



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 118 Blanche, Rockwall TX 75032

SUBDIVISION: Rockwall Lake Properties Development LOT: 837-A BLOCK: \_\_\_\_\_

GENERAL LOCATION: County Line Rd, across from baseball field

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

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: Single-family residential PROPOSED USE: Residential

ACREAGE: 0.167 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input type="checkbox"/> OWNER	<u>MBA Custom Homes</u>	<input type="checkbox"/> APPLICANT	<u>MBA Custom Homes</u>
CONTACT PERSON	<u>Kevin Osornio</u>	CONTACT PERSON	<u>Kevin Osornio</u>
ADDRESS	<u>430 Renee</u>	ADDRESS	<u>430 Renee</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	<u>972-672-7978</u>	PHONE	<u>972-672-7978</u>
E-MAIL	<u>oskevest95@yahoo.com</u>	E-MAIL	<u>oskevest95@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

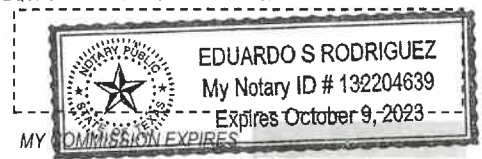
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

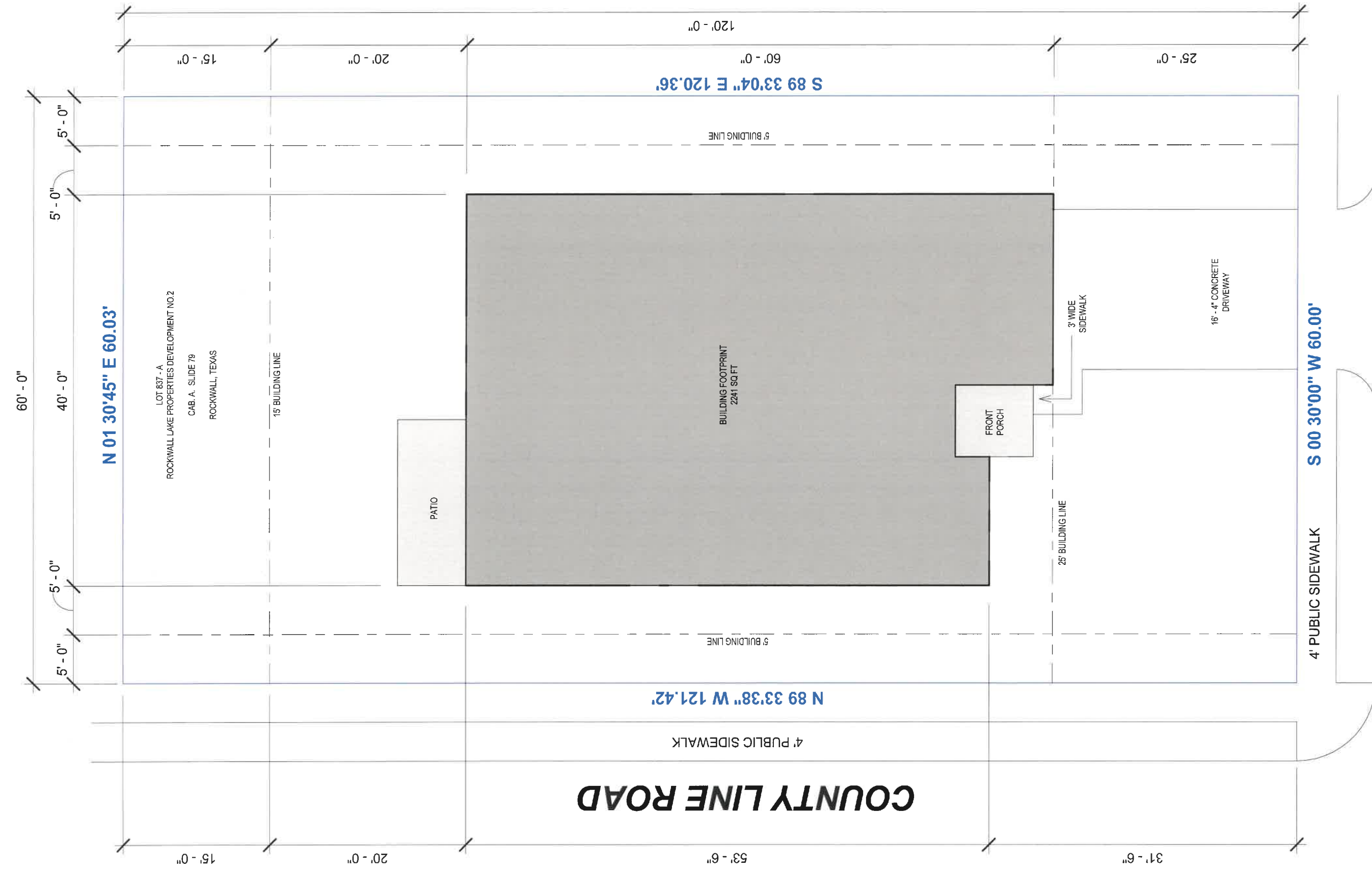
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 43.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF February 2023

OWNER'S SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_





**BLANCHE DR.**

1 118 BLANCHE DR. - SITE PLAN  
1" = 10'-0"

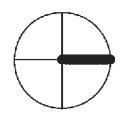
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

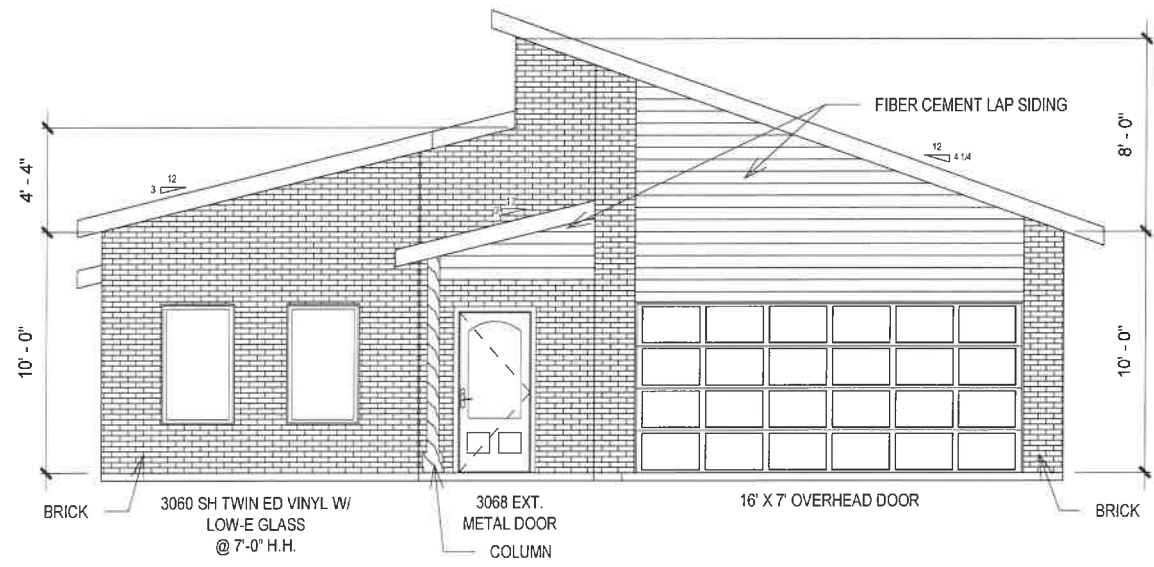
OWNER:  
OCTAVIO GALLEGOS



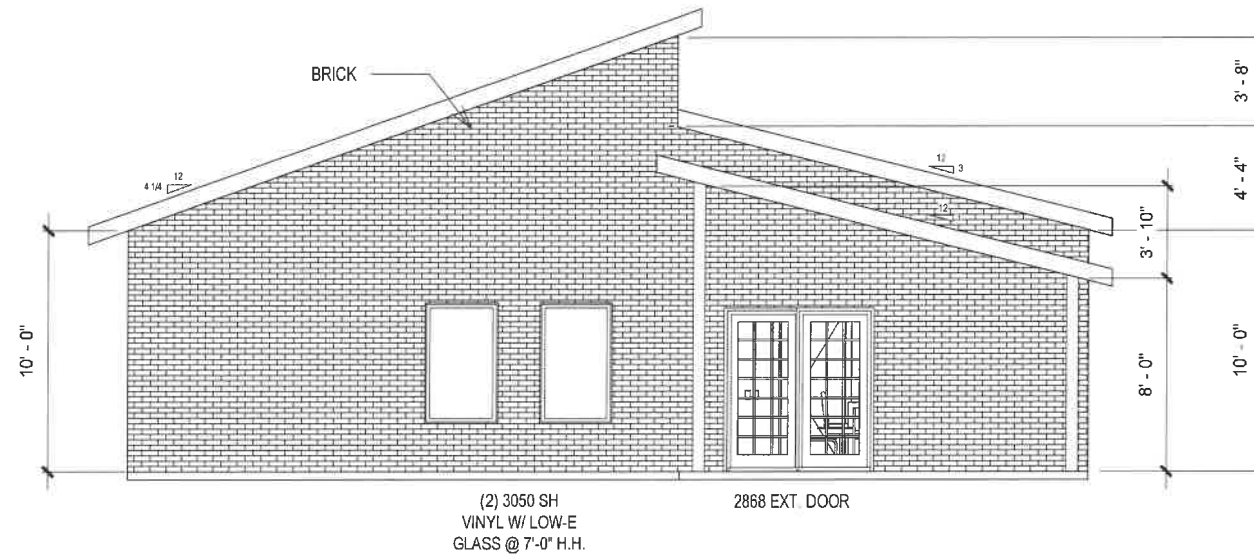
PROJECT NO 11.01  
DATE 05/22/2022

Site Plan

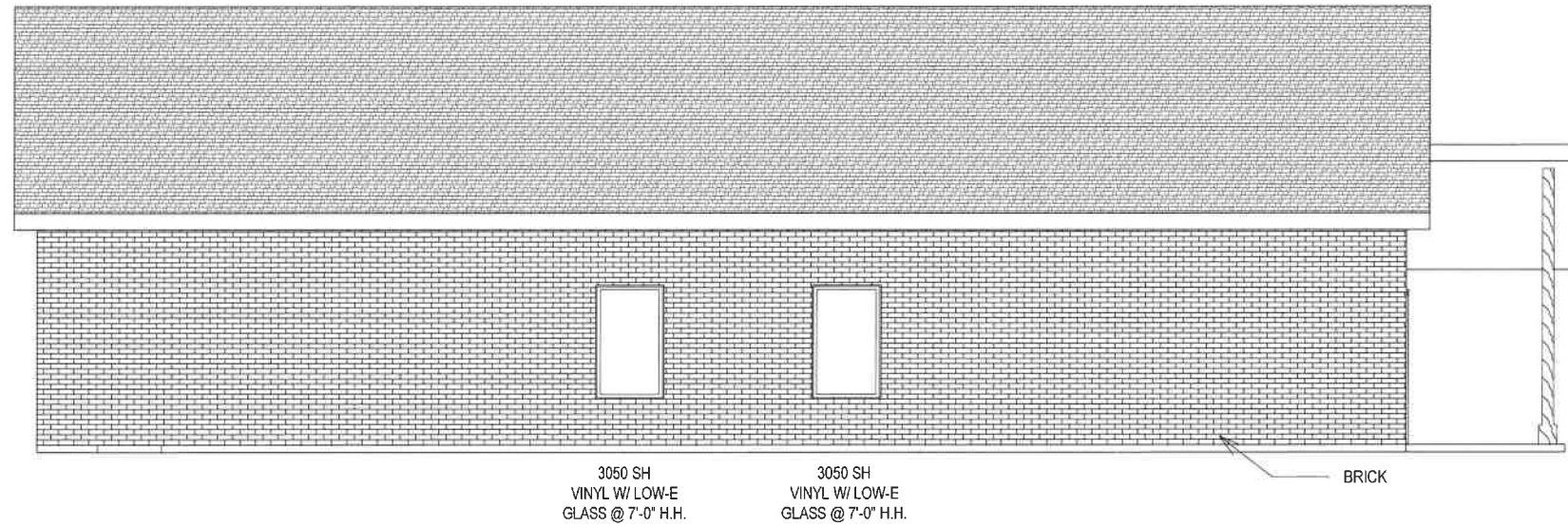
**A-003**



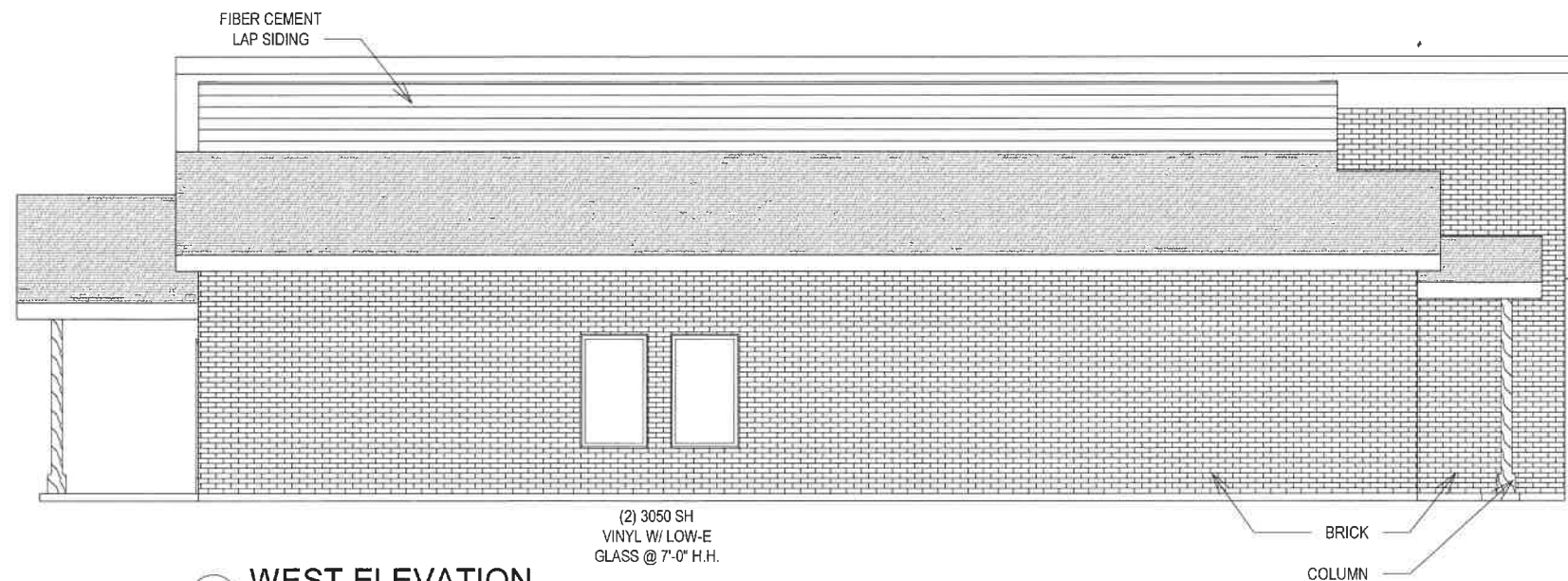
4 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



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



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

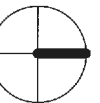
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

OWNER:  
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

**A-105**



# DEVELOPMENT APPLICATION

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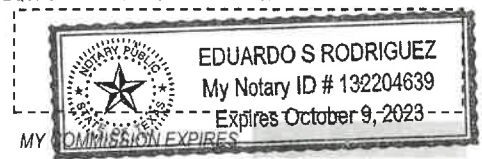
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF February 2023

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 5 10 20 30 40 Feet

Z2023-013: SUP for Residential Infill at 118 Blanche Drive



Case Location Map = 



# City of Rockwall

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

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

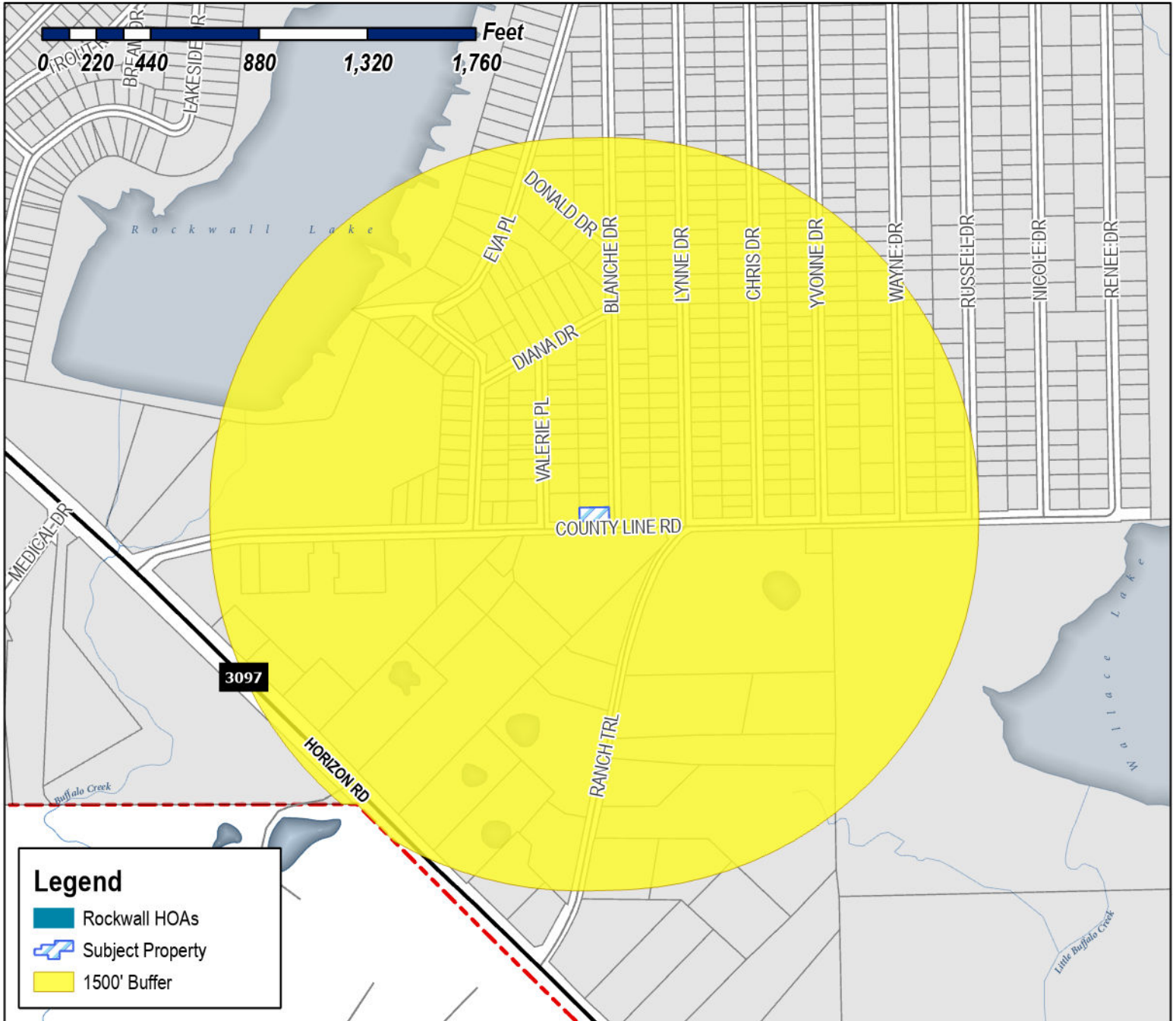




# City of Rockwall

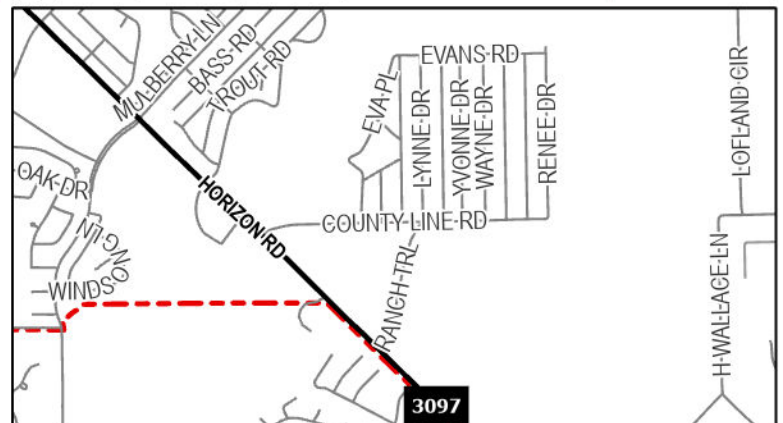
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**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023  
 For Questions on this Case Call (972) 771-7745

