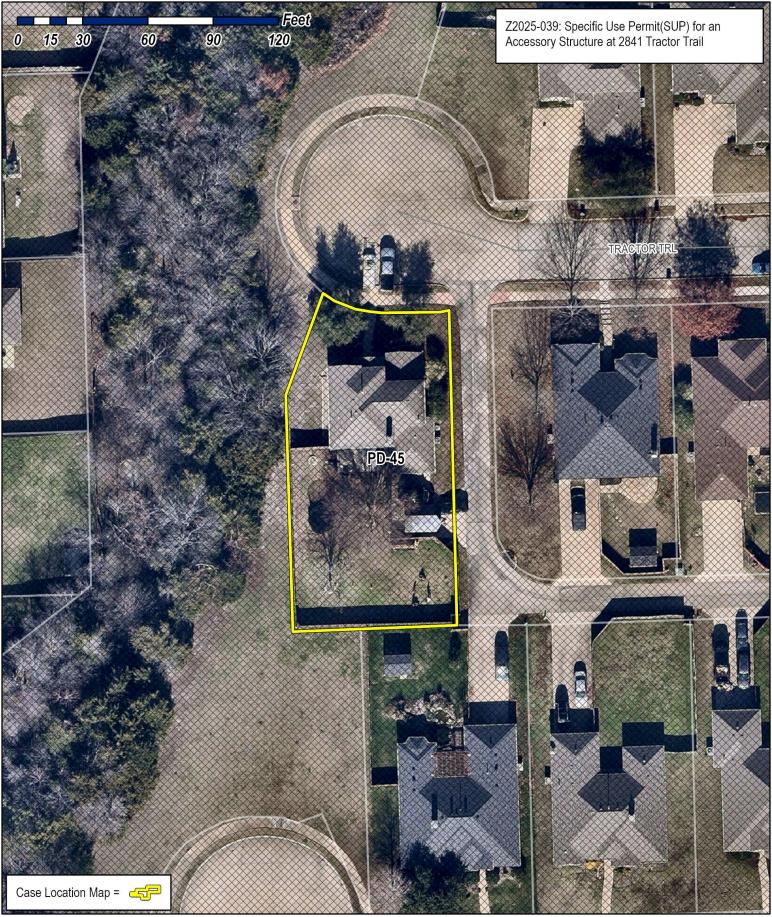


DEVELOPMENT APPLICATION

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

	PLANNING & ZONING CASE NO.						
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HASIGNED BELOW.							
	DIRECTOR OF PLANNING:						
	CITY ENGINEED.						

PLEASE CHECK THE	APPROPRIATE BOX	(BELOW TO IN	DICATE THE TYPE OF	DEVELOPMENT REQU	JEST [SELECT (ONLY ONE BOX	<]:	
☐ PRELIMINARY ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.) ☐ AMENDING OR ☐ PLAT REINSTA SITE PLAN APPLI	(\$100.00 + \$15.00 A PLAT (\$200.00 + \$15 300.00 + \$20.00 ACRE) ¹ R MINOR PLAT (\$150 TEMENT REQUEST CATION FEES:	ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 NOTES: TIN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE						
	50.00 + \$20.00 ACRE E PLAN/ELEVATIONS	PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A 31,000.00 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 INFO	ORMATION [PLE	ASE PRINT]						
ADDRES	s 28411 -	Tractor	Trail R	xkuall TK	7503	2		
SUBDIVISIO	01				LOT	7	BLOCK	1
GENERAL LOCATIO	I THE RESERVE TO SHARE THE PARTY OF THE PART							
ZONING, SITE P	LAN AND PLAT	TING INFO	RMATION (PLEASE	PRINT]				
CURRENT ZONING	G			CURRENT USE				
PROPOSED ZONING	G			PROPOSED USE				
ACREAG	.25		LOTS [CURRENT]		LOTS	LOTS [PROPOSED]		
REGARD TO ITS		S, AND FAILURE		AT DUE TO THE PASSAG TAFF'S COMMENTS BY TI				
OWNER/APPLIC	ANT/AGENT IN	FORMATIC	N IPLEASE PRINT/CHE	CK THE PRIMARY CONTA	CT/ORIGINAL SI	GNATURES ARE	REQUIREDI	
	Pedro Aguil	4		☐ APPLICANT	ille go	4000	To The little	
CONTACT PERSON				CONTACT PERSON				
ADDRESS	2841 Trad	or Trail		ADDRESS				
CITY, STATE & ZIP	Rolland	Tx 75	7032	CITY, STATE & ZIP				
PHONE	(actabator	1	,05	PHONE				and to
E-MAIL				E-MAIL				
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMAT	RSIGNED AUTHORITY,	ON THIS DAY P			6.	[OWNER]	THE UNDERS	SIGNED, WHO
INFORMATION CONTAINE	TO COV 20 25 ED WITHIN THIS APPLI	YER THE COST OF BY SIGNING TH CATION TO THE	FTHIS APPLICATION, HAS IS APPLICATION, I AGREE PUBLIC. THE CITY IS A	INFORMATION SUBMITTED BEEN PAID TO THE CITY O THAT THE CITY OF ROCK ALSO AUTHORIZED AND P IATED OR IN RESPONSE TO	F ROCKWALL ON (WALL (I.E. "CITY") PERMITTED TO R	THIS THE IS AUTHORIZED EPRODUCE ANY	AND PERMITTE COPYRIGHTED	DAY OF D TO PROVIDE INFORMATION OVINGTON-8
GIVEN UNDER MY HAND	AND SEAL OF OFFICE	e20 <u>25</u>			Notary Publ TATE OF TE	XAS 8;		
	OWNER'S SIGNA	TURE			8		Comm. Exp. 01 tary ID # 1350	
NOTARY PUBLIC IN AND	FOR THE STATE OF T	TEXAS	Hwardo Um	Com	MYCOM	ISSION EXPIRE	2008	31-38





