



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1, 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 5405 Ranger Dr
SUBDIVISION Chenobos Landing LOT 22 BLOCK B
GENERAL LOCATION Yacht Club + Ranger Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD 8 CURRENT USE Residential
PROPOSED ZONING _____ PROPOSED USE " "
ACREAGE 0.12 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

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

☒ OWNER	<u>Justine Marengo-Rowe</u>	☒ APPLICANT	<u>Jim Benson</u>
CONTACT PERSON	<u>Jim Benson</u>	CONTACT PERSON	<u>Jim Benson</u>
ADDRESS	_____	ADDRESS	_____
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	_____
PHONE	_____	PHONE	_____
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION (REQUIRED)

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

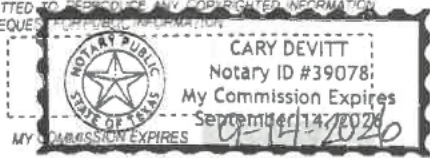
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

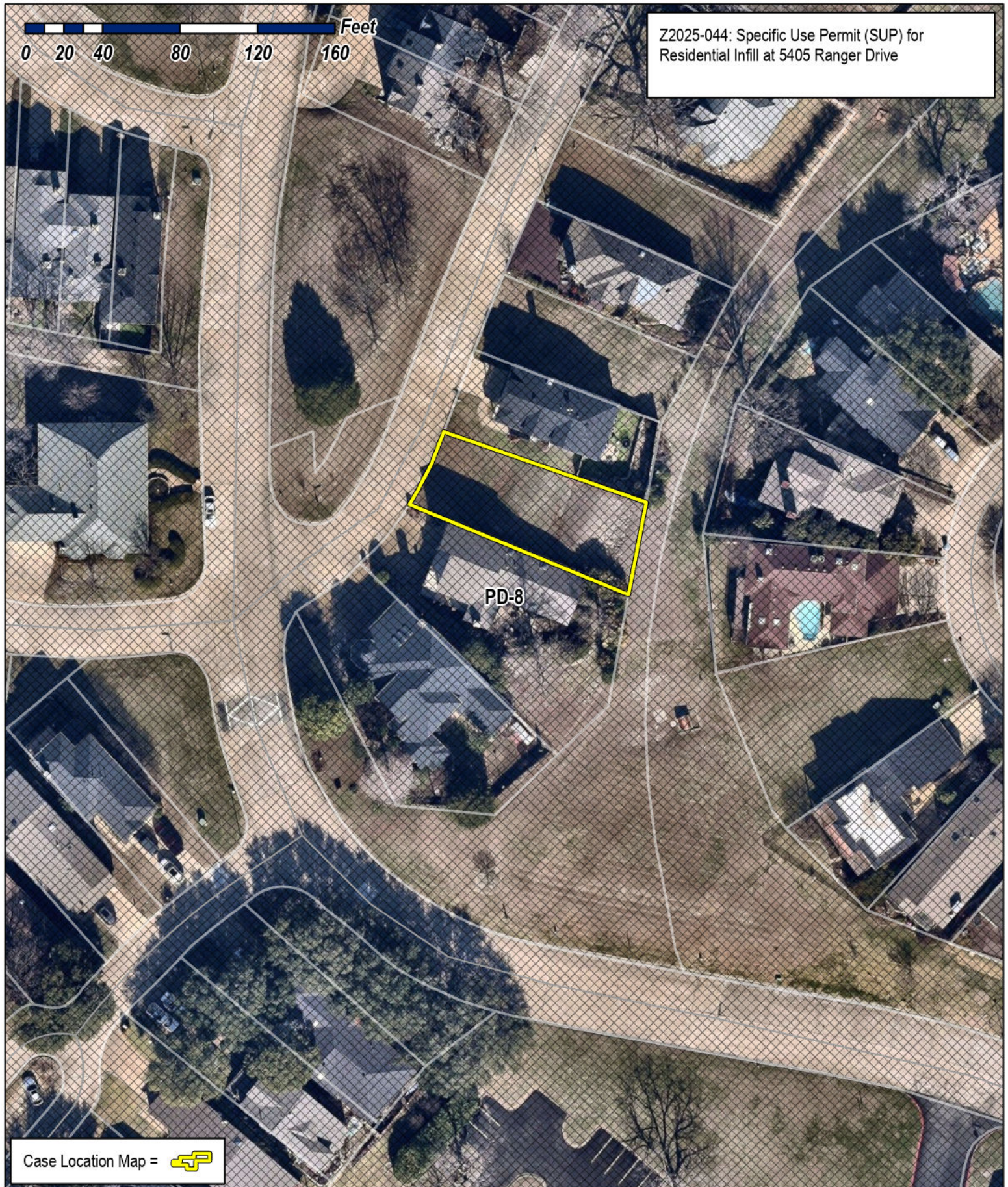
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY, 2025

OWNER'S SIGNATURE

Justine Marengo-Rowe
Cary Devitt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-044: Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive

PD-8

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.