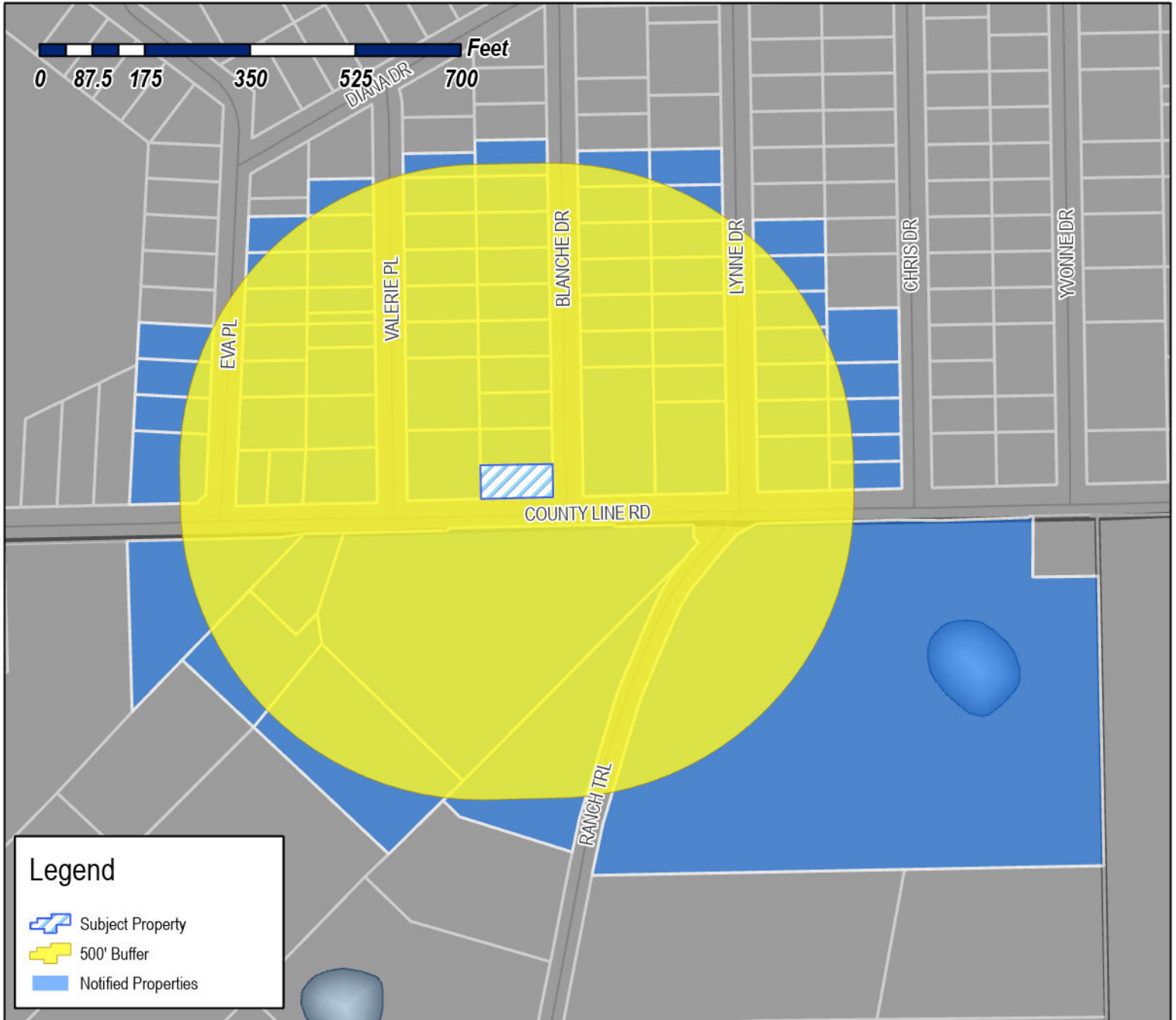




# City of Rockwall

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**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023

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





OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX  
75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX  
75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX  
75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

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

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

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

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX  
75032

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

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX  
75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX  
75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX  
75032

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

RAMIREZ PETRA  
384 COUNTY LINE RD  
ROCKWALL, TX  
75032

MONTELONGO MOISES  
135 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
810 E. DOUGHERTY DR  
GARLAND, TX  
75041

PAVON MARISOL  
132 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
178 VALERIE PL  
ROCKWALL, TX  
75032

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX  
75189

MORALES RAMIRO JR  
173 EVA PL  
ROCKWALL, TX  
75032

TOVAR JUAN GABRIEL  
202 VALERIE PL  
ROCKWALL, TX  
75032

CASTANEDA AARON JAIME CHAPELA  
154 EVA PL  
ROCKWALL, TX  
75032

DEL RIO ALBERTO & MONICA  
162 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

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

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX  
75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX  
75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
192 LYNNE DR  
ROCKWALL, TX  
75032

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

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX  
75032

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

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
115 EVA PL  
ROCKWALL, TX  
75032

SILVA JUAN C  
8766 CR 2586  
ROYSE CITY, TX  
75189

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX  
75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX  
75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX  
75169

VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX  
75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX  
75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX  
75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX  
75032

ORTEGA RUBEN  
187 EVA PL  
ROCKWALL, TX  
75032

HERNANDEZ BENJAMIN AND  
172 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
168 VALERIE PL  
ROCKWALL, TX  
75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX  
75087

OCCUPANT  
209 VALERIE PL  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PLACE  
ROCKWALL, TX  
75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX  
75032

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

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

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX  
75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX  
75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO  
80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX  
75032

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

CARDENAS IGNACIO  
147 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX  
75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX  
75040

OCCUPANT  
197 EVA PL  
ROCKWALL, TX  
75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX  
75032

JIMENEZ HERIBERTO FERRER AND  
CRISTINA MORENO SALAZAR  
192 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
411 COUNTY LINE RD  
ROCKWALL, TX  
75032

RAMIREZ RAUL & TERESA  
358 TROUT ST  
ROCKWALL, TX  
75032

RAMIREZ RAUL  
358 TROUT ST  
ROCKWALL, TX  
75032

MIRELES RAYMUNDO  
124 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
146 EVA  
ROCKWALL, TX  
75032

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX  
75087

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

MEZA FRANKIE LYNN AND  
MIRNA YADIRA GARCIA ZAPATA  
150 CHRIS DR  
ROCKWALL, TX  
75032

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
367 COUNTY LINE RD  
ROCKWALL, TX  
75032

PROSPECT PLUMBING INC  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX  
75032

MORALES RAMIRO JR  
159 EVA PL  
ROCKWALL, TX  
75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX  
75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX  
75032

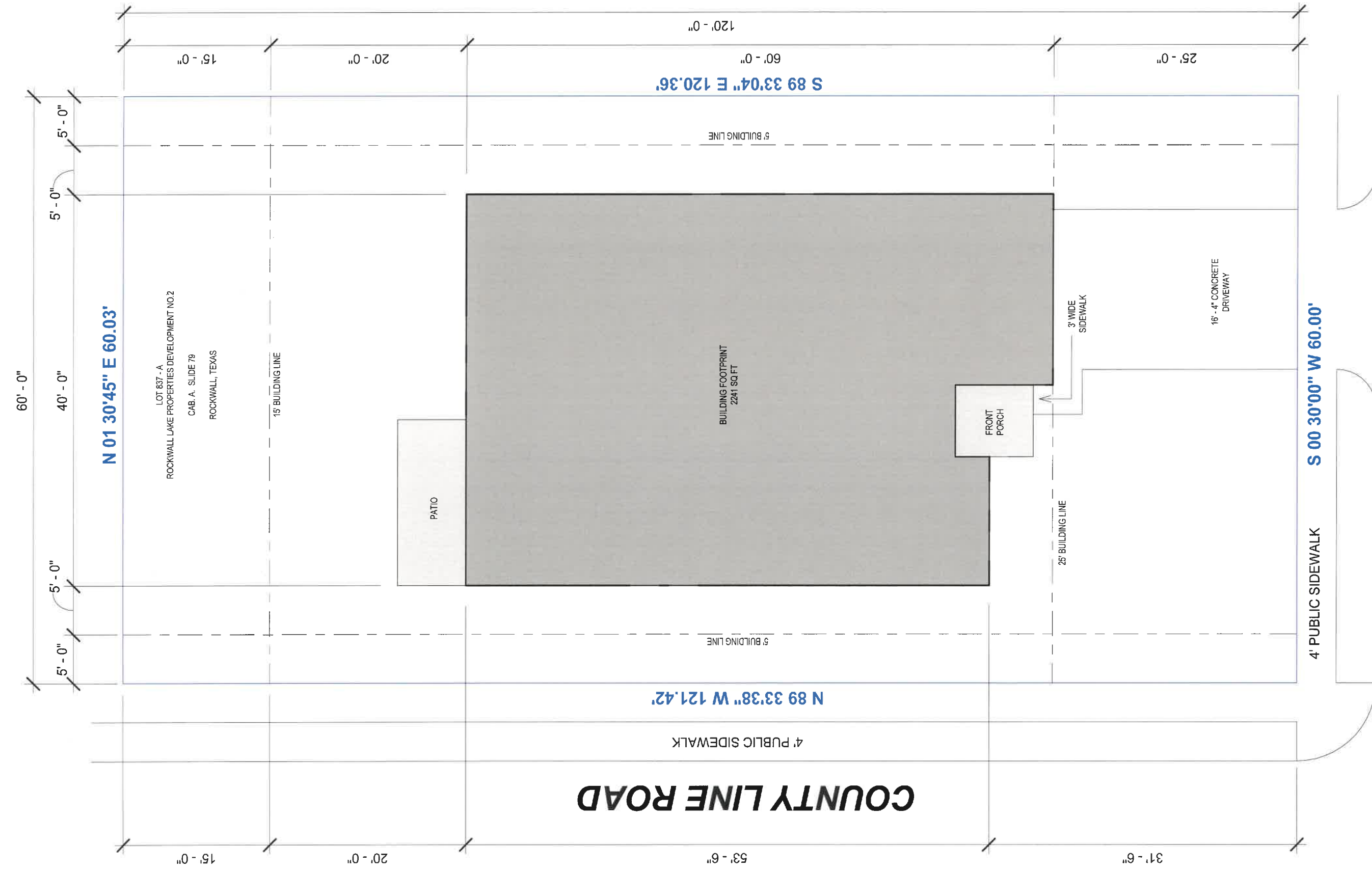
C2LA LLC  
525 E CENTERVILLE ROAD  
GARLAND, TX  
75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX  
75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
124 CHRIS DR  
ROCKWALL, TX  
75032

OCCUPANT  
787 HAIL DRIVE  
ROCKWALL, TX  
75032



**BLANCHE DR.**

1 118 BLANCHE DR. - SITE PLAN

1" = 10'-0"

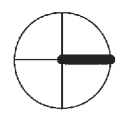
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

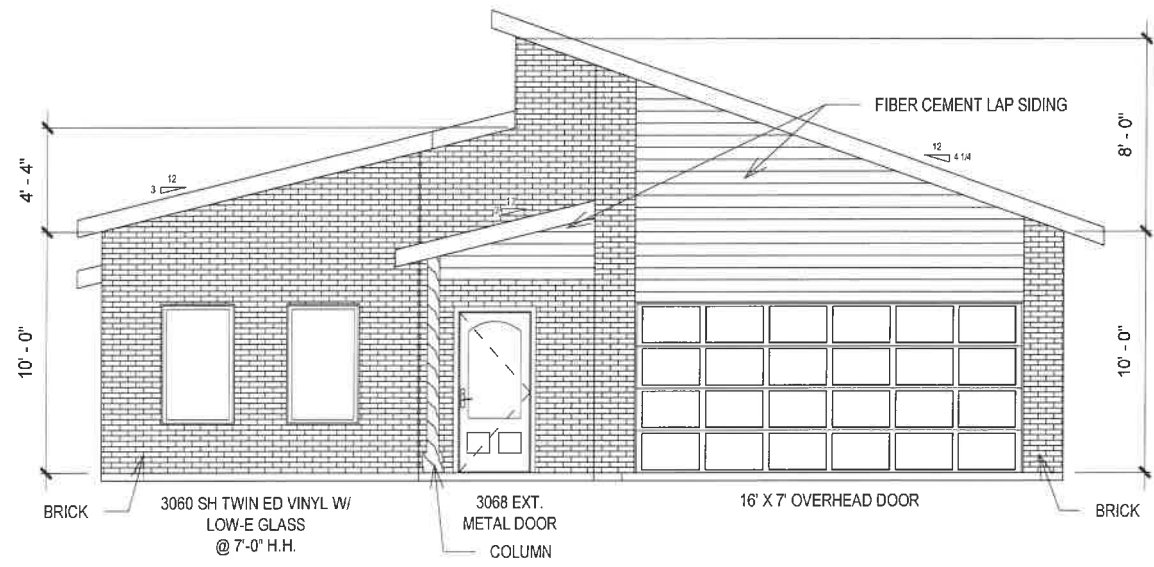
OWNER:  
OCTAVIO GALLEGOS



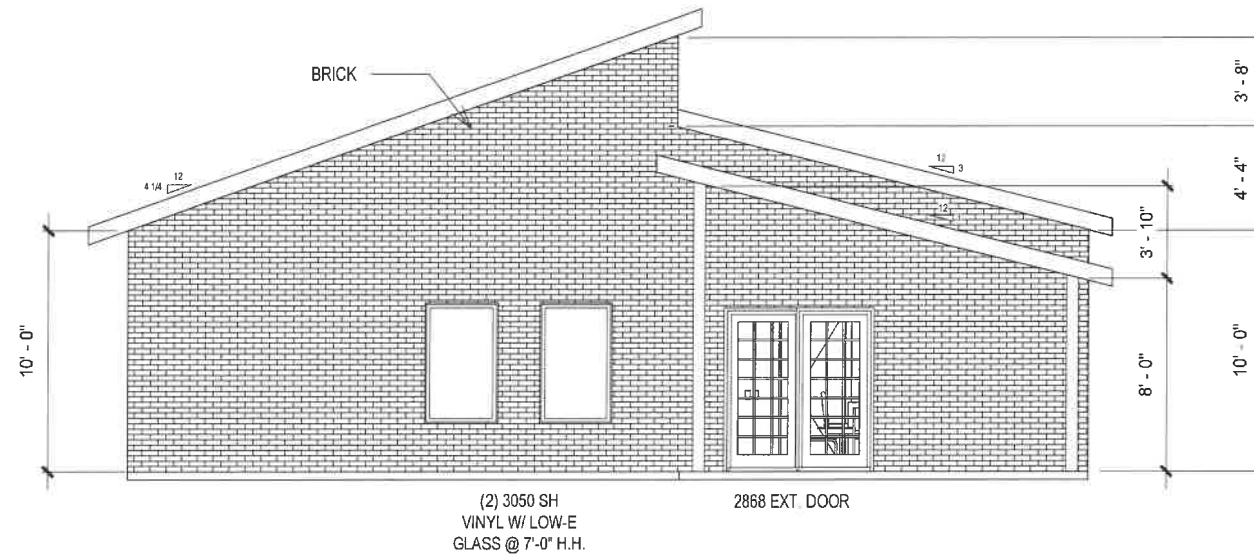
PROJECT NO 11.01  
DATE 05/22/2022

Site Plan

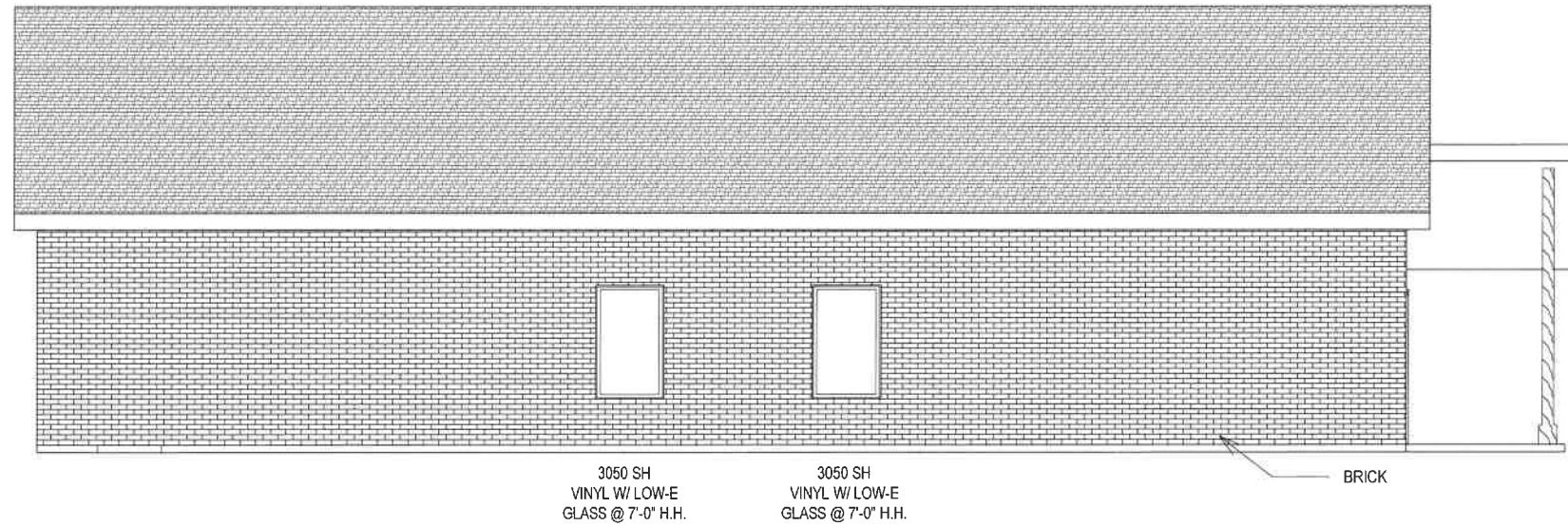
**A-003**



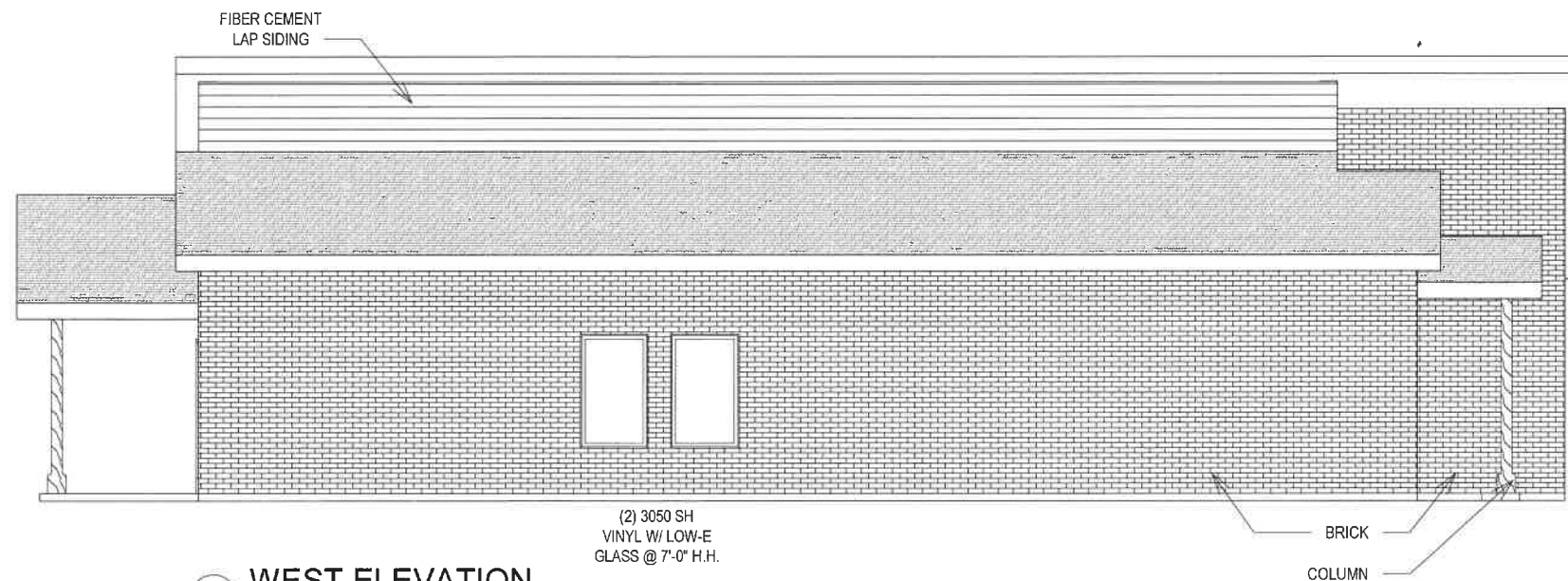
4 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



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



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

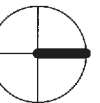
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

OWNER:  
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

**A-105**

# PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-013  
PROJECT NAME: SUP for Residential Infill at 118 Blanche Drive  
SITE ADDRESS/LOCATIONS: 118 BLANCHE DR

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-013; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 118 Blanche Drive  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, and addressed as 118 Blanche Drive.

