



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2020-034 P&Z DATE 09/14/20 CC DATE 09/21/20 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input checked="" type="checkbox"/>	SPECIFIC USE PERMIT
<input type="checkbox"/>	ZONING CHANGE
<input type="checkbox"/>	PD CONCEPT PLAN
<input type="checkbox"/>	PD DEVELOPMENT PLAN

SITE PLAN APPLICATION	
<input type="checkbox"/>	SITE PLAN
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN
<input type="checkbox"/>	PHOTOMETRIC PLAN
<input type="checkbox"/>	BUILDING ELEVATIONS
<input type="checkbox"/>	MATERIAL SAMPLES
<input type="checkbox"/>	COLOR RENDERING

PLATTING APPLICATION	
<input type="checkbox"/>	MASTER PLAT
<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	REPLAT
<input type="checkbox"/>	ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/>	VACATION PLAT
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN

<input type="checkbox"/>	COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECEIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" type="checkbox"/>	PON MAP
<input type="checkbox"/>	FLU MAP
<input type="checkbox"/>	NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/>	500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/>	PROJECT REVIEW
<input type="checkbox"/>	STAFF REPORT
<input type="checkbox"/>	CORRESPONDENCE
<input type="checkbox"/>	COPY-ALL PLANS REQUIRED
<input type="checkbox"/>	COPY-MARK-UPS
<input type="checkbox"/>	CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/>	MINUTES-LASERFICHE
<input type="checkbox"/>	PLAT FILED DATE _____
<input type="checkbox"/>	CABINET # _____
<input type="checkbox"/>	SLIDE # _____
NOTES: _____	

ZONING MAP UPDATED _____	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22020-034
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
 PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:
 Tree Removal (\$75.00)
 Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 118 Mischeif Lane

Subdivision Chandler's Landing Phase 20

Lot 12

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use Vacant lot

Proposed Zoning

Proposed Use Private SFR

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 Major Rush

Applicant

Contact Person Carolyn Sternes - Tilson Homes

Contact Person

Address 411 Durham Dr.

Address

City, State & Zip Houston, TX. 77007

City, State & Zip

Phone 713-293-3104

Phone

E-Mail sternes@tilsonhome.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Major Rush [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 13 day of AUG, 2020. 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."

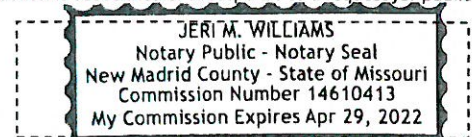
Given under my hand and seal of office on this the 13 day of AUG, 2020.

Owner's Signature

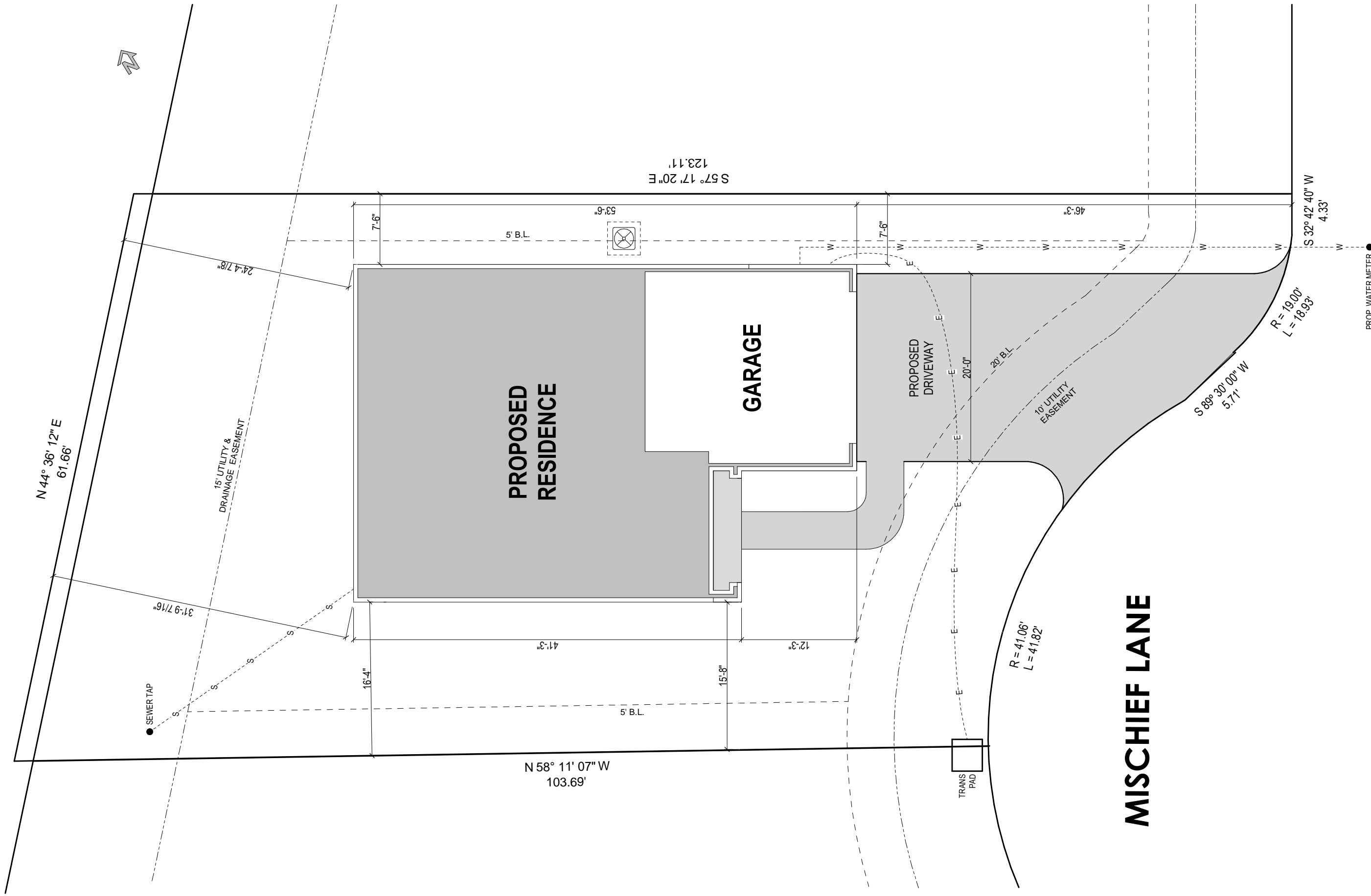
Major Rush

Notary Public in and for the State of Texas

J. M. Williams



My Commission Expires 04.29.2022



LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20
 118 MISCHIEF LANE, ROCKWALL, TX, 75032

1 SITE PLAN
 1" = 10'-0"

A-SITE
 MR. MAJOR RUSH
 Job #1194397
 Rockwall County

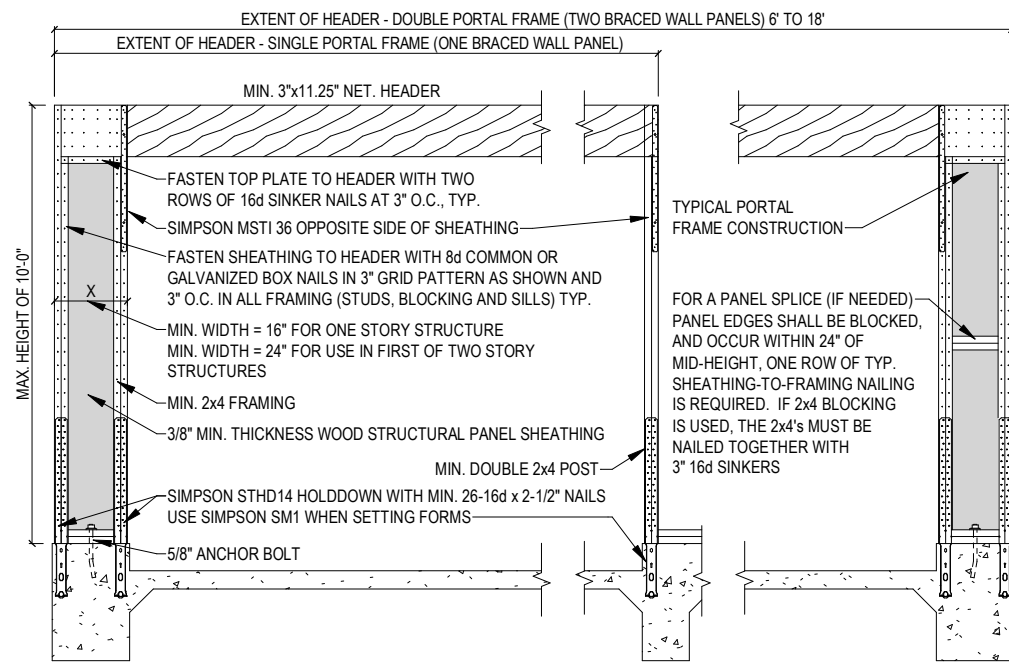


The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

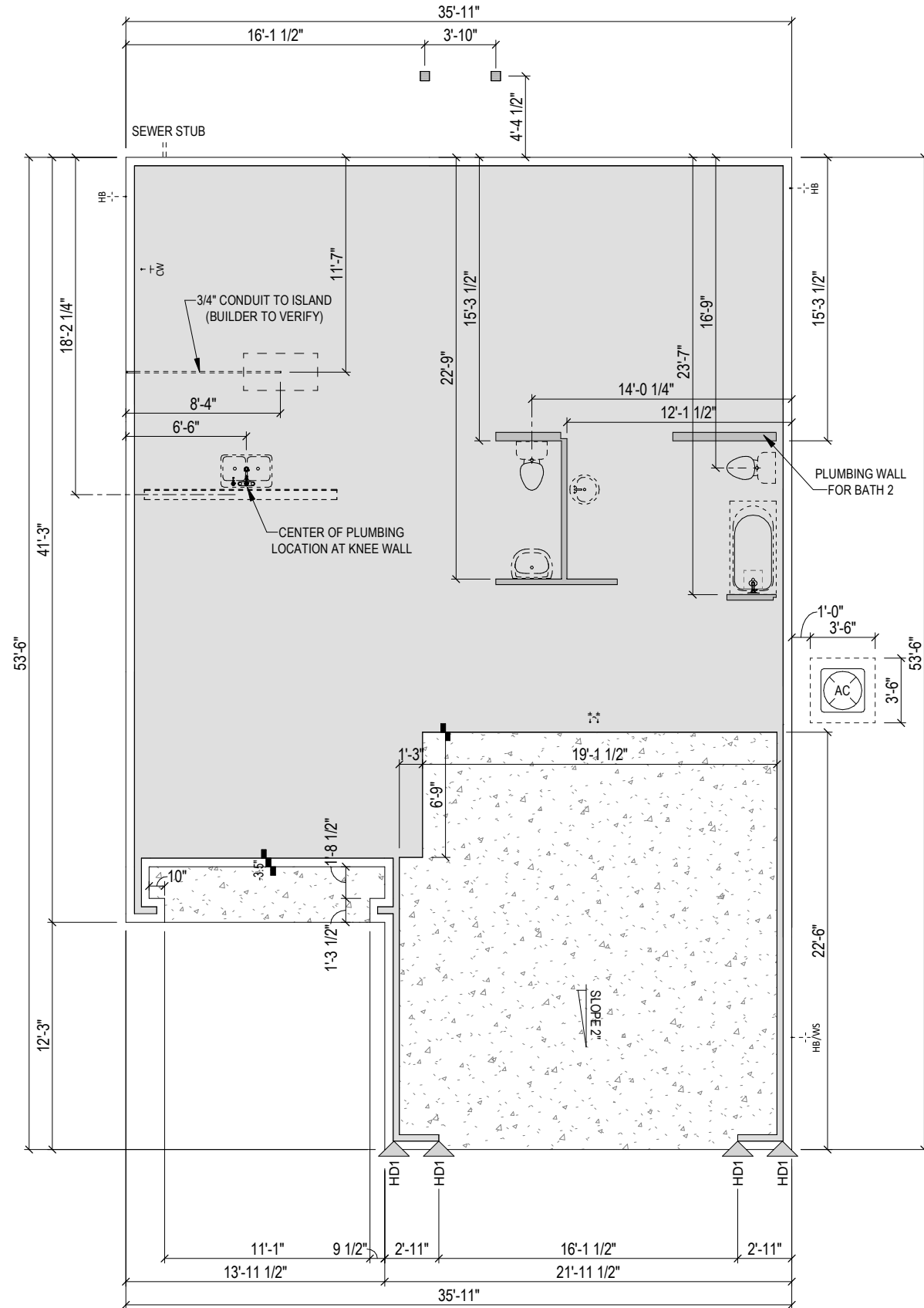
FC- 9/10/2019 - MD
 RD- 03/17/2019 - SL
 PERMIT- 05/12/2020 - SL
 CHKOUT- 04/27/2020 - ZO

FINAL PLANS
 4031
 GOLIAD A

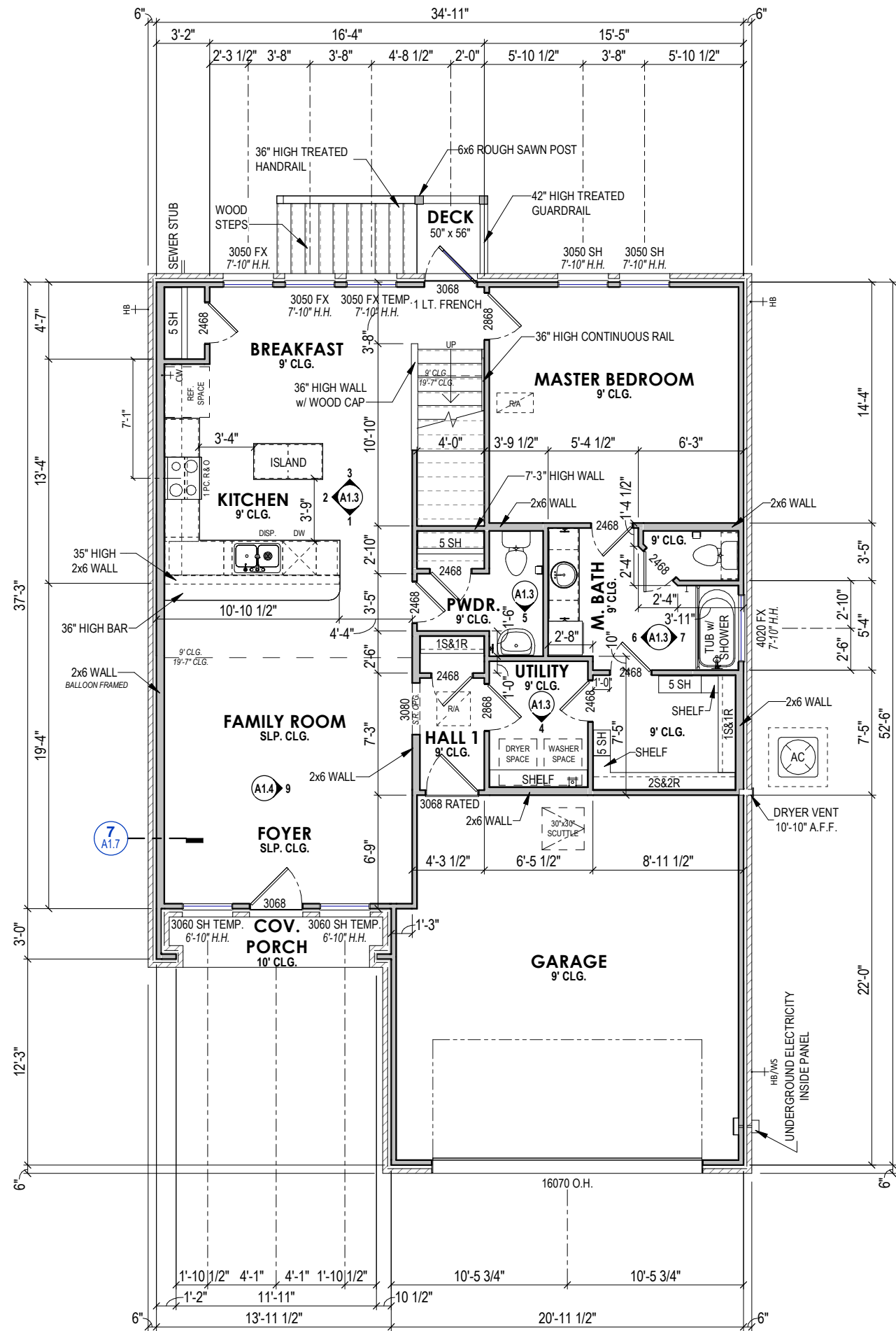
Tilson Home Corporation 2019 ©



2 PORTAL FRAMING WITH HOLDDOWNS FOR GARAGE DOOR OPENINGS
1/8" = 1'-0"



1 SLAB PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
(HEIGHT TO BE BLOCKED & MOUNTED)
- TOWEL BARS - 54" A.F.F.
 - TOILET PAPER HOLDER - 28" A.F.F.
 - ROBE HOOK - 72" A.F.F.
 - TOWEL RING - 60" A.F.F.
 - SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 - IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
- SEE SPECS FOR FINISH

FINAL PLANS
4031
GOLIAD A

EC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

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TILSON
CUSTOM HOME BUILDERS

MR. MAJOR RUSH
Job #1194397
Rockwall County

Tilson Home Corporation 2019 ©

1 1ST FLOOR PLAN
1/8" = 1'-0"

A1.1

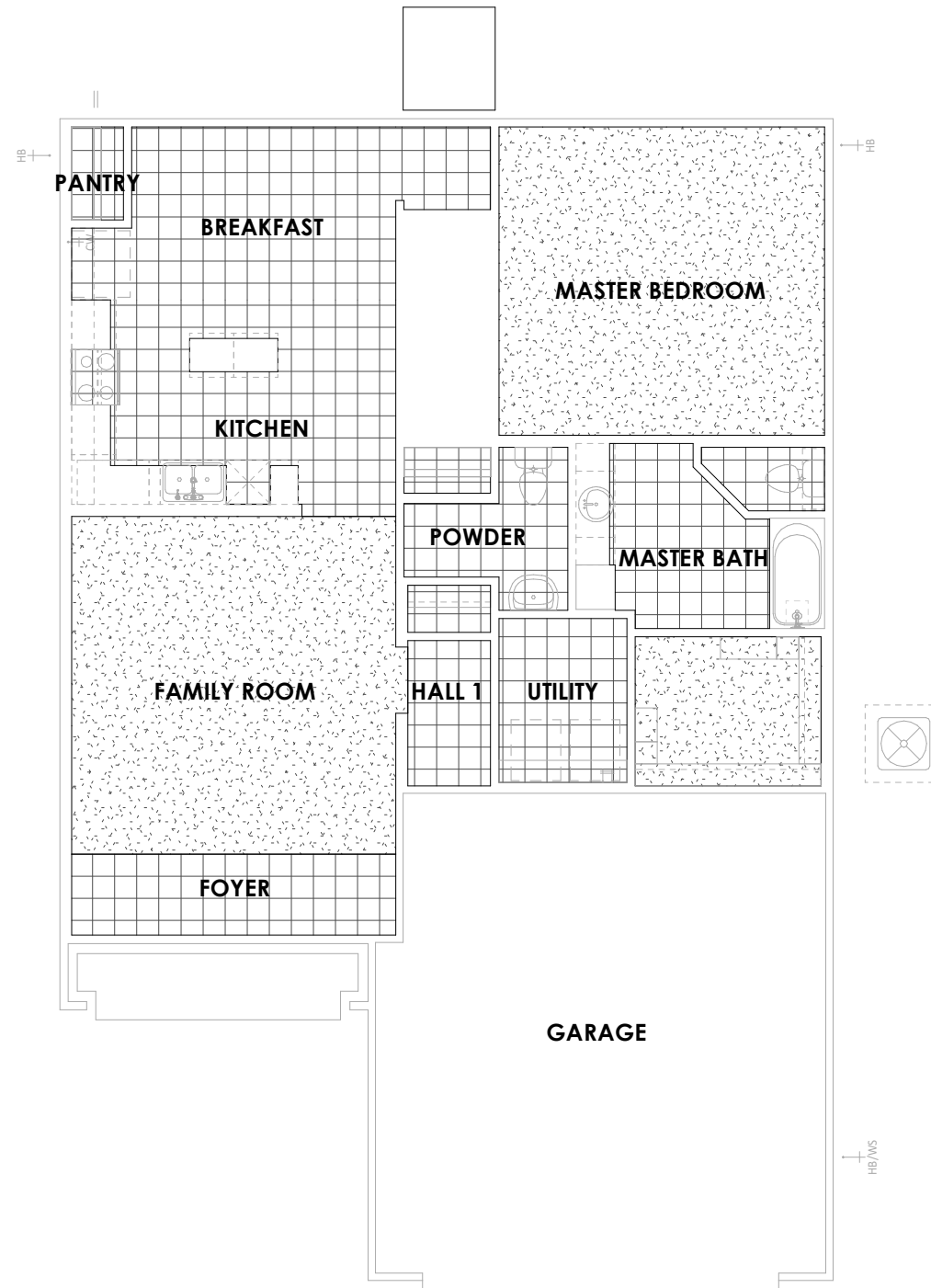
ROOM FINISH SCHEDULE

Name	Ceiling Height	Crown Mould Type	Chair Rail
1ST FLOOR			
BREAKFAST	9'	(none)	
FAMILY ROOM	SLP.	(none)	
FOYER	SLP.	(none)	
GARAGE	9'	(none)	
HALL 1	9'	(none)	
HALL 1 CLOSET	9'	(none)	
KITCHEN	9'	(none)	
MASTER BATH	9'	(none)	
MASTER BATH WATER CLOSET	9'	(none)	
MASTER BEDROOM	9'	(none)	
MASTER BEDROOM CLOSET	9'	(none)	
PANTRY	9'	(none)	
POWDER	9'	(none)	
POWDER	9'	(none)	
STAIRS		(none)	
UTILITY	9'	(none)	
2ND FLOOR			
BATH 2	9'	(none)	
BEDROOM 2	9'	(none)	
BEDROOM 2 CLOSET	9'	(none)	
BEDROOM 3	9'	(none)	
BEDROOM 3 CLOSET	9'	(none)	
LOFT	9'	(none)	

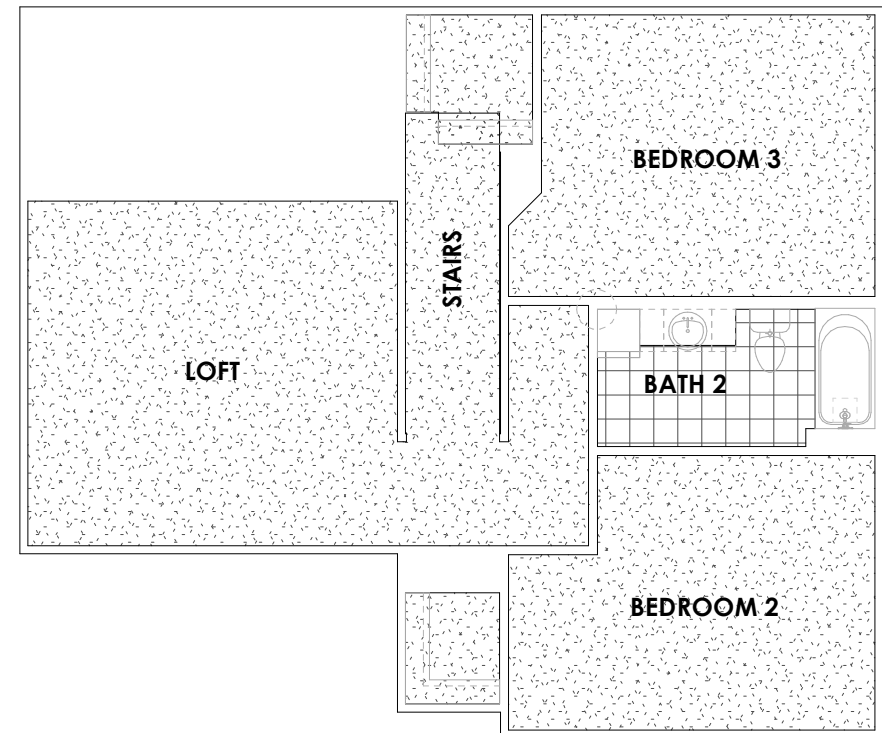
FLOORING SCHEDULE

Room	Type Comments	Area
Flooring - Carpet & Pad		
Bedroom 2	CARPET	159 SF
Bedroom 2 Closet	CARPET	18 SF
Bedroom 3	CARPET	167 SF
Bedroom 3 Closet	CARPET	26 SF
Family Room	CARPET	226 SF
Loft	CARPET	275 SF
Master Bedroom	CARPET	206 SF
Master Bedroom Closet	CARPET	57 SF
Stairs	CARPET	52 SF
Stairs	CARPET	52 SF
		1239 SF
Flooring - Ceramic Tile		
Bath 2	CERAMIC TILE	42 SF
Breakfast	CERAMIC TILE	118 SF
Foyer	CERAMIC TILE	54 SF
Hall 1	CERAMIC TILE	25 SF
Hall 1 Closet	CERAMIC TILE	8 SF
Kitchen	CERAMIC TILE	109 SF
Master Bath	CERAMIC TILE	50 SF
Master Bath Water Closet	CERAMIC TILE	14 SF
Pantry	CERAMIC TILE	10 SF
Powder	CERAMIC TILE	8 SF
Powder	CERAMIC TILE	37 SF
Utility	CERAMIC TILE	43 SF
		518 SF

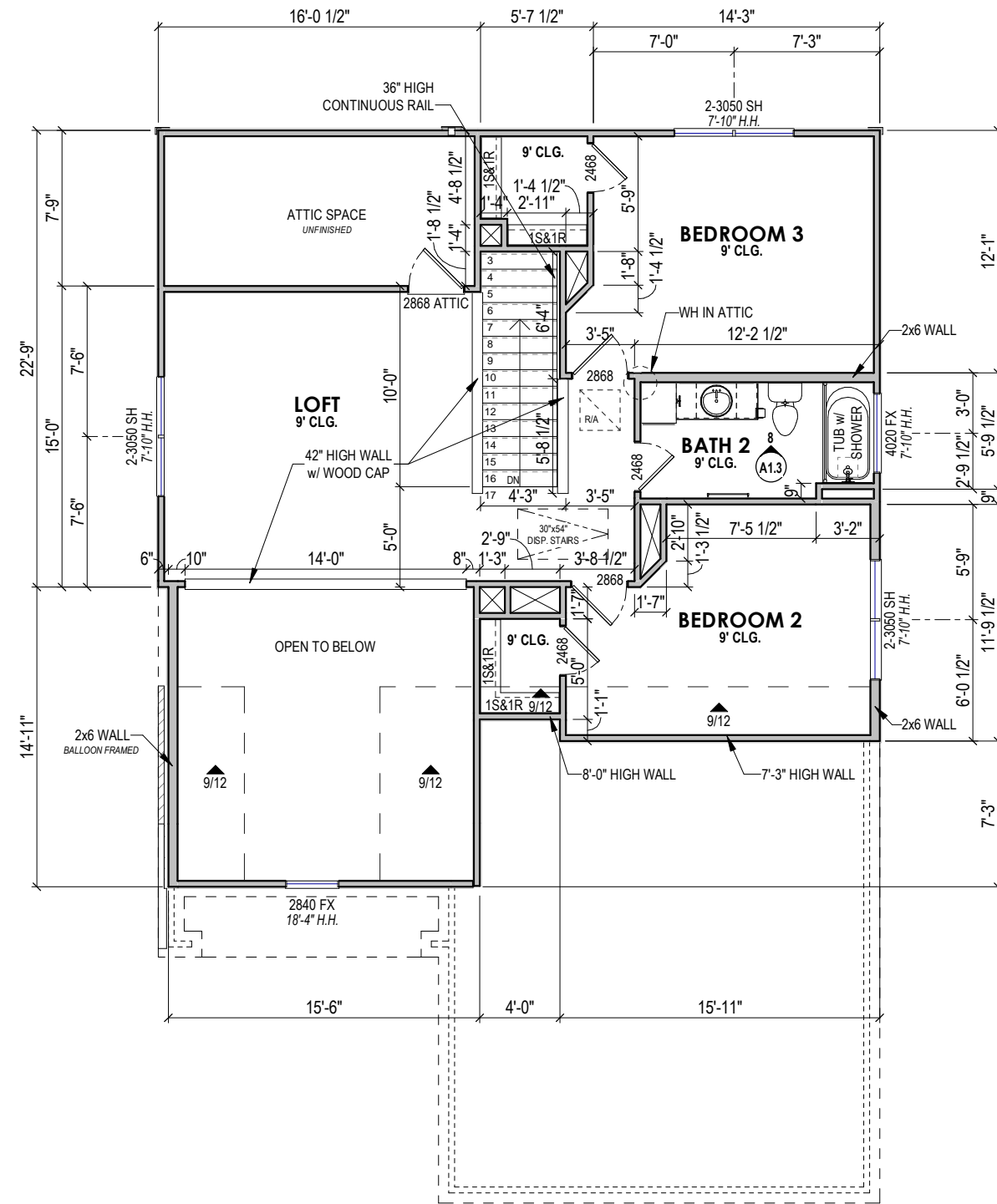
NOTE: FLOORING LAYOUT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. SEE OPTIONS ADDENDUM FOR JOB SPECIFIC LAYOUT.



1 1ST FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



2 2ND FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
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(HEIGHT TO BE BLOCKED & MOUNTED)
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1 2ND FLOOR PLAN
1/8" = 1'-0"

FINAL PLANS
4031
GOLIAD A

EC- 9/10/2019 - MD
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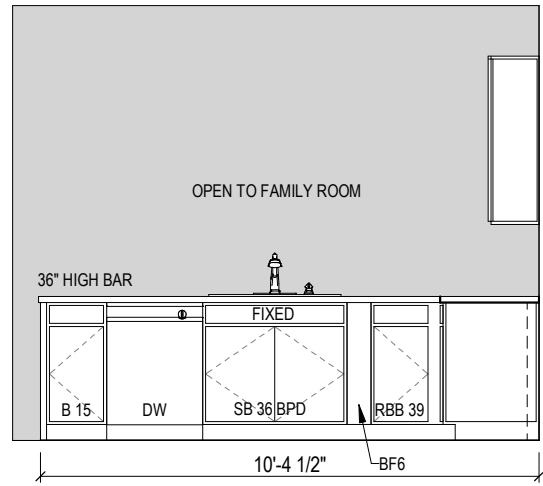
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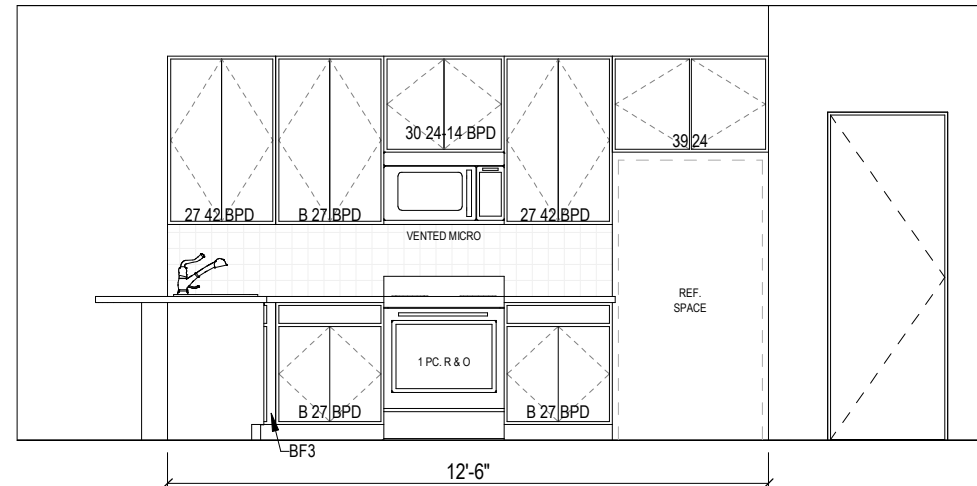
Tilson Home Corporation, 2019 ©

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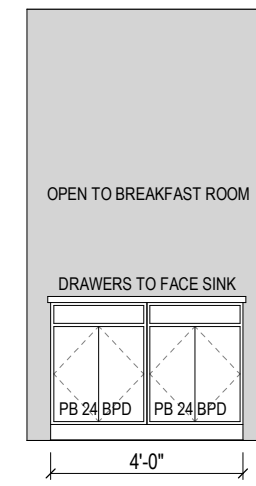
A1.2



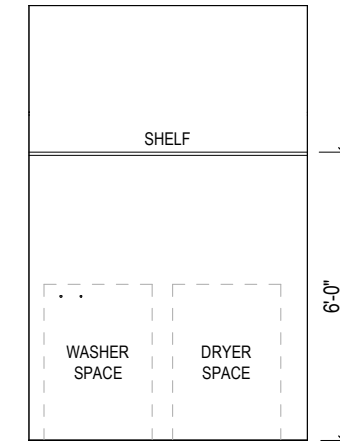
1 KITCHEN - SINK WALL
1/4" = 1'-0"



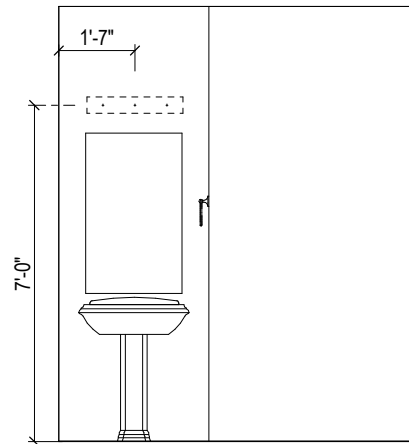
2 KITCHEN - RANGE WALL
1/4" = 1'-0"



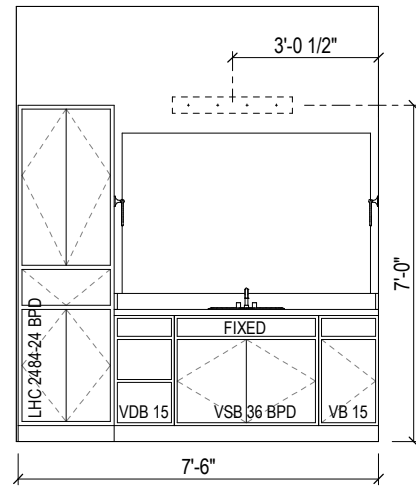
3 KITCHEN ISLAND
1/4" = 1'-0"



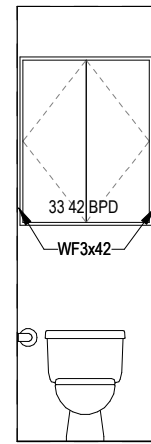
4 UTILITY
1/4" = 1'-0"



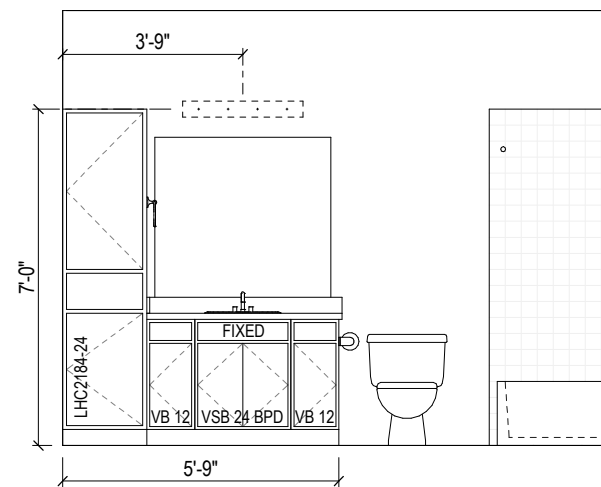
5 POWDER
1/4" = 1'-0"



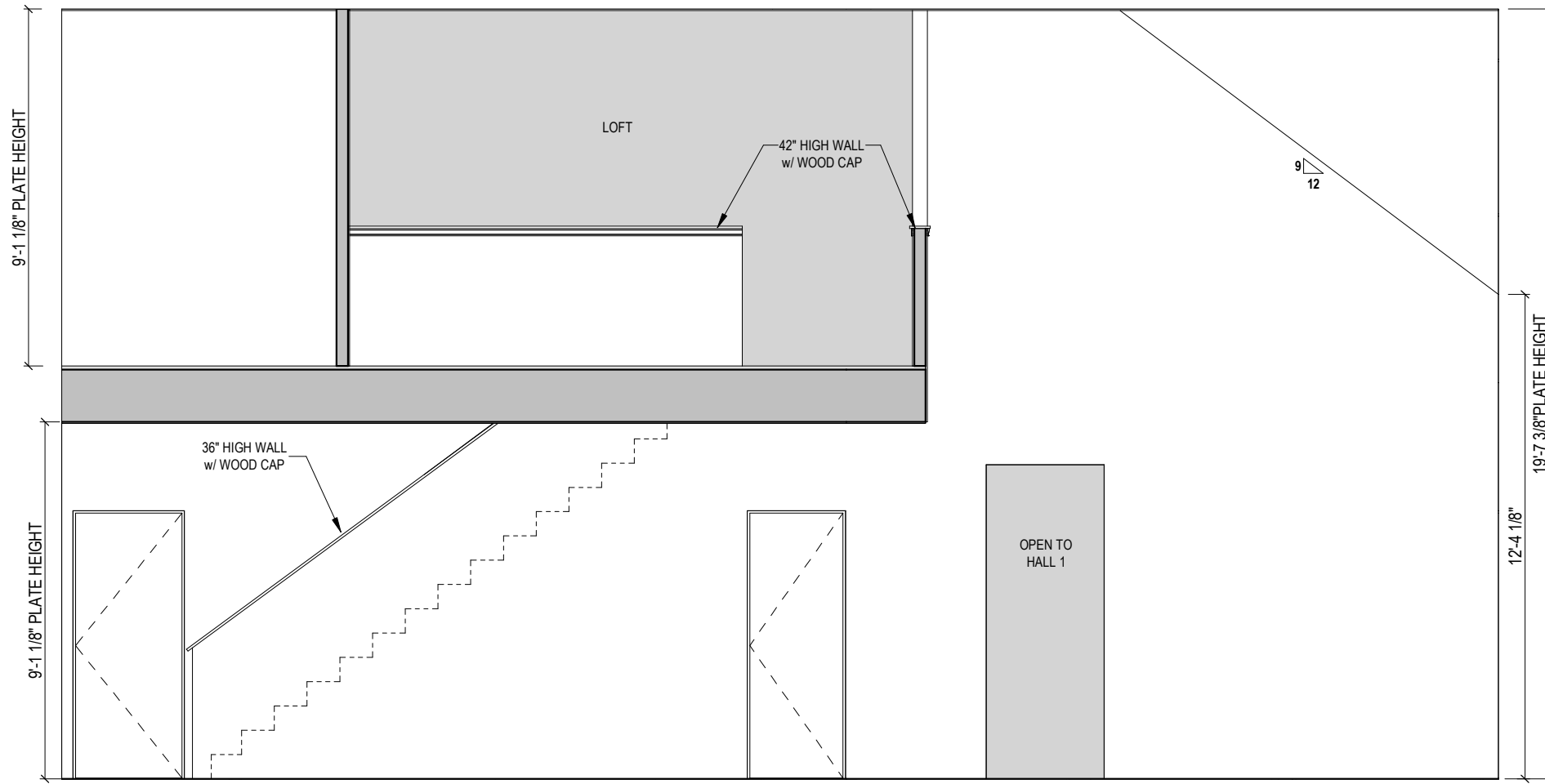
6 MASTER BATH
1/4" = 1'-0"



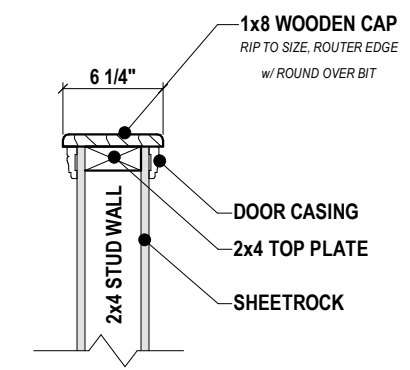
7 MASTER BATH - WC
1/4" = 1'-0"



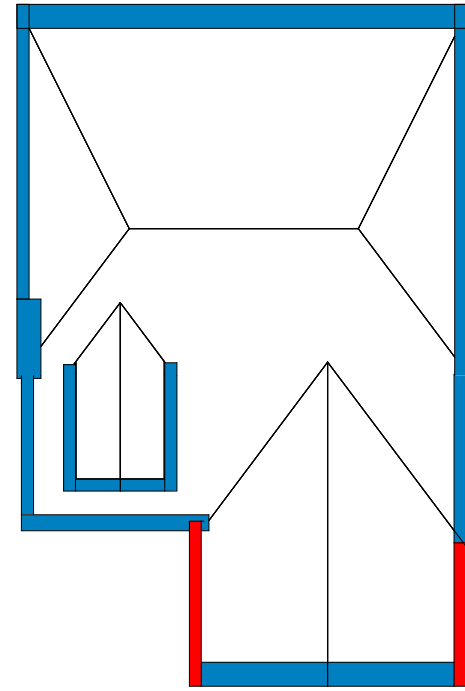
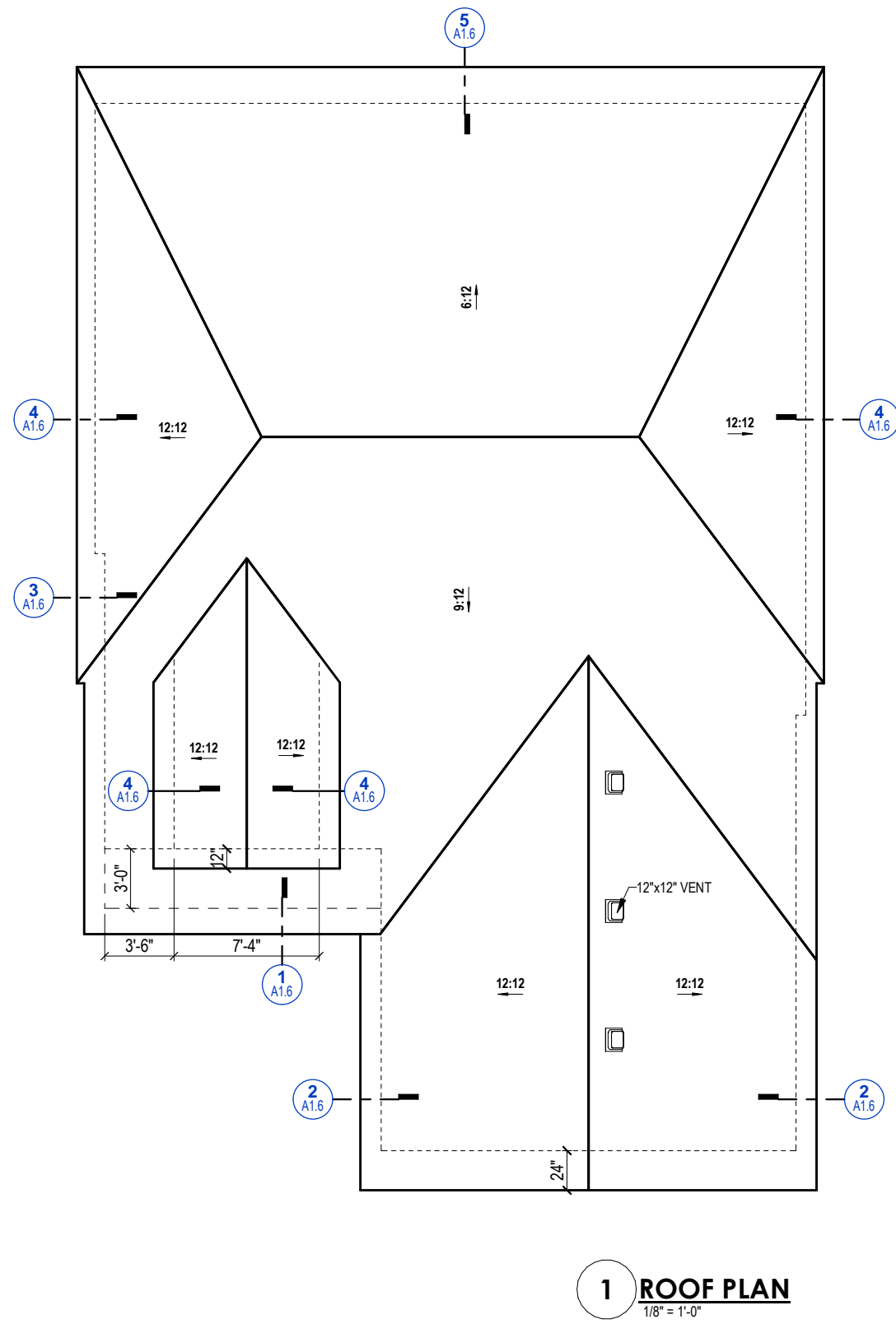
8 BATH 2
1/4" = 1'-0"