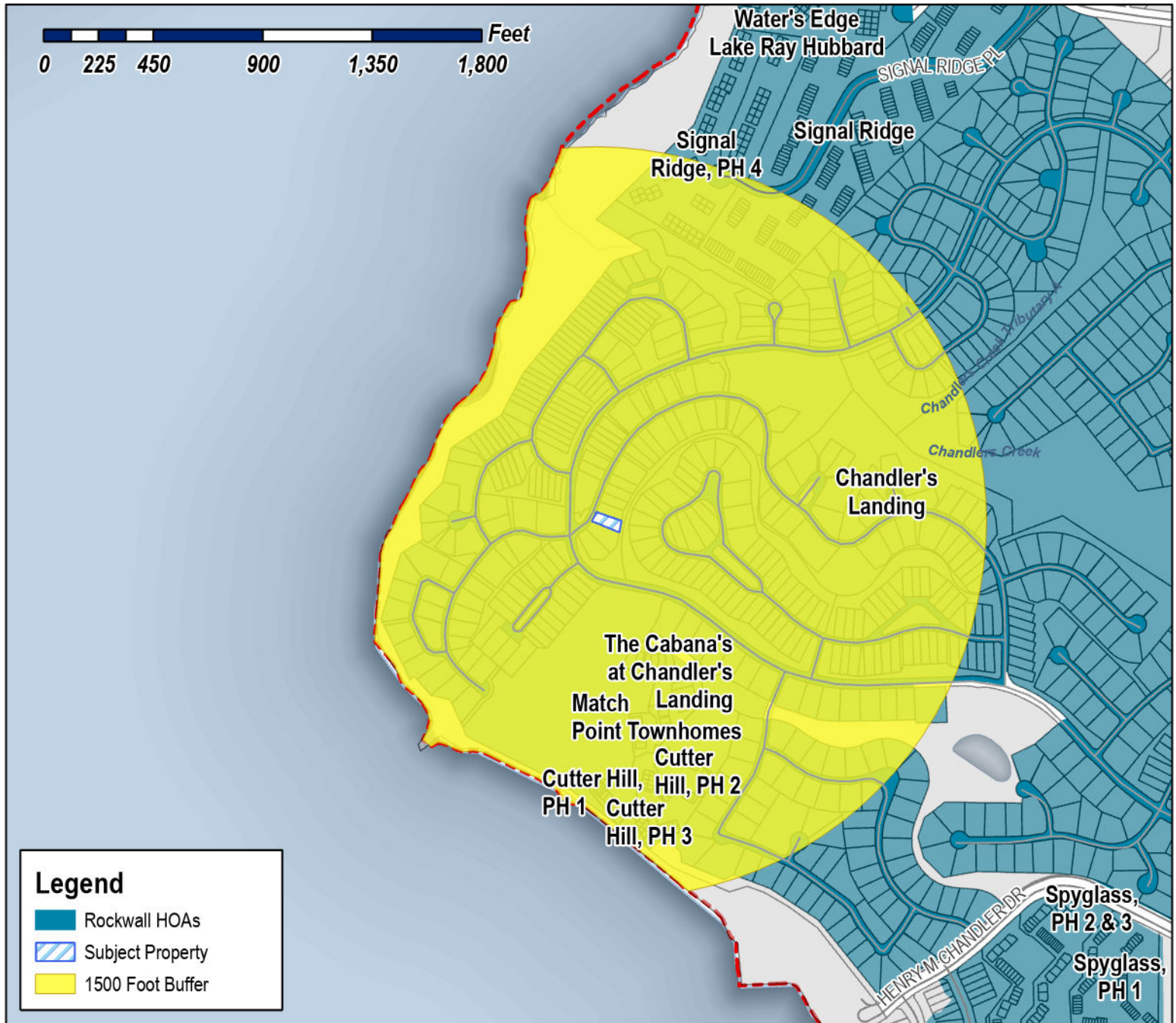




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Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025