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

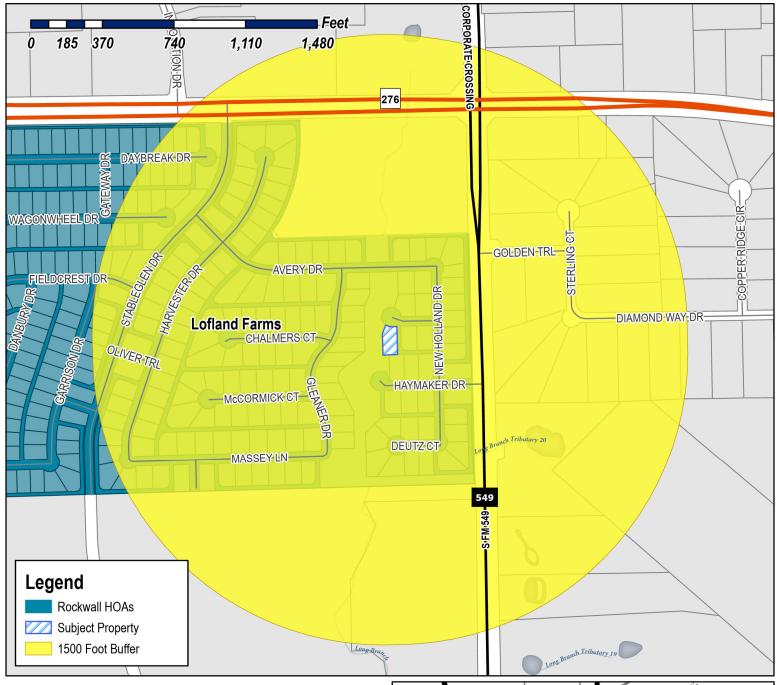
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Case Number: Z2025-039

Case Name: SUP For an Accessory Structure

at 2841 Tractor Trail

Case Type: Zoning

Zoning: Planned Development 45 (PD-45)

District

Case Address: 2841 Tractor Trail

Date Saved: 6/13/2025

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





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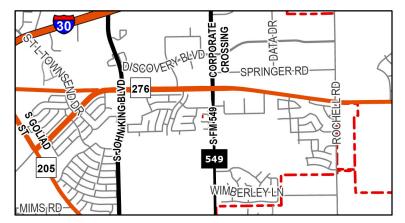
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AINO DALLAS LLC 103 FOULK ROAD, SUITE 900 WILMINGTON, DE 19803 HOFFER RONALD DAVID JR AND ROSE MARY 1114 NEWKIRK CT ROCKWALL, TX 75032 JOHNSON ARTHUR JR & NICOLE, TRUSTEES ARTHUR & NICOLE JOHNSON LIVING TRUST 1124 CLARENDON CRES OAKLAND, CA 94610

JEFFREY BIANCHI & RAYLINN BIANCHI REVOCABLE TRUST JEFFREY BIANCHI & RAYLINN BIANCHI -TRUSTEES 113 GARYDALE CT ALAMO, CA 94507

SOON HERALD 14300 CERVANTES AVE GERMANTOWN, MD 20874 SENG TRUST 1602 MONTELLANO CT SAN JOSE, CA 95120

BALLOUT 7 LLC 1910 OAK POINT DRIVE ALLEN, TX 75013 DRAKE PETER CHARLES 1982 STERLING COURT ROCKWALL, TX 75032 ROCHELLE KENDRA 2000 New Holland Dr Rockwall, TX 75032

SMITH BART A & DONNA R 2010 GLEANER DR ROCKWALL, TX 75032 SPENCE KEATON 2020 GLEANER DR ROCKWALL, TX 75032 PADILLA ELIZABETH AND PETE RODRIGUEZ 2020 NEW HOLLAND DRIVE ROCKWALL, TX 75032

RESIDENT 2030 GLEANER DR ROCKWALL, TX 75032

RESIDENT 2030 NEW HOLLAND DR ROCKWALL, TX 75032 JULIE M ALLCOX REVOCABLE TRUST
JULIE M ALLCOX- TRUSTEE
2040 GLEANER DRIVE
ROCKWALL, TX 75032

