For Questions on this Case Call: (972) 771-7746



LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SHEPHERD PLACE HOMES INC
10527 CHURCH RD SUITE 201
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
115 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
115 WAYNE DR
ROCKWALL, TX 75032

DIAZ CARLOS O &
YOVANA M CHAVEZ
115 RUSSELL DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
116 NICOLE
ROCKWALL, TX 75032

GLEASON DIANE
116 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
118 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

BARRON GILDARDO
125 WAYNE DR
ROCKWALL, TX 75032

VASQUEZ FRANCISCO
125 NICOLE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
125 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
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ESPINOZA ERIKA ARACELI
132 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
133 RUSSELL DR
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JUNFA USA, LLC
137 NICOLE DR
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139 RENEE DR
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IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

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RAMIREZ ZACARIAS
143 RUSSELL DR
ROCKWALL, TX 75032

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143 WAYNE DR
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RUIZ SONIA
149 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
152 NICOLE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

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RODRIGUEZ YUNIOR ARROYO
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RUIZ SONIA
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VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
163 BASS RD
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UC JOSE LUIS & GELLY DEL R
164 NICOLE DR
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VASQUEZ JESUS
167 RENEE DR
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MARQUEZ FELIX C
168 RUSSELL DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
169 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

FAST INVESTMENTS LLC
181 RUSSELL DR
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

ACUNA NINFA
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OLIVARES JAIME
191 RENEE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

FAST INVESTMENTS LLC
193 RUSSELL DR
ROCKWALL, TX 75032

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
195 NICOLE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
195 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
195 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
196 NICOLE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
198 RUSSELL DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
207 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
208 NICOLE DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
211 WAYNE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
222 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
223 RUSSELL DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
235 RUSSELL DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
416 BASS RD
ROCKWALL, TX 75032

CLEM MILFORD
433 THISTLE DR
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

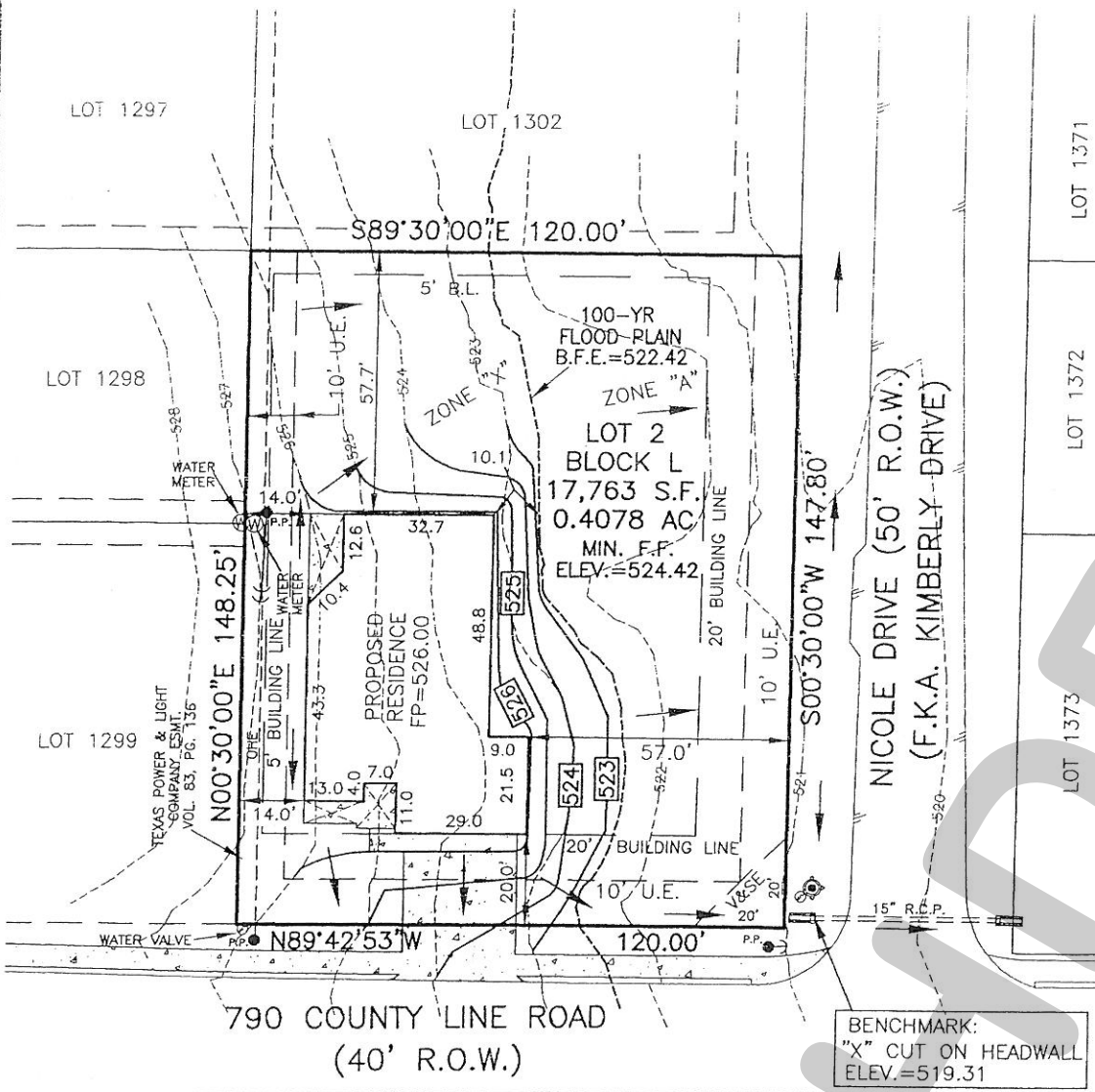
BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO.
20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY,
TEXAS.



LEGEND	
B.F.E. -	BASE FLOOD ELEVATION
V&SE -	20'x20' VISIBILITY AND SIDEWALK EASEMENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING WATER METER
-524-	EXISTING CONTOURS
-524-	PROPOSED CONTOURS

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCHMARK:
"X" CUT ON HEADWALL
ELEV.=519.31

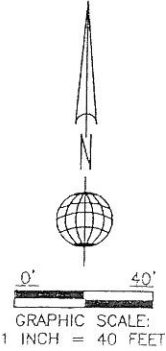
NOTES:

BEARINGS, BUILDING LINES, R.O.W.S,
EASEMENTS, DIMENSIONS, ETC. ARE
PER PLAT REFERENCED IN LEGAL
DESCRIPTION ABOVE.



Henry D Niblo
9/28/2022

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

These plans must comply with
2018 IRC and 2014 NEC



Laura Lowe Design, LLC
home design since 1980
912-462-9300

790 County Line Road
Rockwall lake Estates
Lot 2 Block L

PLAN 2115
B elevation
3 CAR GARGAE

ROBBIE HALE
HOMES

DATE:

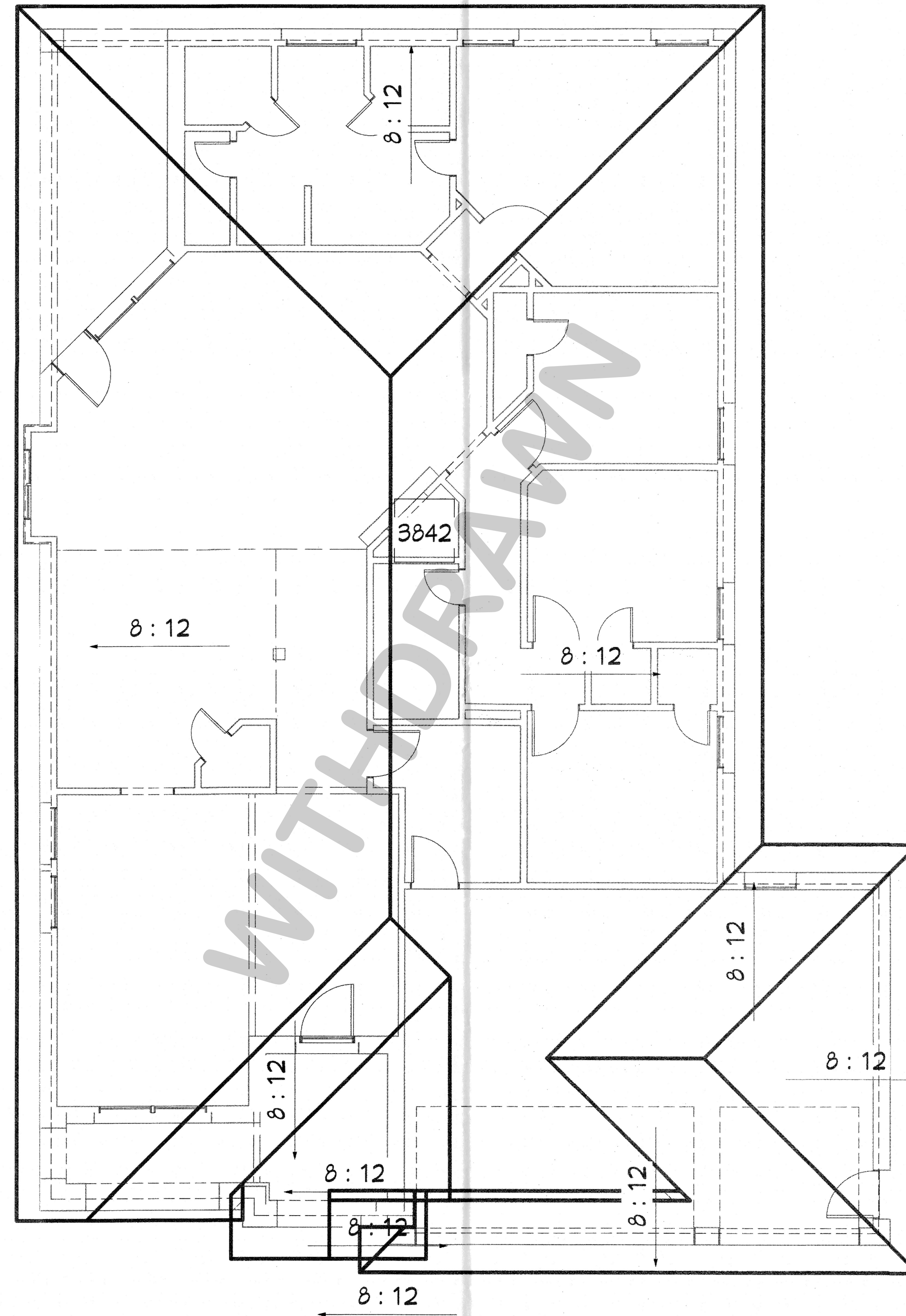
4/16/2022

SCALE:

1/4"=1'0"

SHEET:

2



These plans must comply with
2018 IRC and 2014 NEC

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



Laura Lowe Design, LLC
home design since 1980
972-462-9300

ROBBIE HALE
HOMES

PLAN 2115
B elevation
3 CAR GARGAE

DATE:

4/19/2022

SCALE:

1/4"=1'0"

SHEET:

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL 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 0.4078-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1300 & 1301, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Danna McCarty of Shepherd Homes, Inc. for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.4078-acre parcel of land being described as Lots 1300 & 1301, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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 2nd DAY OF JANUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

