



**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. 22023 -

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 124 Lynne DR Rockwall TX 75087  
 SUBDIVISION Rockwall Lake Properties LOT 905A BLOCK  
 GENERAL LOCATION Rockwall, TX

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

CURRENT ZONING	CURRENT USE	
PROPOSED ZONING	PROPOSED USE	
ACREAGE	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

OWNER/APPLICANT	CONTACT PERSON
<input checked="" type="checkbox"/> OWNER <u>Urbano Fernandez</u>	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS 1235 LC CR 3423 Wills Point TX 75169	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE 469 474 4213	PHONE (469) 474-4213
E-MAIL Urbano	E-MAIL cfc.homes75@gmail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Urbano Fernandez Alvarez [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 20th DAY OF January, 2023. 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."

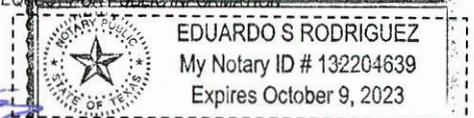
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE

Urbano Fernandez

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eduardo S. Rodriguez

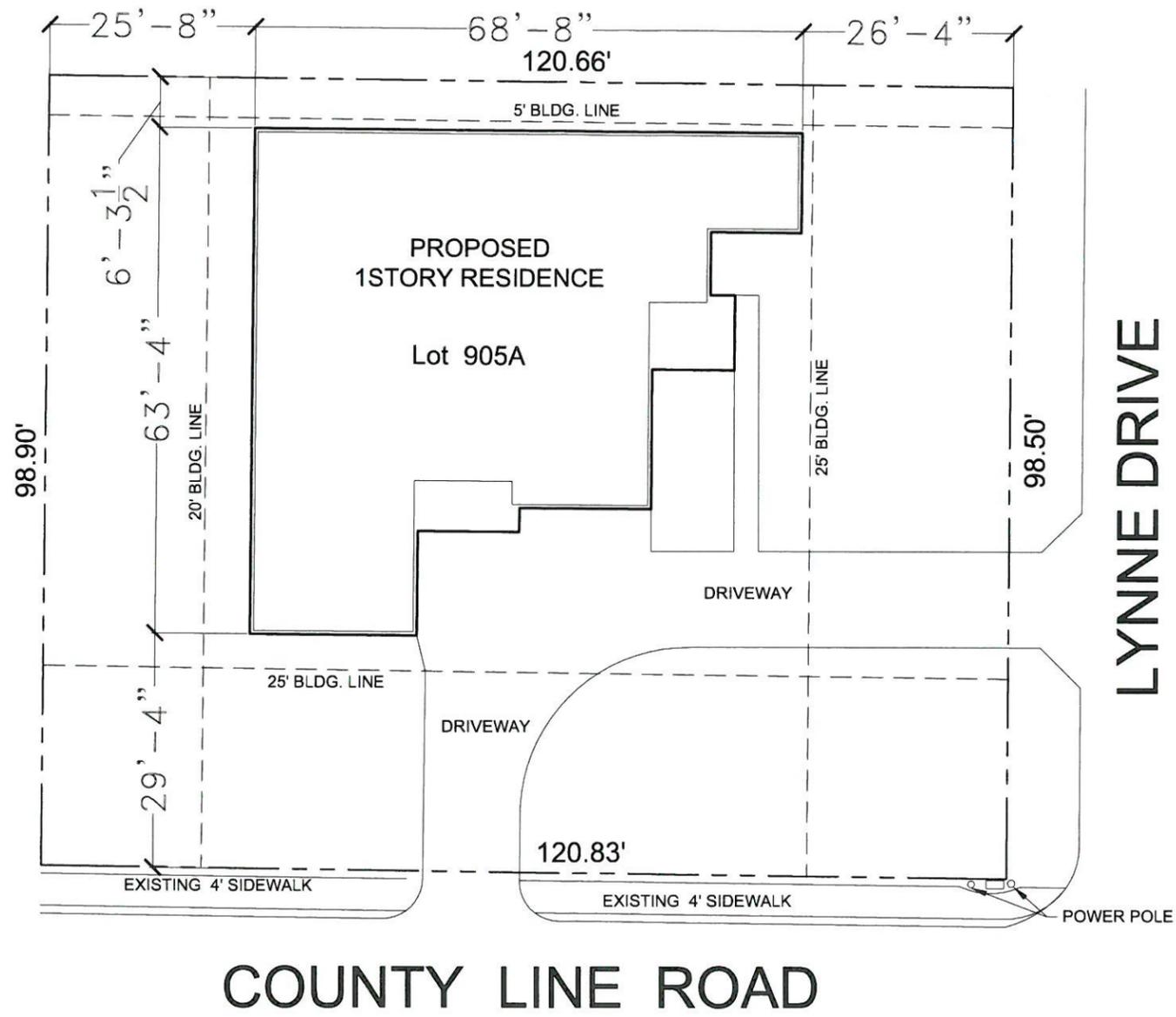


MY COMMISSION EXPIRES

10/9/2023



SCALE: 1" = 20'-0"



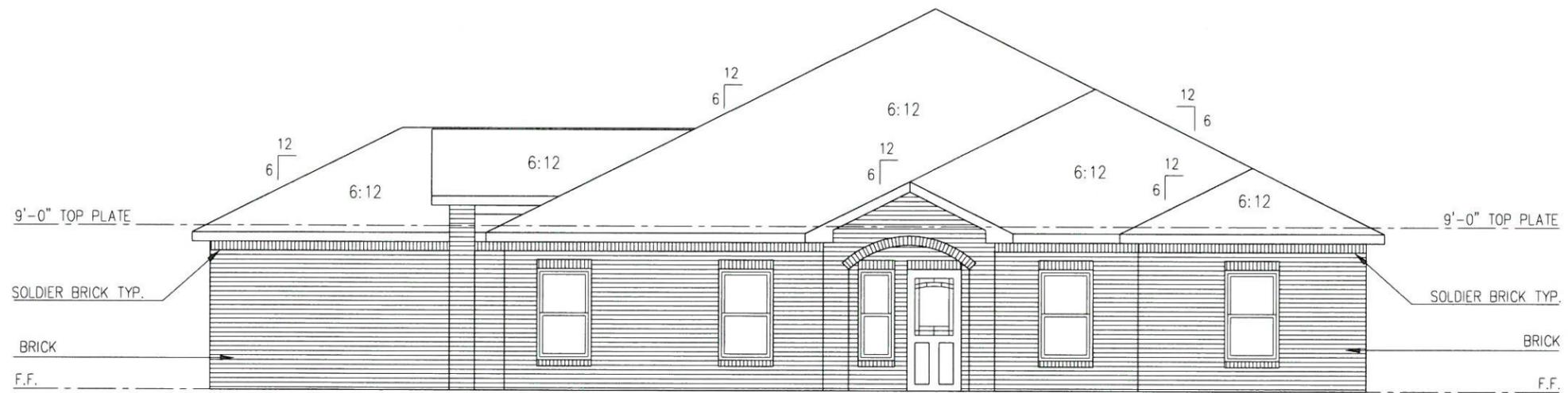
REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
540 County Line Road  
124 LYNNE DR.  
Rockwall, Texas

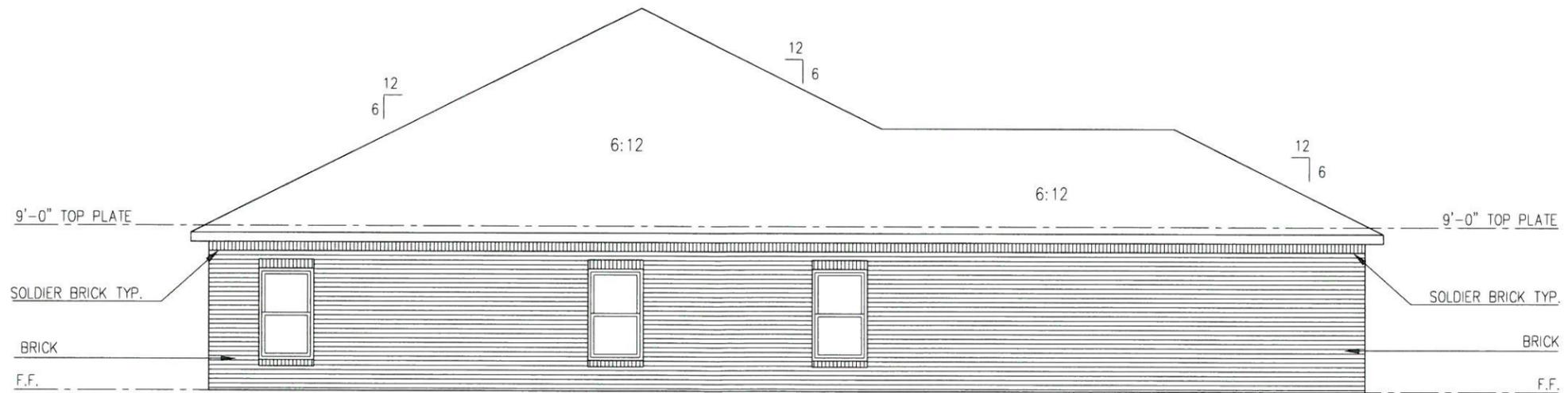
DRAWN BY:  
vg  
ISSUED ON:  
10/14/2022  
PLAN NAME:  
custom

SHEET  
PL1



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
 540 County Line Road  
 124 LYNN DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

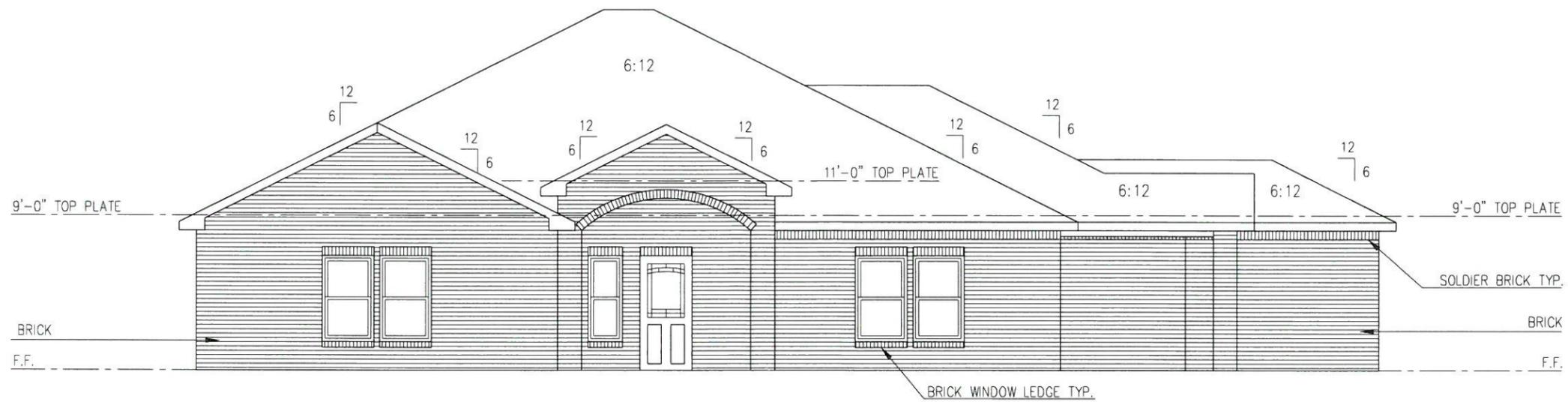
PLAN NAME:

custom

**SHEET**

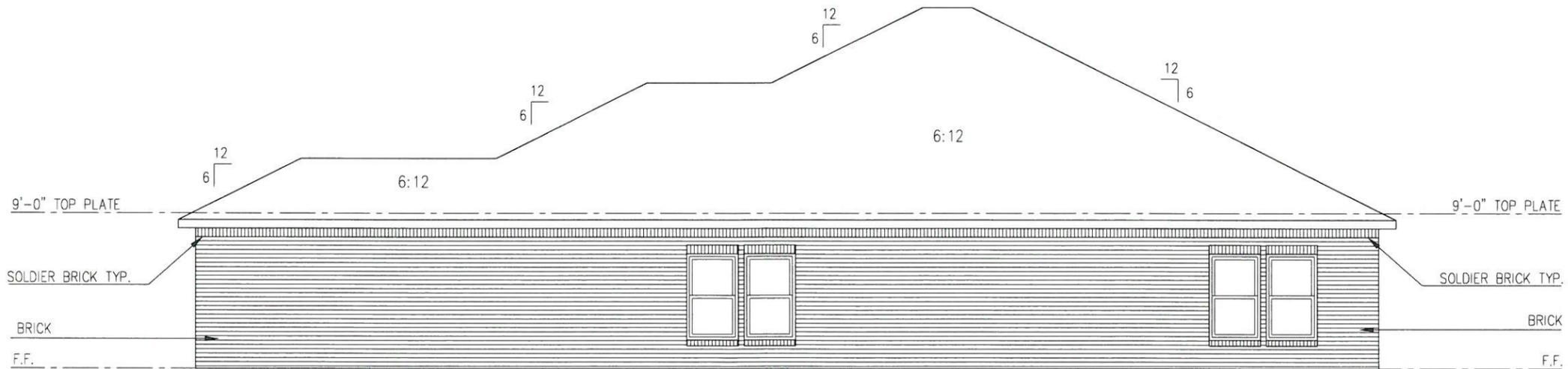
**A1**

3 of 10



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

REVISIONS:



NEW REISDENCE  
 540 County Line Road  
 124 LYNNIE DR  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

PLAN NAME:

custom

**SHEET  
 A2**

4 of 10



# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
385 S. Goliad Street  
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<input checked="" type="checkbox"/> OWNER <i>Urbano Fernandez</i>	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS 1235 W CR 3423 Wills Point TX 75169	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE 469 474 4213	PHONE (469) 474-4213
E-MAIL Urbano	E-MAIL cfhomes75@gmail.com

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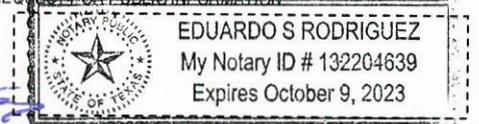
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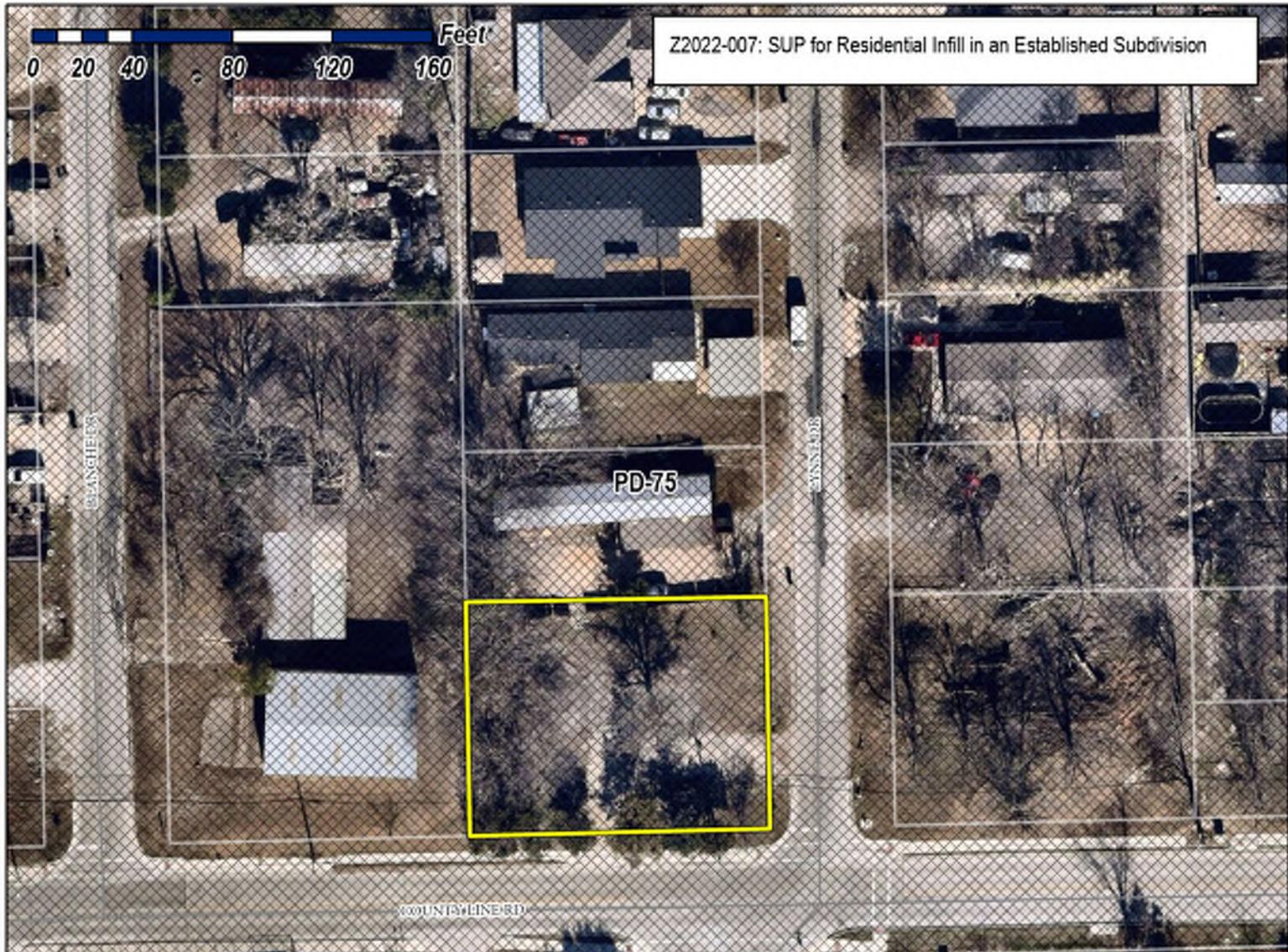
OWNER'S SIGNATURE *Urbano Fernandez*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Eduardo S. Rodriguez*



MY COMMISSION EXPIRES 10/9/2023



## City of Rockwall

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

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

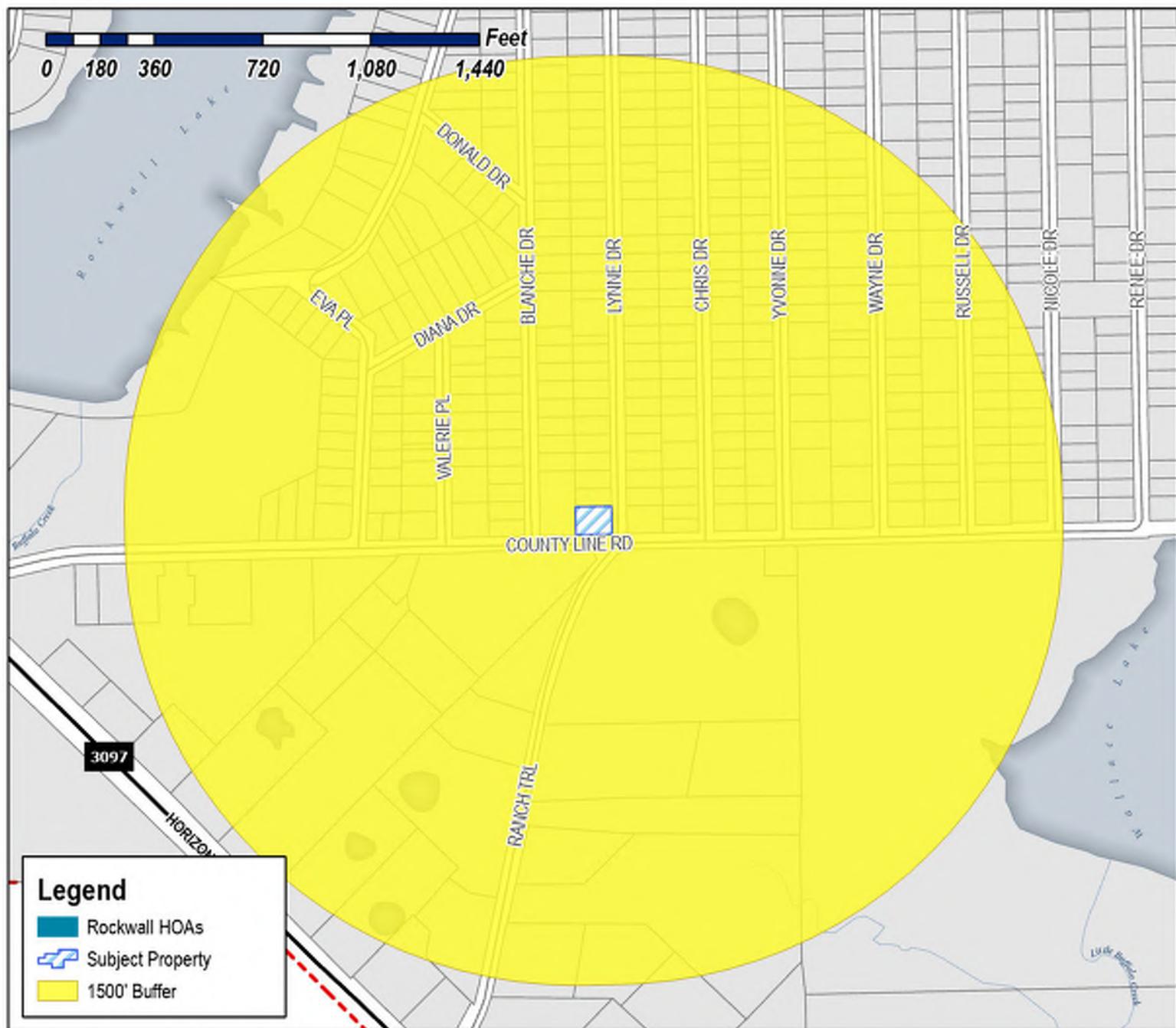




# City of Rockwall

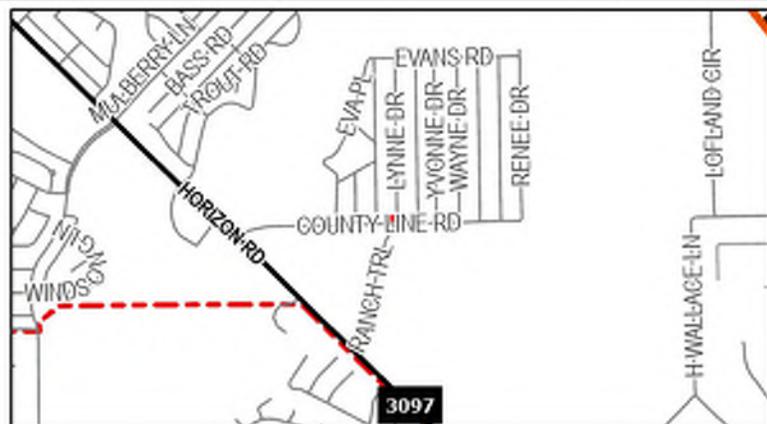
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023  
 For Questions on this Case Call (972) 771-7745

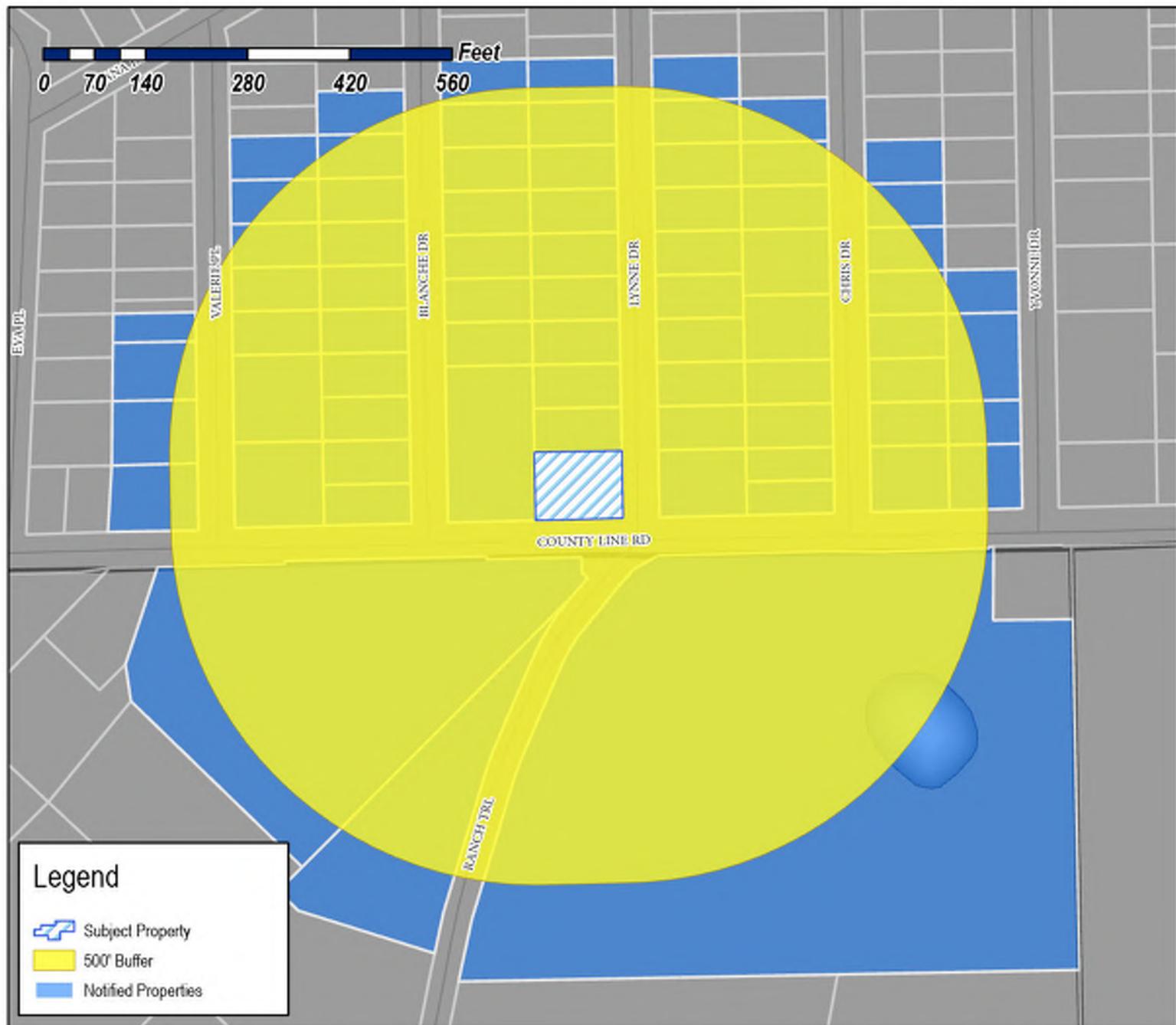




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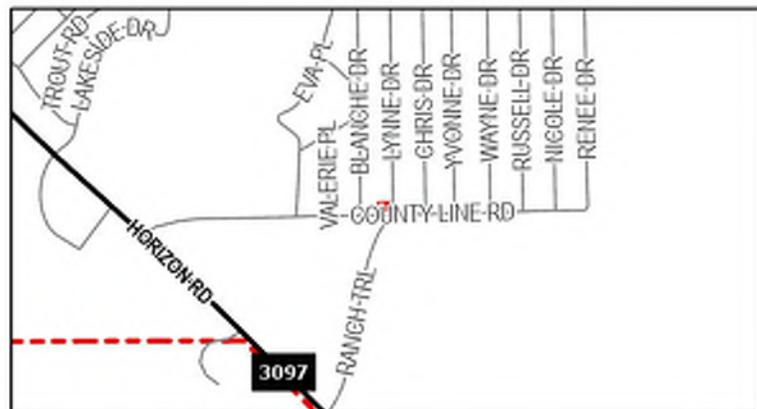
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX 75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX 75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
124 YVONNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX 75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX 75032

RANGEL ADELA  
125 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

SANCHEZ ROSA & ISMAEL PALACIOS  
140 CHRIS DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

PEREZ GILBERTO AND  
JUANITA PEREZ  
157 LYNNE DR  
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ  
147 CHRIS DR  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
215 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
204 CHRIS DR  
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M  
603 S CREEK DR  
ROYSE CITY, TX 75189

OCCUPANT  
225 LYNNE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

OCCUPANT  
219 BLANCHE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNNE DR  
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
196 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
193 CHRIS DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

OCCUPANT  
132 VALERIE PL  
ROCKWALL, TX 75032

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
159 CHRIS DR  
ROCKWALL, TX 75032

BETETA RUTH E  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA  
160 YVONNE DR  
ROCKWALL, TX 75032

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX 75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

CARRILLO JORGE  
173 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUTIERREZ DONATILO & BLANCA  
192 LYNNE DR  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

ESQUIVEL ZAIDA  
186 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

JIMENEZ ALMA RODRIGUEZ  
181 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
163 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX 75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX 75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR  
6379 KLONDIKE RD  
RIPLEY, NY 14775

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO 80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX 75032

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ  
1000 W YELLOWJACKET LANE APT 2507  
ROCKWALL, TX 75087

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG  
1414 BUFFALO WOODS CT  
KATY, TX 77494

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DR  
ROCKWALL, TX 75032

HILTON THOMAS  
135 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
150 CHRIS DR  
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S  
3778 PR 3843  
QUINLAN, TX 75474

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX 75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX 75032

ARMS OF AMERICA LLC AND  
C2LA LLC  
525 E CENTERVILLE RD  
GARLAND, TX 75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX 75032

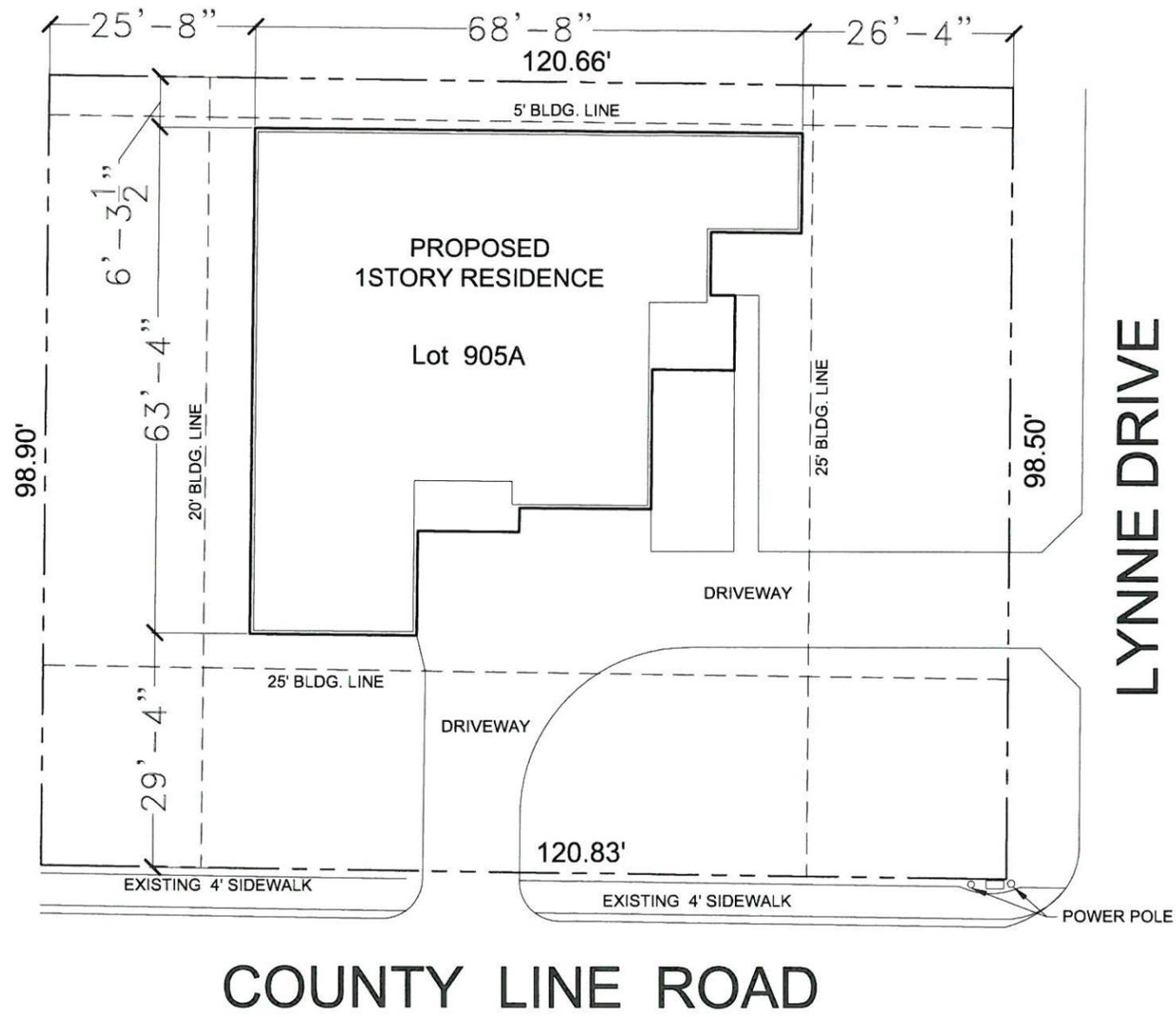
RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

OCCUPANT  
124 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032



SCALE: 1" = 20' - 0"



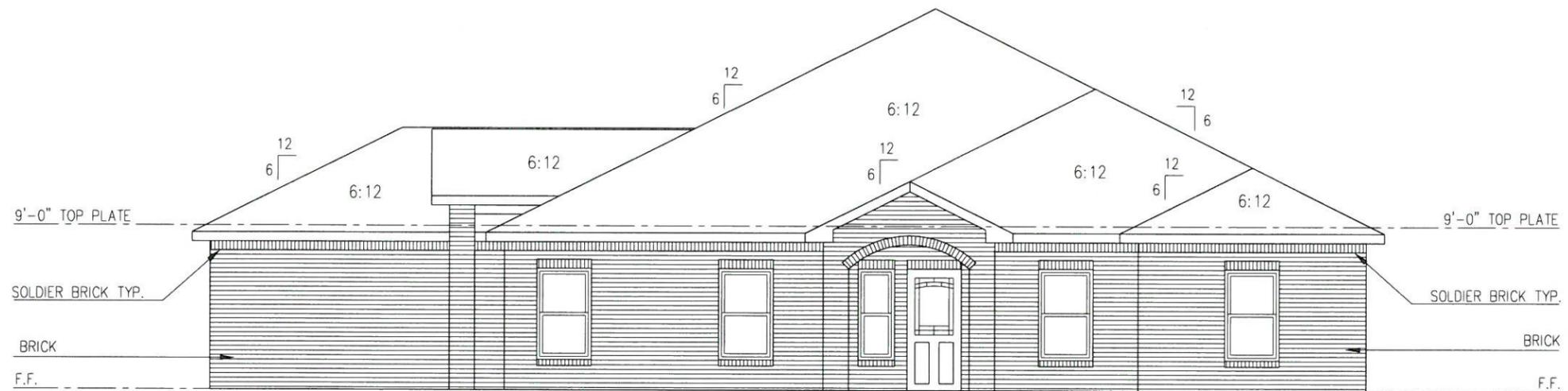
REVISIONS:

- 1
- 2
- 3
- 4

NEW REISIDENCE  
540 County Line Road  
124 LYNNE DR.  
Rockwall, Texas

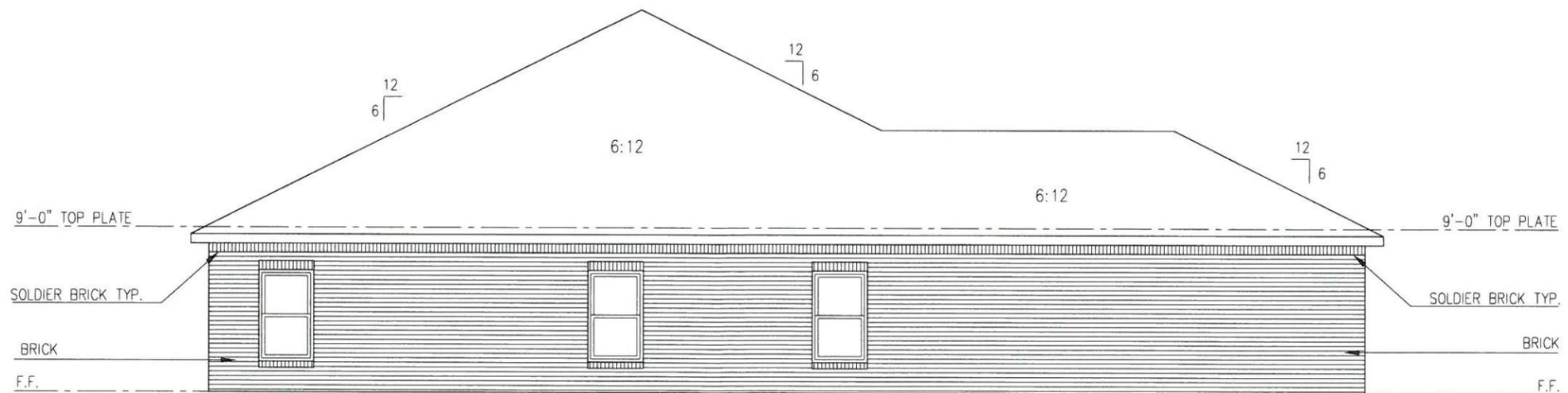
DRAWN BY:  
vg  
ISSUED ON:  
10/14/2022  
PLAN NAME:  
custom

SHEET  
PL1



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
 540 County Line Road  
 124 LYNN DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

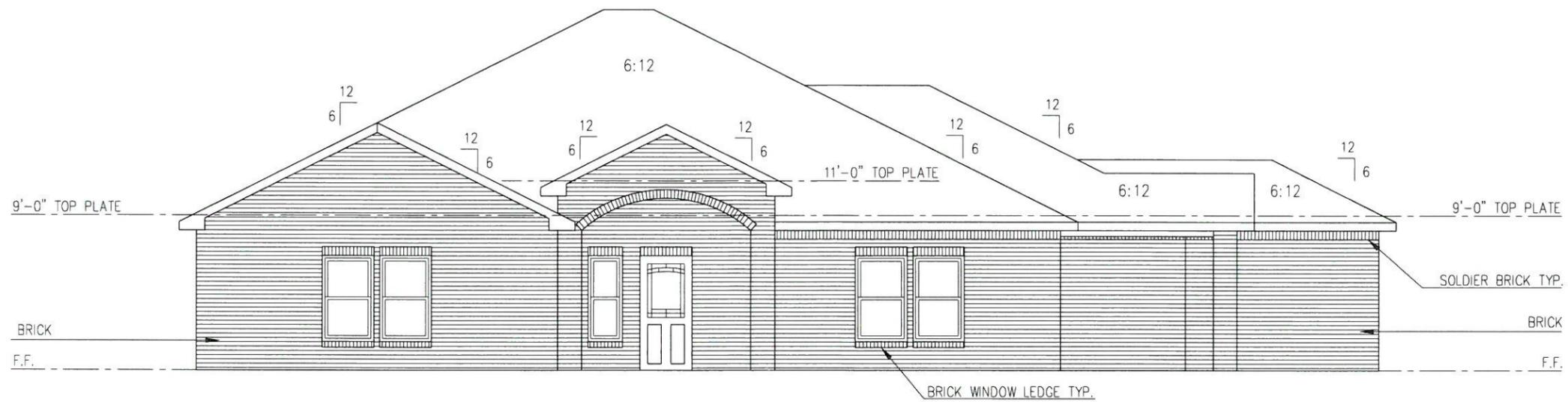
PLAN NAME:

custom

**SHEET**

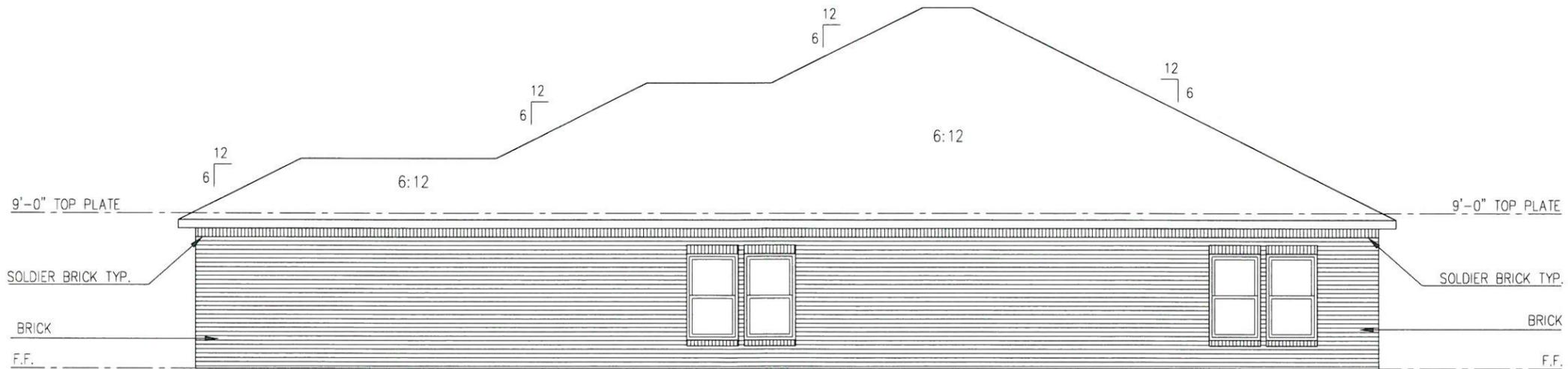
**A1**

3 of 10



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
 540 County Line Road  
 124 Lyndie Dr  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

PLAN NAME:

custom

**SHEET  
 A2**

4 of 10

# PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: Z2023-007  
PROJECT NAME: SUP for Residential Infill at 124 Lynne  
SITE ADDRESS/LOCATIONS: 124 LYNNE DR

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	01/27/2023	Approved w/ Comments

01/27/2023: Z2023-007; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (Z2023-007) 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."

M.9 Please review the attached Draft Ordinance prior to the January 31, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 7, 2023.

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 February 7, 2023; 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 February 14, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.11 The projected City Council meeting dates for this case will be February 21, 2023 (1st Reading) and March 6, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

01/26/2023: - No City sewer currently available. Must receive a letter stating that the original septic tank can handle the new structure. Or extend sewer to property.

- Will need to replat.

- A grading plan will need to be submitted with building permit along with engineer design for driveway culvert off of Lynne.

10' utility easement along west property line.

- Driveways must be concrete.

- Will need to engineer culvert design for driveway.

- 10' utility easement along Lynne and County Line

- Existing sidewalk is 5' wide.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Needs Review

01/25/2023: \* Front & Side adjacent to the street setbacks are 20 feet per the PD ordinance, Plot Plan indicates setbacks as 25 feet for both

\* Rear setback should reflect 10 feet not 20' as shown

\* Our maps indicate 124 and 136 Lynne are on the same property. in checking RCAD it lists 2 mobile homes. 124 Lynne will need to be a separate property.

\* Does this property have a connection to public sewer, or is there a septic tank. If a septic tank is currently on the property they will need to get and submit an approval from Rockwall County stating the septic tank will support the new structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

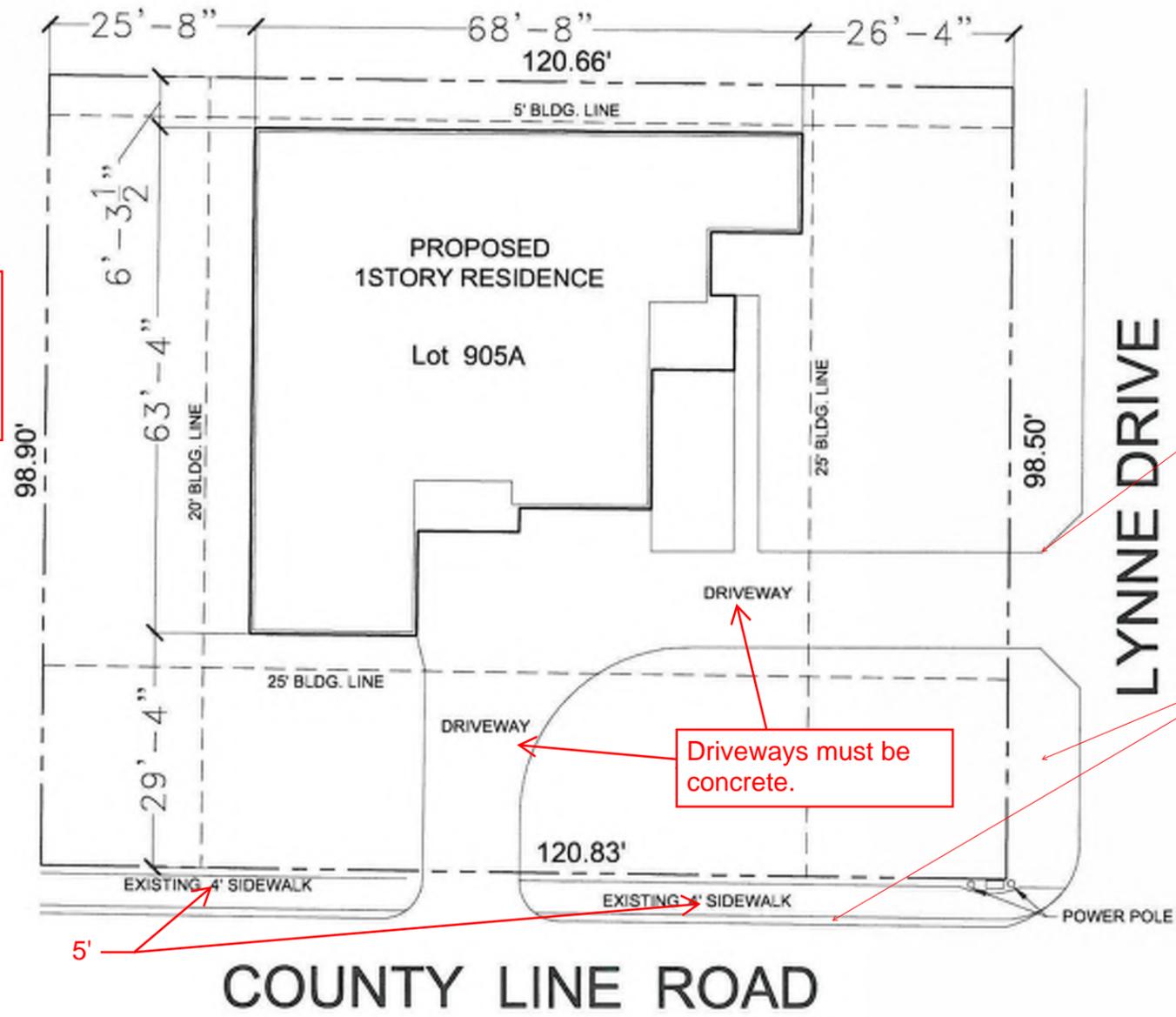
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

No Comments

No City sewer currently available. Must receive a letter stating that the original septic tank can handle the new structure. Or extend sewer to property.

Will need to replat. A grading plan will need to be submitted with building permit along with engineer design for driveway culvert off of Lynne

10' utility easement along west property line.