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

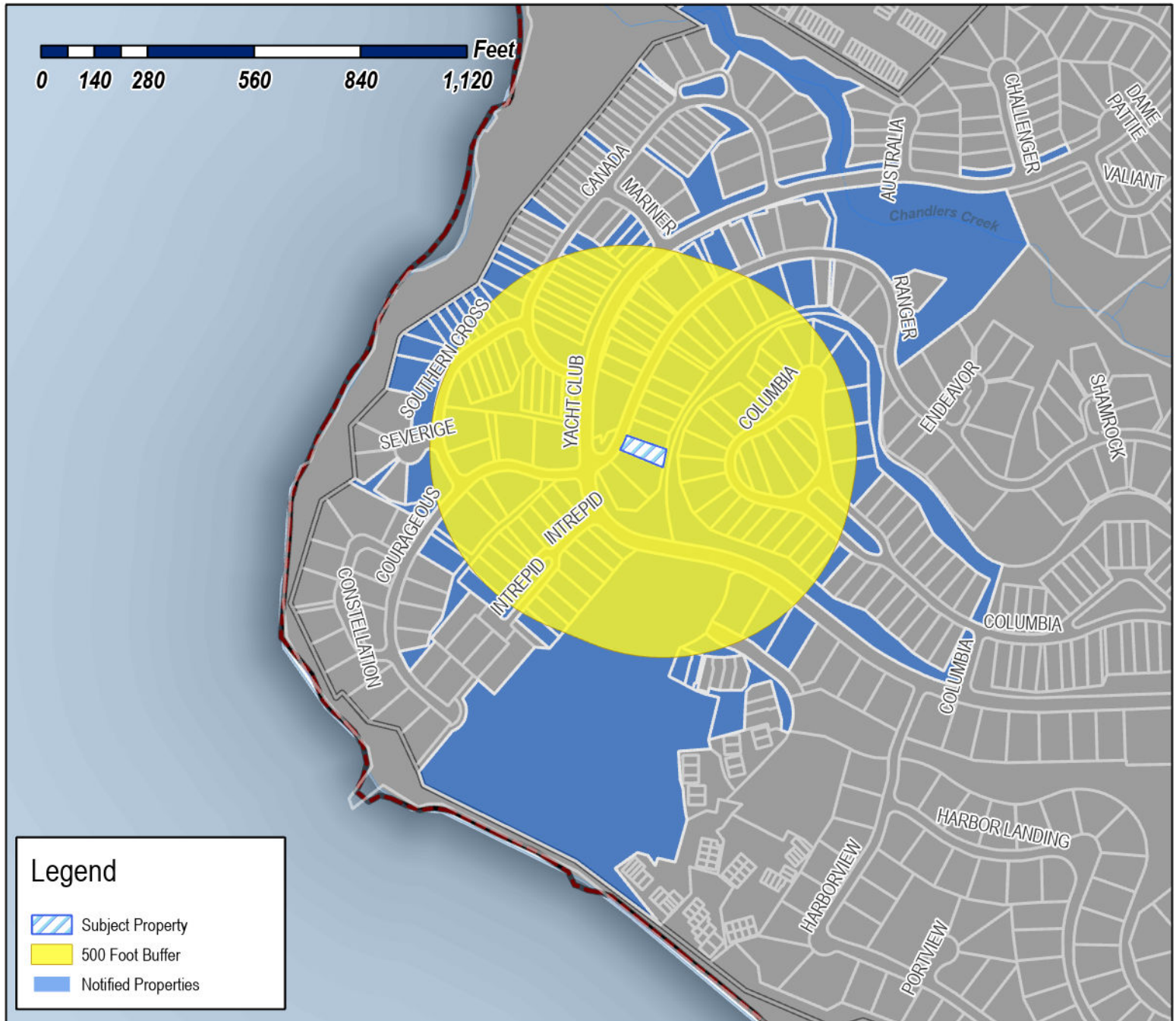




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Legend

- Subject Property
- 500 Foot Buffer
- Notified Properties

Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District
8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRAS
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W
CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL
LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-
TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE -
TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

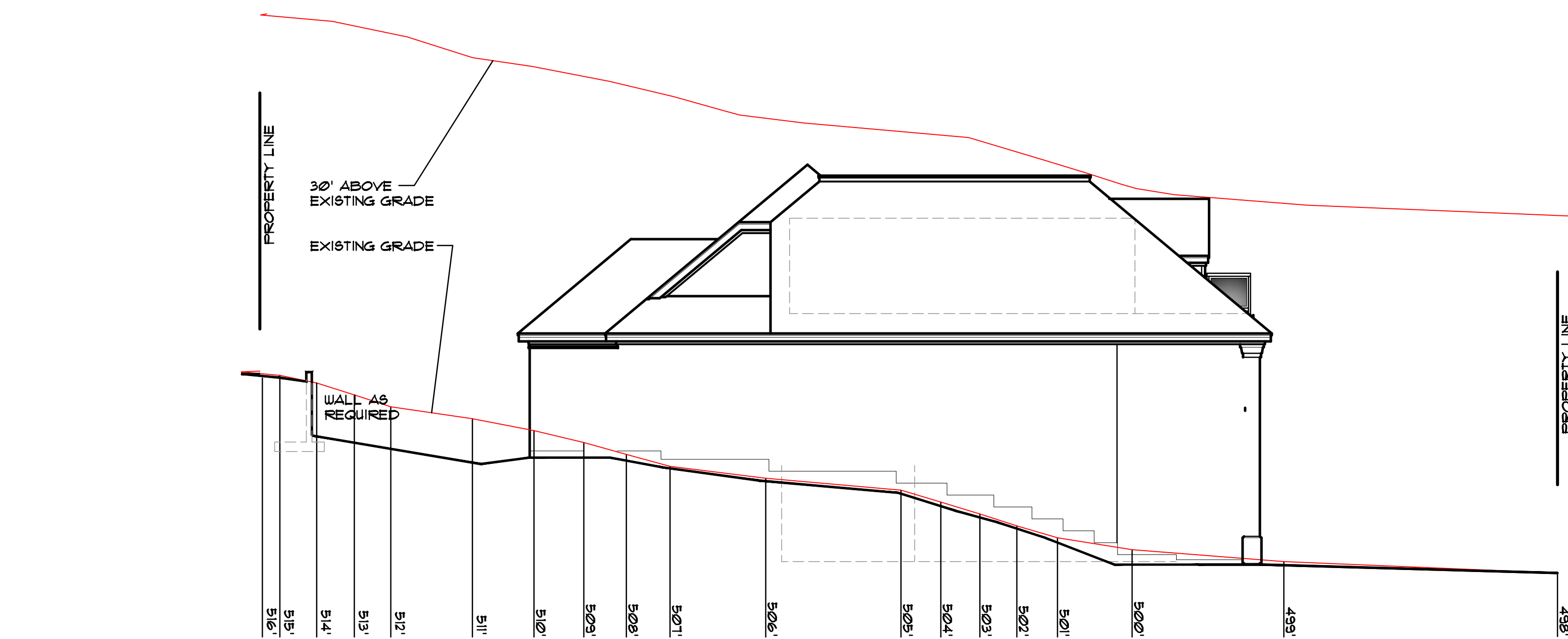
DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