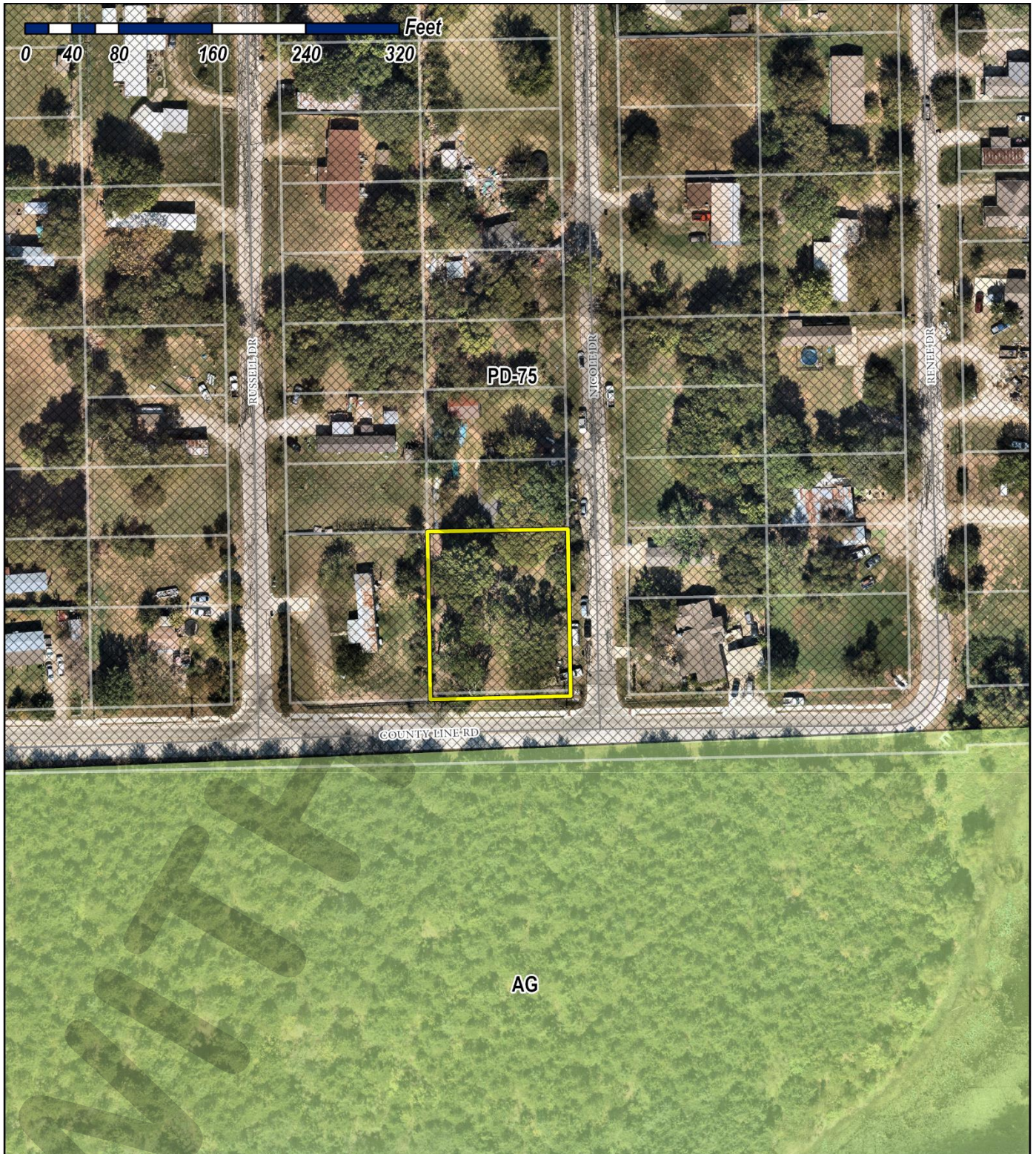
1st Reading: December 19, 2022

2nd Reading: January 2, 2023

Exhibit 'A'
Location Map and Survey

Address: 790 County Line Road

Legal Description: Lots 1300 & 1301, Rockwall Lake Estates #2 Addition



Residential Plot Plan

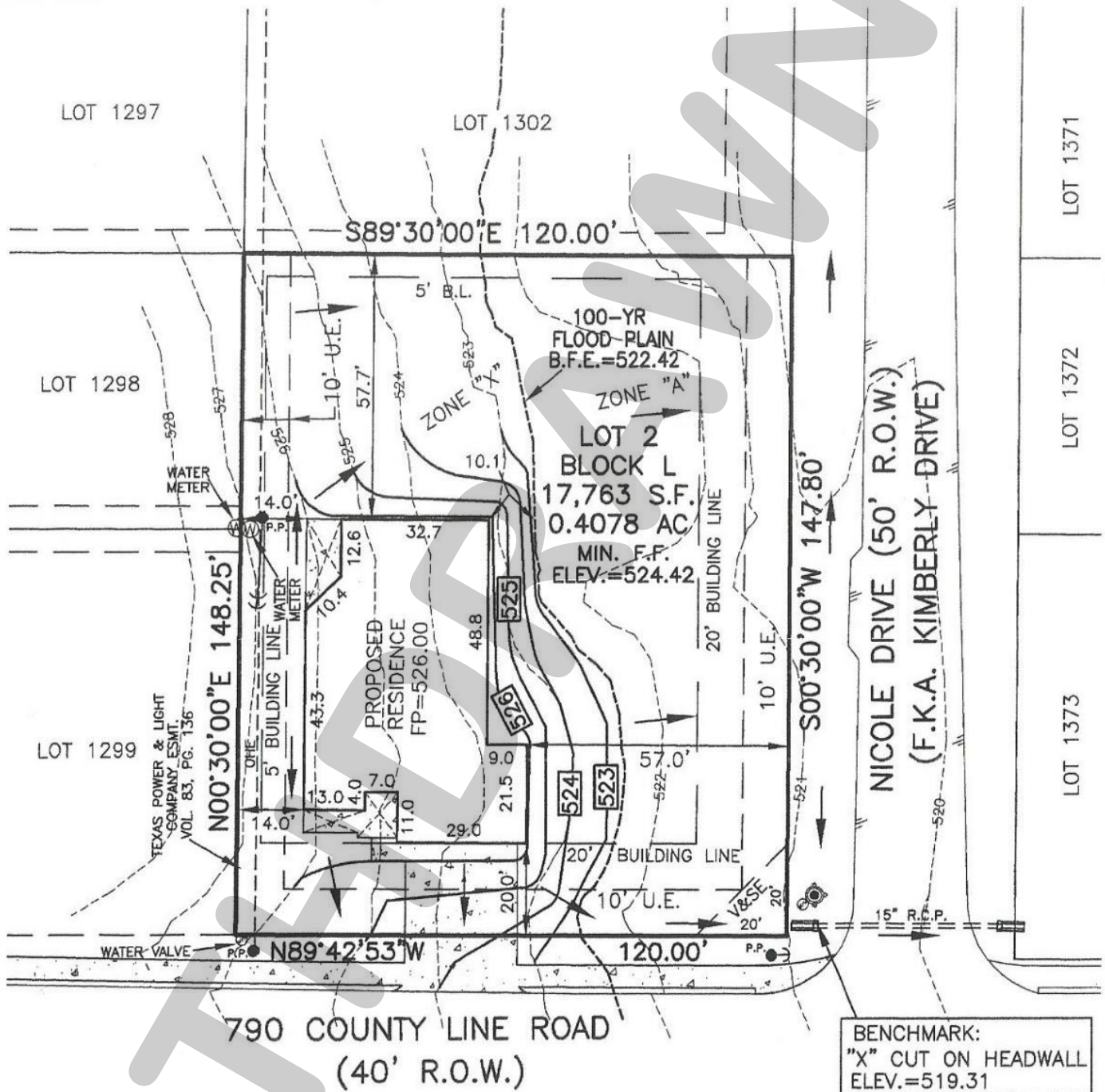
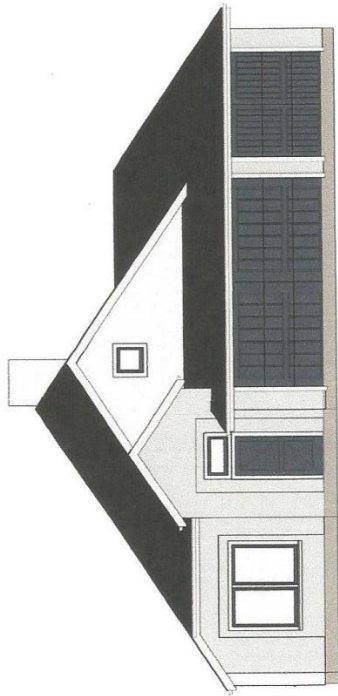
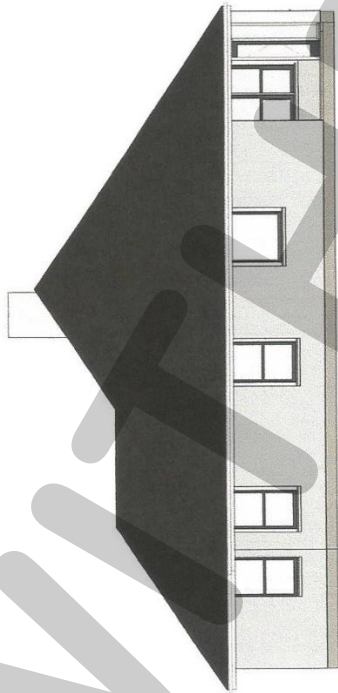


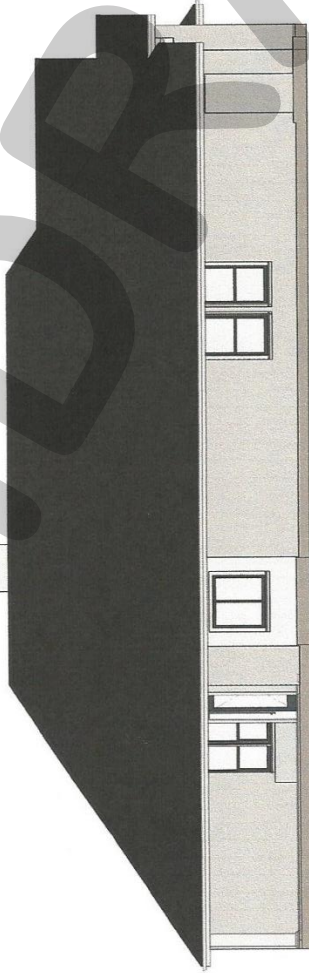
Exhibit 'C':
Building Elevations



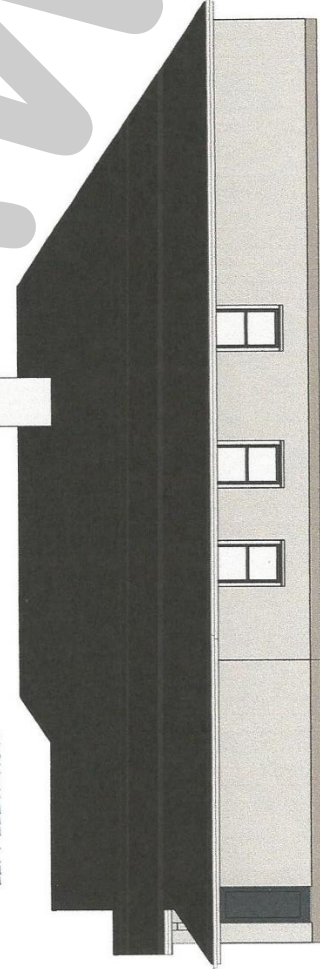
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

These plans must comply with
2018 IRC and 2014 NEC



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Angelica Guevara, *Planning Technician*

DATE: December 13, 2022

SUBJECT: Z2022-052; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

On December 3, 2022, the applicant -- *Bart Carroll of Carroll Consulting Group, Inc.* -- sent an email on behalf of Dianna McCarty of Shepherd Place Homes, Inc. requesting to withdraw *Case No. Z2022-052*. According to the applicant, the purpose of the withdrawal request is to wait until sanitary sewer becomes available for the subject property. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions staff will be available at the December 13, 2022 meeting.

From: [Bart Carroll](#)
To: [Guevara, Angelica](#); [Kyle McGlothlin](#); [Dianna McCarty](#)
Subject: Re: Engineering Comments [Case No. Z2022-052]
Date: Saturday, December 3, 2022 3:53:53 PM

Angelica

Shepherd Place Homes Inc. had decided not to continue the application for the SUP at this time for [Case No. Z2022-052]. They have decided to wait till the sanitary sewer is available.

Thank you.

Bart Carroll RPLS
Carroll Consulting Group Inc.
P.O. Box 11, Lavon Texas 75166
Texas RPLS Firm No. 10007200
Texas PE Firm No. F-21608
bart.carroll@yahoo.com
972-742-4411

On Wednesday, November 30, 2022 at 11:04:42 AM CST, Guevara, Angelica <aguevara@rockwall.com> wrote:

Mr. Carroll,

Please see the attached comments and let me know if you have any questions.

Thank you,

[Angelica Guevara](#)
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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.