CELSUR TAMRA LEE 2040 NEW HOLLAND DRIVE ROCKWALL, TX 75032 NAVARRO MARCO & ALEJANDRA 2050 GLEANER DRIVE ROCKWALL, TX 75032 FOX CHRISTOPHER & LAURA 2050 NEW HOLLAND DRIVE ROCKWALL, TX 75032

RESIDENT 2060 NEW HOLLAND DR ROCKWALL, TX 75032 MOSHER LINDA 2070 NEW HOLLAND DR ROCKWALL, TX 75032 RESIDENT 2100 GLEANER DR ROCKWALL, TX 75032

RESIDENT 2110 GLEANER DR ROCKWALL, TX 75032 DELACRUZ JUDY & KEITH YODER 2110 NEW HOLLAND DR ROCKWALL, TX 75032 RESIDENT 2120 NEW HOLLAND DR ROCKWALL, TX 75032

LEVERETT STEVEN GLENN 2120 GLEANDER DR ROCKWALL, TX 75032 DOWNUM CHRIS DALE 2130 GLEANER DRIVE ROCKWALL, TX 75032 CAVETT DEBRA 2130 NEW HOLLAND DR ROCKWALL, TX 75032

MEJIA SERGIO 2140 GLEANER DR ROCKWALL, TX 75032 WOOLDRIDGE KATHERINE W 2150 GLEANER DR ROCKWALL, TX 75032 MICHEL ROBBIE EVAN 2200 MARBLE FALLS DR CARROLLTON, TX 75007 RODRIGUEZ JOSE G AND EMMA 2270 CHALMERS CT ROCKWALL, TX 75032 JOHN G HAWKINS AND JEANETTE W HAWKINS
REVOCABLE LIVING TRUST
2760 MCCORMICK COURT
ROCKWALL, TX 75032

REICHLE JUSTIN C AND LEAH S 2761 CHALMERS CT ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE 2770 Massey Ln Rockwall, TX 75032 WEST BILL R 2770 MCCORMICK CT ROCKWALL, TX 75032 RESIDENT 2771 AVERY DR ROCKWALL, TX 75032

MUENKS RUSSELL JOHN 2771 MCCORMICK CT ROCKWALL, TX 75032 RESIDENT 2780 CHALMERS CT ROCKWALL, TX 75032

NICHOLSON N'GAI Q 2780 AVERY DRIVE ROCKWALL, TX 75032

RESIDENT 2781 AVERY DR ROCKWALL, TX 75032

BROWN THERESA ANN 2781 CHALMERS CT ROCKWALL, TX 75032 TURCK BETHANY 2790 AVERY DR ROCKWALL, TX 75032

ZAVALA DALELL ALIA & LOUIS ANTHONY 2790 CHALMERS CT ROCKWALL, TX 75032 FAVILA CESAR G II 2791 AVERY ROCKWALL, TX 75032 KIELBUS PAWEL & KATARZYNA 2800 AVERY ROCKWALL, TX 75032

RESIDENT 2810 AVERY DR ROCKWALL, TX 75032 RETTMAN KRISTIE 2830 DEUTZ COURT ROCKWALL, TX 75032 GILMORE TODD AND TIFFANY 2831 DUETZ CT ROCKWALL, TX 75032

SNYDER STACY & CHARLES 2840 Deutz Ct Rockwall, TX 75032 WESTERGARD SKYLER AND SARAH 2840 HAYMAKER DR ROCKWALL, TX 75032 DUNN DAVID IRVIN II 2841 HAYMAKER DR ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT 2850 DEUTZ CT ROCKWALL, TX 75032 RESIDENT 2850 HAYMAKER DR ROCKWALL, TX 75032

WILSON TIMOTHY JOHN & STEPHANIN M 2850 AVERY ROCKWALL, TX 75032 FISSEHAYE SABA G 2850 TRACTOR TRL ROCKWALL, TX 75032 RESIDENT 2851 AVERY DR ROCKWALL, TX 75032

RESIDENT 2851 HAYMAKER DR ROCKWALL, TX 75032 SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S 2851 TRACTOR TR ROCKWALL, TX 75032 RESIDENT 2860 AVERY DR ROCKWALL, TX 75032 RESIDENT 2860 HAYMAKER DR ROCKWALL, TX 75032 DUNAWAY LORI J 2860 DEUTZ COURT ROCKWALL, TX 75032

CROUCH JESSE AND LOUETTA LANGLEY CROUCH 2860 TRACTOR TRAIL ROCKWALL, TX 75032

BAUMANN REBECCA NICOLE AND KAISER LYN 2861 AVERY DRIVE ROCKWALL, TX 75032 WARREN MICHAEL & RENEE 2861 HAYMAKER DR ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M 2861 TRACTOR TRL ROCKWALL, TX 75032 BARTLEET MURRAY PAUL 2870 AVERY DRIVE ROCKWALL, TX 75032 SHANE PATRICK RYAN 3055 GOLDEN TRL ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST JULIE RAE GODWIN & BOBBY MAC GODWIN -TRUSTEES 3112 SAN MARCOS DR ROCKWALL, TX 75032