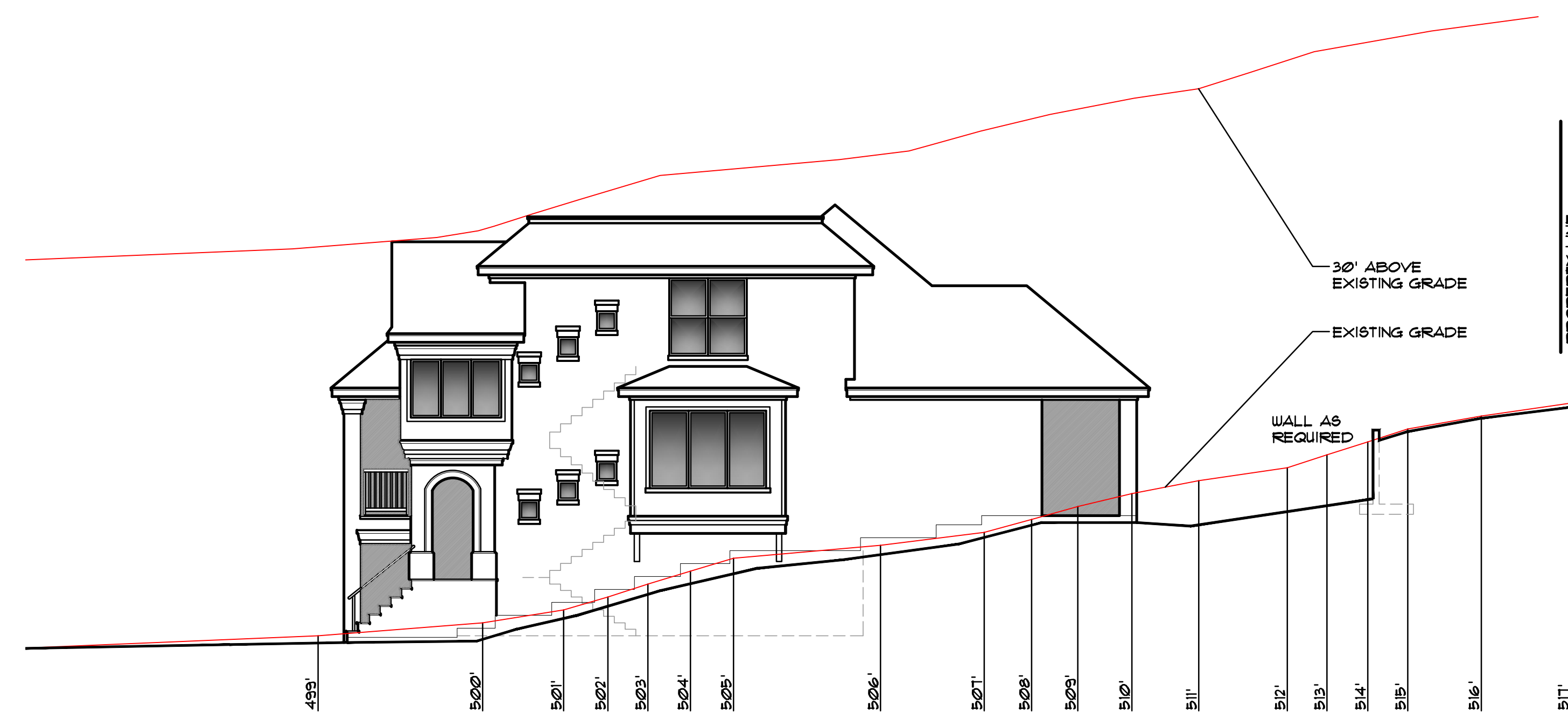
LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376



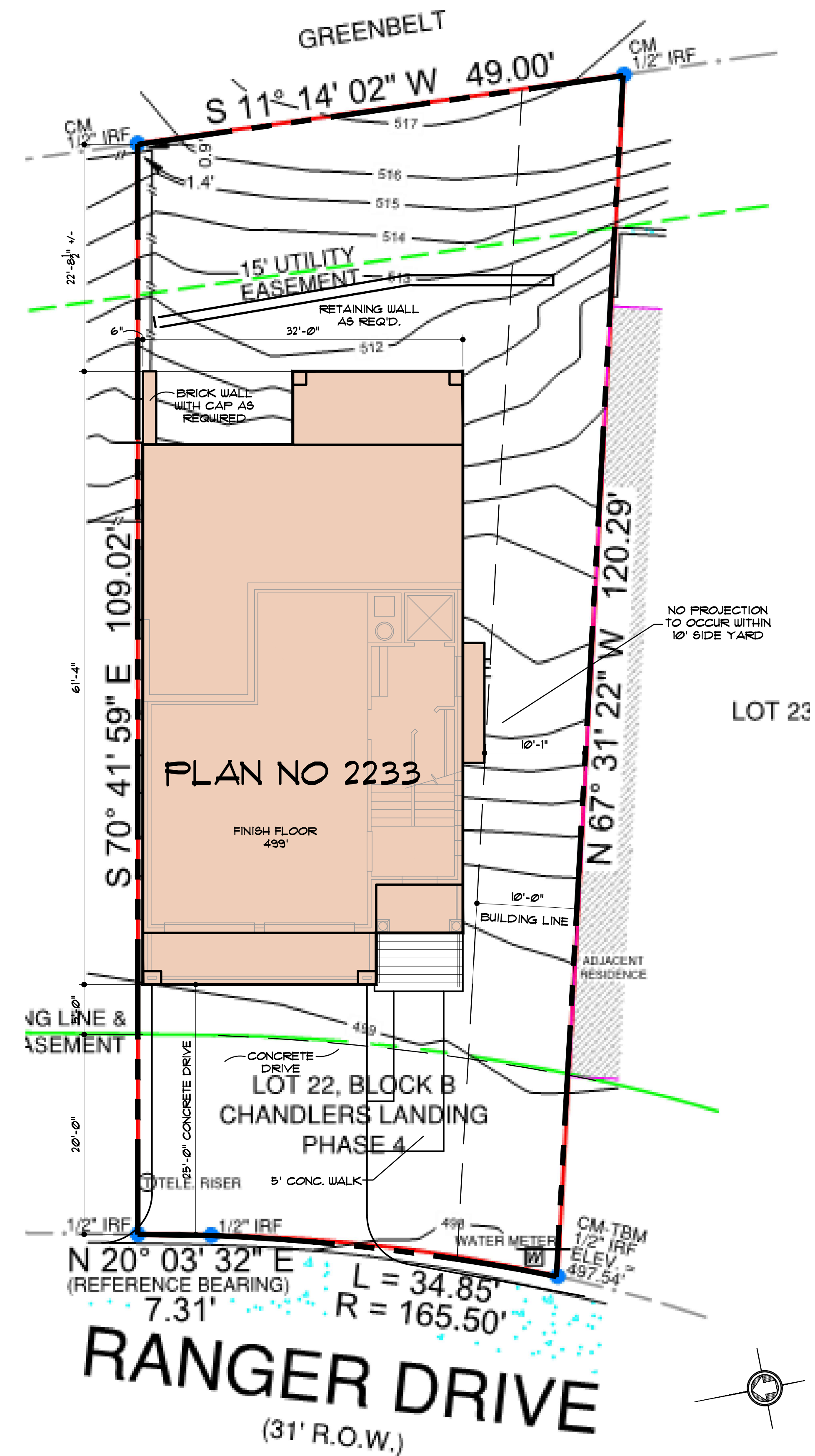
GRADING DIAGRAM
LEFT SIDE ELEVATION

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



GRADING DIAGRAM
RIGHT SIDE ELEVATION

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



PLOT PLAN

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

LOT #22, BLOCK "B"