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 790 County Line Road
SUBDIVISION Rockwall Lake Estates LOT 2 BLOCK L
GENERAL LOCATION End of County Line Road East of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential PD-75 CURRENT USE Single Family Residence PD-75
PROPOSED ZONING Residential PD-75 PROPOSED USE Single Family Residence PD-75
ACREAGE .4078 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]

<input checked="" type="checkbox"/> OWNER	<u>Shepherd Place Homes Inc</u>	<input type="checkbox"/> APPLICANT	<u>Shepherd Place Homes Inc</u>
CONTACT PERSON	<u>Cindy Jones</u>	CONTACT PERSON	<u>Dianna McCarty</u>
ADDRESS	<u>10527 Church Rd St 201</u>	ADDRESS	<u>10527 Church Rd St 201</u>
CITY, STATE & ZIP	<u>Dallas TX 75238</u>	CITY, STATE & ZIP	<u>Dallas TX 75238</u>
PHONE	<u>972) 475-1100</u>	PHONE	<u>972 475-1100</u>
E-MAIL	<u>cjones@robbiehalehomes.com</u>	E-MAIL	<u>dianna4rhomes@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

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

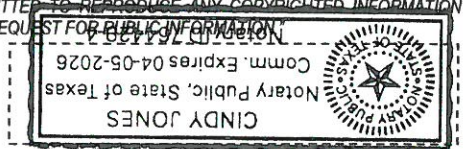
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/1/22 DAY OF NOVEMBER, 20 22 BY SIGNING THIS 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 10 DAY OF November, 20 22

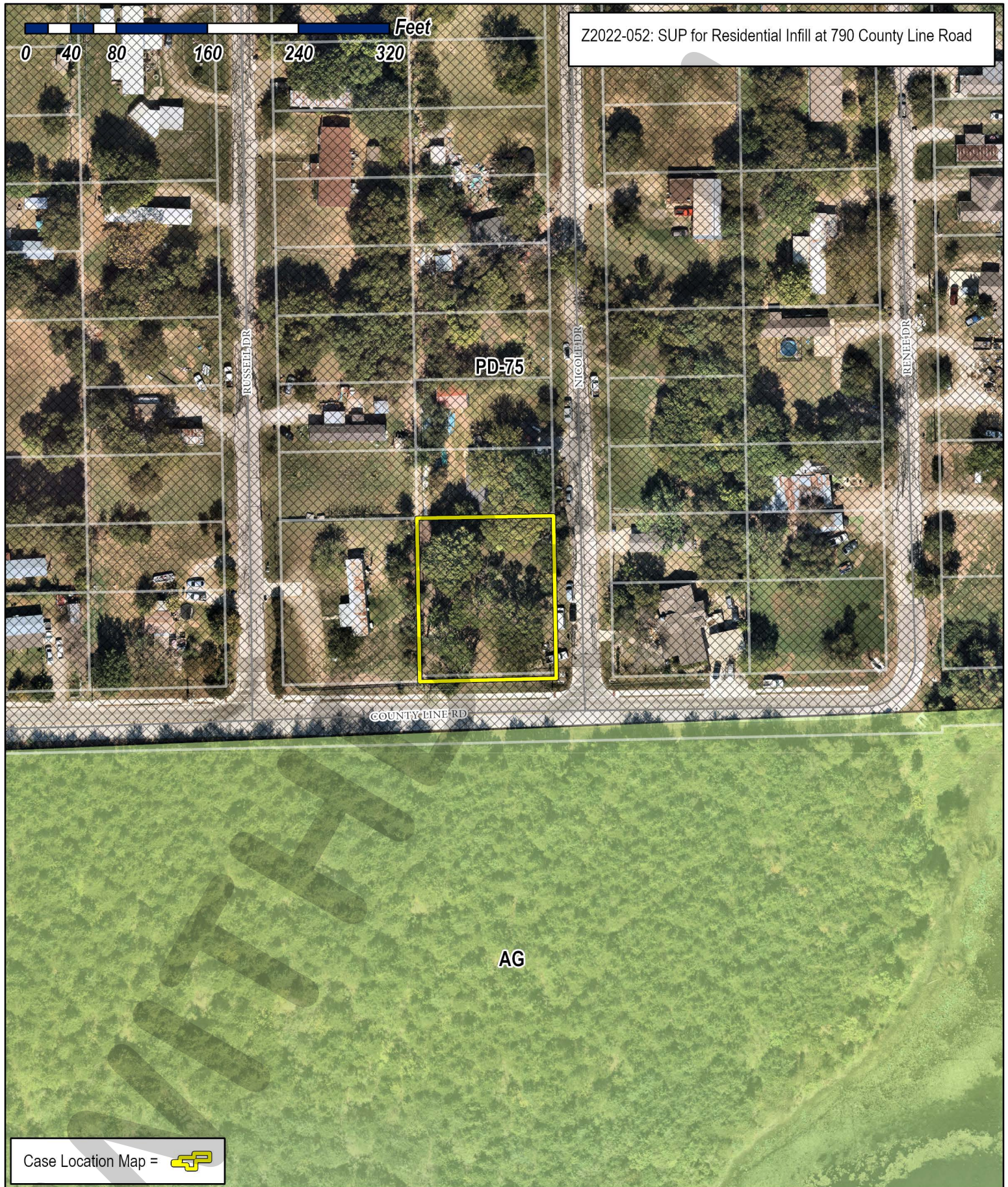
OWNER'S SIGNATURE

Robbie Lee Hale
Cindy Jones

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 04-05-2026



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.

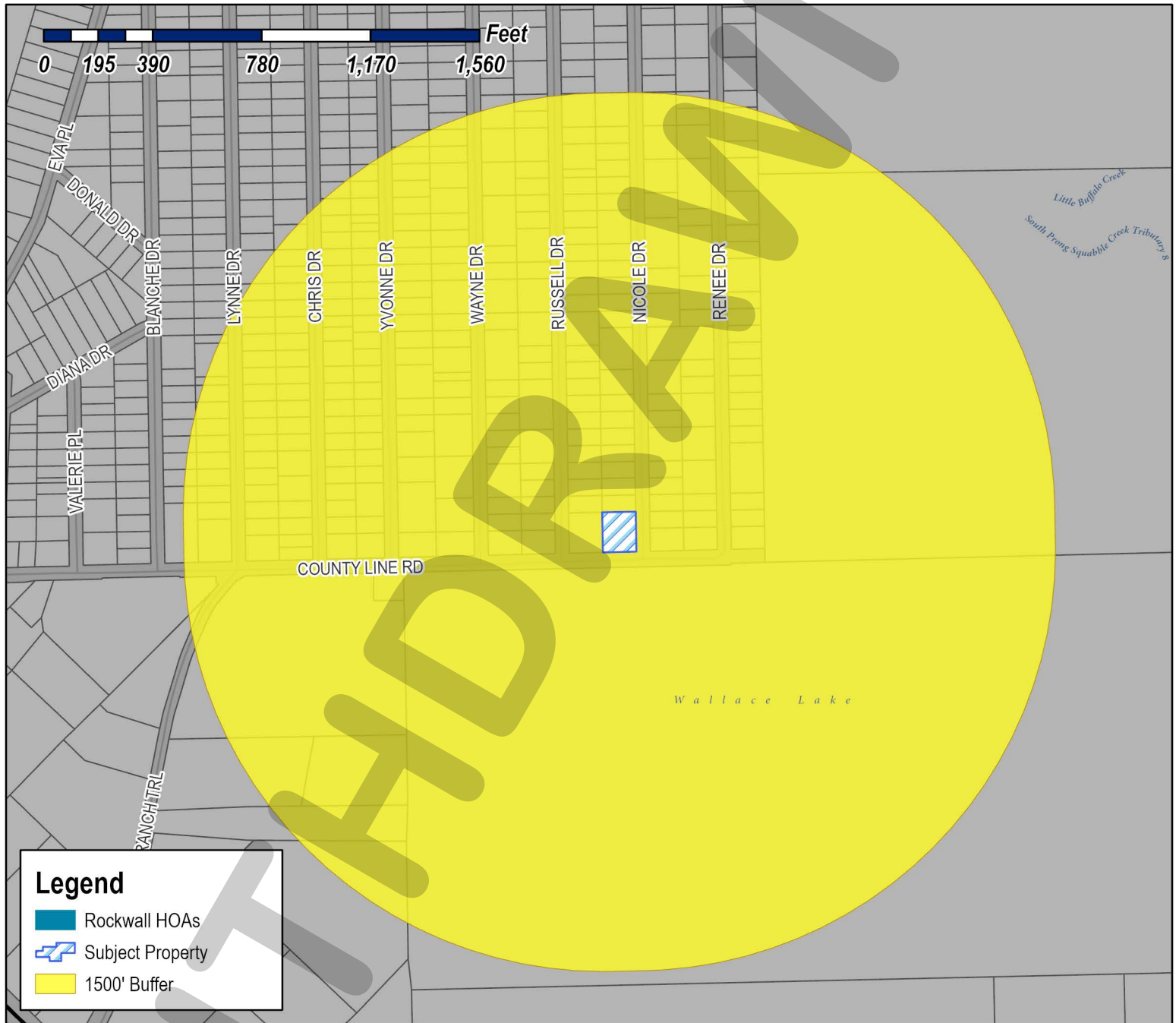
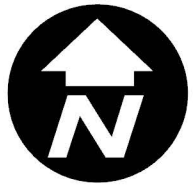




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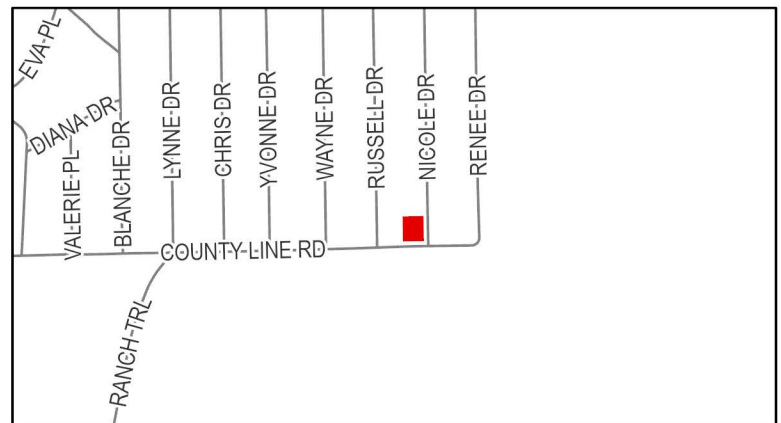
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Case Number: Z2022-052
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Rd

Date Saved: 11/15/2022

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

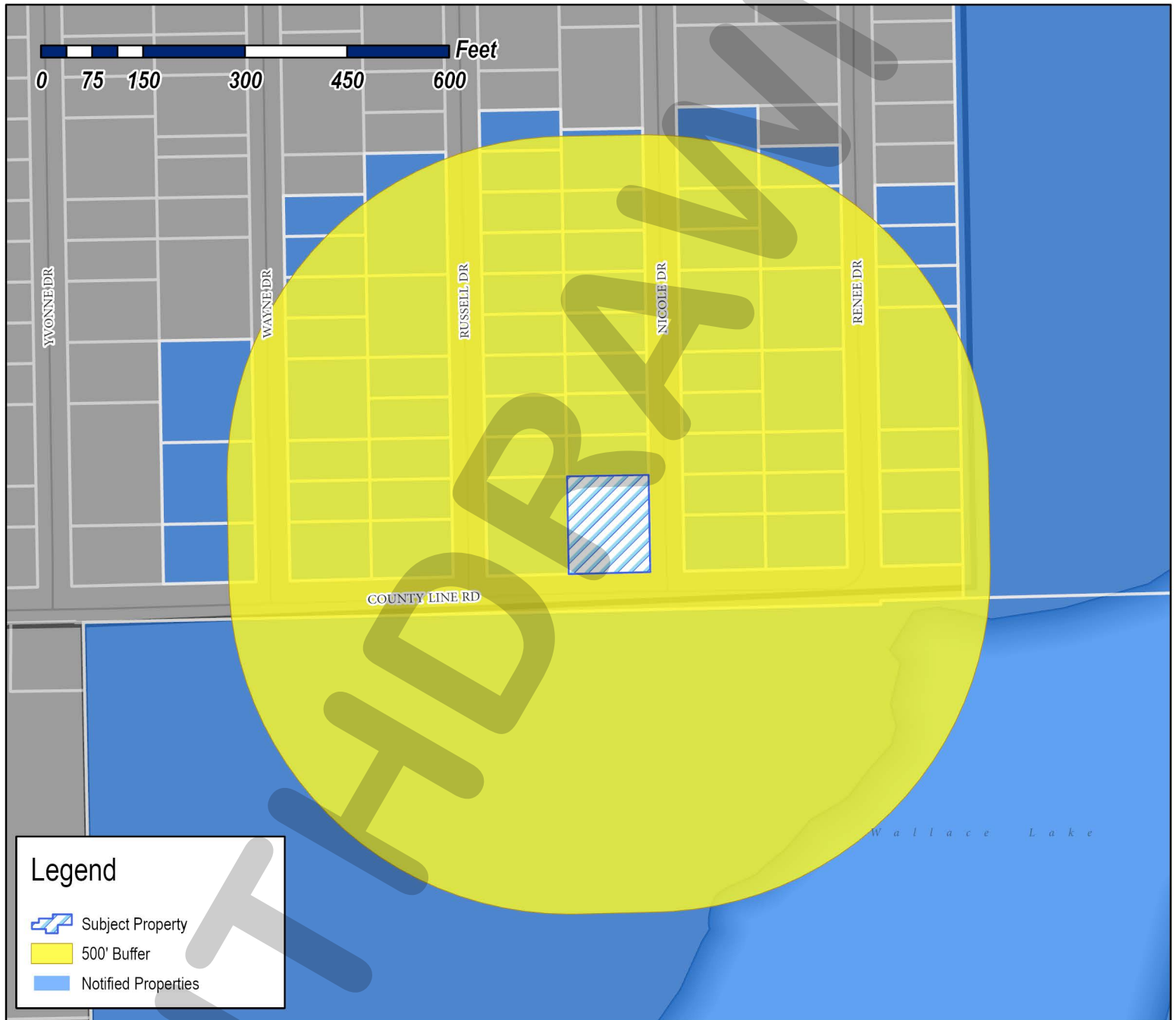




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(W): www.rockwall.com

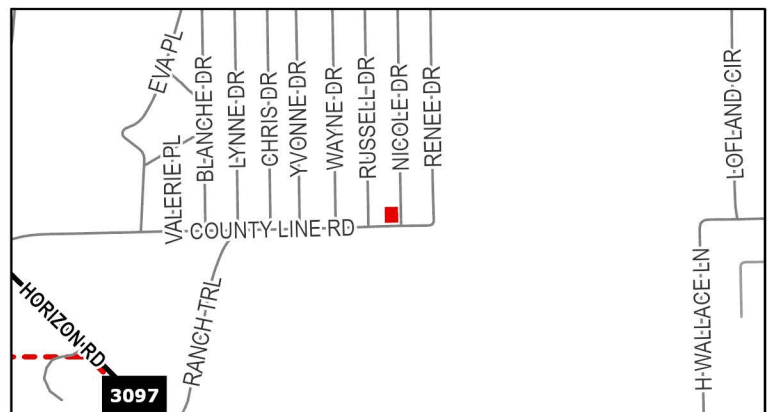
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2022-052
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 790 County Line Road

Date Saved: 11/15/2022

For Questions on this Case Call: (972) 771-7746



LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SHEPHERD PLACE HOMES INC
10527 CHURCH RD SUITE 201
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY
1101 RIDGE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
115 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
115 WAYNE DR
ROCKWALL, TX 75032

DIAZ CARLOS O &
YOVANA M CHAVEZ
115 RUSSELL DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
116 NICOLE
ROCKWALL, TX 75032

GLEASON DIANE
116 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
118 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

DE SANTIAGO OSCAR MANUEL ACOSTA
124 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

RAMIREZ ZACARIAS
1244 COUNTY RD 2278
QUINLAN, TX 75474

BARRON GILDARDO
125 WAYNE DR
ROCKWALL, TX 75032

VASQUEZ FRANCISCO
125 NICOLE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
125 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
127 RENEE DR
ROCKWALL, TX 75032

GLEASON DIANE
128 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
130 RENEE DR
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI
132 WAYNE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
133 RUSSELL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
137 NICOLE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CLEM MILFORD
142 RUSSELL DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
143 RUSSELL DR
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
143 WAYNE DR
ROCKWALL, TX 75032