RYAN KEYT TRUST TRUSTEE - RYAN KEYT 3310A MARKET STREET SAN FRANCISCO, CA 94114

SELMAN ENTERPRISES INC 3612 HILLTOP CIR ROCKWALL, TX 75087

WONG IU YAM IRENE 36-38 GLENWOOD AVE PITTSFIELD, MA 1201 LUONG SIMON 4018 138TH ST SW LYNNWOOD, WA 98087 HAWKINS YAO & EILEEN WANG TRUST HAWKINS YAO & EILEEN WANG-TRUSTEES 5887 KILLARNEY CIR SAN JOSE, TX 95138

SHARMA PUNEET 6242 VICKERY BLVD DALLAS, TX 75214 ML VENTURES, LLC 7908 BOULDER RIVER TRAIL MCKINNEY, TX 75070 LOFLAND FARMS OWNERS ASSOC. C/O FIRST SERVICE RESIDENTIAL PO Box 32562 Charlotte, NC 28232

LY PHUONG & KINH PO BOX 451806 GARLAND, TX 75045

EXTERIOR SIDING LEGEND: BUILDING FEATURES: BUILDING DIMENSIONS: WIDTH: 20' LENGITT: 20' ITEIGITT: 20'-3½'' BUILDING SOUARE FOOTAGE: ASPHALT SHINGLES GARAGE: 400 SQJFT STEEL ROOF "BOARD AND BATTEN" WOOD SIDING HORIZONFAL WOOD SIDING EXTERIOR DOORS AND WINDOWS TRIMS SUGGESTION: GABLE VENT LOUVER 18"x 24" (TYP.) 12 U/S ROOF TRUSSES & T/O PLATE 24" TYP. EXTERIOR LIGHTING FIXTURE 9.3 T/O FOUNDATION T/O GARAGE SLAB EINISHED GRADE (TO SLOPE AWAY FROM BUILDING) FOR INFORMATION ON FOUNDATIONS, REFER TO PAGES "TYPE I FOUNDATION PLAN" OR "TYPE 2FOUNDATION PLAN' DEPENDING ON THE TYPE OF FOUNDATION CHOSEN, AND TO PAGE "BUILDING CROSS-SECTION NO.1". *PROVIDE A ROOF VENTILATOR. * PROVIDE A COMPLETE GUTTER SYSTEM THAT DIRECTS RAINWATER AWAY FROM BUILDING.



This plan cannot be used for construction unless it has been approved, signed, and stamped by a froally exceedible ultiding procrisional, who will associated responsibilities and liabilities. It a Matsonder decliner and assume an ore-procrindifilities or buildings and its construction of a future buildings and its complaines with the applicable buildings of detay. Whateseer, The term 'this plan' encoupsees di pages contained in the PDT document that will be downloaded.

Furthermore, no information regarding the building's structure is present in the plan. A structural plan, including all structural elements (dimensions of foundation frontings, dimensions of foundation frontings, dimensions of foundation fortings, dimensions size and incatation of floor joiets, dimensions, size and foundation of floor joiets, dimensions, size and foundation of floor structure demans, size and foundation of rost structure demans, size and foundation of most structure demans, size and foundation of most structure demans, supera structure demanser. Size size of the structure despites. Size of the size of the

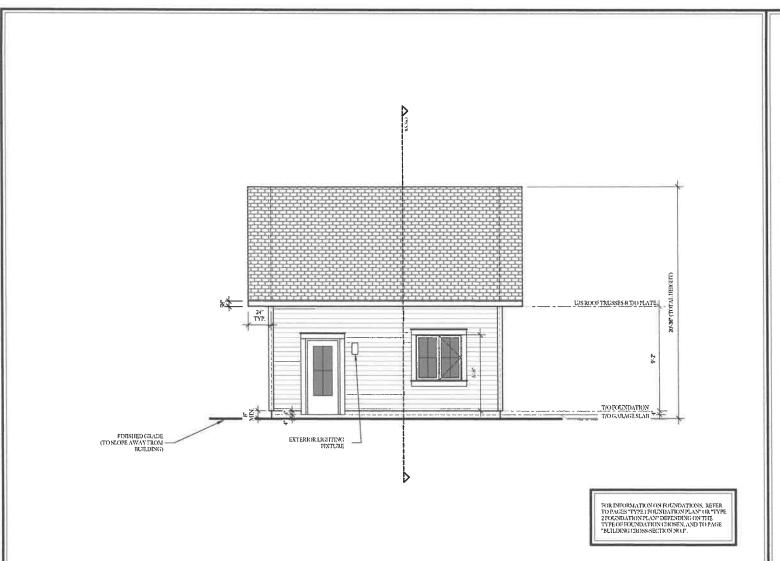
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YVAN