Will need to engineer culvert design for driveway

10' utility easement along Lynne and County Line

Driveways must be concrete.



SCALE: 1" = 20'-0"

REVISIONS  
▲ ▲ ▲ ▲

NEW REISDENCE  
540 County Line Road  
124 LYNNE DR.  
Rockwall, Texas

DRAWN BY:  
vj  
ISSUED ON:  
10/14/2022  
PLAN NAME:  
custom

SHEET  
PL1

1 of 10



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023 -

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 124 Lynde DR Rockwall TX 75087  
 SUBDIVISION Rockwall LAKE PROPERTIES LOT 905A BLOCK  
 GENERAL LOCATION Rockwall, TX

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING	CURRENT USE
PROPOSED ZONING	PROPOSED USE
ACREAGE	LOTS [CURRENT]      LOTS [PROPOSED]

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

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

<input type="checkbox"/> OWNER <u>Urbano Fernandez</u>	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS 1235 LE CR 3425 Wills Point TX	ADDRESS
CITY, STATE & ZIP 75169	CITY, STATE & ZIP
PHONE 469 474 4215	PHONE (469) 474-4213
E-MAIL Urbano	E-MAIL afchomes75@gmail.com

## NOTARY VERIFICATION (REQUIRED)

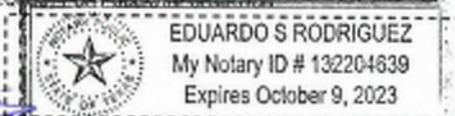
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Urbano Fernandez Alvarez [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 20th DAY OF January, 2023. 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 20th DAY OF January, 2023

OWNER'S SIGNATURE

Urbano Fernandez

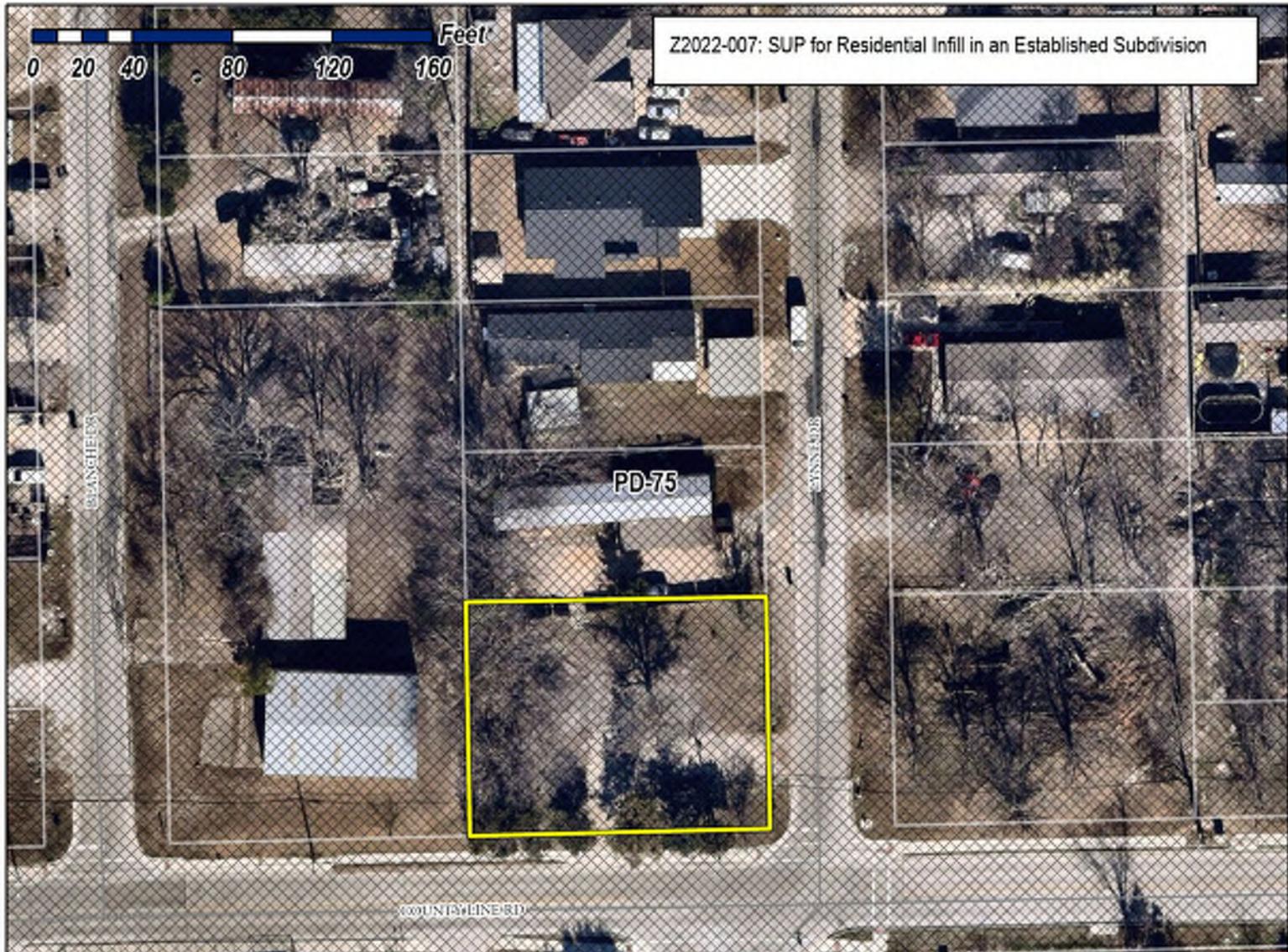


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eduardo S. Rodriguez

MY COMMISSION EXPIRES

10/9/2023



## City of Rockwall

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

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

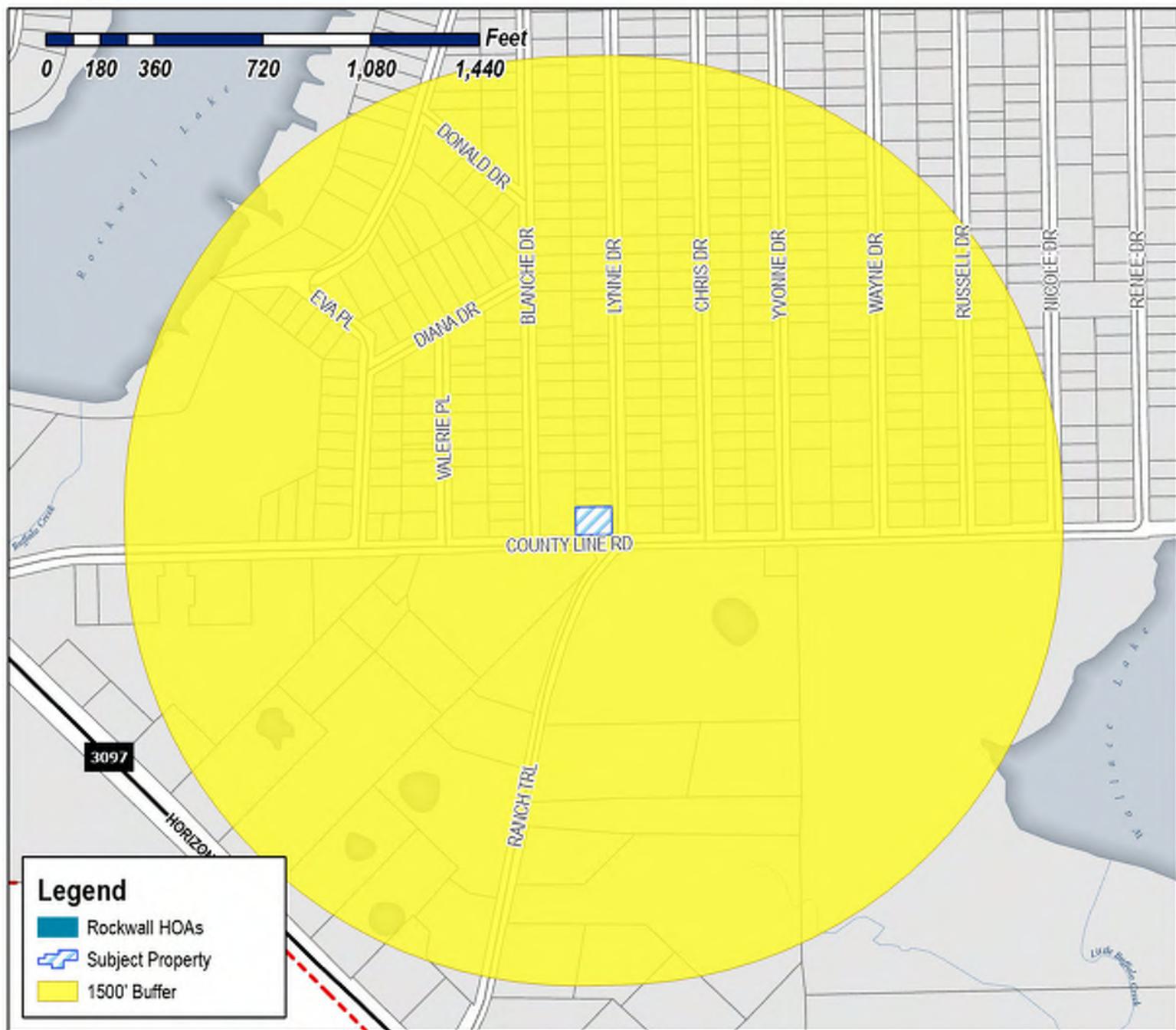




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023  
 For Questions on this Case Call (972) 771-7745

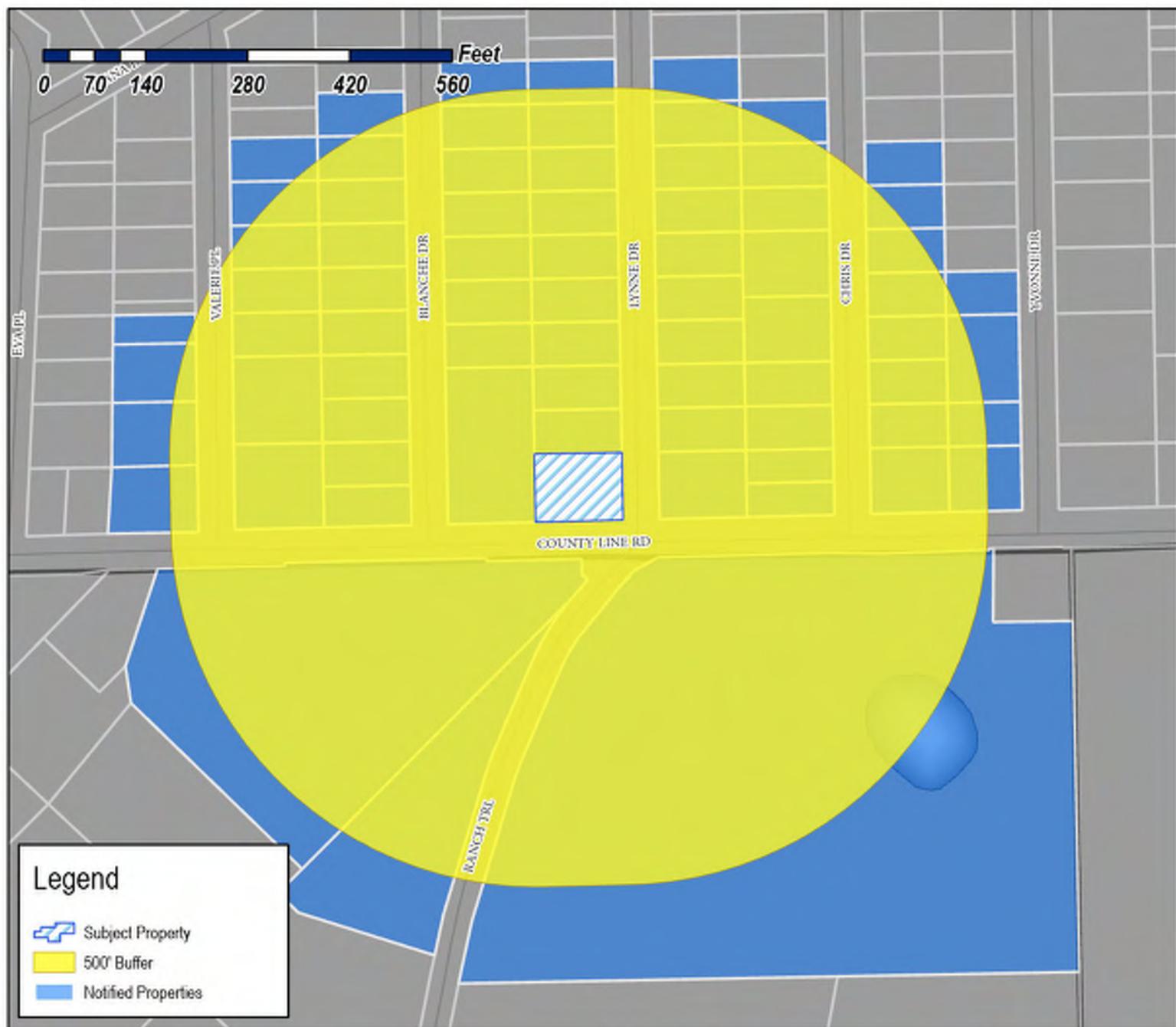




# City of Rockwall

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

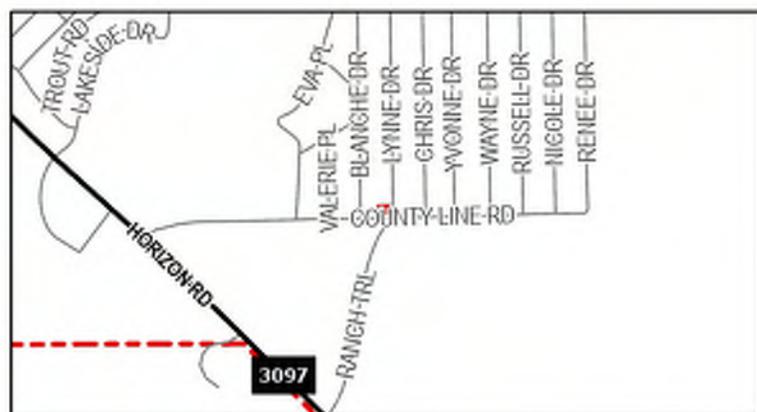
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX 75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX 75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
124 YVONNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX 75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX 75032

RANGEL ADELA  
125 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

SANCHEZ ROSA & ISMAEL PALACIOS  
140 CHRIS DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

PEREZ GILBERTO AND  
JUANITA PEREZ  
157 LYNNE DR  
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ  
147 CHRIS DR  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
215 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
204 CHRIS DR  
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M  
603 S CREEK DR  
ROYSE CITY, TX 75189

OCCUPANT  
225 LYNNE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

OCCUPANT  
219 BLANCHE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNNE DR  
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
196 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
193 CHRIS DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

OCCUPANT  
132 VALERIE PL  
ROCKWALL, TX 75032

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
159 CHRIS DR  
ROCKWALL, TX 75032

BETETA RUTH E  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA  
160 YVONNE DR  
ROCKWALL, TX 75032

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX 75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

CARRILLO JORGE  
173 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUTIERREZ DONATILO & BLANCA  
192 LYNNE DR  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

ESQUIVEL ZAIDA  
186 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

JIMENEZ ALMA RODRIGUEZ  
181 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
163 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX 75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX 75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR  
6379 KLONDIKE RD  
RIPLEY, NY 14775

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO 80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX 75032

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ  
1000 W YELLOWJACKET LANE APT 2507  
ROCKWALL, TX 75087

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG  
1414 BUFFALO WOODS CT  
KATY, TX 77494

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DR  
ROCKWALL, TX 75032

HILTON THOMAS  
135 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
150 CHRIS DR  
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S  
3778 PR 3843  
QUINLAN, TX 75474

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX 75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX 75032

ARMS OF AMERICA LLC AND  
C2LA LLC  
525 E CENTERVILLE RD  
GARLAND, TX 75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

OCCUPANT  
124 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

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

**Z2023-007: SUP for Residential Infill in an Established Subdivision**

*Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-007: SUP for Residential Infill in an Established Subdivision**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

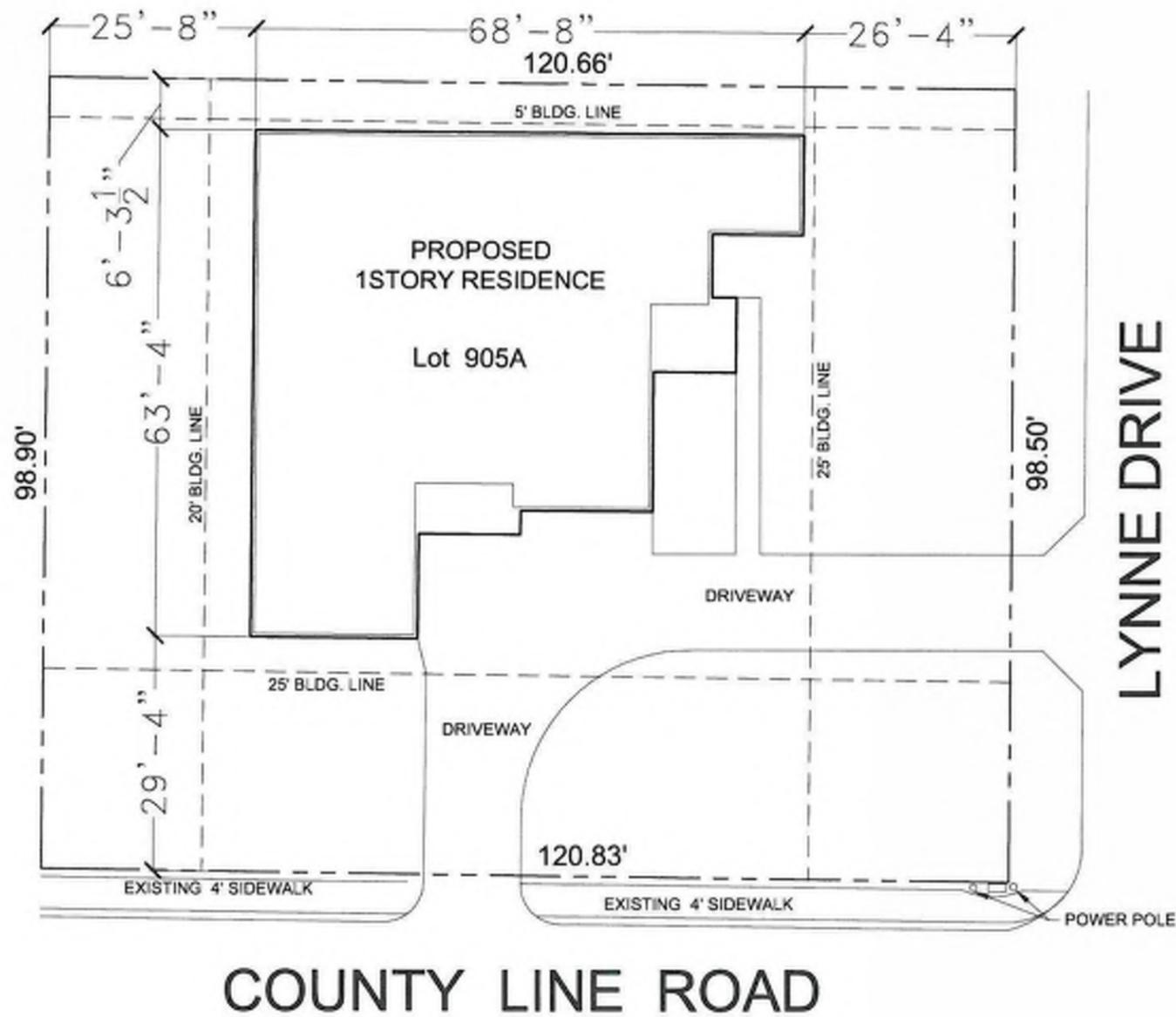
Address:

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

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



SCALE: 1" = 20'-0"



REVISIONS



NEW REISDENCE  
540 County Line Road  
124 LYNNE DR.  
Rockwall, Texas

DRAWN BY:

vj

ISSUED ON:

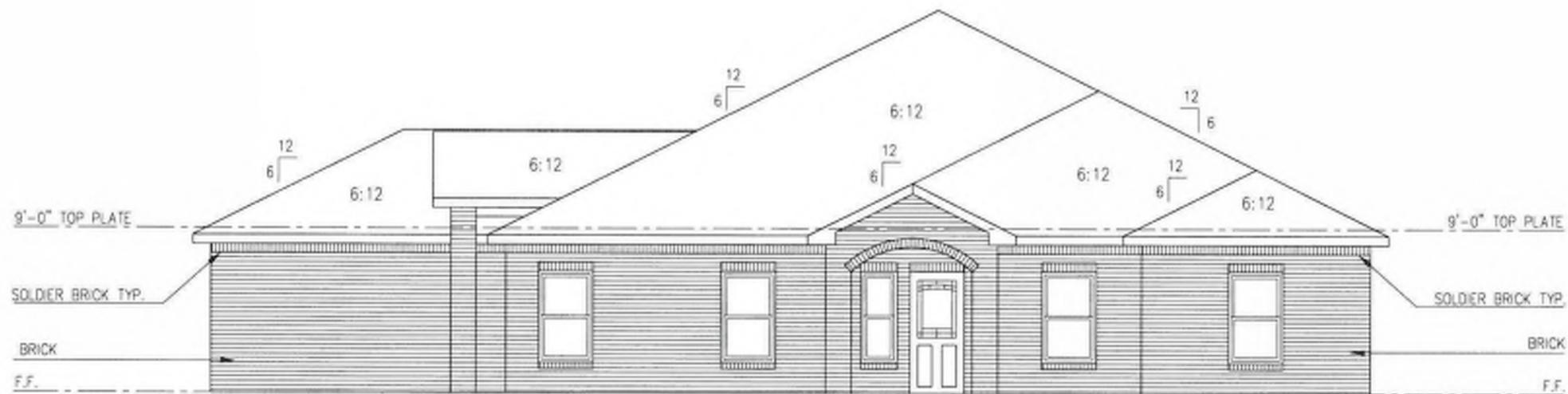
10/14/2022

PLAN NAME:

custom

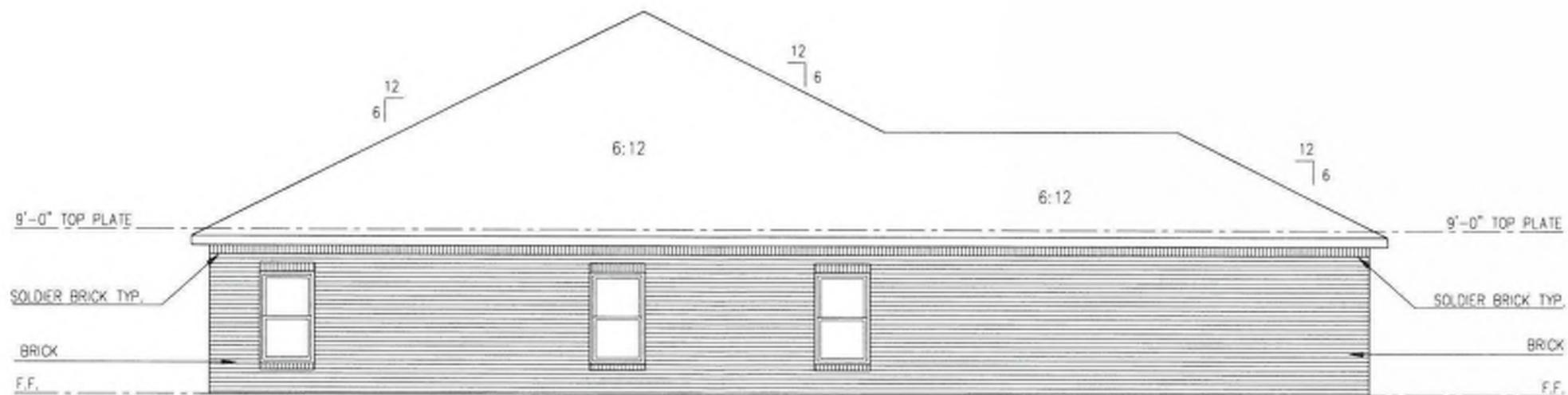
SHEET  
PL1

1 of 10



**FRONT ELEVATION**

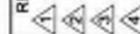
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