RUIZ SONIA
149 NICOLE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
152 NICOLE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
154 RUSSELL DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
155 RUSSELL DR
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
157 WAYNE DR
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO
158 WAYNE DR
ROCKWALL, TX 75032

RUIZ SONIA
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

AGUILLON JOSE LUIS
163 BASS RD
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
164 NICOLE DR
ROCKWALL, TX 75032

ROCKWALL HABITAT FOR HUMANITY
167 RUSSELL DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

MARQUEZ FELIX C
168 RUSSELL DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
169 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

FAST INVESTMENTS LLC
181 RUSSELL DR
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

ACUNA NINFA
182 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OLIVARES JAIME
191 RENEE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

AVILA LUZ MARIA
1924 DEVONSHIRE
GARLAND, TX 75041

FAST INVESTMENTS LLC
193 RUSSELL DR
ROCKWALL, TX 75032

MONTOYA YVONNE
193 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
195 NICOLE DR
ROCKWALL, TX 75032

AVILA LUZ MARIA
195 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
195 WAYNE DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
196 NICOLE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
198 RUSSELL DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

ESPARZA NORA
207 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
208 NICOLE DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN
209 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO
211 WAYNE DR
ROCKWALL, TX 75032

RENO PATRICIA JEAN
218 RUSSELL DRIVE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
222 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
223 RUSSELL DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC
235 RUSSELL DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND
YAJAIRA GUADALUPE GARCIA FERNANDEZ
416 BASS RD
ROCKWALL, TX 75032

CLEM MILFORD
433 THISTLE DR
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ACUNA NINFA
703 T L TOWNSEND DR
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

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SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP
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787 HAIL DR
ROCKWALL, TX 75032

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

EMZ REAL ESTATE LLC
9110 TAMPAS LANE
DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO
9233 WHISKERS RD
QUINLAN, TX 75474

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9233 WHISKERS RD
QUINLAN, TX 75474

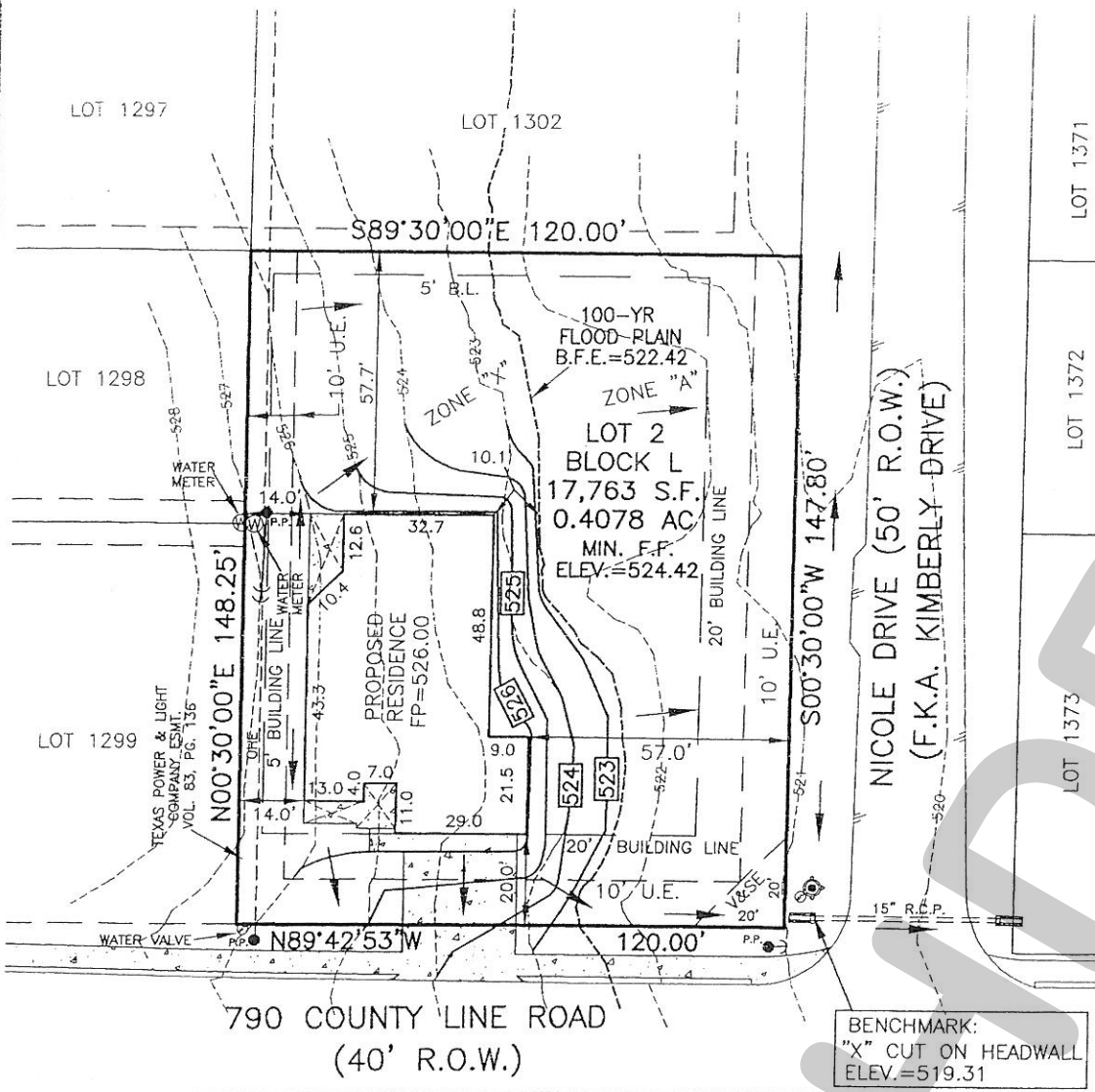
BARRON GILDARDO
P.O. BOX 2044
ROCKWALL, TX 75087

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GLEASON DIANE
PO BOX 670041
DALLAS, TX 75367

GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION,
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO.
20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY,
TEXAS.



LEGEND	
B.F.E. -	BASE FLOOD ELEVATION
V&SE -	20'x20' VISIBILITY AND SIDEWALK EASEMENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING WATER METER
-524-	EXISTING CONTOURS
-524-	PROPOSED CONTOURS

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCHMARK:
"X" CUT ON HEADWALL
ELEV.=519.31

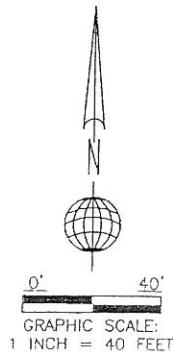
NOTES:

BEARINGS, BUILDING LINES, R.O.W.S,
EASEMENTS, DIMENSIONS, ETC. ARE
PER PLAT REFERENCED IN LEGAL
DESCRIPTION ABOVE.



Henry D. Niblo
9/28/2022

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition



CARROLL CONSULTING GROUP, INC.
P.O. BOX 11
LAVON, TEXAS 75166
TBPELS REGISTRATION NO.: F-21608
Phone (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

These plans must comply with
2018 IRC and 2014 NEC



Laura Lowe Design, LLC
home design since 1980
912-462-9300

790 County Line Road
Rockwall lake Estates
Lot 2 Block L

PLAN 2115
B elevation
3 CAR GARGAE

ROBBIE HALE
HOMES

DATE:

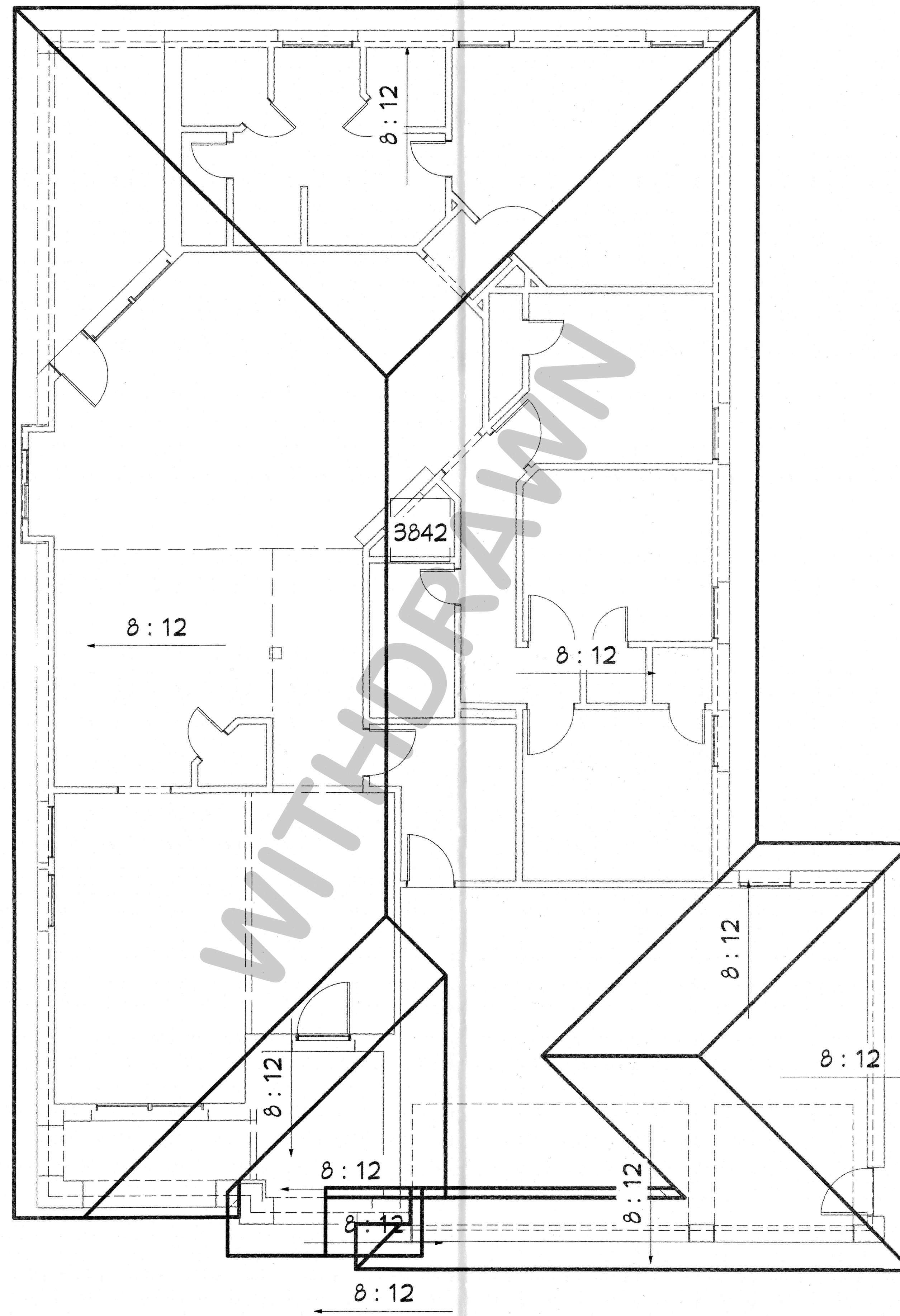
4/16/2022

SCALE:

1/4"=1'0"

SHEET:

2



Laura Lowe Design, LLC
home design since 1980
972-462-9300

ROBBIE HALE
HOMES

PLAN 2115
B elevation
3 CAR GARGAE

DATE:
4/19/2022
SCALE:
1/4"=1'0"
SHEET:

These plans must comply with
2018 IRC and 2014 NEC

790 County Line Road
Rockwall TX 75032
Lot 2 Block L
Rockwall Lake Estates Addition

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL 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 0.4078-ACRE PARCEL OF LAND, IDENTIFIED AS LOTS 1300 & 1301, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Danna McCarty of Shepherd Homes, Inc. for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.4078-acre parcel of land being described as Lots 1300 & 1301, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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 2nd DAY OF JANUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 19, 2022