9 STAIR WALL
1/4" = 1'-0"



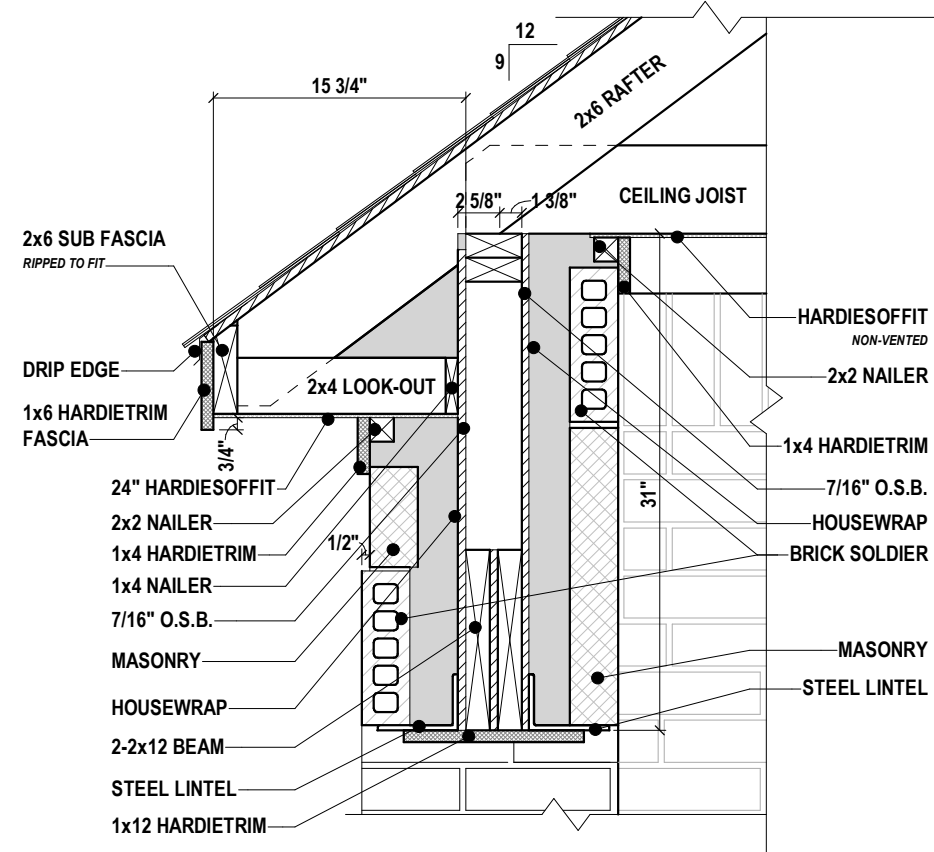
KNEE WALL DETAIL



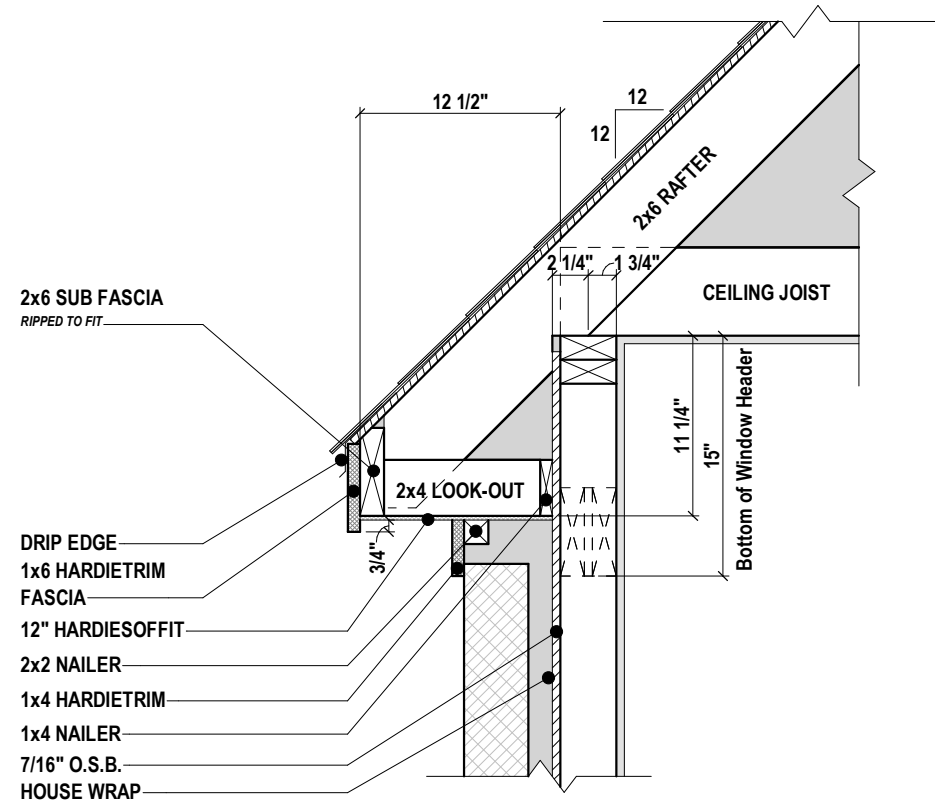
2 SOFFIT PLAN
1/16" = 1'-0"

SOFFIT LEGEND

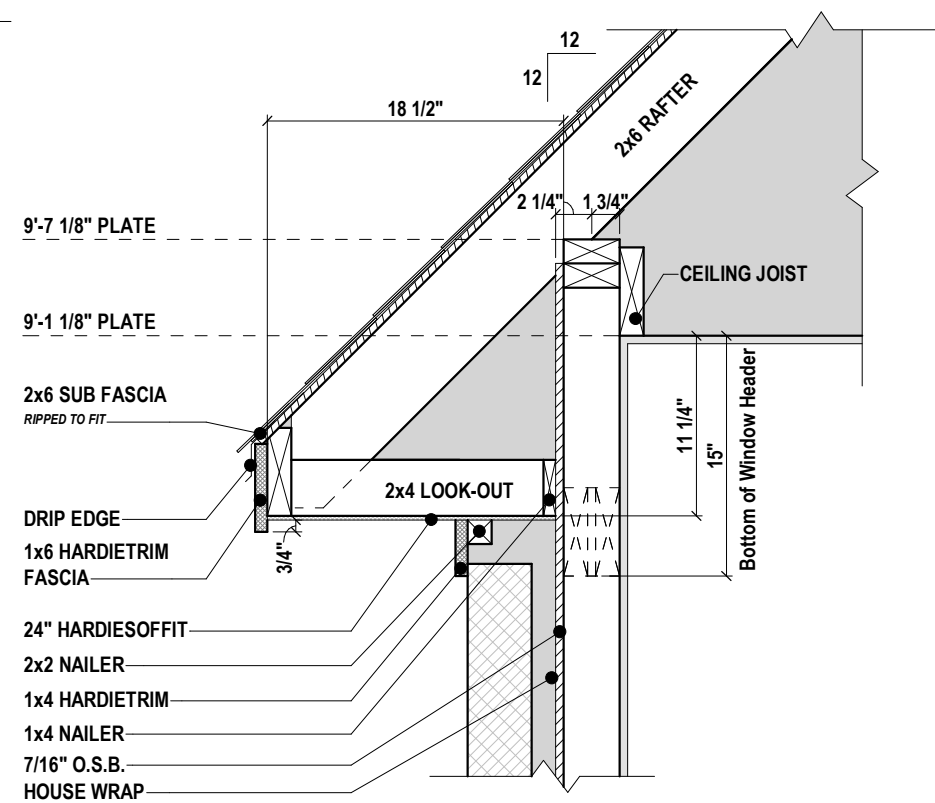
	VENTED SOFFIT
	NON VENTED SOFFIT



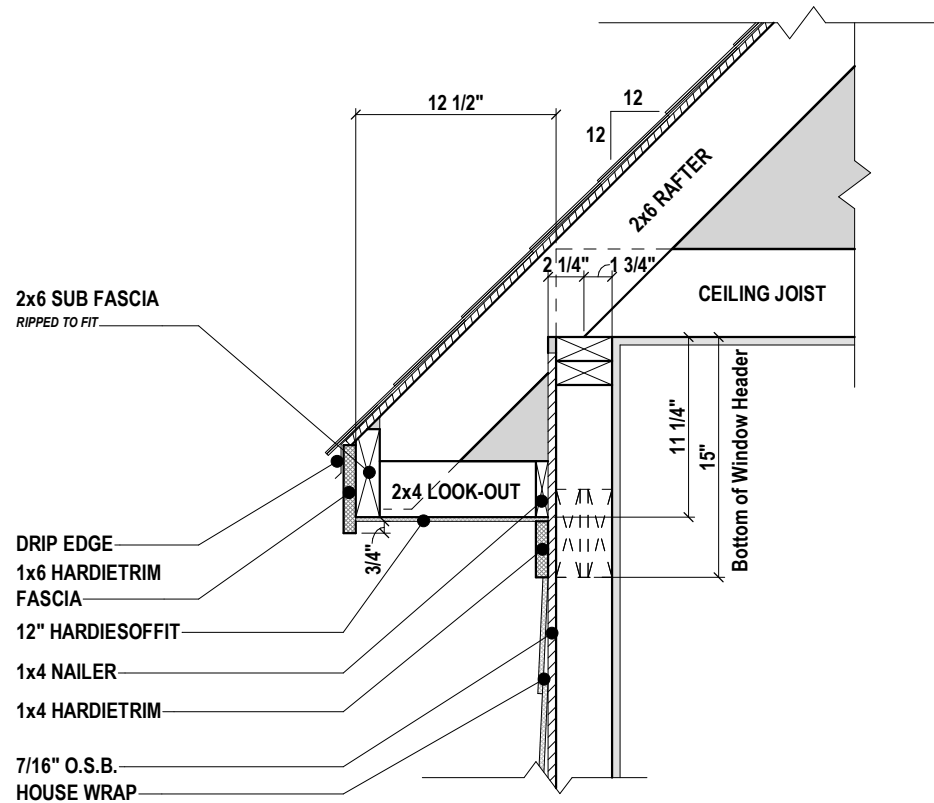
1 FRONT PORCH CORNICE
1" = 1'-0"



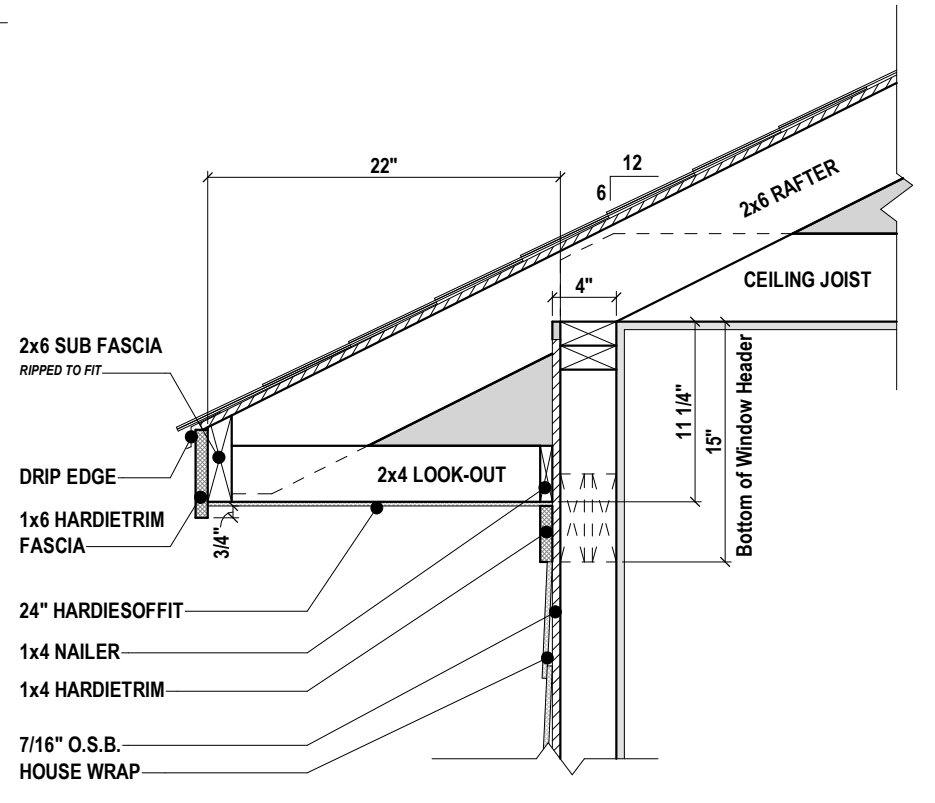
2 12-12 MASONRY CORNICE
1" = 1'-0"



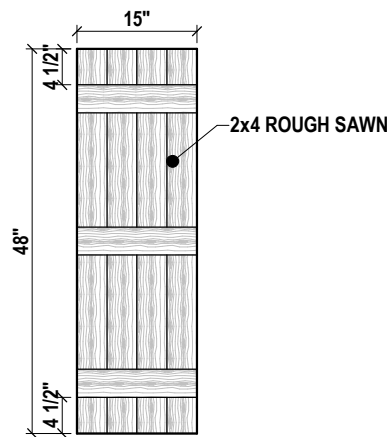
3 12-12 MASONRY CORNICE
1" = 1'-0"



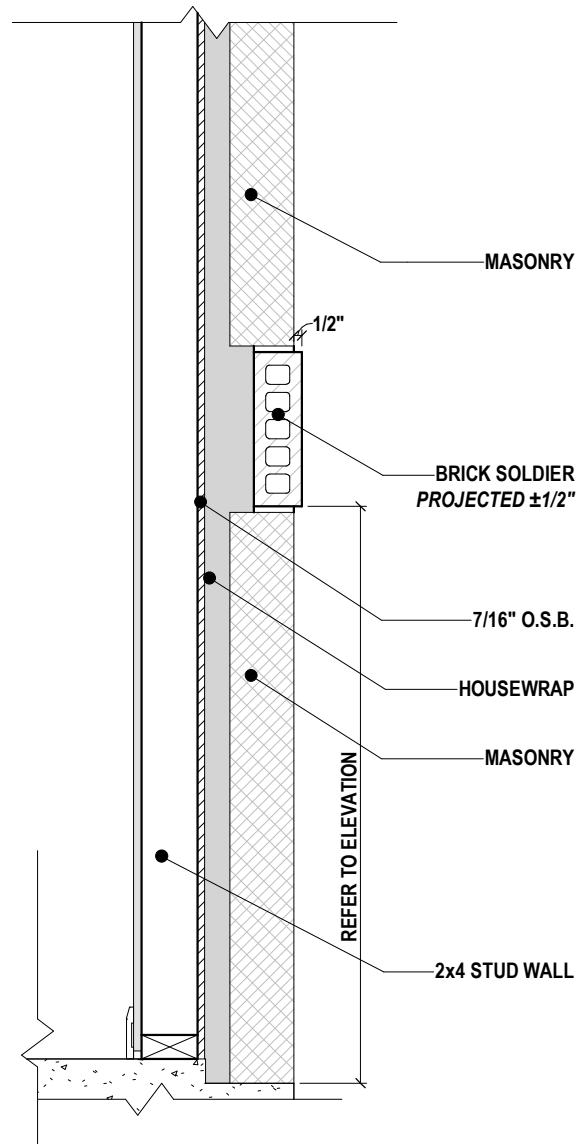
4 12-12 CORNICE
1" = 1'-0"



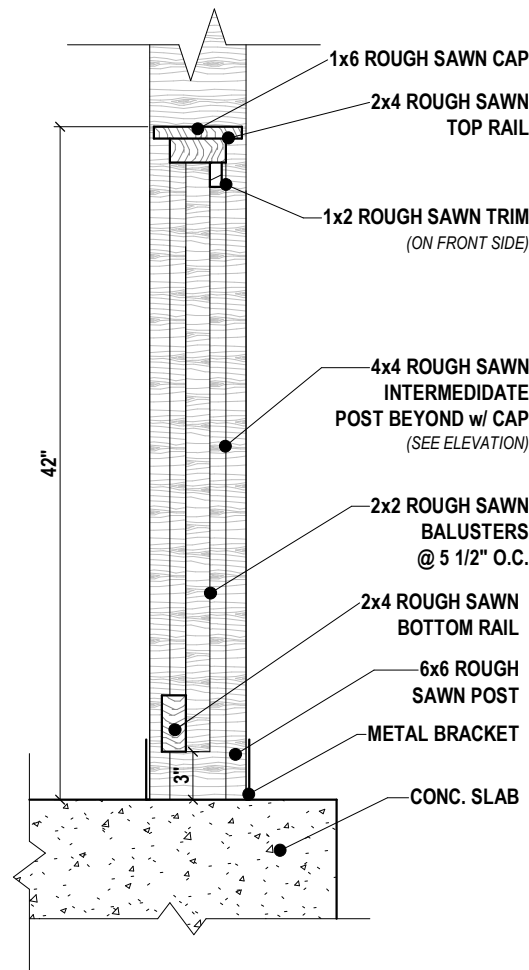
5 6-12 CORNICE
1" = 1'-0"



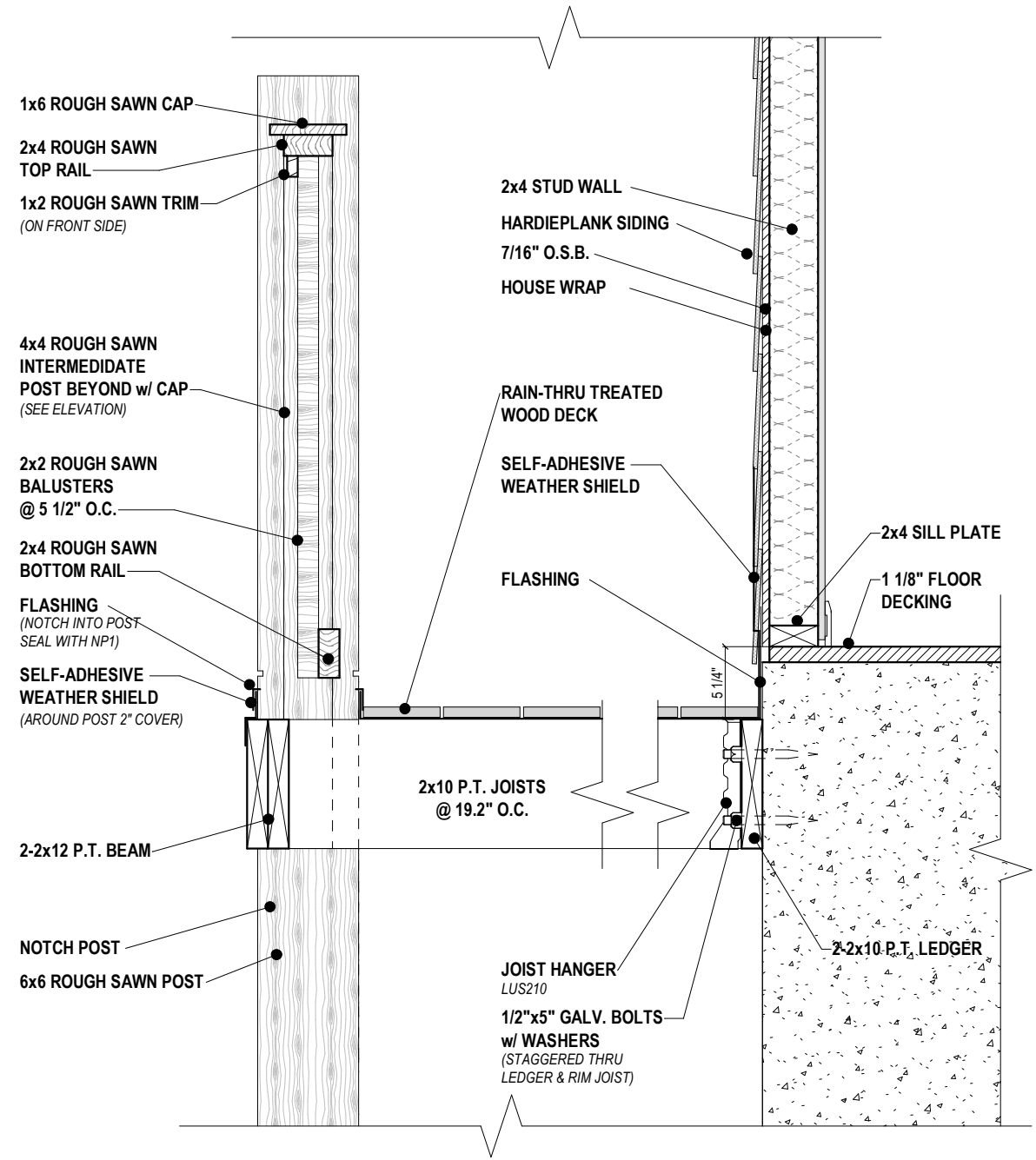
6 SHUTTER DETAIL
1/2" = 1'-0"



7 BRICK SOLDIER DETAIL
1" = 1'-0"




8 CONCRETE PORCH RAIL DETAIL
1" = 1'-0"



9 WALK - OUT DECK DETAIL
1" = 1'-0"

0 15 30 60 90 120 Feet

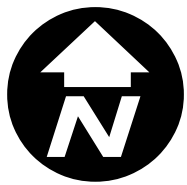
Z2020-034- SUP FOR 118 MISCHIEF LANE
ZONING - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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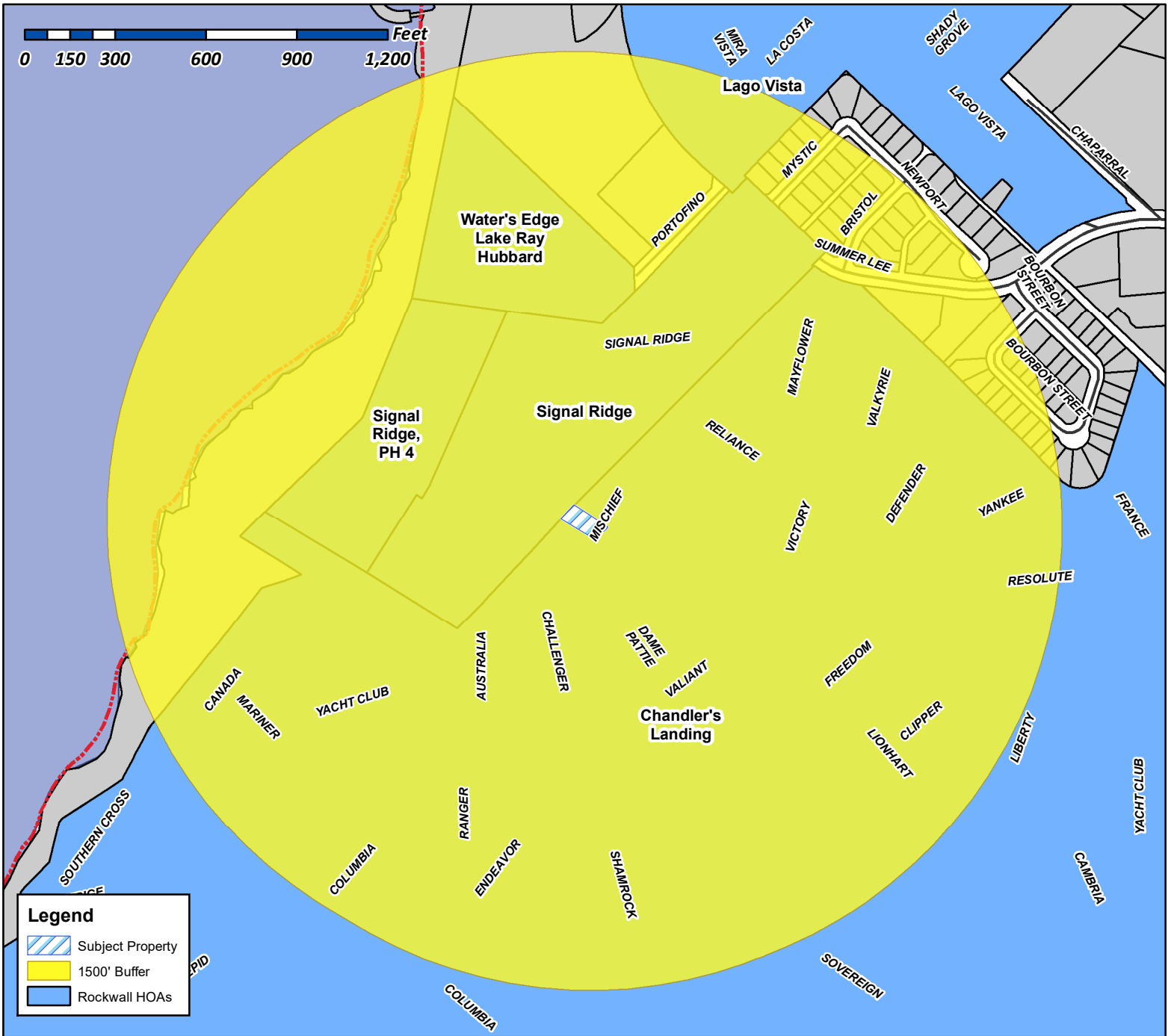




City of Rockwall

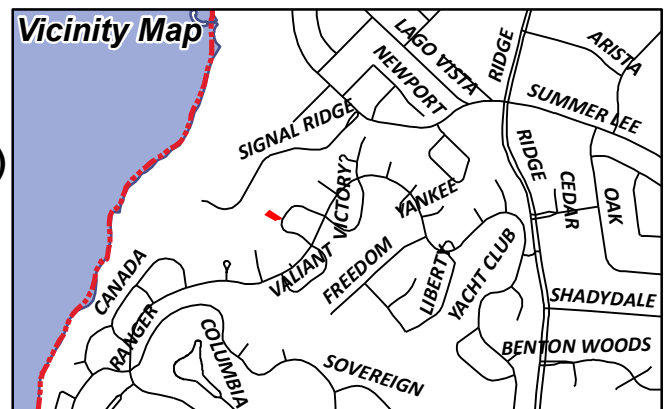
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Case Number: Z2020-034
Case Name: SUP for 118 Mischief Lane
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

Date Created: 8/14/2020
For Questions on this Case Call (972) 771-7745

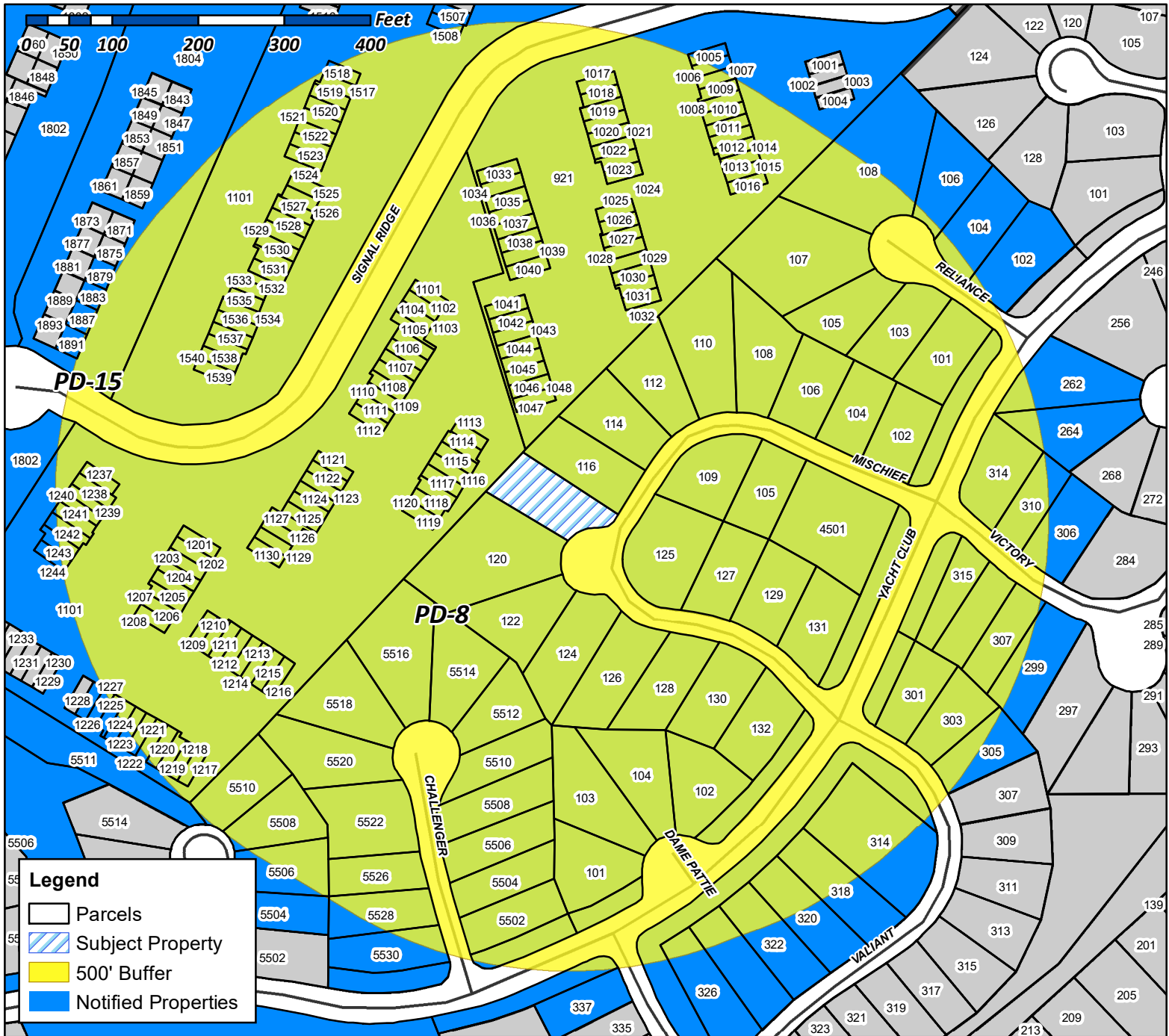




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Zoning: Planned Development District 8 (PD-8)
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MARICH ENTERPRISE CORPORATION
1005 SIGNAL RIDGE
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S
1010 SIGNAL RIDGE
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
1013 SIGNAL RIDGE
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &
LANCE STANFORD ROBERTSON
1014 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1015 SIGNAL RIDGE
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

GARDNER DAVID L REV LIV TR
1017 SIGNAL RIDGE
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
1019 SIGNAL RIDGE
ROCKWALL, TX 75032

MUSSER MARTIN C
102 DAME PATTIE DR
ROCKWALL, TX 75032

BADEAUX BRYAN A JR AND MARTHA D
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1021 SIGNAL RIDGE
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
1023 SIGNAL RIDGE
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1025 SIGNAL RIDGE
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ALVARADO KRESHA
1028 SIGNAL RIDGE
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1029 SIGNAL RIDGE
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL
10297 CR 540
LAVON, TX 75166

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

SINCLAIR SHERI JENE & SUE
103 RELIANCE CT
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
1030 SIGNAL RIDGE
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON IRA
#TC005612
1031 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1034 SIGNAL RIDGE
ROCKWALL, TX 75032

FALLS DAVID & TERRI
1035 SIGNAL RIDGE
ROCKWALL, TX 75032

BOYD KENNETH
1036 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
1037 SIGNAL RIDGE
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
1038 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1039 SIGNAL RIDGE
ROCKWALL, TX 75032

FAYAD HUSSIAN AND
ALISSA JENKINS
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HAYES BRANDON E
104 MISCHIEF
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE
ROCKWALL, TX 75032

ARMSTRONG D
1040 SIGNAL RIDGE
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1041 SIGNAL RIDGE
ROCKWALL, TX 75032

ARMSTRONG D
1042 SIGNAL RIDGE
ROCKWALL, TX 75032

NICHOLS JANET
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1045 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
1047 SIGNAL RIDGE
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

DOWLING STEVEN & BRENDA
106 RELIANCE CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

DILOV VANIO
110 MISCHIEF
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1102 SIGNAL RIDGE
ROCKWALL, TX 75032

HARRIS SUSAN
1103 SIGNAL RIDGE
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

DAVID L GARDNER REVOCABLE LIVING TRUST
1105 51ST ST W
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

LARAPINTA LLC
1105 SIGNAL RIDGE
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
1107 SIGNAL RIDGE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1108 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1109 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1111 SIGNAL RIDGE
ROCKWALL, TX 75032

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1113 SIGNAL RIDGE
ROCKWALL, TX 75032

HOGAN JERRY
1114 SIGNAL RIDGE
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUZZI CHARLES F & MURIEL Y
1116 SIGNAL RIDGE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

METZGER JACQUELINE
1119 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1121 SIGNAL RIDGE
ROCKWALL, TX 75032

MAYHALL MORGAN
1122 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
1123 SIGNAL RIDGE
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC
1124 SIGNAL RIDGE
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
1125 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS ETUX
1126 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1127 SIGNAL RIDGE
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1129 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &
LANCE STANFORD ROBERTSON
1170 WATERSIDE CIR
ROCKWALL, TX 75087

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1201 SIGNAL RIDGE
ROCKWALL, TX 75032

DAVIS ROBERT NEAL
1202 SIGNAL RIDGE
ROCKWALL, TX 75032

CLARKE BEVERLY ANN
1203 SIGNAL RIDGE PL #3
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1204 SIGNAL RIDGE
ROCKWALL, TX 75032

SELZER DEANNA
1205 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1206 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA
1207 SIGNAL RIDGE
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1209 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1210 SIGNAL RIDGE
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R
1212 SIGNAL RIDGE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1214 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY R CUSTODIAN
FOR REBECCA SHANNON BURKETT
1215 SIGNAL RIDGE
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
1217 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1218 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1219 SIGNAL RIDGE
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1220 SIGNAL RIDGE
ROCKWALL, TX 75032

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1222 SIGNAL RIDGE
ROCKWALL, TX 75032

DWYER AMY SUZANNE
1223 SIGNAL RIDGE
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE
1224 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1225 SIGNAL RIDGE
ROCKWALL, TX 75032

RUSSELL VIRGINIA C
1226 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1227 SIGNAL RIDGE
ROCKWALL, TX 75032

STEWART BEVERLY
1237 SIGNAL RIDGE
ROCKWALL, TX 75032

NAUMANN KURT
1238 SIGNAL RIDGE
ROCKWALL, TX 75032

TULK SHARON KAYE
1239 SIGNAL RIDGE
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

N & S PROPERTIES LLC
1241 SIGNAL RIDGE
ROCKWALL, TX 75032

COCANOUGH TODD M
1242 SIGNAL RIDGE
ROCKWALL, TX 75032

JDM RENTALS I LLC
1243 SIGNAL RIDGE
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1244 SIGNAL RIDGE
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF
ROCKWALL, TX 75032

STEWART BEVERLY
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
126 MISCHIEF
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

BUSH VERONICA GAIL LODRIGUEZA AND
JONATHON JAMES BUSH
132 MISCHIEF LN
ROCKWALL, TX 75032

COCANOUGH TODD M
1345 RIDGE RD #310
ROCKWALL, TX 75087

HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
14 NORMAN TRL
ROCKWALL, TX 75087

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1501 S LAKESHORE DR
ROCKWALL, TX 75087

THOMAS BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
1508 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1517 SIGNAL RIDGE
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1518 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1519 SIGNAL RIDGE
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KUMAR ANVITA
1522 SIGNAL RIDGE
ROCKWALL, TX 75032

TUDOR JEAN
1523 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
FBO CUSTODIANS SHERYL LYNNE COMPTON
AND WILLIAM D COMPTON
1525 SIGNAL RIDGE
ROCKWALL, TX 75032

SEVILLA ELIZABETH
1526 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
1527 SIGNAL RIDGE
ROCKWALL, TX 75032

COLLINS KATHY
1528 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
1529 SIGNAL RIDGE
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP
1530 SIGNAL RIDGE
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1531 SIGNAL RIDGE
ROCKWALL, TX 75032

SRYGLEY JAMES
1532 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1533 SIGNAL RIDGE
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA
1534 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1535 SIGNAL RIDGE
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1536 SIGNAL RIDGE
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
1537 SIGNAL RIDGE
ROCKWALL, TX 75032

BALDWIN GLENN RAY
1538 SIGNAL RIDGE
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL
1539 SIGNAL RIDGE
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA
1540 SIGNAL RIDGE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
159 W 118TH ST APT PH-H
NEW YORK CITY, NY 10026

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

NAUMANN KURT
168 STONELEIGH DR
HEATH, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

COPE JEANETTE M
1804 SIGNAL RIDGE PL

GUZZI CHARLES F & MURIEL Y
18635 TULSA ST
NORTHRIDGE, CA 91326

1879 ROCKETEER HOLDINGS LLC
1879 SIGNAL RIDGE
ROCKWALL, TX 75032

OARD EUGENE E
1883 SIGNAL RIDGE
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1891 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1907 KINGS PASS
HEATH, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1964 GULLWING DR
ROCKWALL, TX 75087

CHAMBERLIN PROPERTIES LLC
2005 LAKE FOREST
ROCKWALL, TX 75087

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

HOGAN JERRY
2109 TWILIGHT PT
HEATH, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

BALDWIN GLENN RAY
216 STANFORD CT
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC
264 VICTORY
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
2984 HUNTERGLEN ROAD
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
3 WILTSHIRE COURT
HEATH, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

ALLEN ANN
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORY
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORY
ROCKWALL, TX 75032

HAMMAN CHRISTOPHER & ANNE MARIE
MARTIN
314 VALIANT DRIVE
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

SRP SUB LLC
320 VALIANT
ROCKWALL, TX 75032

DUNAWAY TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANT
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

HARMON H VICTOR
337 VALIANT
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T
5506 AUSTRALIA CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
5506 CHALLENGER
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

HOWERTON JASON BRUCE & BRITTANY JEAN
WILSON
5510 AUSTRALIA COURT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
5510 CHALLENGER
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
5512 CHALLENGER CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER
ROCKWALL, TX 75032

HENRY MARY DELINA & DOUGLAS GARFIELD
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
56 JOYCE DR
SUCCASUNNA, NJ 7876

ALLEN ANN
5612 CAMBRIA DR
ROCKWALL, TX 75032

ALVARADO KRESHA
5905 VOLUNTEER PL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
6101 VOLUNTEER PL
ROCKWALL, TX 75032

OARD EUGENE E
6104 BLACK SWAN CIR
GARLAND, TX 75044

HARRIS SUSAN
724 WINDSONG LN
ROCKWALL, TX 75032

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7685 STATE HIGHWAY 53 N
UPPER SANDUSKY, OH 43351

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ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

AMHILL FINANCIAL LP
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

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PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

ROCKWALL, TX 75032



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-034

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
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 118 Mischeif Lane

Subdivision Chandler's Landing Phase 20

Lot 12

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use Vacant lot

Proposed Zoning

Proposed Use Private SFR

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 Major Rush

Applicant

Contact Person Carolyn Sternes - Tilson Homes

Contact Person

Address 411 Durham Dr.

Address

City, State & Zip Houston, TX. 77007

City, State & Zip

Phone 713-293-3104

Phone

E-Mail sternes@tilsonhome.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Major Rush [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 13 day of AUG, 2020. 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 13 day of AUG, 2020.