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

M.3 For reference, include the case number (Z2023-013) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 According to Subsection 04.01(B), Lots Less Than Five (5) Acres, of Article 06, Parking and Loading, "(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." In this case the proposed garage is located an estimated eight (8) feet in front of the front façade of the proposed single-family home. This will require discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2023.

I.8 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 March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.9 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments

02/22/2023: - 10' Utility easement at the back of lot.  
 - Driveway culvert to be engineered. Min City requirement is 18" RCP with concrete headwalls.  
 - 5' minimum sidewalk and can't block drainage along Blanche.  
 - 5' Sidewalk existing along County Line.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved

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. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 118 Blanche, Rockwall TX 75032

SUBDIVISION: Rockwall Lake Properties Development LOT: 837-A BLOCK: \_\_\_\_\_

GENERAL LOCATION: County Line Rd, across from baseball field

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

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: Single-family residential PROPOSED USE: Residential

ACREAGE: 0.167 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input type="checkbox"/> OWNER	<u>MBA Custom Homes</u>	<input type="checkbox"/> APPLICANT	<u>MBA Custom Homes</u>
CONTACT PERSON	<u>Kevin Osornio</u>	CONTACT PERSON	<u>Kevin Osornio</u>
ADDRESS	<u>430 Renee</u>	ADDRESS	<u>430 Renee</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	<u>972-672-7978</u>	PHONE	<u>972-672-7978</u>
E-MAIL	<u>oskevest95@yahoo.com</u>	E-MAIL	<u>oskevest95@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

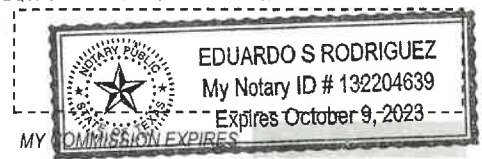
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 43.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF February 2023

OWNER'S SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_



0 5 10 20 30 40 Feet

Z2023-013: SUP for Residential Infill at 118 Blanche Drive



BLANCHE DR

COUNTY LINE RD

C

Case Location Map = 



# City of Rockwall

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

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

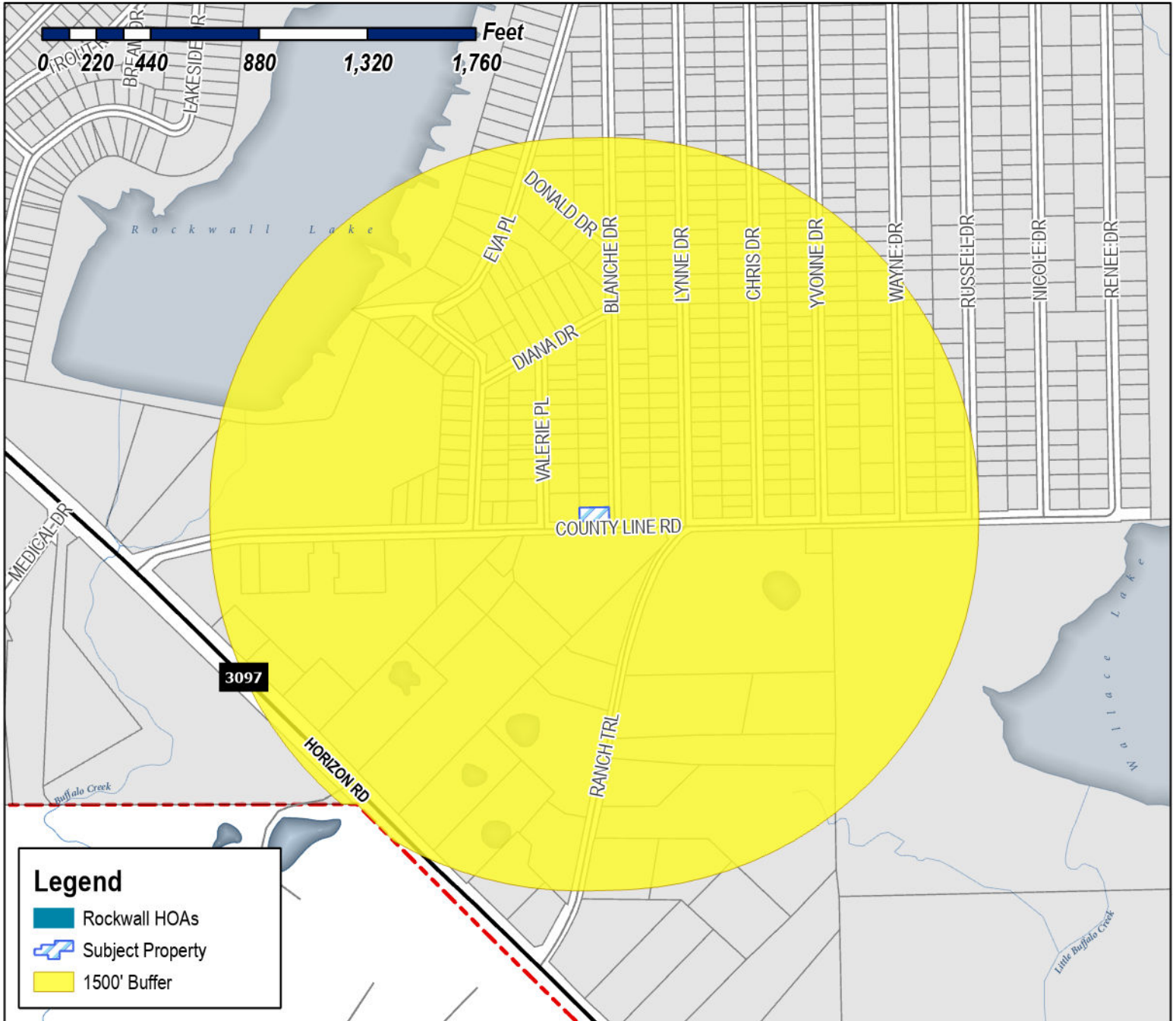




# City of Rockwall

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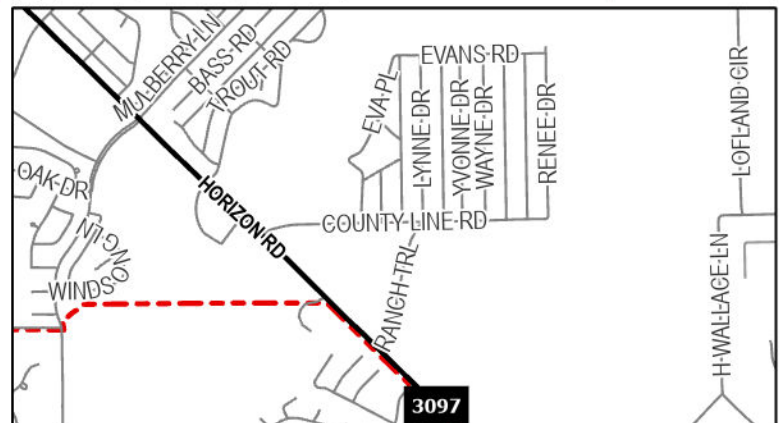


### Legend

-  Rockwall HOAs
-  Subject Property
-  1500' Buffer

**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023  
 For Questions on this Case Call (972) 771-7745

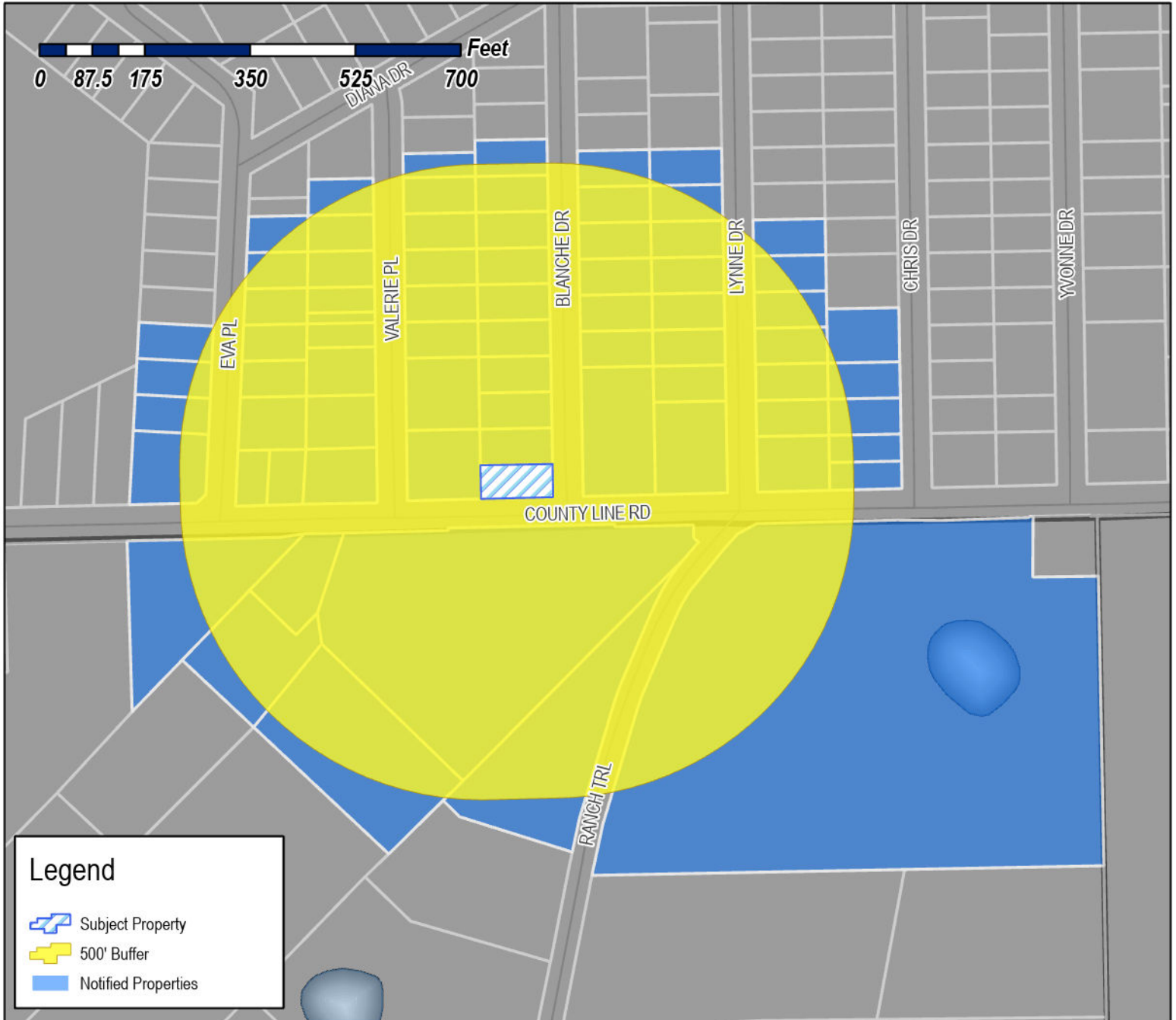




# City of Rockwall

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

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**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023  
 For Questions on this Case Call: (972) 771-7746



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX  
75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX  
75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX  
75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

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

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

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

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX  
75032

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

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX  
75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX  
75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX  
75032

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

RAMIREZ PETRA  
384 COUNTY LINE RD  
ROCKWALL, TX  
75032

MONTELONGO MOISES  
135 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
810 E. DOUGHERTY DR  
GARLAND, TX  
75041

PAVON MARISOL  
132 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
178 VALERIE PL  
ROCKWALL, TX  
75032

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX  
75189

MORALES RAMIRO JR  
173 EVA PL  
ROCKWALL, TX  
75032

TOVAR JUAN GABRIEL  
202 VALERIE PL  
ROCKWALL, TX  
75032

CASTANEDA AARON JAIME CHAPELA  
154 EVA PL  
ROCKWALL, TX  
75032

DEL RIO ALBERTO & MONICA  
162 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

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

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX  
75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX  
75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
192 LYNNE DR  
ROCKWALL, TX  
75032

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

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX  
75032

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

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
115 EVA PL  
ROCKWALL, TX  
75032

SILVA JUAN C  
8766 CR 2586  
ROYSE CITY, TX  
75189

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX  
75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX  
75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX  
75169

VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX  
75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX  
75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX  
75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX  
75032

ORTEGA RUBEN  
187 EVA PL  
ROCKWALL, TX  
75032

HERNANDEZ BENJAMIN AND  
172 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
168 VALERIE PL  
ROCKWALL, TX  
75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX  
75087

OCCUPANT  
209 VALERIE PL  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PLACE  
ROCKWALL, TX  
75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX  
75032

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

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

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX  
75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX  
75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO  
80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX  
75032

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

CARDENAS IGNACIO  
147 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX  
75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX  
75040

OCCUPANT  
197 EVA PL  
ROCKWALL, TX  
75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX  
75032

JIMENEZ HERIBERTO FERRER AND  
CRISTINA MORENO SALAZAR  
192 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
411 COUNTY LINE RD  
ROCKWALL, TX  
75032

RAMIREZ RAUL & TERESA  
358 TROUT ST  
ROCKWALL, TX  
75032

RAMIREZ RAUL  
358 TROUT ST  
ROCKWALL, TX  
75032

MIRELES RAYMUNDO  
124 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
146 EVA  
ROCKWALL, TX  
75032

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX  
75087

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

MEZA FRANKIE LYNN AND  
MIRNA YADIRA GARCIA ZAPATA  
150 CHRIS DR  
ROCKWALL, TX  
75032

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
367 COUNTY LINE RD  
ROCKWALL, TX  
75032

PROSPECT PLUMBING INC  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX  
75032

MORALES RAMIRO JR  
159 EVA PL  
ROCKWALL, TX  
75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX  
75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX  
75032

C2LA LLC  
525 E CENTERVILLE ROAD  
GARLAND, TX  
75041

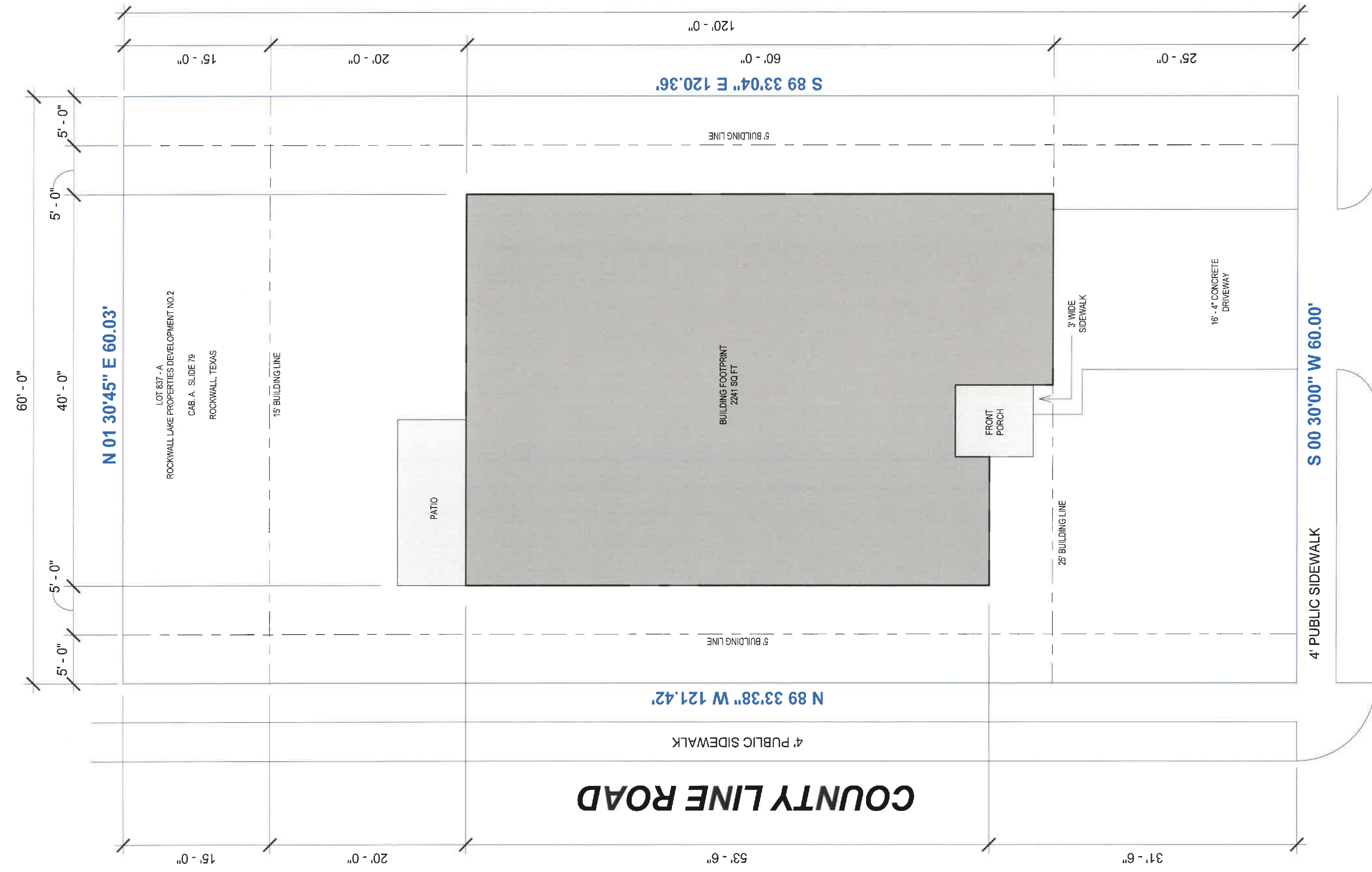
OCCUPANT  
405 RANCH TRL  
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75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
124 CHRIS DR  
ROCKWALL, TX  
75032

OCCUPANT  
787 HAIL DRIVE  
ROCKWALL, TX  
75032





**BLANCHE DR.**

1 118 BLANCHE DR. - SITE PLAN  
1" = 10'-0"

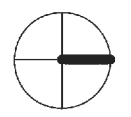
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