PLAN NUMBER 2419

FRONT ELEVATION





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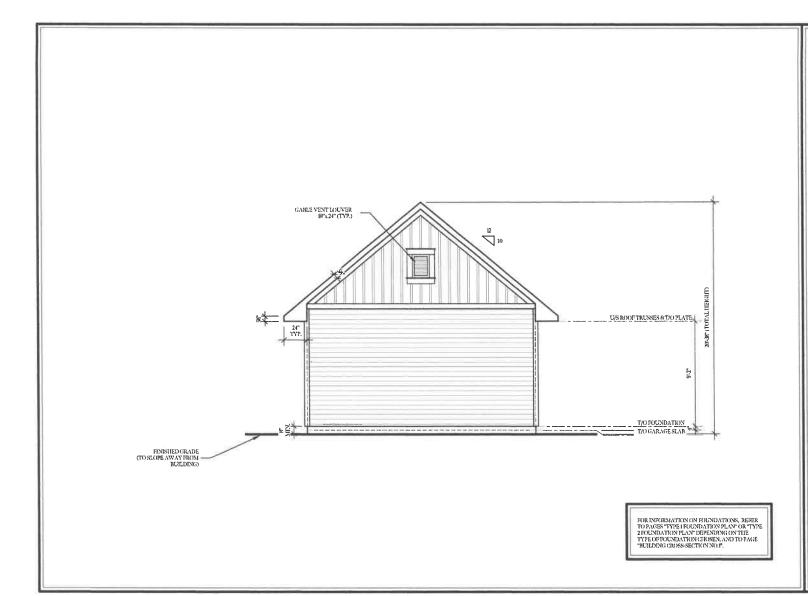
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PLAN NUMBER 2419

RIGIT ELEVATION





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Furthermore, no information regarding the building's structure is greenst in the plan. A structure is plan, including all structural relements (formedisms of including) all returnal relements (formedisms of insundation footings, dimensions of formedistion walls, dimensions of seventhrowalls, dimensions, size and location of floor joists, dimensions; size and location of of the prest, dimensions, size and location of of the return elements, ports autocurate of the constructions of data and location of a return elements, ports autocurate etc.) is reputated by the policy accredited motivated location of the produced region of the construction of dish building and must be produced by the policy accredited motivated legislation in the directions of floor juites and nor firmates and location of greats and leasures of enter under the significant of the distriction and control of posts and control of posts and clausium of the size of th

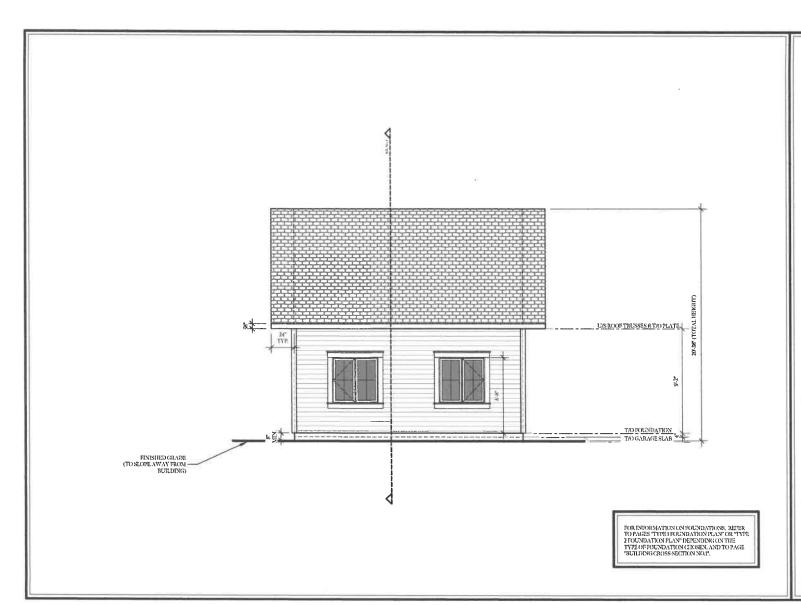
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PLAN NUMBER 2419

REAR ELEVATION





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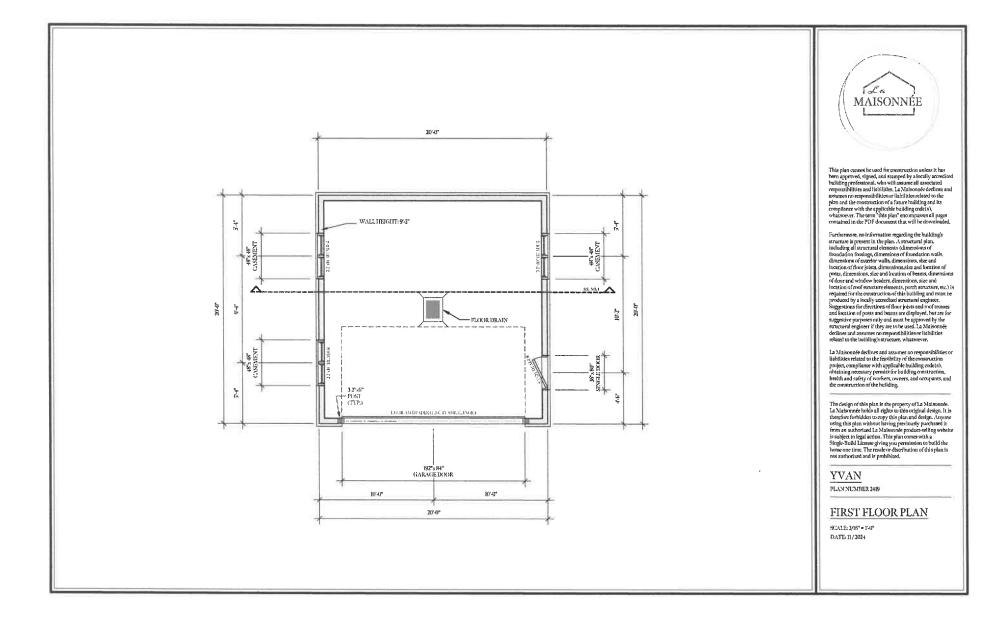
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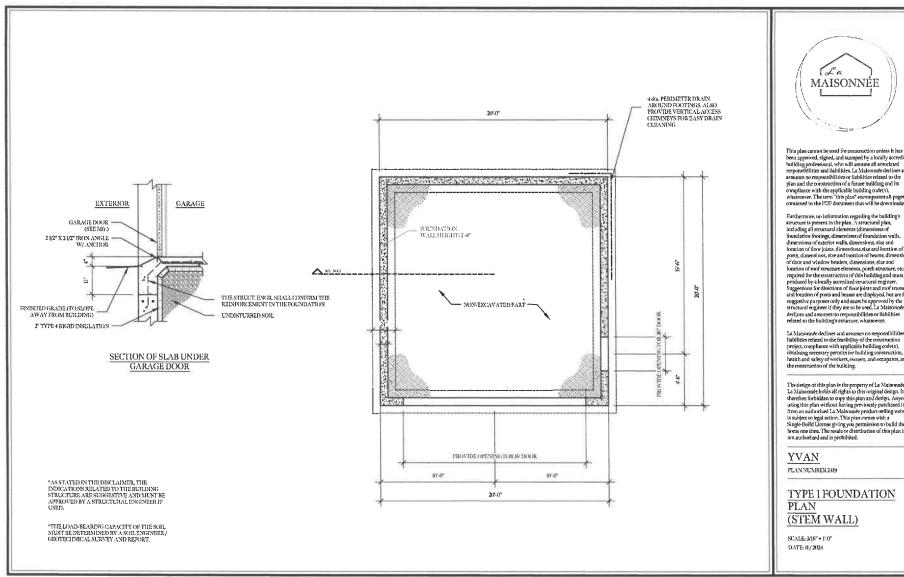
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PLAN NUMBER 2419

LEFT ELEVATION







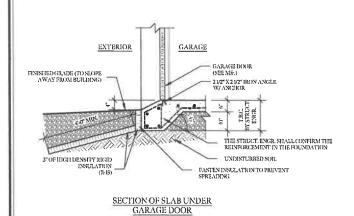
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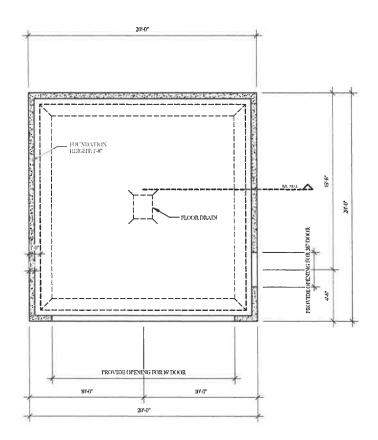
foundation footings, dimensions of foundation walls, dimensions of exterior walls, dimensions, size and dimensions of exterior wants, dimensions, size and location of floor joists, dimensions, size and location of posts, dimensions, size and location of beams, dimensions of door and window headers, dimensions, size and of door and vindow headers, dimensions, size as to location of non-furctured eclements, porch structure, etc.) is required for the construction of this building and must be produced by a locally accredited structural engineer. Suggestions for directions of their plasts and roof trusses and location of posts and beauss are displayed, but are fur suggestion to the structure of the plasts and structured by structured by purposes only and must be approved by the structured produced the structured by the structured produced the structured produced by the structured by the structured by the structured produced by the structured by the struc declines and assumes no responsibilities or Habilities related to the hullding's structure, whatsoever.

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TYPE 1 FOUNDATION







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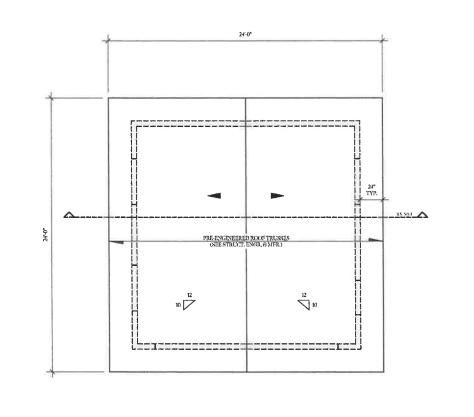
Furthermore, no Information regarding the hullding's structure is present in the plan. A structural plans, including all structural elements (dimensions of foundation wills, dimensions of foundation wills, dimensions of severed wells, dimensions, size and location of floor plates, dimensions, size and location of floor plates, dimensions, size and location of floor and window beaders, dimensions, size and location for and window beaders, dimensions, size and location for a floor structure elements, pench structure; etc.) is required for the construction of this building and must be produced by a locally accredited structural engineer. Suggestions for directions of floor plates and orof trusces and location of posts and heaten are displayed, but are for suggestive purposes only and must be approved by the structural engineer if they are to be used. La Missionnée declines and assumes no responsibilities or liabilities related to the building's structure, whatever.

La Maisonnée declines and assumes no responsibilities or liabilities related to the feasibility of the construction project, compliance with applicable biolding code(s), obtaining necessary permits for building construction, health and safety of workers, owners, and occupants, and the construction of the building.

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YVAN
PLANNUMBER 2419

TYPE 2 FOUNDATION PLAN (MONOLITHIC SLAB)





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Furthermore, no Information regarding the building's structure is present in the plan. A structural plan, including all structural elements (dimensions of foundation with cuttural elements (dimensions of foundation with dimensions of section walls, dimensions of section with plants of the plants of the section of plants, dimensions, size and location of beams, dimensions of door and window headers, dimensions, good surface, exc.) is required for the construction of this building and must be produced by a leastly accredited suscerular eligineer. Singuistican is or directions of fixer pistes and nor frusses and location in for sizes and beams are displayed, that are for suggestive purposes only and must be appeared by the structural engineer if they are to be used. La Mainomme declines and assumes no responsibilities or liabilities related to the buildings areacture, whatever.

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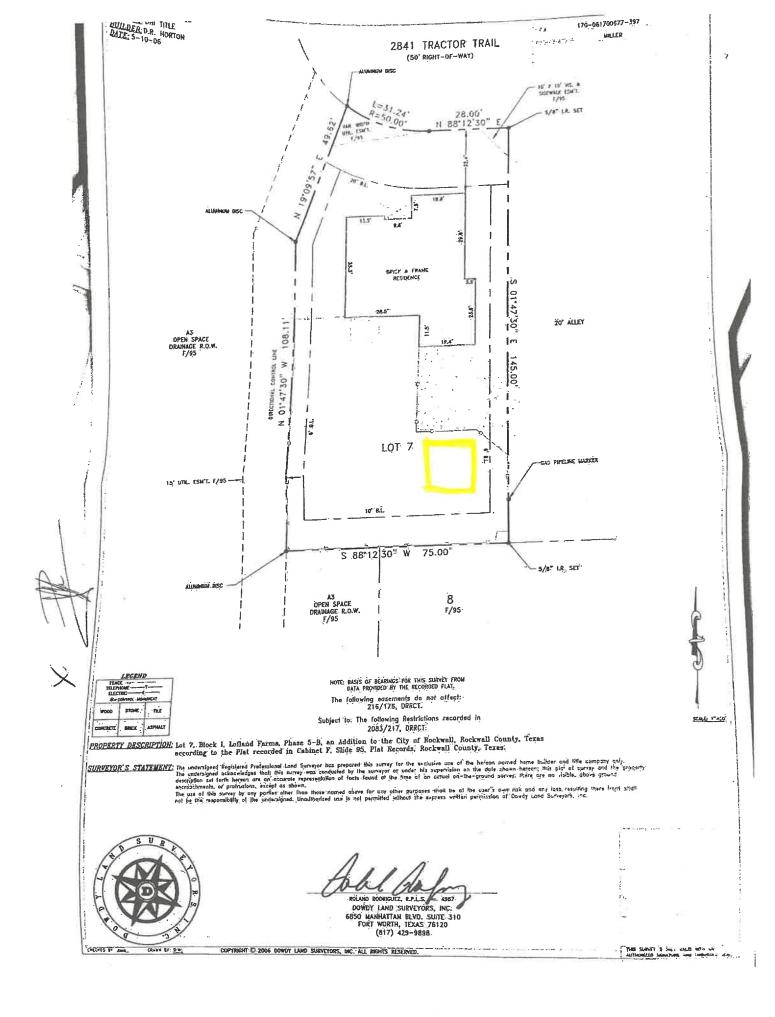
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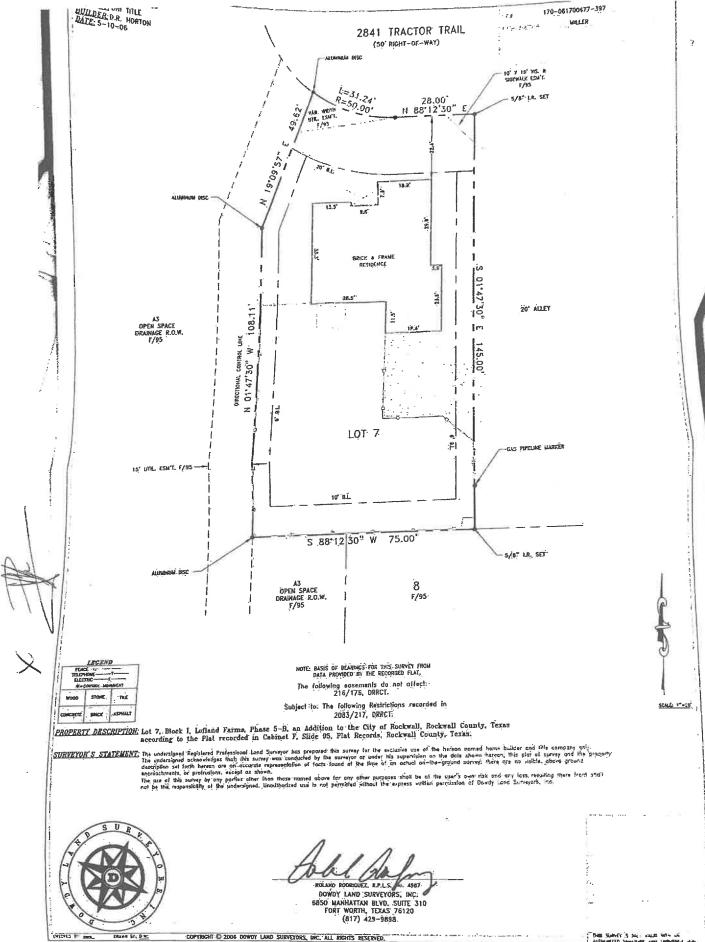
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YVAN PLAN NUMBER 2419

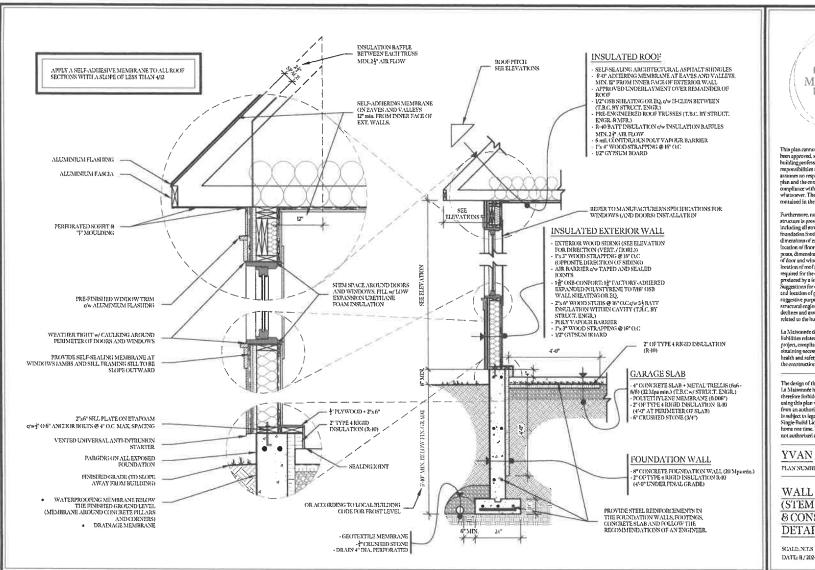
DOORDY 13

ROOF PLAN





THE SUPPLY & SEC VALUE WITH AN AMERICAN ASS





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Furthermore, no information regarding the building's structure is present in the plan. A structural plan, including all structural elements (dimensions of foundation footings, dimensions of frundation walls, dimensions of exterior walls, dimensions, size and location of floor joists, dimensions, size and location of posts, dimensions, size and location of beams, dimension of door and window headers, dimensions, size and location of roof structure elements, porch structure, etc.) Is required for the construction of this building and must be produced by a locally accredited structural engineer. Suggestions for directions of floor joists and roof trusses and location of posts and beams are displayed, but are for state maintains pages and read are unspages, but are a suggestive purposes only and must be approved by the structural engineer if they are to be used. La Maisonnée declines and assumes no responsibilities or liabilities related to the building's structure, whatsoever.

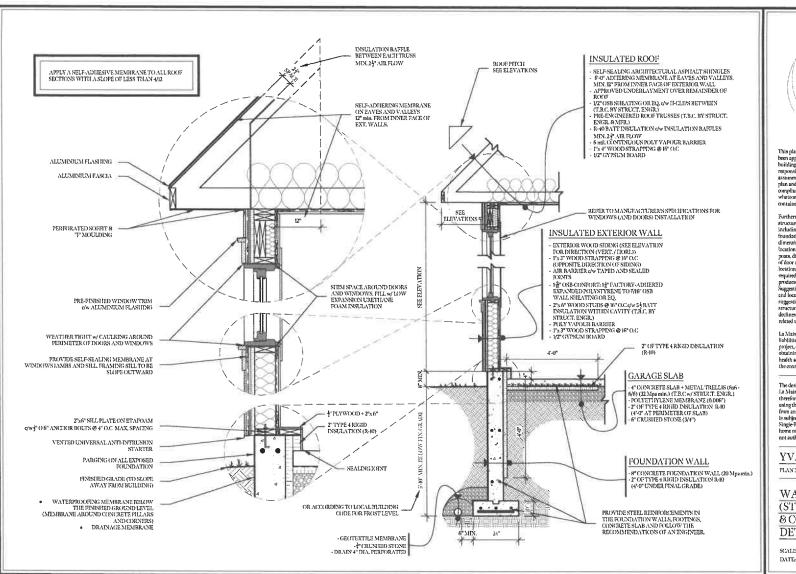
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PLAN NUMBER 2419

WALL SECTION NO. 1 (STEM WALL) & CONSTRUCTION DETAILS

SCALE: N.T.S DATE: 11/2024





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YVAN

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