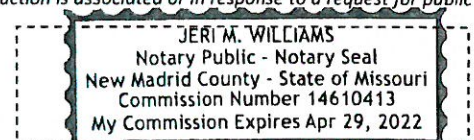
Owner's Signature

Major Rush

Notary Public in and for the State of Texas


J. M. Williams

City of Missouri



My Commission Expires 04.29.2022

0 15 30 60 90 120 Feet

Z2020-034- SUP FOR 118 MISCHIEF LANE
ZONING - LOCATION MAP = 

PD-15



MISCHIEF

PD-8



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

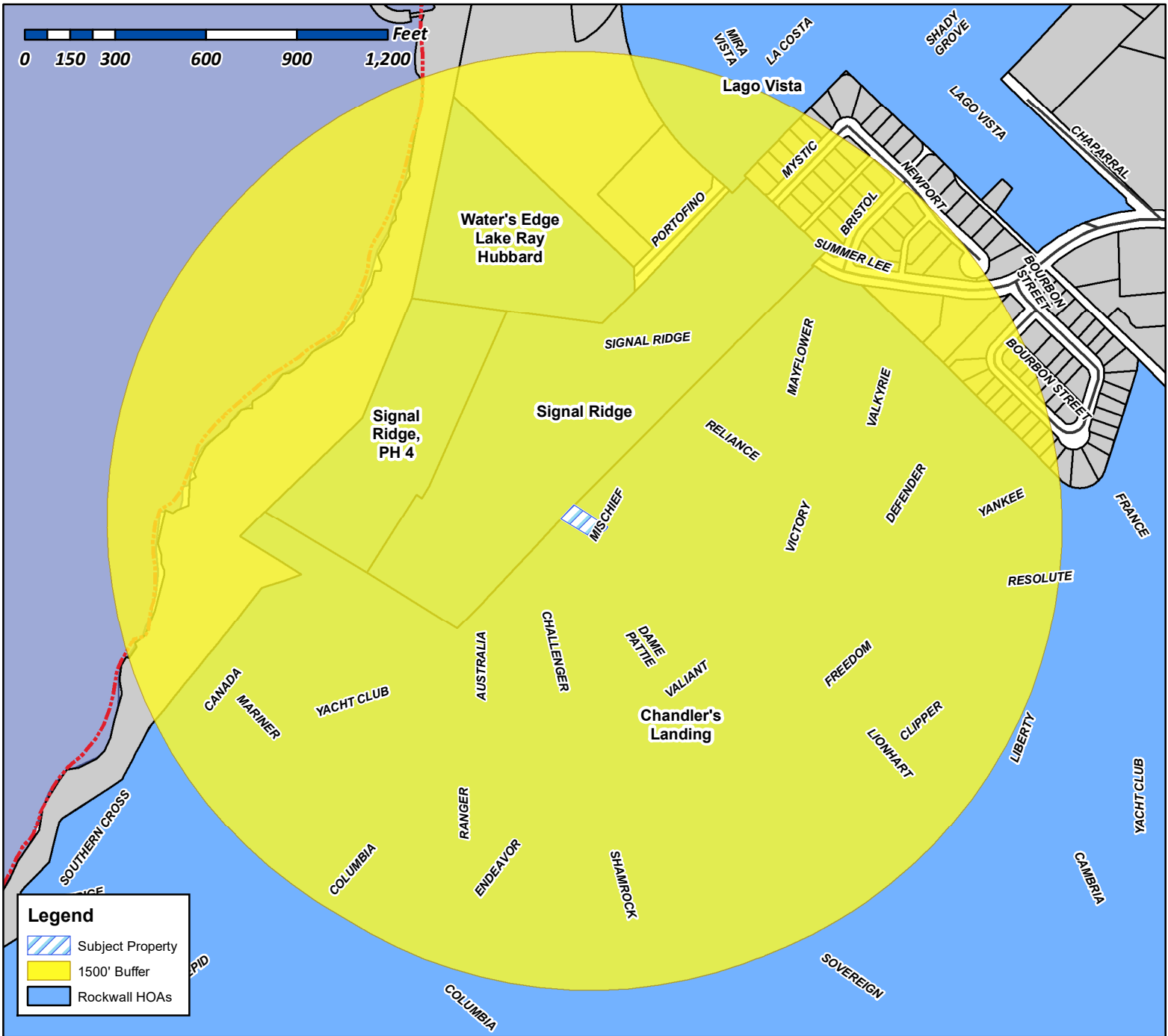




City of Rockwall

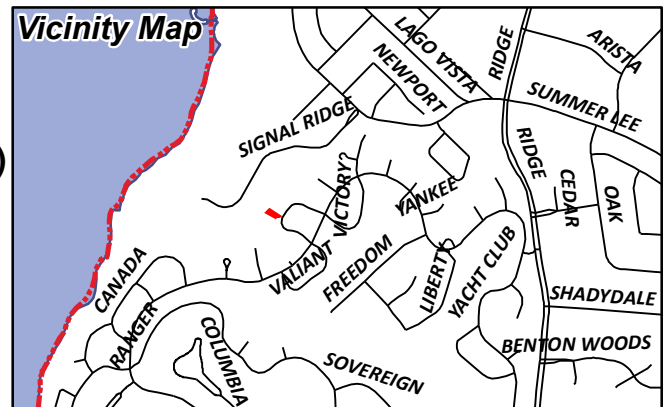
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Case Number: Z2020-034
Case Name: SUP for 118 Mischief Lane
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

Date Created: 8/14/2020
 For Questions on this Case Call (972) 771-7745

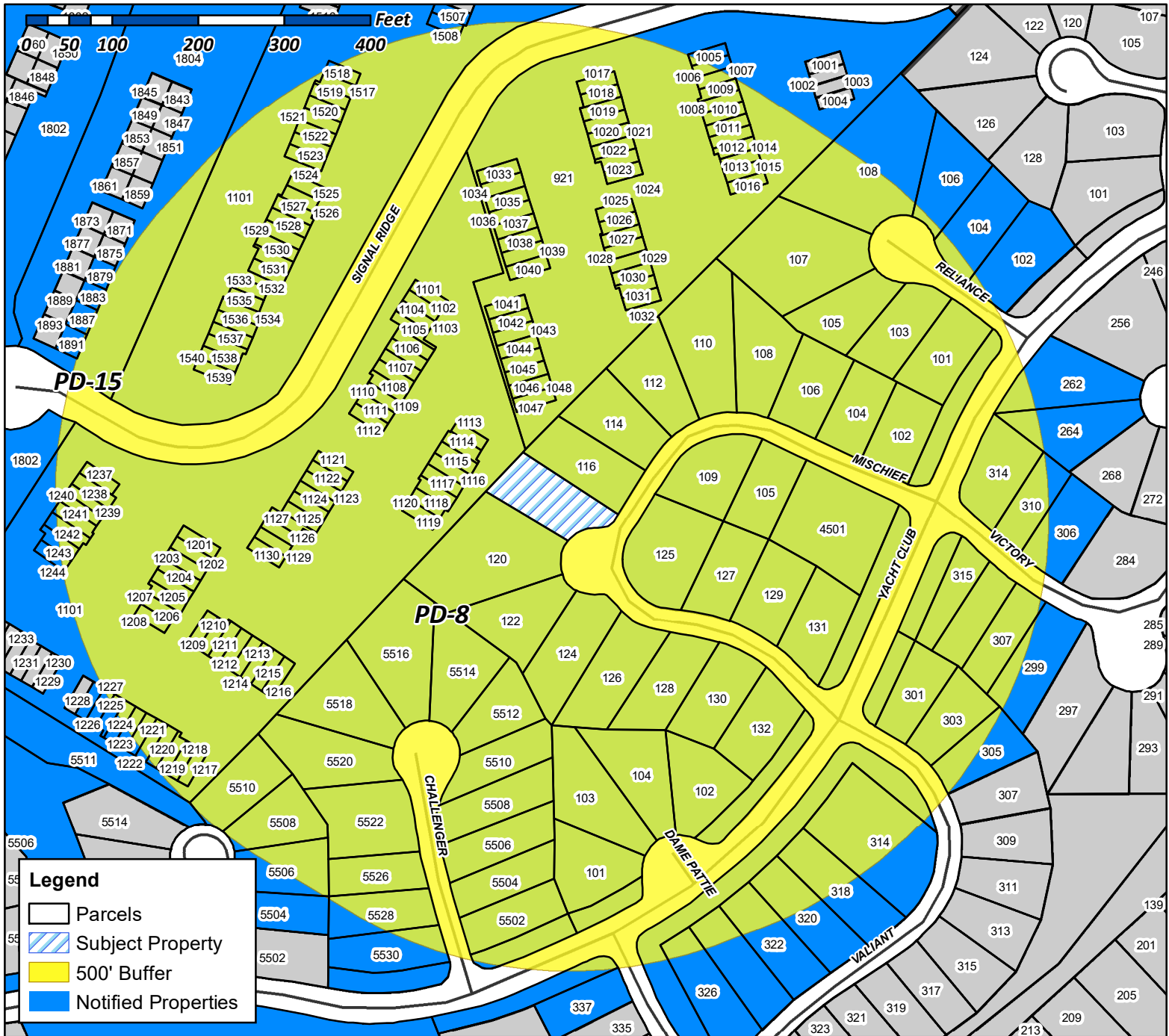
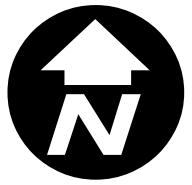




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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
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1016 SIGNAL RIDGE PL
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ATTN JIM PETERS
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CUSTODIAN FBO WILLIAM COMPTON
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LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON IRA
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ALISSA JENKINS
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BREZ FAMILY TRUST
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ARMSTRONG D
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1043 SIGNAL RIDGE PL
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TRINGALI CAHTERINE
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YANGER LISA
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ZAJDL SALLY A
1048 SIGNAL RIDGE PL
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GILBREATH
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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LETT LORNA
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ROCKWALL, TX 75032

CLARKE BEVERLY ANN
1203 SIGNAL RIDGE PL #3
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ROCKWALL, TX 75032

SELZER DEANNA
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1208 SIGNAL RIDGE PL
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ROCKWALL, TX 75032

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LANE DEBRA
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ROCKWALL, TX 75032

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FOR REBECCA SHANNON BURKETT
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DALE ROBERT WAYNE
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CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
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ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
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ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

DWYER AMY SUZANNE
1223 SIGNAL RIDGE
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE
1224 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
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ROCKWALL, TX 75032

RUSSELL VIRGINIA C
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STEWART BEVERLY
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NAUMANN KURT
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TULK SHARON KAYE
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

BUNYASAI PARIYADA
1244 SIGNAL RIDGE
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF
ROCKWALL, TX 75032

STEWART BEVERLY
125 SHEPHERDS GLEN RD
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HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
126 MISCHIEF
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

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CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

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JONATHON JAMES BUSH
132 MISCHIEF LN
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1345 RIDGE RD #310
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HEATHER WRIGHT TRUSTEE
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148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
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ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
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MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
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TABOR MARILYN W
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MOLLIE PRICE TRUSTEE
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SRYGLEY JAMES
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ROCKWALL, TX 75032

YANGER MORRIS & DORIS
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RICKERSON CHARLES AND VIRGINIA
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ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
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AMHILL FINANCIAL L.P.
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LANIGAN TIFFANY LEE
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BALDWIN GLENN RAY
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ROCKWALL, TX 75032

OARD EUGENE E
1883 SIGNAL RIDGE
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1891 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1907 KINGS PASS
HEATH, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1964 GULLWING DR
ROCKWALL, TX 75087

CHAMBERLIN PROPERTIES LLC
2005 LAKE FOREST
ROCKWALL, TX 75087

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

HOGAN JERRY
2109 TWILIGHT PT
HEATH, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

BALDWIN GLENN RAY
216 STANFORD CT
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC
264 VICTORY
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
2984 HUNTERGLEN ROAD
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
3 WILTSHIRE COURT
HEATH, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

ALLEN ANN
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORY
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORY
ROCKWALL, TX 75032

HAMMAN CHRISTOPHER & ANNE MARIE
MARTIN
314 VALIANT DRIVE
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

SRP SUB LLC
320 VALIANT
ROCKWALL, TX 75032

DUNAWAY TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANT
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

HARMON H VICTOR
337 VALIANT
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T
5506 AUSTRALIA CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
5506 CHALLENGER
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

HOWERTON JASON BRUCE & BRITTANY JEAN
WILSON
5510 AUSTRALIA COURT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
5510 CHALLENGER
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
5512 CHALLENGER CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER
ROCKWALL, TX 75032

HENRY MARY DELINA & DOUGLAS GARFIELD
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
56 JOYCE DR
SUCCASUNNA, NJ 7876

ALLEN ANN
5612 CAMBRIA DR
ROCKWALL, TX 75032

ALVARADO KRESHA
5905 VOLUNTEER PL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
6101 VOLUNTEER PL
ROCKWALL, TX 75032

OARD EUGENE E
6104 BLACK SWAN CIR
GARLAND, TX 75044

HARRIS SUSAN
724 WINDSONG LN
ROCKWALL, TX 75032

COPE JEANETTE M
7685 STATE HIGHWAY 53 N
UPPER SANDUSKY, OH 43351

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

AMHILL FINANCIAL LP
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

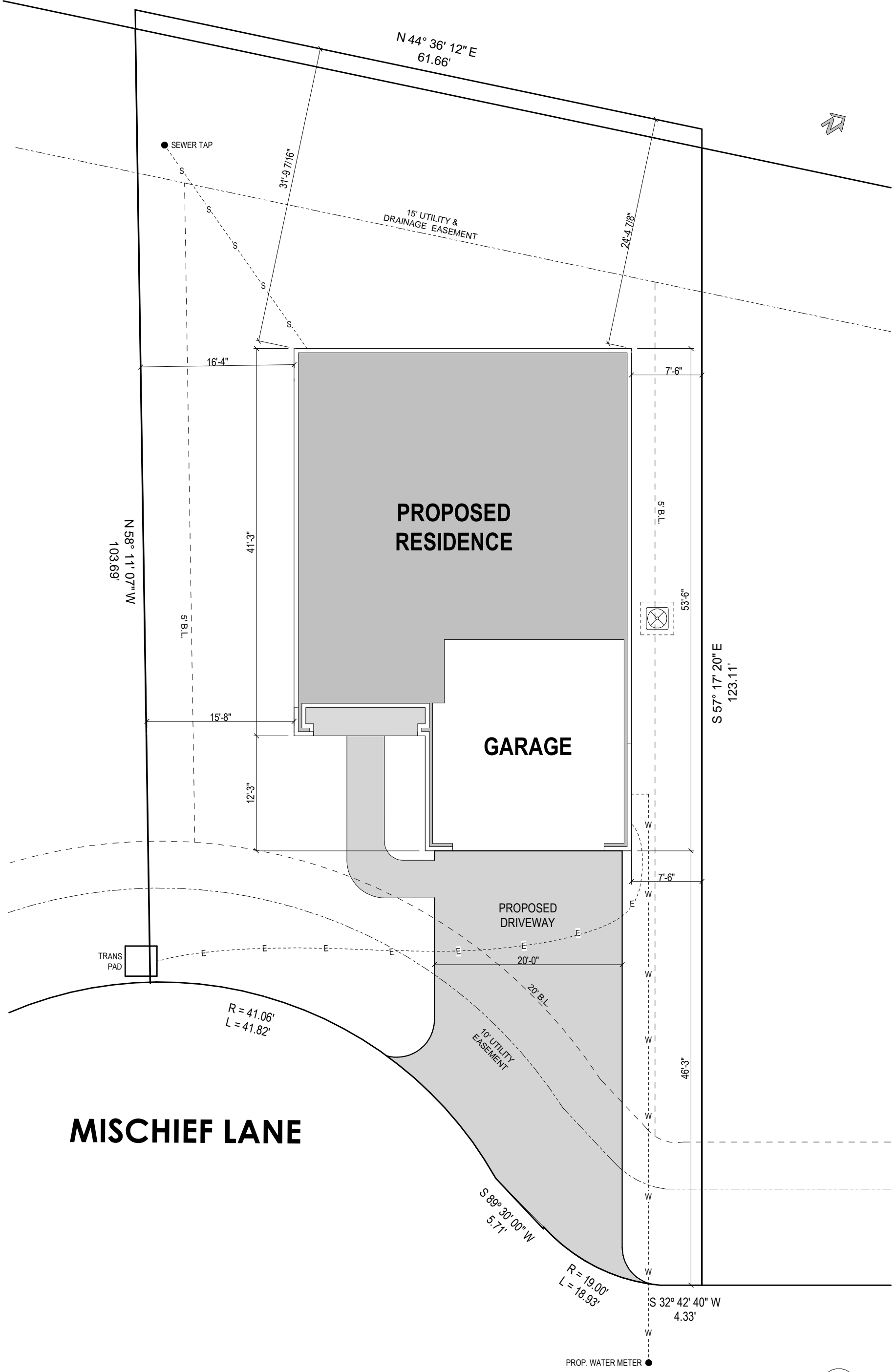
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

ROCKWALL, TX 75032



MISCHIEF LANE

LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20
 118 MISCHIEF LANE, ROCKWALL, TX, 75032

1 SITE PLAN
 1" = 10'-0"

A-SITE MR. MAJOR RUSH
 Job #1194397
 Rockwall County

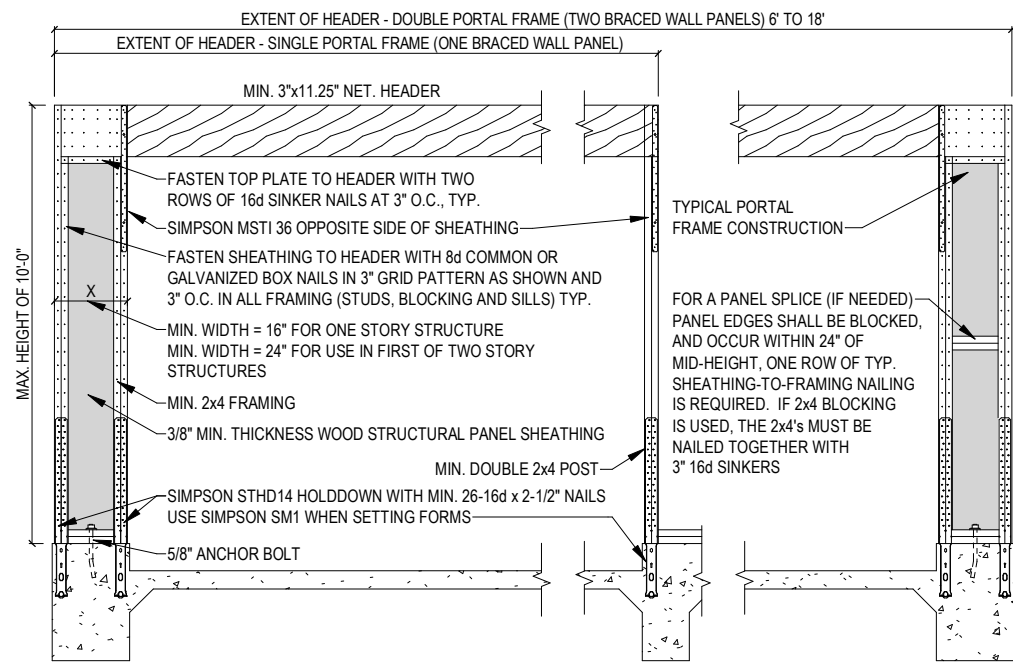


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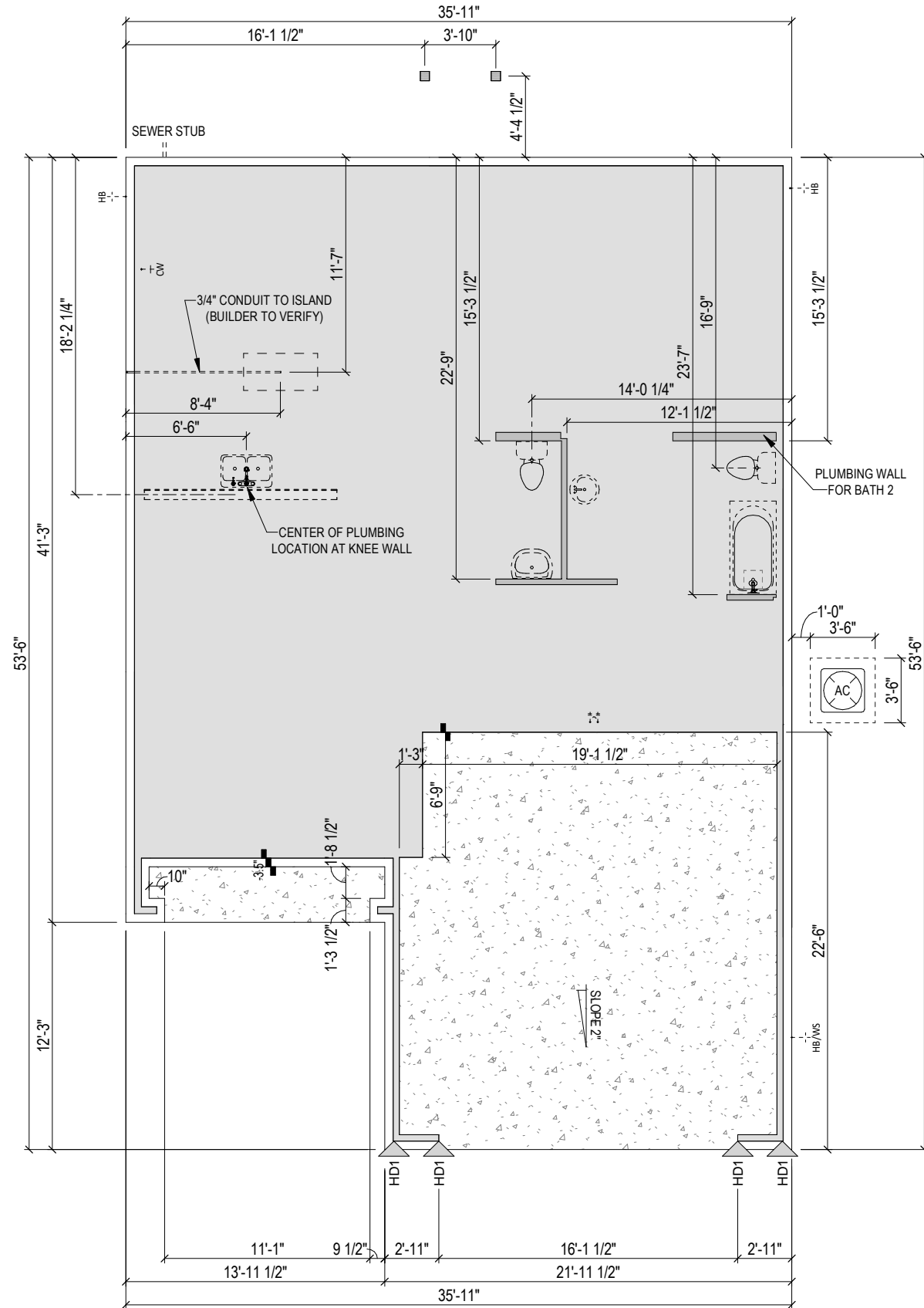
FC- 9/10/2019 - MD
 RD- 03/17/2019 - SL
 PERMIT- 05/12/2020 - SL
 CHKOUT- 04/27/2020 - ZO

FINAL PLANS
 4031
 GOLIAD A

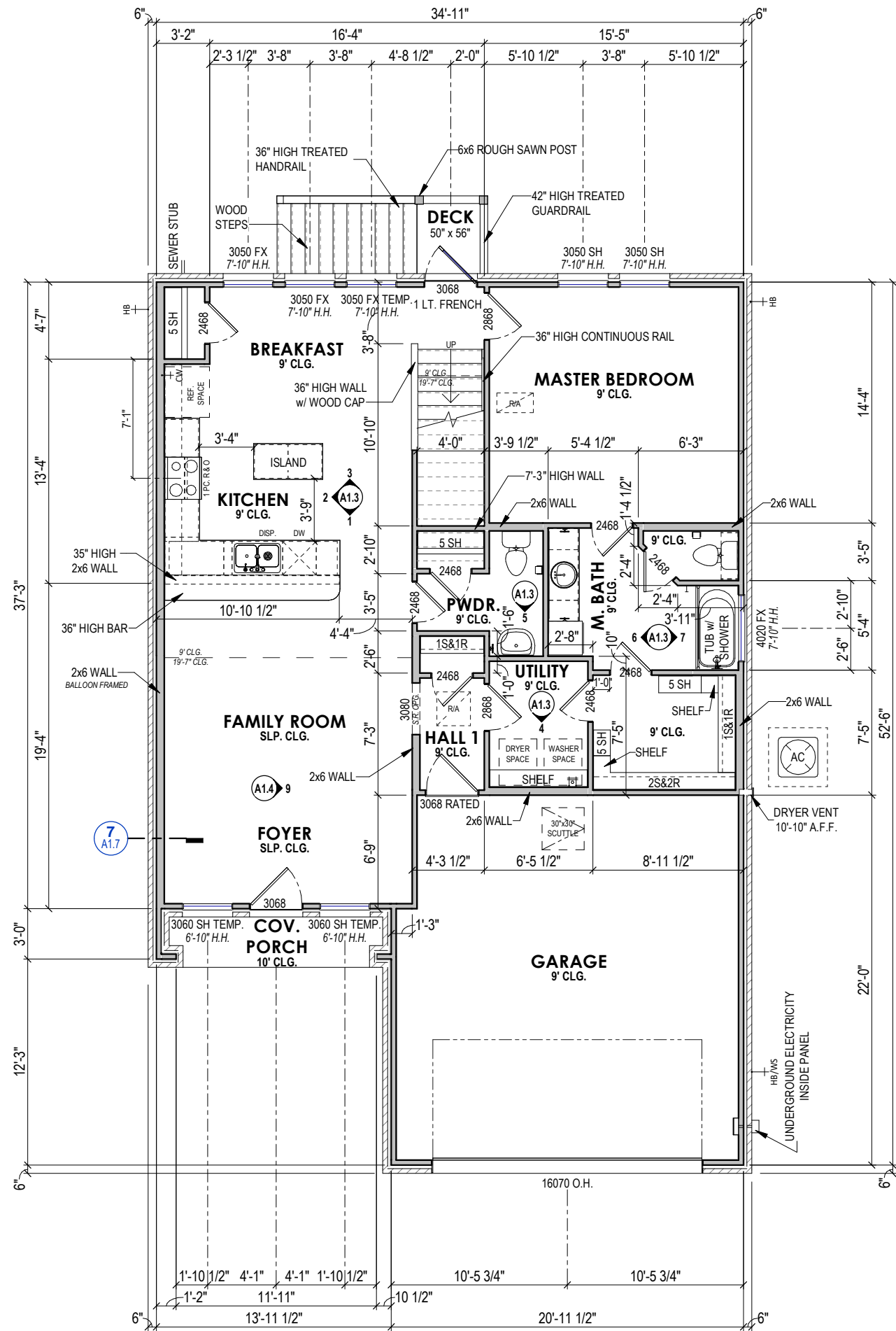
Tilson Home Corporation 2019 ©



2 PORTAL FRAMING WITH HOLDDOWNS FOR GARAGE DOOR OPENINGS
1/8" = 1'-0"



1 SLAB PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
(HEIGHT TO BE BLOCKED & MOUNTED)
- TOWEL BARS - 54" A.F.F.
 - TOILET PAPER HOLDER - 28" A.F.F.
 - ROBE HOOK - 72" A.F.F.
 - TOWEL RING - 60" A.F.F.
 - SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 - IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
- SEE SPECS FOR FINISH

FINAL PLANS
4031
GOLIAD A

EC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

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TILSON
CUSTOM HOME BUILDERS

MR. MAJOR RUSH
Job #1194397
Rockwall County

Tilson Home Corporation 2019 ©

1 1ST FLOOR PLAN
1/8" = 1'-0"

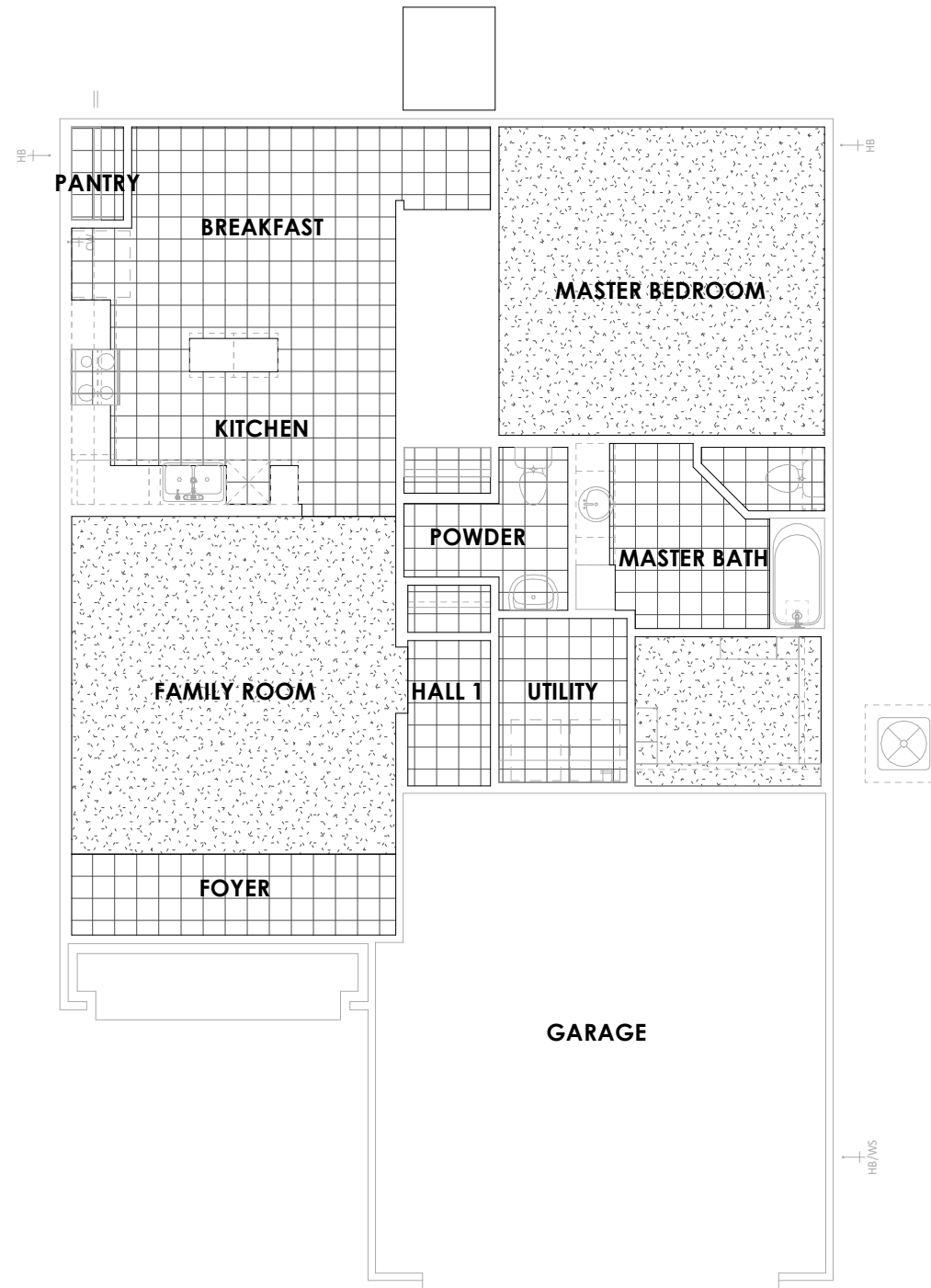
ROOM FINISH SCHEDULE

Name	Ceiling Height	Crown Mould Type	Chair Rail
1ST FLOOR			
BREAKFAST	9'	(none)	
FAMILY ROOM	SLP.	(none)	
FOYER	SLP.	(none)	
GARAGE	9'	(none)	
HALL 1	9'	(none)	
HALL 1 CLOSET	9'	(none)	
KITCHEN	9'	(none)	
MASTER BATH	9'	(none)	
MASTER BATH WATER CLOSET	9'	(none)	
MASTER BEDROOM	9'	(none)	
MASTER BEDROOM CLOSET	9'	(none)	
PANTRY	9'	(none)	
POWDER	9'	(none)	
POWDER	9'	(none)	
STAIRS		(none)	
UTILITY	9'	(none)	
2ND FLOOR			
BATH 2	9'	(none)	
BEDROOM 2	9'	(none)	
BEDROOM 2 CLOSET	9'	(none)	
BEDROOM 3	9'	(none)	
BEDROOM 3 CLOSET	9'	(none)	
LOFT	9'	(none)	

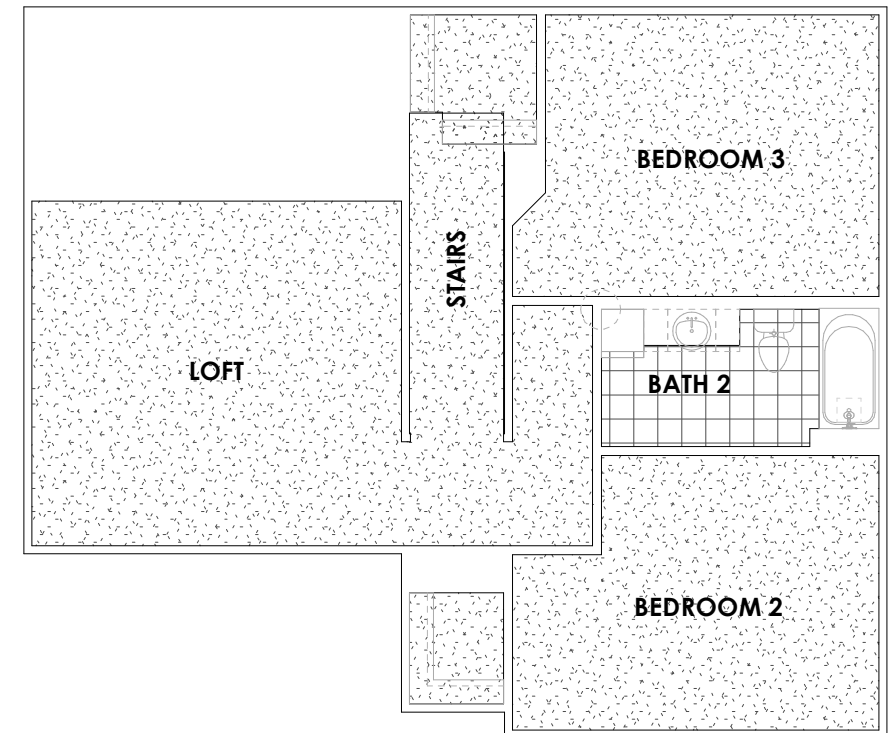
FLOORING SCHEDULE

Room	Type Comments	Area
Flooring - Carpet & Pad		
Bedroom 2	CARPET	159 SF
Bedroom 2 Closet	CARPET	18 SF
Bedroom 3	CARPET	167 SF
Bedroom 3 Closet	CARPET	26 SF
Family Room	CARPET	226 SF
Loft	CARPET	275 SF
Master Bedroom	CARPET	206 SF
Master Bedroom Closet	CARPET	57 SF
Stairs	CARPET	52 SF
Stairs	CARPET	52 SF
		1239 SF
Flooring - Ceramic Tile		
Bath 2	CERAMIC TILE	42 SF
Breakfast	CERAMIC TILE	118 SF
Foyer	CERAMIC TILE	54 SF
Hall 1	CERAMIC TILE	25 SF
Hall 1 Closet	CERAMIC TILE	8 SF
Kitchen	CERAMIC TILE	109 SF
Master Bath	CERAMIC TILE	50 SF
Master Bath Water Closet	CERAMIC TILE	14 SF
Pantry	CERAMIC TILE	10 SF
Powder	CERAMIC TILE	8 SF
Powder	CERAMIC TILE	37 SF
Utility	CERAMIC TILE	43 SF
		518 SF

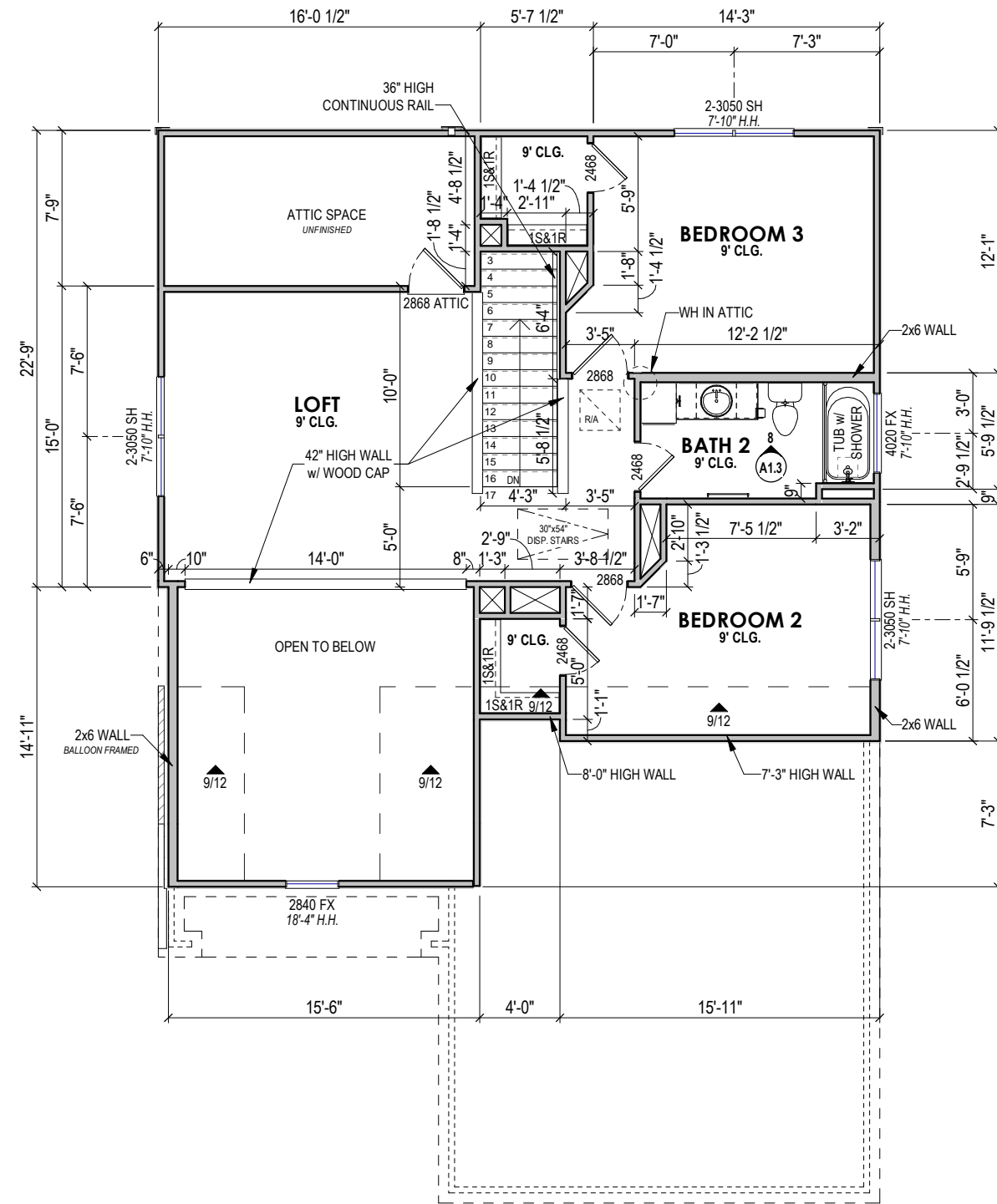
NOTE: FLOORING LAYOUT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. SEE OPTIONS ADDENDUM FOR JOB SPECIFIC LAYOUT.



1 1ST FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



2 2ND FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
 (HEIGHT TO BE BLOCKED & MOUNTED)
 • TOWEL BARS - 54" A.F.F.
 • TOILET PAPER HOLDER - 28" A.F.F.
 • ROBE HOOK - 72" A.F.F.
 • TOWEL RING - 60" A.F.F.
 • SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
 • RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
 • FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
 • IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 • IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
 • SEE SPECS FOR FINISH

FINAL PLANS
 4031
 GOLIAD A

EC- 9/10/2019 - MD
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 CHKOUT- 04/27/2020 - ZO

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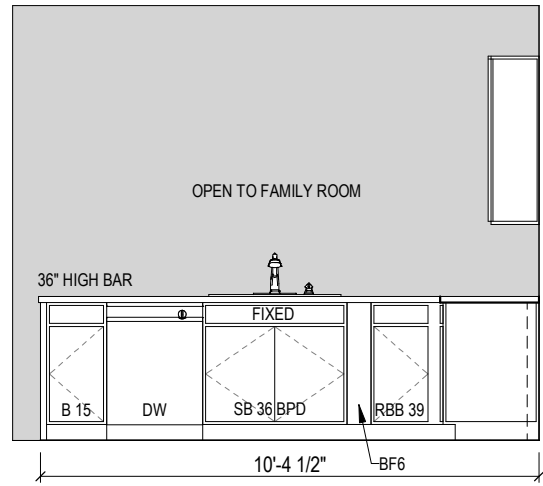
TILSON
 CUSTOM HOME BUILDERS

Tilson, Home Corporation, 2019 ©

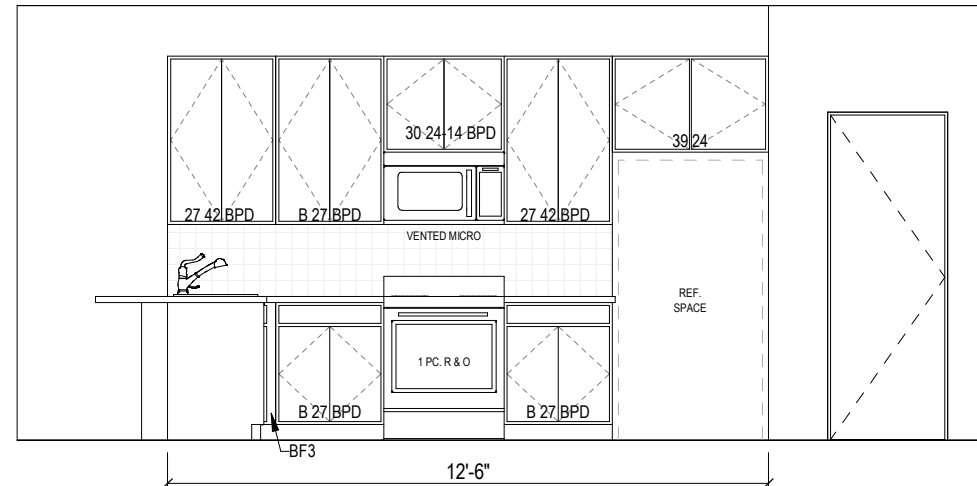
MR. MAJOR RUSH
 Job #1194397
 Rockwall County

A1.2

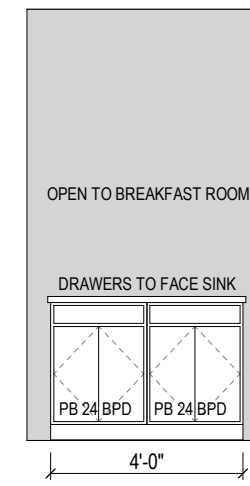
1 2ND FLOOR PLAN
 1/8" = 1'-0"



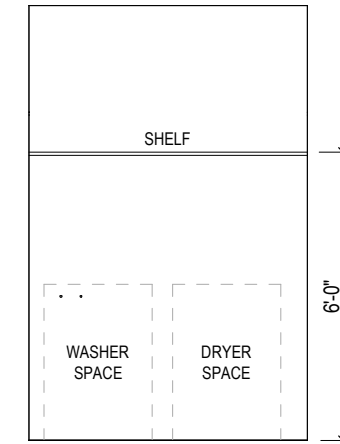
1 KITCHEN - SINK WALL
1/4" = 1'-0"



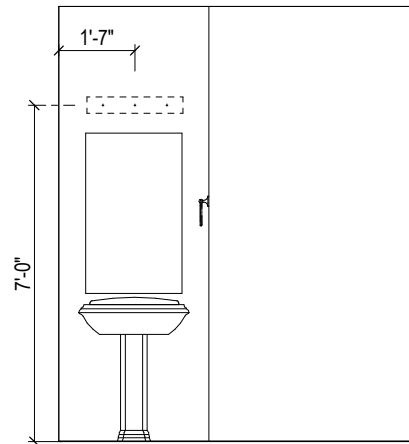
2 KITCHEN - RANGE WALL
1/4" = 1'-0"



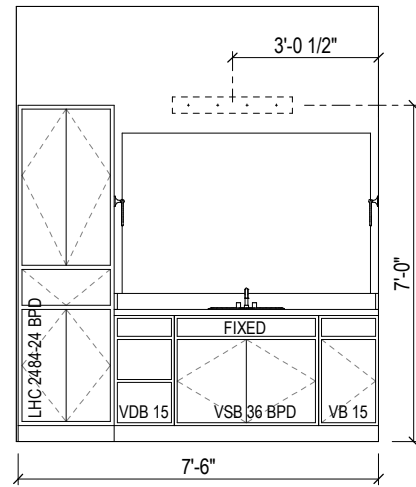
3 KITCHEN ISLAND
1/4" = 1'-0"



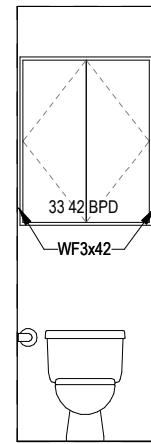
4 UTILITY
1/4" = 1'-0"



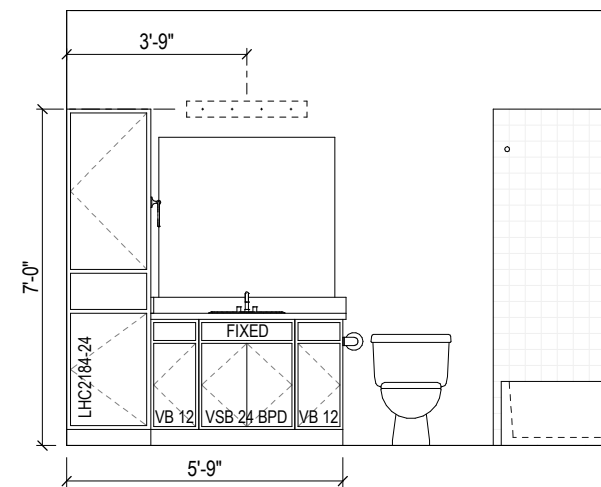
5 POWDER
1/4" = 1'-0"



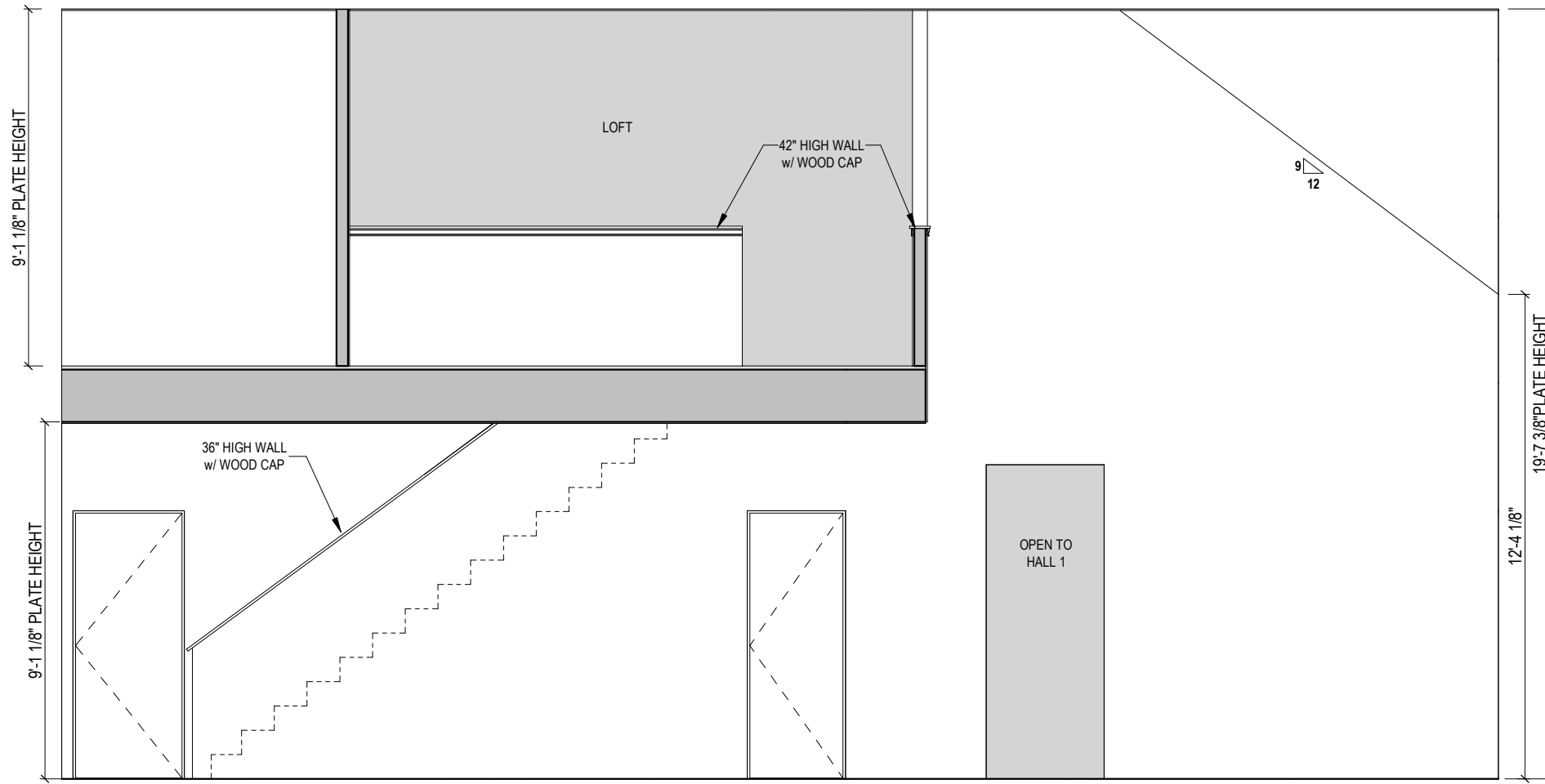
6 MASTER BATH
1/4" = 1'-0"