CHANDLERS LANDING

PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandler's Landing Phase 4

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

JIM BENSON
CUSTOM HOMES

Sheet
or 1 Sheets

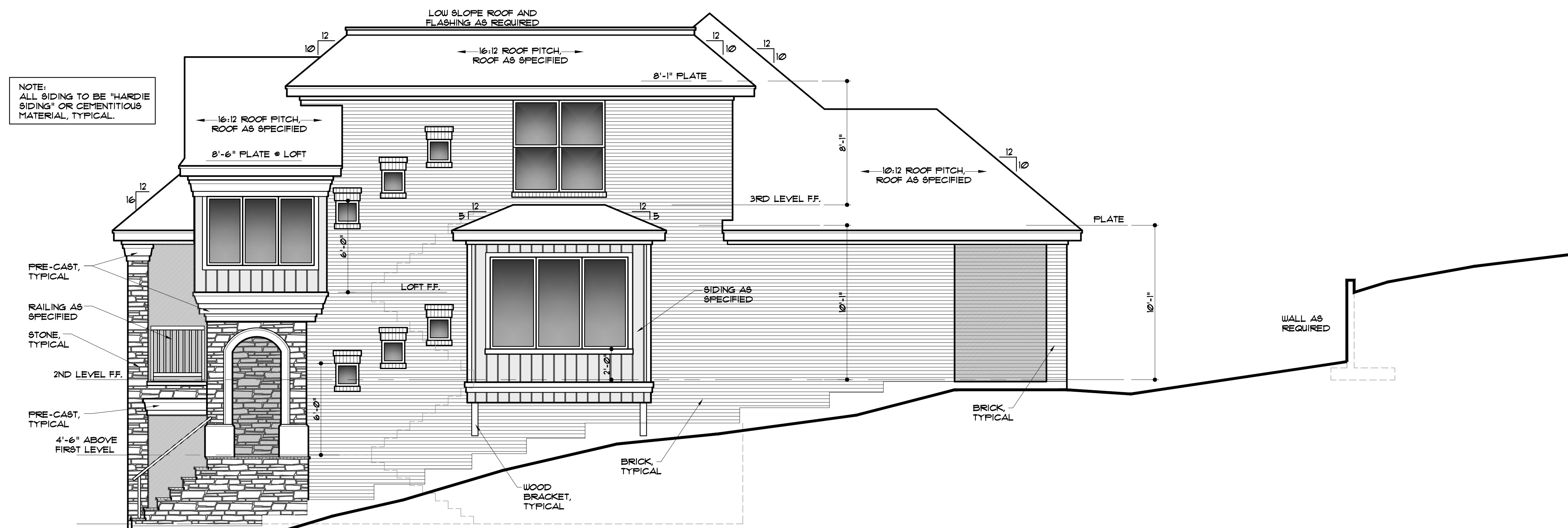
REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4



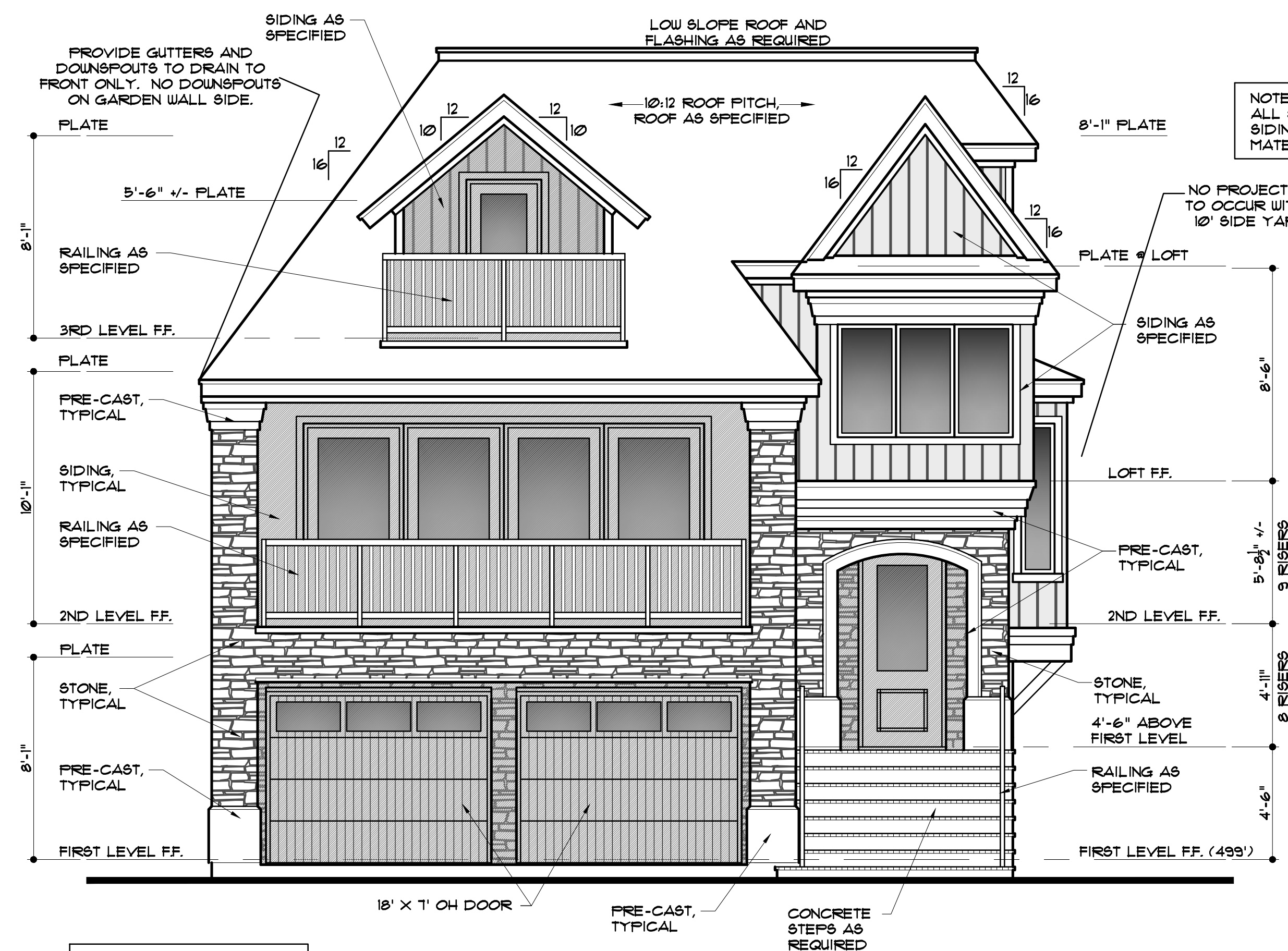
LKS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 3
Of 7 Sheets