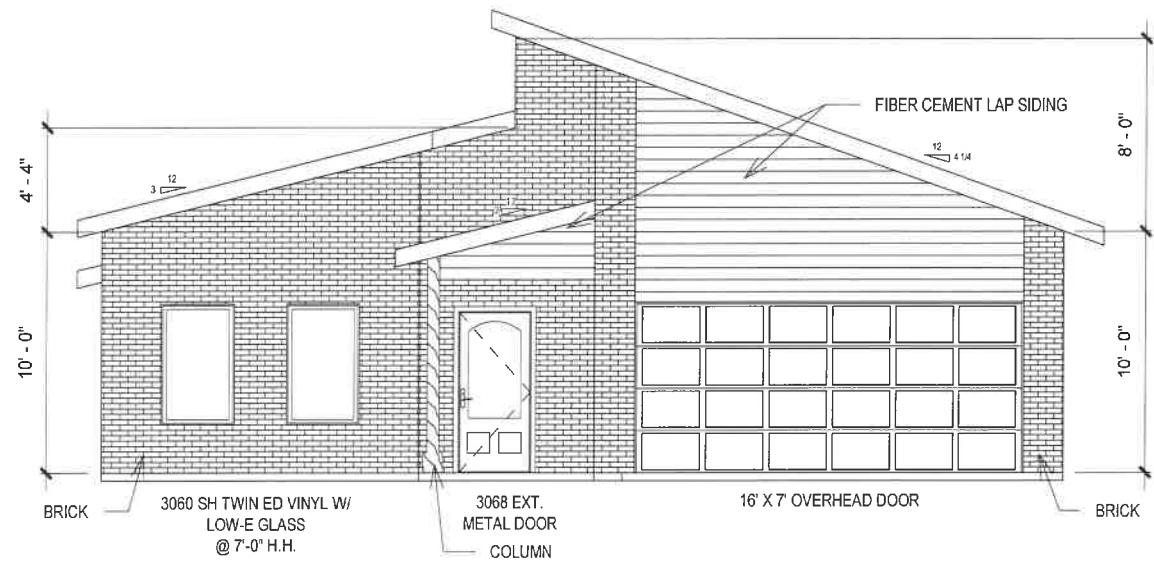
OWNER:  
OCTAVIO GALLEGOS



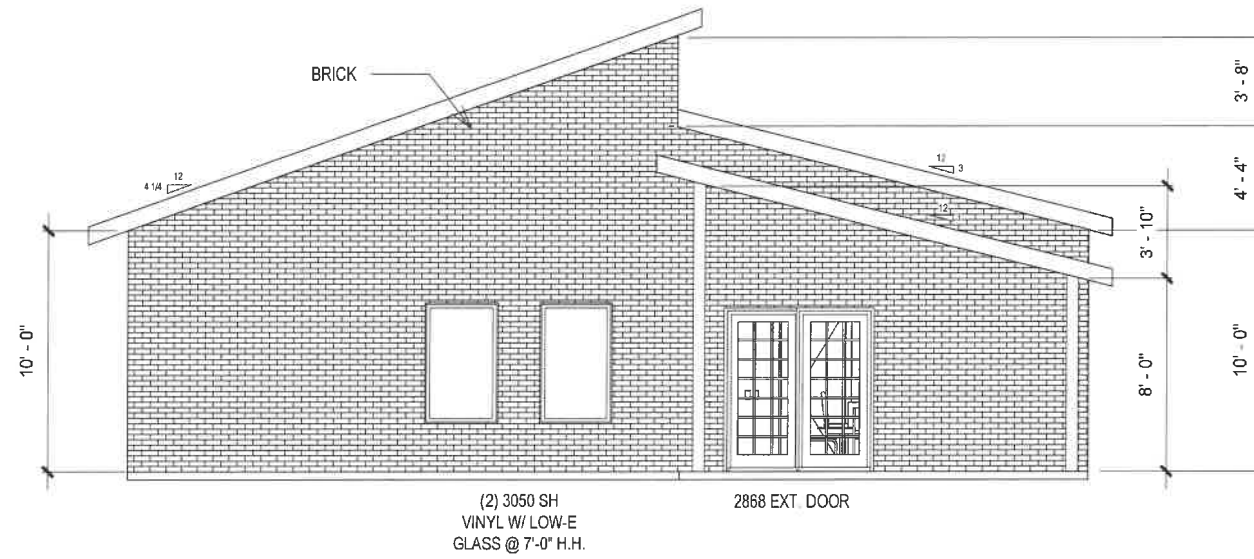
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DATE 05/22/2022

Site Plan

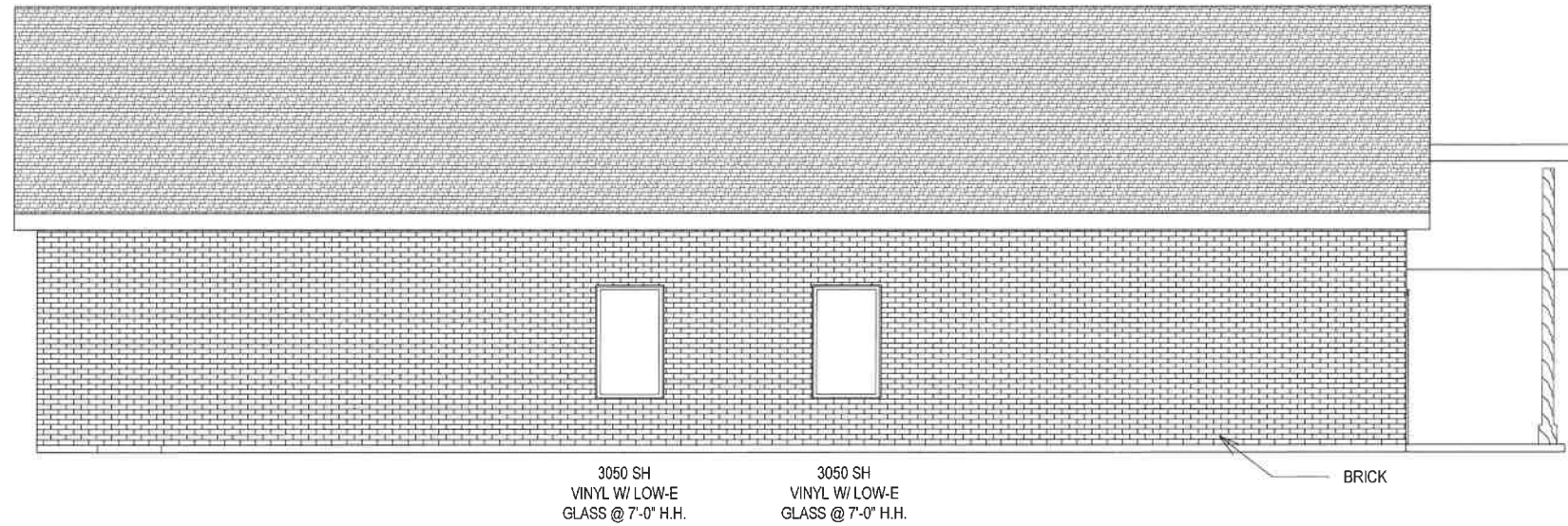
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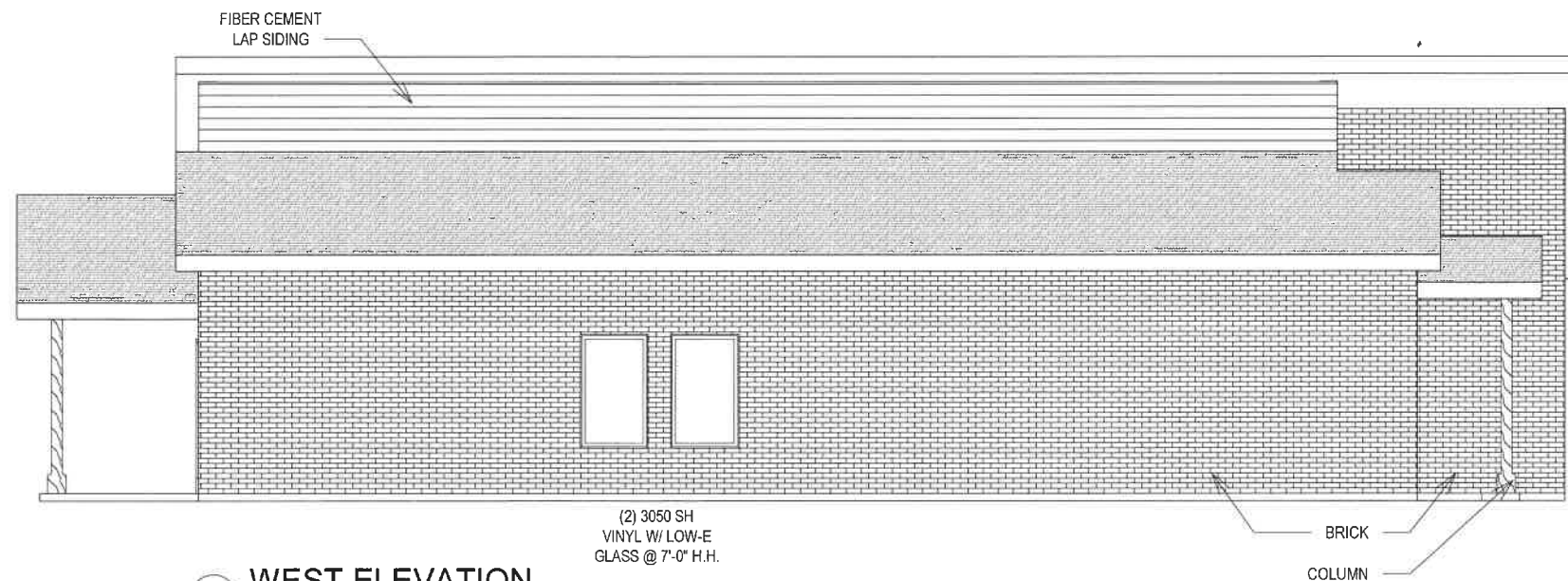
4 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



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



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

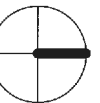
limón

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

OWNER:  
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

A-105

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 847A OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kevin Osornio of MBA Custom Homes 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 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 118 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

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

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

### **2.2 COMPLIANCE**

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

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

Address: 118 Blanche Drive

Legal Description: Lot 837A of the Lake Rockwall Estates #2 Addition





**Exhibit 'C':  
Building Elevations**

**limón**

118 BLANCHE DR.  
ROCKWALL, TX

DESIGNER:  
Daley Linn  
268441.0254  
268441.0254  
daley.linn@sun.com

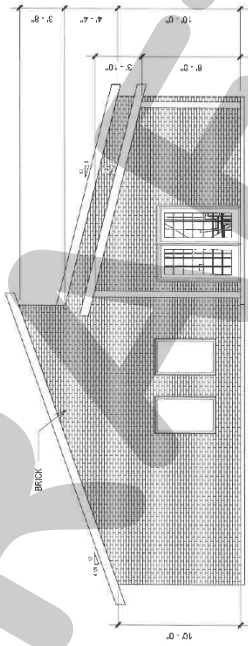
OWNER:  
OCTAVIO GALLI FOGS



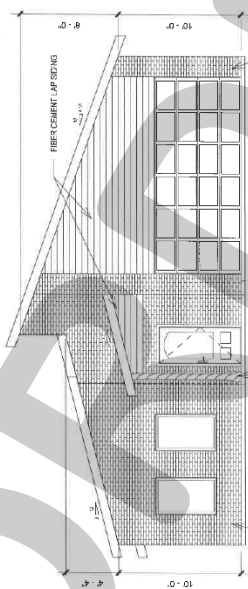
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DATE: 06/27/2022

Elevations

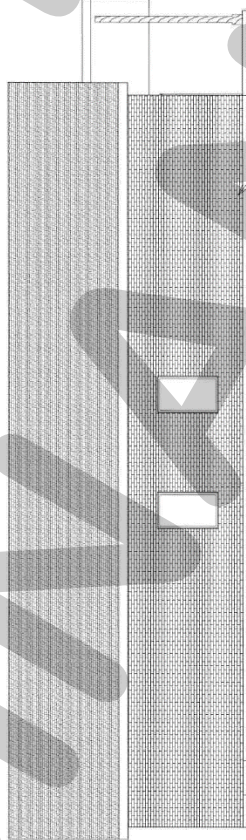
**A-105**



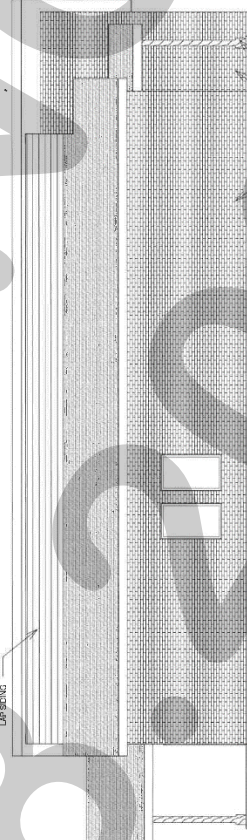
3 REAR ELEVATION  
1/8" = 1'-0"



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



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



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





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** March 14, 2023  
**APPLICANT:** Kevin Osornio; MBA Custom Homes  
**CASE NUMBER:** Z2023-013; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 118 Blanche Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 837A of the Rockwall Lake Estates #2 Addition on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on historic aerial images of the subject property, a mobile home existed on the subject property at the time of annexation; however, this structure was removed from the subject property between 2015 and 2017.

### PURPOSE

The applicant -- *Kevin Osornio of MBA Customs Homes* -- 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 Blanche Drive. The land uses adjacent to the subject property are as follows:

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

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

East: Directly east of the subject property Blanche Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that are several residential lots developed with traditional single-family homes and

modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

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

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

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

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

Housing Design and Characteristics	Existing Housing on Blanche Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) and two (2) story	One (1) Story
Building Orientation	Orientation differs.	The front elevation of the home will face onto Blanche Drive.
Year Built	1970-2021	N/A
Building SF on Property	784 SF – 1716 SF	2,241 SF
Building Architecture	Modular Homes	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	15-Feet
Building Materials	Modular Panels, Metal	Brick
Paint and Color	Tan, Blue, White, Grey & Green	N/A
Roofs	Composite Shingles & Metal	Composite Shingles
Driveways/Garages	Flat-Front Entry, Carports, and Single-Family Homes without Garages	Front Entry Garage

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’s proposed garage is oriented in front of the front façade of the proposed single-family home. Staff should point out that this is not atypical for this subdivision. A waiver to the garage orientation 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 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 75 (PD-75) [*Ordinance No. 09-37*] and the Unified Development Code (UDC).

## **NOTIFICATIONS**

On February 21, 2023, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notification in favor and one (1) in opposition of the request.

## **CONDITIONS OF APPROVAL**

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

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 118 Blanche, Rockwall TX 75032

SUBDIVISION: Rockwall Lake Properties Development LOT 837-A BLOCK \_\_\_\_\_

GENERAL LOCATION: County Line Rd, across from baseball field

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

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: Single-family residential PROPOSED USE: Residential

ACREAGE: 0.167 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input type="checkbox"/> OWNER	<u>MBA Custom Homes</u>	<input type="checkbox"/> APPLICANT	<u>MBA Custom Homes</u>
CONTACT PERSON	<u>Kevin Osornio</u>	CONTACT PERSON	<u>Kevin Osornio</u>
ADDRESS	<u>430 Renee</u>	ADDRESS	<u>430 Renee</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	<u>972-672-7978</u>	PHONE	<u>972-672-7978</u>
E-MAIL	<u>oskevest95@yahoo.com</u>	E-MAIL	<u>oskevest95@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

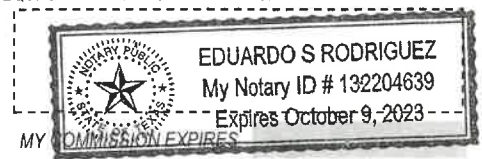
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 43.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF February 2023

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]



0 5 10 20 30 40 Feet

Z2023-013: SUP for Residential Infill at 118 Blanche Drive



COUNTY LINE RD

C

Case Location Map = 



# City of Rockwall

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

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

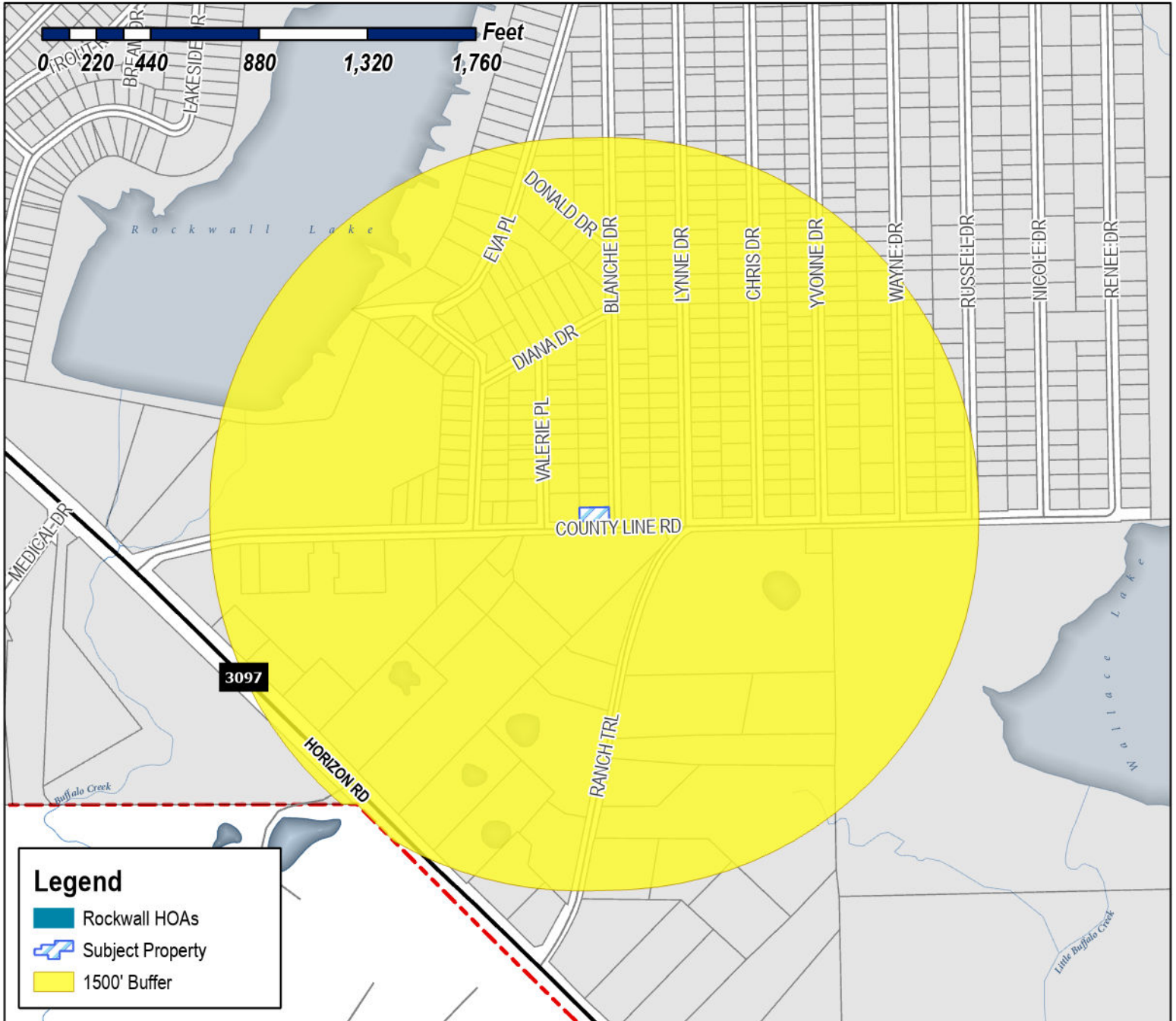




# City of Rockwall

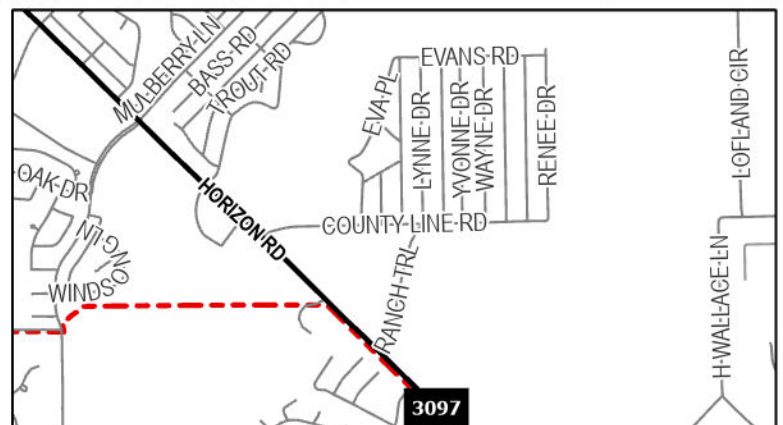
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023  
 For Questions on this Case Call (972) 771-7745

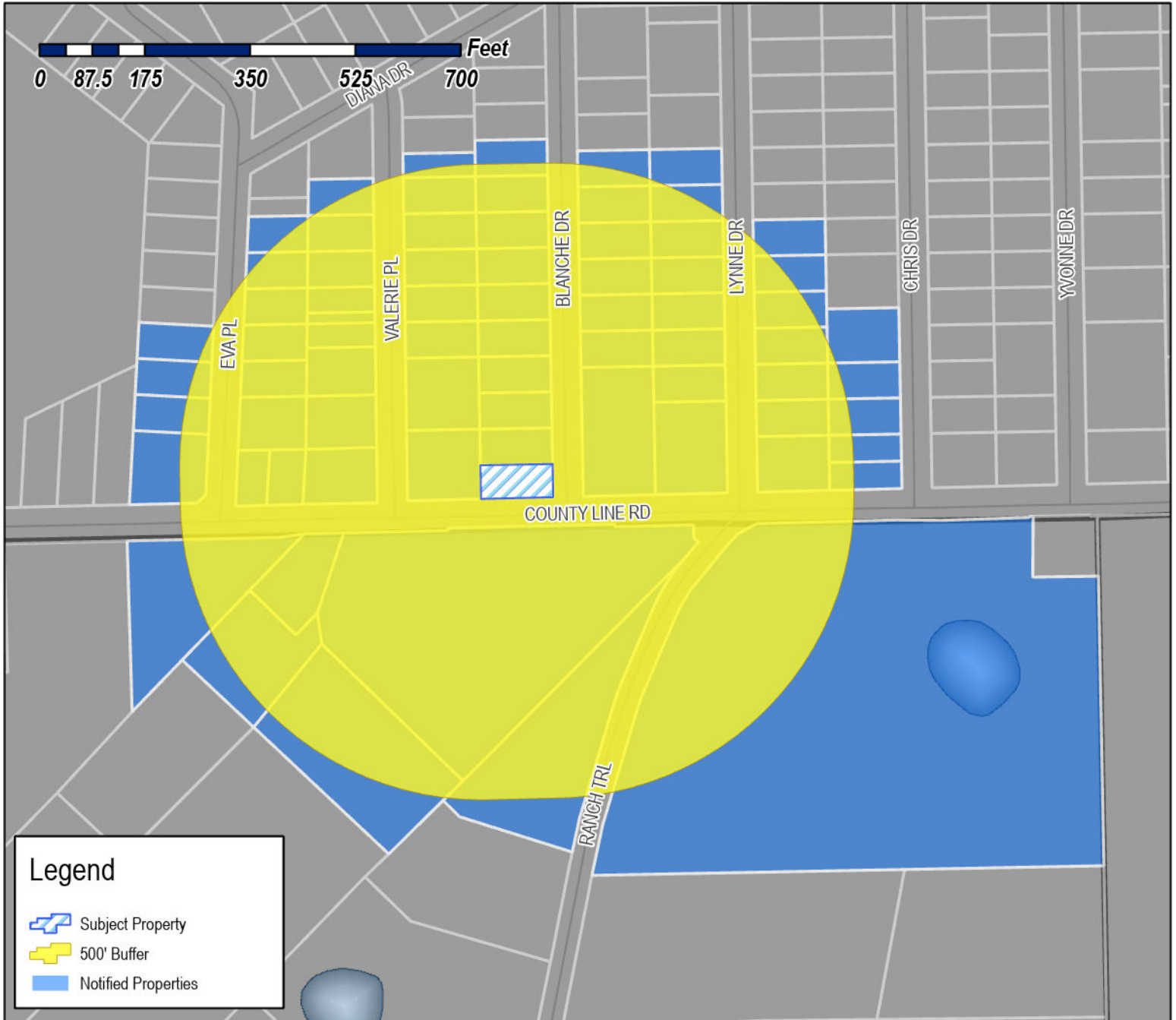




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX  
75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX  
75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX  
75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

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

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

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

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX  
75032

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

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX  
75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX  
75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX  
75032

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

RAMIREZ PETRA  
384 COUNTY LINE RD  
ROCKWALL, TX  
75032

MONTELONGO MOISES  
135 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
810 E. DOUGHERTY DR  
GARLAND, TX  
75041

PAVON MARISOL  
132 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
178 VALERIE PL  
ROCKWALL, TX  
75032



MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX  
75189

MORALES RAMIRO JR  
173 EVA PL  
ROCKWALL, TX  
75032

TOVAR JUAN GABRIEL  
202 VALERIE PL  
ROCKWALL, TX  
75032

CASTANEDA AARON JAIME CHAPELA  
154 EVA PL  
ROCKWALL, TX  
75032

DEL RIO ALBERTO & MONICA  
162 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

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

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX  
75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX  
75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
192 LYNNE DR  
ROCKWALL, TX  
75032

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

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX  
75032

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

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
115 EVA PL  
ROCKWALL, TX  
75032

SILVA JUAN C  
8766 CR 2586  
ROYSE CITY, TX  
75189

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX  
75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX  
75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX  
75169

VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX  
75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX  
75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX  
75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX  
75032

ORTEGA RUBEN  
187 EVA PL  
ROCKWALL, TX  
75032

HERNANDEZ BENJAMIN AND  
172 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
168 VALERIE PL  
ROCKWALL, TX  
75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX  
75087

OCCUPANT  
209 VALERIE PL  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PLACE  
ROCKWALL, TX  
75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX  
75032

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

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

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX  
75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX  
75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO  
80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX  
75032

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

CARDENAS IGNACIO  
147 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX  
75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX  
75040

OCCUPANT  
197 EVA PL  
ROCKWALL, TX  
75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX  
75032

JIMENEZ HERIBERTO FERRER AND  
CRISTINA MORENO SALAZAR  
192 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
411 COUNTY LINE RD  
ROCKWALL, TX  
75032

RAMIREZ RAUL & TERESA  
358 TROUT ST  
ROCKWALL, TX  
75032

RAMIREZ RAUL  
358 TROUT ST  
ROCKWALL, TX  
75032

MIRELES RAYMUNDO  
124 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
146 EVA  
ROCKWALL, TX  
75032

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX  
75087

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

MEZA FRANKIE LYNN AND  
MIRNA YADIRA GARCIA ZAPATA  
150 CHRIS DR  
ROCKWALL, TX  
75032

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
367 COUNTY LINE RD  
ROCKWALL, TX  
75032

PROSPECT PLUMBING INC  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX  
75032

MORALES RAMIRO JR  
159 EVA PL  
ROCKWALL, TX  
75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX  
75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX  
75032

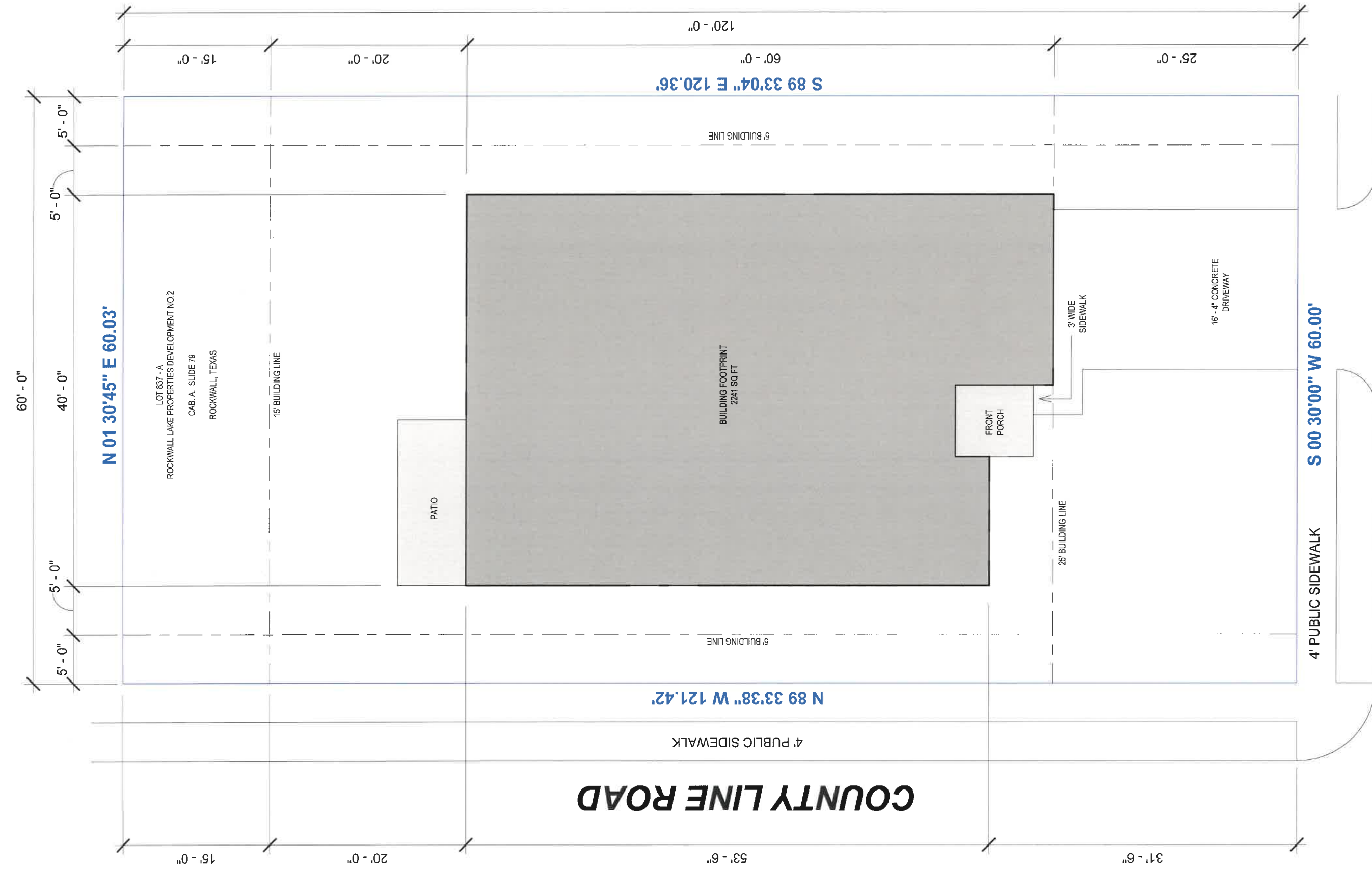
C2LA LLC  
525 E CENTERVILLE ROAD  
GARLAND, TX  
75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX  
75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
124 CHRIS DR  
ROCKWALL, TX  
75032

OCCUPANT  
787 HAIL DRIVE  
ROCKWALL, TX  
75032



**BLANCHE DR.**

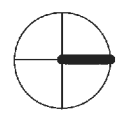
1 118 BLANCHE DR. - SITE PLAN  
1" = 10'-0"

**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

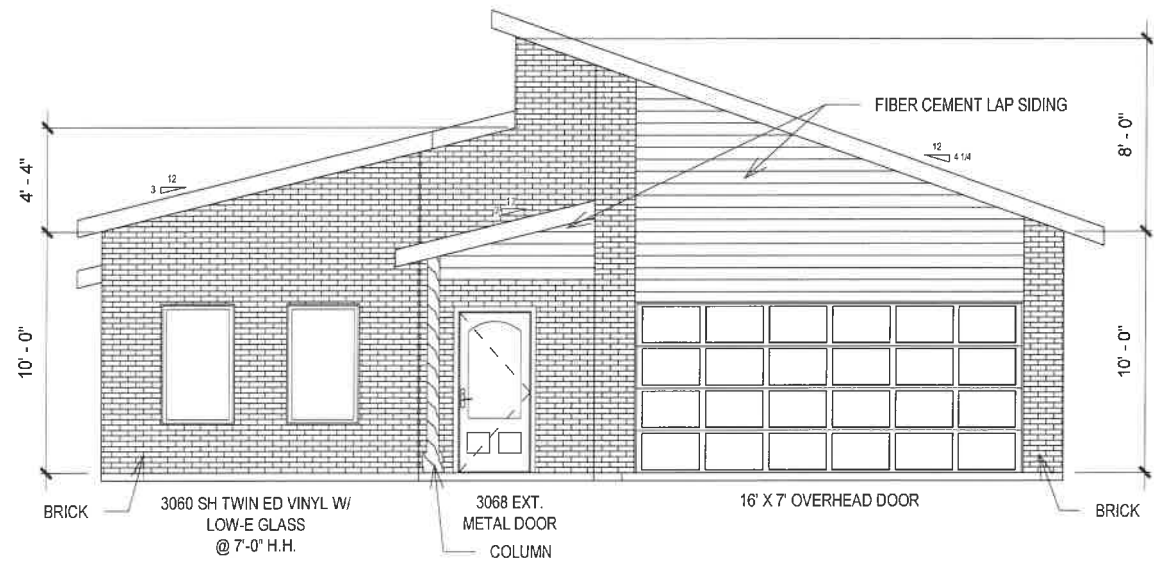
DESIGNER:  
Daisy Limon  
OWNER:  
OCTAVIO GALLEGOS



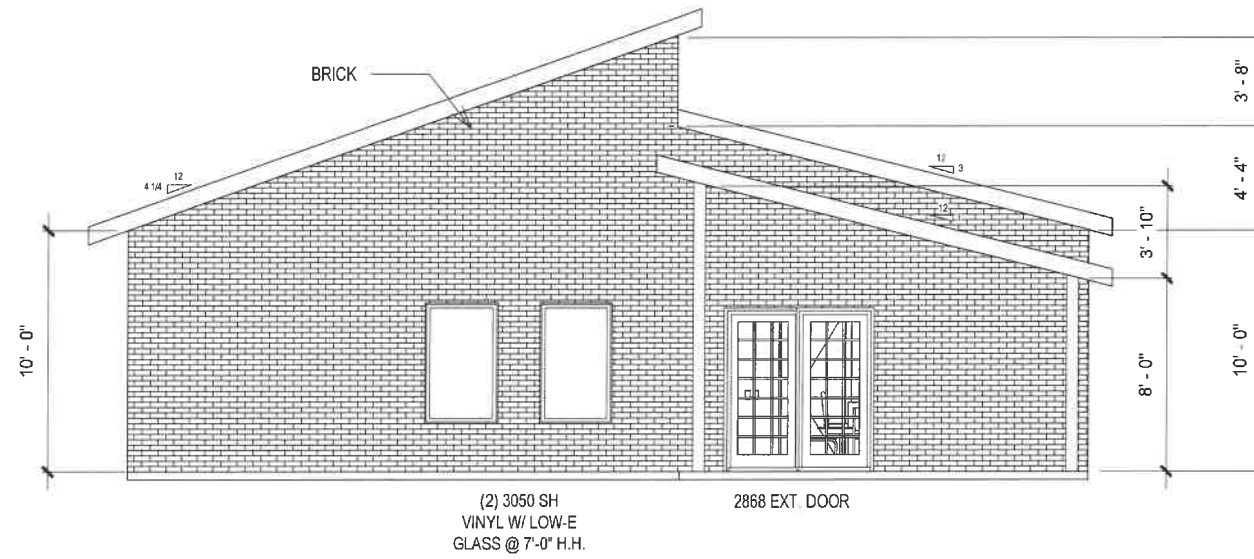
PROJECT NO 11.01  
DATE 05/22/2022

Site Plan

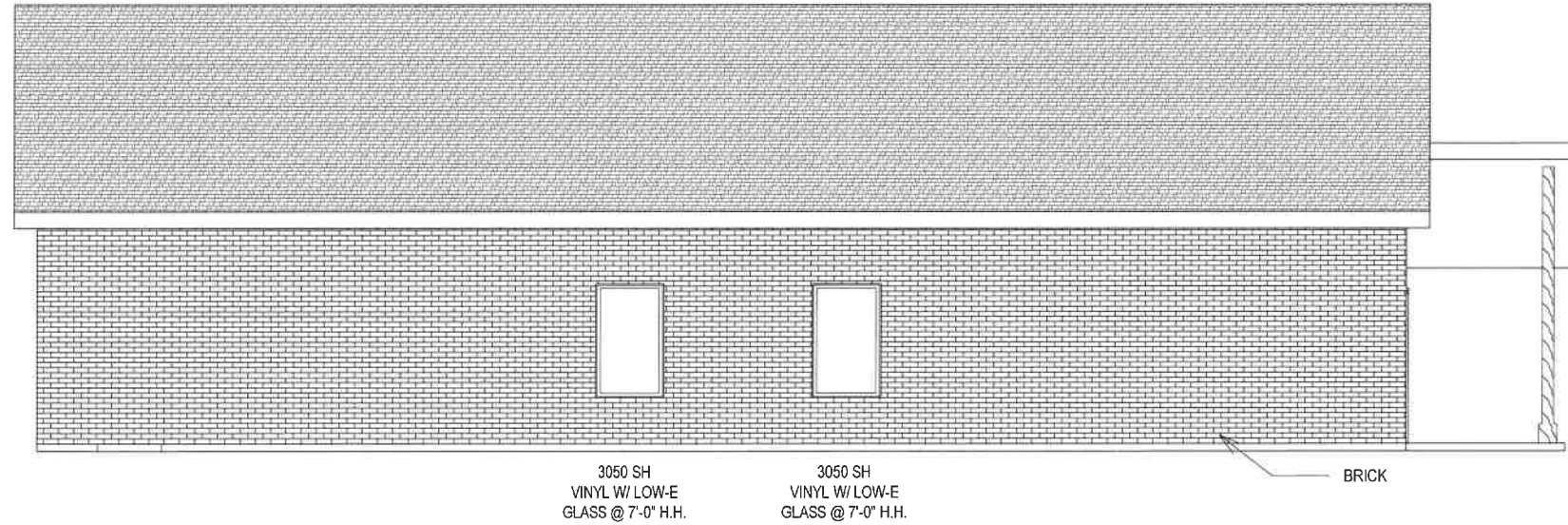
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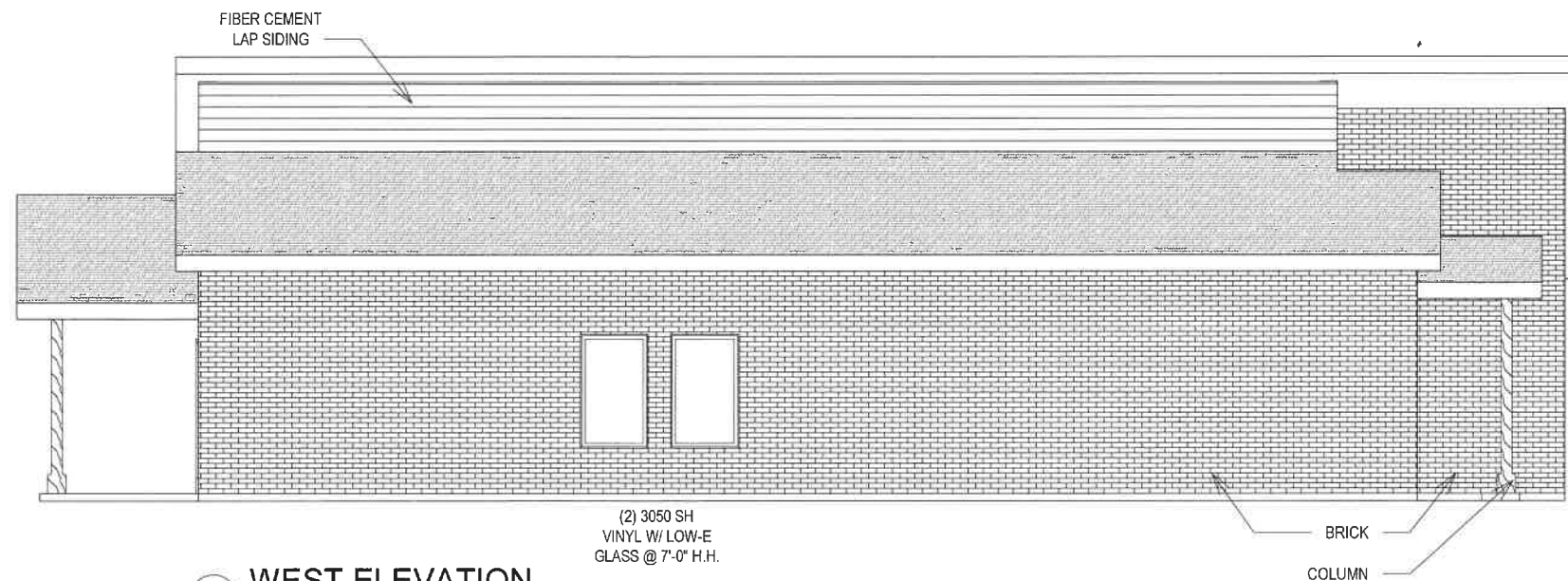
4 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



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



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

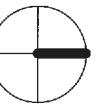
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

OWNER:  
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

**A-105**



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
118 Blanche Drive	Subject Property	N/A	2246	Brick	N/A
120 Blanche Drive	N/A	N/A	N/A	N/A	N/A
132 Blanche Drive	Modular Home	2001	1716	Metal	N/A
144 Blanche Drive	Modular Home	1979	784	Metal	N/A
156 Blanche Drive	Modular Home	Not Found	Nof Found	Modular Panels	Not Found
168 Blanche Drive	Modular Home	1980	840	Metal	80
178 Blanche Drive	Modular Home	Not Found	Nof Found	Metal	Not Found
190 Blanche Drive	Modular Home	1960	1056	Modular Panels	48
202 Blanche Drive	Modular Home	1994	1568	Modular Panels	N/A
214 Blanche Drive	Not Found	Not Found	Not Found	Not Found	Not Found
226 Blanche Drive	Modular Home	2017	1456	Metal	N/A
238 Blanche Drive	Modular Home	Not Found	Not Found	Metal	Not Found
Averages		1989	1381		64



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



118 Blanche Drive



120 Blanche Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



132 Blanche Drive



144 Blanche Drive





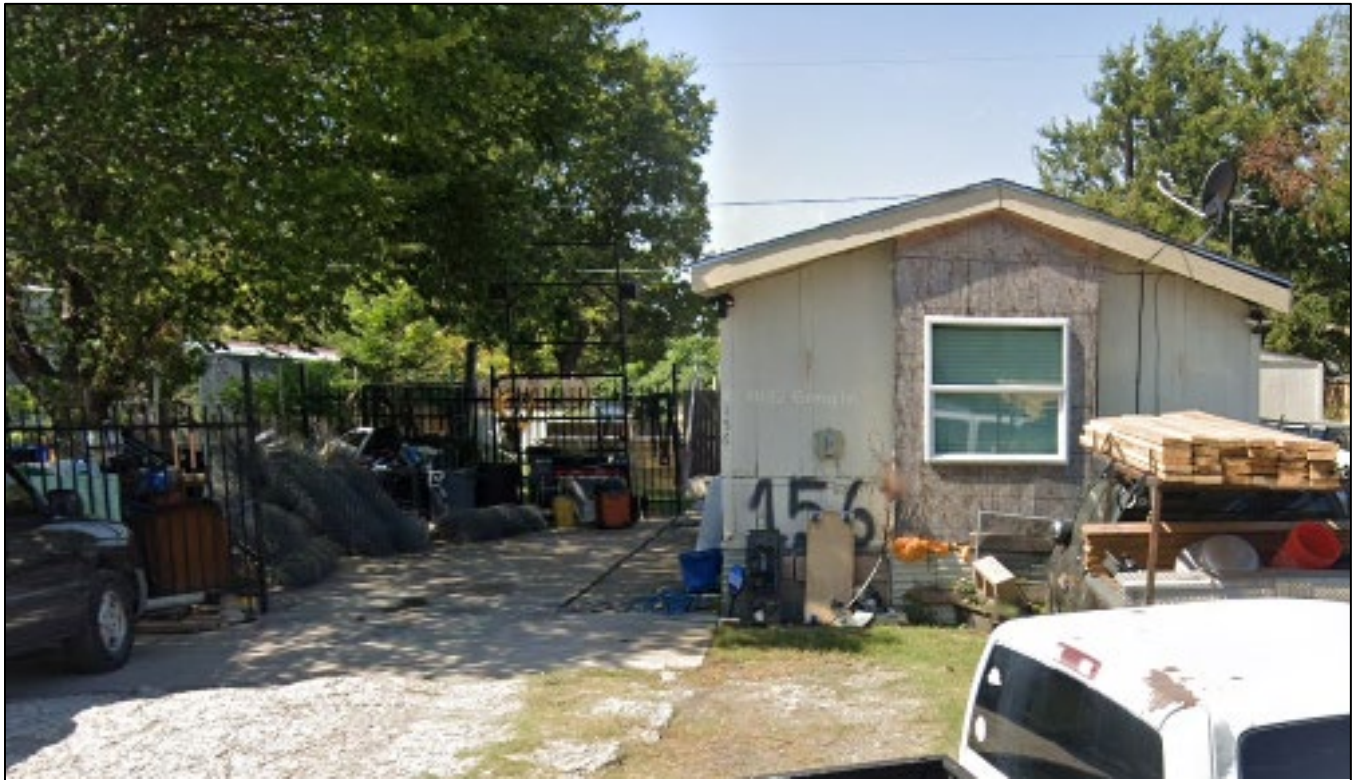
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

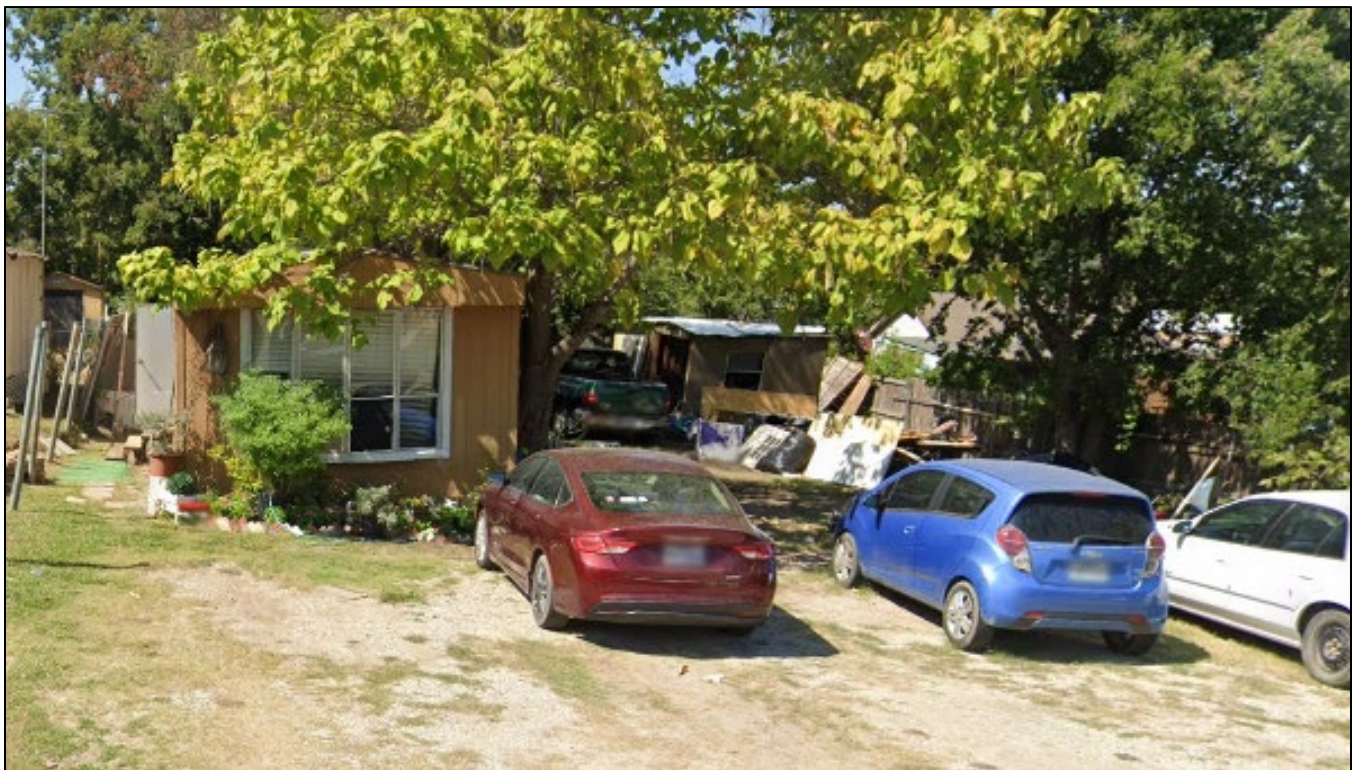
### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



156 Blanche Drive



168 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



178 Blanche Drive



190 Blanche Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

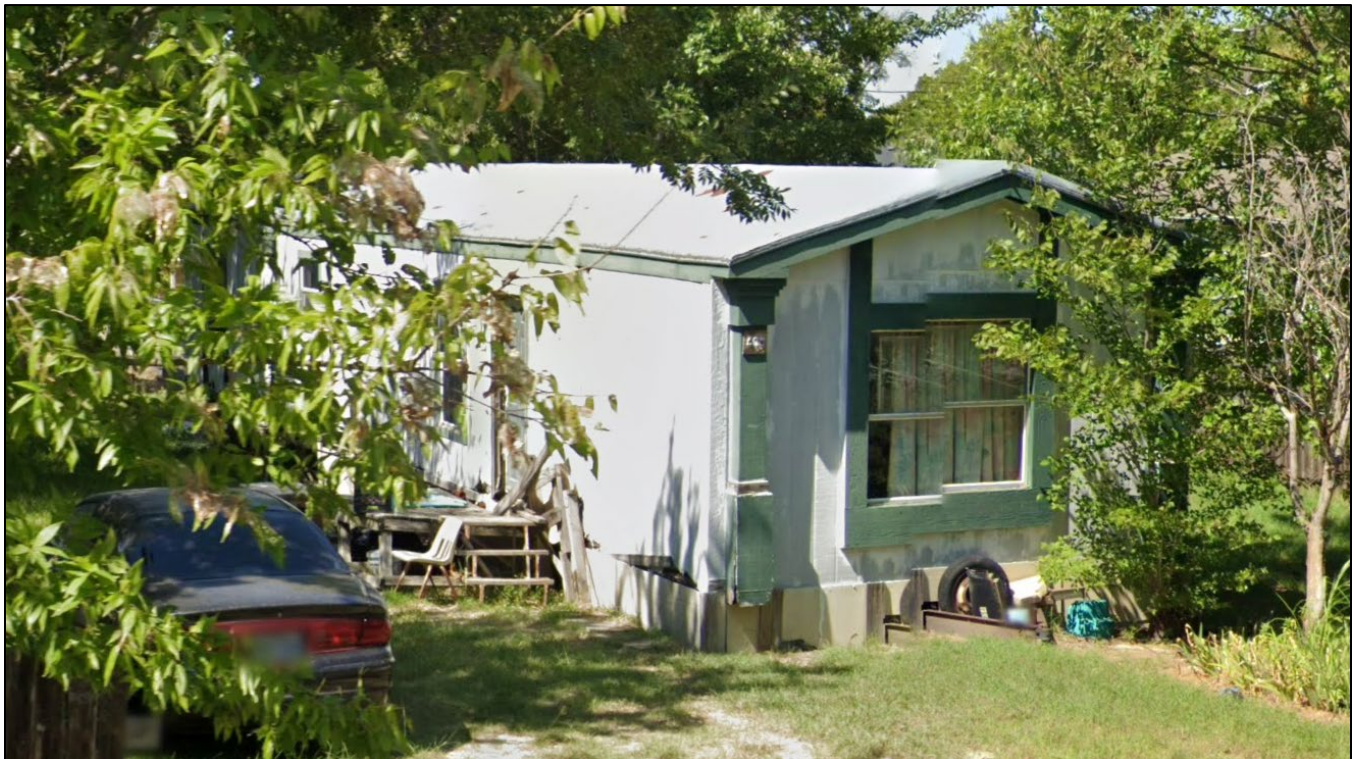
**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



202 Blanche Drive



214 Blanche Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



226 Blanche Drive



238 Blanche Drive

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 847A OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kevin Osornio of MBA Custom Homes 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 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 118 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

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

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

### **2.2 COMPLIANCE**

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

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

Address: 118 Blanche Drive

Legal Description: Lot 837A of the Lake Rockwall Estates #2 Addition





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

**limón**

118 BLANCHE DR.  
ROCKWALL, TX

DESIGNER:  
Daisy Limon  
489-A118224  
118 Blanche Dr., Rockwall, TX 75080  
daisy.limon@gmail.com

OWNER:  
OSWALDO GALLEGOS

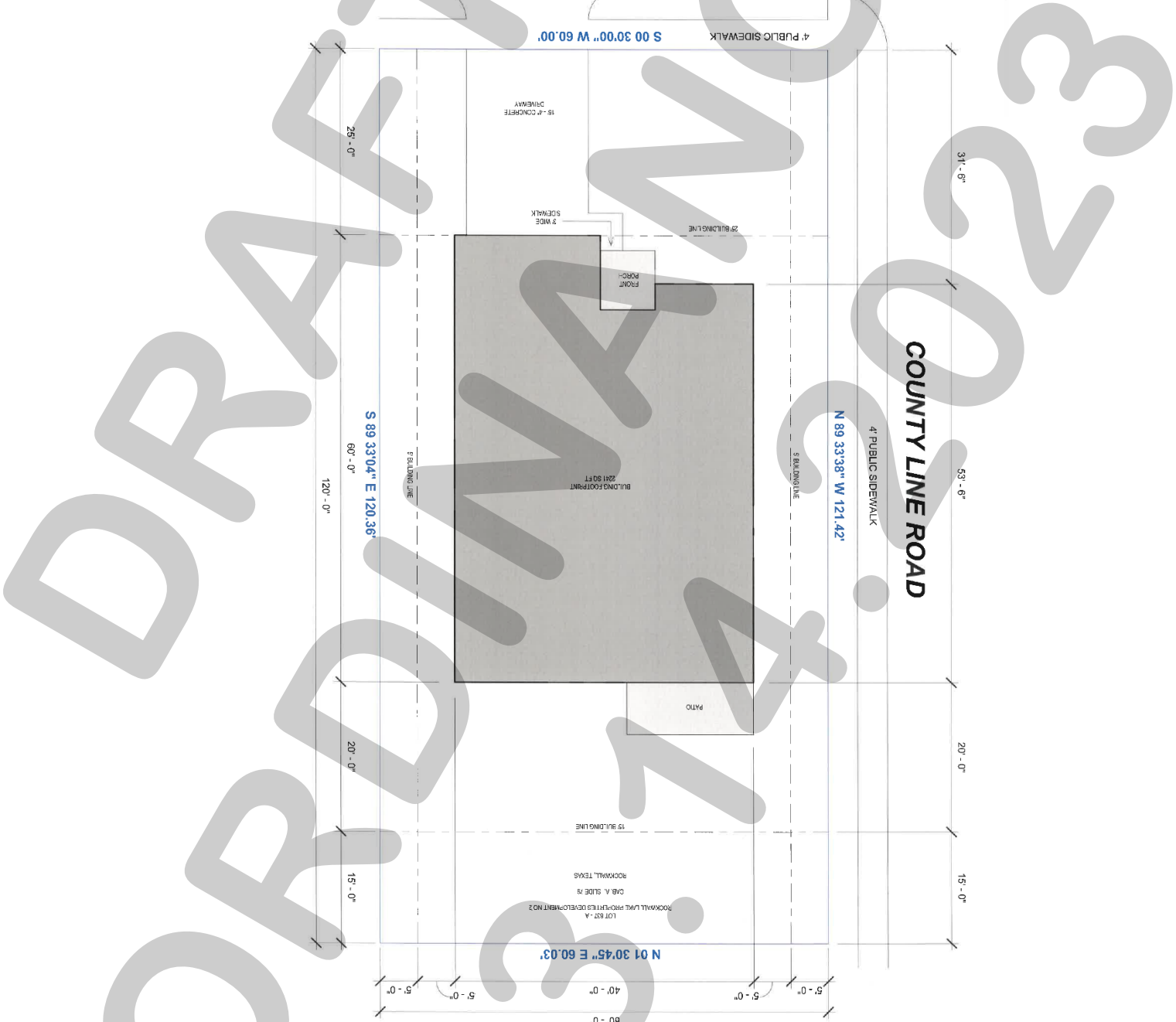


PROJECT NO.  
11.01  
DATE  
05/22/2022

Site Plan

**A-003**

118 BLANCHE DR. - SITE PLAN  
1" = 10'-0"







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** March 20, 2023  
**APPLICANT:** Kevin Osornio; MBA Custom Homes  
**CASE NUMBER:** Z2023-013; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 118 Blanche Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 837A of the Rockwall Lake Estates #2 Addition on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on historic aerial images of the subject property, a mobile home existed on the subject property at the time of annexation; however, this structure was removed from the subject property between 2015 and 2017.

### PURPOSE

The applicant -- *Kevin Osornio of MBA Customs Homes* -- 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 Blanche Drive. The land uses adjacent to the subject property are as follows:

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

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

East: Directly east of the subject property Blanche Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that are several residential lots developed with traditional single-family homes and

modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

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

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

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

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

Housing Design and Characteristics	Existing Housing on Blanche Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) and two (2) story	One (1) Story
Building Orientation	Orientation differs.	The front elevation of the home will face onto Blanche Drive.
Year Built	1970-2021	N/A
Building SF on Property	784 SF – 1716 SF	2,241 SF
Building Architecture	Modular Homes	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	15-Feet
Building Materials	Modular Panels, Metal	Brick
Paint and Color	Tan, Blue, White, Grey & Green	N/A
Roofs	Composite Shingles & Metal	Composite Shingles
Driveways/Garages	Flat-Front Entry, Carports, and Single-Family Homes without Garages	Front Entry Garage

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’s proposed garage is oriented in front of the front façade of the proposed single-family home. Staff should point out that this is not atypical for this subdivision. A waiver to the garage orientation 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 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 75 (PD-75) [*Ordinance No. 09-37*] and the Unified Development Code (UDC).

## **NOTIFICATIONS**

On February 21, 2023, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notification in favor and one (1) in opposition of the request.

## **CONDITIONS OF APPROVAL**

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

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

## **PLANNING AND ZONING COMMISSION**

On March 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 6-0, with Commissioner Welch absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 118 Blanche, Rockwall TX 75032

SUBDIVISION: Rockwall Lake Properties Development LOT 837-A BLOCK \_\_\_\_\_

GENERAL LOCATION: County Line Rd, across from baseball field

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

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: Single-family residential PROPOSED USE: Residential

ACREAGE: 0.167 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

<input type="checkbox"/> OWNER	<u>MBA Custom Homes</u>	<input type="checkbox"/> APPLICANT	<u>MBA Custom Homes</u>
CONTACT PERSON	<u>Kevin Osornio</u>	CONTACT PERSON	<u>Kevin Osornio</u>
ADDRESS	<u>430 Renee</u>	ADDRESS	<u>430 Renee</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	<u>972-672-7978</u>	PHONE	<u>972-672-7978</u>
E-MAIL	<u>oskevest95@yahoo.com</u>	E-MAIL	<u>oskevest95@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

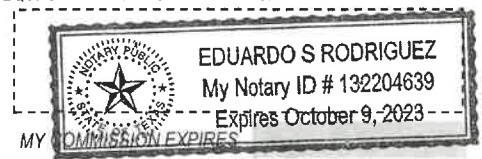
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 43.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF February 2023

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]




0 5 10 20 30 40 Feet

Z2023-013: SUP for Residential Infill at 118 Blanche Drive



COUNTY LINE RD

Case Location Map = 



# City of Rockwall

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

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

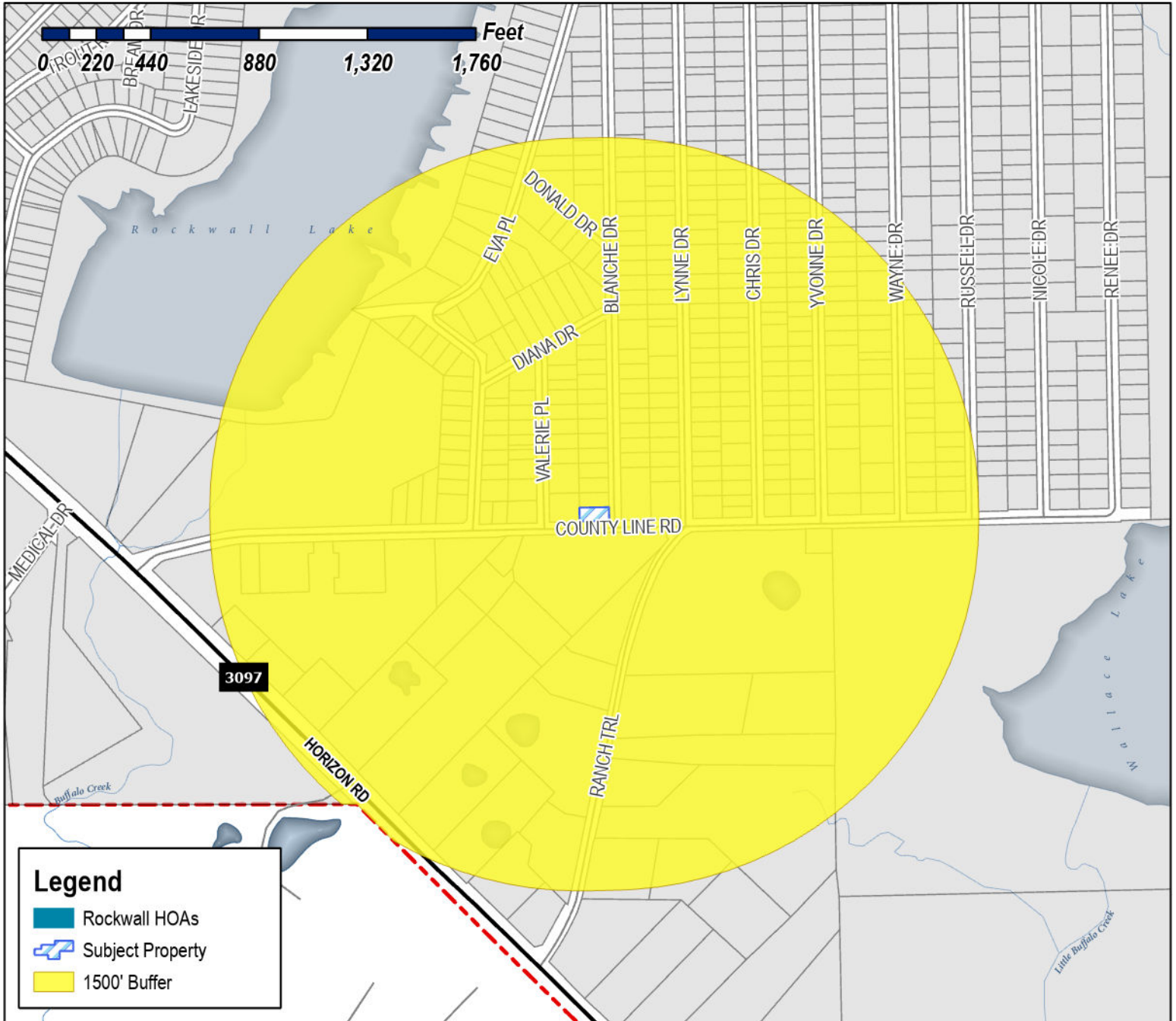




# City of Rockwall

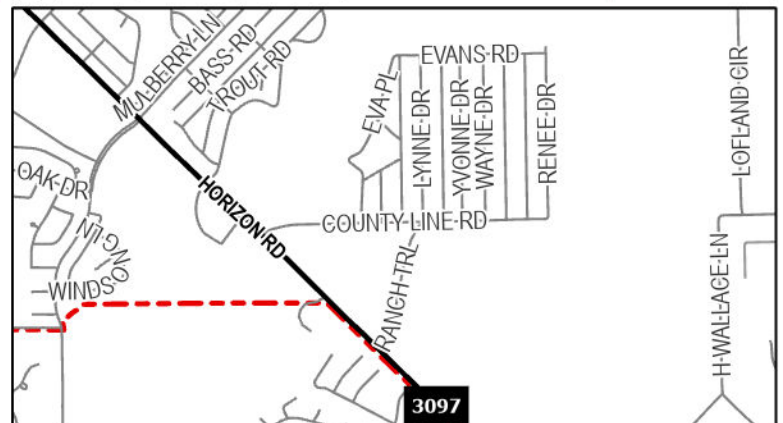
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**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023  
 For Questions on this Case Call (972) 771-7745



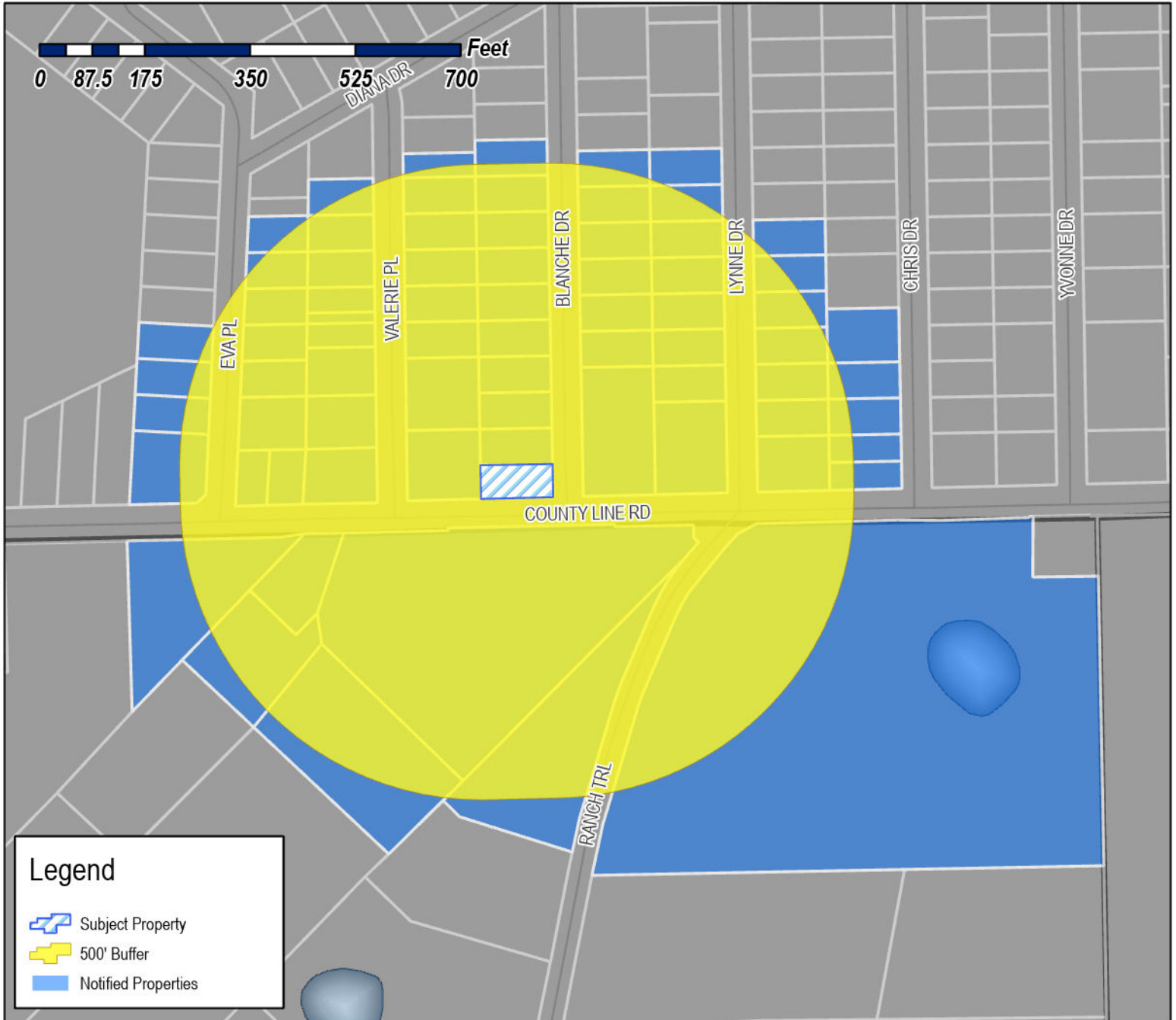




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**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX  
75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX  
75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX  
75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX  
75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX  
75032

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

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX  
75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX  
75032

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

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX  
75032

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

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX  
75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX  
75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX  
75032

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

RAMIREZ PETRA  
384 COUNTY LINE RD  
ROCKWALL, TX  
75032

MONTELONGO MOISES  
135 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
810 E. DOUGHERTY DR  
GARLAND, TX  
75041

PAVON MARISOL  
132 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
178 VALERIE PL  
ROCKWALL, TX  
75032

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX  
75189

MORALES RAMIRO JR  
173 EVA PL  
ROCKWALL, TX  
75032

TOVAR JUAN GABRIEL  
202 VALERIE PL  
ROCKWALL, TX  
75032

CASTANEDA AARON JAIME CHAPELA  
154 EVA PL  
ROCKWALL, TX  
75032

DEL RIO ALBERTO & MONICA  
162 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

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

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX  
75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX  
75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
192 LYNNE DR  
ROCKWALL, TX  
75032

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

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX  
75032

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

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
115 EVA PL  
ROCKWALL, TX  
75032

SILVA JUAN C  
8766 CR 2586  
ROYSE CITY, TX  
75189

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX  
75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX  
75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX  
75169

VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX  
75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX  
75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX  
75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX  
75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX  
75032

ORTEGA RUBEN  
187 EVA PL  
ROCKWALL, TX  
75032

HERNANDEZ BENJAMIN AND  
172 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
168 VALERIE PL  
ROCKWALL, TX  
75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX  
75087

OCCUPANT  
209 VALERIE PL  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PLACE  
ROCKWALL, TX  
75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX  
75032

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

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

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX  
75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX  
75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO  
80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX  
75032

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

CARDENAS IGNACIO  
147 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX  
75032

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

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX  
75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX  
75040

OCCUPANT  
197 EVA PL  
ROCKWALL, TX  
75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX  
75032

JIMENEZ HERIBERTO FERRER AND  
CRISTINA MORENO SALAZAR  
192 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
411 COUNTY LINE RD  
ROCKWALL, TX  
75032

RAMIREZ RAUL & TERESA  
358 TROUT ST  
ROCKWALL, TX  
75032

RAMIREZ RAUL  
358 TROUT ST  
ROCKWALL, TX  
75032

MIRELES RAYMUNDO  
124 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
146 EVA  
ROCKWALL, TX  
75032

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX  
75087

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

MEZA FRANKIE LYNN AND  
MIRNA YADIRA GARCIA ZAPATA  
150 CHRIS DR  
ROCKWALL, TX  
75032

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
367 COUNTY LINE RD  
ROCKWALL, TX  
75032

PROSPECT PLUMBING INC  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX  
75032

MORALES RAMIRO JR  
159 EVA PL  
ROCKWALL, TX  
75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX  
75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX  
75032

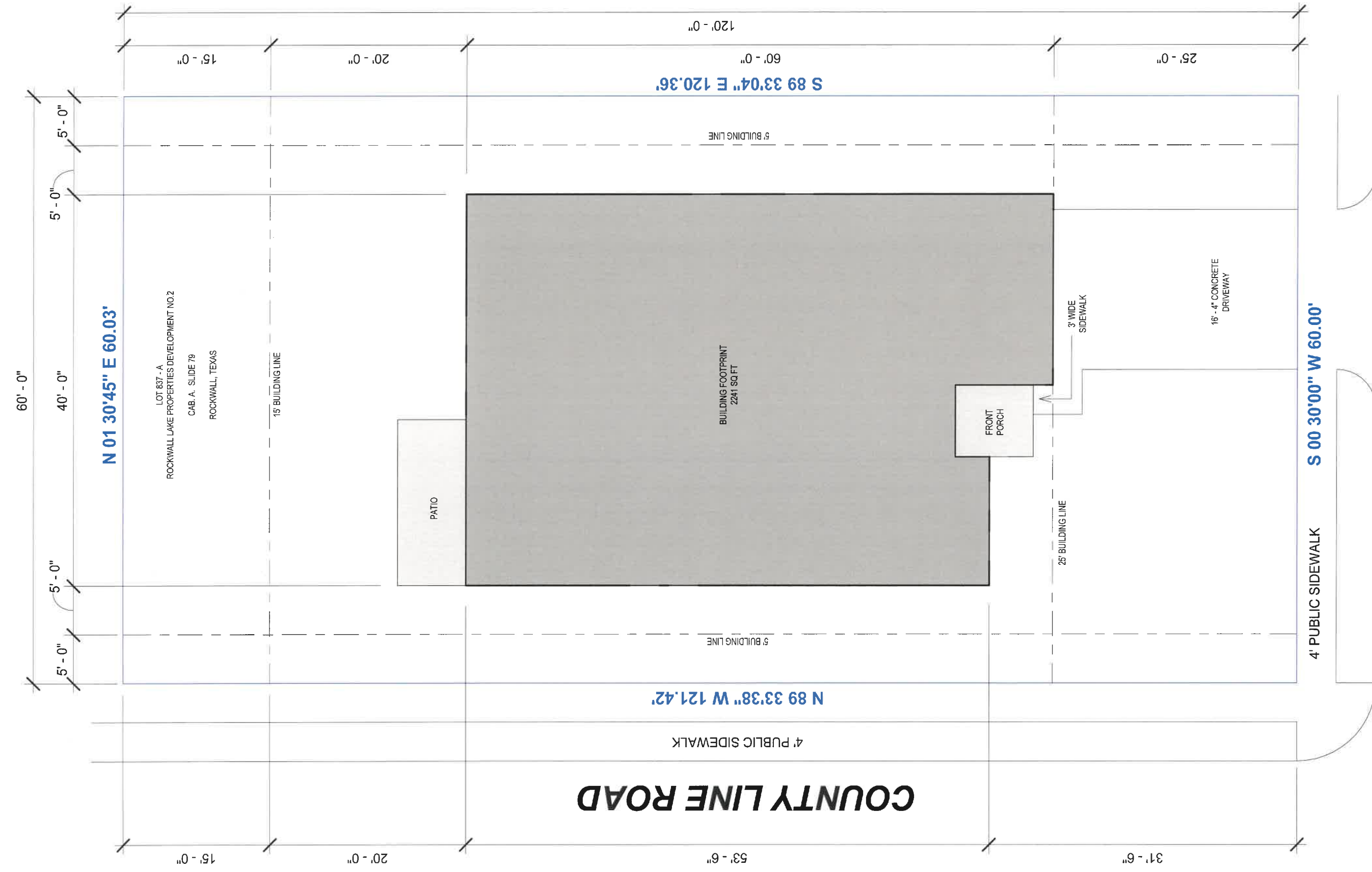
C2LA LLC  
525 E CENTERVILLE ROAD  
GARLAND, TX  
75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX  
75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
124 CHRIS DR  
ROCKWALL, TX  
75032

OCCUPANT  
787 HAIL DRIVE  
ROCKWALL, TX  
75032



**BLANCHE DR.**

1 118 BLANCHE DR. - SITE PLAN

1" = 10'-0"

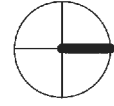
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

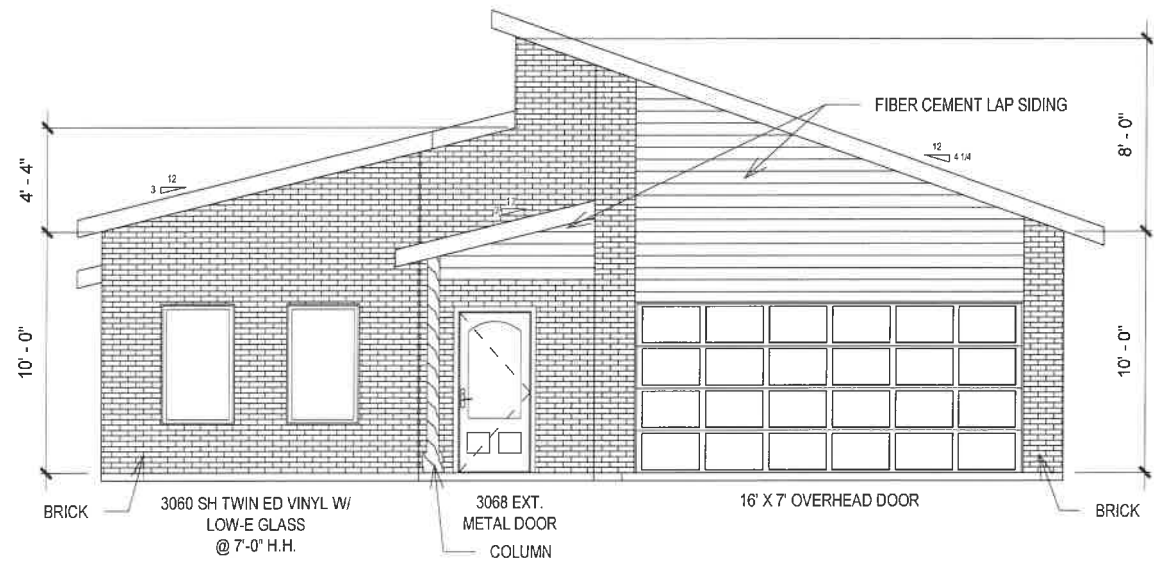
OWNER:  
OCTAVIO GALLEGOS



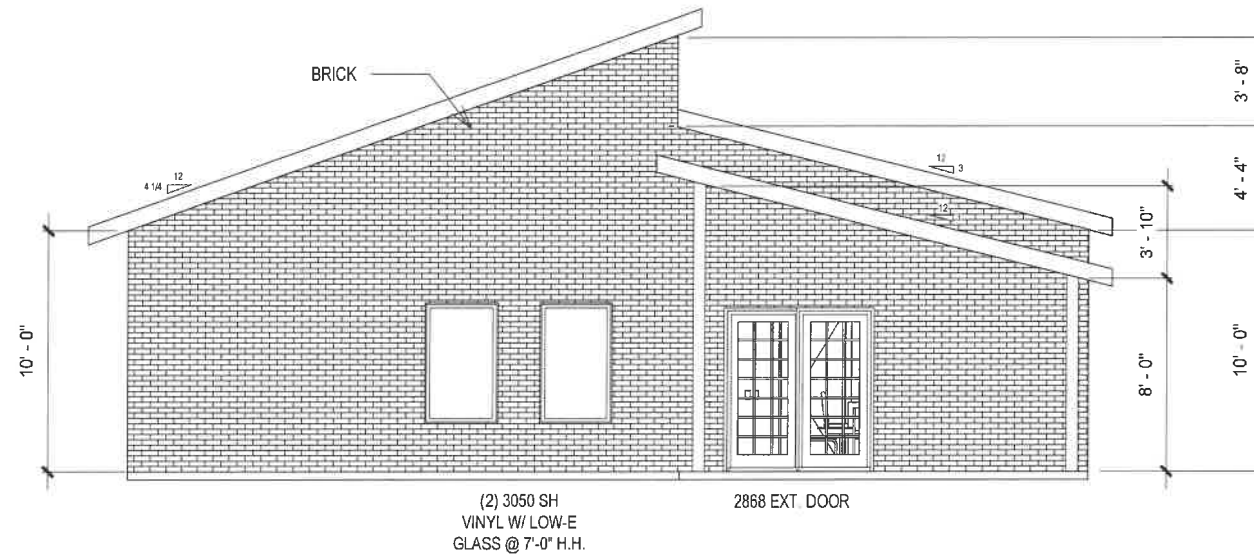
PROJECT NO 11.01  
DATE 05/22/2022

Site Plan

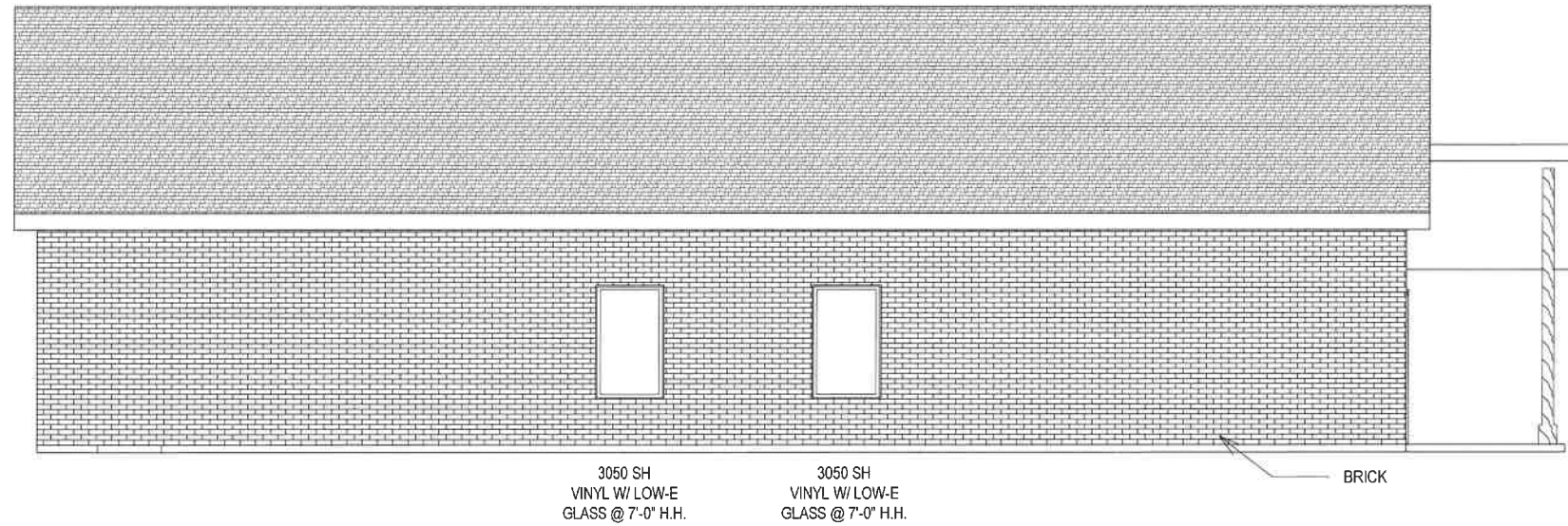
**A-003**



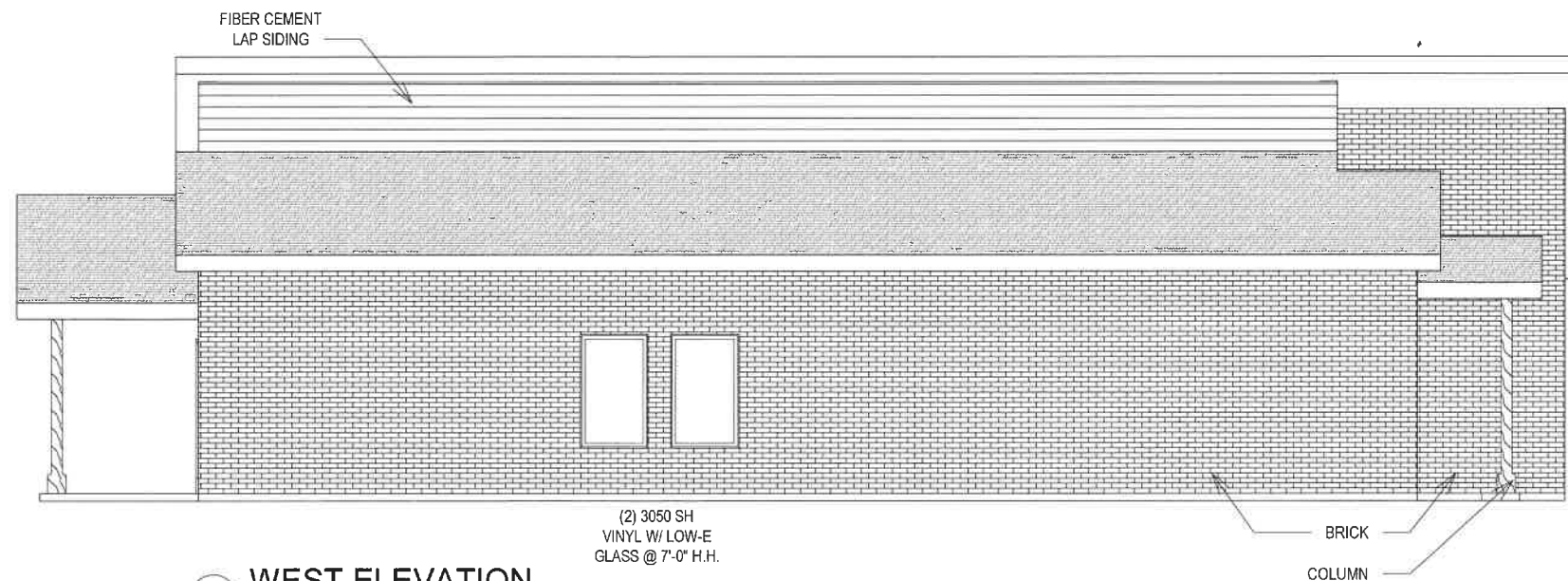
4 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



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



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

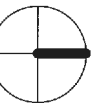
limón

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

OWNER:  
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

A-105



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
118 Blanche Drive	Subject Property	N/A	2246	Brick	N/A
120 Blanche Drive	N/A	N/A	N/A	N/A	N/A
132 Blanche Drive	Modular Home	2001	1716	Metal	N/A
144 Blanche Drive	Modular Home	1979	784	Metal	N/A
156 Blanche Drive	Modular Home	Not Found	Nof Found	Modular Panels	Not Found
168 Blanche Drive	Modular Home	1980	840	Metal	80
178 Blanche Drive	Modular Home	Not Found	Nof Found	Metal	Not Found
190 Blanche Drive	Modular Home	1960	1056	Modular Panels	48
202 Blanche Drive	Modular Home	1994	1568	Modular Panels	N/A
214 Blanche Drive	Not Found	Not Found	Not Found	Not Found	Not Found
226 Blanche Drive	Modular Home	2017	1456	Metal	N/A
238 Blanche Drive	Modular Home	Not Found	Not Found	Metal	Not Found
Averages		1989	1381		64





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



118 Blanche Drive



120 Blanche Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



132 Blanche Drive



144 Blanche Drive



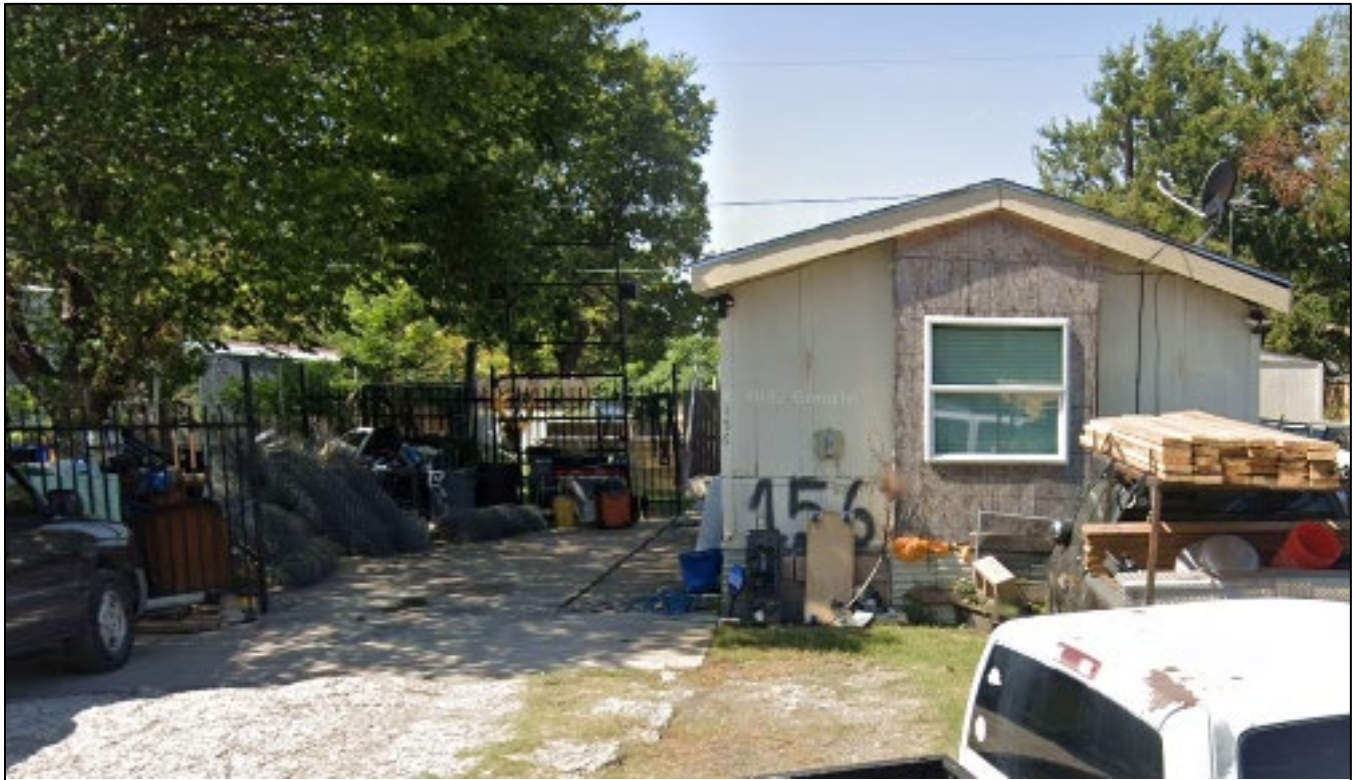
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



156 Blanche Drive



168 Blanche Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



178 Blanche Drive



190 Blanche Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



202 Blanche Drive



214 Blanche Drive



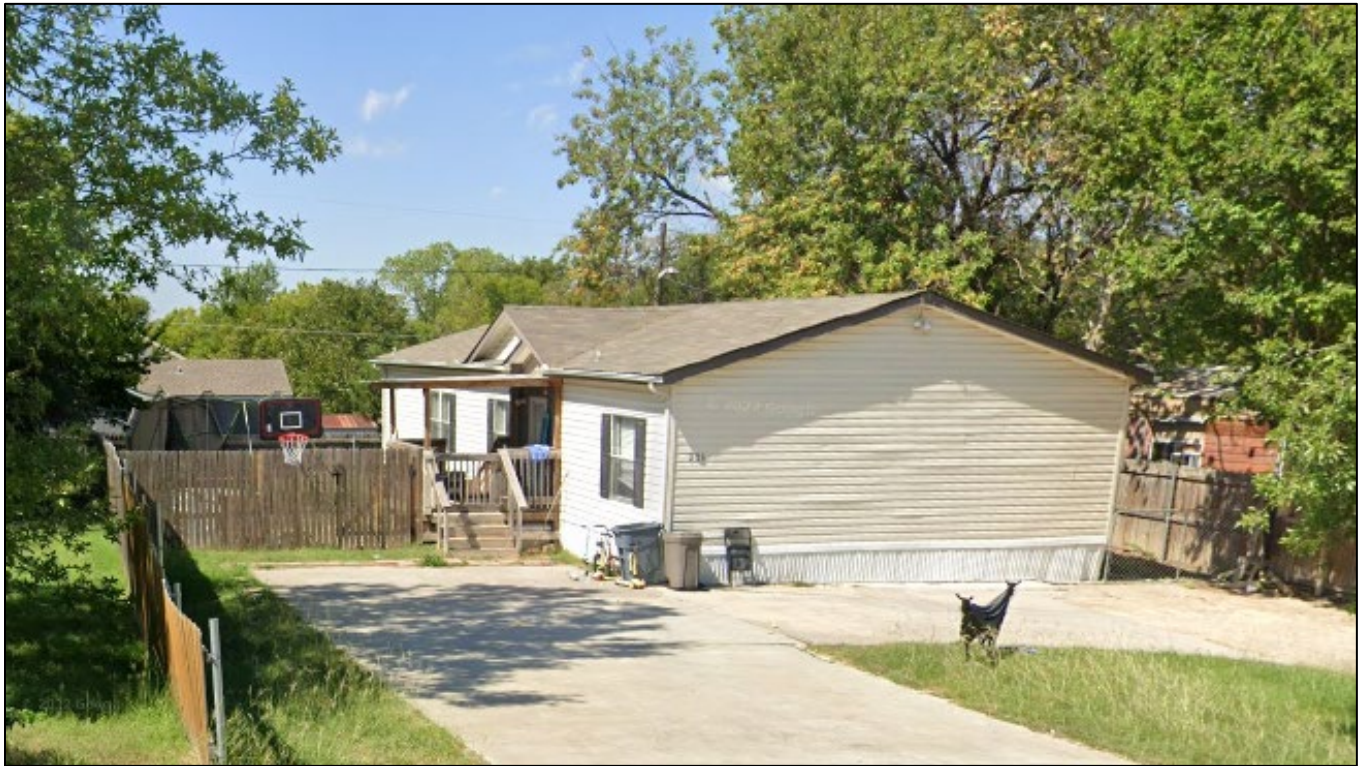
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



226 Blanche Drive



238 Blanche Drive

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 847A OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kevin Osornio of MBA Custom Homes 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 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 118 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

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

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

### **2.2 COMPLIANCE**

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

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

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

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

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

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



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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

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

Address: 118 Blanche Drive

Legal Description: Lot 837A of the Lake Rockwall Estates #2 Addition



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

**limón**

118 BLANCHE DR.  
ROCKWALL, TX

DESIGNER:  
Daisy Limon  
489-A118224  
118 Blanche Dr., Rockwall, TX 75080  
daisy.limon@gmail.com

OWNER:  
SCOTT GALLEGOS

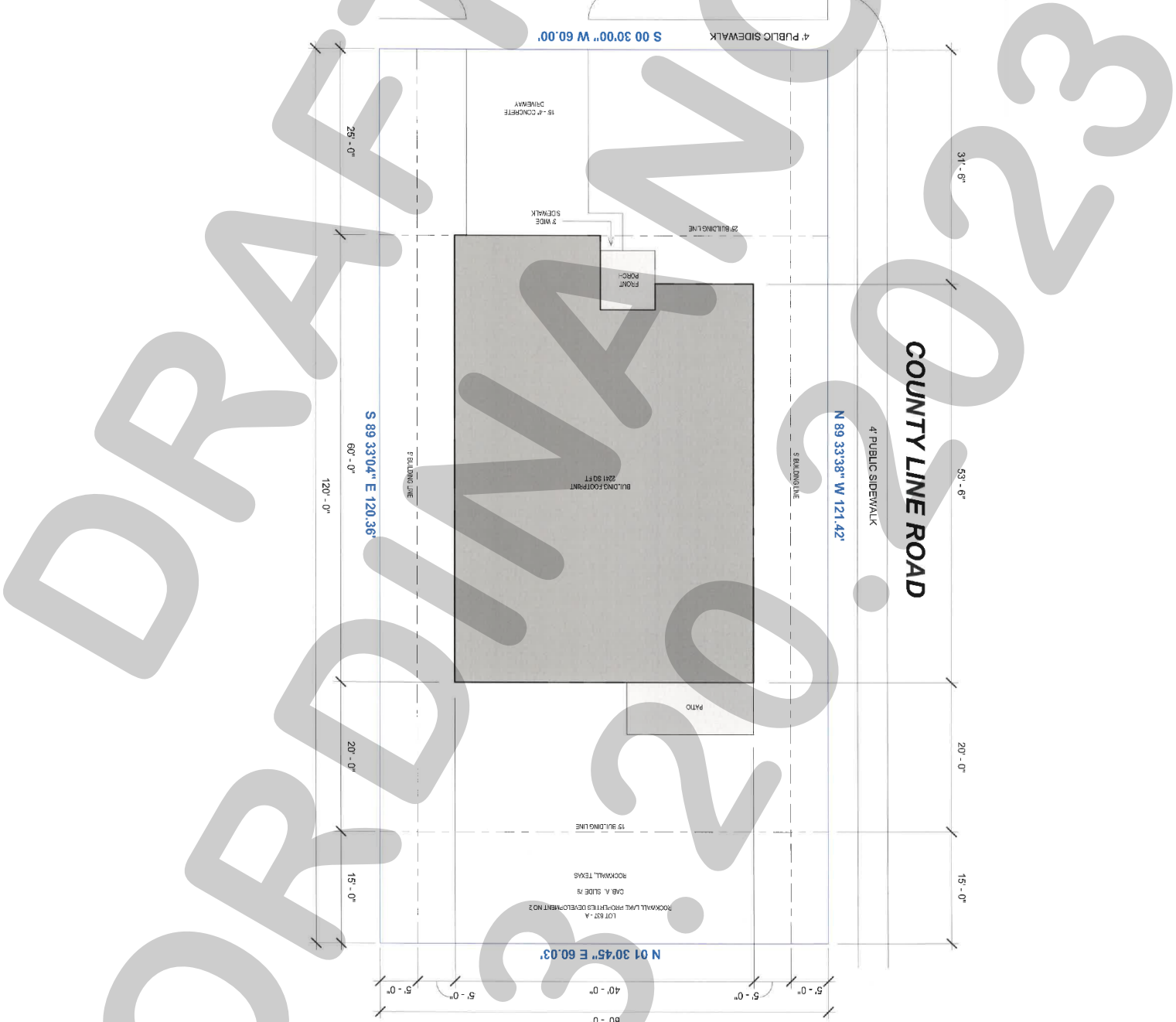


PROJECT NO.  
11.01  
DATE  
05/22/2022

Site Plan

**A-003**

118 BLANCHE DR. - SITE PLAN  
1" = 10'-0"







April 4, 2023

TO: Kevin Osornio  
430 Renee Street  
Rockwall, Texas 75032

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

SUBJECT: Z2023-013; *Specific Use Permit (SUP) For Residential Infill within an Established Subdivision*

Kevin:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 3, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Welch absent.

City Council

On March 20, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On April 3, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Johannesen absent.

Included with this letter is a copy of Ordinance No. 23-20, S-301, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross  
Planner

City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-20

SPECIFIC USE PERMIT NO. S-301

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 847A OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kevin Osornio of MBA Custom Homes 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 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 118 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

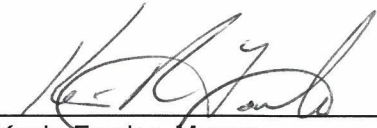
**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application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



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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

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

**ATTEST:**

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



**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

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

Address: 118 Blanche Drive

Legal Description: Lot 837A of the Lake Rockwall Estates #2 Addition