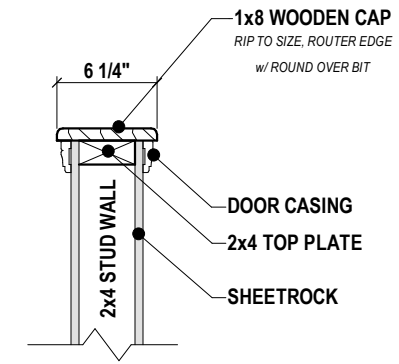
7 MASTER BATH - WC
1/4" = 1'-0"



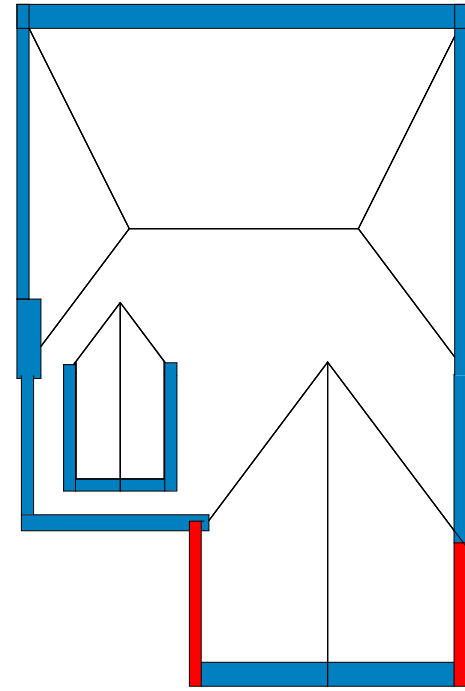
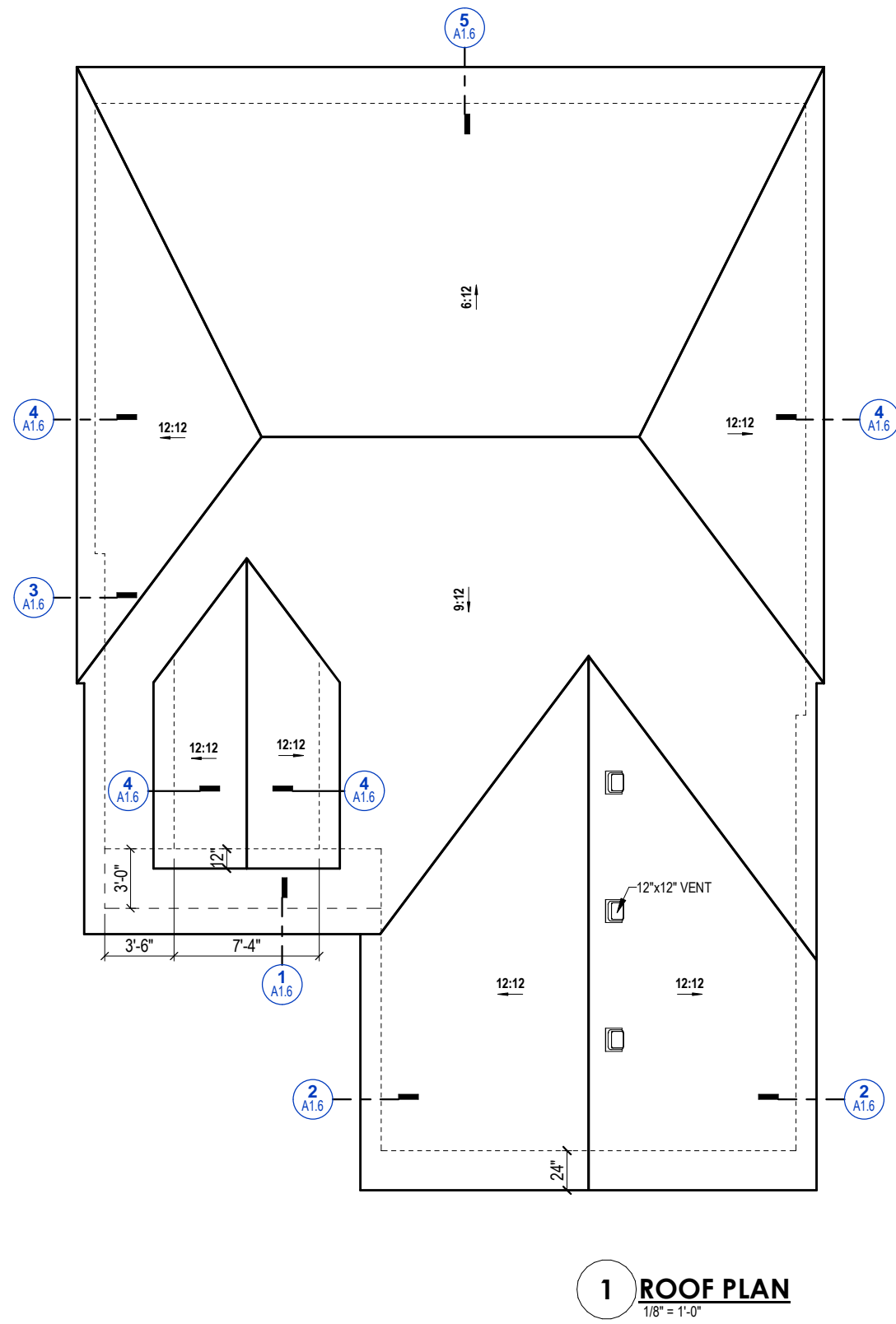
8 BATH 2
1/4" = 1'-0"



9 STAIR WALL
1/4" = 1'-0"



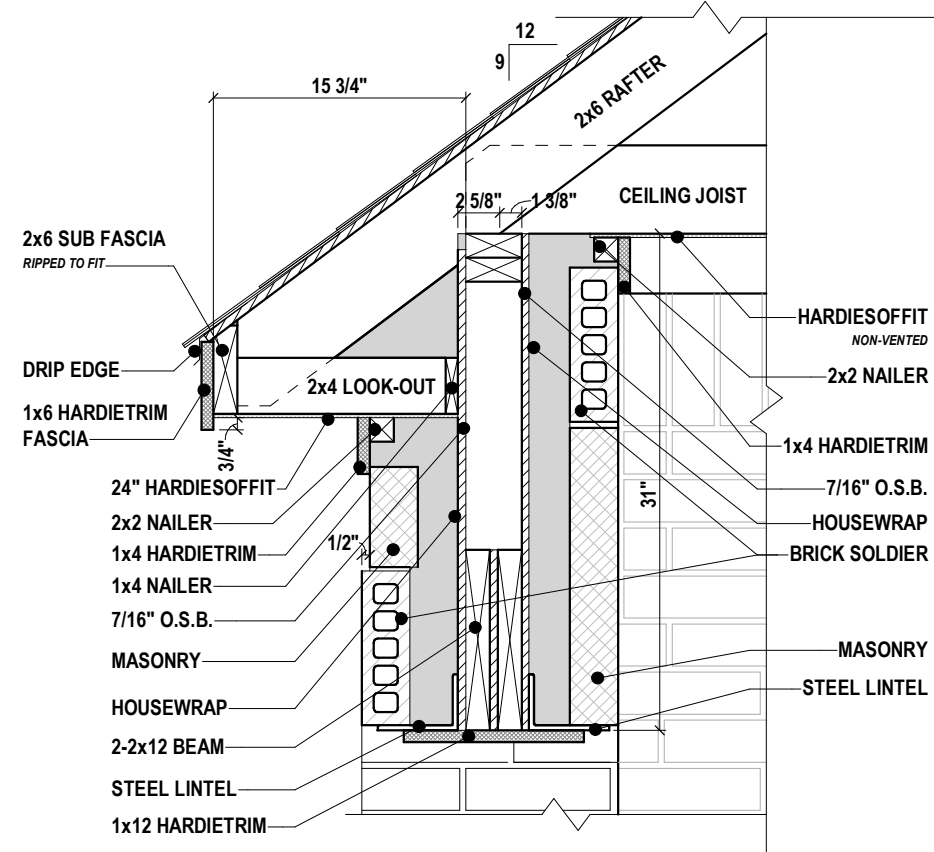
KNEE WALL DETAIL



2 SOFFIT PLAN
1/16" = 1'-0"

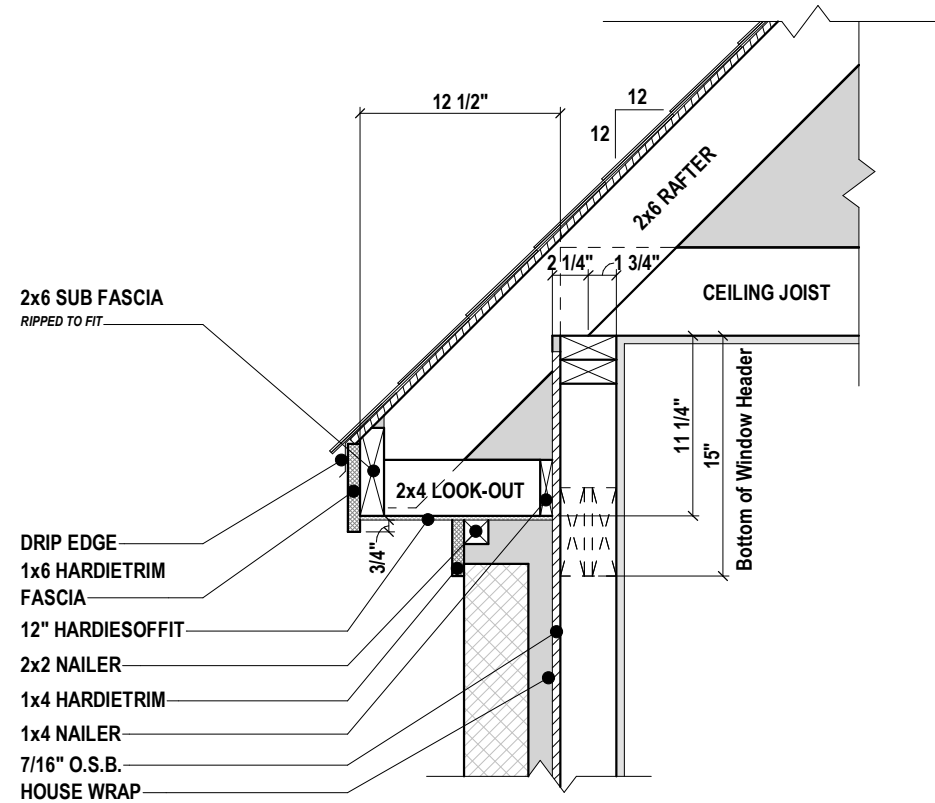
SOFFIT LEGEND

	VENTED SOFFIT
	NON VENTED SOFFIT



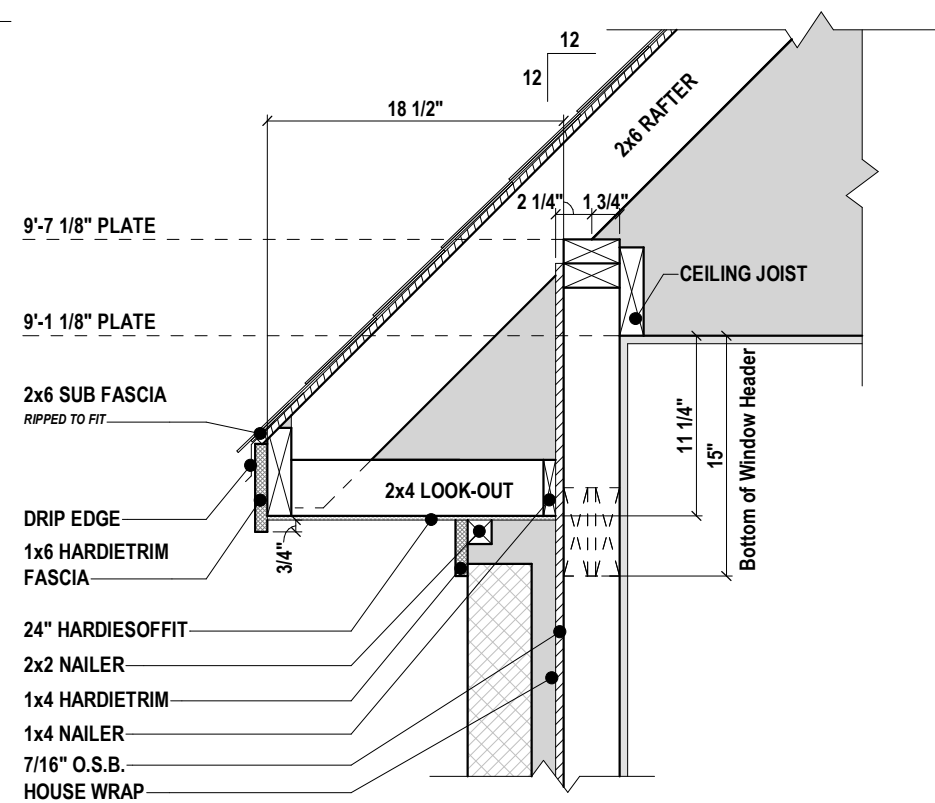
1 FRONT PORCH CORNICE

1" = 1'-0"



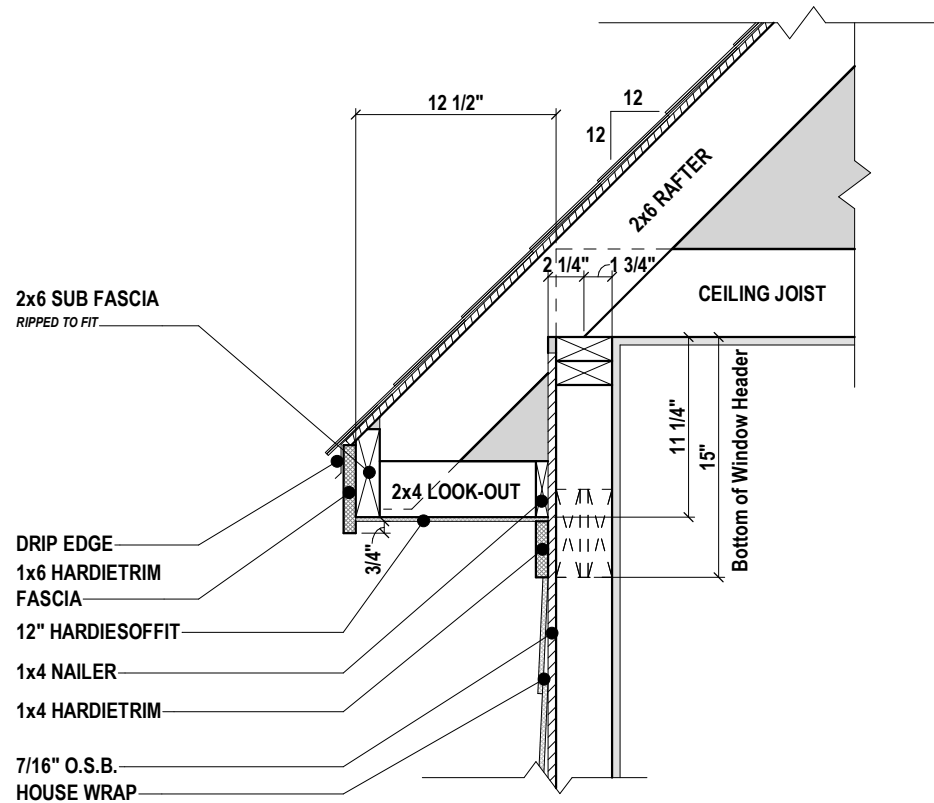
2 12-12 MASONRY CORNICE

1" = 1'-0"



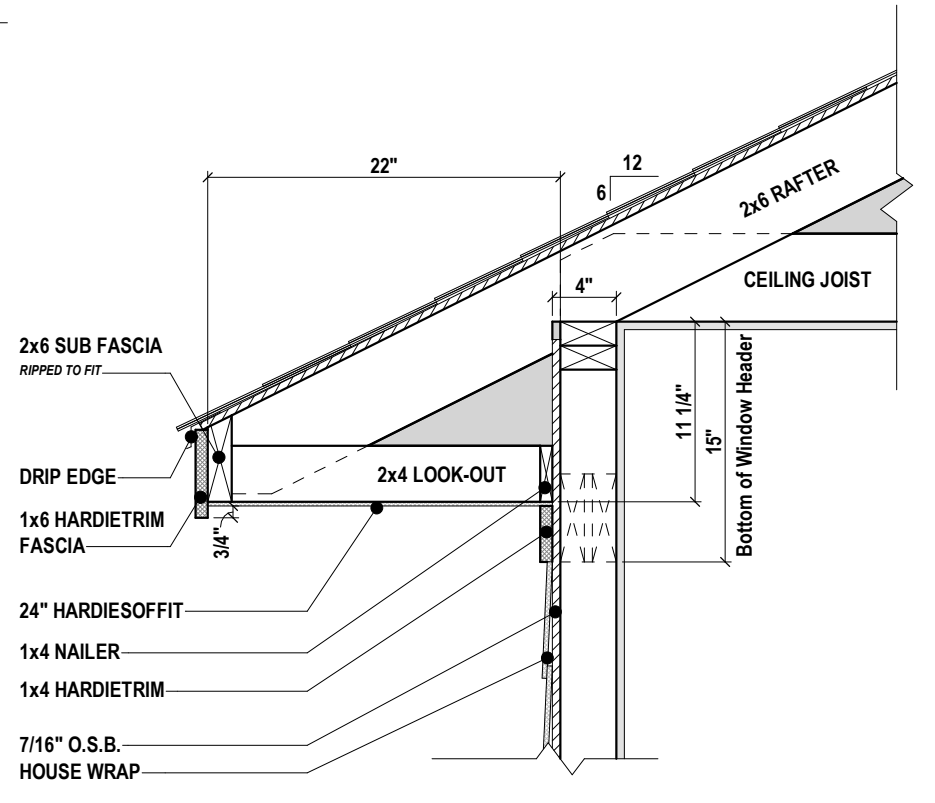
3 12-12 MASONRY CORNICE

1" = 1'-0"



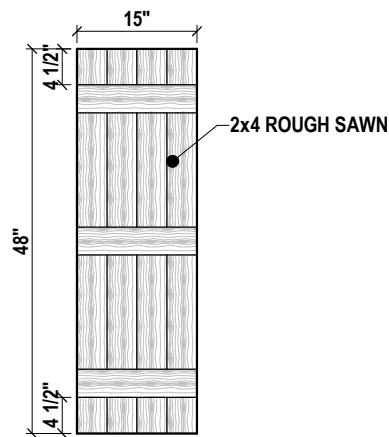
4 12-12 CORNICE

1" = 1'-0"

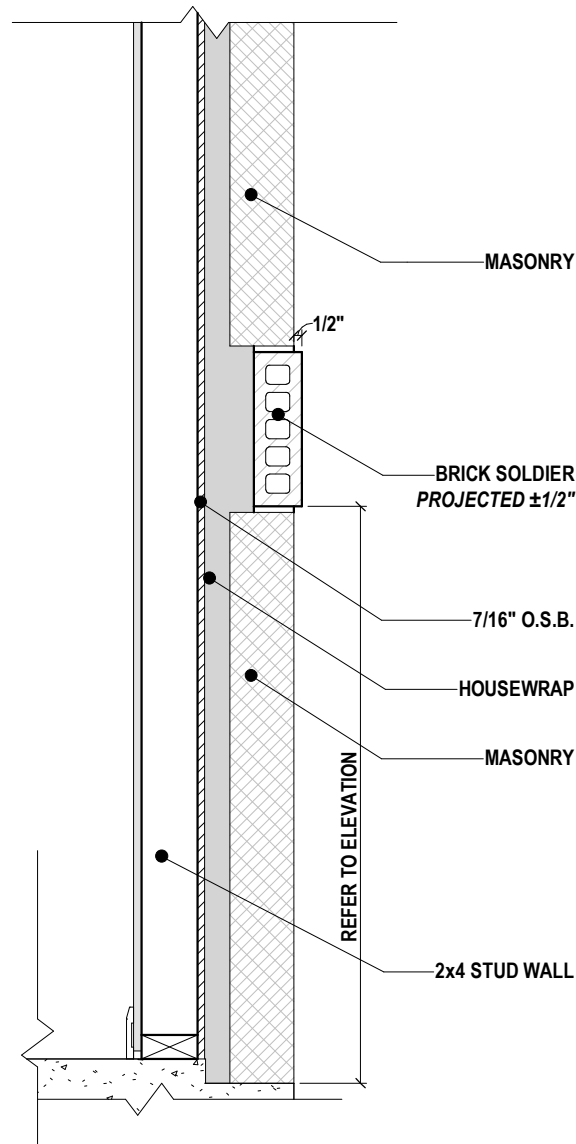


5 6-12 CORNICE

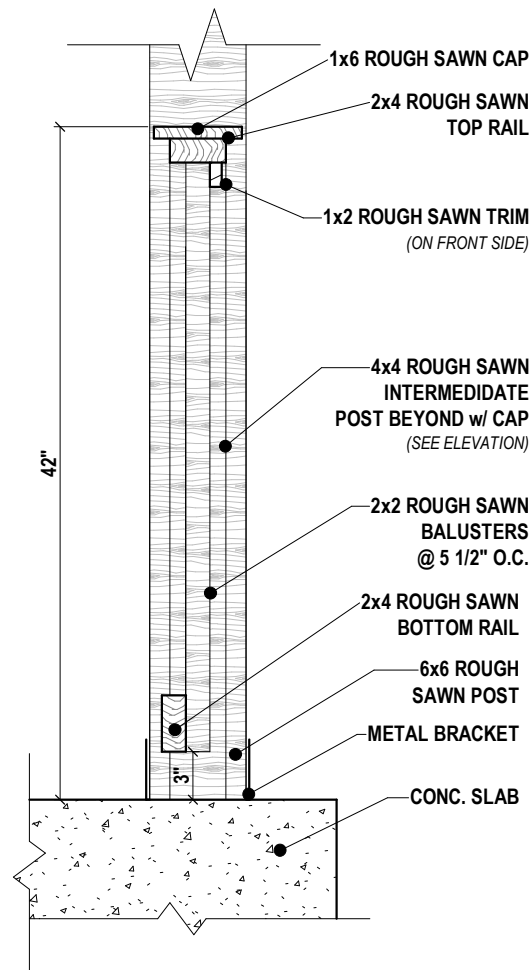
1" = 1'-0"



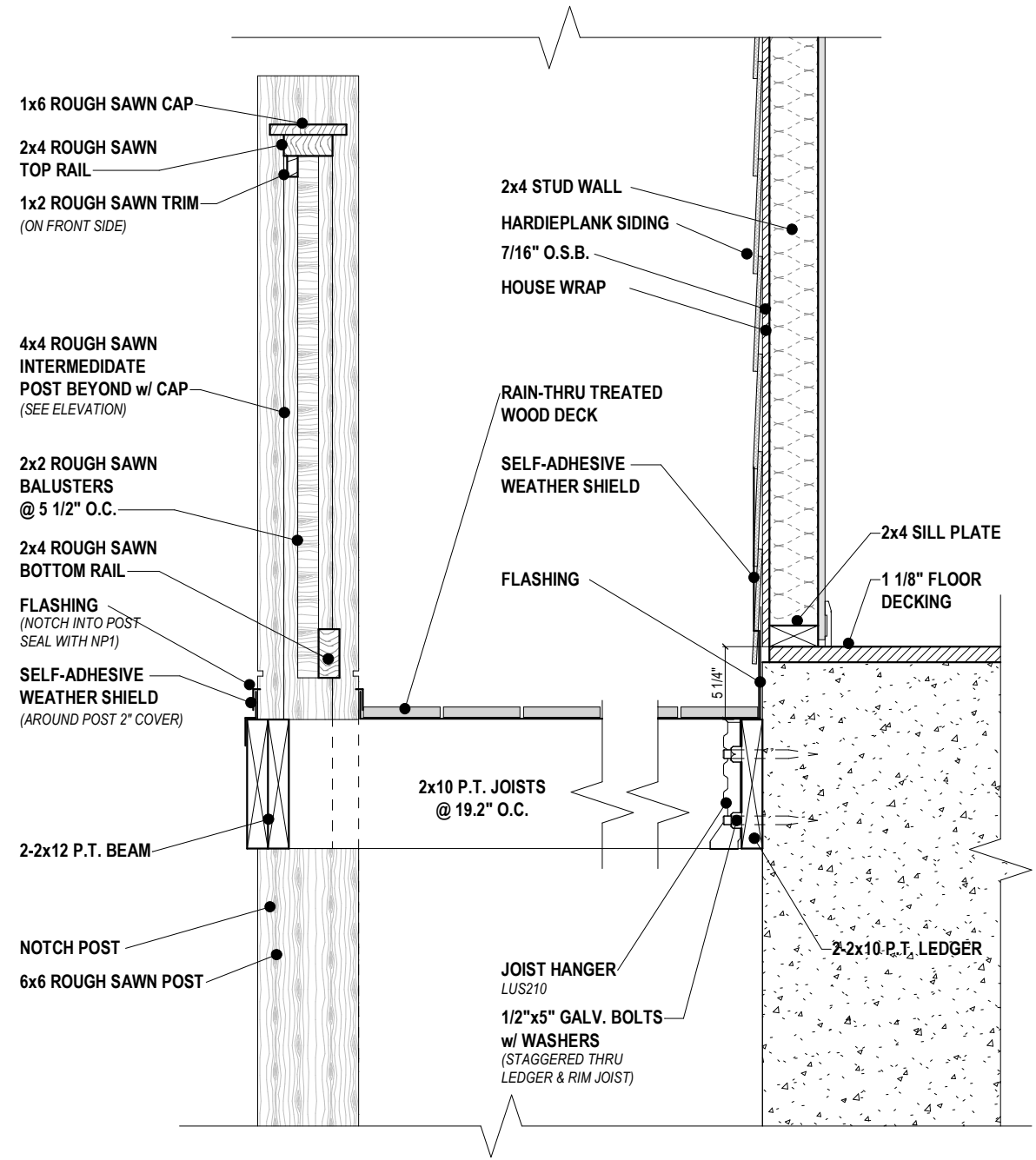
6 SHUTTER DETAIL
1/2" = 1'-0"



7 BRICK SOLDIER DETAIL
1" = 1'-0"



8 CONCRETE PORCH RAIL DETAIL
1" = 1'-0"



9 WALK - OUT DECK DETAIL
1" = 1'-0"

PROJECT COMMENTS



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

DATE: 8/20/2020

PROJECT NUMBER: Z2020-034
PROJECT NAME: SUP for 118 Mischief Lane
SITE ADDRESS/LOCATIONS: 118 MISCHIEF LN, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/18/2020	Approved w/ Comments

08/18/2020: Z2020-034; Specific Use Permit (SUP) for Residential Infill for 118 Mischief Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, and addressed as 118 Mischief Lane.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-034) 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 Phase 20 of the Chandler's Landing Subdivision, which was established on June 7, 1985, consists of 63 total residential lots, and currently only has two (2) vacant lots.

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." Conformance to this requirement will be evaluated by staff and acted upon by the Planning and Zoning Commission and City Council.

I.6 According to Subsection 04.01(B) of Section 4, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street."

M.7 In this case, the proposed garage door is situated in front of the front façade of the proposed home facing the street, and does not meet the requirements of the Unified Development Code (UDC). This garage configuration will require approval by the City Council as part of the Specific Use Permit (SUP) ordinance.

M.8 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.9 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 September 1, 2020; 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 September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.10 The projected City Council meeting dates for this case will be September 21, 2020 (1st Reading) and October 5, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: I - Impact fees

I - Retaining walls 3' and over must be engineered.

I - All retaining walls to be rock or stone face. No smooth concrete walls.

I - No walls, structures, or fences over or in easements.

I - No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.

I - grading/drainage plan must be submitted and approved w/ building permit

I - Must meet all City Standards of Design and Construction.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	08/20/2020	N/A

08/20/2020: Building did not enter comments for this case.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	08/20/2020	N/A

08/20/2020: Fire did not enter comments for this case.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	08/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-034

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
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 118 Mischeif Lane

Subdivision Chandler's Landing Phase 20

Lot 12

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use Vacant lot

Proposed Zoning

Proposed Use Private SFR

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 Major Rush

Applicant

Contact Person Carolyn Sternes - Tilson Homes

Contact Person

Address 411 Durham Dr.

Address

City, State & Zip Houston, TX. 77007

City, State & Zip

Phone 713-293-3104

Phone

E-Mail sternes@tilsonhome.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Major Rush [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 13 day of AUG, 2020. 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."

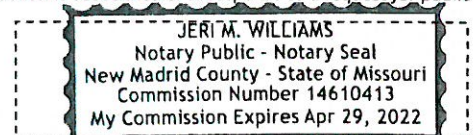
Given under my hand and seal of office on this the 13 day of AUG, 2020.

Owner's Signature

Major Rush


Notary Public in and for the State of Texas

Jim Williams



My Commission Expires 04.29.2022

0 15 30 60 90 120 Feet

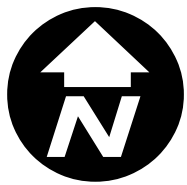
Z2020-034- SUP FOR 118 MISCHIEF LANE
ZONING - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

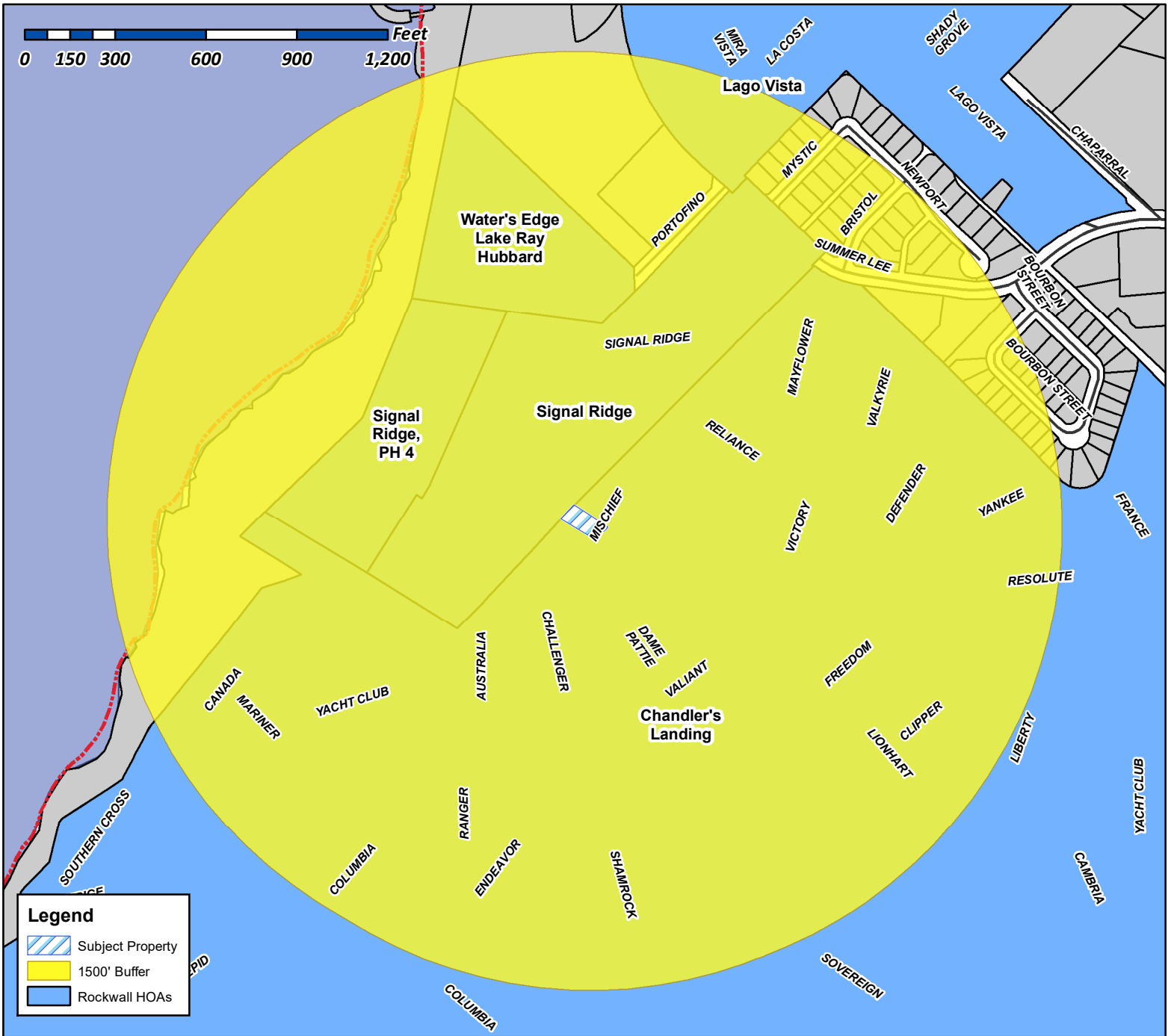




City of Rockwall

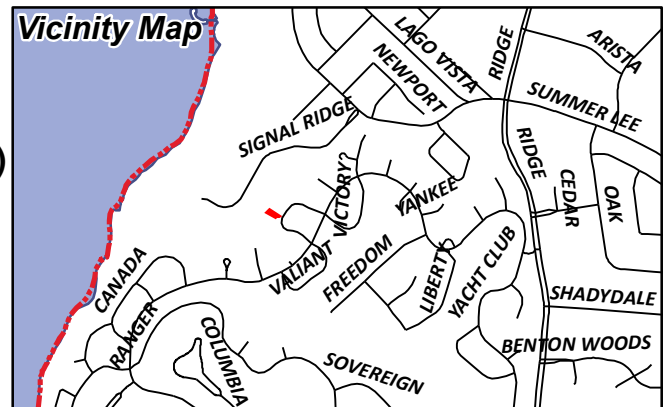
Planning & Zoning Department
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Case Number: Z2020-034
Case Name: SUP for 118 Mischief Lane
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

Date Created: 8/14/2020
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program
Date: Tuesday, August 18, 2020 4:59:52 PM
Attachments: [HOA Map \(08.14.2020\).pdf](#)
[Public Notice \(08.18.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, August 21, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, September 15, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, September 21, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-034 SUP for Residential Infill at 118 Mischief Lane

Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

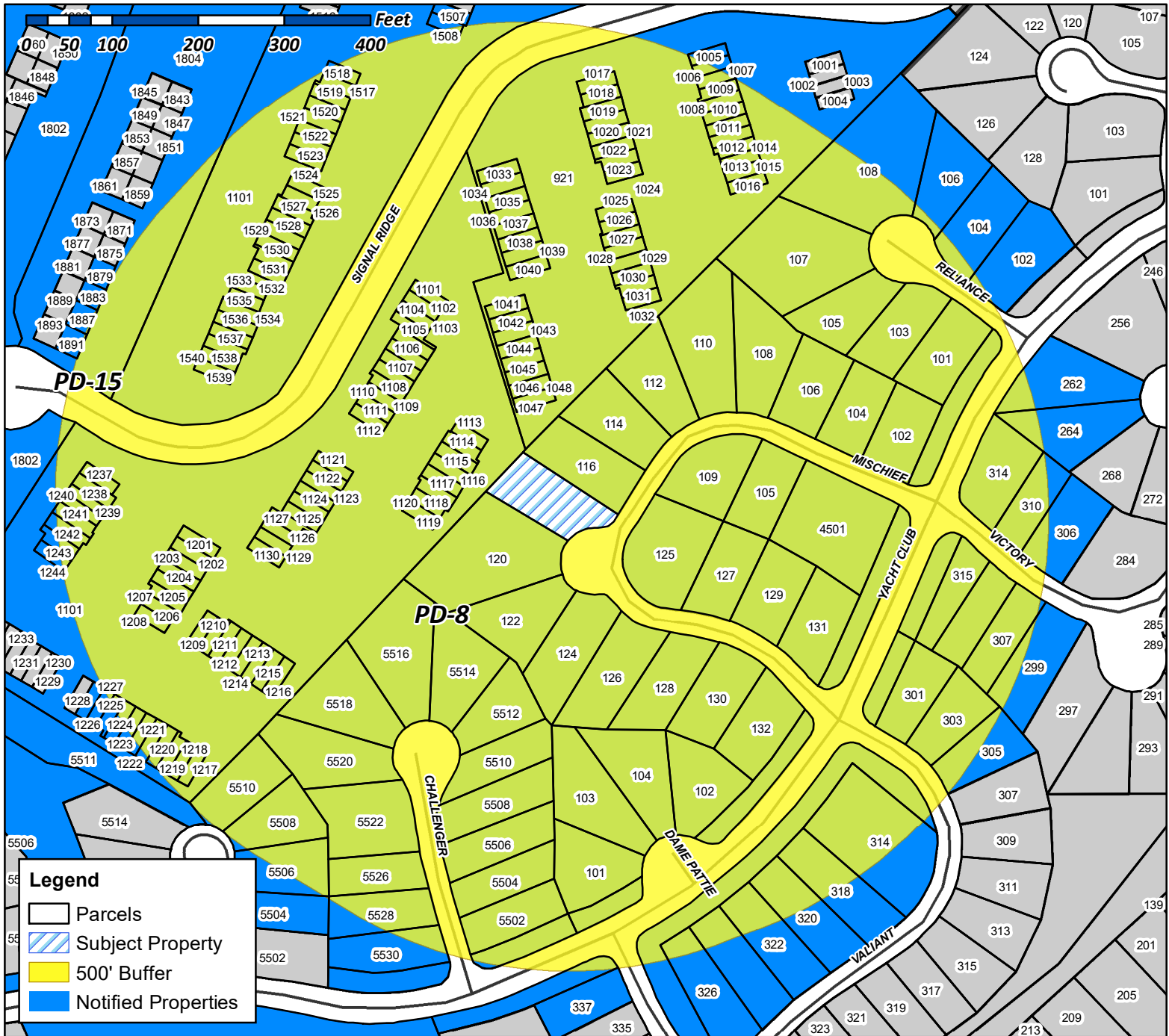
<http://www.rockwall.com/planning/>



City of Rockwall

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Case Number: Z2020-034
Case Name: SUP for 118 Mischief Lane
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

Date Created: 8/14/2020
For Questions on this Case Call (972) 771-7745



MARICH ENTERPRISE CORPORATION
1005 SIGNAL RIDGE
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S
1010 SIGNAL RIDGE
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
1013 SIGNAL RIDGE
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &
LANCE STANFORD ROBERTSON
1014 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1015 SIGNAL RIDGE
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

GARDNER DAVID L REV LIV TR
1017 SIGNAL RIDGE
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
1019 SIGNAL RIDGE
ROCKWALL, TX 75032

MUSSER MARTIN C
102 DAME PATTIE DR
ROCKWALL, TX 75032

BADEAUX BRYAN A JR AND MARTHA D
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1021 SIGNAL RIDGE
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
1023 SIGNAL RIDGE
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1025 SIGNAL RIDGE
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ALVARADO KRESHA
1028 SIGNAL RIDGE
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1029 SIGNAL RIDGE
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL
10297 CR 540
LAVON, TX 75166

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

SINCLAIR SHERI JENE & SUE
103 RELIANCE CT
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
1030 SIGNAL RIDGE
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON IRA
#TC005612
1031 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1034 SIGNAL RIDGE
ROCKWALL, TX 75032

FALLS DAVID & TERRI
1035 SIGNAL RIDGE
ROCKWALL, TX 75032

BOYD KENNETH
1036 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
1037 SIGNAL RIDGE
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
1038 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1039 SIGNAL RIDGE
ROCKWALL, TX 75032

FAYAD HUSSIAN AND
ALISSA JENKINS
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HAYES BRANDON E
104 MISCHIEF
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE
ROCKWALL, TX 75032

ARMSTRONG D
1040 SIGNAL RIDGE
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1041 SIGNAL RIDGE
ROCKWALL, TX 75032

ARMSTRONG D
1042 SIGNAL RIDGE
ROCKWALL, TX 75032

NICHOLS JANET
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1045 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
1047 SIGNAL RIDGE
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

DOWLING STEVEN & BRENDA
106 RELIANCE CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

DILOV VANIO
110 MISCHIEF
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1102 SIGNAL RIDGE
ROCKWALL, TX 75032

HARRIS SUSAN
1103 SIGNAL RIDGE
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

DAVID L GARDNER REVOCABLE LIVING TRUST
1105 51ST ST W
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

LARAPINTA LLC
1105 SIGNAL RIDGE
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
1107 SIGNAL RIDGE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1108 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1109 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1111 SIGNAL RIDGE
ROCKWALL, TX 75032

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1113 SIGNAL RIDGE
ROCKWALL, TX 75032

HOGAN JERRY
1114 SIGNAL RIDGE
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUZZI CHARLES F & MURIEL Y
1116 SIGNAL RIDGE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

METZGER JACQUELINE
1119 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1121 SIGNAL RIDGE
ROCKWALL, TX 75032

MAYHALL MORGAN
1122 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
1123 SIGNAL RIDGE
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC
1124 SIGNAL RIDGE
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
1125 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS ETUX
1126 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1127 SIGNAL RIDGE
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1129 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &
LANCE STANFORD ROBERTSON
1170 WATERSIDE CIR
ROCKWALL, TX 75087

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1201 SIGNAL RIDGE
ROCKWALL, TX 75032

DAVIS ROBERT NEAL
1202 SIGNAL RIDGE
ROCKWALL, TX 75032

CLARKE BEVERLY ANN
1203 SIGNAL RIDGE PL #3
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1204 SIGNAL RIDGE
ROCKWALL, TX 75032

SELZER DEANNA
1205 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1206 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA
1207 SIGNAL RIDGE
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1209 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1210 SIGNAL RIDGE
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R
1212 SIGNAL RIDGE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1214 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY R CUSTODIAN
FOR REBECCA SHANNON BURKETT
1215 SIGNAL RIDGE
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
1217 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1218 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1219 SIGNAL RIDGE
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1220 SIGNAL RIDGE
ROCKWALL, TX 75032

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1222 SIGNAL RIDGE
ROCKWALL, TX 75032

DWYER AMY SUZANNE
1223 SIGNAL RIDGE
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE
1224 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1225 SIGNAL RIDGE
ROCKWALL, TX 75032

RUSSELL VIRGINIA C
1226 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1227 SIGNAL RIDGE
ROCKWALL, TX 75032

STEWART BEVERLY
1237 SIGNAL RIDGE
ROCKWALL, TX 75032

NAUMANN KURT
1238 SIGNAL RIDGE
ROCKWALL, TX 75032

TULK SHARON KAYE
1239 SIGNAL RIDGE
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

N & S PROPERTIES LLC
1241 SIGNAL RIDGE
ROCKWALL, TX 75032

COCANOUGH TODD M
1242 SIGNAL RIDGE
ROCKWALL, TX 75032

JDM RENTALS I LLC
1243 SIGNAL RIDGE
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1244 SIGNAL RIDGE
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF
ROCKWALL, TX 75032

STEWART BEVERLY
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
126 MISCHIEF
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

BUSH VERONICA GAIL LODRIGUEZA AND
JONATHON JAMES BUSH
132 MISCHIEF LN
ROCKWALL, TX 75032

COCANOUGH TODD M
1345 RIDGE RD #310
ROCKWALL, TX 75087

HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
14 NORMAN TRL
ROCKWALL, TX 75087

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1501 S LAKESHORE DR
ROCKWALL, TX 75087