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

REVISIONS



NEW REISIDENCE  
 540 County Line Road  
 124 LYNN DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

PLAN NAME:

custom

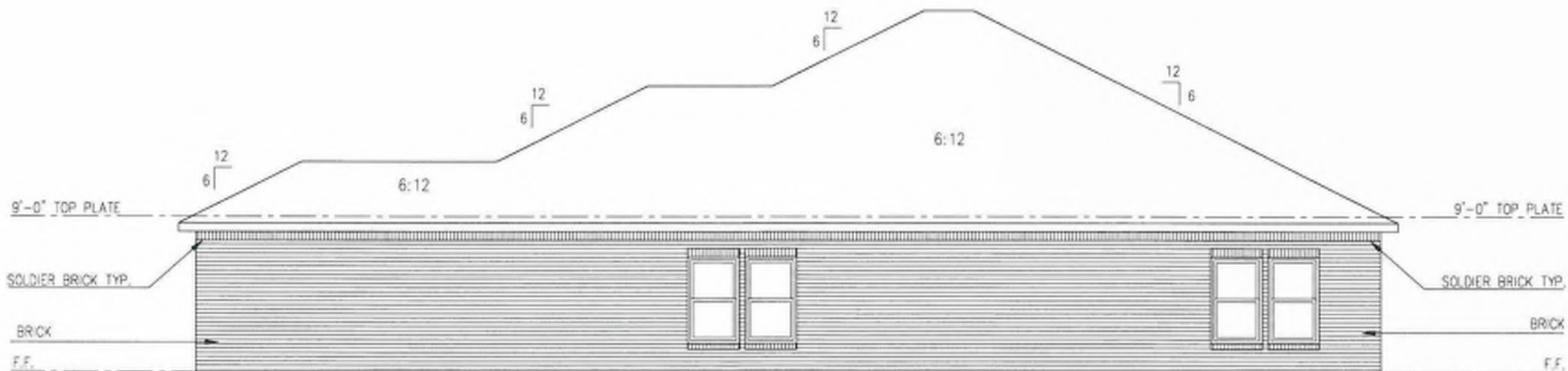
**SHEET  
 A1**

3 of 10



**LEFT ELEVATION**

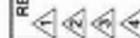
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

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

REVISIONS



NEW REISDENCE  
 540 County Line Road  
 124 Lyndie Dr  
 Rockwall, Texas

DRAWN BY:

v2

ISSUED ON:

10/14/2022

PLAN NAME:

custom

**SHEET  
 A2**

4 of 10

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.27-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 905A OF THE LAKE ROCKWALL 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 by Urbano Fernandez 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 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall 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 125 Lynne 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 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 should be amended as follows:

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

**SECTION 1.** That 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 heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023

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

Address: 125 Lynne Drive

Legal Description: Lot 905A of the Lake Rockwall Estates #2 Addition



Exhibit 'B':  
Residential Plot Plan

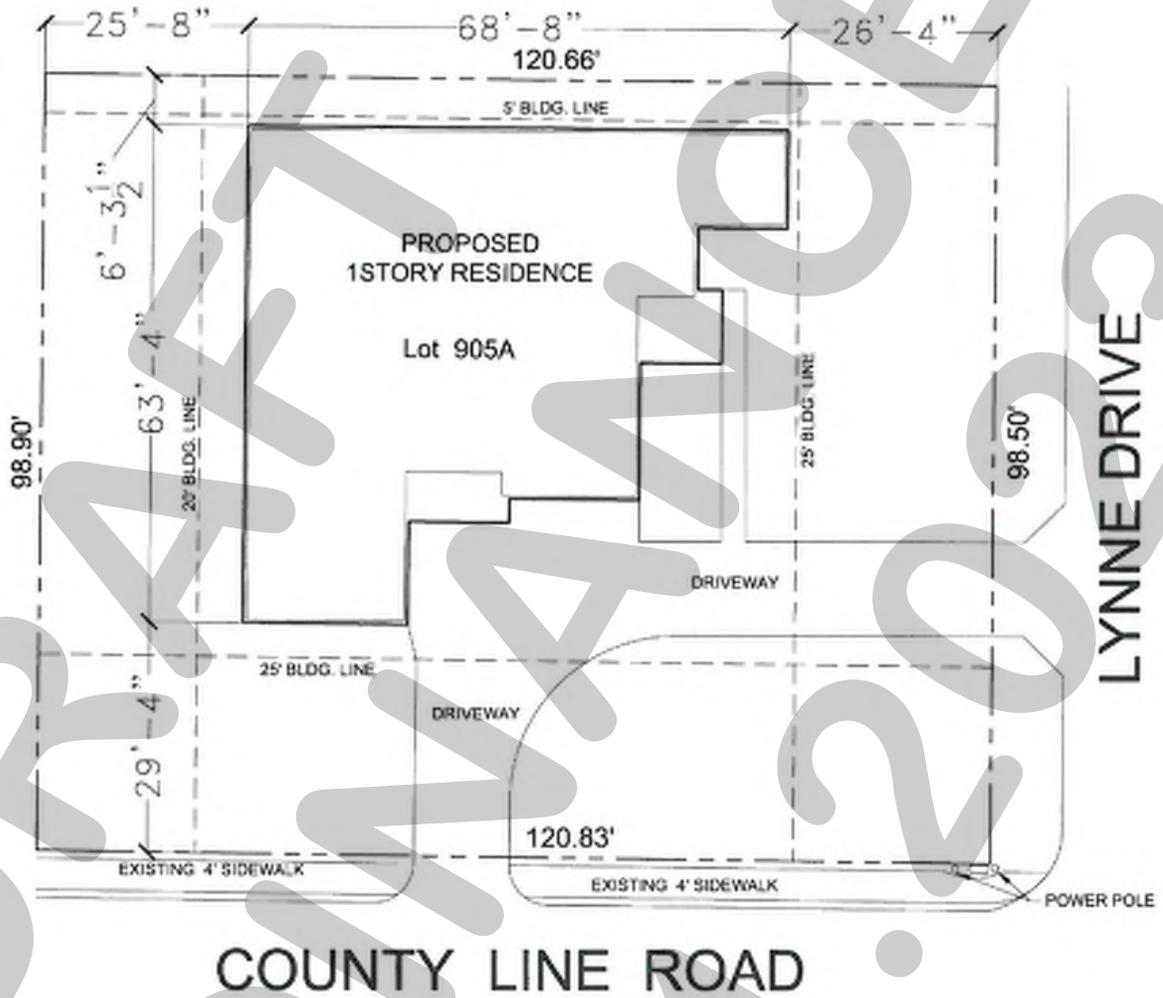


Exhibit 'C':  
Building Elevations

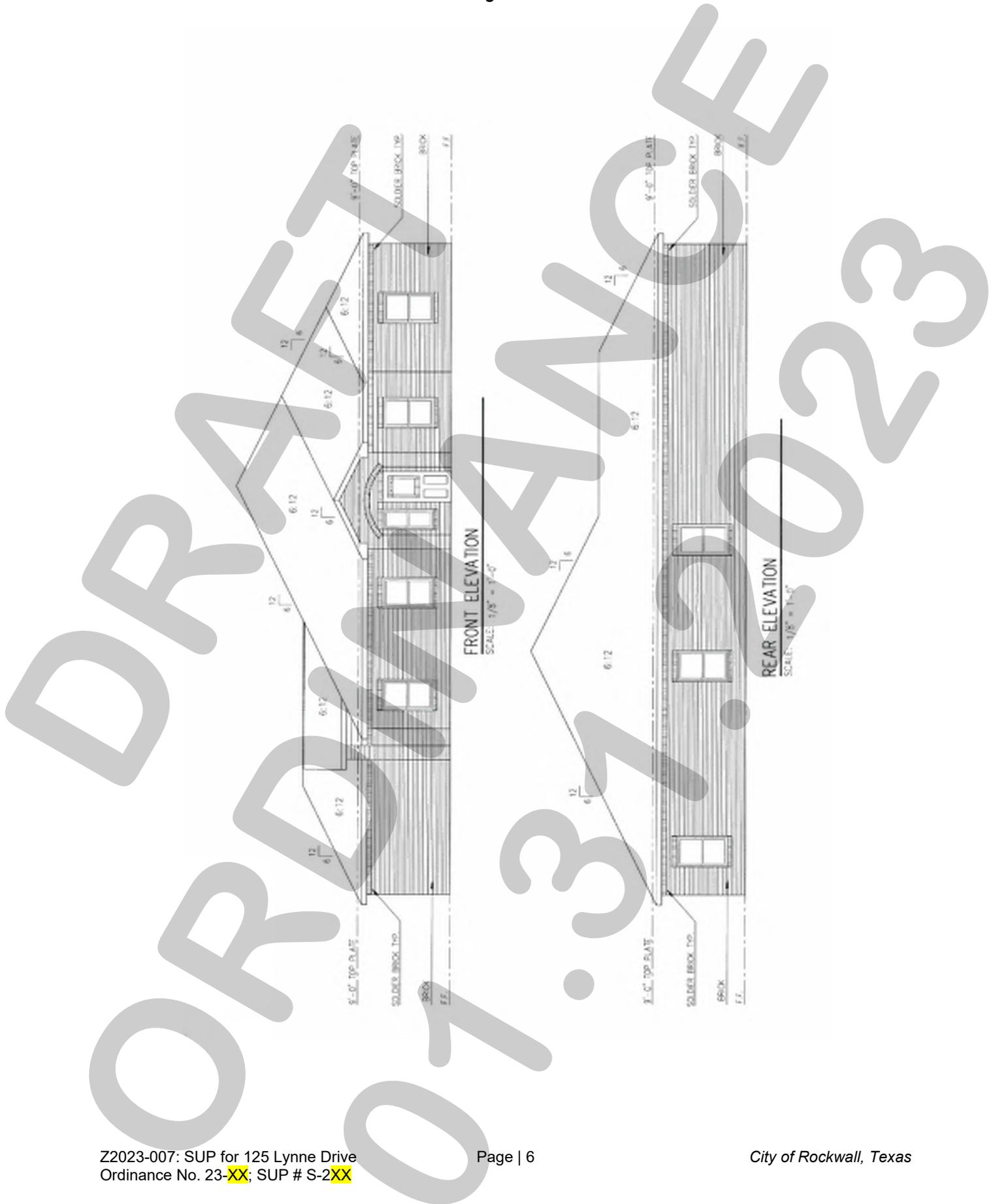
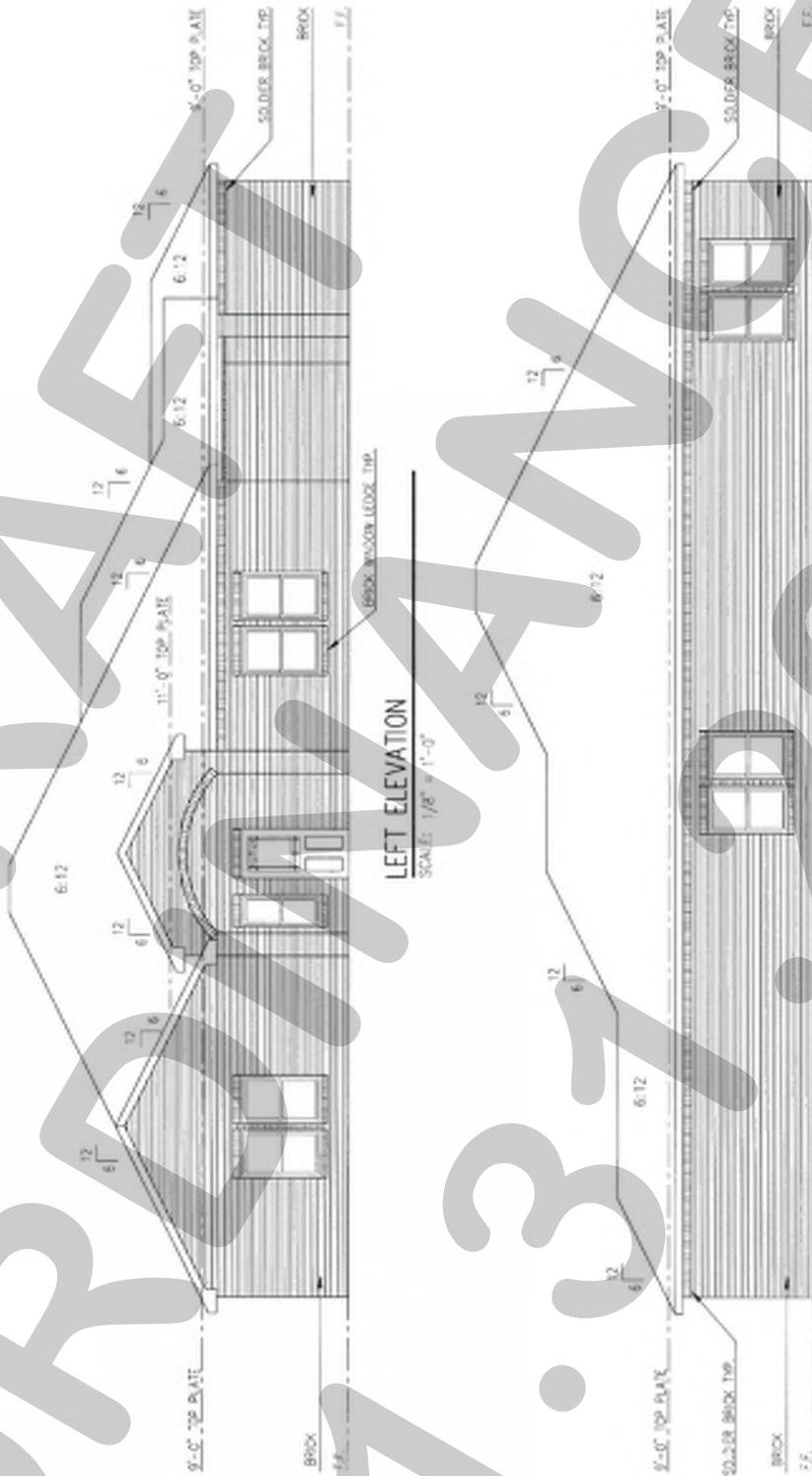


Exhibit 'C':  
Building Elevations



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

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



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** February 14, 2023  
**APPLICANT:** Urbano Fernandez  
**CASE NUMBER:** Z2023-007; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 905A of the Rockwall Lake Estates #2 Addition on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

The subject property is located at 124 Lynne Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Evans Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Big League Sports Academy Inc. (*i.e. Tract 26-1 of the W.W. Ford Survey, Abstract No. 80*) which is zoned Commercial (C) District, and addressed as 505 County Line Road.

East: Directly east of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Chris Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Blanche Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Lake Rockwall Estates #2 Addition in the Lake Rockwall Estates Subdivision. This subdivision has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) and designated for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Lynne Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) and two (2) story	One (1) Story
Building Orientation	Orientation differs.	The front elevation of the home will face onto County Line Road.
Year Built	1970-2021	N/A
Building SF on Property	720 SF – 3,025 SF	3,141 SF
Building Architecture	Single-Family and Modular Homes	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Vinyl Siding, and Modular Panels	Brick
Paint and Color	Brown, Tan, Blue, White, Green & Red	N/A
Roofs	Composite Shingles & Metal	N/A
Driveways/Garages	Flat-Front Entry, Carports, and Single-Family Homes without Garages	N/A

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Lynne Drive, and the proposed building elevations in the attached packet.

**NOTIFICATIONS**

On January 27, 2022, staff mailed 111 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating

in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices with regard to the applicant's request.

### **CONDITIONS OF APPROVAL**

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

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023 -

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 124 Lynne DR Rockwall TX 75087  
 SUBDIVISION Rockwall Lake Properties LOT 905A BLOCK  
 GENERAL LOCATION Rockwall, TX

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

CURRENT ZONING	CURRENT USE	
PROPOSED ZONING	PROPOSED USE	
ACREAGE	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

OWNER/APPLICANT	CONTACT PERSON
<input checked="" type="checkbox"/> OWNER <u>Urbano Fernandez</u>	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS 1235 W CR 3423 Wills Point TX 75169	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE 469 474 4213	PHONE (469) 474-4213
E-MAIL Urbano	E-MAIL cfc_homes75@gmail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Urbano Fernandez Alvarez [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 20th DAY OF January, 2023. 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."

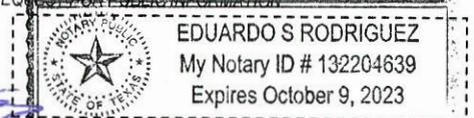
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE

Urbano Fernandez

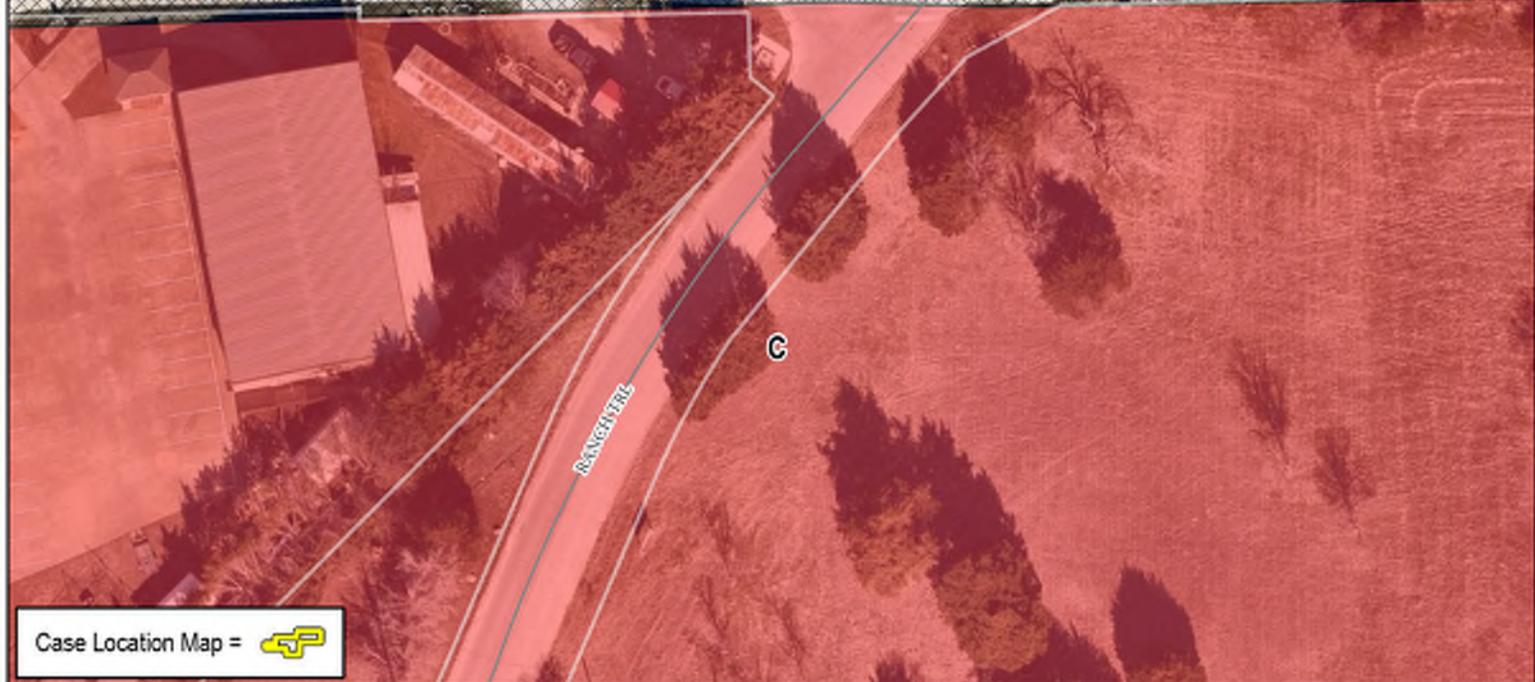
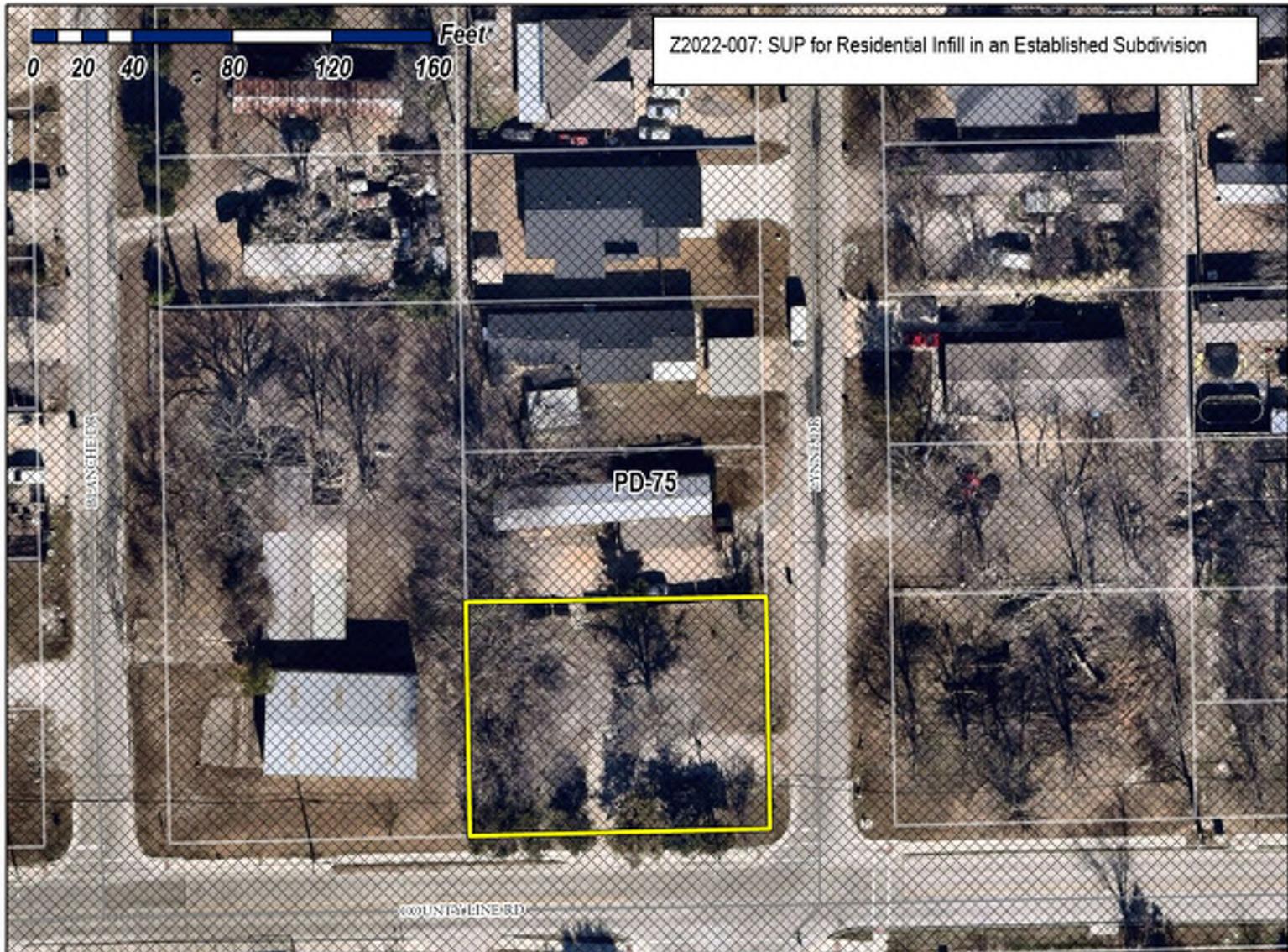
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eduardo S. Rodriguez



MY COMMISSION EXPIRES

10/9/2023



Case Location Map = 



## City of Rockwall

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

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

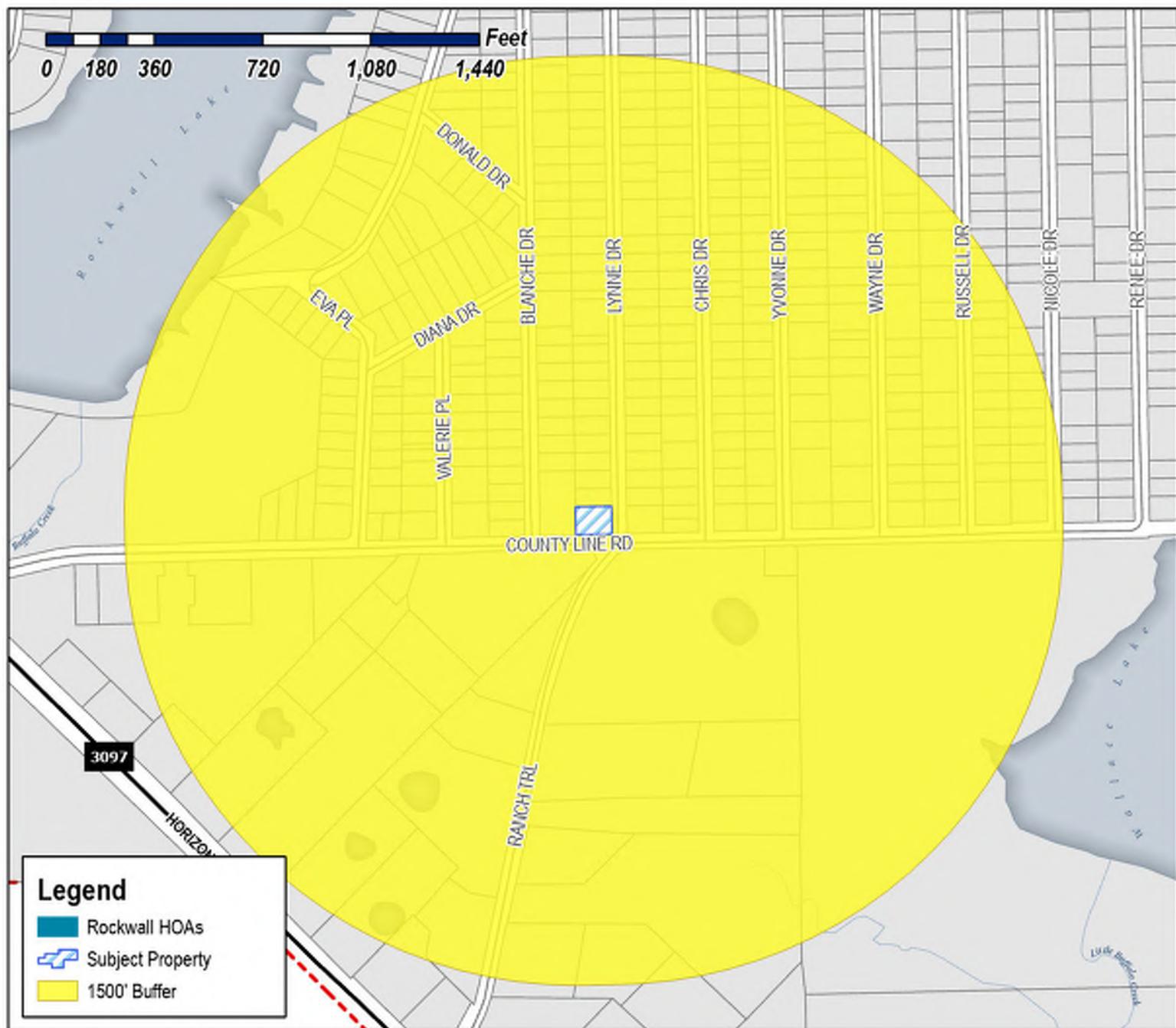




# City of Rockwall

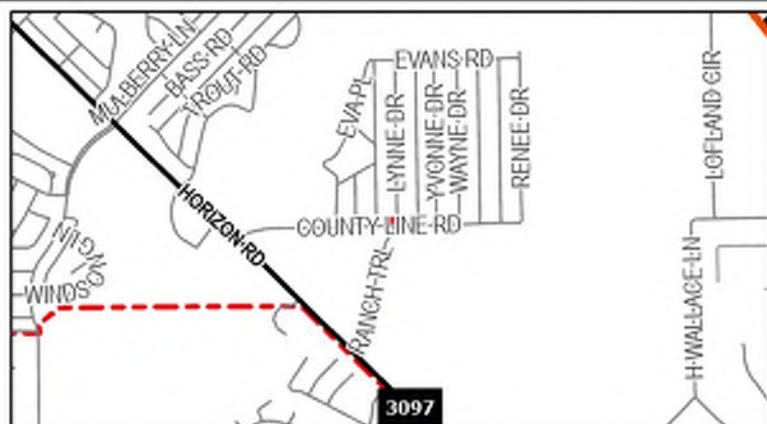
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023  
 For Questions on this Case Call (972) 771-7745

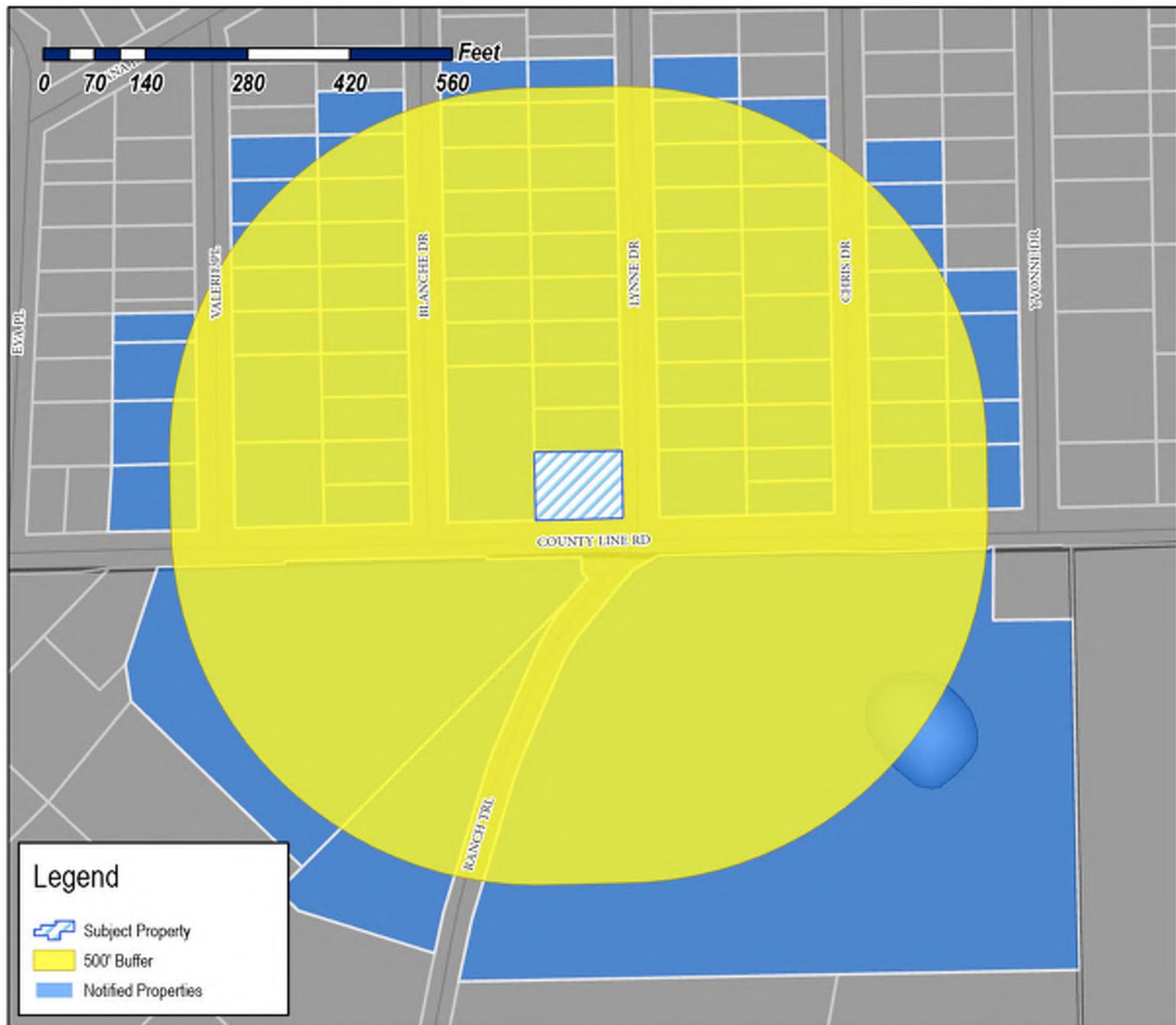




# City of Rockwall

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

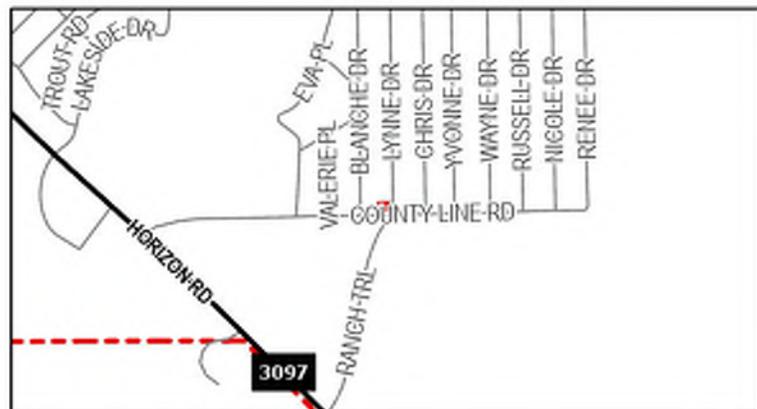
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX 75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX 75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
124 YVONNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX 75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX 75032

RANGEL ADELA  
125 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

SANCHEZ ROSA & ISMAEL PALACIOS  
140 CHRIS DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

PEREZ GILBERTO AND  
JUANITA PEREZ  
157 LYNNE DR  
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ  
147 CHRIS DR  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
215 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
204 CHRIS DR  
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M  
603 S CREEK DR  
ROYSE CITY, TX 75189

OCCUPANT  
225 LYNNE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

OCCUPANT  
219 BLANCHE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNNE DR  
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
196 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
193 CHRIS DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

OCCUPANT  
132 VALERIE PL  
ROCKWALL, TX 75032

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
159 CHRIS DR  
ROCKWALL, TX 75032

BETETA RUTH E  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA  
160 YVONNE DR  
ROCKWALL, TX 75032

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX 75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

CARRILLO JORGE  
173 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUTIERREZ DONATILO & BLANCA  
192 LYNNE DR  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

ESQUIVEL ZAIDA  
186 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

JIMENEZ ALMA RODRIGUEZ  
181 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
163 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX 75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX 75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR  
6379 KLONDIKE RD  
RIPLEY, NY 14775

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO 80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX 75032

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ  
1000 W YELLOWJACKET LANE APT 2507  
ROCKWALL, TX 75087

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG  
1414 BUFFALO WOODS CT  
KATY, TX 77494

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DR  
ROCKWALL, TX 75032

HILTON THOMAS  
135 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
150 CHRIS DR  
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S  
3778 PR 3843  
QUINLAN, TX 75474

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX 75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX 75032

ARMS OF AMERICA LLC AND  
C2LA LLC  
525 E CENTERVILLE RD  
GARLAND, TX 75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

OCCUPANT  
124 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

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

**Z2023-007: SUP for Residential Infill in an Established Subdivision**

*Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-007: SUP for Residential Infill in an Established Subdivision**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

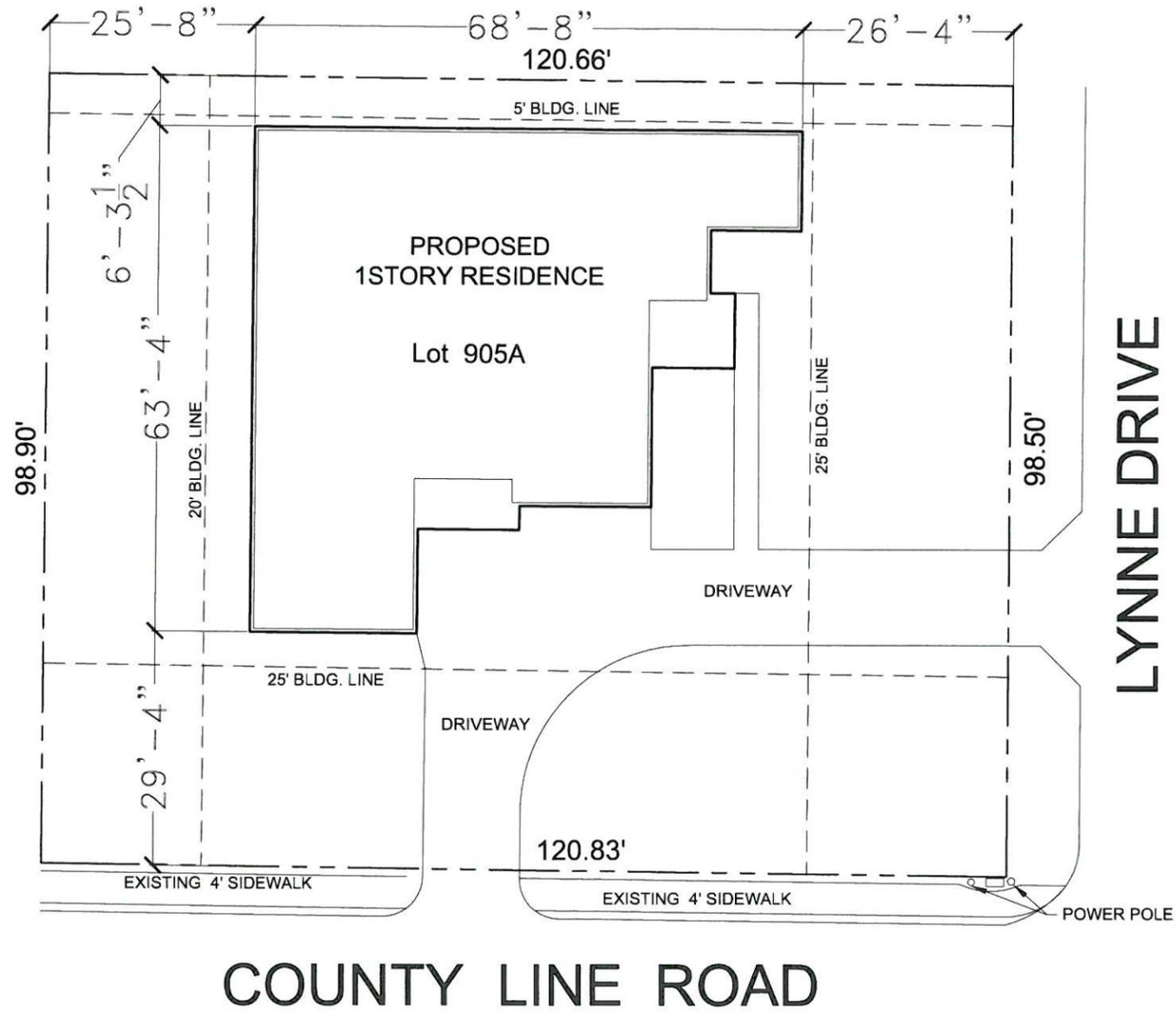
Address:

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

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



SCALE: 1" = 20' - 0"



REVISIONS:



NEW REISIDENCE  
540 County Line Road  
124 LYNNE DR.  
Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

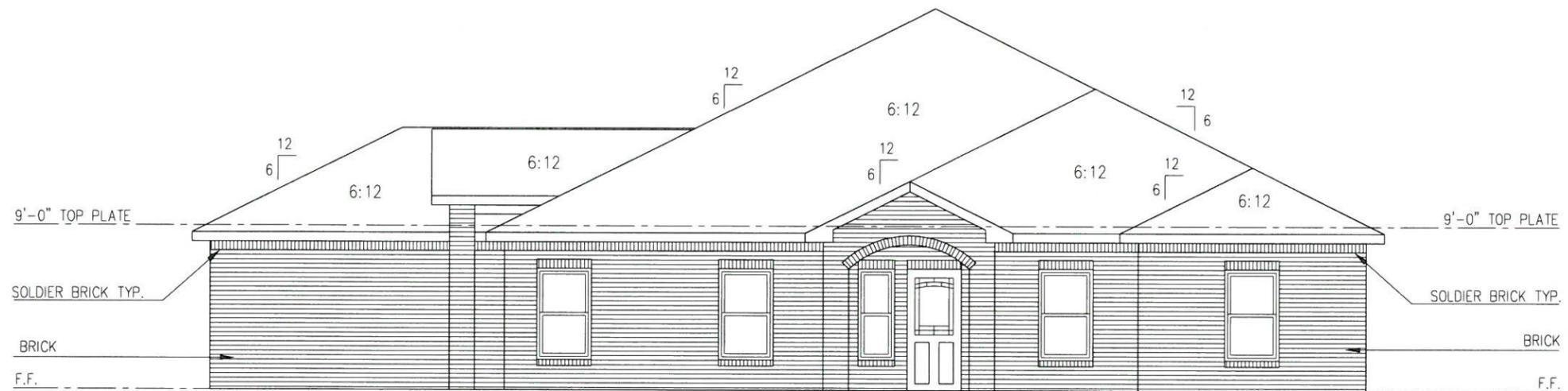
10/14/2022

PLAN NAME:

custom

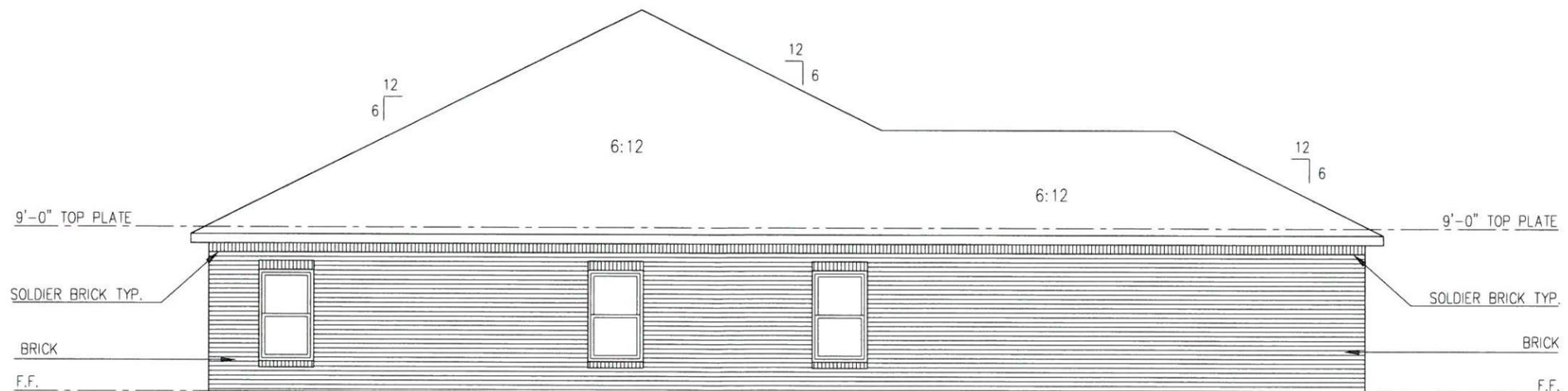
SHEET  
PL1

1 of 10



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
 540 County Line Road  
 124 LYNN DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

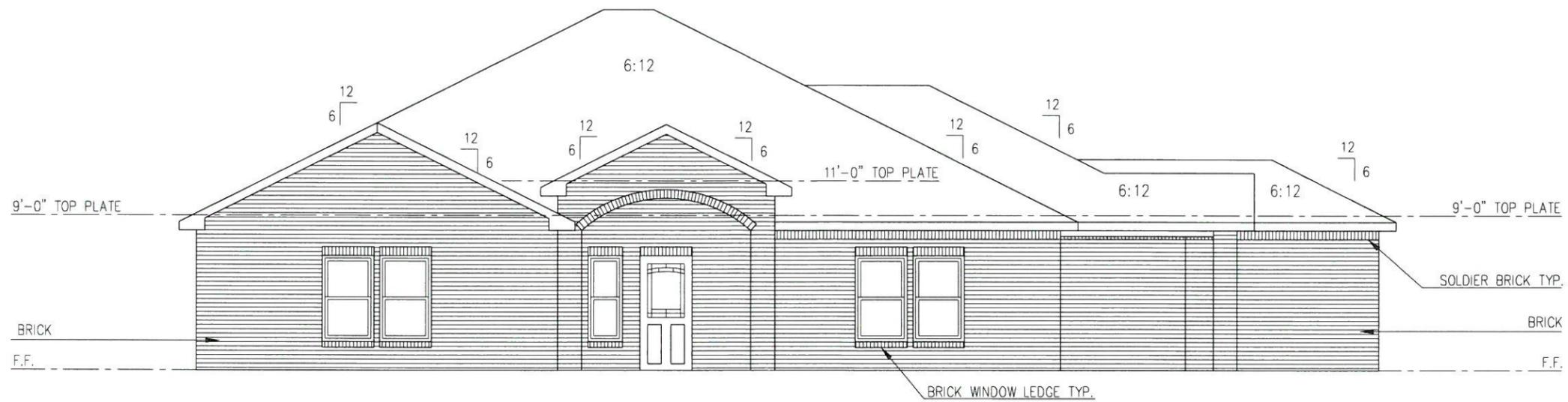
PLAN NAME:

custom

**SHEET**

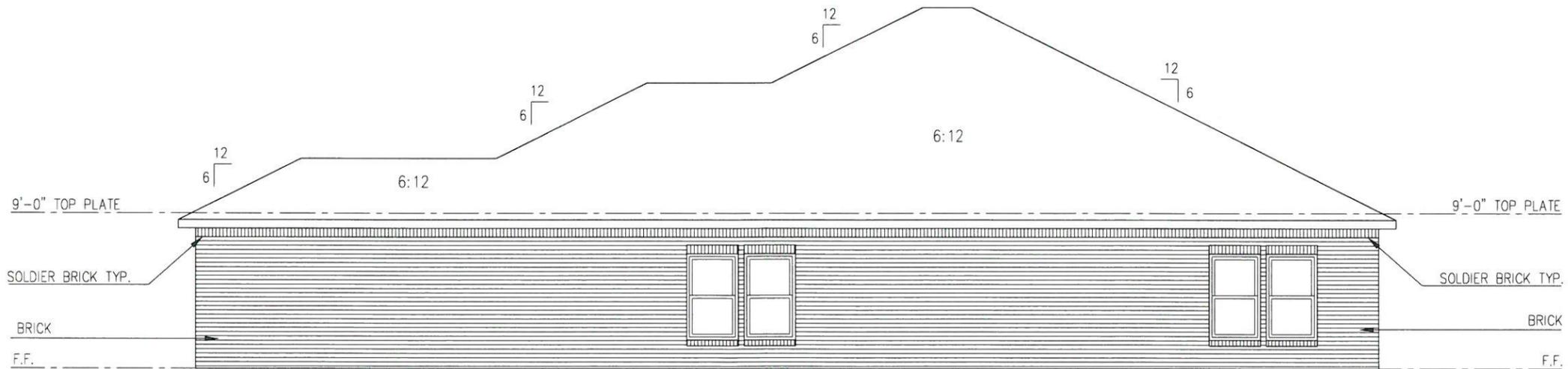
**A1**

3 of 10



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

REVISIONS:



NEW REISDENCE  
 540 County Line Road  
 124 LYNNIE DR  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

PLAN NAME:

custom

**SHEET**

**A2**

4 of 10

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.27-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 905A OF THE LAKE ROCKWALL 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 by Urbano Fernandez 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 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall 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 125 Lynne 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 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 should be amended as follows:

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

**SECTION 1.** That 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 heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023

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

Address: 125 Lynne Drive

Legal Description: Lot 905A of the Lake Rockwall Estates #2 Addition

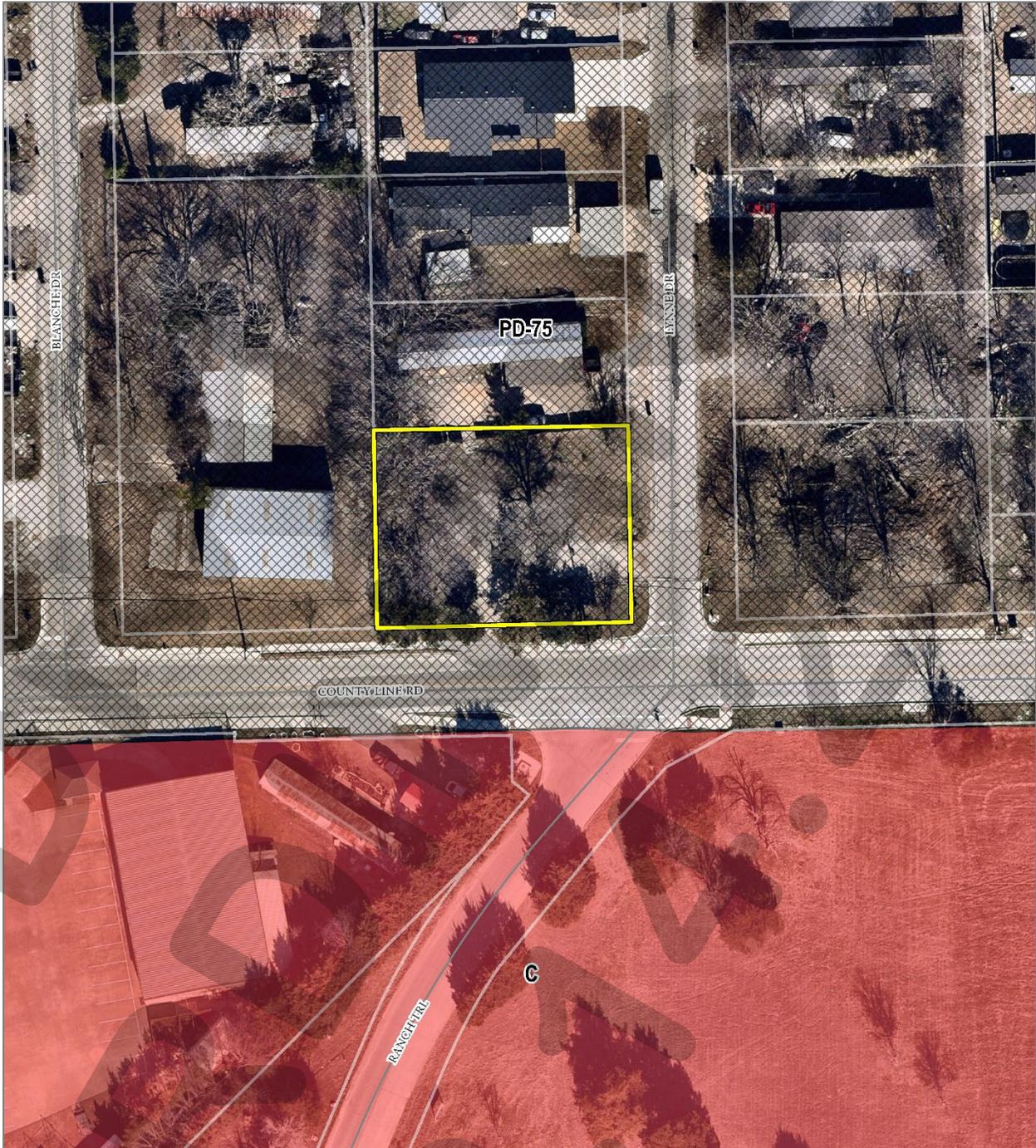


Exhibit 'B':  
Residential Plot Plan

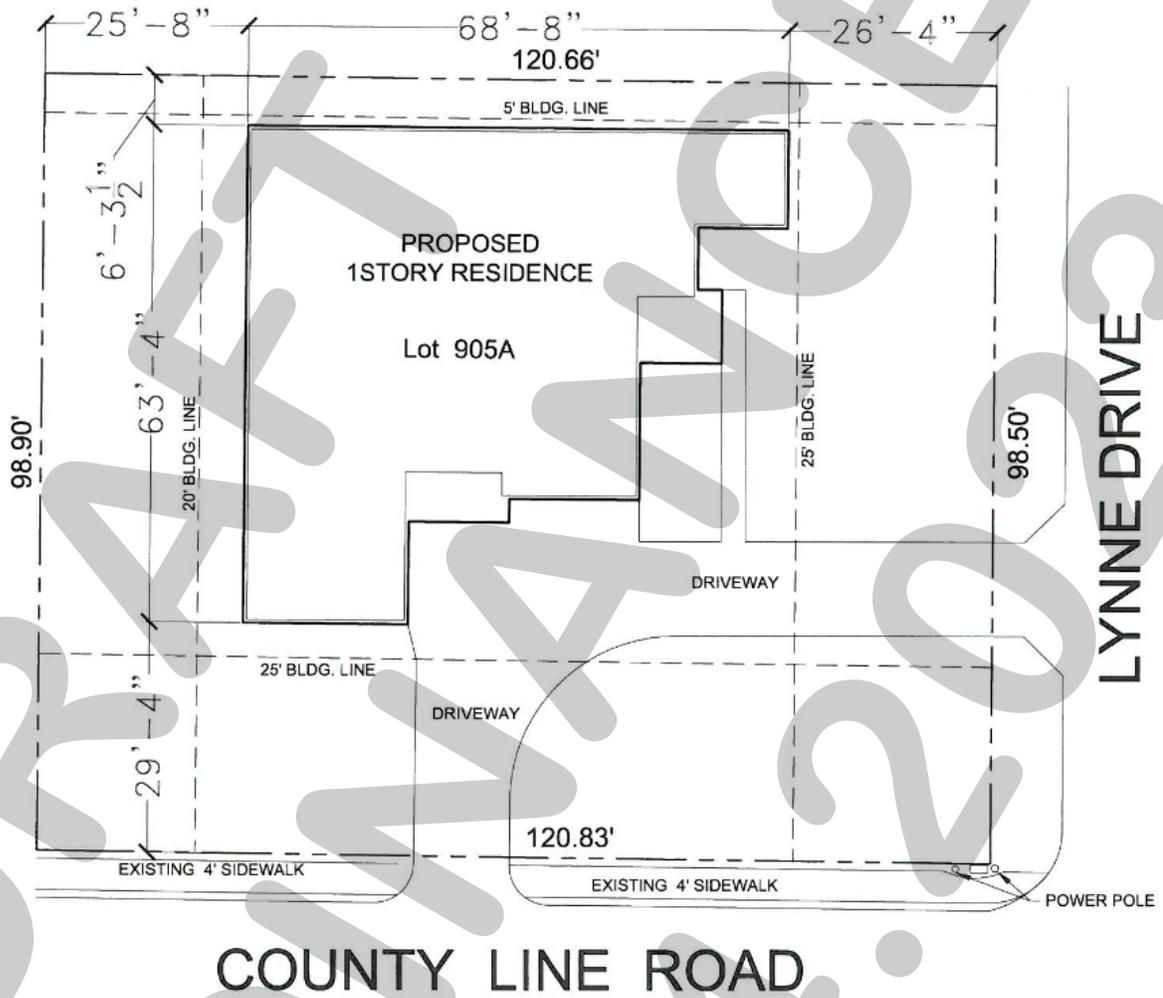


Exhibit 'C':  
Building Elevations

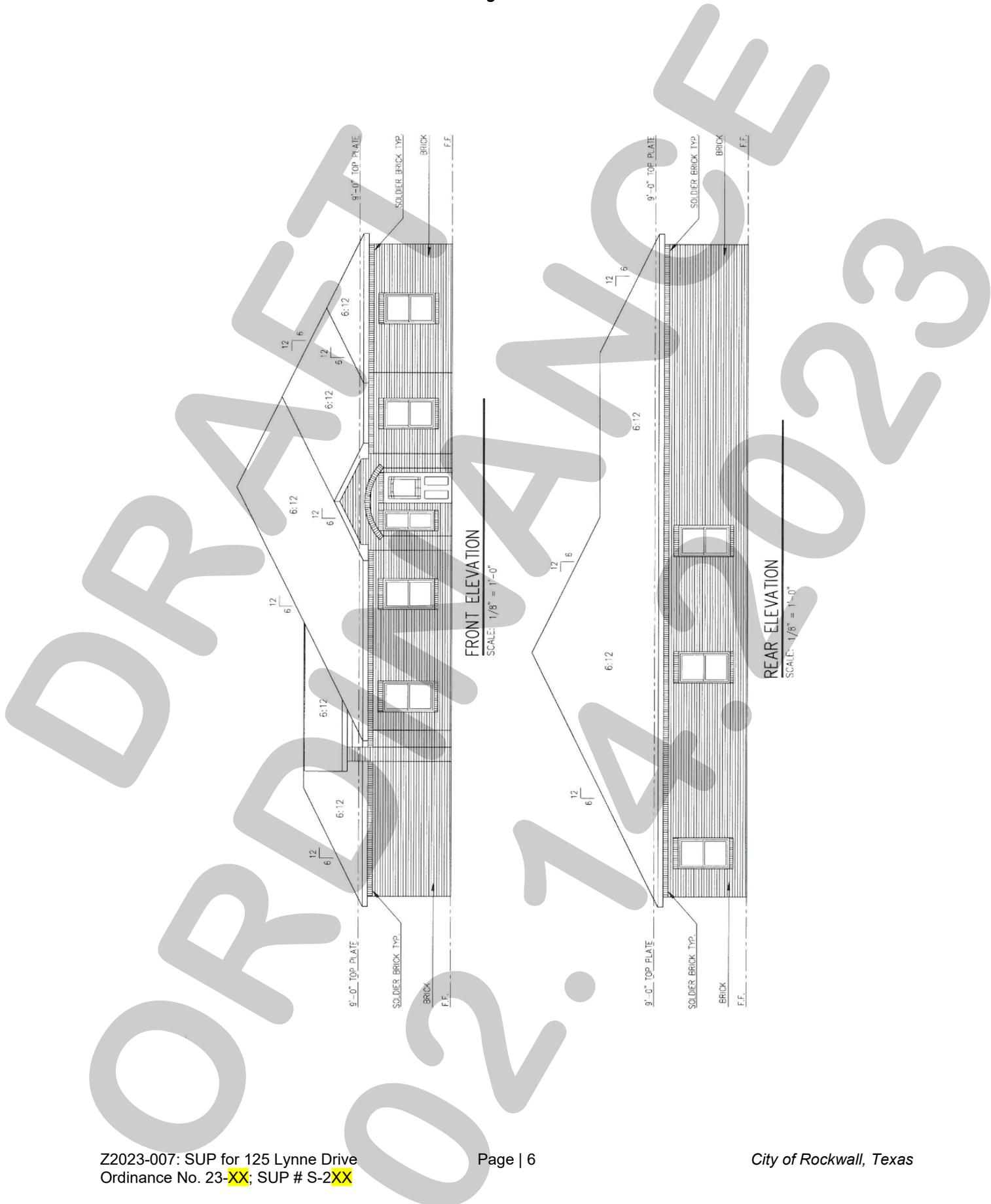
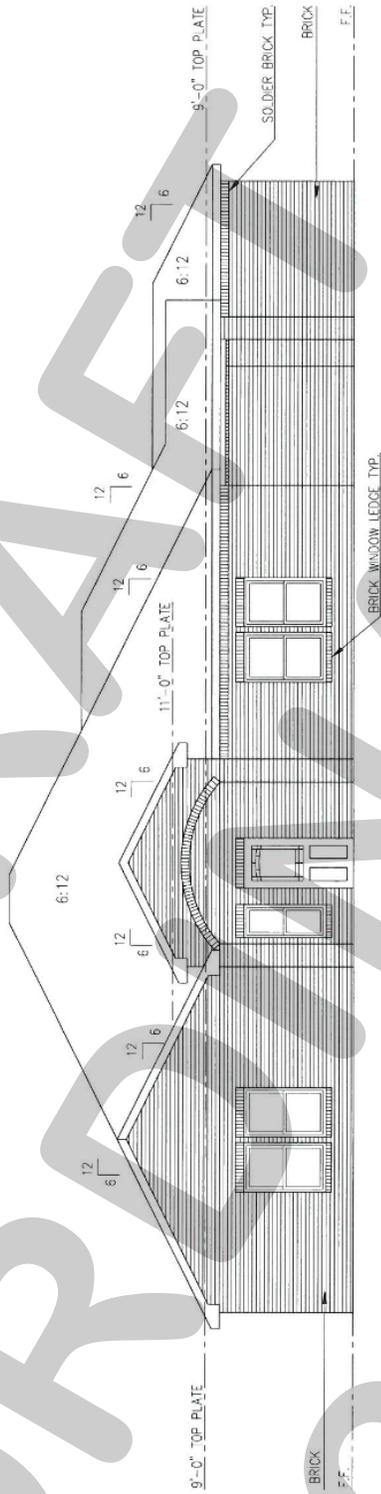
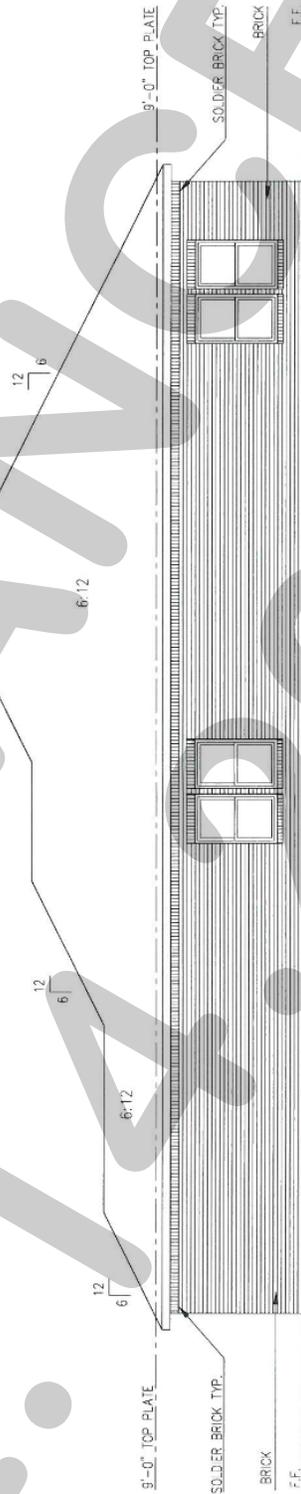


Exhibit 'C':  
Building Elevations



LEFT ELEVATION

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



RIGHT ELEVATION

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** February 14, 2023  
**APPLICANT:** Urbano Fernandez  
**CASE NUMBER:** Z2023-007; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 905A of the Rockwall Lake Estates #2 Addition on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

The subject property is located at 124 Lynne Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Evans Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Big League Sports Academy Inc. (*i.e. Tract 26-1 of the W.W. Ford Survey, Abstract No. 80*) which is zoned Commercial (C) District, and addressed as 505 County Line Road.

East: Directly east of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Chris Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Blanche Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Lake Rockwall Estates #2 Addition in the Lake Rockwall Estates Subdivision. This subdivision has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) and designated for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Lynne Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) and two (2) story	One (1) Story
Building Orientation	Orientation differs.	The front elevation of the home will face onto County Line Road.
Year Built	1970-2021	N/A
Building SF on Property	720 SF – 3,025 SF	3,141 SF
Building Architecture	Single-Family and Modular Homes	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Vinyl Siding, and Modular Panels	Brick
Paint and Color	Brown, Tan, Blue, White, Green & Red	N/A
Roofs	Composite Shingles & Metal	N/A
Driveways/Garages	Flat-Front Entry, Carports, and Single-Family Homes without Garages	N/A

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Lynne Drive, and the proposed building elevations in the attached packet.

**NOTIFICATIONS**

On January 27, 2022, staff mailed 111 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating

in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices with regard to the applicant's request.

### **CONDITIONS OF APPROVAL**

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

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

### **PLANNING AND ZONING COMMISSION**

On February 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023 -

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 124 Lynne DR Rockwall TX 75087  
 SUBDIVISION Rockwall Lake Properties LOT 905A BLOCK  
 GENERAL LOCATION Rockwall, TX

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

CURRENT ZONING	CURRENT USE	
PROPOSED ZONING	PROPOSED USE	
ACREAGE	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

OWNER	APPLICANT
<input checked="" type="checkbox"/> <u>Urbano Fernandez</u>	<input type="checkbox"/>
CONTACT PERSON	CONTACT PERSON
ADDRESS <u>1235 W CR 3423</u>	ADDRESS
<u>Wills Point TX</u>	
CITY, STATE & ZIP <u>75169</u>	CITY, STATE & ZIP
PHONE <u>469 474 4213</u>	PHONE <u>(469) 474-4213</u>
E-MAIL <u>Urbano</u>	E-MAIL <u>afhomes75@gmail.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

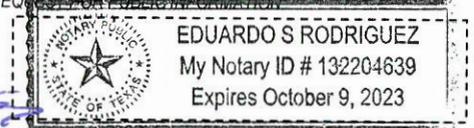
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023. BY SIGNING THIS APPLICATION, 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 20th DAY OF January, 2023

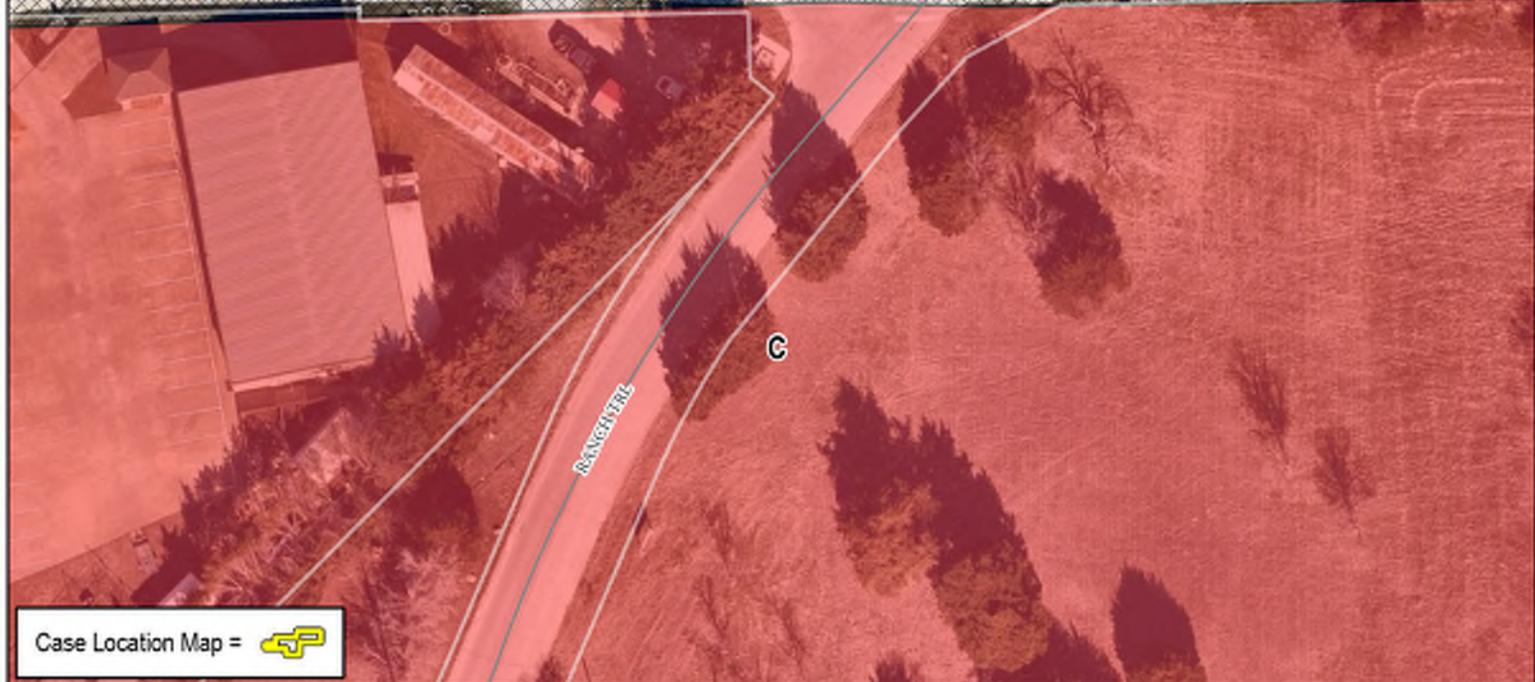
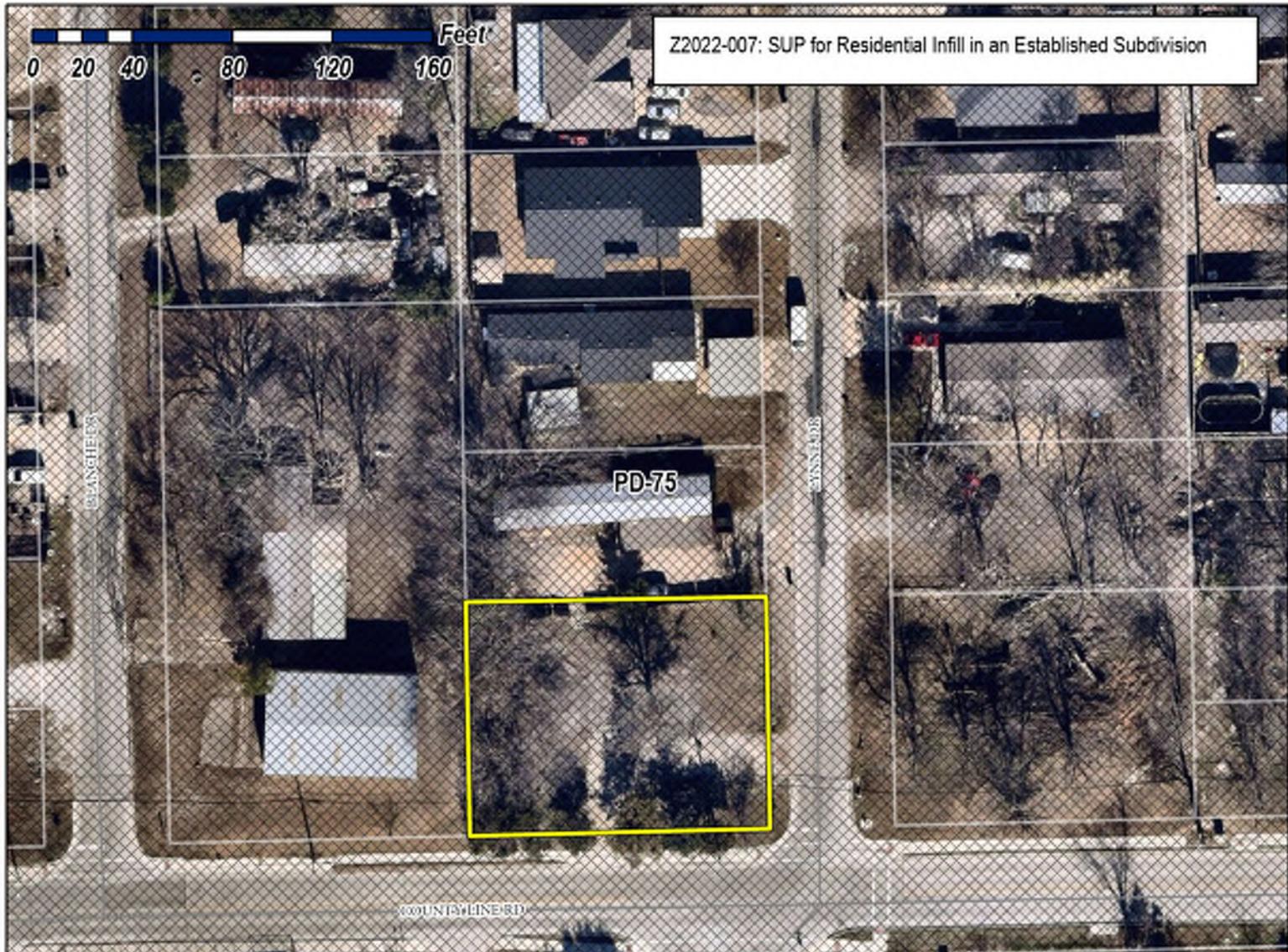
OWNER'S SIGNATURE Urbano Fernandez

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eduardo S. Rodriguez



MY COMMISSION EXPIRES 10/9/2023



Case Location Map = 



## City of Rockwall

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

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

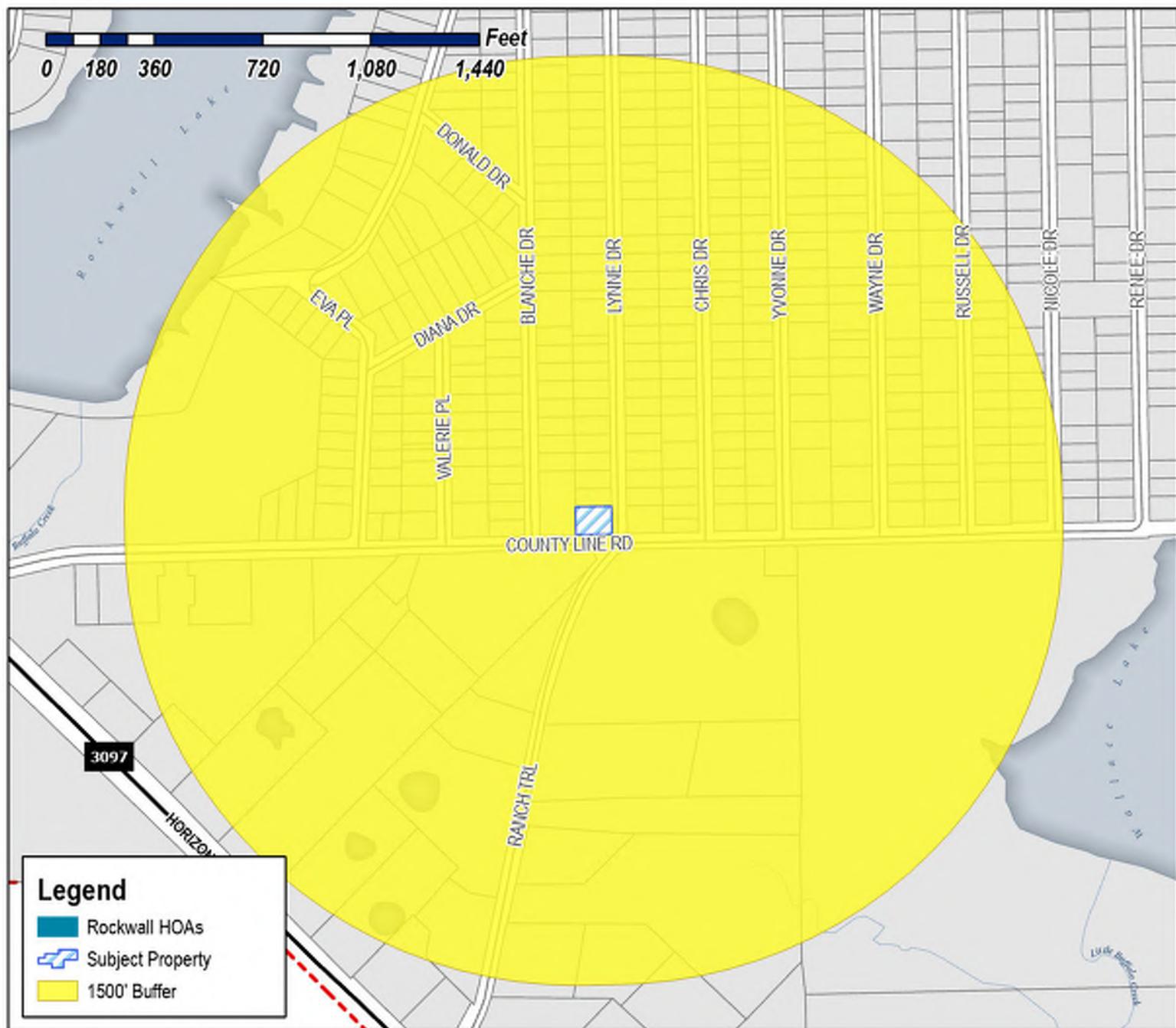




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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023  
 For Questions on this Case Call (972) 771-7745

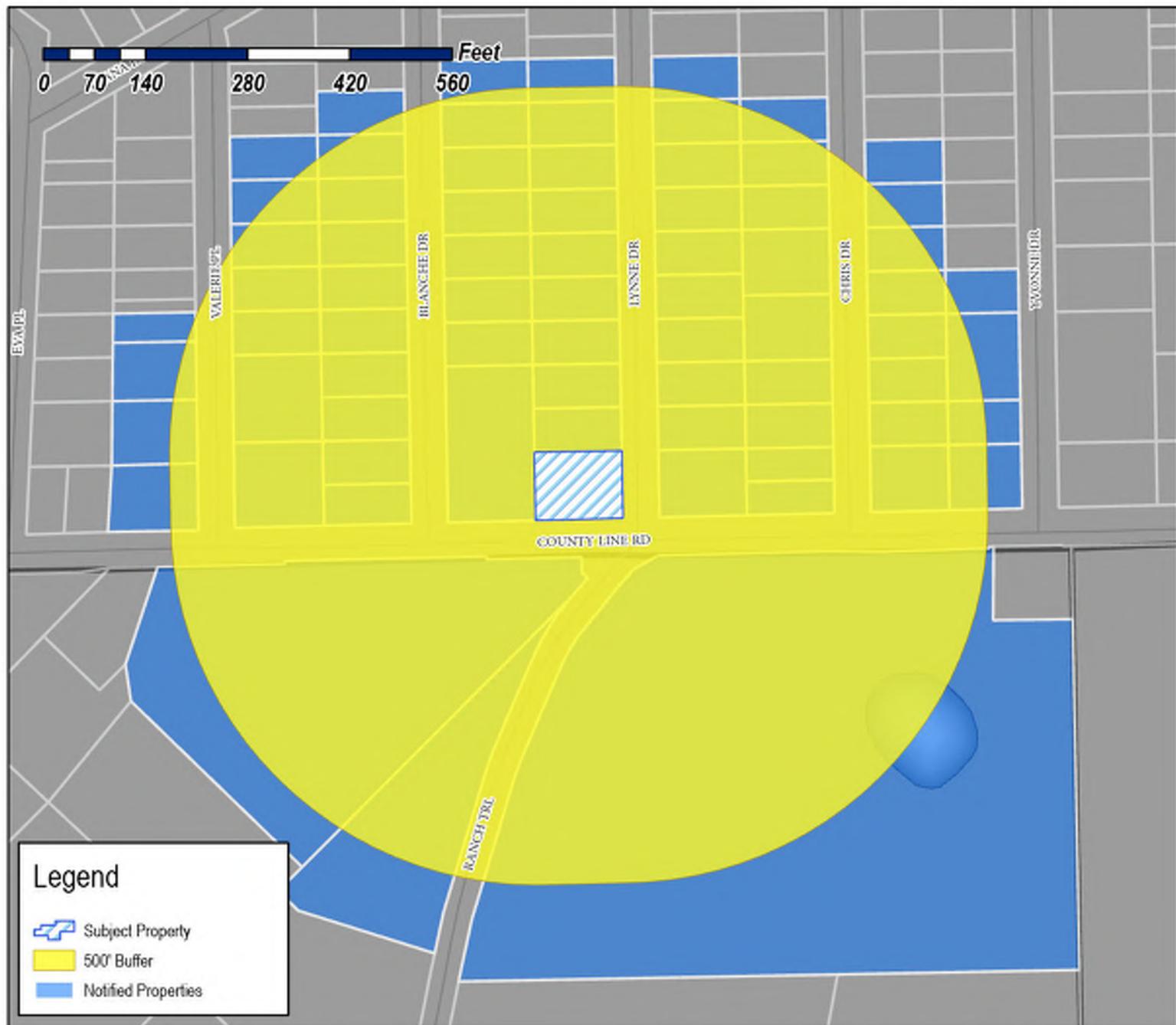




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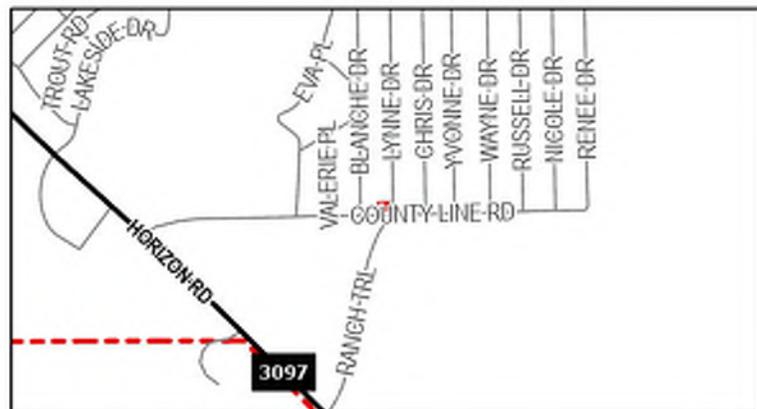
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**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX 75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX 75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
124 YVONNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX 75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX 75032

RANGEL ADELA  
125 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

SANCHEZ ROSA & ISMAEL PALACIOS  
140 CHRIS DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

PEREZ GILBERTO AND  
JUANITA PEREZ  
157 LYNNE DR  
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ  
147 CHRIS DR  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
215 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
204 CHRIS DR  
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M  
603 S CREEK DR  
ROYSE CITY, TX 75189

OCCUPANT  
225 LYNNE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

OCCUPANT  
219 BLANCHE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNNE DR  
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
196 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
193 CHRIS DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

OCCUPANT  
132 VALERIE PL  
ROCKWALL, TX 75032

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
159 CHRIS DR  
ROCKWALL, TX 75032

BETETA RUTH E  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA  
160 YVONNE DR  
ROCKWALL, TX 75032

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX 75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

CARRILLO JORGE  
173 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUTIERREZ DONATILO & BLANCA  
192 LYNNE DR  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

ESQUIVEL ZAIDA  
186 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

JIMENEZ ALMA RODRIGUEZ  
181 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
163 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX 75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX 75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR  
6379 KLONDIKE RD  
RIPLEY, NY 14775

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO 80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX 75032

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ  
1000 W YELLOWJACKET LANE APT 2507  
ROCKWALL, TX 75087

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG  
1414 BUFFALO WOODS CT  
KATY, TX 77494

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DR  
ROCKWALL, TX 75032

HILTON THOMAS  
135 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
150 CHRIS DR  
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S  
3778 PR 3843  
QUINLAN, TX 75474

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX 75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX 75032

ARMS OF AMERICA LLC AND  
C2LA LLC  
525 E CENTERVILLE RD  
GARLAND, TX 75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

OCCUPANT  
124 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

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

**Z2023-007: SUP for Residential Infill in an Established Subdivision**

*Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single- Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, February 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 21, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Tuesday, February 21, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-007: SUP for Residential Infill in an Established Subdivision**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

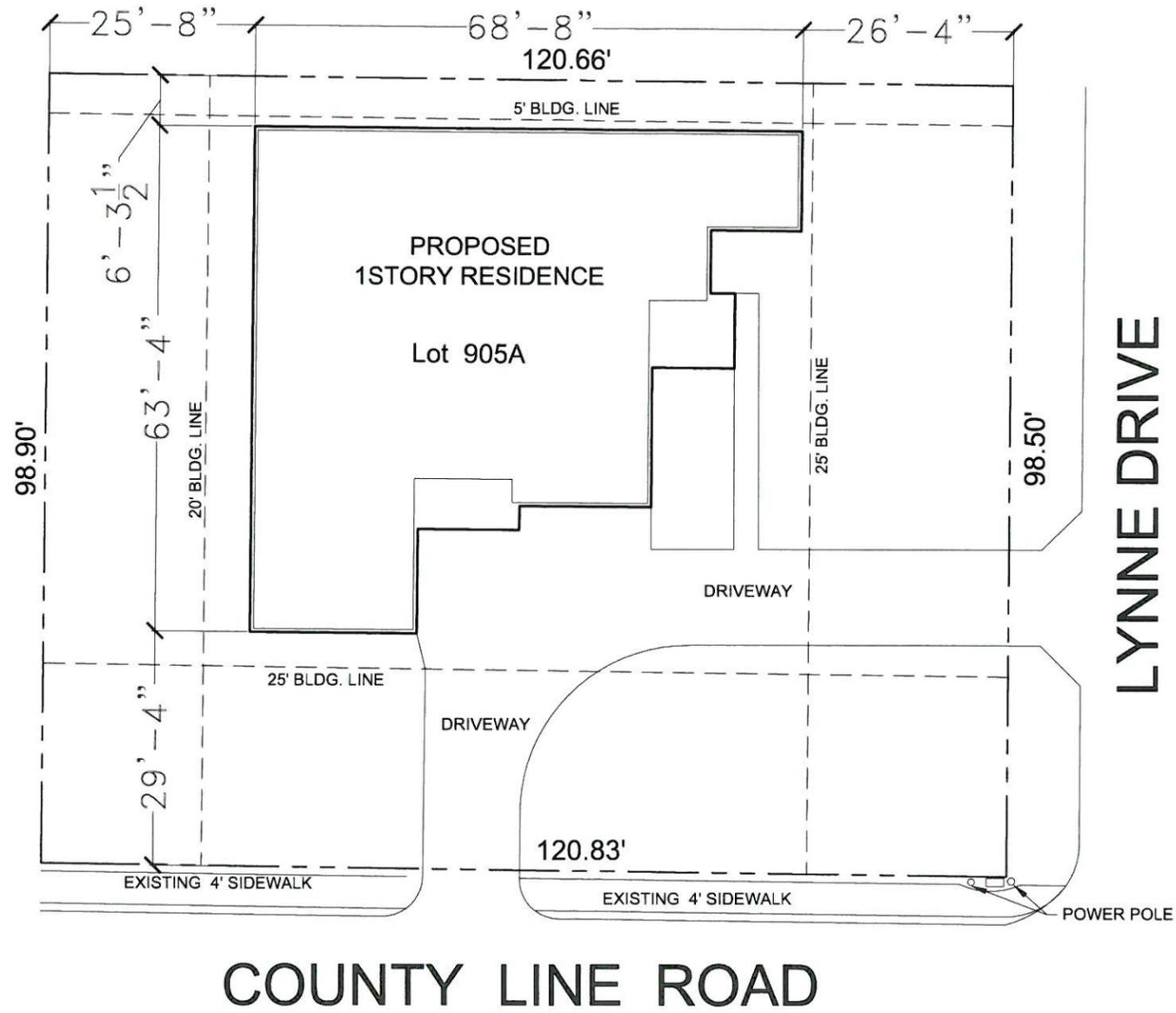
Address:

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

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



SCALE: 1" = 20' - 0"



REVISIONS:



NEW REISDENCE  
 540 County Line Road  
 124 LYNNE DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

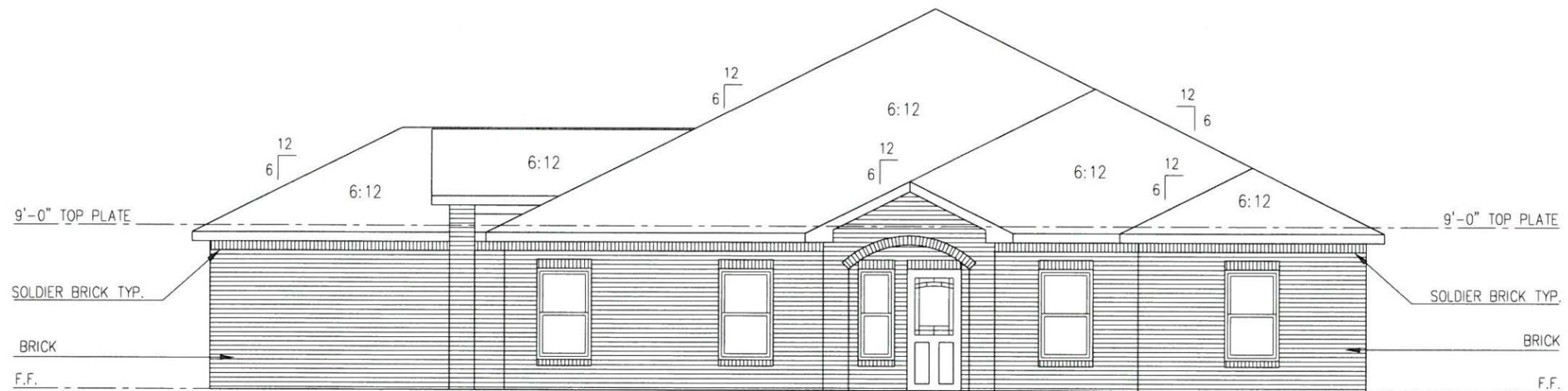
10/14/2022

PLAN NAME:

custom

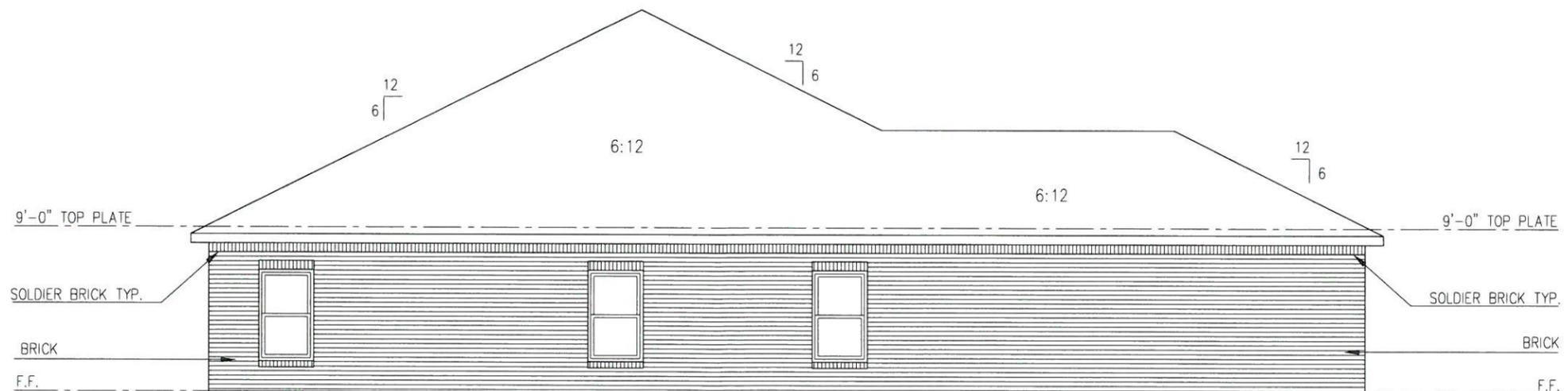
SHEET  
PL1

1 of 10



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
 540 County Line Road  
 124 LYNN DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

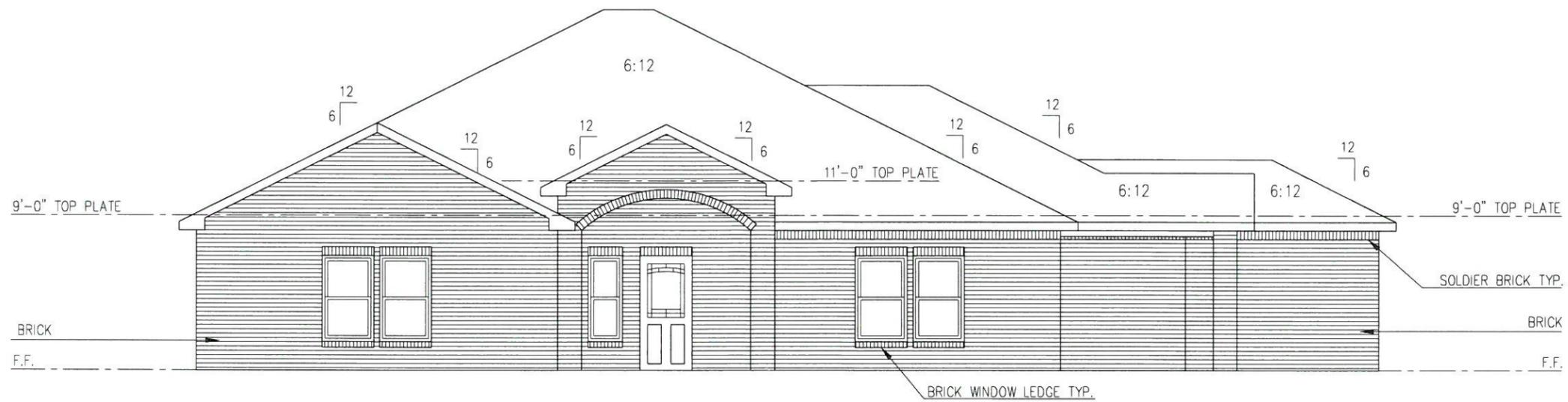
PLAN NAME:

custom

**SHEET**

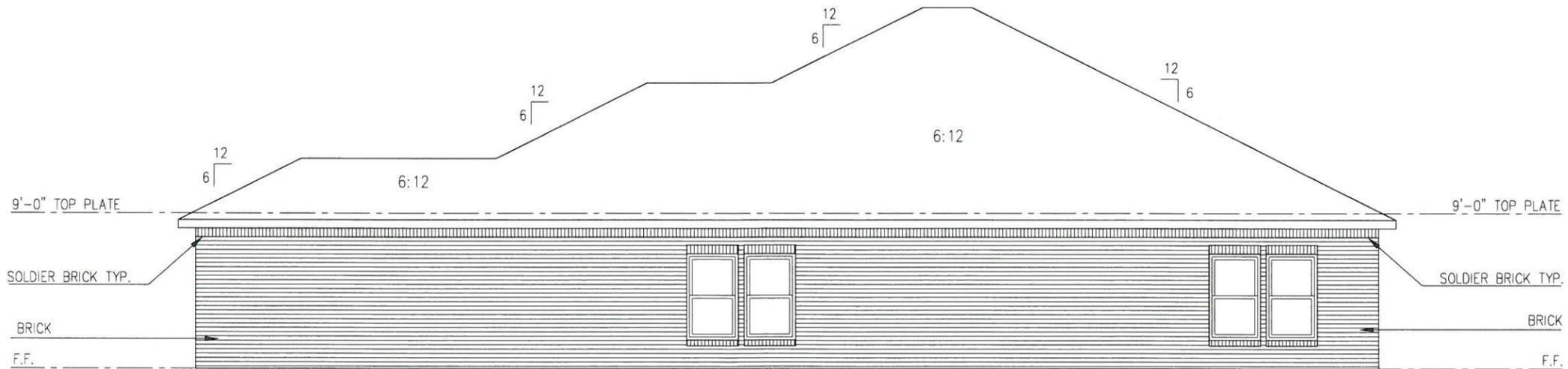
**A1**

3 of 10



**LEFT ELEVATION**

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



**RIGHT ELEVATION**

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

REVISIONS:



NEW REISDENCE  
 540 County Line Road  
 124 LYNNIE DR  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

PLAN NAME:

custom

**SHEET  
 A2**

4 of 10

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.27-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 905A OF THE LAKE ROCKWALL 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 by Urbano Fernandez 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 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall 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 125 Lynne 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 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 should be amended as follows:

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

**SECTION 1.** That 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 heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023

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

Address: 125 Lynne Drive

Legal Description: Lot 905A of the Lake Rockwall Estates #2 Addition

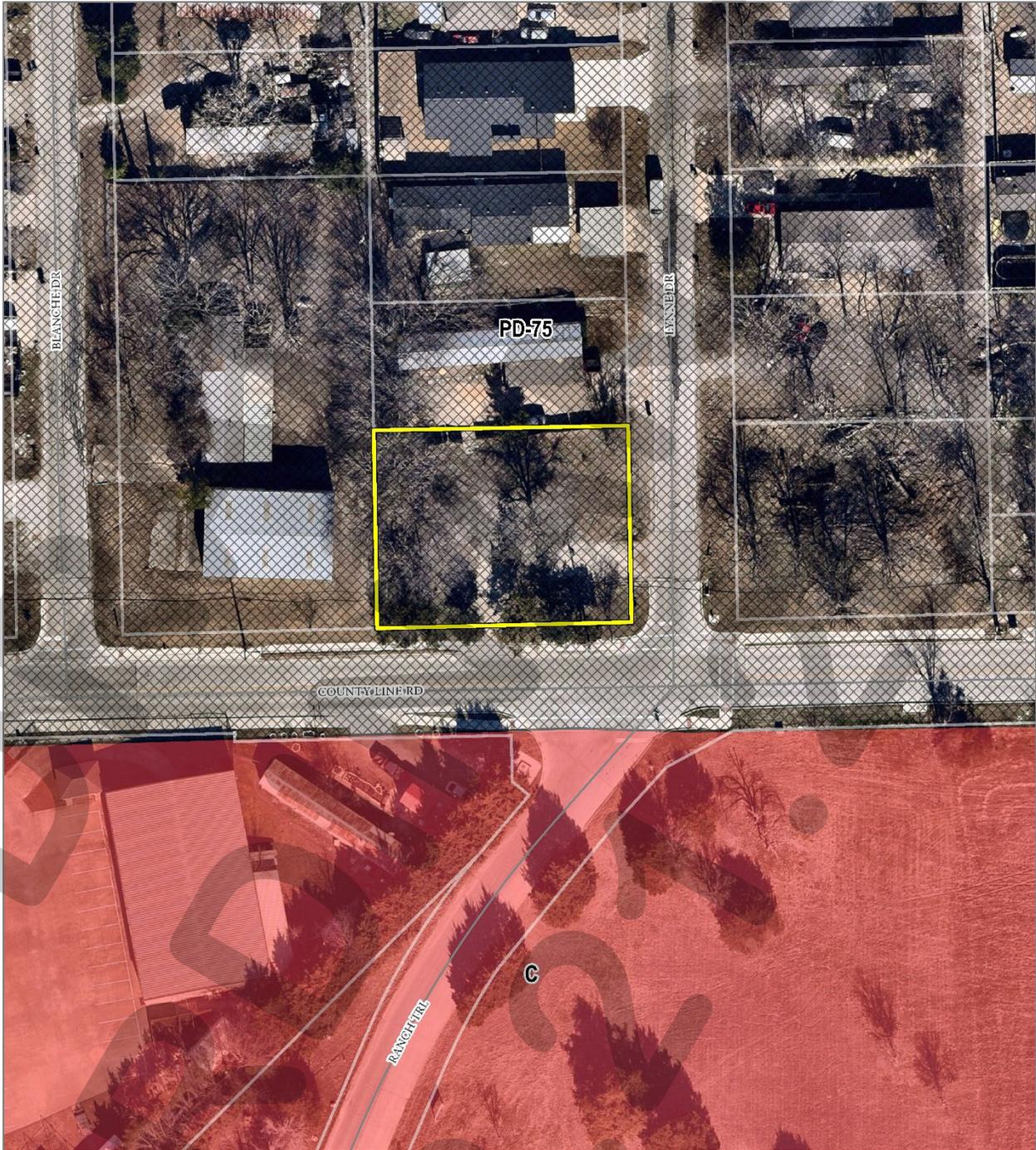


Exhibit 'B':  
Residential Plot Plan

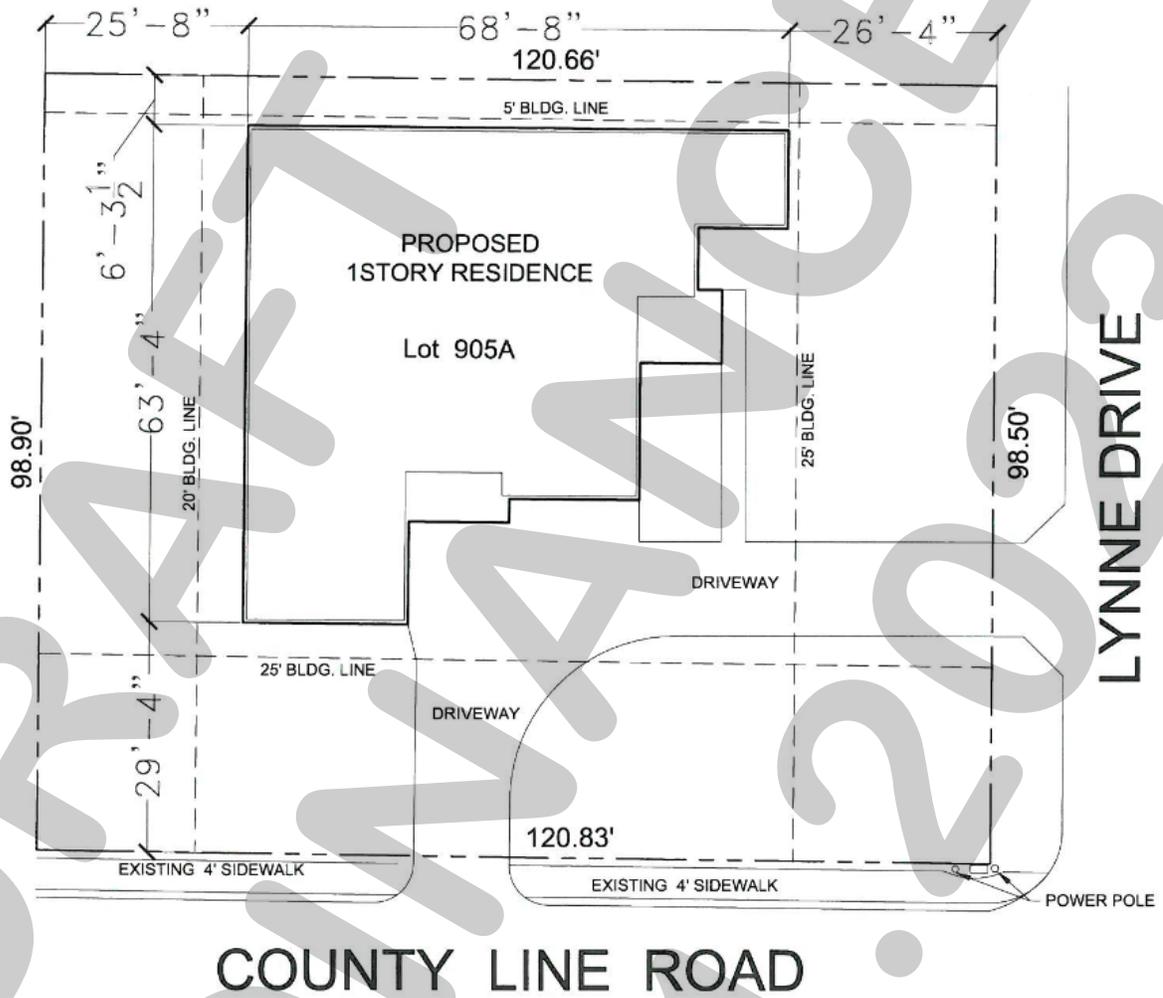
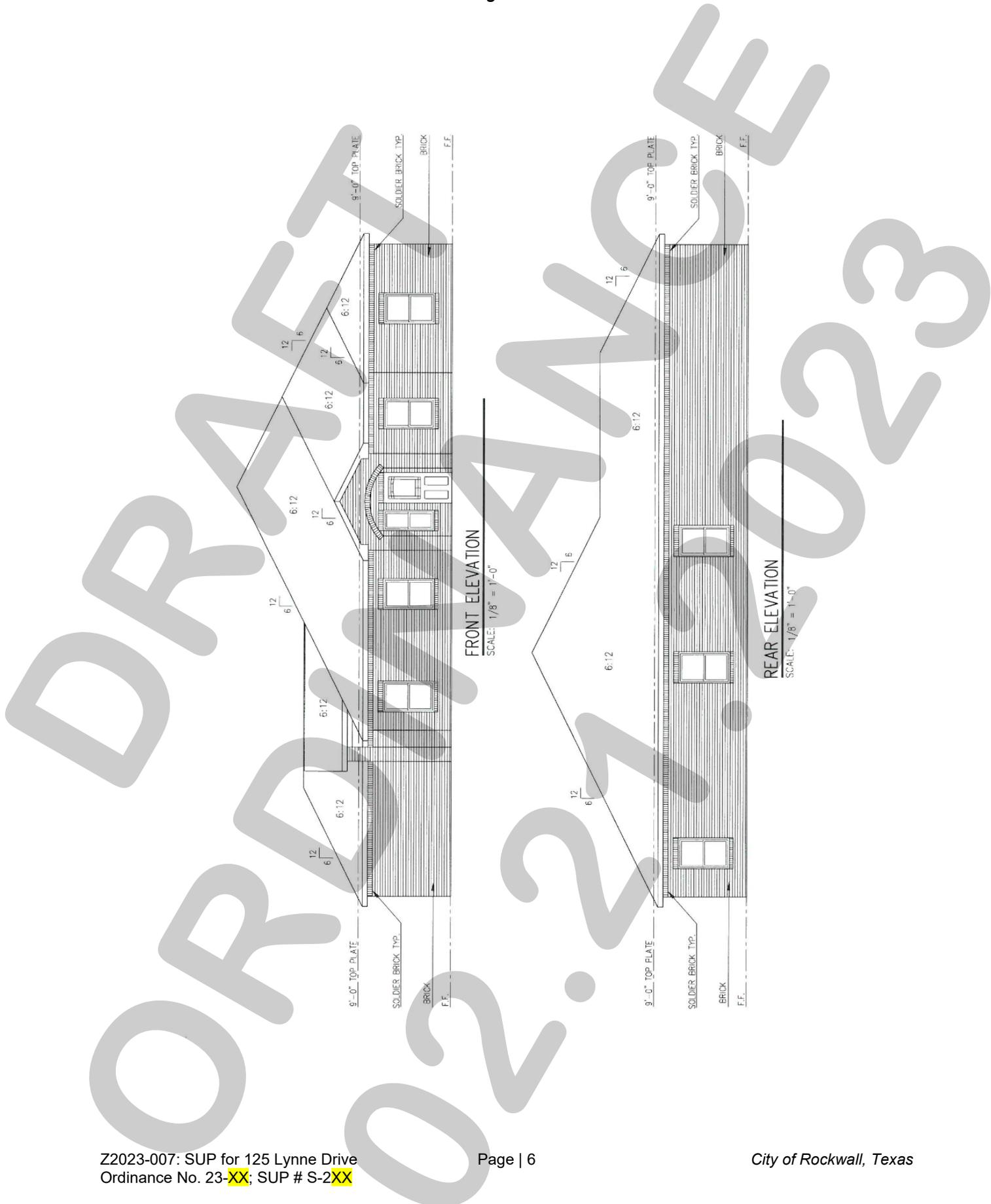


Exhibit 'C':  
Building Elevations







March 7, 2023

TO: Urbano Fernandez  
1235 Vz CR 3425  
Wills Point, TX 75169

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

SUBJECT: Z2023-007; *Specific Use Permit (SUP) For Residential Infill within an Established Subdivision*

Urbano:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 6, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On February 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On February 21, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

On March 6, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 23-14, S-296, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross  
Planner

CITY OF ROCKWALL

ORDINANCE NO. 23-14

SPECIFIC USE PERMIT NO. S-296

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.27-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 905A OF THE LAKE ROCKWALL 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 by Urbano Fernandez 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 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall 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 125 Lynne 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 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 should be amended as follows:

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

**SECTION 1.** That 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 heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

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

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

### **2.2 COMPLIANCE**

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

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

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

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**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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

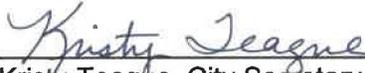
ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF MARCH, 2023.**

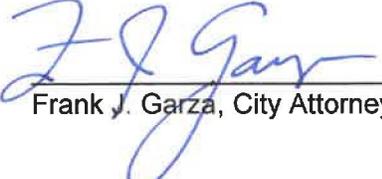
  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

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



**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 21, 2023

2<sup>nd</sup> Reading: March 6, 2023

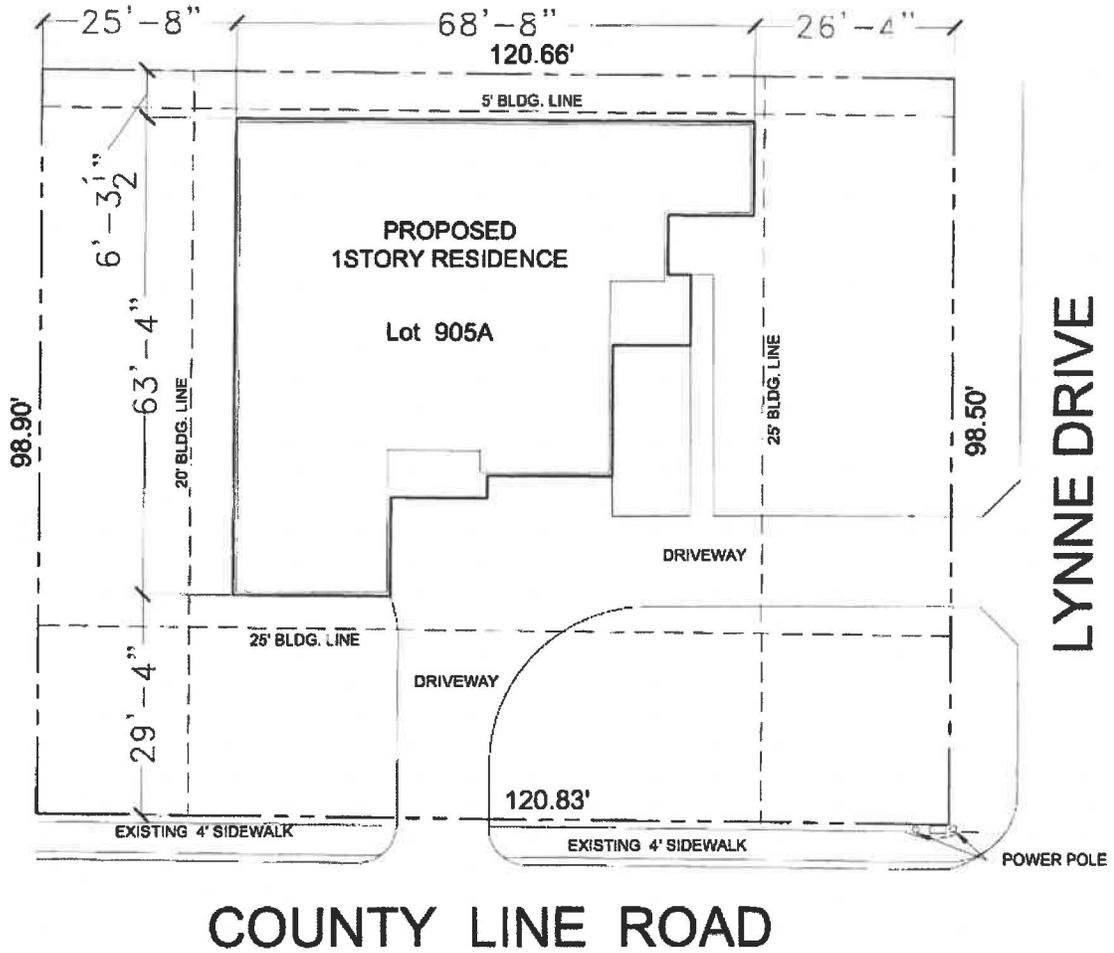
**Exhibit 'B':  
Residential Plot Plan**

Address: 125 Lynne Drive

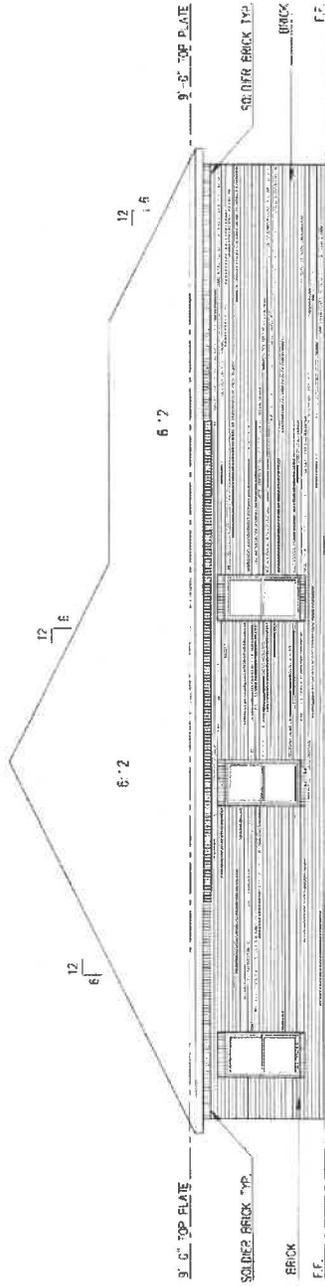
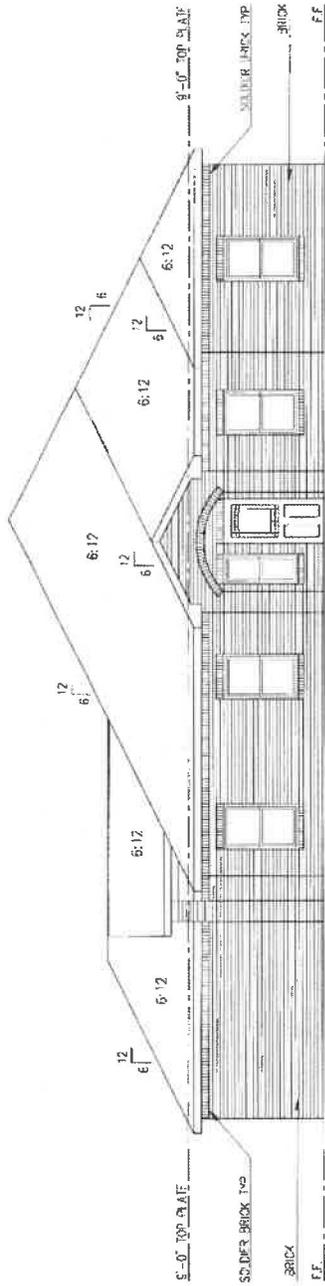
Legal Description: Lot 905A of the Lake Rockwall Estates #2 Addition



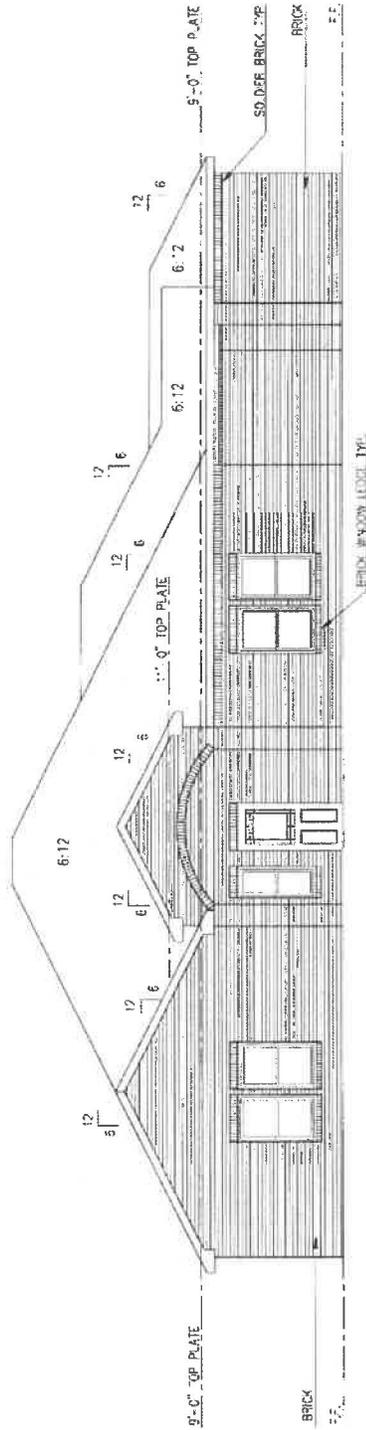
**Exhibit 'B':**  
*Residential Plot Plan*



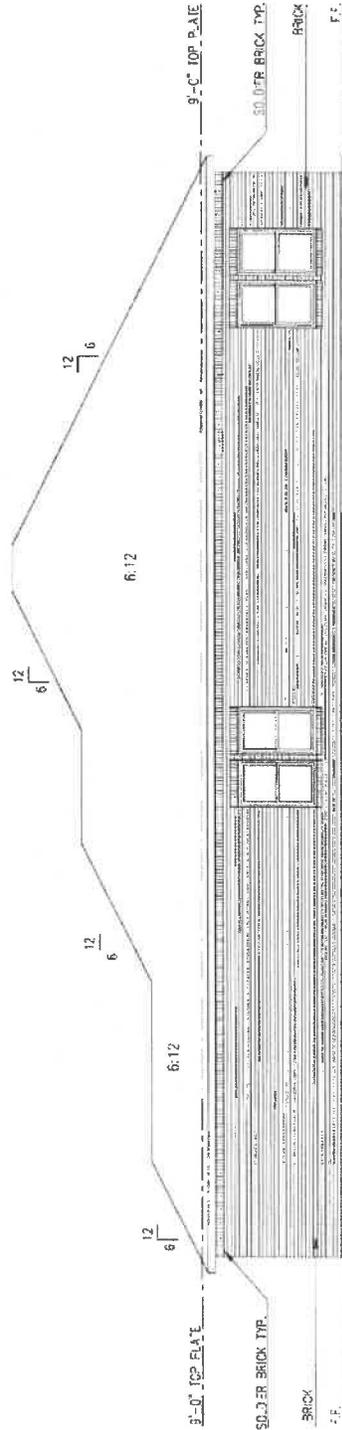
**Exhibit 'C':**  
**Building Elevations**



**Exhibit 'C':  
Building Elevations**



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"