2nd Reading: January 2, 2023

Exhibit 'A'
Location Map and Survey

Address: 790 County Line Road

Legal Description: Lots 1300 & 1301, Rockwall Lake Estates #2 Addition

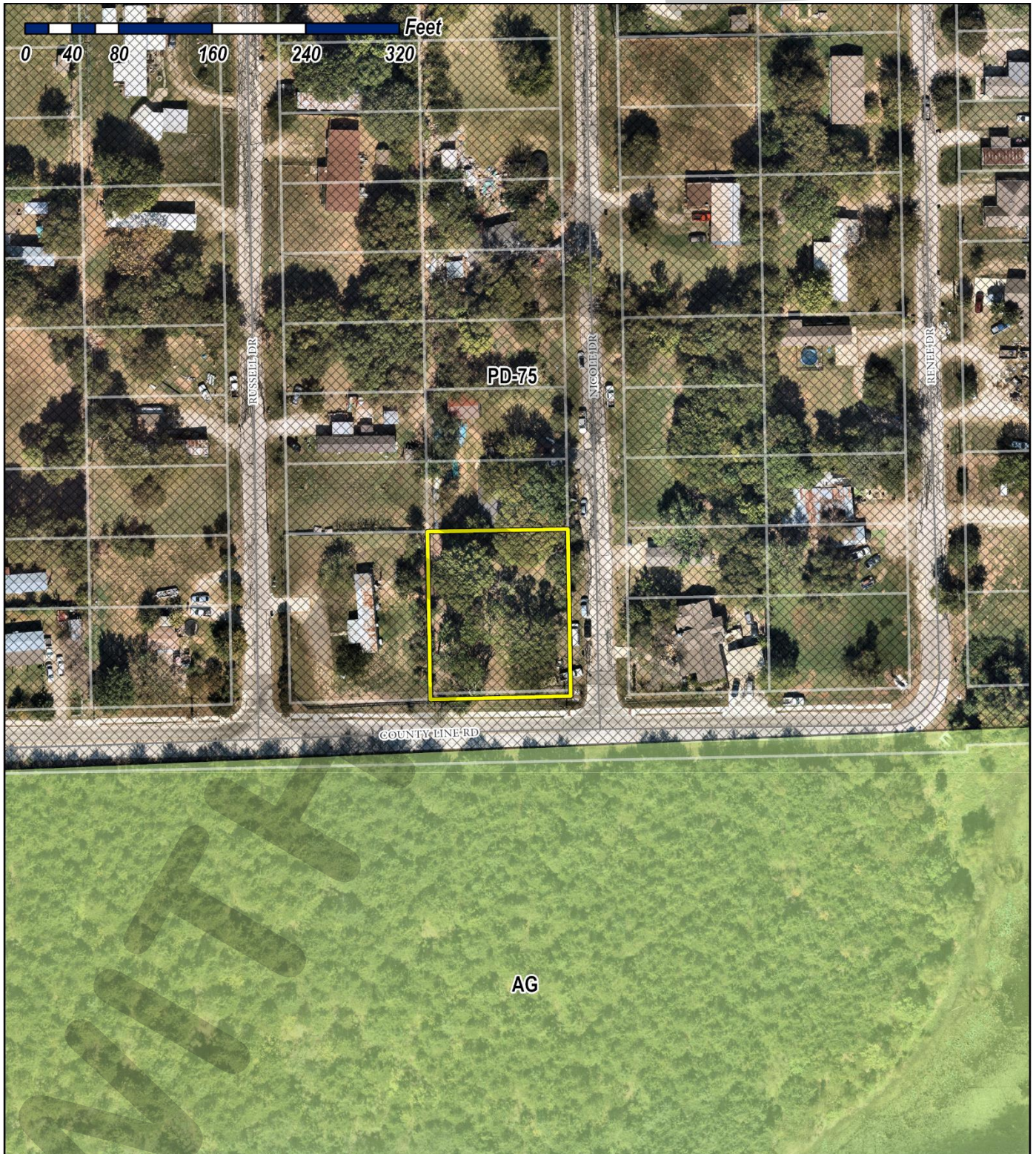


Exhibit 'B':
Residential Plot Plan

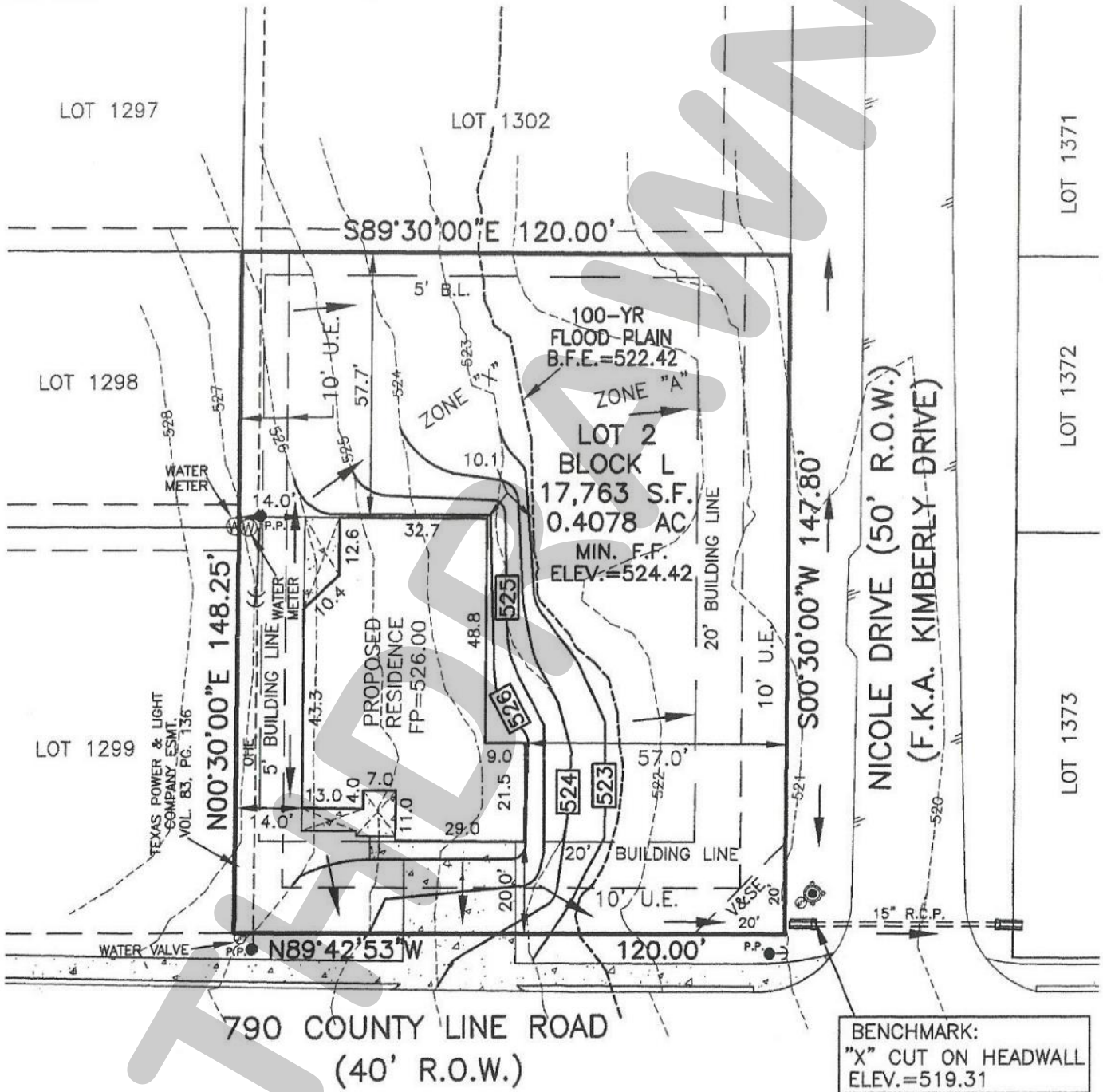
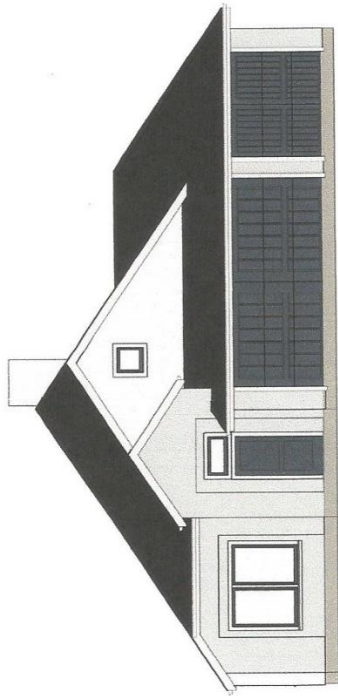
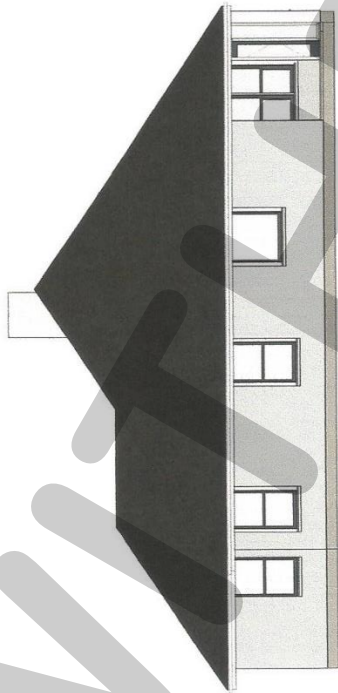


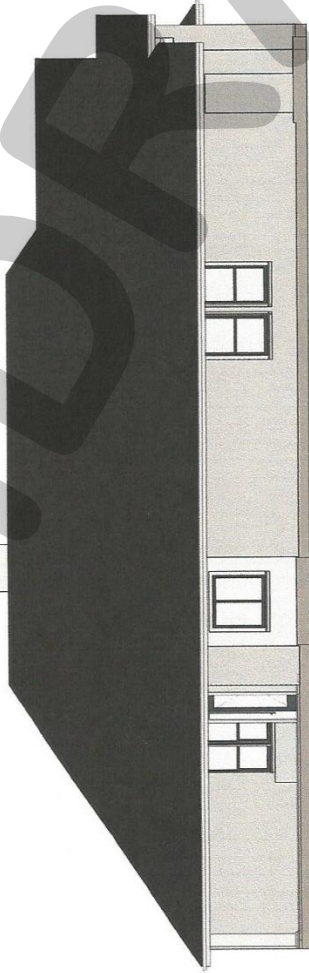
Exhibit 'C':
Building Elevations



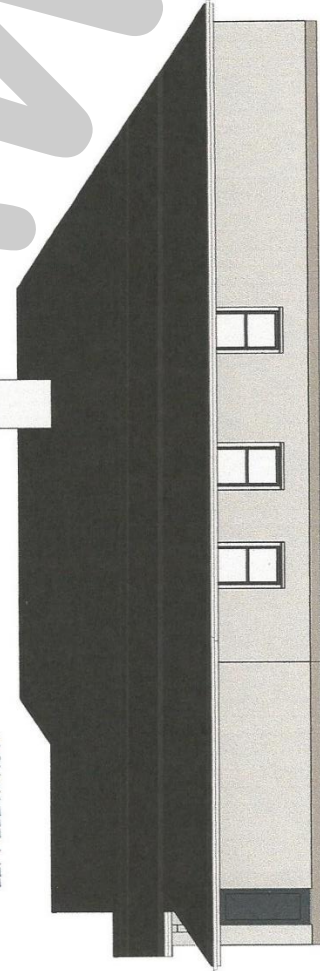
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

These plans must comply with
2018 IRC and 2014 NEC

From: [Bart Carroll](#)
To: [Guevara, Angelica](#); [Kyle McGlothlin](#); [Dianna McCarty](#)
Subject: Re: Engineering Comments [Case No. Z2022-052]
Date: Saturday, December 3, 2022 3:53:53 PM

Angelica

Shepherd Place Homes Inc. had decided not to continue the application for the SUP at this time for [Case No. Z2022-052]. They have decided to wait till the sanitary sewer is available.

Thank you.

Bart Carroll RPLS
Carroll Consulting Group Inc.
P.O. Box 11, Lavon Texas 75166
Texas RPLS Firm No. 10007200
Texas PE Firm No. F-21608
bart.carroll@yahoo.com
972-742-4411

On Wednesday, November 30, 2022 at 11:04:42 AM CST, Guevara, Angelica <aguevara@rockwall.com> wrote:

Mr. Carroll,

Please see the attached comments and let me know if you have any questions.

Thank you,

[Angelica Guevara](#)
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

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