THOMAS BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
1508 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1517 SIGNAL RIDGE
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1518 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1519 SIGNAL RIDGE
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KUMAR ANVITA
1522 SIGNAL RIDGE
ROCKWALL, TX 75032

TUDOR JEAN
1523 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
FBO CUSTODIANS SHERYL LYNNE COMPTON
AND WILLIAM D COMPTON
1525 SIGNAL RIDGE
ROCKWALL, TX 75032

SEVILLA ELIZABETH
1526 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
1527 SIGNAL RIDGE
ROCKWALL, TX 75032

COLLINS KATHY
1528 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
1529 SIGNAL RIDGE
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP
1530 SIGNAL RIDGE
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1531 SIGNAL RIDGE
ROCKWALL, TX 75032

SRYGLEY JAMES
1532 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1533 SIGNAL RIDGE
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA
1534 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1535 SIGNAL RIDGE
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1536 SIGNAL RIDGE
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
1537 SIGNAL RIDGE
ROCKWALL, TX 75032

BALDWIN GLENN RAY
1538 SIGNAL RIDGE
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL
1539 SIGNAL RIDGE
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA
1540 SIGNAL RIDGE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
159 W 118TH ST APT PH-H
NEW YORK CITY, NY 10026

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

NAUMANN KURT
168 STONELEIGH DR
HEATH, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

COPE JEANETTE M
1804 SIGNAL RIDGE PL

GUZZI CHARLES F & MURIEL Y
18635 TULSA ST
NORTHRIDGE, CA 91326

1879 ROCKETEER HOLDINGS LLC
1879 SIGNAL RIDGE
ROCKWALL, TX 75032

OARD EUGENE E
1883 SIGNAL RIDGE
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1891 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1907 KINGS PASS
HEATH, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1964 GULLWING DR
ROCKWALL, TX 75087

CHAMBERLIN PROPERTIES LLC
2005 LAKE FOREST
ROCKWALL, TX 75087

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

HOGAN JERRY
2109 TWILIGHT PT
HEATH, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

BALDWIN GLENN RAY
216 STANFORD CT
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC
264 VICTORY
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
2984 HUNTERGLEN ROAD
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
3 WILTSHIRE COURT
HEATH, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

ALLEN ANN
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORY
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORY
ROCKWALL, TX 75032

HAMMAN CHRISTOPHER & ANNE MARIE
MARTIN
314 VALIANT DRIVE
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAH
315 VICTORY LN
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

SRP SUB LLC
320 VALIANT
ROCKWALL, TX 75032

DUNAWAY TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANT
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

HARMON H VICTOR
337 VALIANT
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T
5506 AUSTRALIA CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
5506 CHALLENGER
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

HOWERTON JASON BRUCE & BRITTANY JEAN
WILSON
5510 AUSTRALIA COURT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
5510 CHALLENGER
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
5512 CHALLENGER CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER
ROCKWALL, TX 75032

HENRY MARY DELINA & DOUGLAS GARFIELD
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
56 JOYCE DR
SUCCASUNNA, NJ 7876

ALLEN ANN
5612 CAMBRIA DR
ROCKWALL, TX 75032

ALVARADO KRESHA
5905 VOLUNTEER PL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
6101 VOLUNTEER PL
ROCKWALL, TX 75032

OARD EUGENE E
6104 BLACK SWAN CIR
GARLAND, TX 75044

HARRIS SUSAN
724 WINDSONG LN
ROCKWALL, TX 75032

COPE JEANETTE M
7685 STATE HIGHWAY 53 N
UPPER SANDUSKY, OH 43351

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

AMHILL FINANCIAL LP
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

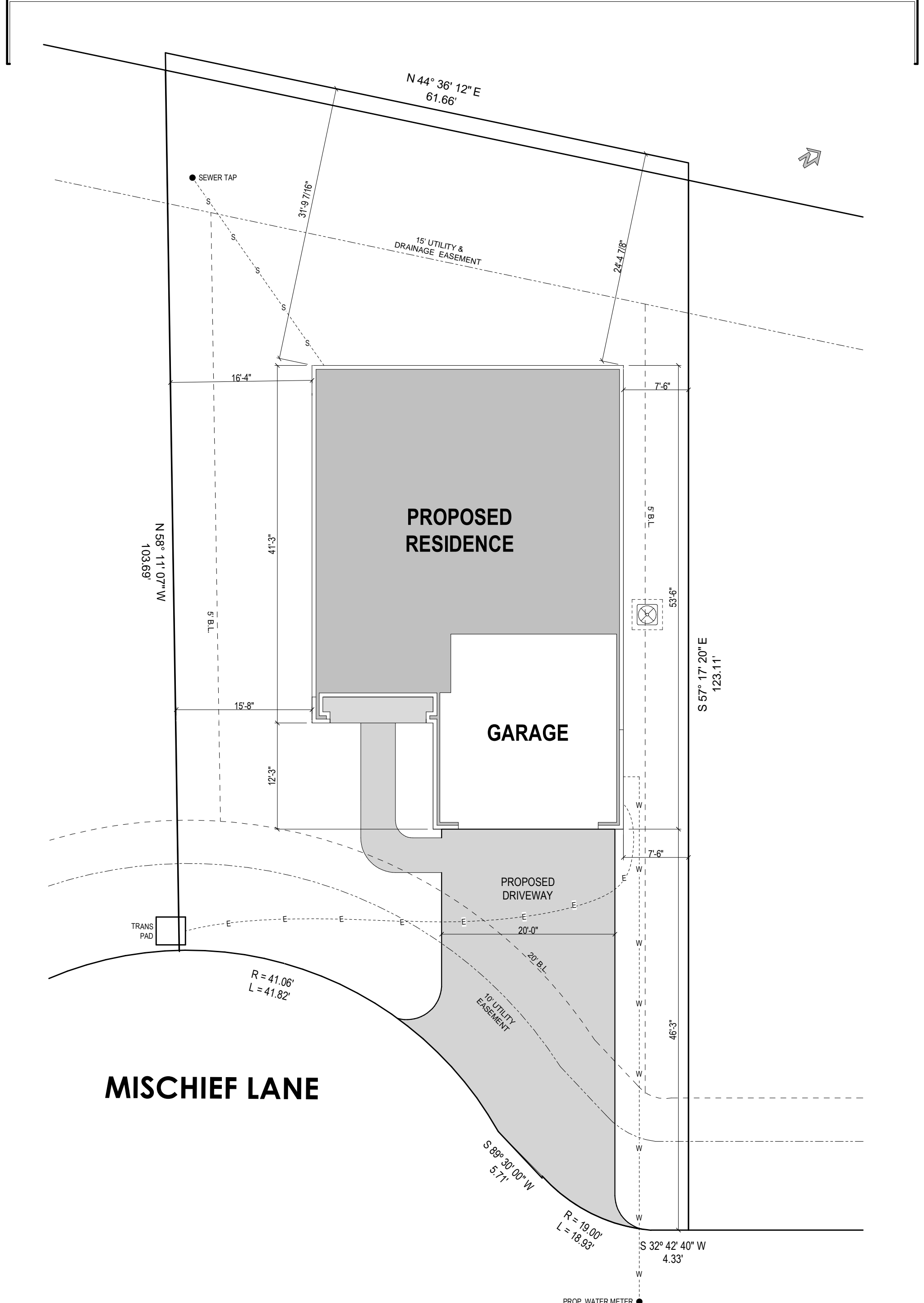
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

ROCKWALL, TX 75032



LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20
 118 MISCHIEF LANE, ROCKWALL, TX, 75032

1 SITE PLAN
 1" = 10'-0"

A-SITE MR. MAJOR RUSH
 Job #1194397
 Rockwall County

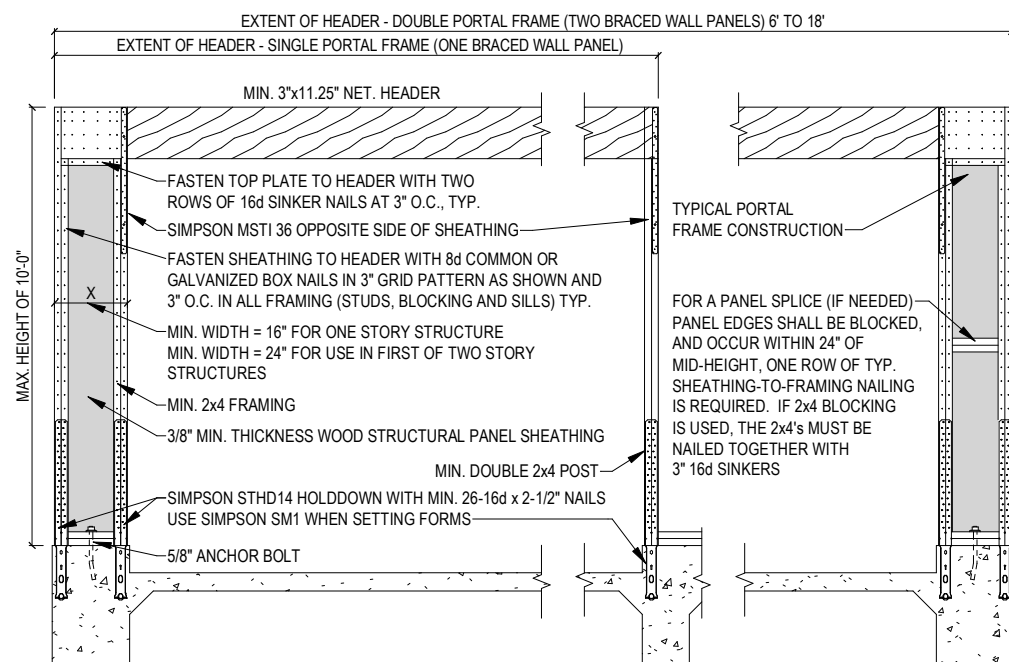


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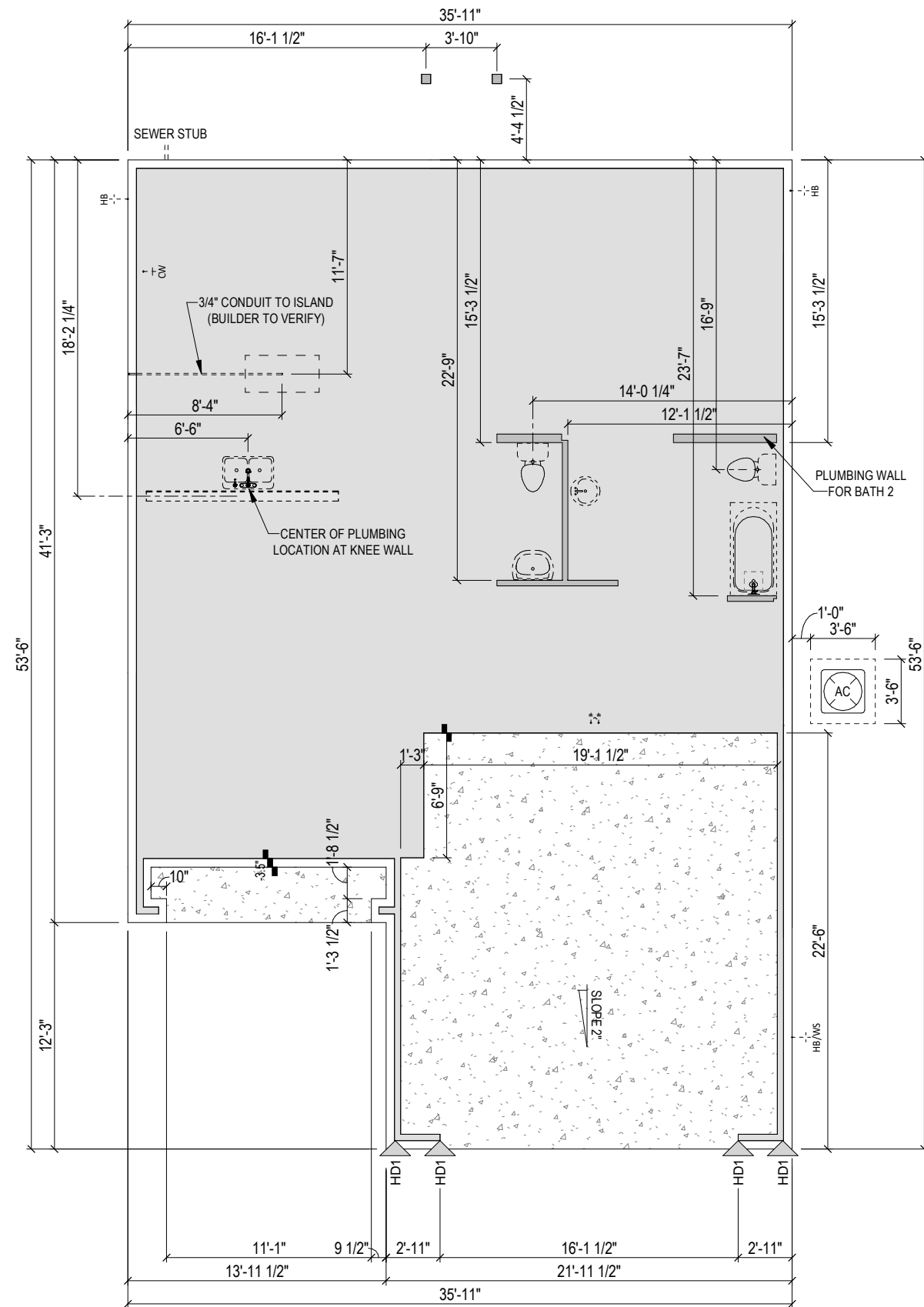
FC- 9/10/2019 - MD
 RD- 03/17/2019 - SL
 PERMIT- 05/12/2020 - SL
 CHKOUT- 04/27/2020 - ZO

FINAL PLANS
 4031
 GOLIAD A

Tilson Home Corporation 2019 ©



2 PORTAL FRAMING WITH HOLDDOWNS FOR GARAGE DOOR OPENINGS
1/8" = 1'-0"



1 SLAB PLAN
1/8" = 1'-0"

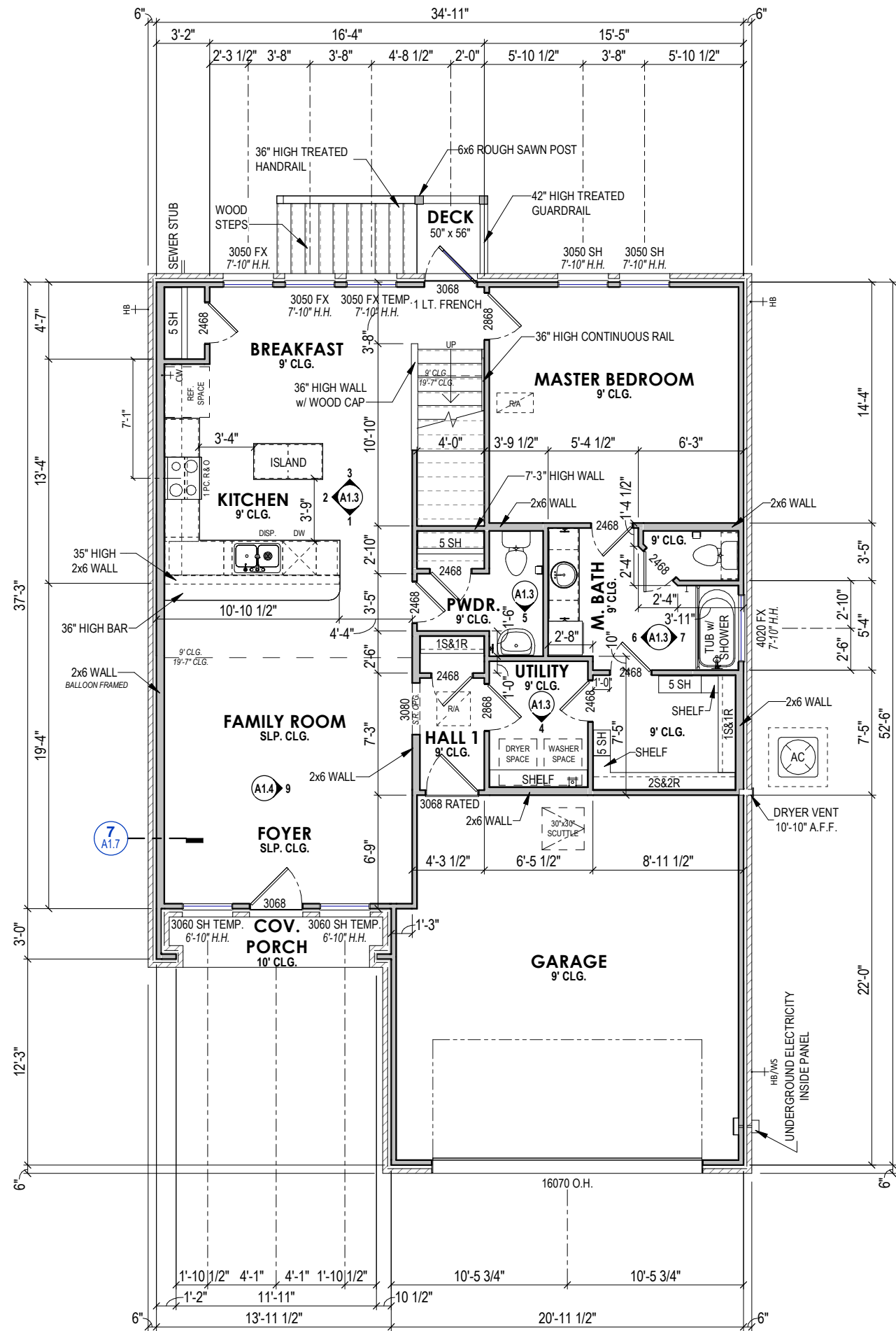
FC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

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Tilson Home Corporation 2019 ©

MR. MAJOR RUSH
Job #1194397
Rockwall County



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
(HEIGHT TO BE BLOCKED & MOUNTED)
- TOWEL BARS - 54" A.F.F.
 - TOILET PAPER HOLDER - 28" A.F.F.
 - ROBE HOOK - 72" A.F.F.
 - TOWEL RING - 60" A.F.F.
 - SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 - IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
- SEE SPECS FOR FINISH

FINAL PLANS
4031
GOLIAD A

EC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

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TILSON
CUSTOM HOME BUILDERS

MR. MAJOR RUSH
Job #1194397
Rockwall County

Tilson Home Corporation 2019 ©

1 1ST FLOOR PLAN
1/8" = 1'-0"

A1.1

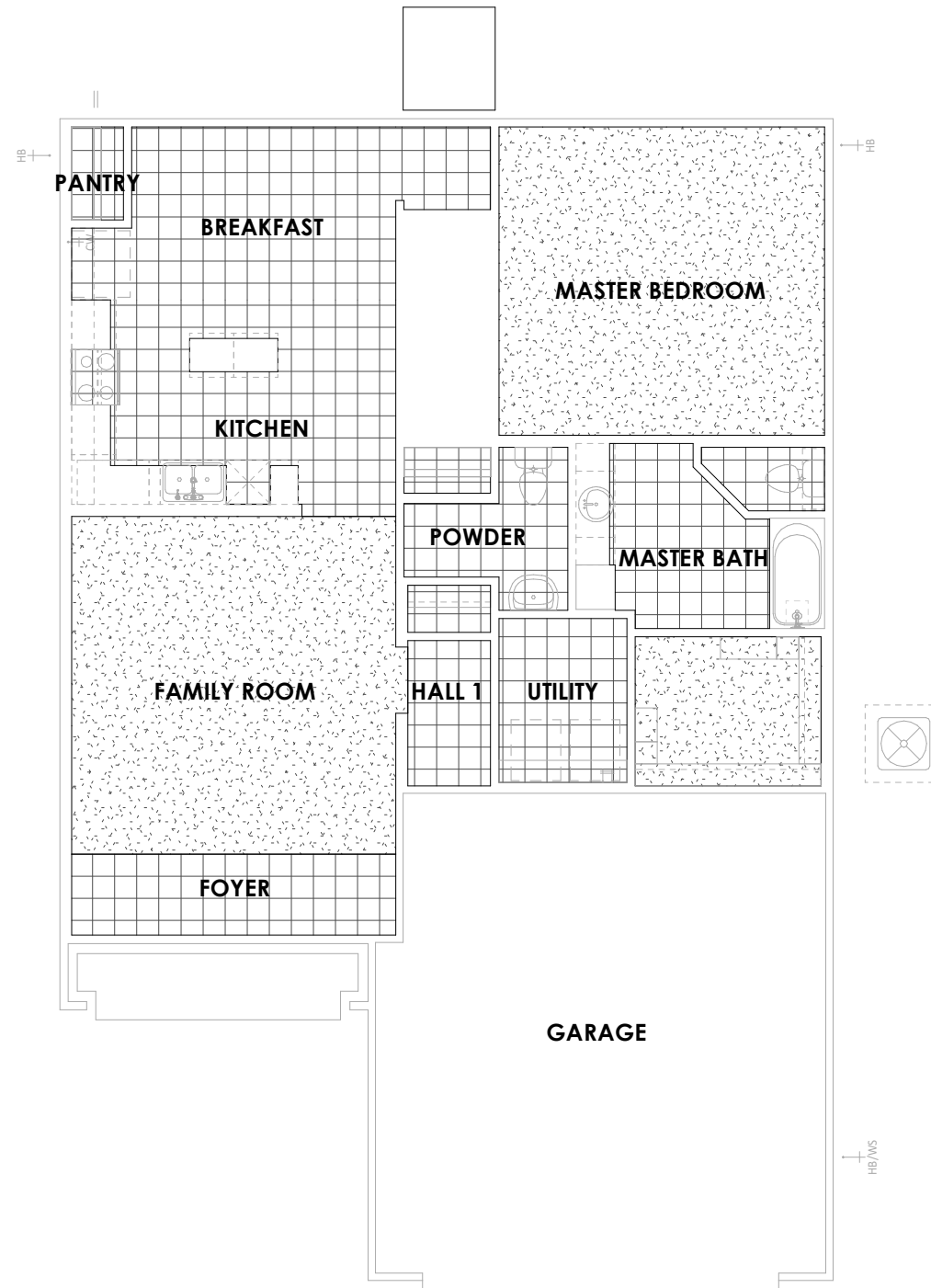
ROOM FINISH SCHEDULE

Name	Ceiling Height	Crown Mould Type	Chair Rail
1ST FLOOR			
BREAKFAST	9'	(none)	
FAMILY ROOM	SLP.	(none)	
FOYER	SLP.	(none)	
GARAGE	9'	(none)	
HALL 1	9'	(none)	
HALL 1 CLOSET	9'	(none)	
KITCHEN	9'	(none)	
MASTER BATH	9'	(none)	
MASTER BATH WATER CLOSET	9'	(none)	
MASTER BEDROOM	9'	(none)	
MASTER BEDROOM CLOSET	9'	(none)	
PANTRY	9'	(none)	
POWDER	9'	(none)	
POWDER	9'	(none)	
STAIRS		(none)	
UTILITY	9'	(none)	
2ND FLOOR			
BATH 2	9'	(none)	
BEDROOM 2	9'	(none)	
BEDROOM 2 CLOSET	9'	(none)	
BEDROOM 3	9'	(none)	
BEDROOM 3 CLOSET	9'	(none)	
LOFT	9'	(none)	

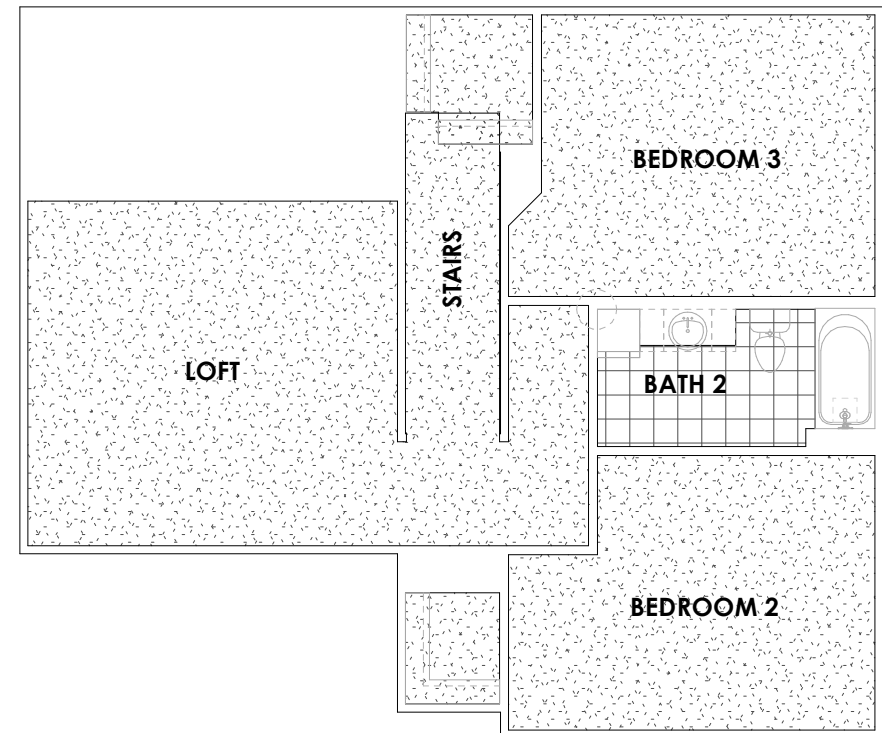
FLOORING SCHEDULE

Room	Type Comments	Area
Flooring - Carpet & Pad		
Bedroom 2	CARPET	159 SF
Bedroom 2 Closet	CARPET	18 SF
Bedroom 3	CARPET	167 SF
Bedroom 3 Closet	CARPET	26 SF
Family Room	CARPET	226 SF
Loft	CARPET	275 SF
Master Bedroom	CARPET	206 SF
Master Bedroom Closet	CARPET	57 SF
Stairs	CARPET	52 SF
Stairs	CARPET	52 SF
		1239 SF
Flooring - Ceramic Tile		
Bath 2	CERAMIC TILE	42 SF
Breakfast	CERAMIC TILE	118 SF
Foyer	CERAMIC TILE	54 SF
Hall 1	CERAMIC TILE	25 SF
Hall 1 Closet	CERAMIC TILE	8 SF
Kitchen	CERAMIC TILE	109 SF
Master Bath	CERAMIC TILE	50 SF
Master Bath Water Closet	CERAMIC TILE	14 SF
Pantry	CERAMIC TILE	10 SF
Powder	CERAMIC TILE	8 SF
Powder	CERAMIC TILE	37 SF
Utility	CERAMIC TILE	43 SF
		518 SF

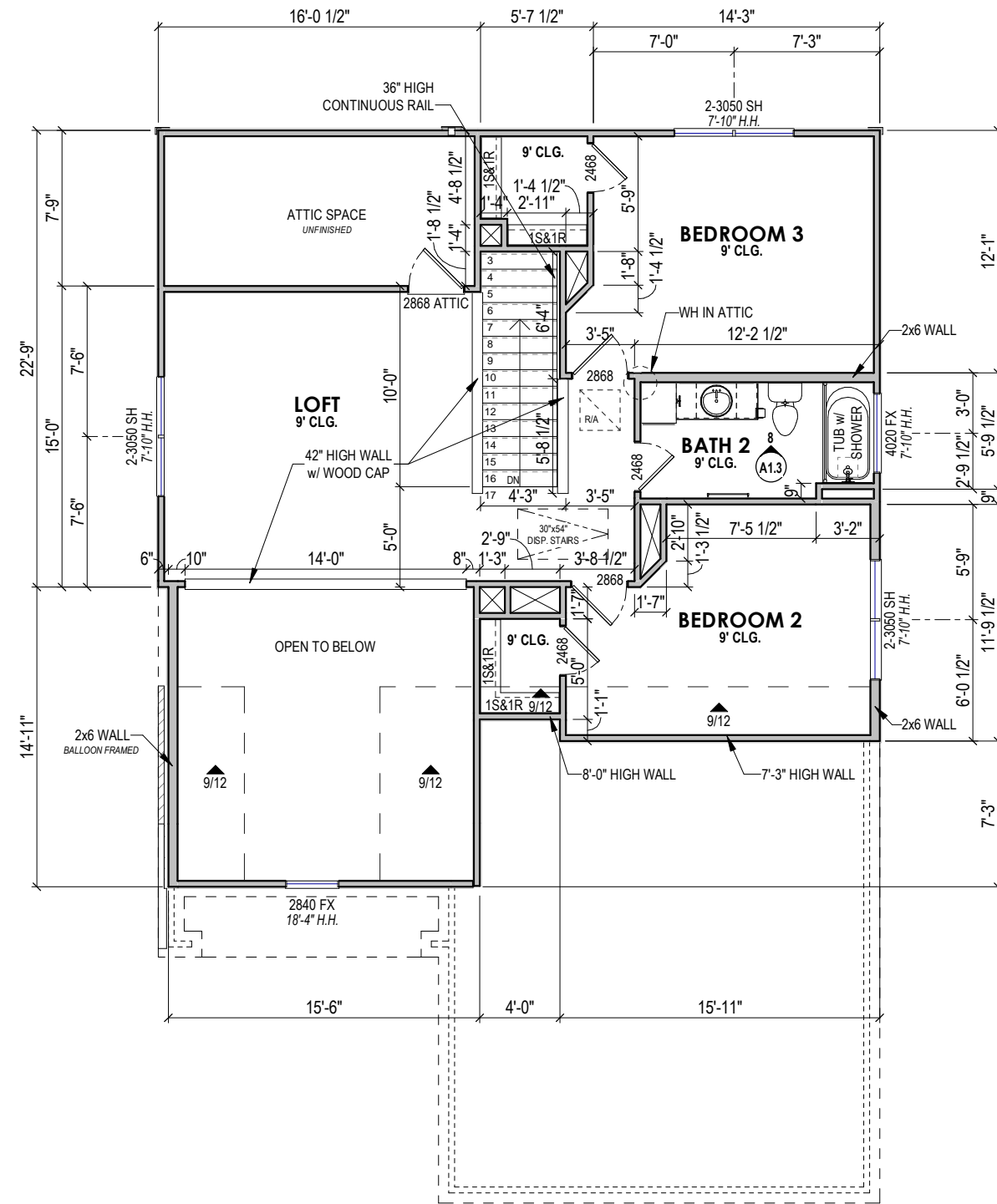
NOTE: FLOORING LAYOUT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. SEE OPTIONS ADDENDUM FOR JOB SPECIFIC LAYOUT.



1 1ST FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



2 2ND FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
 (HEIGHT TO BE BLOCKED & MOUNTED)
 • TOWEL BARS - 54" A.F.F.
 • TOILET PAPER HOLDER - 28" A.F.F.
 • ROBE HOOK - 72" A.F.F.
 • TOWEL RING - 60" A.F.F.
 • SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
 • RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
 • FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
 • IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 • IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
 • SEE SPECS FOR FINISH

FINAL PLANS
 4031
 GOLIAD A

EC- 9/10/2019 - MD
 RD- 03/17/2019 - SL
 PERMIT- 05/12/2020 - SL
 CHKOUT- 04/27/2020 - ZO

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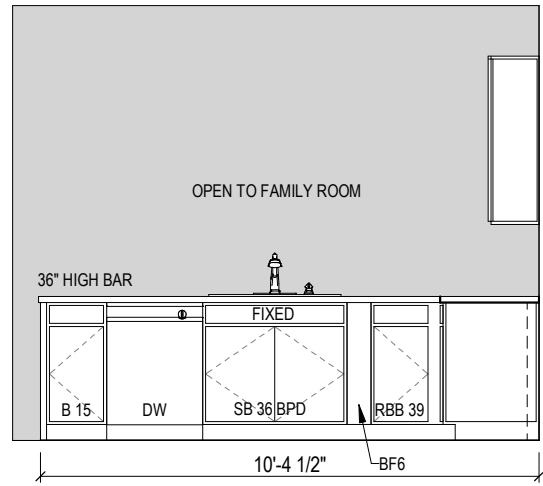
TILSON
 CUSTOM HOME BUILDERS

Tilson, Home Corporation, 2019 ©

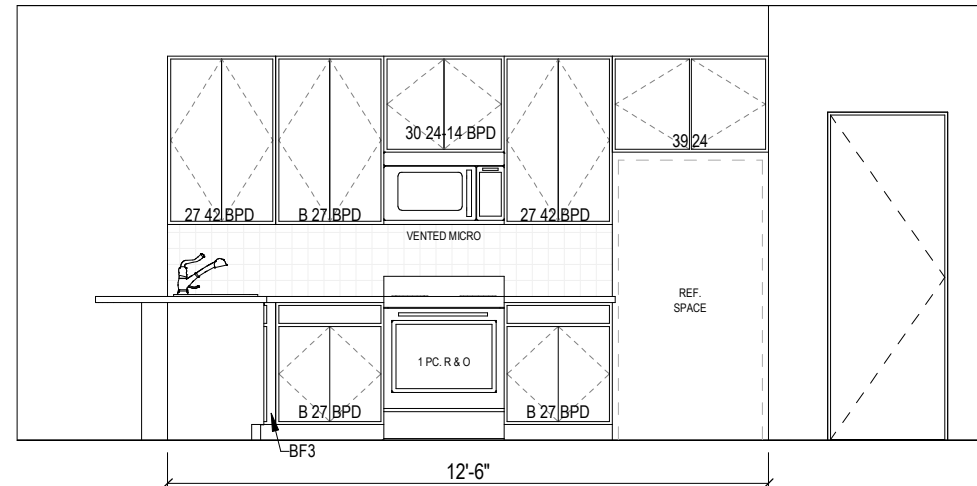
MR. MAJOR RUSH
 Job #1194397
 Rockwall County

A1.2

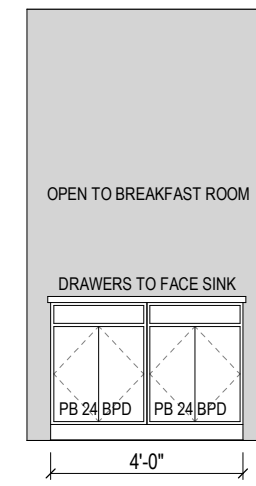
1 2ND FLOOR PLAN
 1/8" = 1'-0"



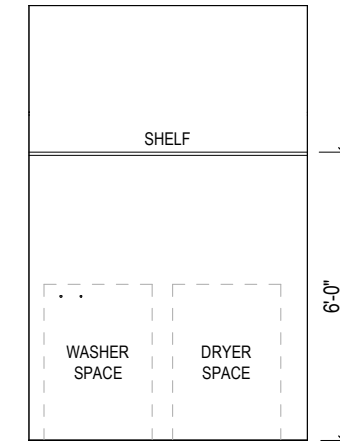
1 KITCHEN - SINK WALL
1/4" = 1'-0"



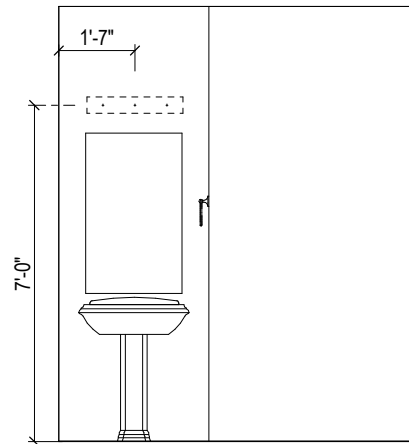
2 KITCHEN - RANGE WALL
1/4" = 1'-0"



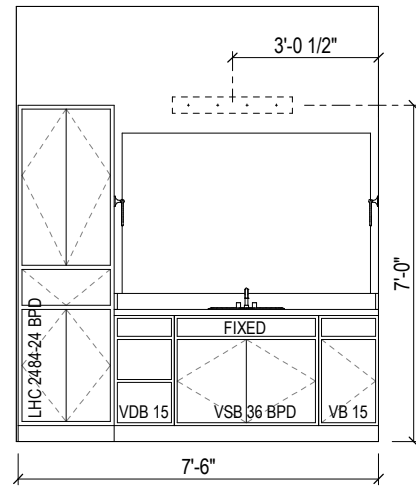
3 KITCHEN ISLAND
1/4" = 1'-0"



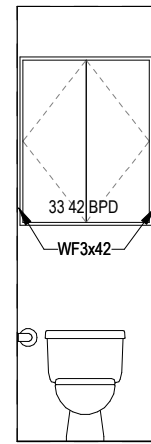
4 UTILITY
1/4" = 1'-0"



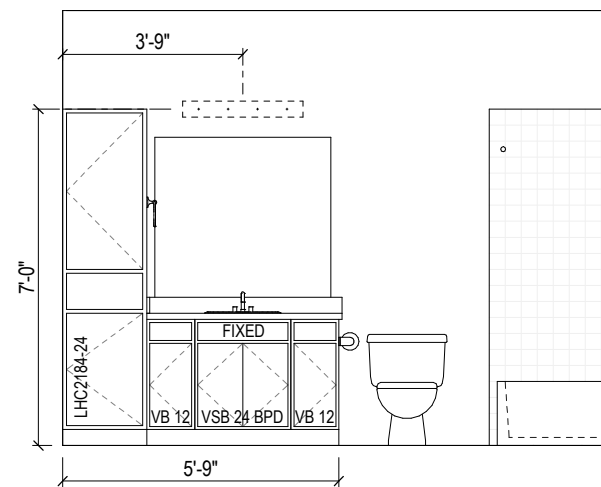
5 POWDER
1/4" = 1'-0"



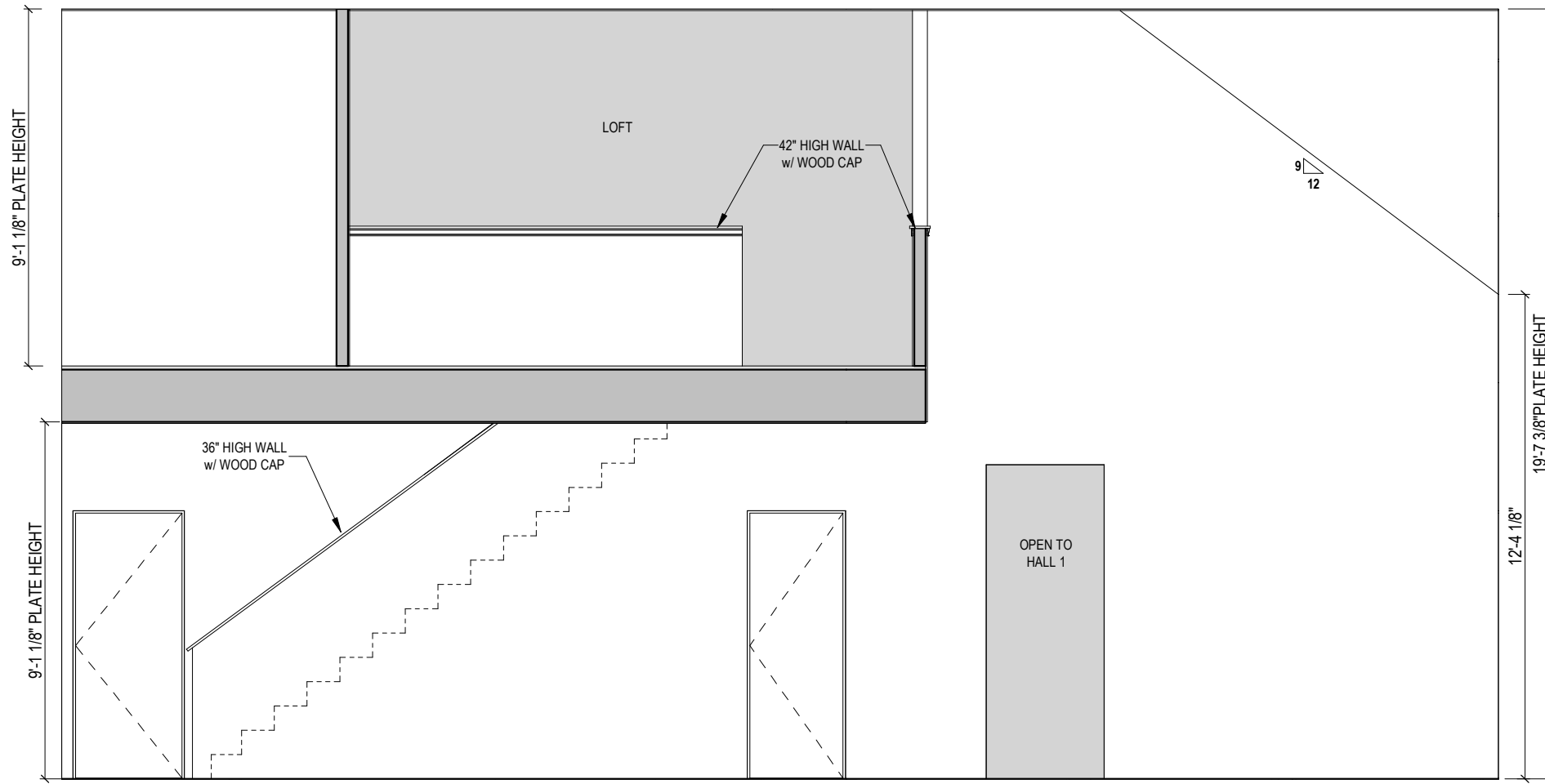
6 MASTER BATH
1/4" = 1'-0"



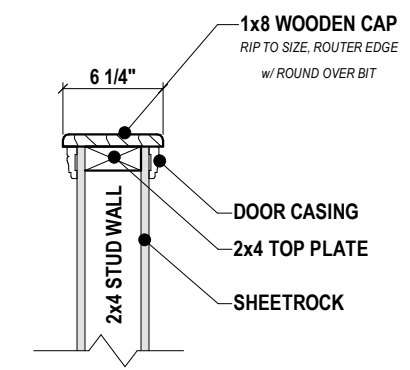
7 MASTER BATH - WC
1/4" = 1'-0"



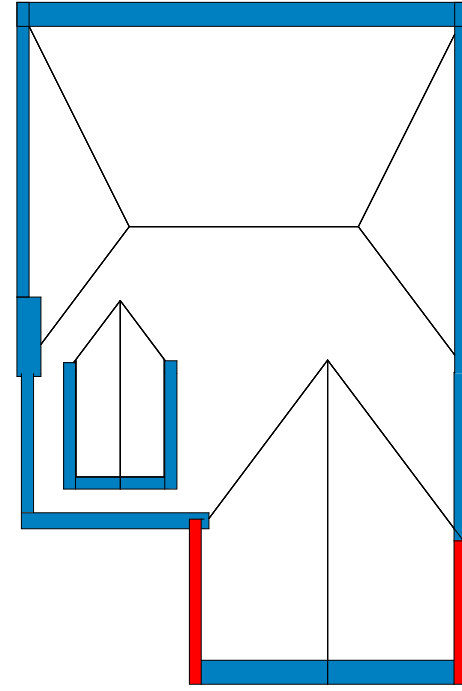
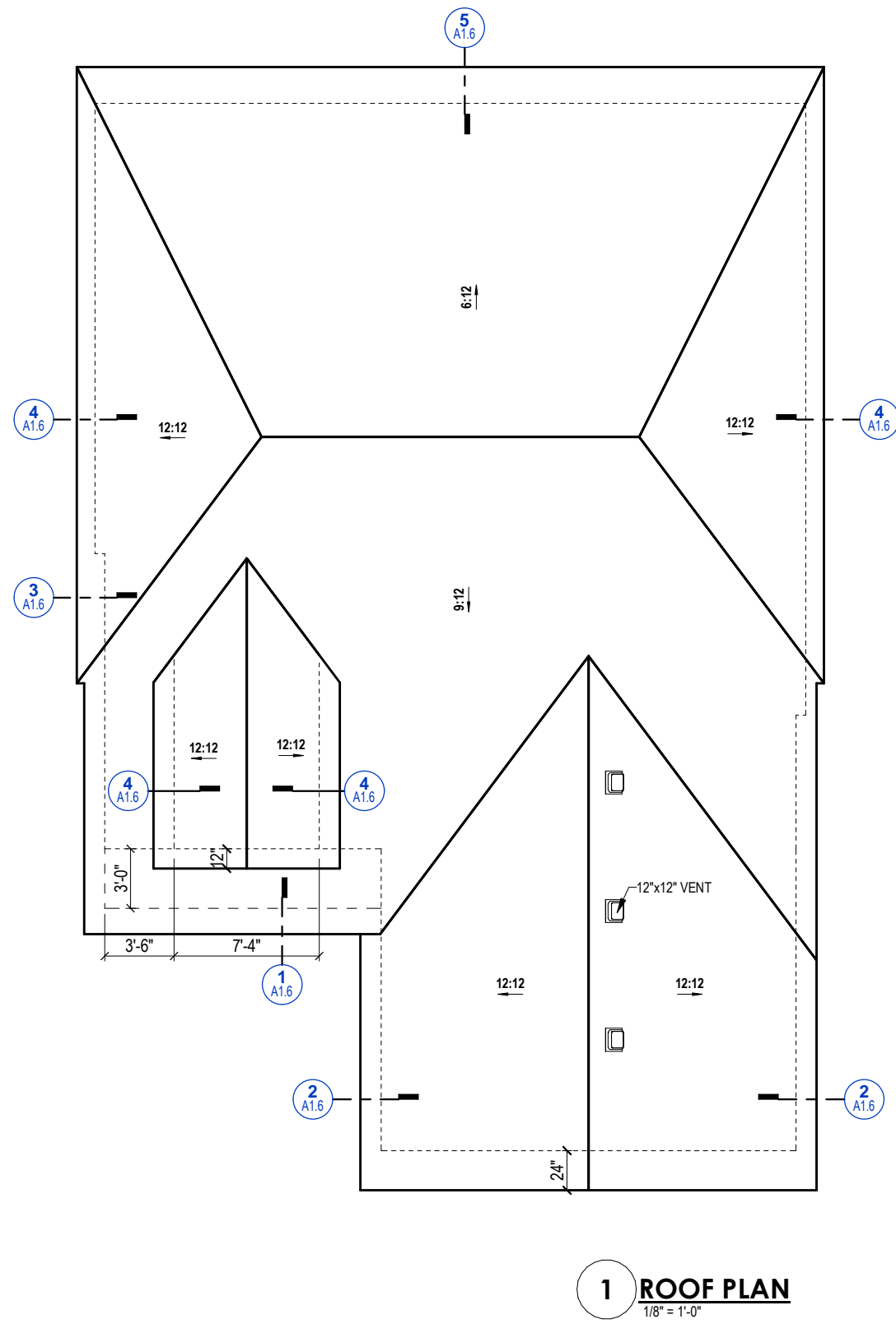
8 BATH 2
1/4" = 1'-0"