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

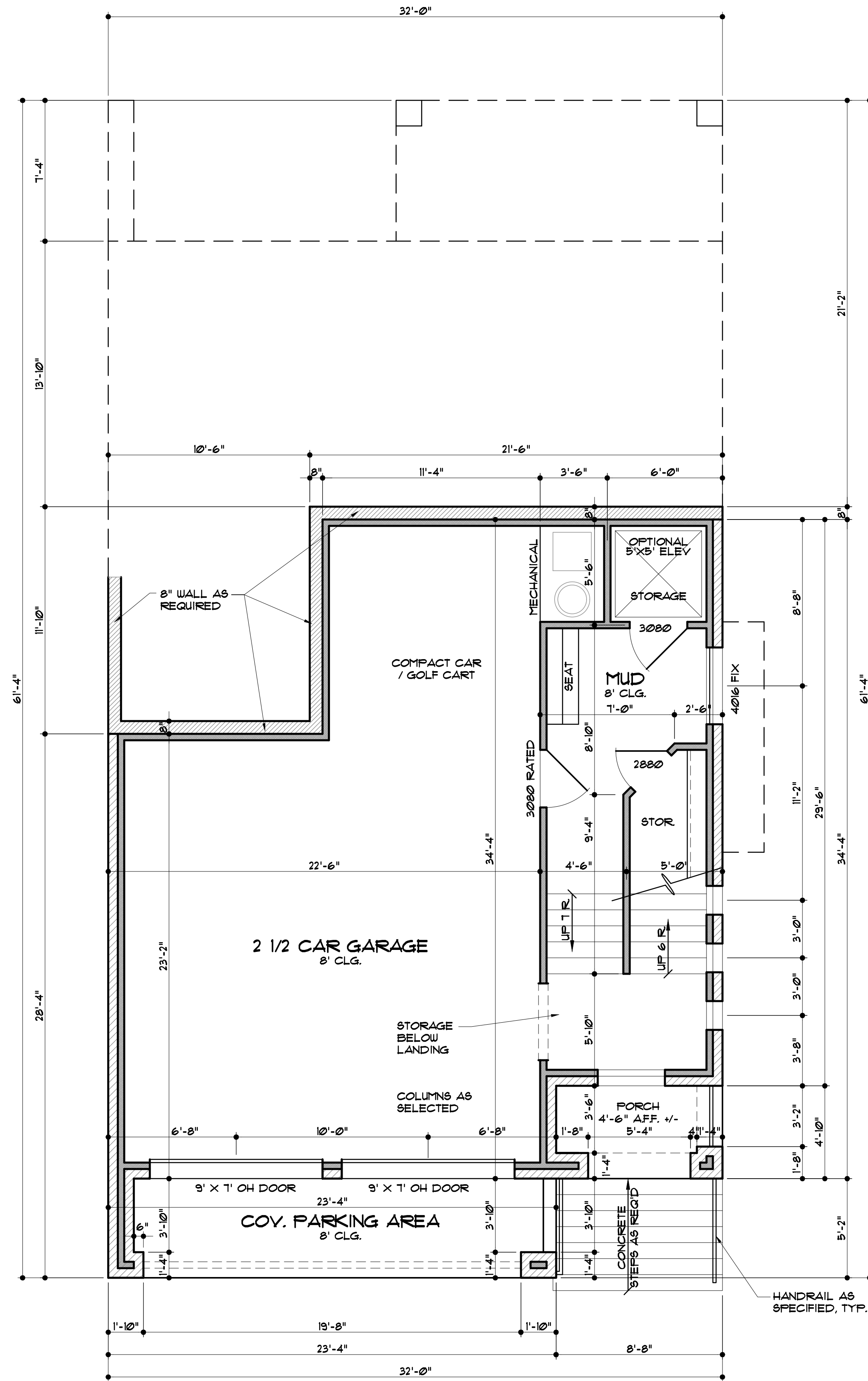


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

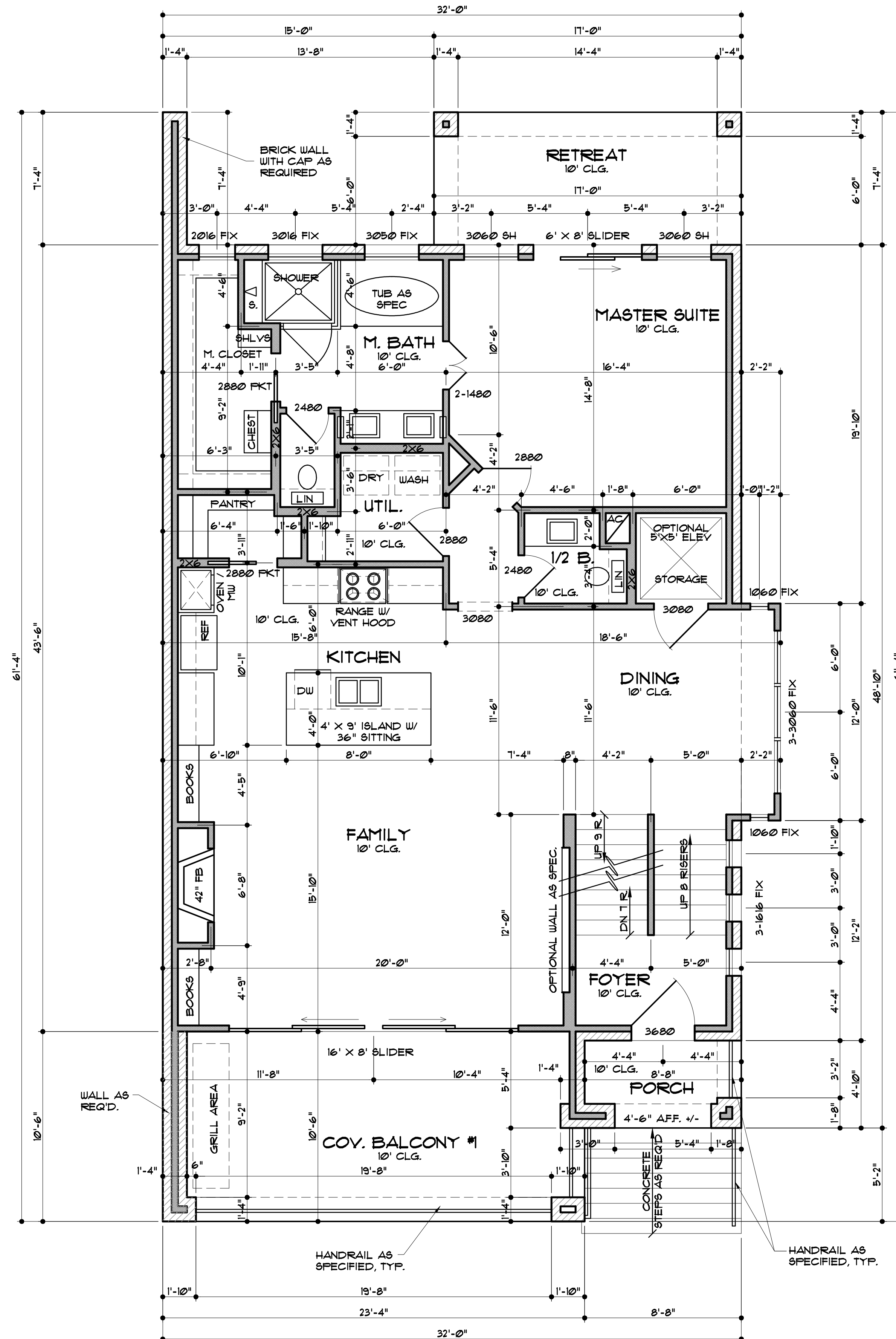
CHART OF EXTERIOR MATERIALS:		
TOTAL SF. OF STONE	423 SF	20.8%
TOTAL SF. OF BRICK	1,334 SF	65.5%
TOTAL SF. OF SIDING	235 SF	11.6%
TOTAL SF. OF PRE-CAST	43 SF	2.1%

PLAN NO. 2233



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	671 SF
HOUSE PROPER AC:	2,233 SF
GARAGE 4 STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

PLAN NO. 2233

REVISIONS

BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandlers Landing Phase 4

LKS DESIGNS

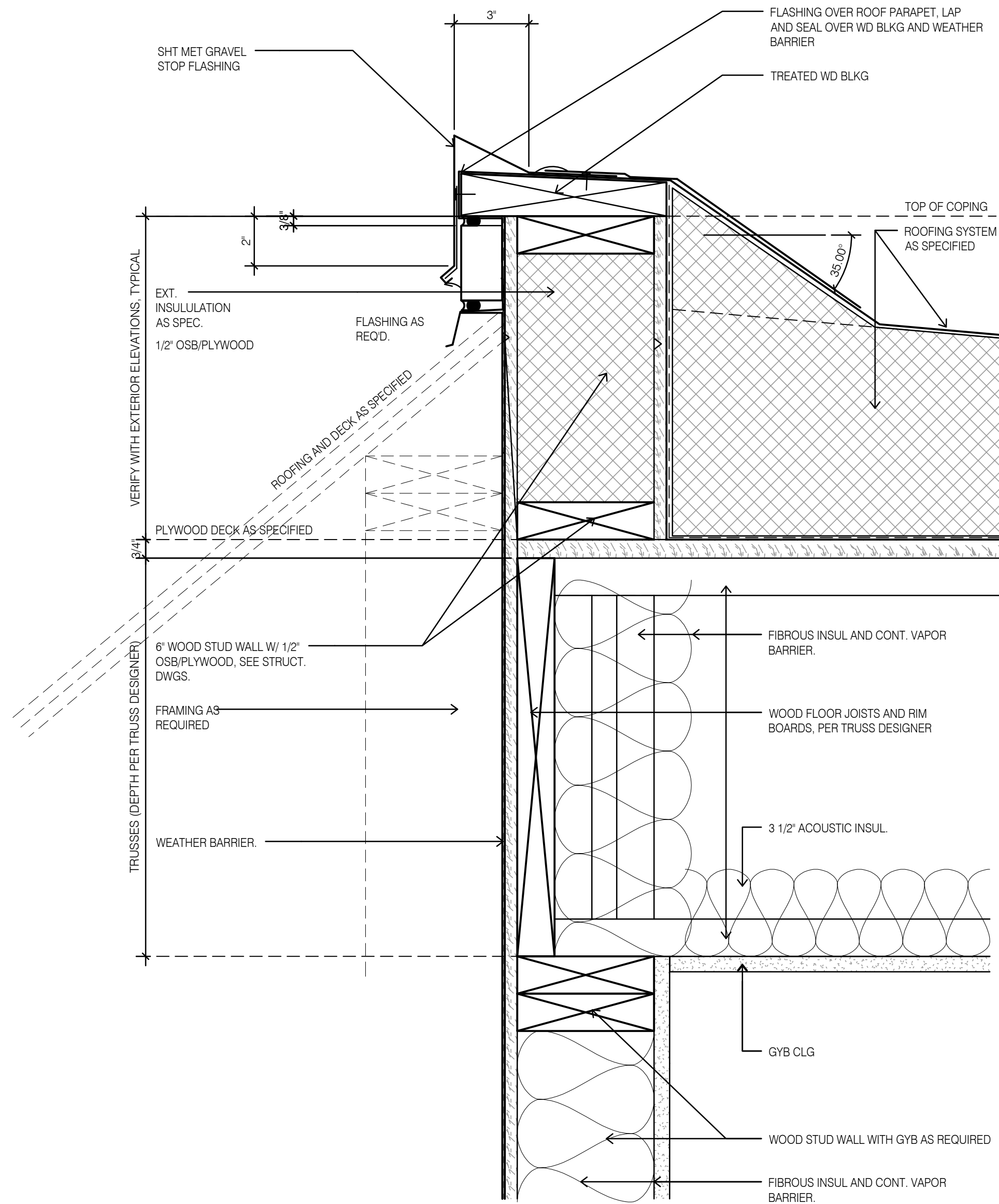
LANCE K. STOVALL

817/320-6221

Sheet

1

Of 7 Sheets

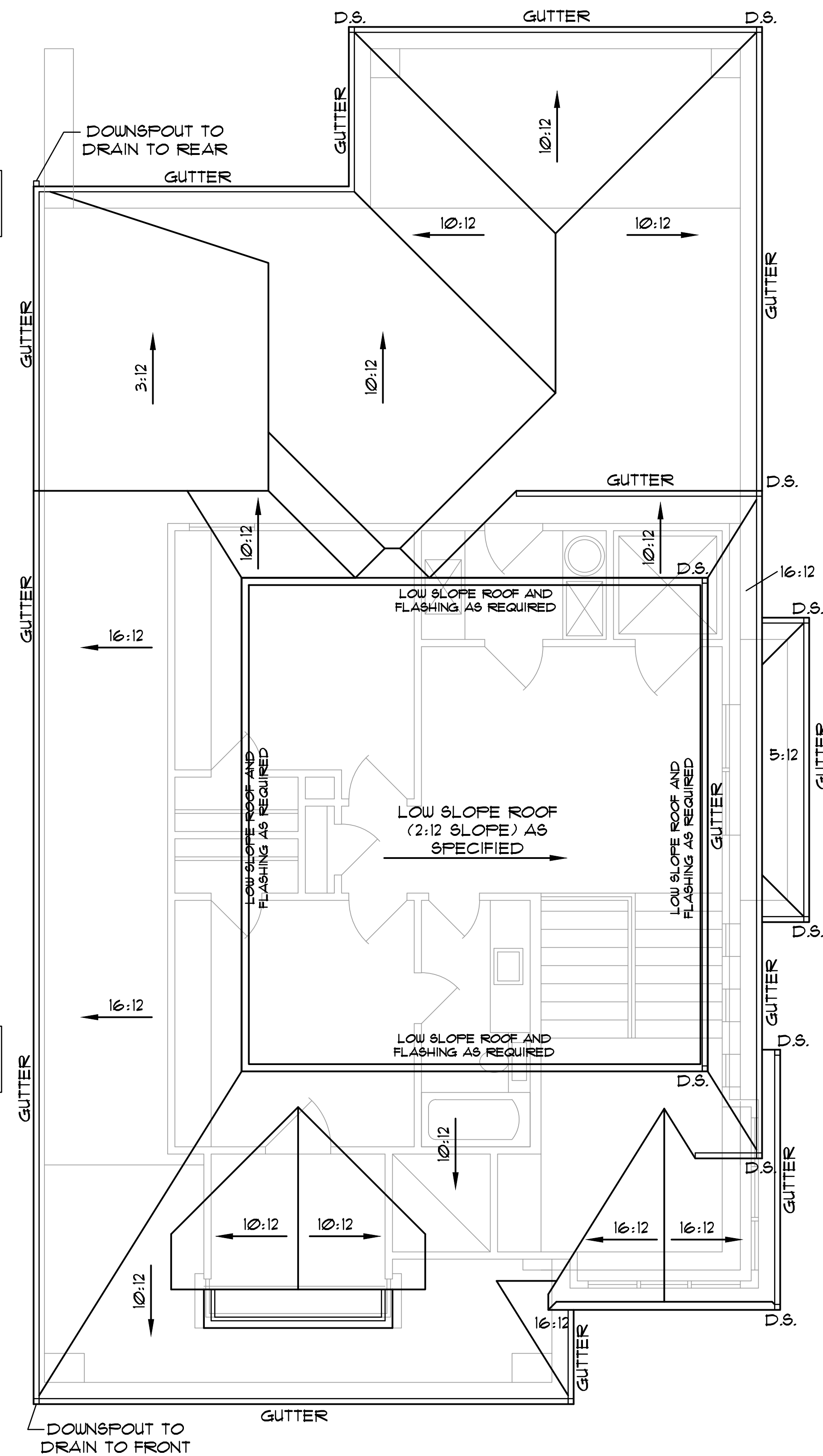


MANSARD DETAIL

SCALE: 3" = 1'-0"

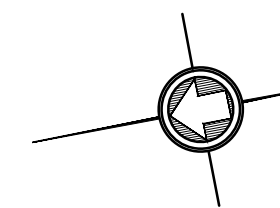
NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.

NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.



ROOF PLAN

SCALE: 1/4" = 1'-0"



PLAN NO. 2233

REVISIONS	BY
Marengo - Rowe Residence	
5405 Ranger Drive - Rockwall, TX 75032	
Lot #22, Block "B" - Chandlers Landing Phase 4	
LKS DESIGNS	
LANCE K. STOVALL	
817/320-6221	
Sheet	5
Of	1 Sheets