9 STAIR WALL
1/4" = 1'-0"

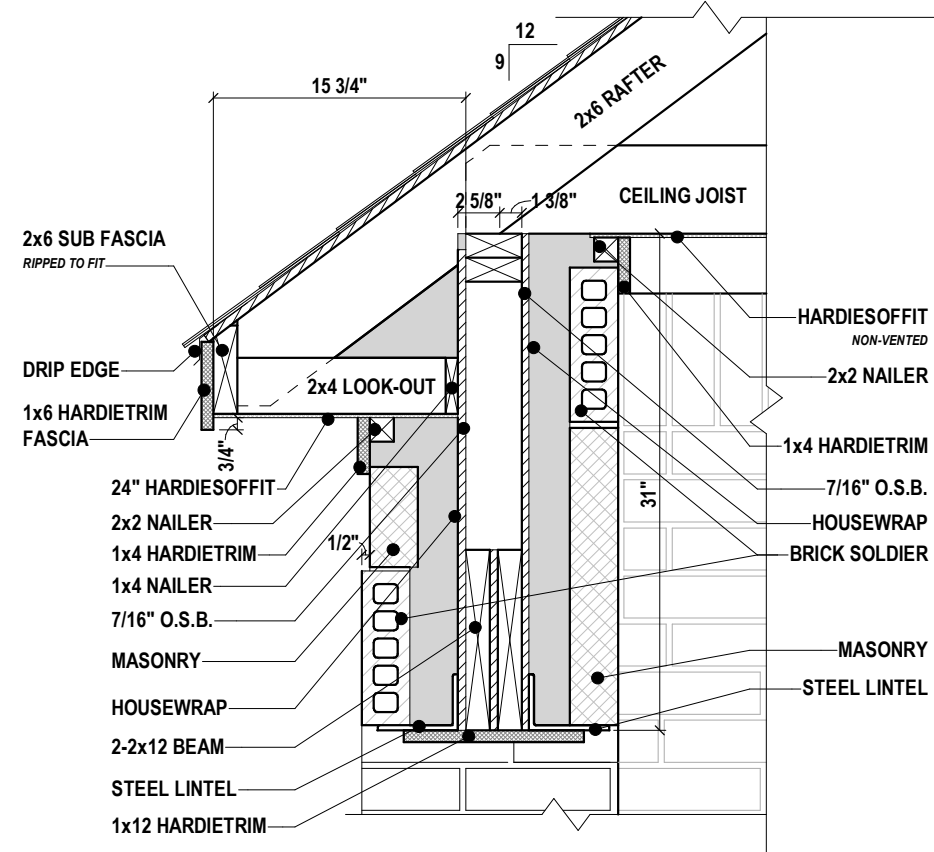


KNEE WALL DETAIL

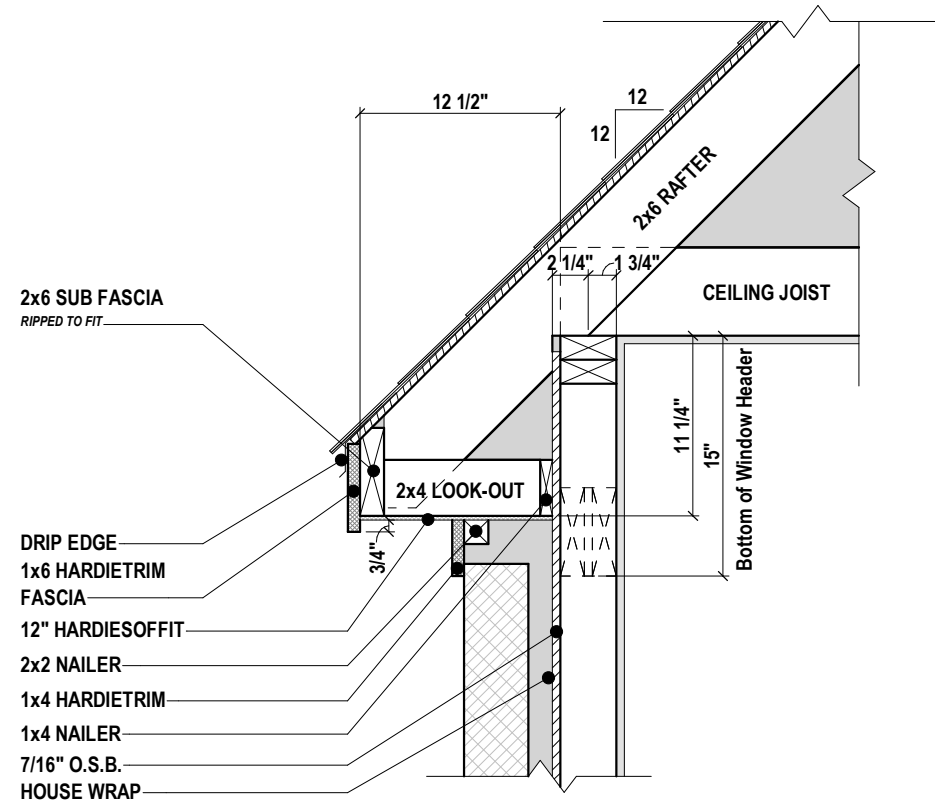


2 SOFFIT PLAN
1/16" = 1'-0"

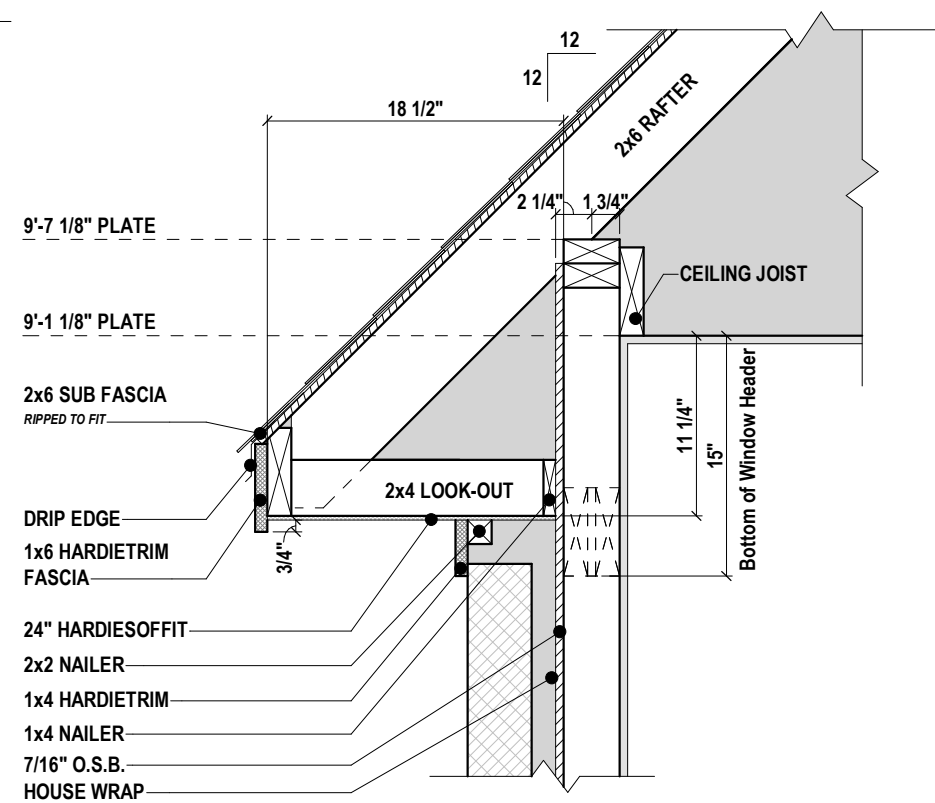
SOFFIT LEGEND	
	VENTED SOFFIT
	NON VENTED SOFFIT



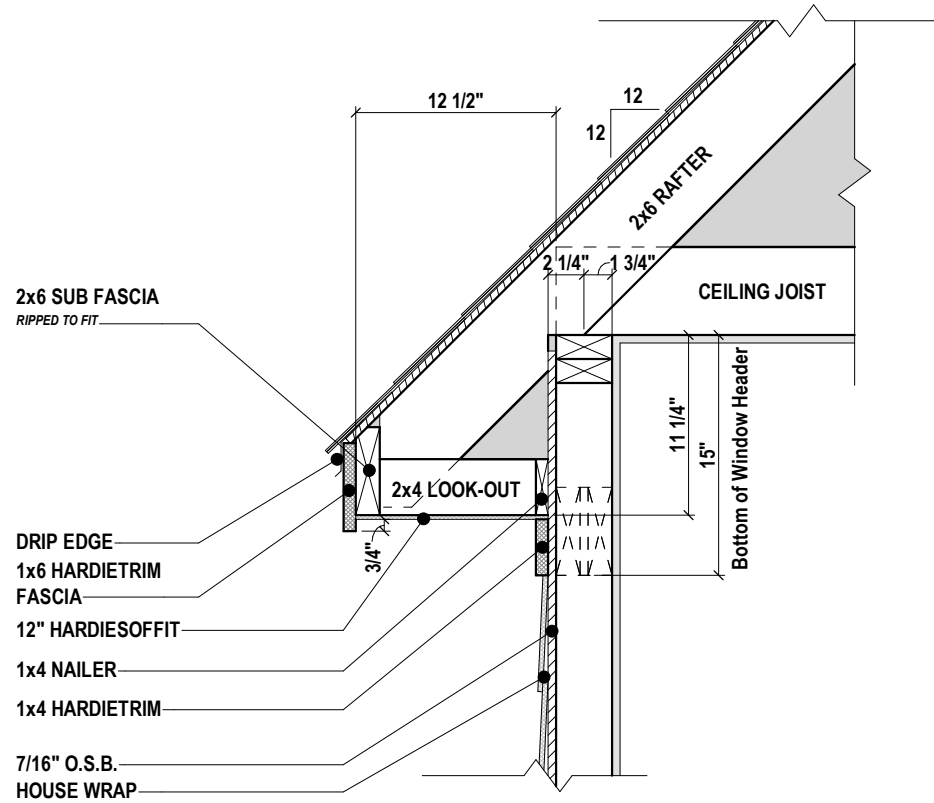
1 FRONT PORCH CORNICE
1" = 1'-0"



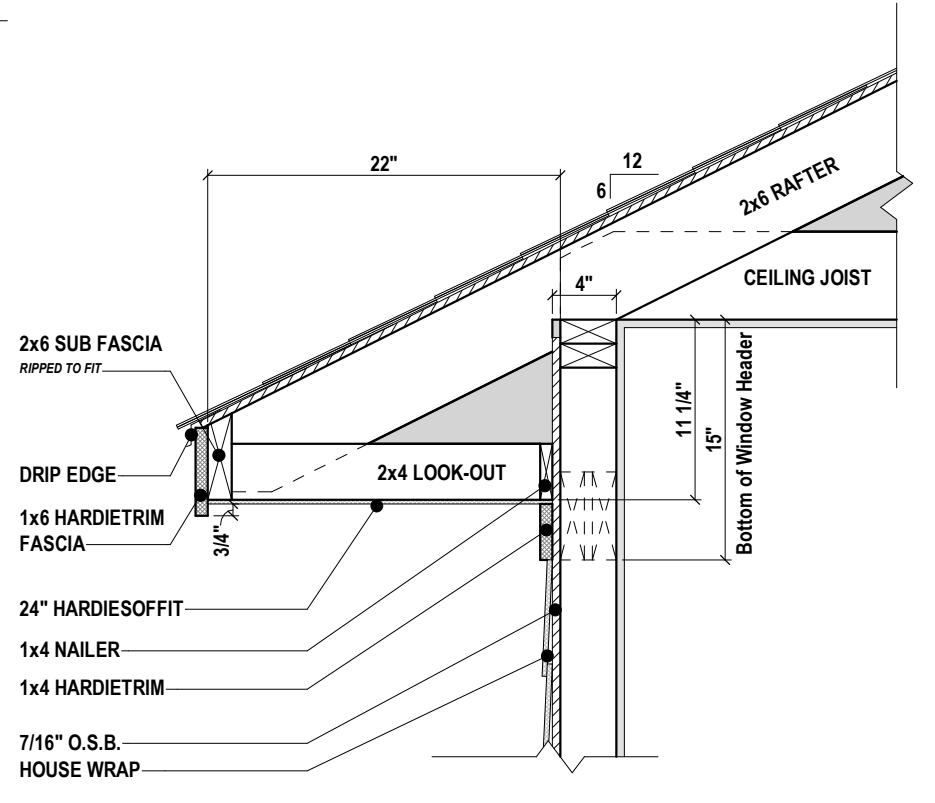
2 12-12 MASONRY CORNICE
1" = 1'-0"



3 12-12 MASONRY CORNICE
1" = 1'-0"



4 12-12 CORNICE
1" = 1'-0"



5 6-12 CORNICE
1" = 1'-0"

FINAL PLANS
4031
GOLIAD A

FC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

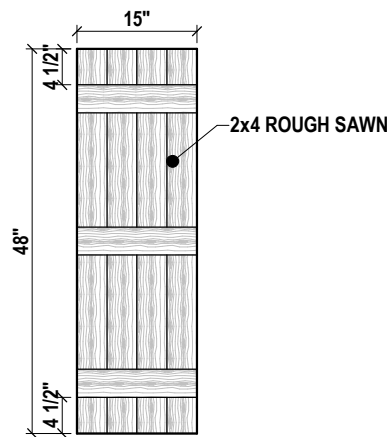
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

TILSON
CUSTOM HOME BUILDERS

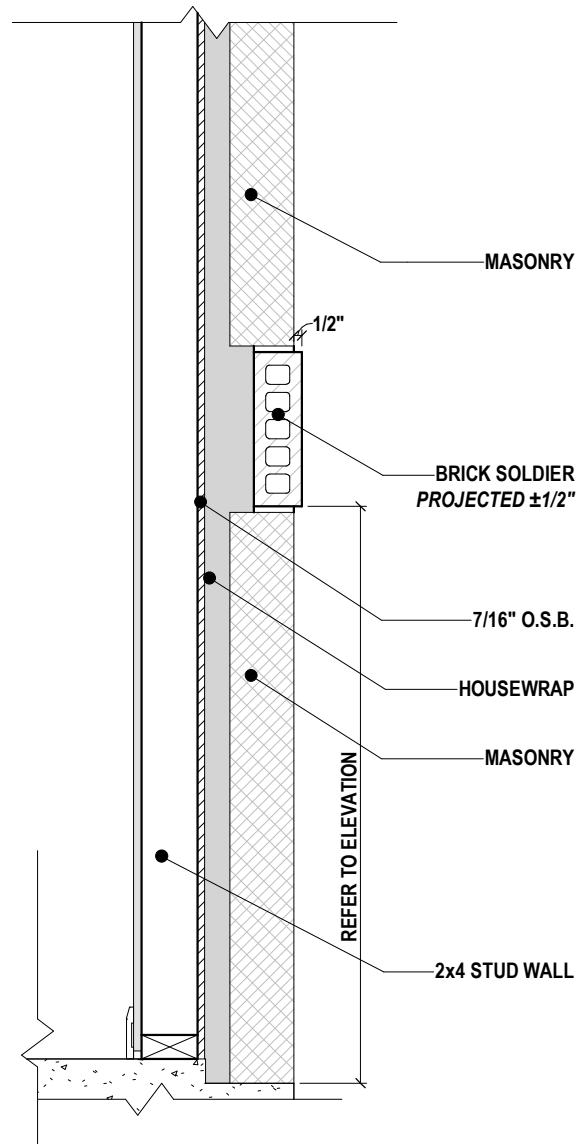
Tilson Home Corporation 2019 ©

MR. MAJOR RUSH
Job #1194397
Rockwall County

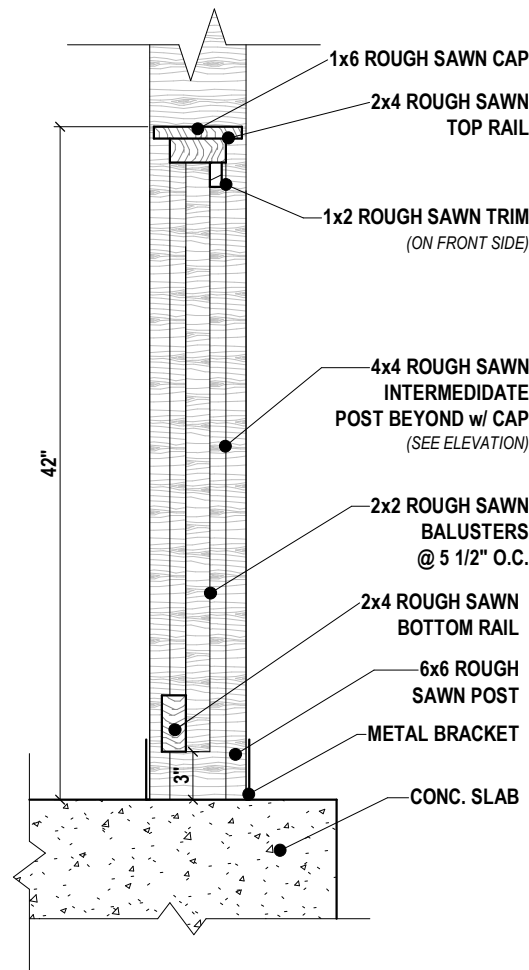
A1.6



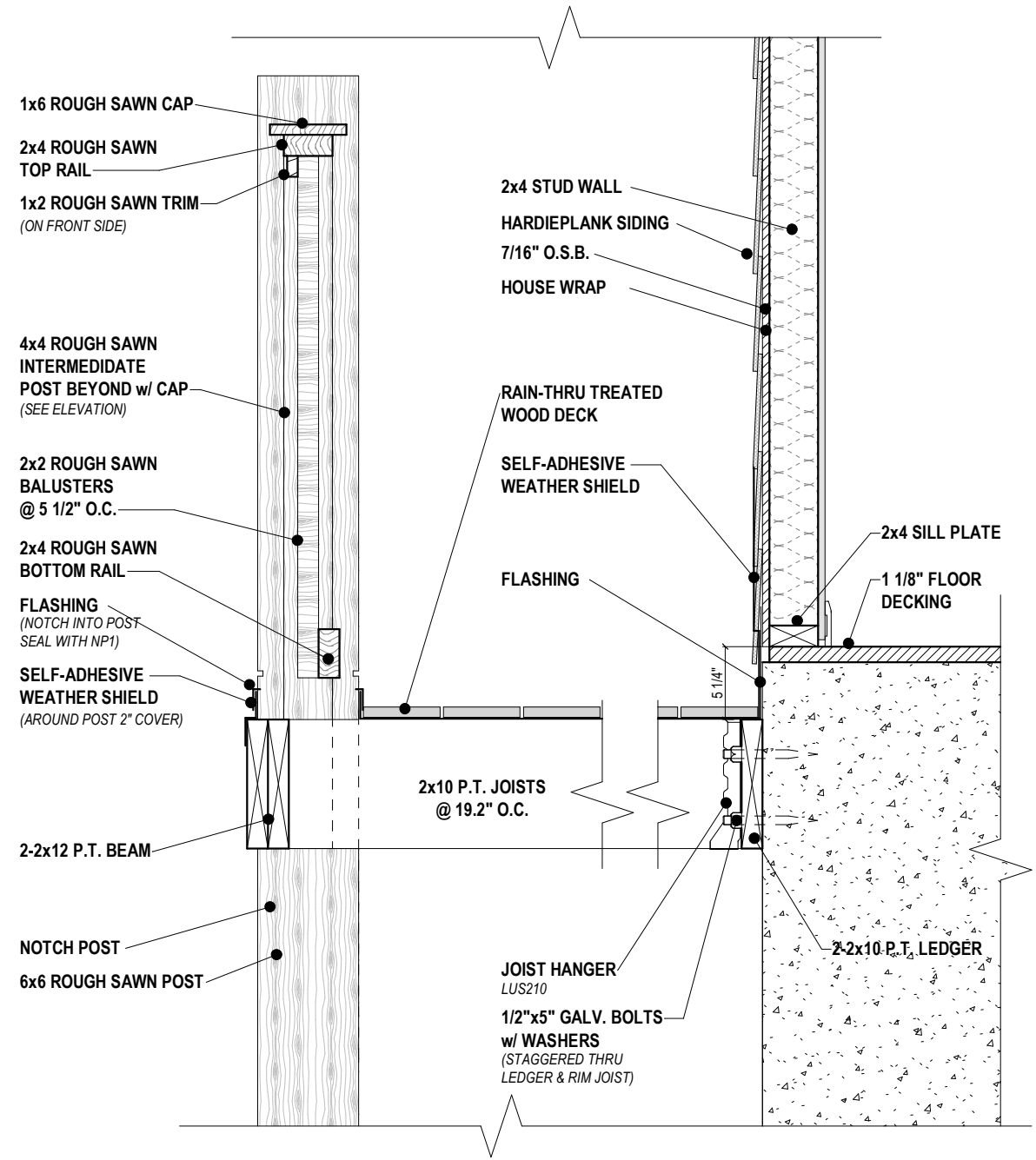
6 SHUTTER DETAIL
1/2" = 1'-0"



7 BRICK SOLDIER DETAIL
1" = 1'-0"



8 CONCRETE PORCH RAIL DETAIL
1" = 1'-0"



9 WALK - OUT DECK DETAIL
1" = 1'-0"

Adjacent Housing Attributes

Source: RCAD

Address	Year Built	Living Area	Accessory Building SF	Exterior Materials
102 Mischief Lane	2000	2,654	-	Brick and HardiBoard
104 Mischief Lane	1990	2,097	-	Brick and Stone
105 Mischief Lane	2001	2,063	-	Brick
106 Mischief Lane	1995	2,295	-	Brick and Siding
108 Mischief Lane	2003	4,000	-	Brick and Stone
109 Mischief Lane	1994	2,550	-	Brick and Siding
110 Mischief Lane	N/A	N/A	N/A	N/A
112 Mischief Lane	2015	3,613	-	Brick and Stone
114 Mischief Lane	2005	3,120	-	Brick and Stone
116 Mischief Lane	2003	2,302	160	Brick and Siding
118 Mischief Lane	N/A	N/A	N/A	N/A
120 Mischief Lane	2012	2,592	-	Brick and Stone
122 Mischief Lane	2006	2,325	-	Brick and Stone
124 Mischief Lane	2006	2,854	-	Brick and Stone
125 Mischief Lane	2016	3,406	-	Brick and Stone
126 Mischief Lane	1995	3,124	-	Brick
127 Mischief Lane	2000	2,004	-	Brick and Siding
128 Mischief Lane	2002	2,357	-	Brick and Stone
129 Mischief Lane	1995	2,246	-	Brick, Stone and Siding
130 Mischief Lane	2015	3,146	-	Brick and Stone
131 Mischief Lane	2002	3,147	-	Brick and Siding
132 Mischief Lane	2005	2,664	-	Brick, Stone and Stucco
Averages:	2003	2,728		



102 Mischief Lane



104 Mischief Lane



105 Mischief Lane



106 Mischief Lane



108 Mischief Lane



109 Mischief Lane



110 Mischief Lane



112 Mischief Lane



114 Mischief Lane



116 Mischief Lane



118 Mischief Lane



120 Mischief Lane



122 Mischief Lane



124 Mischief Lane



125 Mischief Lane



126 Mischief Lane



127 Mischief Lane



128 Mischief Lane



129 Mischief Lane



130 Mischief Lane



131 Mischief Lane



132 Mischief Lane

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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 0.1637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 12, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Major Rush for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1637-acre parcel of land being described as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) 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*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- 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 5TH DAY OF OCTOBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 21, 2020

2nd Reading: October 5, 2020

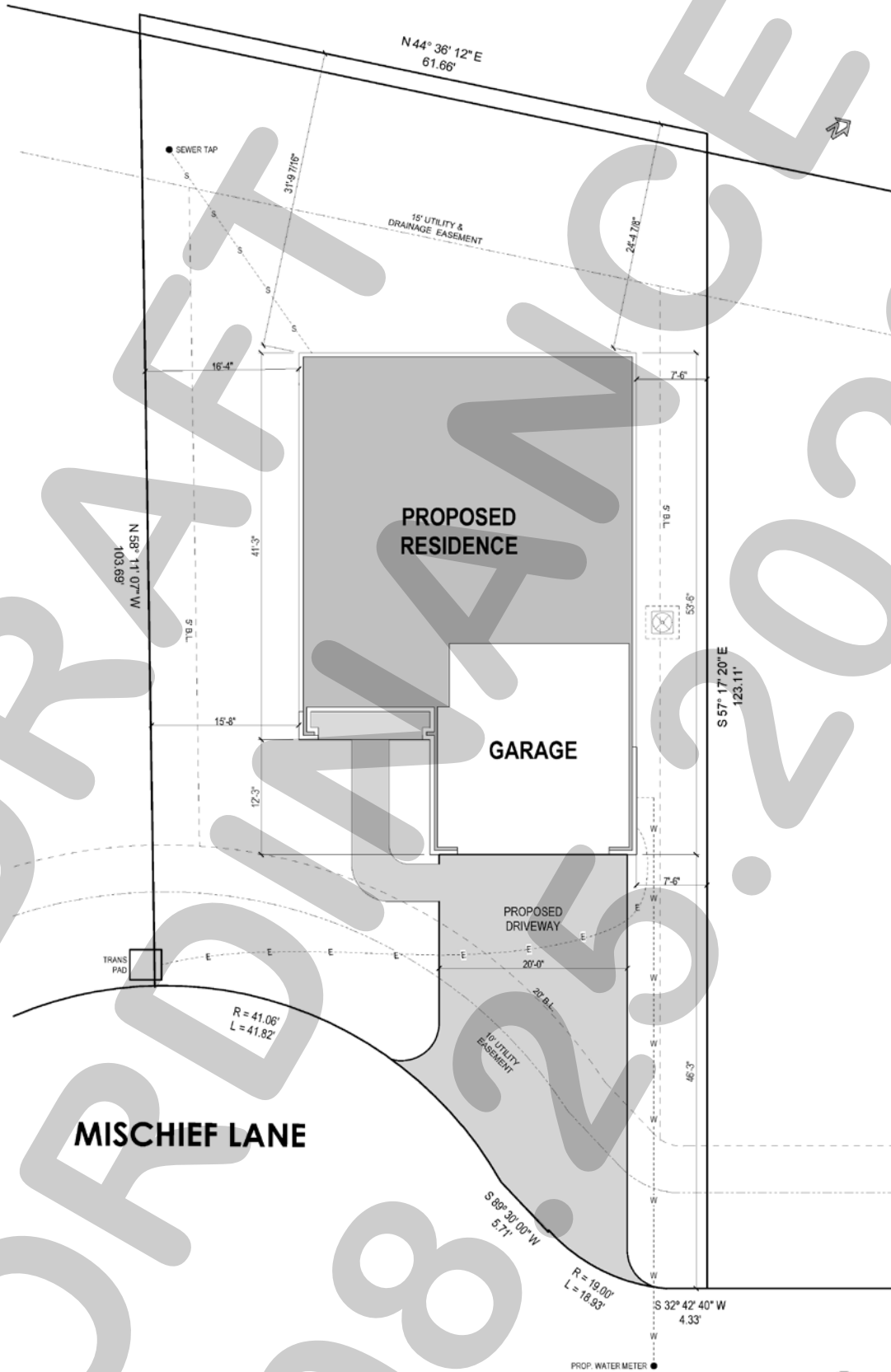
Exhibit 'A'
Location Map and Survey

Address: 118 Mischief Lane

Legal Description: Lot 12, Block A, Chandler's Landing, Phase 20



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



MISCHIEF LANE

LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20
8 MISCHIEF LANE . ROCKWALL, TX. 75032

Z2020-034: SUP for 118 Mischief Lane
Ordinance No. 20-XX; SUP # S-2XX

1 SITE PLAN
1" = 10'-0"

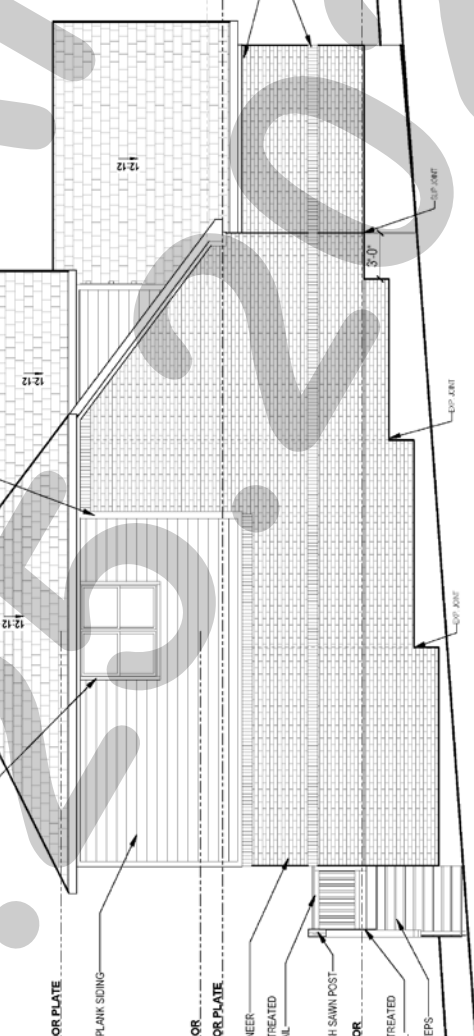
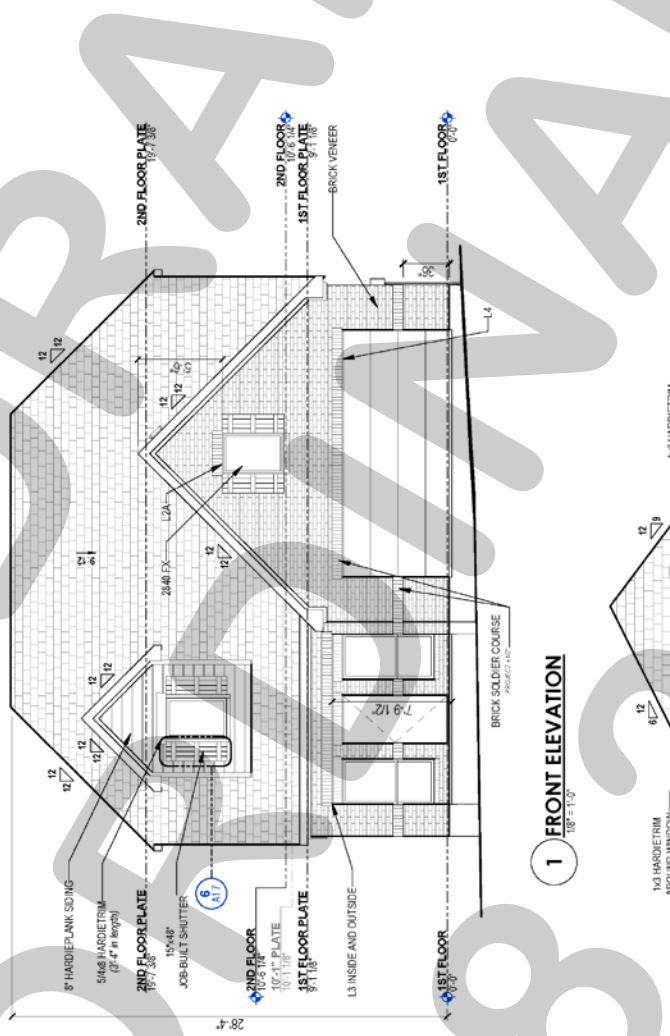
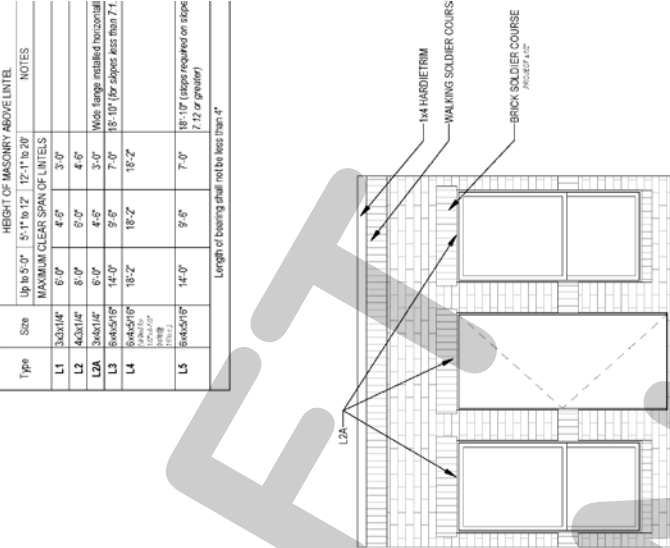
City of Rockwall, Texas

**Exhibit 'C':
Building Elevations**

STEEL LINTEL SELECTION			
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL	
		5'-11" to 12'	12'-1" to 20'
NOTES			
MAXIMUM CLEAR SPAN OF LINTELS			
L1	3x6x1/4"	6'-0"	3'-0"
L2	4x6x1/4"	8'-0"	4'-0"
L3	6x6x1/4"	14'-0"	5'-0"
L4	8x6x5/16"	18'-2"	7'-0"
L5	8x6x5/16"	14'-0"	9'-5"

Length of bearing shall not be less than 4"

18'-10" slope required on slope 7:12 or greater





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: September 15, 2020
SUBJECT: Z2020-034; *Specific Use Permit (SUP) for a Residential Infill for 118 Mischief Lane*

On September 11, 2020, the applicant sent a letter requesting to withdraw *Case No. Z2020-034 (see Exhibit 'A')*. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means the Planning and Zoning Commission will be required to vote on whether or not to accept the applicant's withdraw request. Should the City Council have any questions staff will be available at the September 15, 2020 meeting.

Exhibit 'A': Applicant's Letter

From: [Stemes, Carolyn](#)
To: [Miller, Ryan](#); [Gamez, Angelica](#)
Subject: RE: Project Comments: Z2020-034 - Request to Withdraw Case for SUP
Date: Friday, September 11, 2020 11:01:53 AM

Good morning Ryan-

We, Tilson Custom Homes on the behalf of Major Rush, formally request the withdraw of our case for the SUP at 118 Mischief Lane, due to our current designs being in violation to the HOA recorded restrictions.

Please let me know if you need any additional information.

Thanks,
Carolyn Stemes
Tilson Homes
411 Durham Dr.
Houston, Texas 77007
713-293-3104

stemesc@tilsonhome.com



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: September 15, 2020
APPLICANT: Major Rush
CASE NUMBER: Z2020-034; *Specific Use Permit (SUP) for a Residential Infill for 118 Mischief Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. Phase 20 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat (*Case No. PZ1985-049-01*) and a final plat (*Case No. PZ1985-051-01*) for Phase 20 of the Chandler's Landing Subdivision were later approved on July 2, 1985. This established the subject property as Lot 12, Block A, Chandler's Landing, Phase 20. The subject property remains zoned Planned Development District 8 (PD-8) and has remained vacant since it was originally platted.

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 118 Mischief Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are Phases 2 & 3 of the Signal Ridge subdivision. Phase 2 of the Signal Ridge subdivision consists of 57 townhomes on 3.98-acres, and Phase 3 of the Signal Ridge subdivision consists of 113 townhomes on 8.88-acres. Beyond this is Phase 4 of the Signal Ridge subdivision, which consists of 125 townhomes on 6.78-acres. All of these phases of the Signal Ridge Subdivision are zoned Planned Development District 15 (PD-15) for *single-family condominium* land uses.

South: Directly south of the subject property is Mischief Lane, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is the remainder of Phase 20 of the Chandler's Landing Subdivision, which consists of 63 single-family residential lots on 12.11-acres. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses. South of this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property is Mischief Lane, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive

Plan. Beyond this is the remainder of Phase 20 of the Chandler's Landing Subdivision, which consists of 63 single-family residential lots on 12.11-acres. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses. East of this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

West: Directly west of the subject property is 120 Mischief Lane, followed by Phase 3 of the Signal Ridge subdivision. Phase 3 of the Signal Ridge subdivision consists of 113 townhomes on 8.88-acres. 120 Mischief Lane is zoned Planned Development District 8 (PD-8) for single-family residential land uses, and Phase 3 of the Signal Ridge subdivision is zoned Planned Development District 15 (PD-15) for *single-family condominium* land uses.

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." The subject property is part of the Phase 20 of the Chandler's Landing Subdivision, which has been in existence since 1985 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 a Planned Development District for single-family 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 Mischief Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Mischief Lane	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Mischief Lane are oriented towards Mischief Lane, with the exception of 132 Mischief Lane. This house is oriented towards Yacht Club Drive	The front elevation of the home will face onto Mischief Lane.
Year Built	1990-2016	N/A
Building SF on Property	2,097 SF – 4,000 SF	[Estimated] 2,360 SF
Building Architecture	Traditional Brick/Stone Suburban Residential with One (1) Modern Home	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	~15½-Feet and 7½-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	24.40625-Feet
Building Materials	HardiBoard/HardiePlank, Brick, Stone and Stucco.	Combination of HardiPlank Siding and Brick
Paint and Color	White, Cream, Red, Pink, Beige, Grey, and Brown	Undefined by the Applicant
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are all in the front and visible from Mischief Lane with the orientations being <i>flat front entry, garage forward entry, side entry, and 'J' or traditional swing entry.</i>	The garage will be situated 12.25-feet in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home by 12.25-feet. Staff should point out that since the construction range for housing in this area extends from 1990-2016, the houses in this area already have several garage configurations that would be deemed to be legally non-conforming (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). In addition, there is one (1) other home (*i.e. 116 Mischief Lane*) that appears to have a similar garage configuration as to what is being proposed by the applicant; however, this aspect is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and 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 Mischief Lane and the proposed building elevations in the attached packet.

NOTIFICATIONS

On May 27, 2020, staff mailed 286 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water's Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, and Chadler's Landing Homeowner's Associations (HOAs), which are the only HOA's 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 one (1) notice in favor of the request and one (1) notice opposed to the request; however, staff should note that the notice opposed to the request stated that "(t)his street should be only single-family residences."

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within 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 zoning change 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. 22020-034

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
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 118 Mischeif Lane

Subdivision Chandler's Landing Phase 20

Lot 12

Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use Vacant lot

Proposed Zoning

Proposed Use Private SFR

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 Major Rush

Applicant

Contact Person Carolyn Sternes - Tilson Homes

Contact Person

Address 411 Durham Dr.

Address

City, State & Zip Houston, TX. 77007

City, State & Zip

Phone 713-293-3104

Phone

E-Mail sternes@tilsonhome.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Major Rush [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 13 day of AUG, 2020. 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."

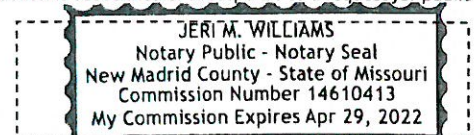
Given under my hand and seal of office on this the 13 day of AUG, 2020.

Owner's Signature

Major Rush


Notary Public in and for the State of Texas

Jim Williams



My Commission Expires 04.29.2022

0 15 30 60 90 120 Feet

Z2020-034- SUP FOR 118 MISCHIEF LANE
ZONING - LOCATION MAP = 

PD-15



MISCHIEF

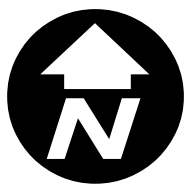
PD-8



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

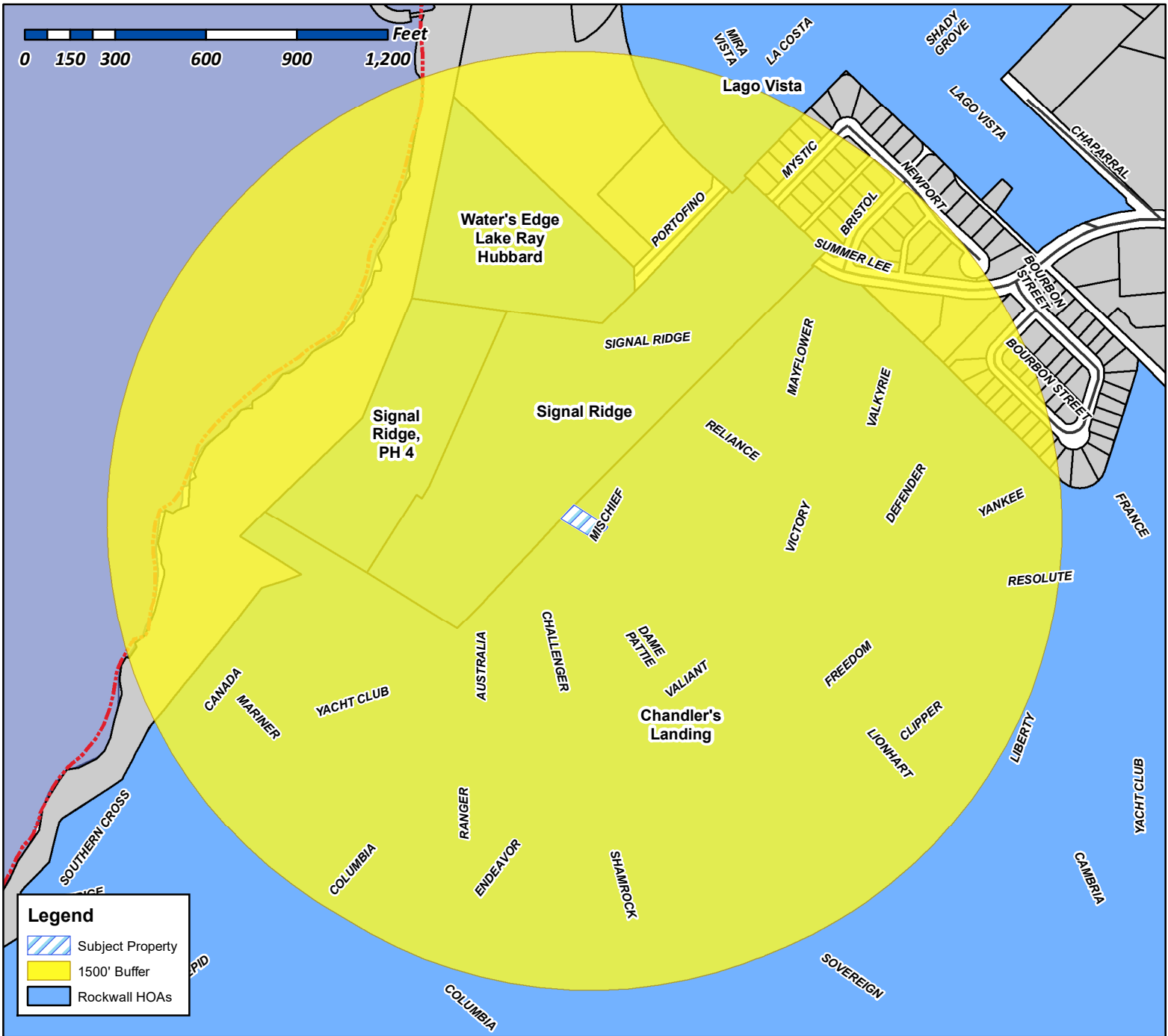




City of Rockwall

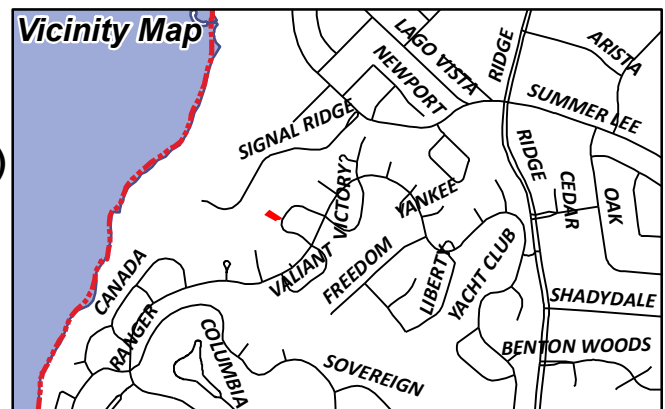
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2020-034
Case Name: SUP for 118 Mischief Lane
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

Date Created: 8/14/2020
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program
Date: Tuesday, August 18, 2020 4:59:52 PM
Attachments: [HOA Map \(08.14.2020\).pdf](#)
[Public Notice \(08.18.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, August 21, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, September 15, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, September 21, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-034 SUP for Residential Infill at 118 Mischief Lane

Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

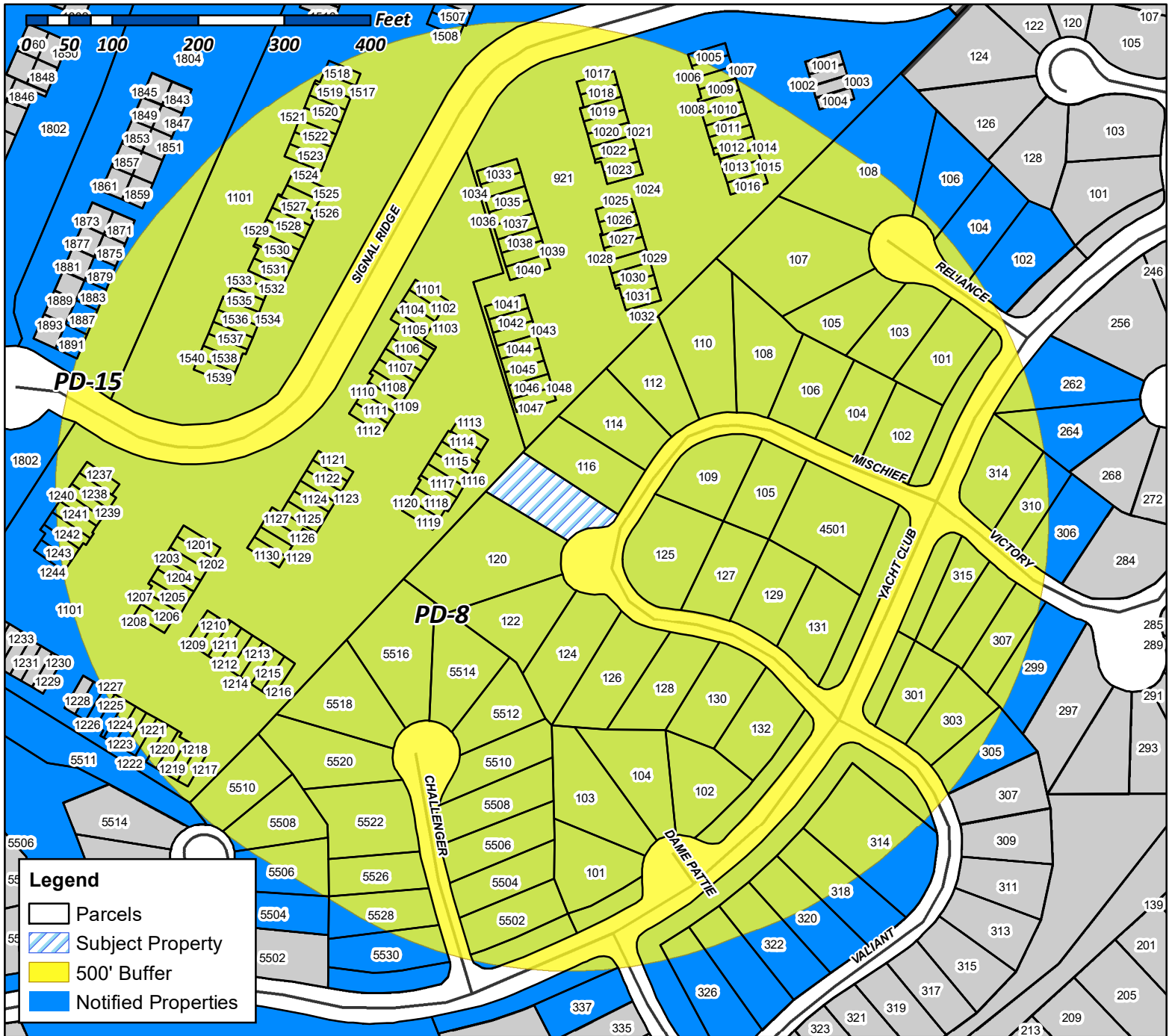
<http://www.rockwall.com/planning/>



City of Rockwall

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Case Number: Z2020-034
Case Name: SUP for 118 Mischief Lane
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 118 Mischief Lane

Date Created: 8/14/2020
For Questions on this Case Call (972) 771-7745



MARICH ENTERPRISE CORPORATION
1005 SIGNAL RIDGE
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S
1010 SIGNAL RIDGE
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
1013 SIGNAL RIDGE
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &
LANCE STANFORD ROBERTSON
1014 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1015 SIGNAL RIDGE
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

GARDNER DAVID L REV LIV TR
1017 SIGNAL RIDGE
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
1019 SIGNAL RIDGE
ROCKWALL, TX 75032

MUSSER MARTIN C
102 DAME PATTIE DR
ROCKWALL, TX 75032

BADEAUX BRYAN A JR AND MARTHA D
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1021 SIGNAL RIDGE
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
1023 SIGNAL RIDGE
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1025 SIGNAL RIDGE
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ALVARADO KRESHA
1028 SIGNAL RIDGE
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1029 SIGNAL RIDGE
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL
10297 CR 540
LAVON, TX 75166

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

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103 GROSS RD
MESQUITE, TX 75149

SINCLAIR SHERI JENE & SUE
103 RELIANCE CT
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
1030 SIGNAL RIDGE
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON IRA
#TC005612
1031 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

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1034 SIGNAL RIDGE
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FALLS DAVID & TERRI
1035 SIGNAL RIDGE
ROCKWALL, TX 75032

BOYD KENNETH
1036 SIGNAL RIDGE PL
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ROCKWALL, TX 75032

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CHANDRA KARLEN
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FAYAD HUSSIAN AND
ALISSA JENKINS
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HAYES BRANDON E
104 MISCHIEF
ROCKWALL, TX 75032

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ARMSTRONG D
1040 SIGNAL RIDGE
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BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1041 SIGNAL RIDGE
ROCKWALL, TX 75032

ARMSTRONG D
1042 SIGNAL RIDGE
ROCKWALL, TX 75032

NICHOLS JANET
1043 SIGNAL RIDGE PL
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TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
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BCL REAL ESTATE LLC
1045 SIGNAL RIDGE
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YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
1047 SIGNAL RIDGE
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
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105 MISCHIEF LN
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105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
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ROCKWALL, TX 75032

DOWLING STEVEN & BRENDA
106 RELIANCE CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

DILOV VANIO
110 MISCHIEF
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1102 SIGNAL RIDGE
ROCKWALL, TX 75032

HARRIS SUSAN
1103 SIGNAL RIDGE
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GARLAND, TX 75040

LARAPINTA LLC
1105 SIGNAL RIDGE
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
1107 SIGNAL RIDGE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1108 SIGNAL RIDGE
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1111 SIGNAL RIDGE
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TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
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BCL REAL ESTATE LLC
1113 SIGNAL RIDGE
ROCKWALL, TX 75032

HOGAN JERRY
1114 SIGNAL RIDGE
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUZZI CHARLES F & MURIEL Y
1116 SIGNAL RIDGE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

METZGER JACQUELINE
1119 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1121 SIGNAL RIDGE
ROCKWALL, TX 75032

MAYHALL MORGAN
1122 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
1123 SIGNAL RIDGE
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC
1124 SIGNAL RIDGE
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
1125 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS ETUX
1126 SIGNAL RIDGE
ROCKWALL, TX 75032

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1127 SIGNAL RIDGE
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1129 SIGNAL RIDGE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1130 SIGNAL RIDGE
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &
LANCE STANFORD ROBERTSON
1170 WATERSIDE CIR
ROCKWALL, TX 75087

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1201 SIGNAL RIDGE
ROCKWALL, TX 75032

DAVIS ROBERT NEAL
1202 SIGNAL RIDGE
ROCKWALL, TX 75032

CLARKE BEVERLY ANN
1203 SIGNAL RIDGE PL #3
ROCKWALL, TX 75032

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1204 SIGNAL RIDGE
ROCKWALL, TX 75032

SELZER DEANNA
1205 SIGNAL RIDGE
ROCKWALL, TX 75032

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ATTN:TOM LORENZ
1206 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA
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ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1209 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1210 SIGNAL RIDGE
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R
1212 SIGNAL RIDGE
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1214 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY R CUSTODIAN
FOR REBECCA SHANNON BURKETT
1215 SIGNAL RIDGE
ROCKWALL, TX 75032

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
1217 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1218 SIGNAL RIDGE
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1219 SIGNAL RIDGE
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1220 SIGNAL RIDGE
ROCKWALL, TX 75032

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1222 SIGNAL RIDGE
ROCKWALL, TX 75032

DWYER AMY SUZANNE
1223 SIGNAL RIDGE
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE
1224 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1225 SIGNAL RIDGE
ROCKWALL, TX 75032

RUSSELL VIRGINIA C
1226 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON
MARY R BURKETT CUSTODIAN
1227 SIGNAL RIDGE
ROCKWALL, TX 75032

STEWART BEVERLY
1237 SIGNAL RIDGE
ROCKWALL, TX 75032

NAUMANN KURT
1238 SIGNAL RIDGE
ROCKWALL, TX 75032

TULK SHARON KAYE
1239 SIGNAL RIDGE
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

N & S PROPERTIES LLC
1241 SIGNAL RIDGE
ROCKWALL, TX 75032

COCANOUGH TODD M
1242 SIGNAL RIDGE
ROCKWALL, TX 75032

JDM RENTALS I LLC
1243 SIGNAL RIDGE
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1244 SIGNAL RIDGE
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF
ROCKWALL, TX 75032

STEWART BEVERLY
125 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
126 MISCHIEF
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

BUSH VERONICA GAIL LODRIGUEZA AND
JONATHON JAMES BUSH
132 MISCHIEF LN
ROCKWALL, TX 75032

COCANOUGH TODD M
1345 RIDGE RD #310
ROCKWALL, TX 75087

HEATHER WRIGHT LIVING TRUST
HEATHER WRIGHT TRUSTEE
14 NORMAN TRL
ROCKWALL, TX 75087

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1501 S LAKESHORE DR
ROCKWALL, TX 75087

THOMAS BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
1508 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1517 SIGNAL RIDGE
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1518 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1519 SIGNAL RIDGE
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KUMAR ANVITA
1522 SIGNAL RIDGE
ROCKWALL, TX 75032

TUDOR JEAN
1523 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
FBO CUSTODIANS SHERYL LYNNE COMPTON
AND WILLIAM D COMPTON
1525 SIGNAL RIDGE
ROCKWALL, TX 75032

SEVILLA ELIZABETH
1526 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
1527 SIGNAL RIDGE
ROCKWALL, TX 75032

COLLINS KATHY
1528 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
1529 SIGNAL RIDGE
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP
1530 SIGNAL RIDGE
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1531 SIGNAL RIDGE
ROCKWALL, TX 75032

SRYGLEY JAMES
1532 SIGNAL RIDGE
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1533 SIGNAL RIDGE
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA
1534 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1535 SIGNAL RIDGE
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1536 SIGNAL RIDGE
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
1537 SIGNAL RIDGE
ROCKWALL, TX 75032

BALDWIN GLENN RAY
1538 SIGNAL RIDGE
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL
1539 SIGNAL RIDGE
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA
1540 SIGNAL RIDGE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
159 W 118TH ST APT PH-H
NEW YORK CITY, NY 10026

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

NAUMANN KURT
168 STONELEIGH DR
HEATH, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

COPE JEANETTE M
1804 SIGNAL RIDGE PL

GUZZI CHARLES F & MURIEL Y
18635 TULSA ST
NORTHRIDGE, CA 91326

1879 ROCKETEER HOLDINGS LLC
1879 SIGNAL RIDGE
ROCKWALL, TX 75032

OARD EUGENE E
1883 SIGNAL RIDGE
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1891 SIGNAL RIDGE
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1907 KINGS PASS
HEATH, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1964 GULLWING DR
ROCKWALL, TX 75087

CHAMBERLIN PROPERTIES LLC
2005 LAKE FOREST
ROCKWALL, TX 75087

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

HOGAN JERRY
2109 TWILIGHT PT
HEATH, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

BALDWIN GLENN RAY
216 STANFORD CT
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC
264 VICTORY
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD
CUSTODIAN FBO WILLIAM COMPTON
2984 HUNTERGLEN ROAD
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
3 WILTSHIRE COURT
HEATH, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

ALLEN ANN
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORY
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORY
ROCKWALL, TX 75032

HAMMAN CHRISTOPHER & ANNE MARIE
MARTIN
314 VALIANT DRIVE
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

SRP SUB LLC
320 VALIANT
ROCKWALL, TX 75032

DUNAWAY TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANT
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

HARMON H VICTOR
337 VALIANT
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T
5506 AUSTRALIA CT
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
5506 CHALLENGER
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

HOWERTON JASON BRUCE & BRITTANY JEAN
WILSON
5510 AUSTRALIA COURT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
5510 CHALLENGER
ROCKWALL, TX 75032

TAYLOR JOE & CINDY
5511 AUSTRALIA CT
ROCKWALL, TX 75032

BEST JAMES AND DEBRA
5512 CHALLENGER CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER
ROCKWALL, TX 75032

HENRY MARY DELINA & DOUGLAS GARFIELD
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST
DAVID N AND JOYCE EVERSWICK TRUSTEES
56 JOYCE DR
SUCCASUNNA, NJ 7876

ALLEN ANN
5612 CAMBRIA DR
ROCKWALL, TX 75032

ALVARADO KRESHA
5905 VOLUNTEER PL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
6101 VOLUNTEER PL
ROCKWALL, TX 75032

OARD EUGENE E
6104 BLACK SWAN CIR
GARLAND, TX 75044

HARRIS SUSAN
724 WINDSONG LN
ROCKWALL, TX 75032

COPE JEANETTE M
7685 STATE HIGHWAY 53 N
UPPER SANDUSKY, OH 43351

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

AMHILL FINANCIAL LP
P. O. BOX 1179
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

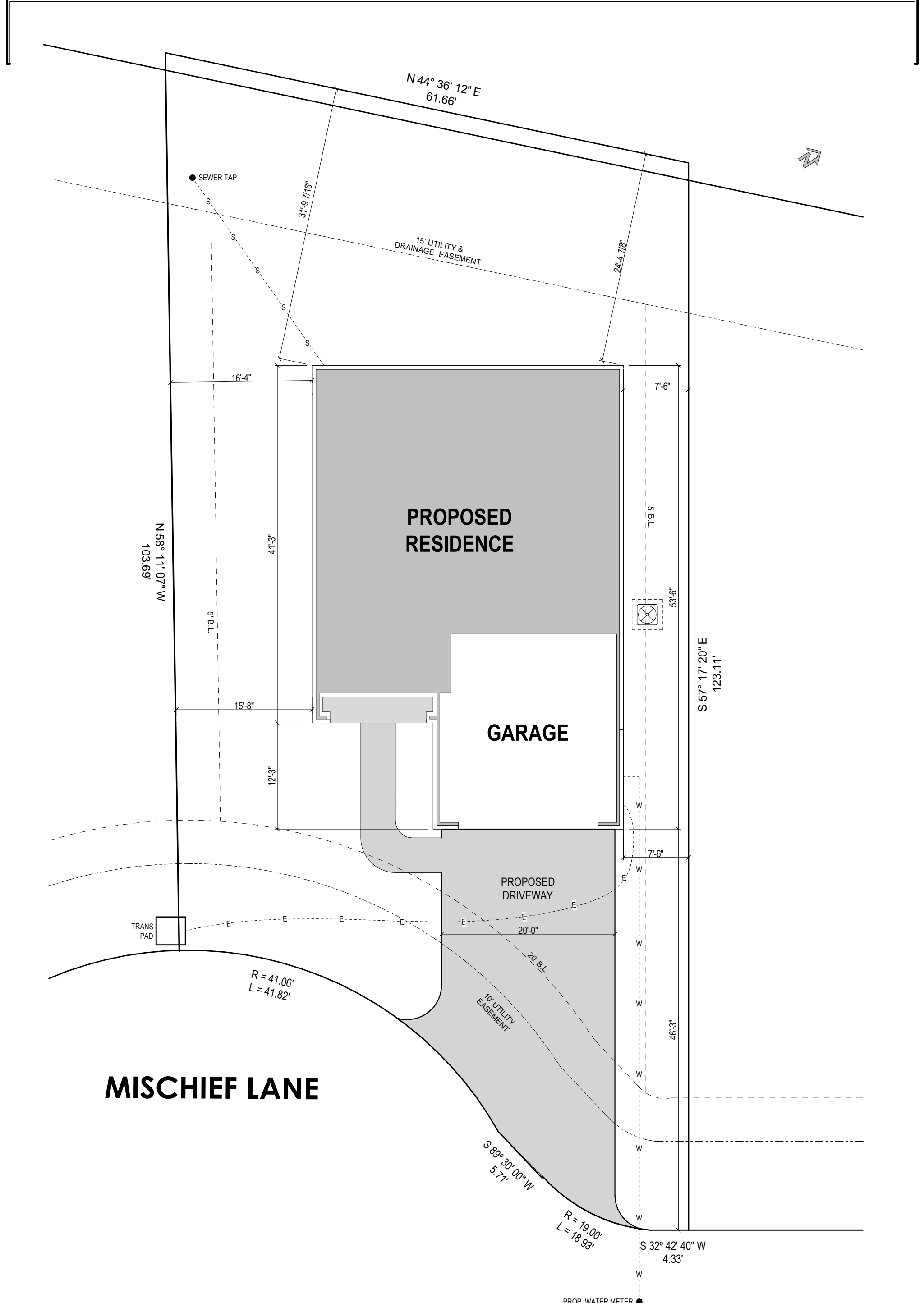
CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

ROCKWALL, TX 75032



LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20
118 MISCHIEF LANE, ROCKWALL, TX, 75032

1 SITE PLAN
1" = 10'-0"

A-SITE MR. MAJOR RUSH
Job #1194397
Rockwall County

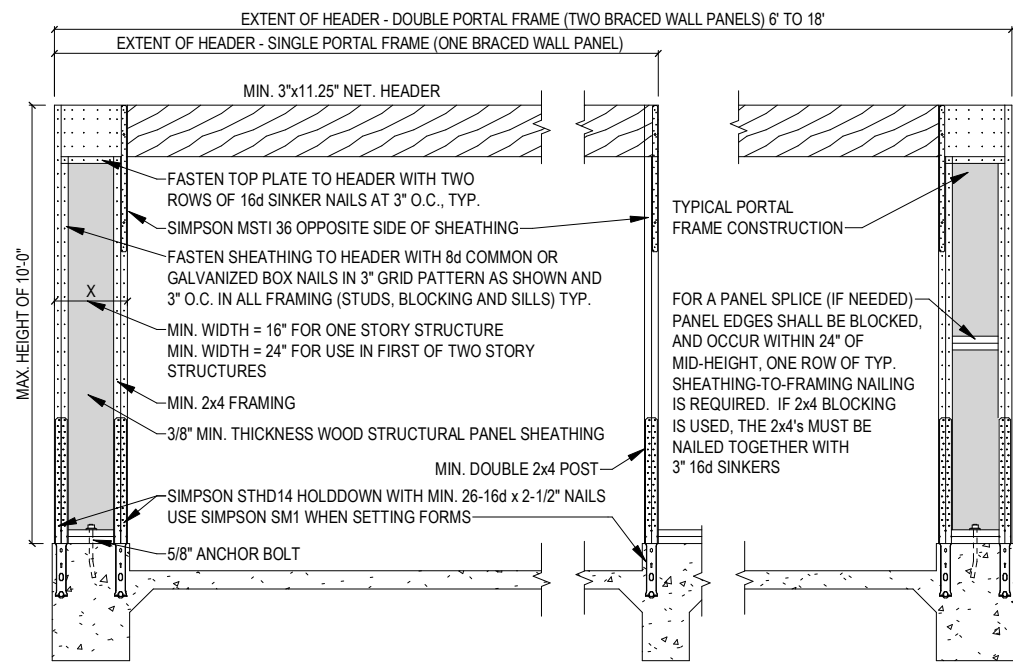


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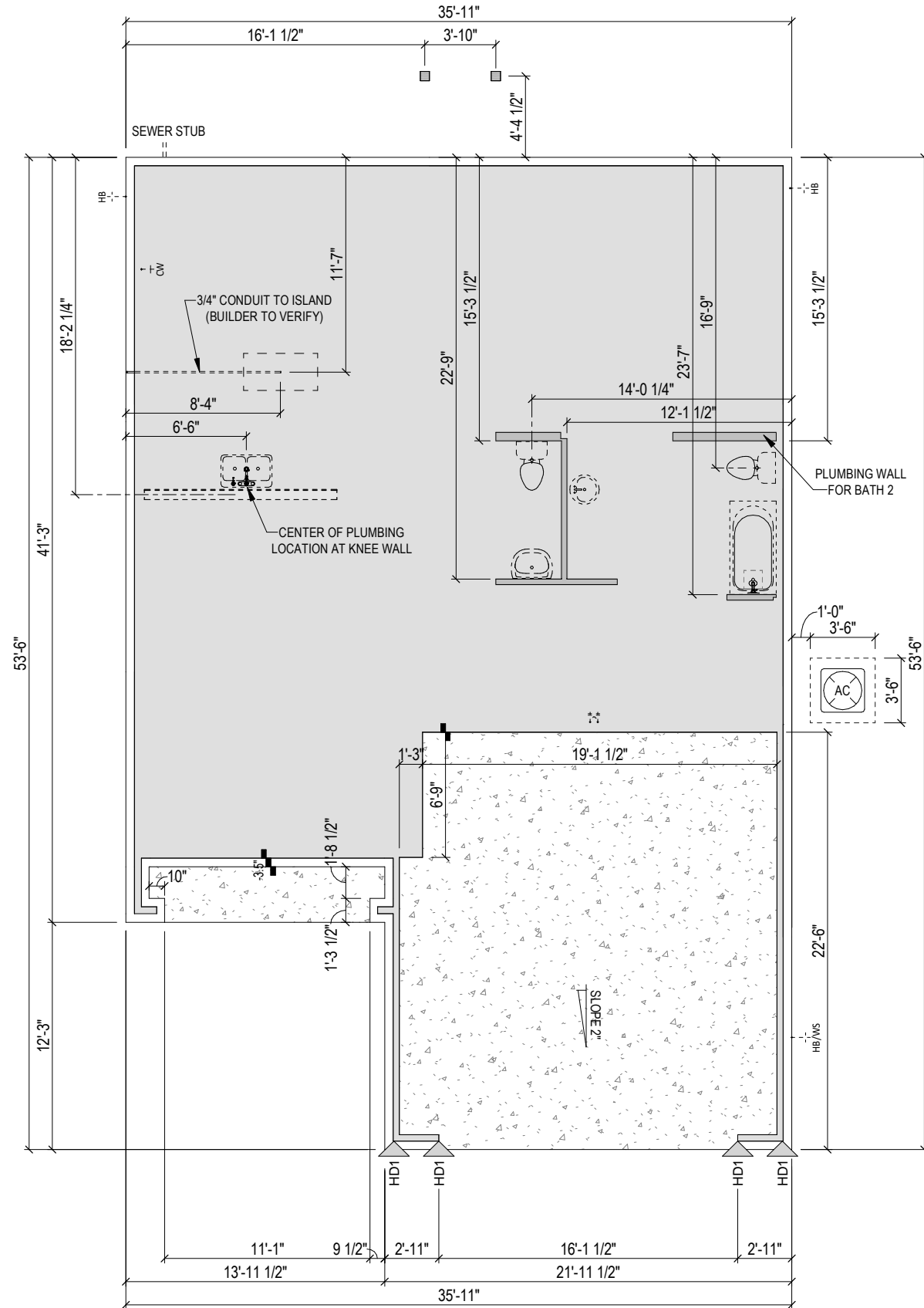
FC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

FINAL PLANS
4031
GOLIAD A

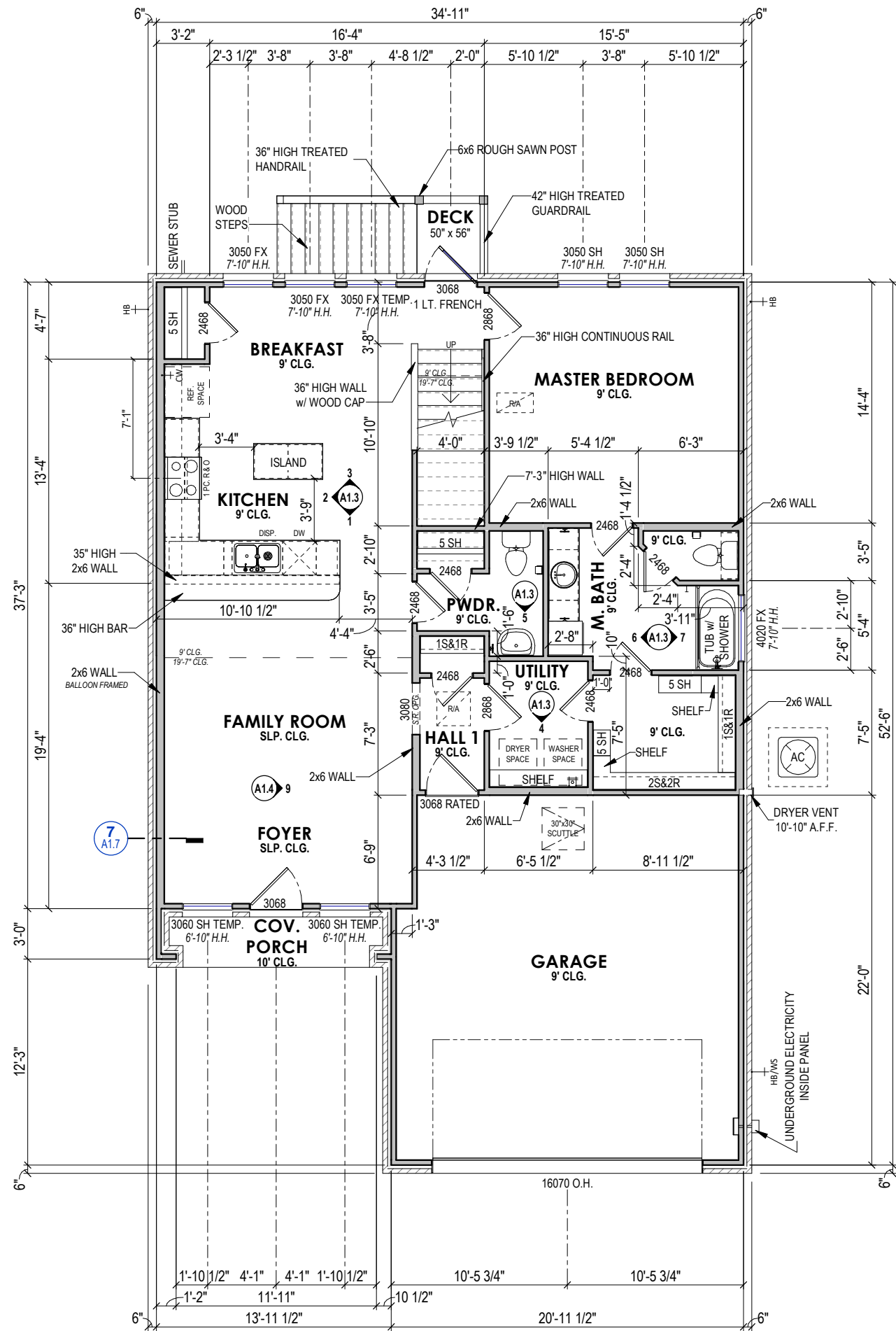
Tilson Home Corporation 2019 ©



2 PORTAL FRAMING WITH HOLDDOWNS FOR GARAGE DOOR OPENINGS
1/8" = 1'-0"



1 SLAB PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
(HEIGHT TO BE BLOCKED & MOUNTED)
- TOWEL BARS - 54" A.F.F.
 - TOILET PAPER HOLDER - 28" A.F.F.
 - ROBE HOOK - 72" A.F.F.
 - TOWEL RING - 60" A.F.F.
 - SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 - IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
- SEE SPECS FOR FINISH

FINAL PLANS
4031
GOLIAD A

EC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

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TILSON
CUSTOM HOME BUILDERS

MR. MAJOR RUSH
Job #1194397
Rockwall County

Tilson Home Corporation 2019 ©

1 1ST FLOOR PLAN
1/8" = 1'-0"

A1.1

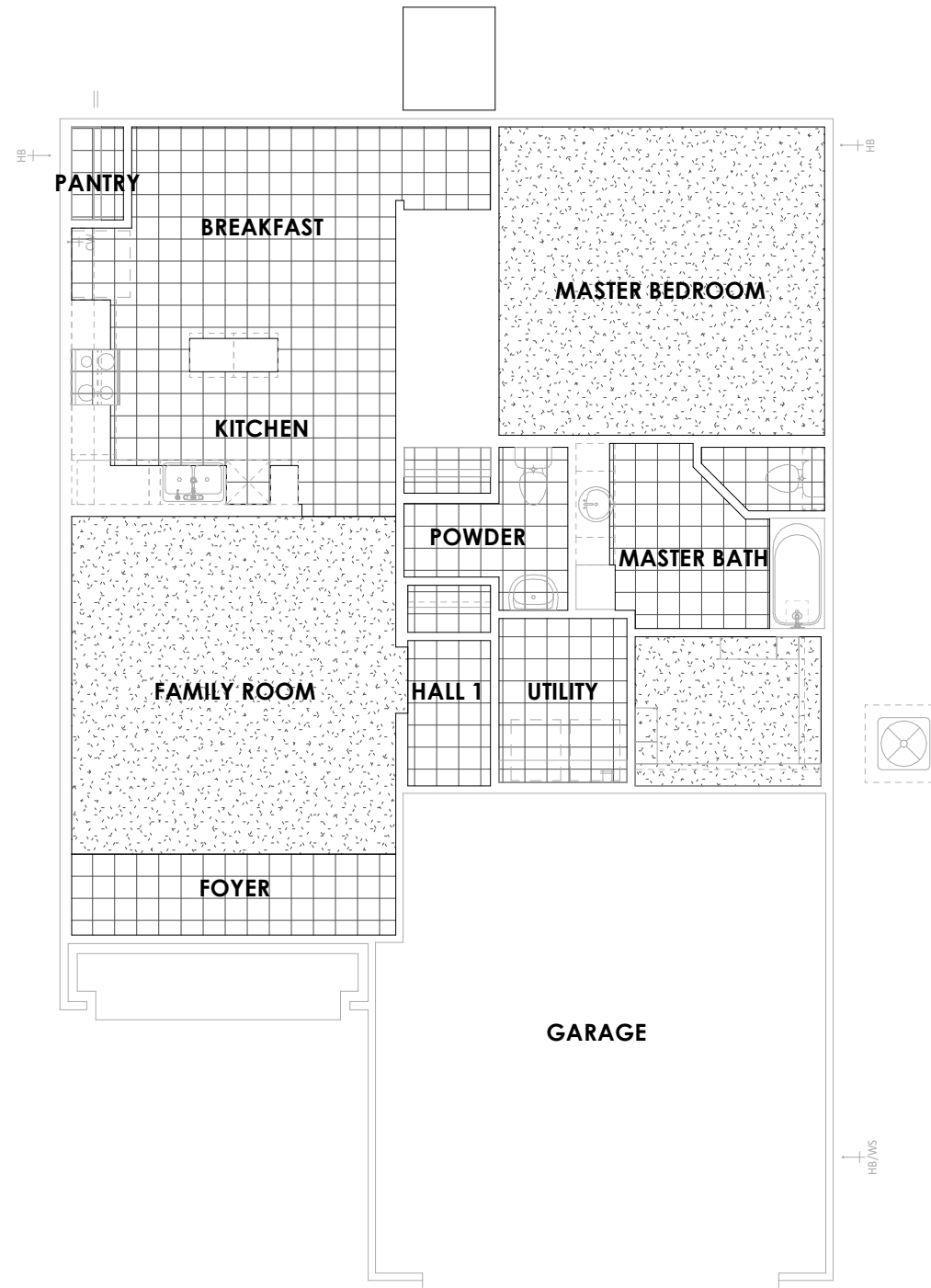
ROOM FINISH SCHEDULE

Name	Ceiling Height	Crown Mould Type	Chair Rail
1ST FLOOR			
BREAKFAST	9'	(none)	
FAMILY ROOM	SLP.	(none)	
FOYER	SLP.	(none)	
GARAGE	9'	(none)	
HALL 1	9'	(none)	
HALL 1 CLOSET	9'	(none)	
KITCHEN	9'	(none)	
MASTER BATH	9'	(none)	
MASTER BATH WATER CLOSET	9'	(none)	
MASTER BEDROOM	9'	(none)	
MASTER BEDROOM CLOSET	9'	(none)	
PANTRY	9'	(none)	
POWDER	9'	(none)	
POWDER	9'	(none)	
STAIRS		(none)	
UTILITY	9'	(none)	
2ND FLOOR			
BATH 2	9'	(none)	
BEDROOM 2	9'	(none)	
BEDROOM 2 CLOSET	9'	(none)	
BEDROOM 3	9'	(none)	
BEDROOM 3 CLOSET	9'	(none)	
LOFT	9'	(none)	

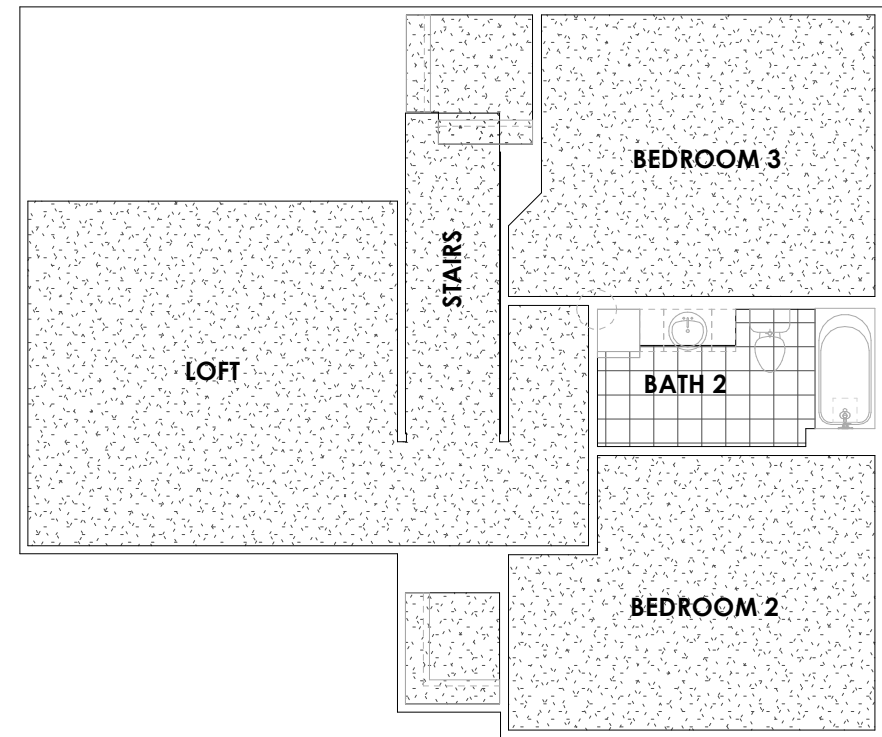
FLOORING SCHEDULE

Room	Type Comments	Area
Flooring - Carpet & Pad		
Bedroom 2	CARPET	159 SF
Bedroom 2 Closet	CARPET	18 SF
Bedroom 3	CARPET	167 SF
Bedroom 3 Closet	CARPET	26 SF
Family Room	CARPET	226 SF
Loft	CARPET	275 SF
Master Bedroom	CARPET	206 SF
Master Bedroom Closet	CARPET	57 SF
Stairs	CARPET	52 SF
Stairs	CARPET	52 SF
		1239 SF
Flooring - Ceramic Tile		
Bath 2	CERAMIC TILE	42 SF
Breakfast	CERAMIC TILE	118 SF
Foyer	CERAMIC TILE	54 SF
Hall 1	CERAMIC TILE	25 SF
Hall 1 Closet	CERAMIC TILE	8 SF
Kitchen	CERAMIC TILE	109 SF
Master Bath	CERAMIC TILE	50 SF
Master Bath Water Closet	CERAMIC TILE	14 SF
Pantry	CERAMIC TILE	10 SF
Powder	CERAMIC TILE	8 SF
Powder	CERAMIC TILE	37 SF
Utility	CERAMIC TILE	43 SF
		518 SF

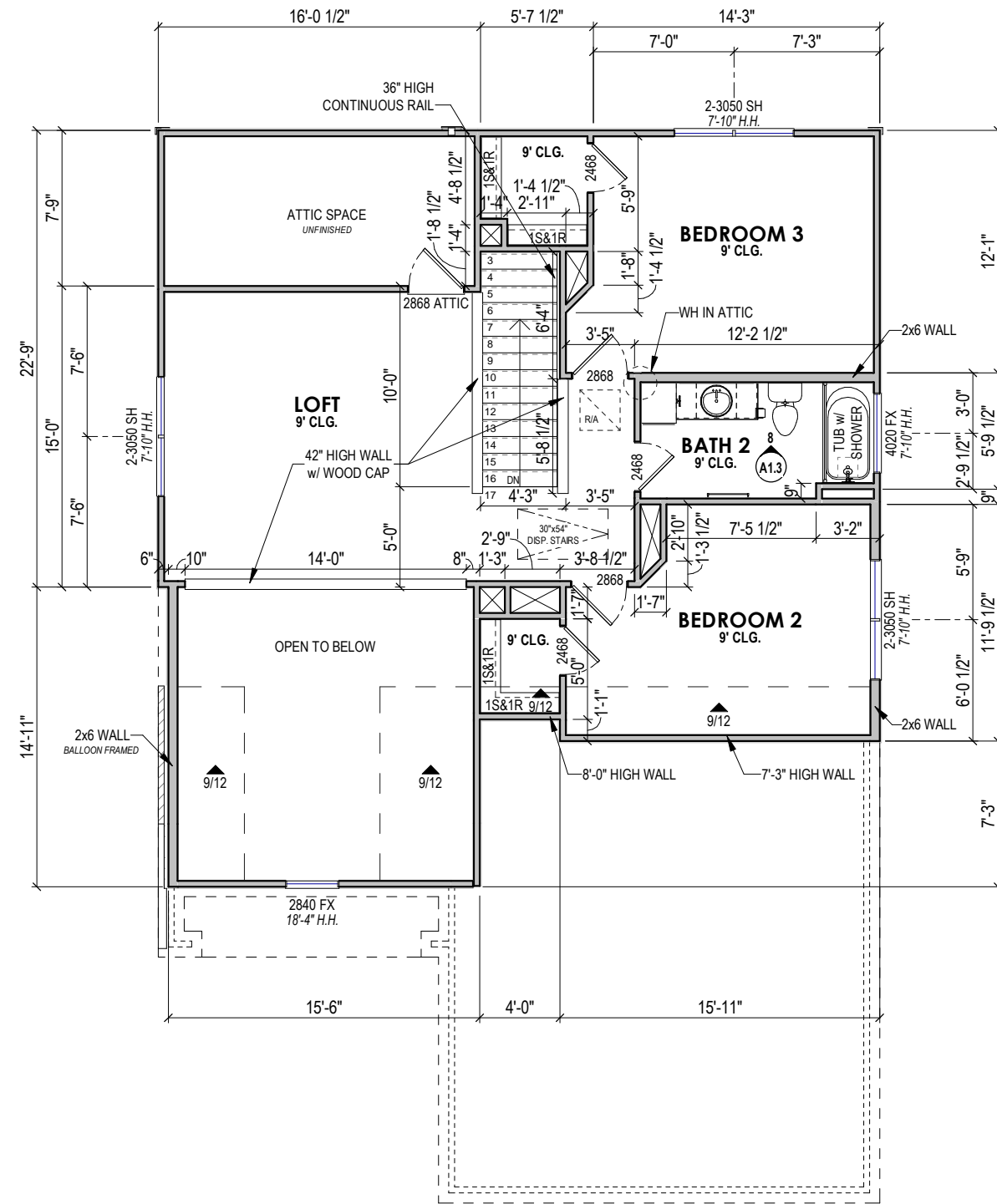
NOTE: FLOORING LAYOUT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. SEE OPTIONS ADDENDUM FOR JOB SPECIFIC LAYOUT.



1 1ST FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



2 2ND FLOOR ROOM FINISH PLAN
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**
(HEIGHT TO BE BLOCKED & MOUNTED)
- TOWEL BARS - 54" A.F.F.
 - TOILET PAPER HOLDER - 28" A.F.F.
 - ROBE HOOK - 72" A.F.F.
 - TOWEL RING - 60" A.F.F.
 - SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
 - IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
- SEE SPECS FOR FINISH

1 2ND FLOOR PLAN
1/8" = 1'-0"

FINAL PLANS
4031
GOLIAD A

EC- 9/10/2019 - MD
RD- 03/17/2019 - SL
PERMIT- 05/12/2020 - SL
CHKOUT- 04/27/2020 - ZO

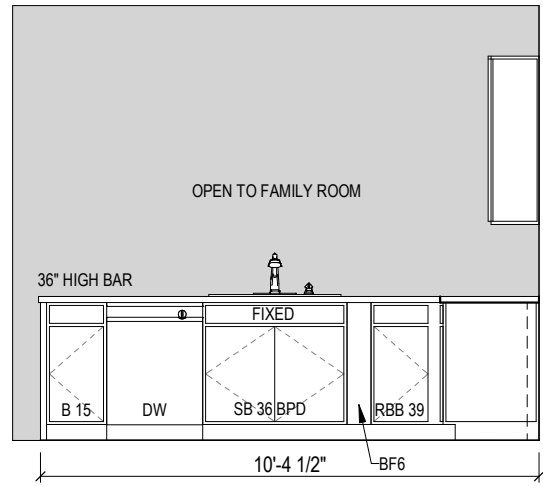
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TILSON
CUSTOM HOME BUILDERS

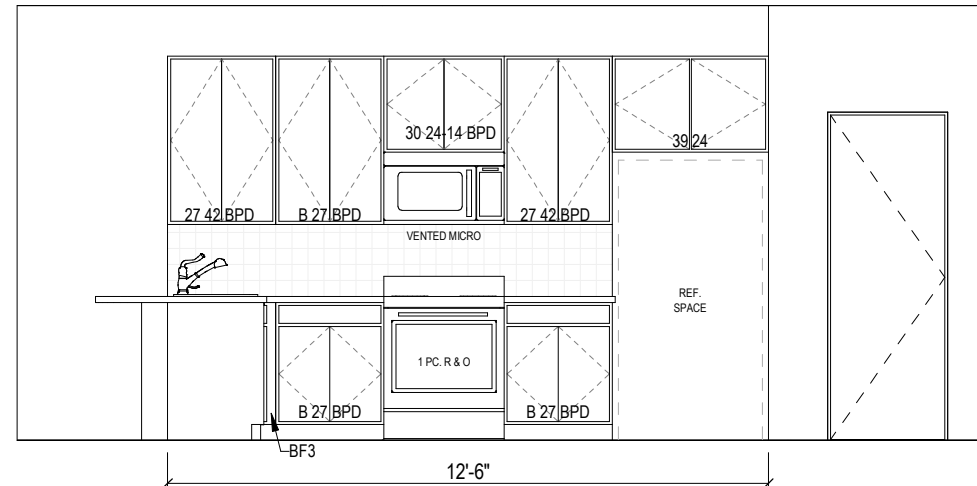
Tilson Home Corporation, 2019 ©

MR. MAJOR RUSH
Job #1194397
Rockwall County

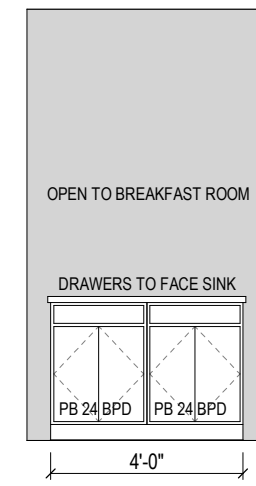
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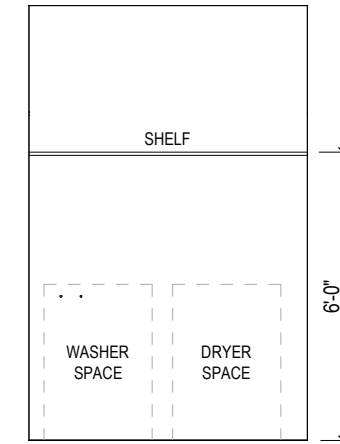
1 KITCHEN - SINK WALL
1/4" = 1'-0"



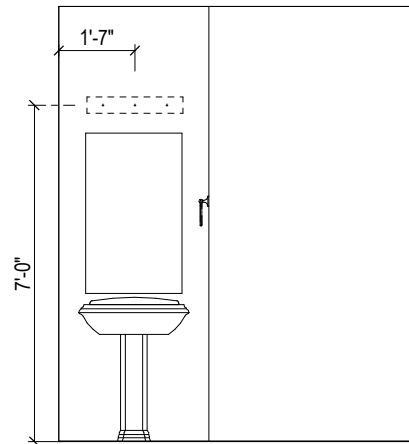
2 KITCHEN - RANGE WALL
1/4" = 1'-0"



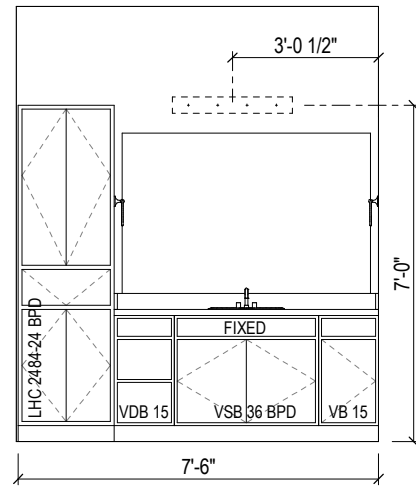
3 KITCHEN ISLAND
1/4" = 1'-0"



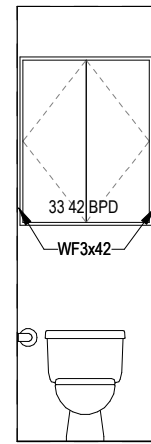
4 UTILITY
1/4" = 1'-0"



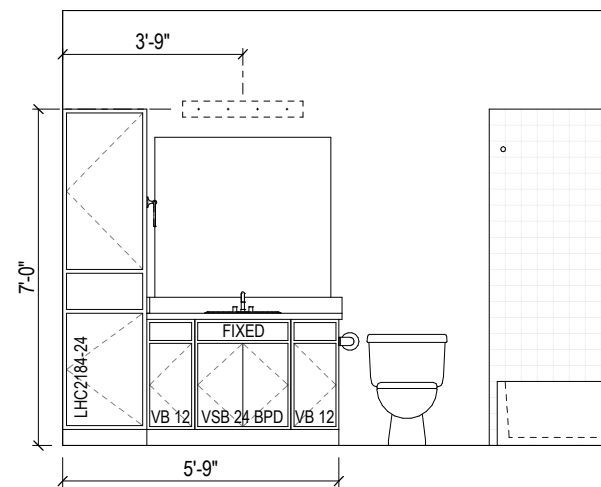
5 POWDER
1/4" = 1'-0"



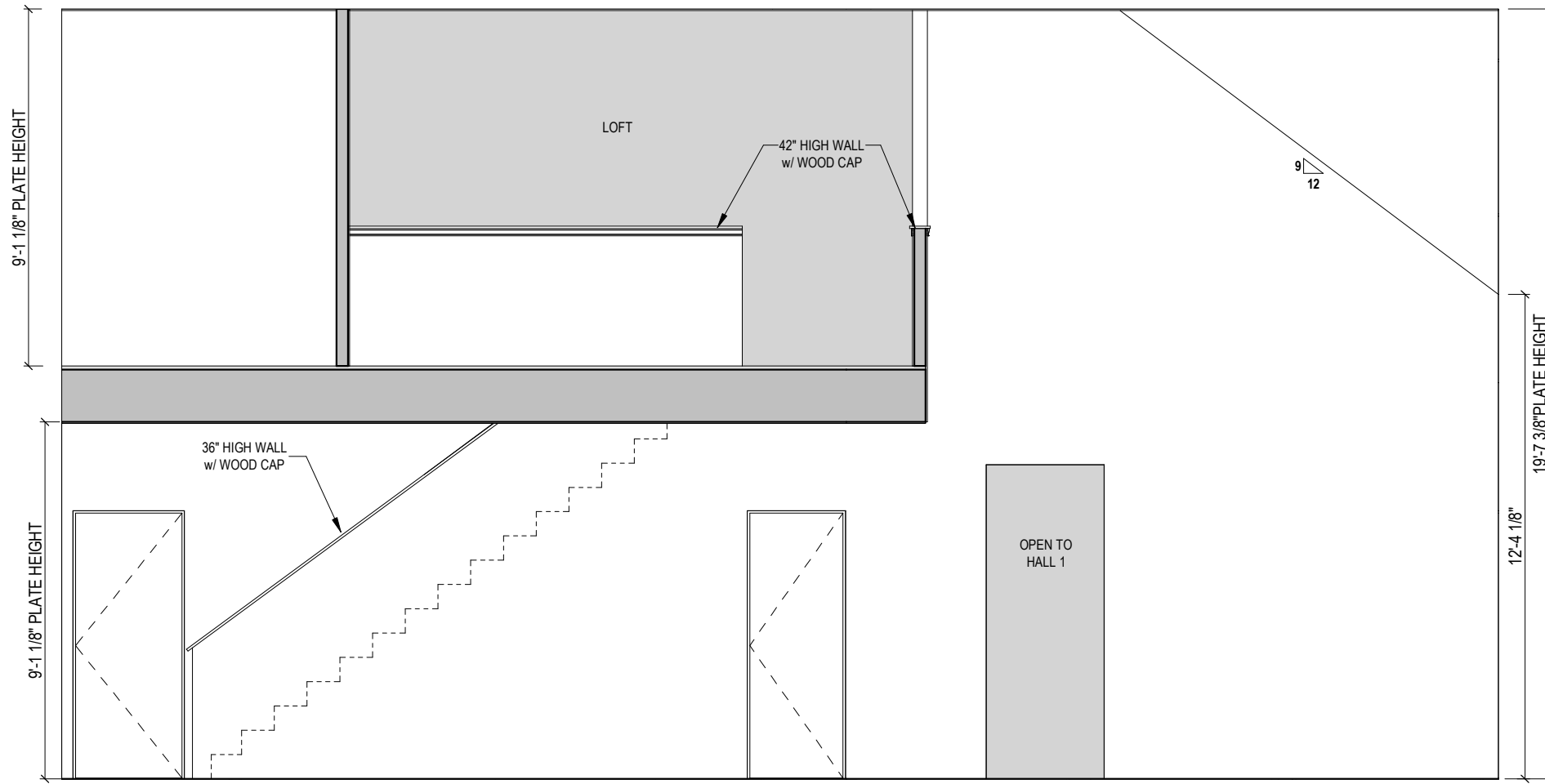
6 MASTER BATH
1/4" = 1'-0"



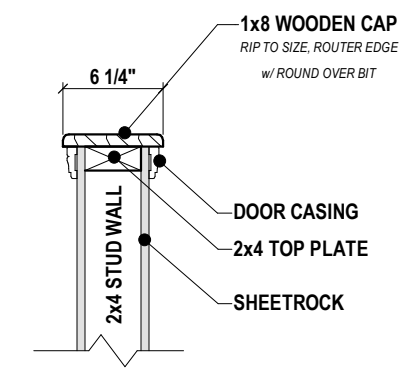
7 MASTER BATH - WC
1/4" = 1'-0"



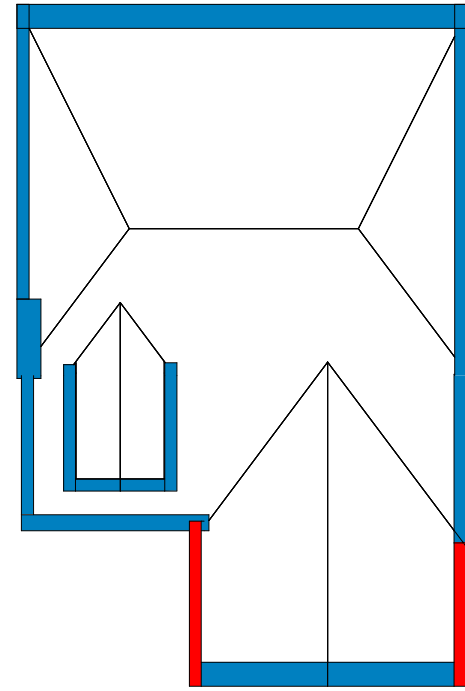
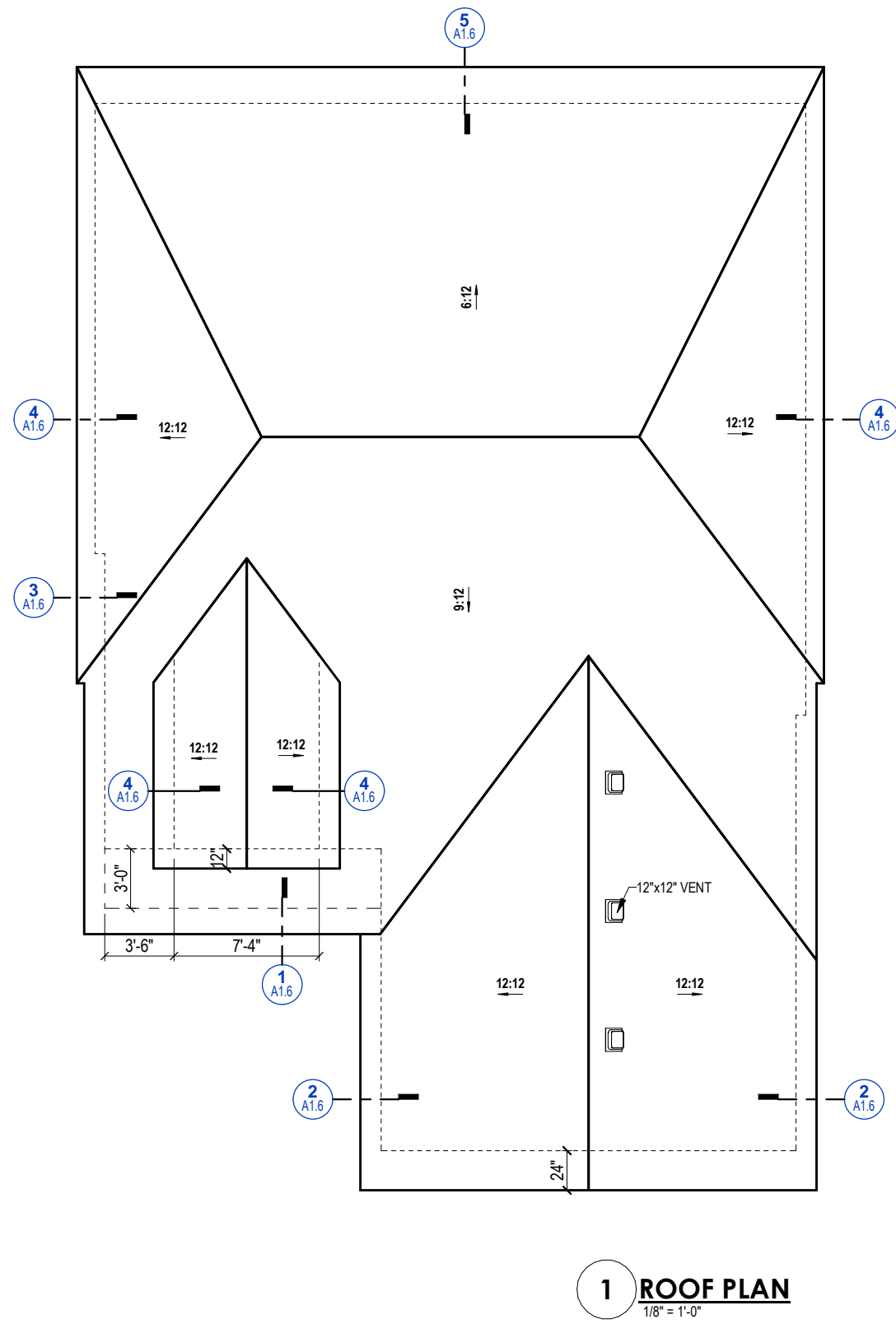
8 BATH 2
1/4" = 1'-0"



9 STAIR WALL
1/4" = 1'-0"

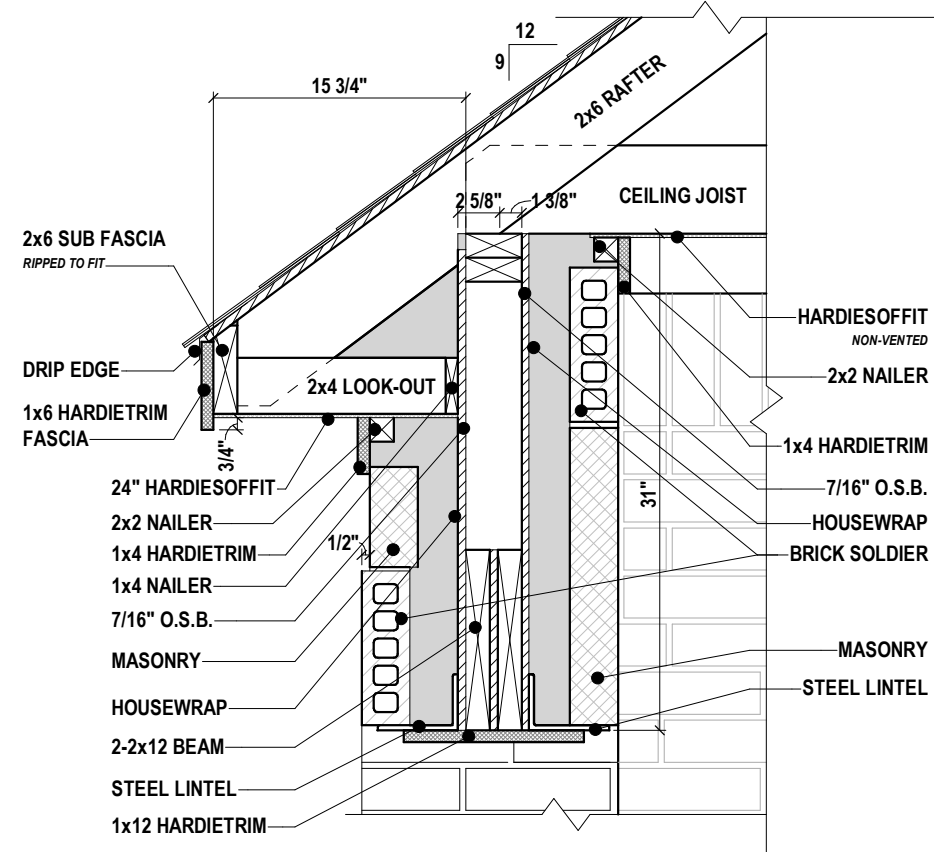


KNEE WALL DETAIL

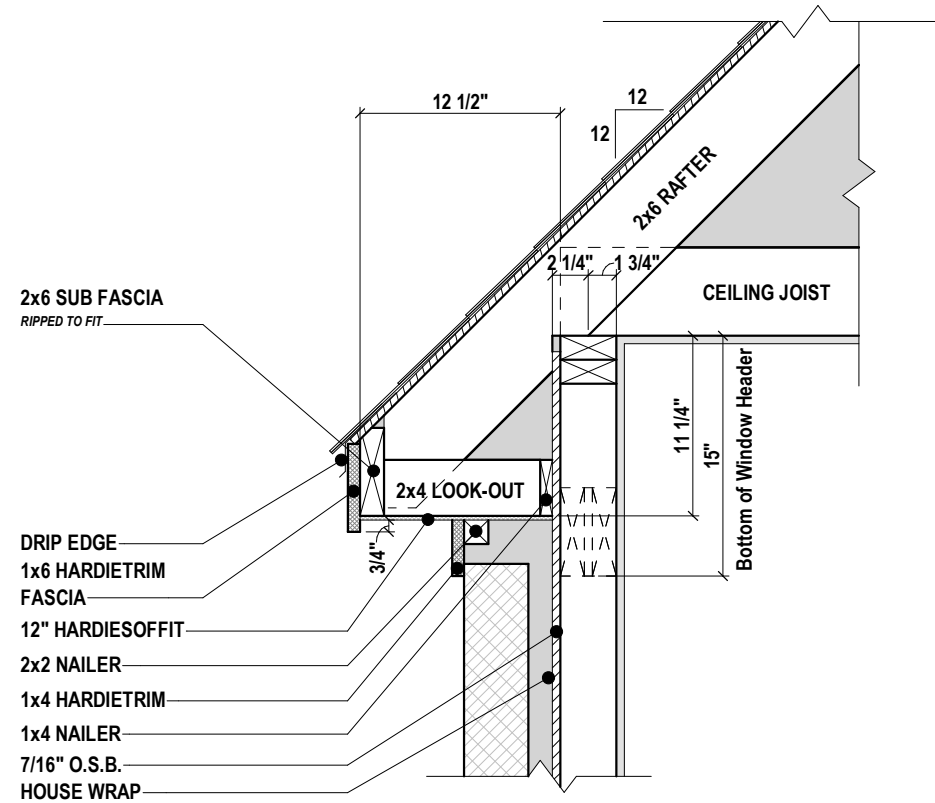


SOFFIT LEGEND

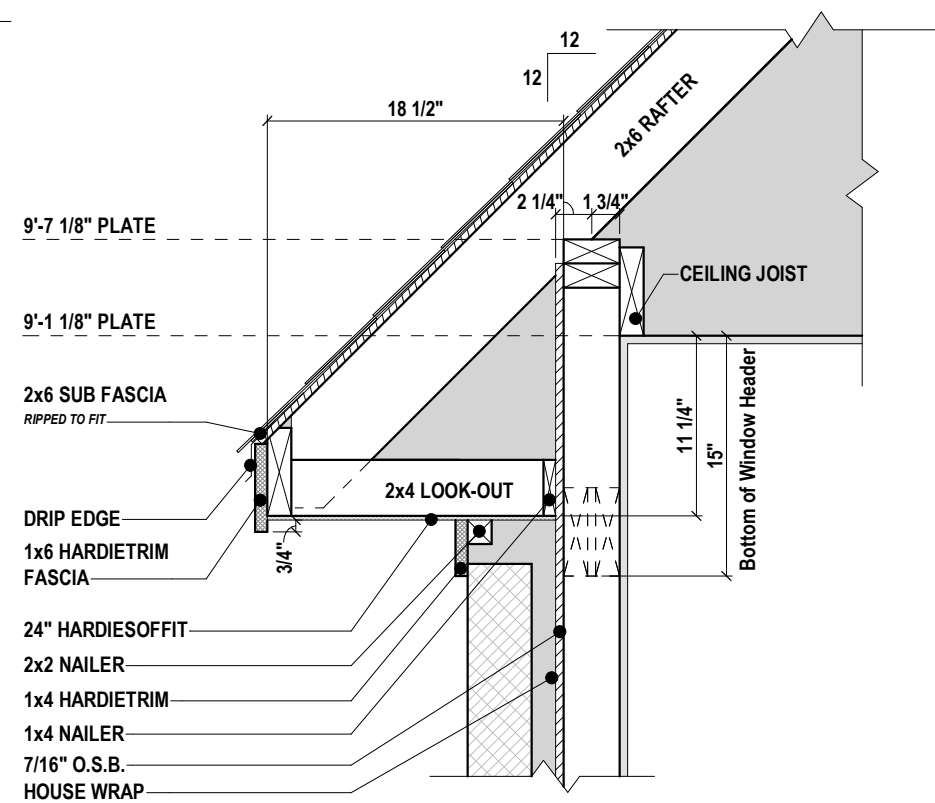
	VENTED SOFFIT
	NON VENTED SOFFIT



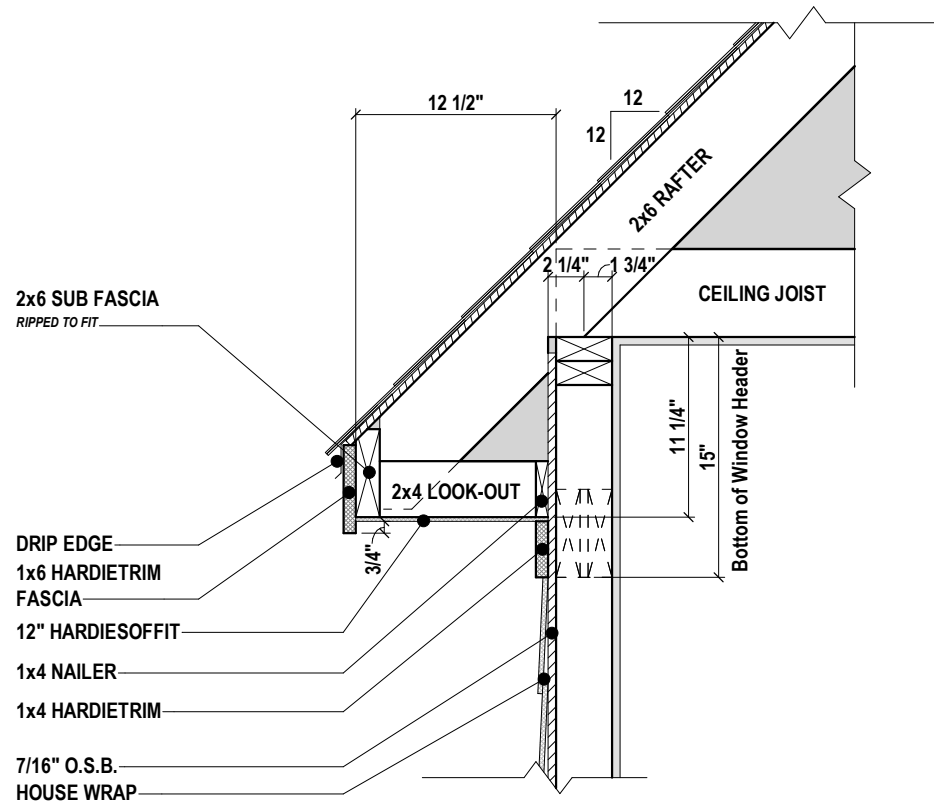
1 FRONT PORCH CORNICE
1" = 1'-0"



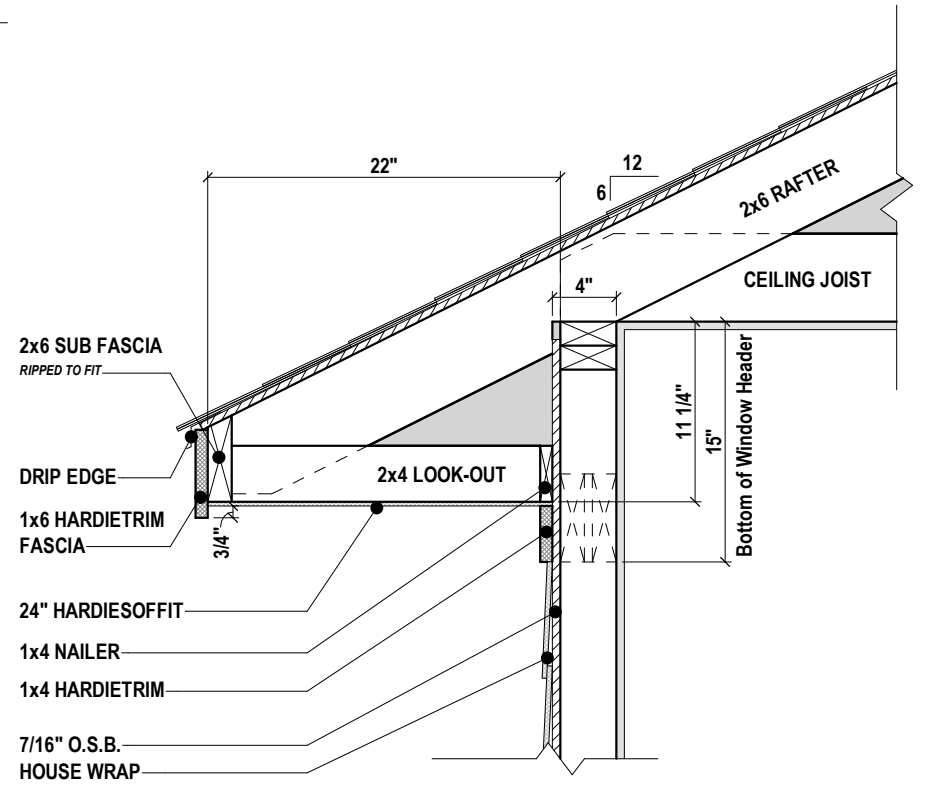
2 12-12 MASONRY CORNICE
1" = 1'-0"



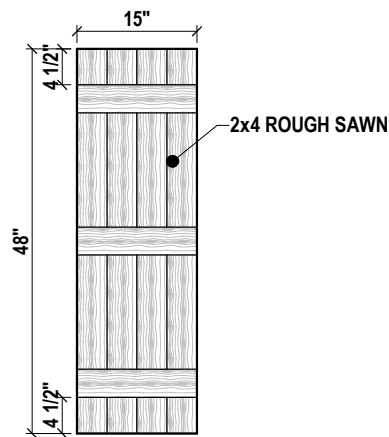
3 12-12 MASONRY CORNICE
1" = 1'-0"



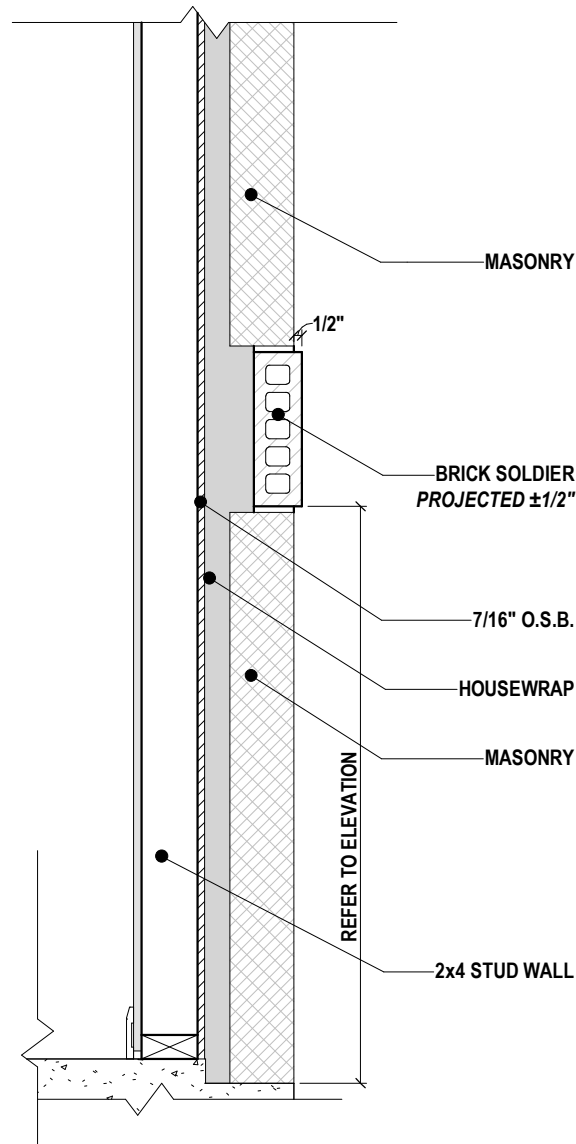
4 12-12 CORNICE
1" = 1'-0"



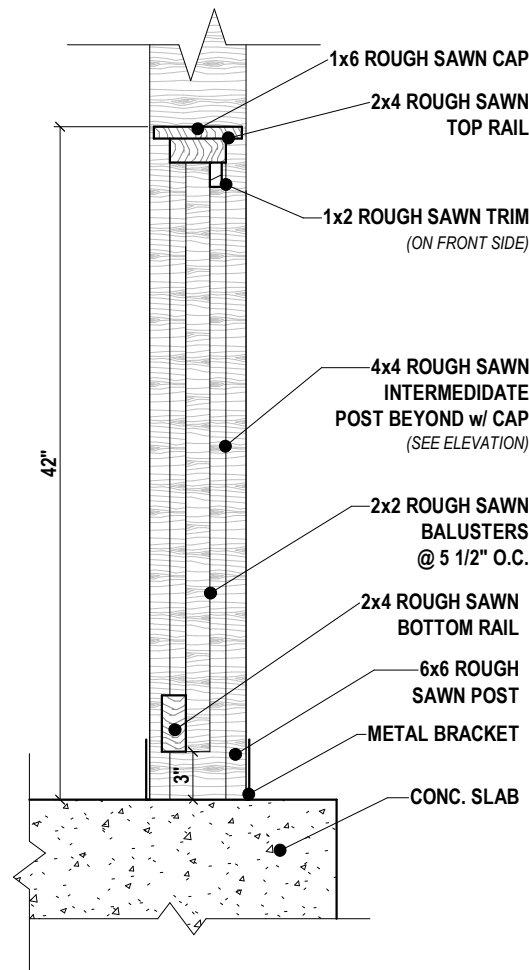
5 6-12 CORNICE
1" = 1'-0"



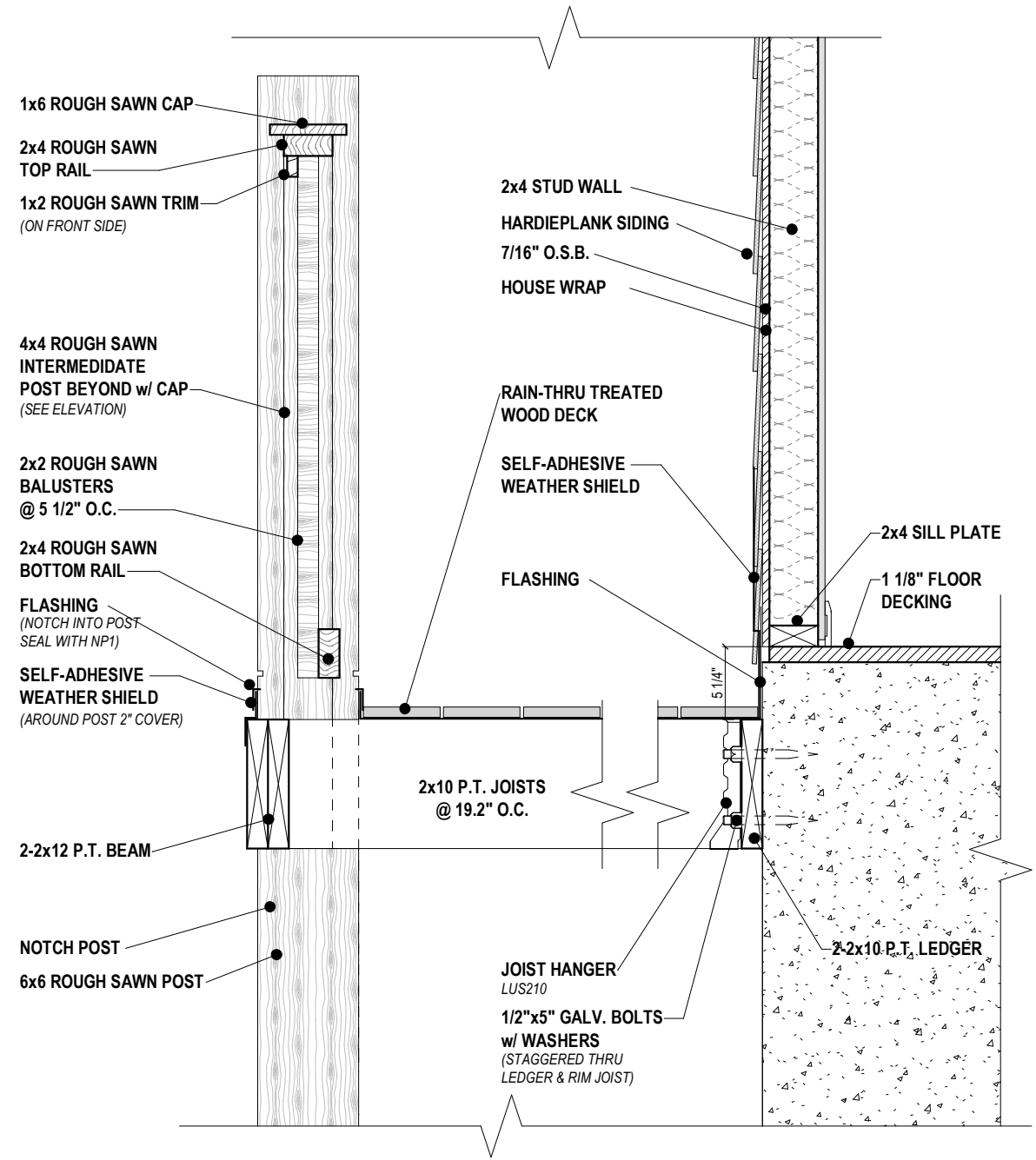
6 SHUTTER DETAIL
1/2" = 1'-0"



7 BRICK SOLDIER DETAIL
1" = 1'-0"



8 CONCRETE PORCH RAIL DETAIL
1" = 1'-0"



9 WALK - OUT DECK DETAIL
1" = 1'-0"

Adjacent Housing Attributes

Source: RCAD

Address	Year Built	Living Area	Accessory Building SF	Exterior Materials
102 Mischief Lane	2000	2,654	-	Brick and HardiBoard
104 Mischief Lane	1990	2,097	-	Brick and Stone
105 Mischief Lane	2001	2,063	-	Brick
106 Mischief Lane	1995	2,295	-	Brick and Siding
108 Mischief Lane	2003	4,000	-	Brick and Stone
109 Mischief Lane	1994	2,550	-	Brick and Siding
110 Mischief Lane	N/A	N/A	N/A	N/A
112 Mischief Lane	2015	3,613	-	Brick and Stone
114 Mischief Lane	2005	3,120	-	Brick and Stone
116 Mischief Lane	2003	2,302	160	Brick and Siding
118 Mischief Lane	N/A	N/A	N/A	N/A
120 Mischief Lane	2012	2,592	-	Brick and Stone
122 Mischief Lane	2006	2,325	-	Brick and Stone
124 Mischief Lane	2006	2,854	-	Brick and Stone
125 Mischief Lane	2016	3,406	-	Brick and Stone
126 Mischief Lane	1995	3,124	-	Brick
127 Mischief Lane	2000	2,004	-	Brick and Siding
128 Mischief Lane	2002	2,357	-	Brick and Stone
129 Mischief Lane	1995	2,246	-	Brick, Stone and Siding
130 Mischief Lane	2015	3,146	-	Brick and Stone
131 Mischief Lane	2002	3,147	-	Brick and Siding
132 Mischief Lane	2005	2,664	-	Brick, Stone and Stucco
Averages:	2003	2,728		



102 Mischief Lane



104 Mischief Lane



105 Mischief Lane



106 Mischief Lane



108 Mischief Lane



109 Mischief Lane



110 Mischief Lane



112 Mischief Lane



114 Mischief Lane



116 Mischief Lane



118 Mischief Lane



120 Mischief Lane



122 Mischief Lane



124 Mischief Lane



125 Mischief Lane



126 Mischief Lane



127 Mischief Lane



128 Mischief Lane



129 Mischief Lane



130 Mischief Lane



131 Mischief Lane



132 Mischief Lane

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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 0.1637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 12, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Major Rush for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1637-acre parcel of land being described as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) 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*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- 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 5TH DAY OF OCTOBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 21, 2020

2nd Reading: October 5, 2020

Exhibit 'A'
Location Map and Survey

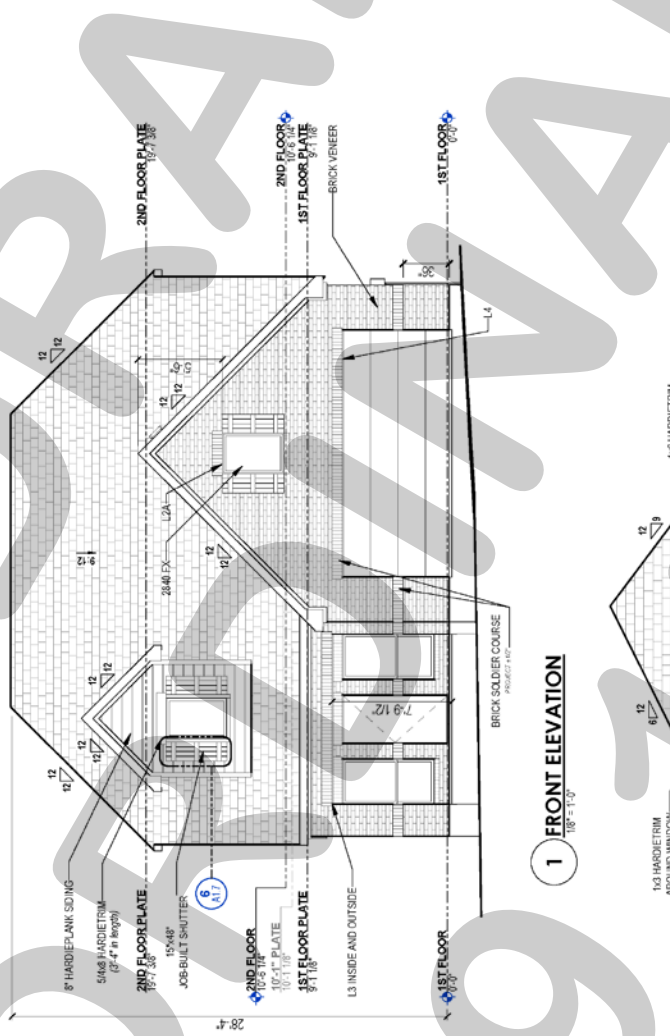
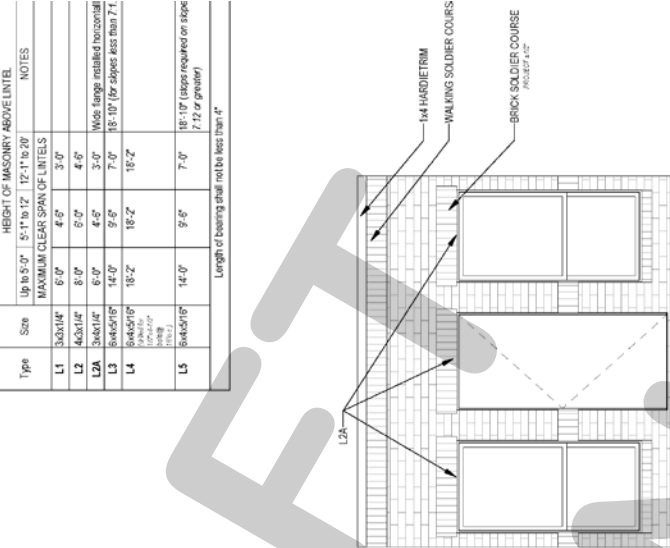
Address: 118 Mischief Lane

Legal Description: Lot 12, Block A, Chandler's Landing, Phase 20

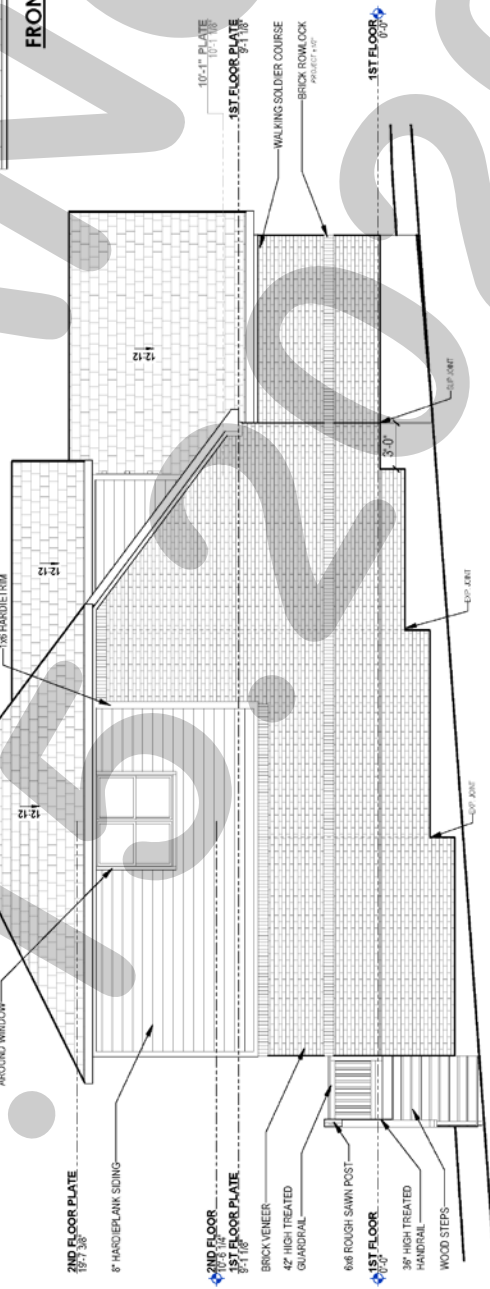


**Exhibit 'C':
Building Elevations**

STEEL LINTEL SELECTION			
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL	
		5'-11" to 12'	12'-1" to 20'
		NOTES	
MAXIMUM CLEAR SPAN OF LINTELS			
L1	30X14"	4'-6"	3'-0"
L2	40X14"	5'-0"	4'-0"
L3	30x16"	6'-0"	5'-0"
L4	36x16"	14'-0"	9'-6"
L5	36x16"	18'-2"	15'-2"
Length of bearing shall not be less than 4"			



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



2 LEFT ELEVATION
1/8" = 1'-0"

Gamez, Angelica

From: Sternes, Carolyn <sternes@tilsonhome.com>
Sent: Friday, September 11, 2020 10:47 AM
To: Miller, Ryan; Gamez, Angelica
Subject: RE: Project Comments: Z2020-034 - Request to Withdraw Case for SUP

Good morning Ryan-

We, Tilson Custom Homes on the behalf of Major Rush, formally request the withdraw of our case for the SUP at 118 Mischief Lane, due to our current designs being in violation to the HOA recorded restrictions.

Please let me know if you need any additional information.

Thanks,
Carolyn Sternes
Tilson Homes
411 Durham Dr.
Houston, Texas 77007
713-293-3104

sternes@tilsonhome.com

-----Original Message-----

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, September 8, 2020 3:32 PM
To: Sternes, Carolyn <sternes@tilsonhome.com>; Gamez, Angelica <AGamez@rockwall.com>
Subject: RE: Project Comments: Z2020-034

Carolyn ... We need to know for sure if we are taking the request forward or not. Please also understand that the City Council will still need to take action to withdraw the case (there is no reason that they shouldn't approve the withdraw, but I wanted to make sure that you understood that it will still be on the agenda regardless). When you find out for sure if you are taking the case forward or not please let us know, and if you decide to withdraw we will need a withdraw letter. Thanks and let me know if you have any questions. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING * PLANNING & ZONING DIVISION * CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET * ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD