



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

22023-028

**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>
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- 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: 481 BLANCHE DR.  
 SUBDIVISION: ROCKWALL LAKE EST #2 LOT: 873-A BLOCK: \_\_\_\_\_  
 GENERAL LOCATION: COUNTY ROAD ? HORIZON RD

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

CURRENT ZONING: \_\_\_\_\_ CURRENT USE: \_\_\_\_\_  
 PROPOSED ZONING: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_  
 ACREAGE: \_\_\_\_\_ LOTS [CURRENT]: \_\_\_\_\_ LOTS [PROPOSED]: \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	JOSE LUIS DIAZ	<input checked="" type="checkbox"/> APPLICANT	ALEX FLORES
CONTACT PERSON		CONTACT PERSON	ALEX FLORES
ADDRESS		ADDRESS	466 RENEE DR
CITY, STATE & ZIP		CITY, STATE & ZIP	ROCKWALL, TX 75032
PHONE		PHONE	(469) 534-5809
E-MAIL		E-MAIL	afchomes75@gmail.com

### NOTARY VERIFICATION [REQUIRED]

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

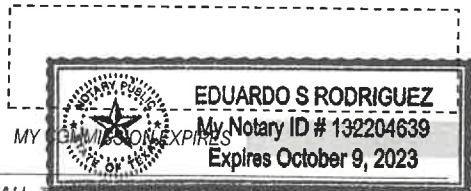
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MAY, 2023 BY SIGNING THIS APPLICATION, 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 19th DAY OF MAY, 2023

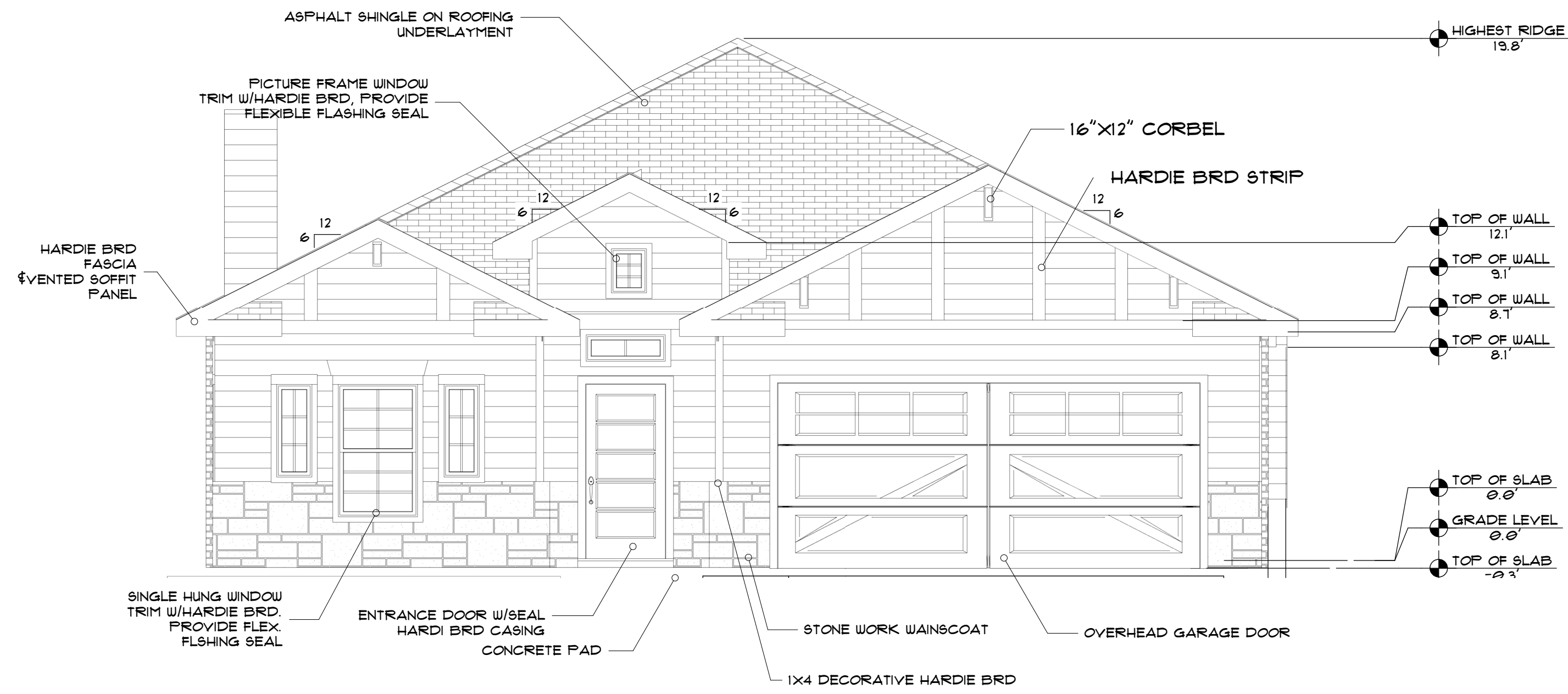
OWNER'S SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

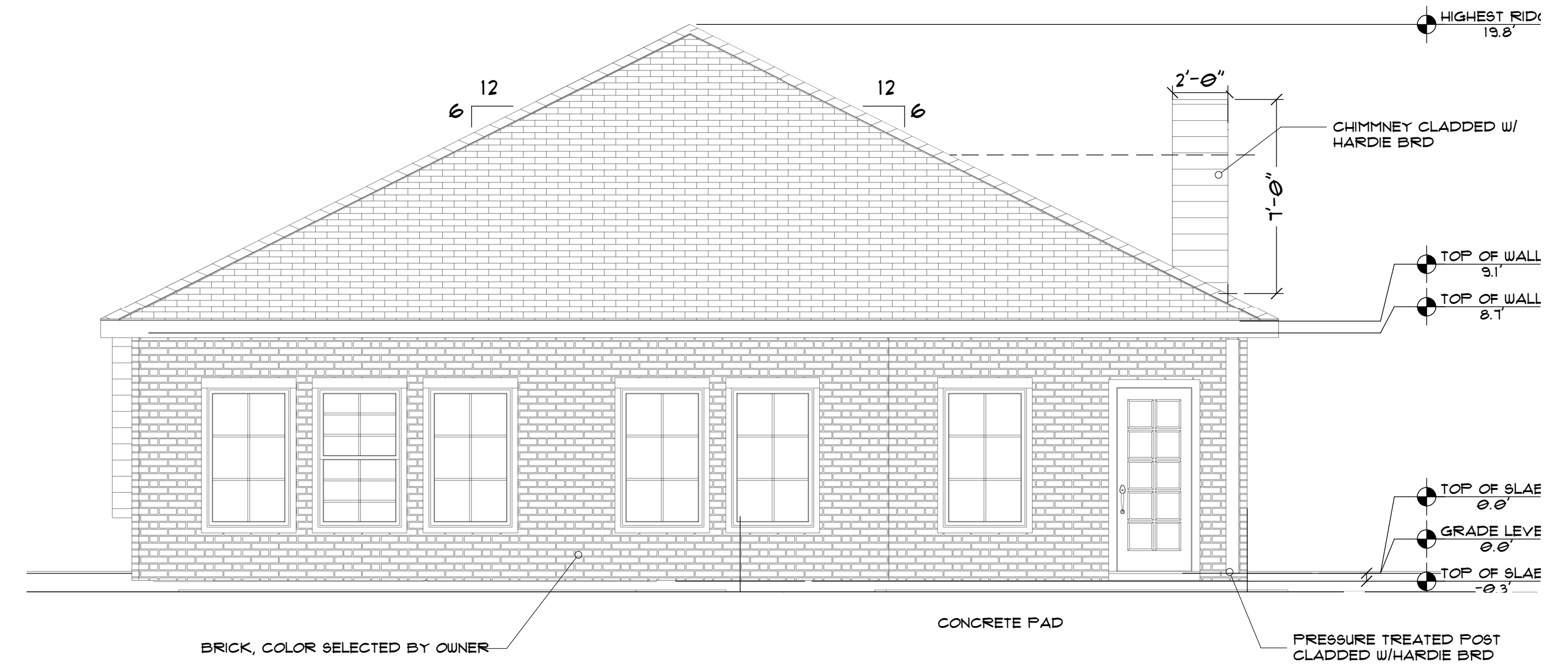
*[Handwritten Signature]*  
*[Handwritten Signature]*



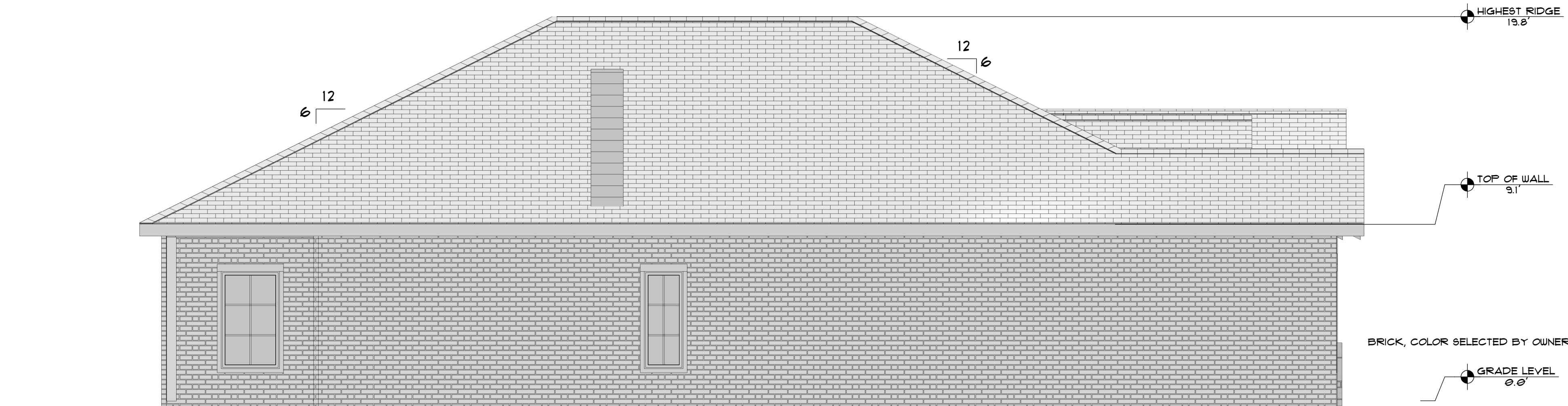




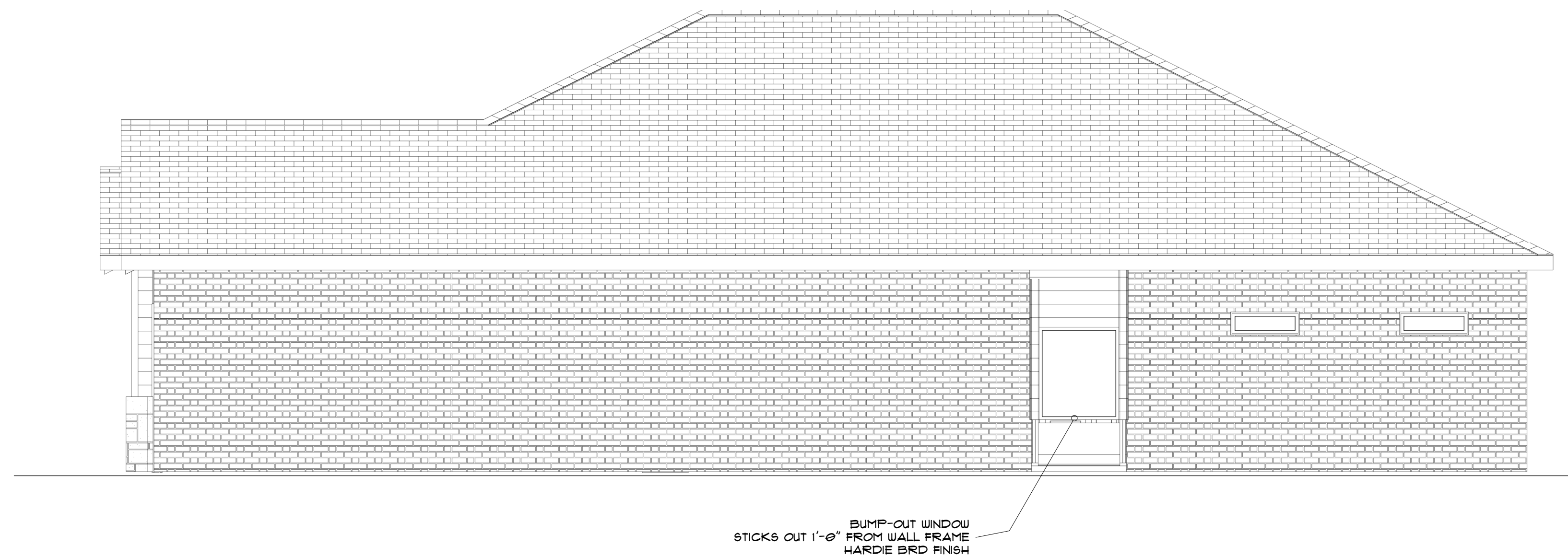
1 ELEVATION- FRONT VIEW  
SCALE: 1/4"=1'



2 ELEVATION- REAR VIEW  
SCALE: 1/4"=1'



3 ELEVATION- LEFT VIEW  
SCALE: 1/4"=1'



4 ELEVATION- RIGHT VIEW  
SCALE: 1/4"=1'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-879-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

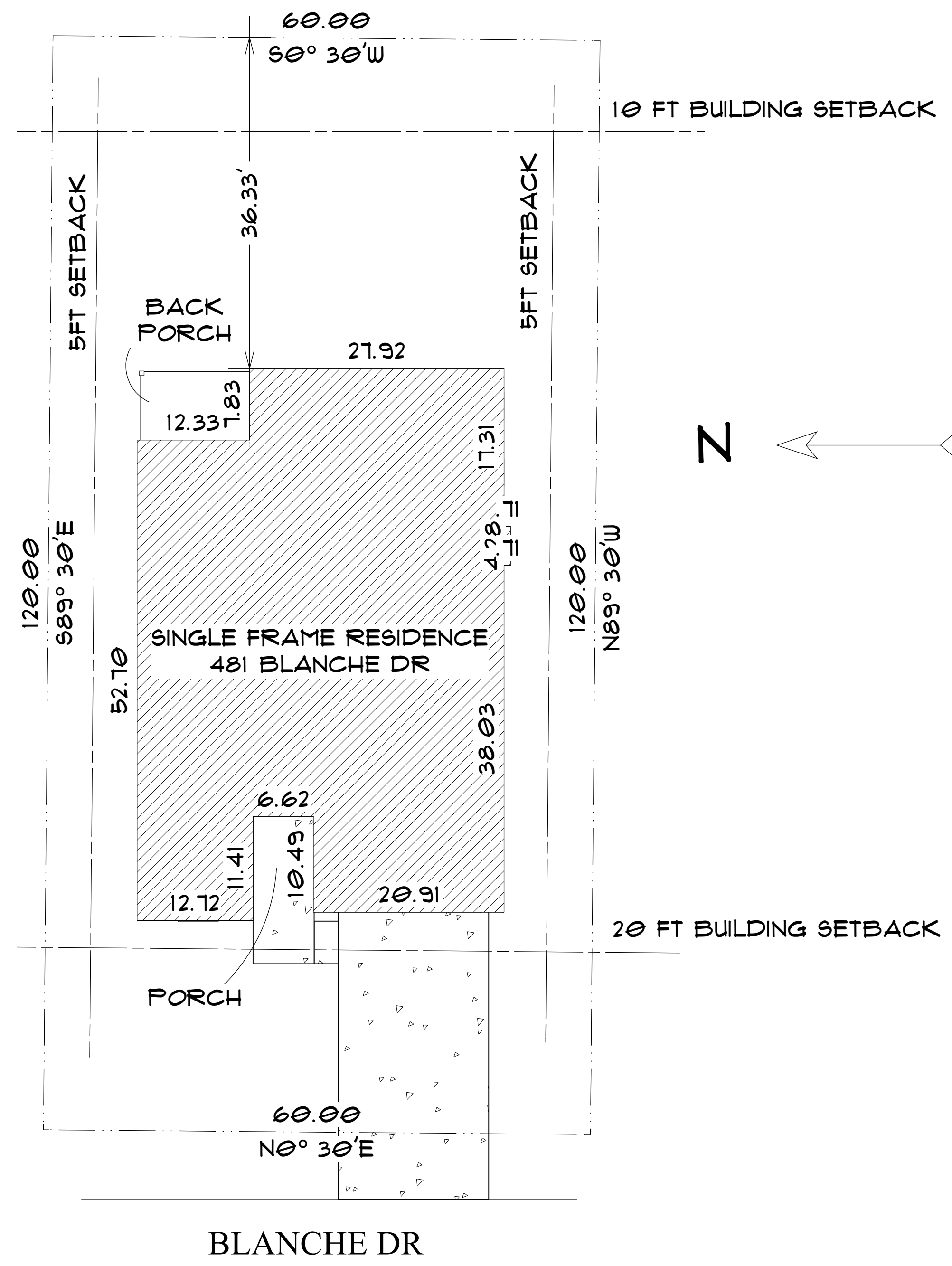
Client:  
**Erick  
Mendoza**

Description:  
**Elevations**

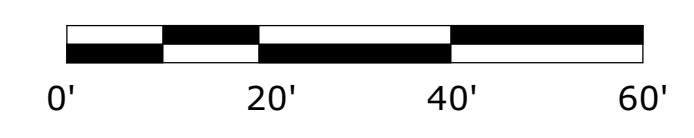
Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A3.2**



BLANCHE DR



1 SITE PLAN  
SCALE: 1"=20'

SITE PLAN LEGEND

- - - PROPERTY BOUNDARY
- - - PROPERTY SETBACK

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX. ST#100  
469-579-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Site Plan &  
Erosion  
Control Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A2.1**

**DOOR AND WINDOW NOTES:**

-EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.

-EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

-ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. -ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS.

BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN.

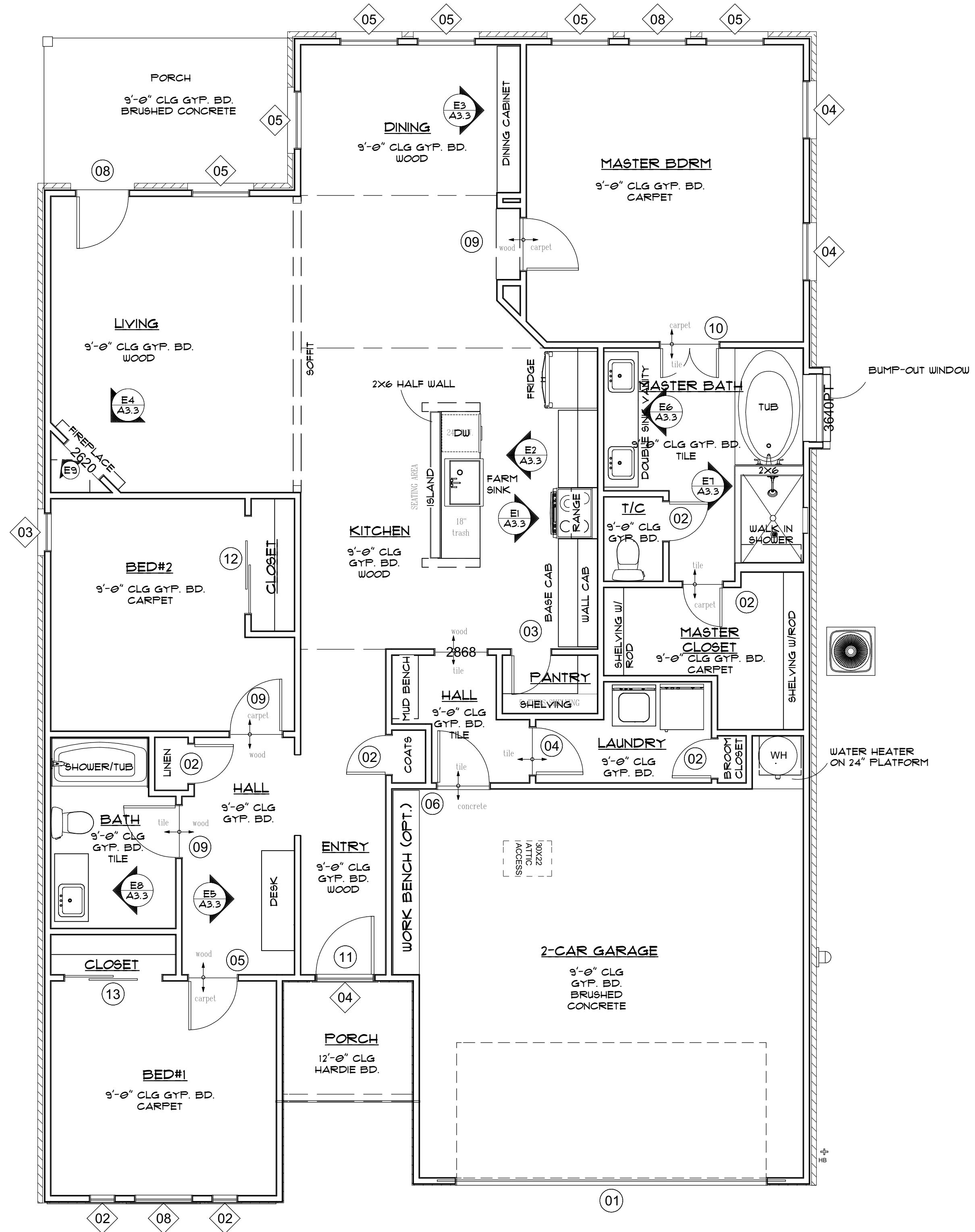
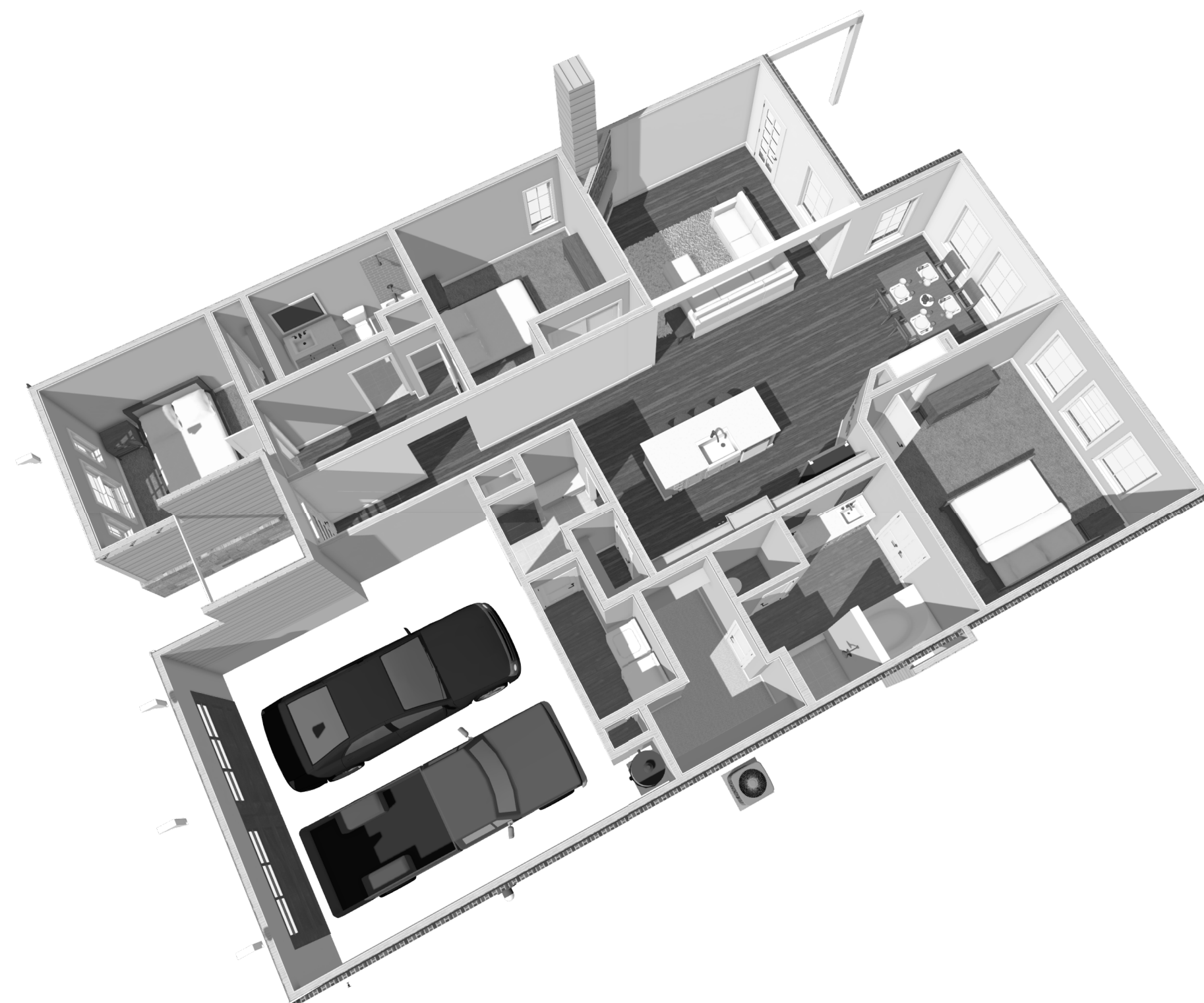
NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
01	1418FX	1	2	1418FX	16"	20"	11"X21"		FIXED GLASS	2X6X20" (2)	
02	1436FX	2	1	1436FX	16"	42"	11"X43"		FIXED GLASS	2X6X20" (2)	
03	2050FX	1	1	2050FX	24"	60"	25"X61"	YES	FIXED GLASS	2X6X28" (2)	
04	3010FX	3	1	3010FX	36"	12"	31"X13"		FIXED GLASS	2X6X40" (2)	
05	3050FX	6	1	3050FX	36"	60"	31"X61"		FIXED GLASS	2X6X40" (2)	
06	3050SH	2	1	3050SH	36"	60"	31"X61"	YES	SINGLE HUNG	2X6X40" (2)	
09	3640FX	1	1	3640FX	41 1/2"	48"	42 1/2"X49"		FIXED GLASS	2X6X45 1/2" (2)	

DOOR SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
01	16070	1	16070	192"	84"		GARAGE-GARAGE DOOR CHD11	2X12X200" (2)	1 3/4"	
02	2068	5	2068 L IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
03	2068	1	2068 R IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
04	2568	1	2568 R IN	29"	80"		HINGED-DOOR P03	2X6X34" (2)	1 3/4"	
05	2668	1	2668 R IN	30"	80"		HINGED-DOOR P03	2X6X35" (2)	1 3/8"	
06	2868	1	2868 L EX	32"	80"		EXT. HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
08	2868	1	2868 R EX	32"	80"		EXT. HINGED-DOOR F05	2X6X37" (2)	1 3/4"	
09	2868	3	2868 R IN	32"	80"		HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
10	3068	1	3068 L/R IN	36"	80"		DOUBLE HINGED-DOOR P03	2X6X41" (2)	1 3/8"	
11	3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR F04	2X6X41" (2)	1 3/4"	
12	5068	1	5068 L IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	
13	5068	1	5068 R IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	

BRICK CALCULATIONS					
	FRONT	LEFT	RIGHT	REAR	TOTAL
TOTAL WALL (S.F.)	315.8	493.7	486.7	210.9	1,507.1 S.F.
TOTAL MASONRY	58.0	493.7	486.7	210.9	1,249.3 S.F.
TOTAL SIDING	257.8	0	0	0	257.8 S.F.
BRICK %	18.4%	100.00%	100.00%	100.00%	
TOTAL MASONRY (% HOUSE)	22.9%				



**1 MASTER FLOOR PLAN - 1ST FLOOR**  
SCALE: 1/4"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, 75110  
469-979-6150

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

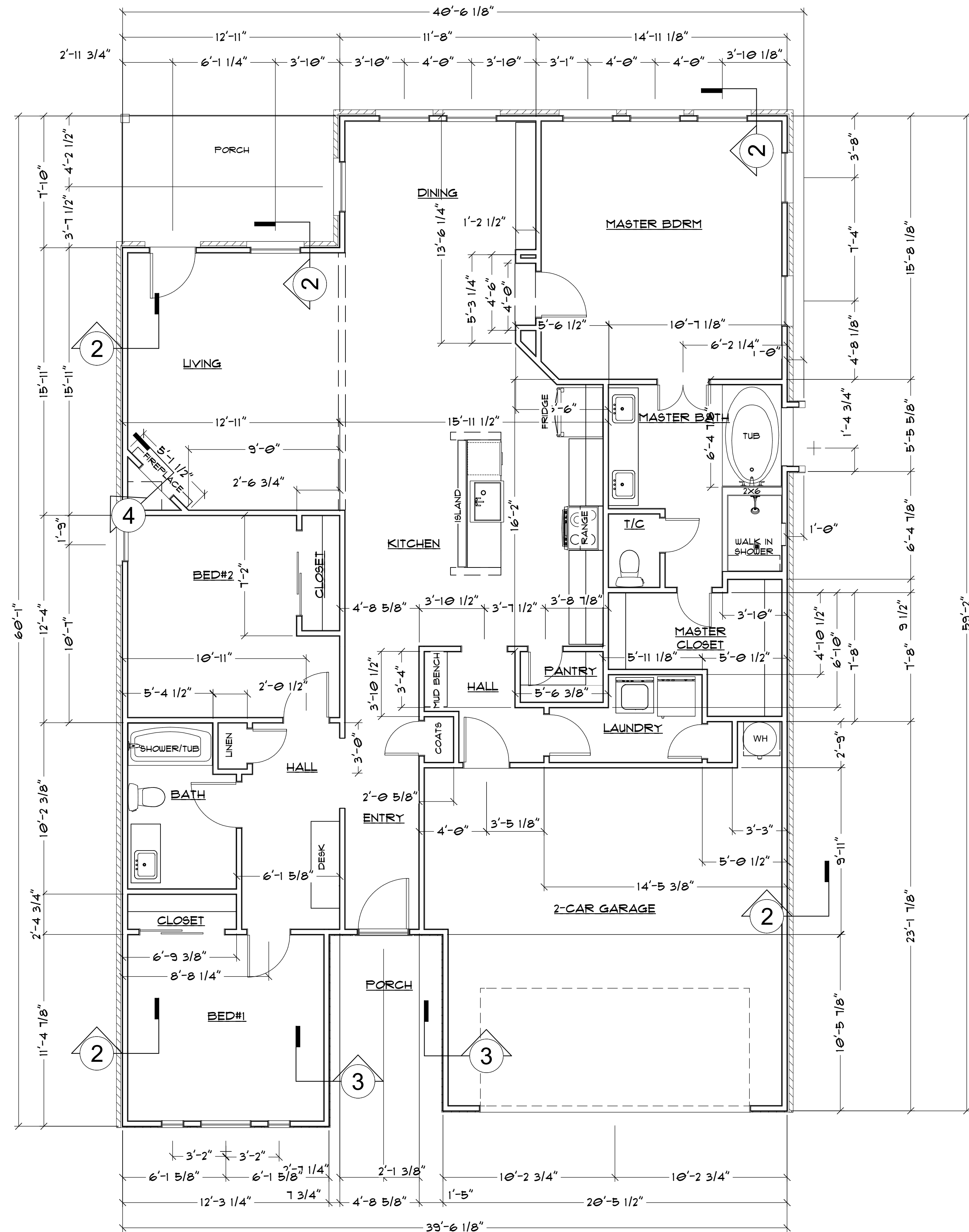
Client:  
**Erick  
Mendoza**

Description:  
**Master  
Floorplan**

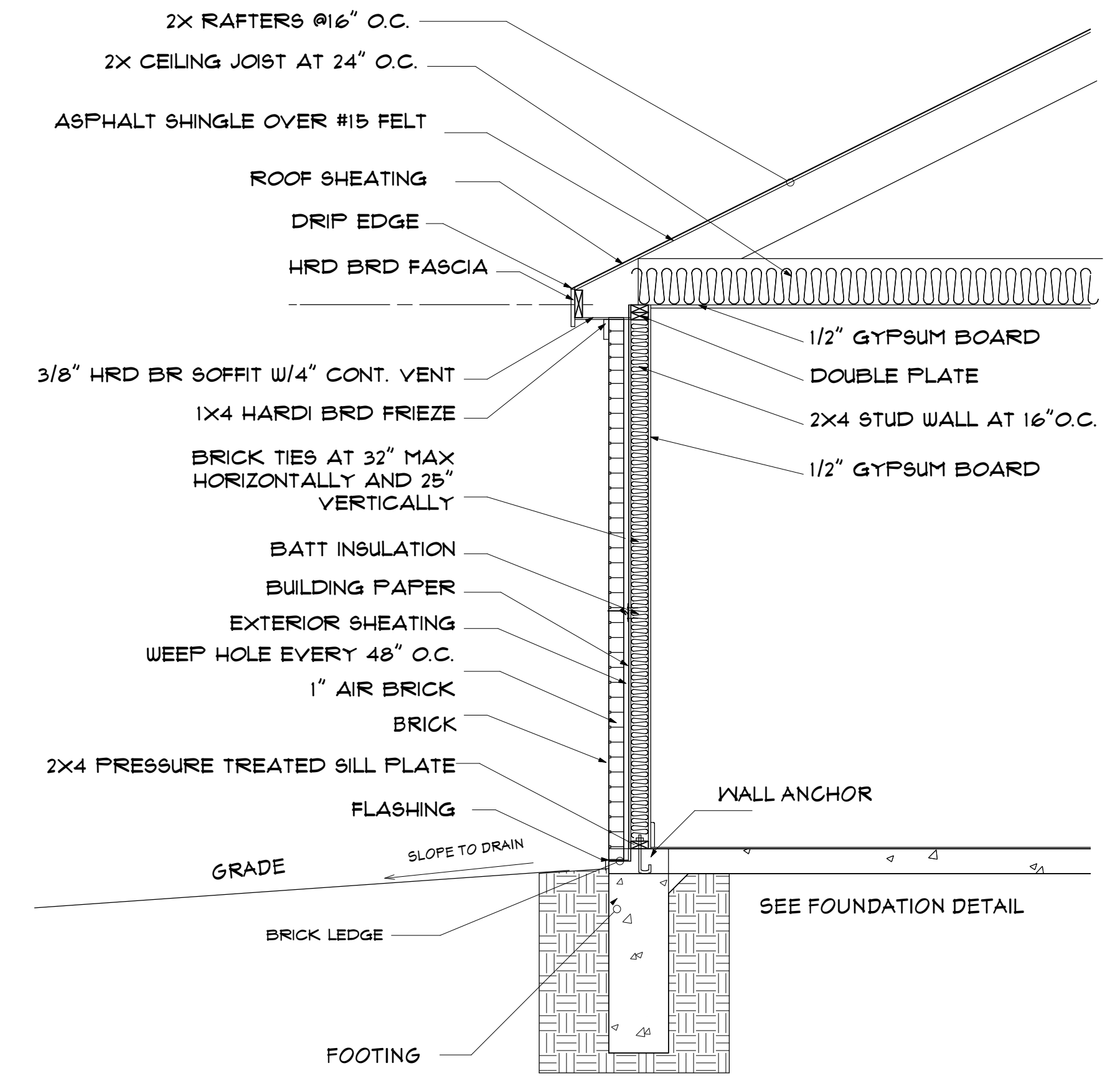
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3/23/2020

Scale:  
1/4"=1'

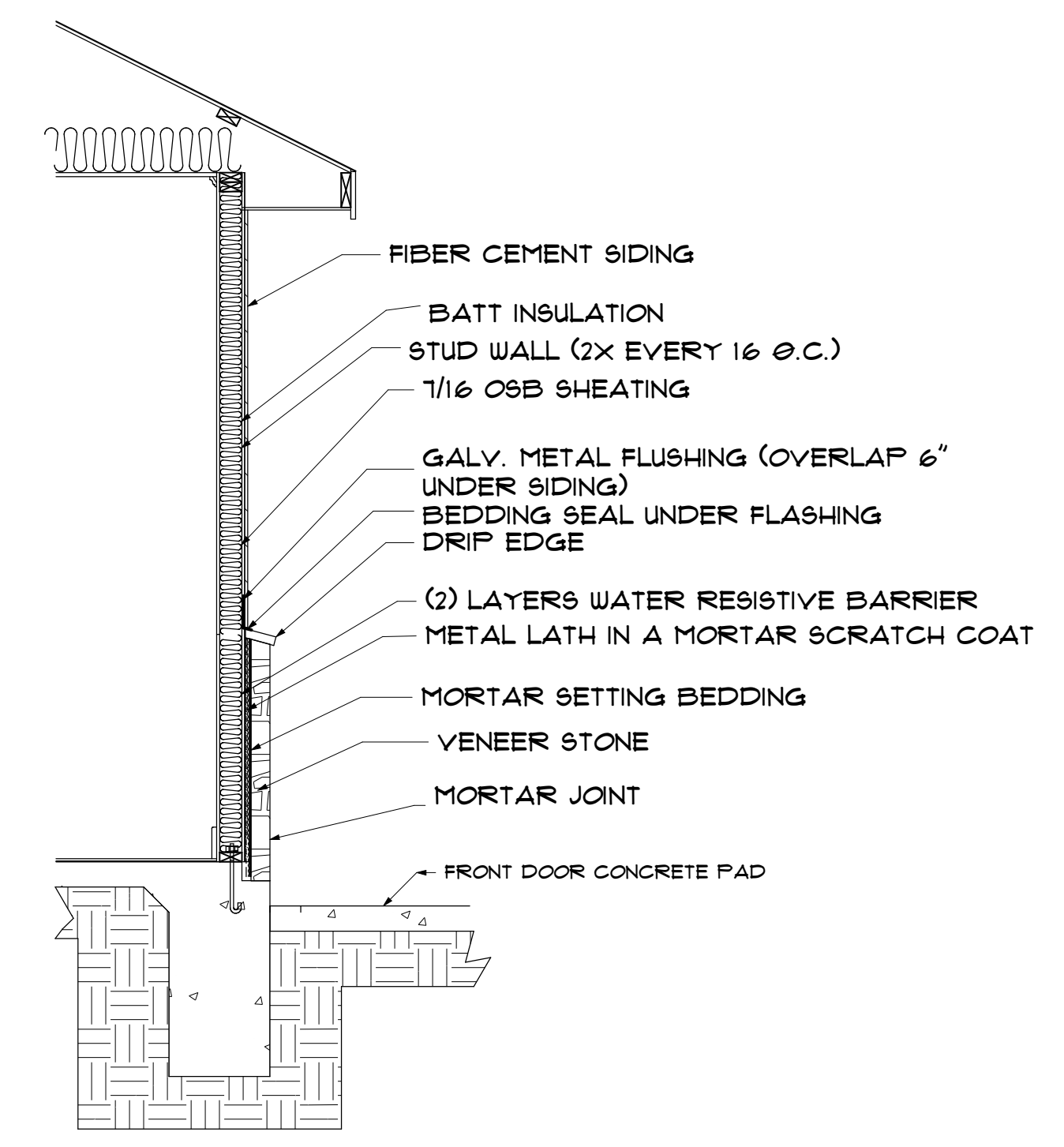
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**A1.3**



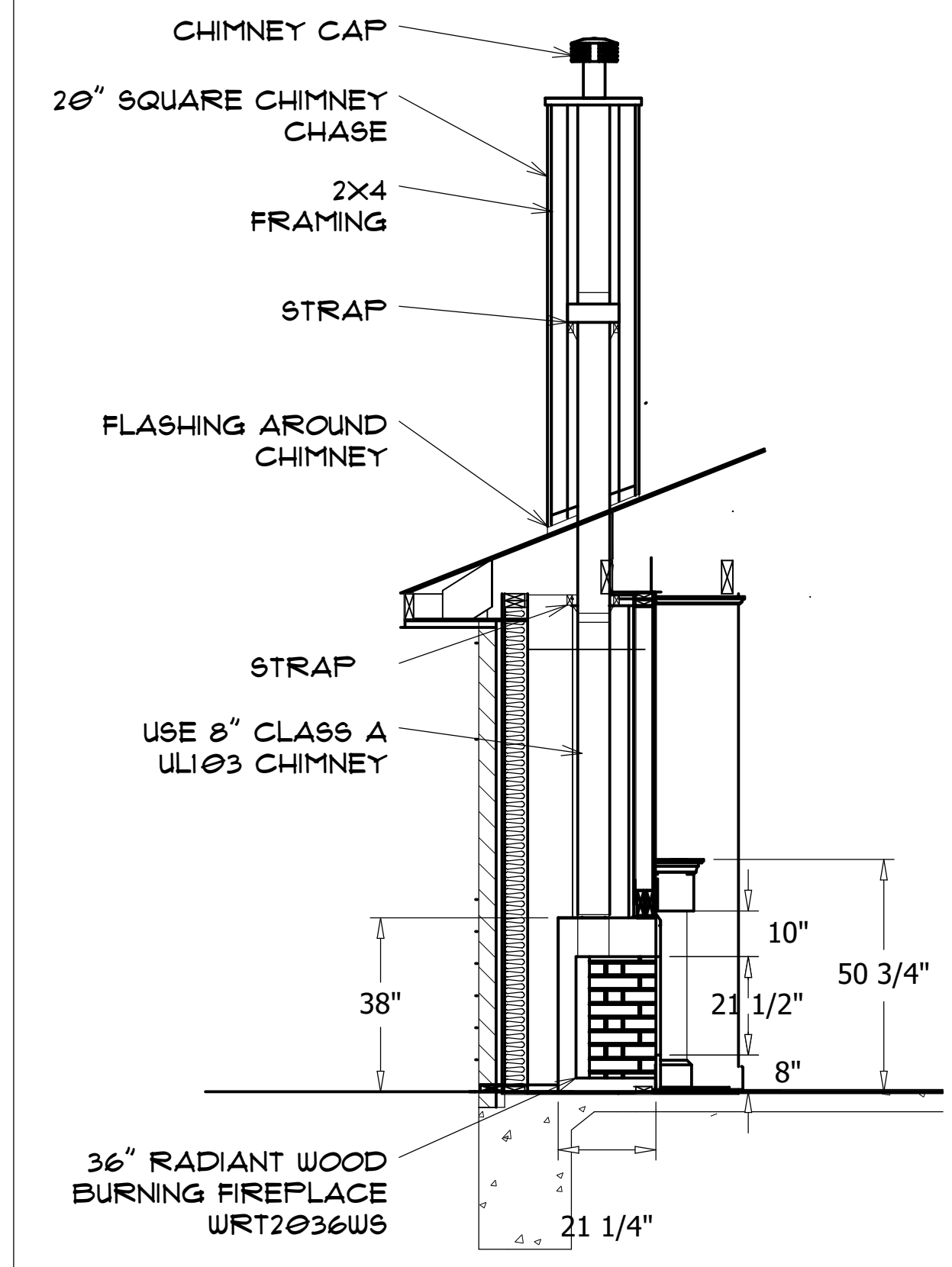
**1** DIMENSIONED FLOOR PLAN  
SCALE: 1/4"=1'



**2** WALL DETAIL @ BRICK  
SCALE: 1/2"=1'



**3** WALL DETAIL @ STONE/SIDING  
SCALE: 1/2"=1'



**4** CHIMNEY DETAIL  
SCALE: 3/8"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-979-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Dimensioned  
Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A3.1**





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

22023-028

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

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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 481 BLANCHE DR.

SUBDIVISION ROCKWALL LAKE EST #2

LOT 873-A BLOCK

GENERAL LOCATION COUNTY ROAD ? HORIZON RD

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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OWNER JOSE LUIS DIAZ

APPLICANT ALEX FLORES

CONTACT PERSON

CONTACT PERSON ALEX FLORES

ADDRESS

ADDRESS 466 RENEE DR

CITY, STATE & ZIP

CITY, STATE & ZIP ROCKWALL, TX 75032

PHONE

PHONE (469) 534-5809

E-MAIL

E-MAIL afchomes75@gmail.com

### NOTARY VERIFICATION [REQUIRED]

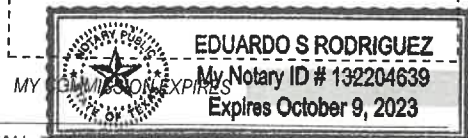
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 15 30 60 90 120 Feet

Z2023-028: Specific Use Permit for Residential Infill at 481 Blanche Drive

BLANCHE DR

PD-75

Case Location Map = 



# City of Rockwall

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

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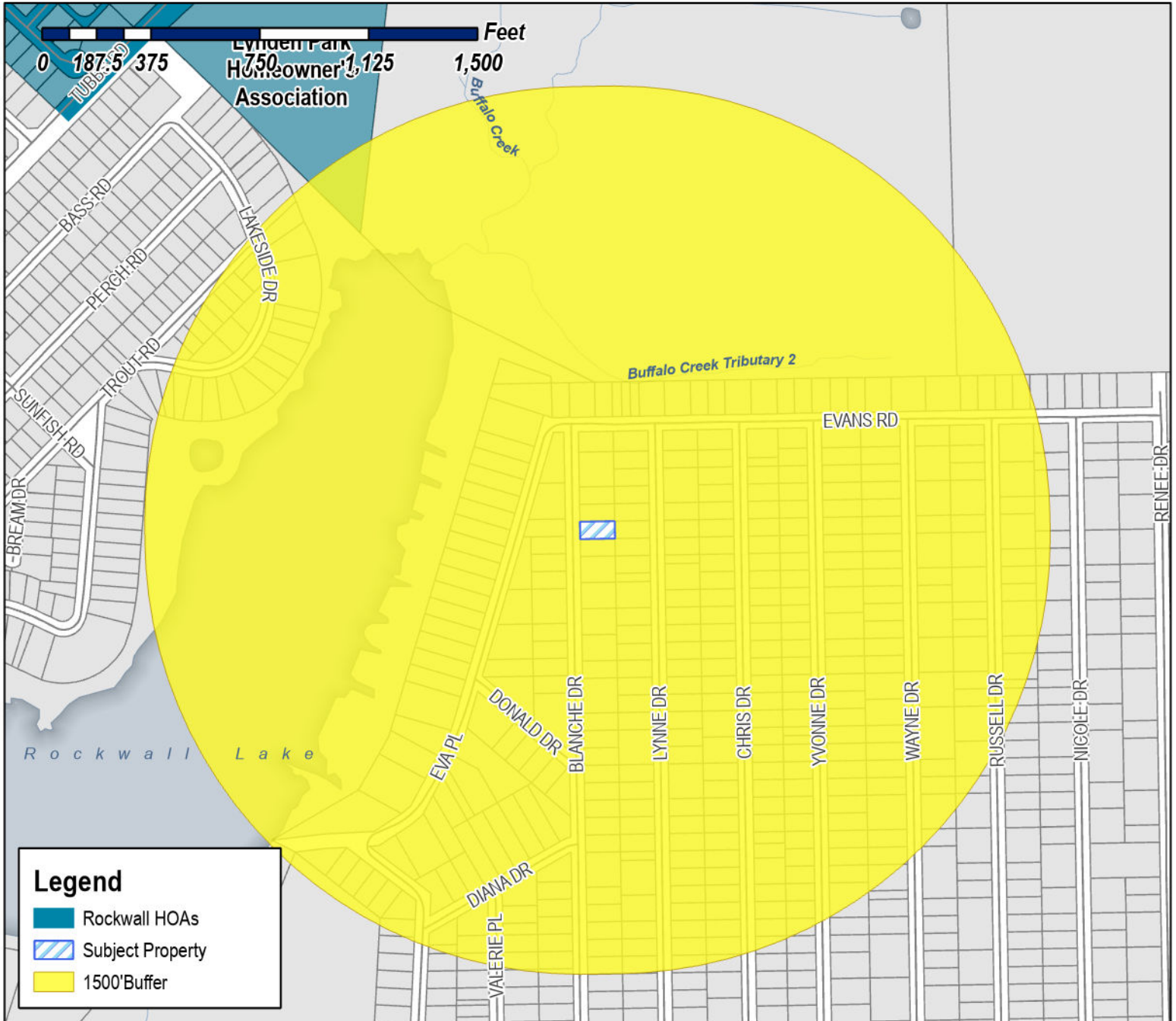




# City of Rockwall

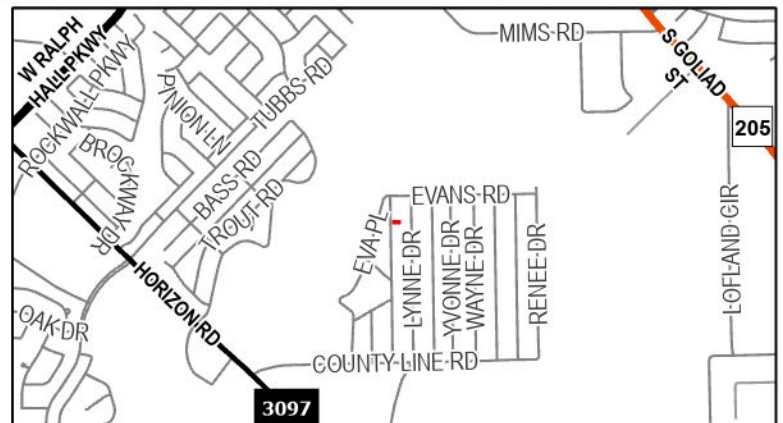
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023  
 For Questions on this Case Call (972) 771-7745

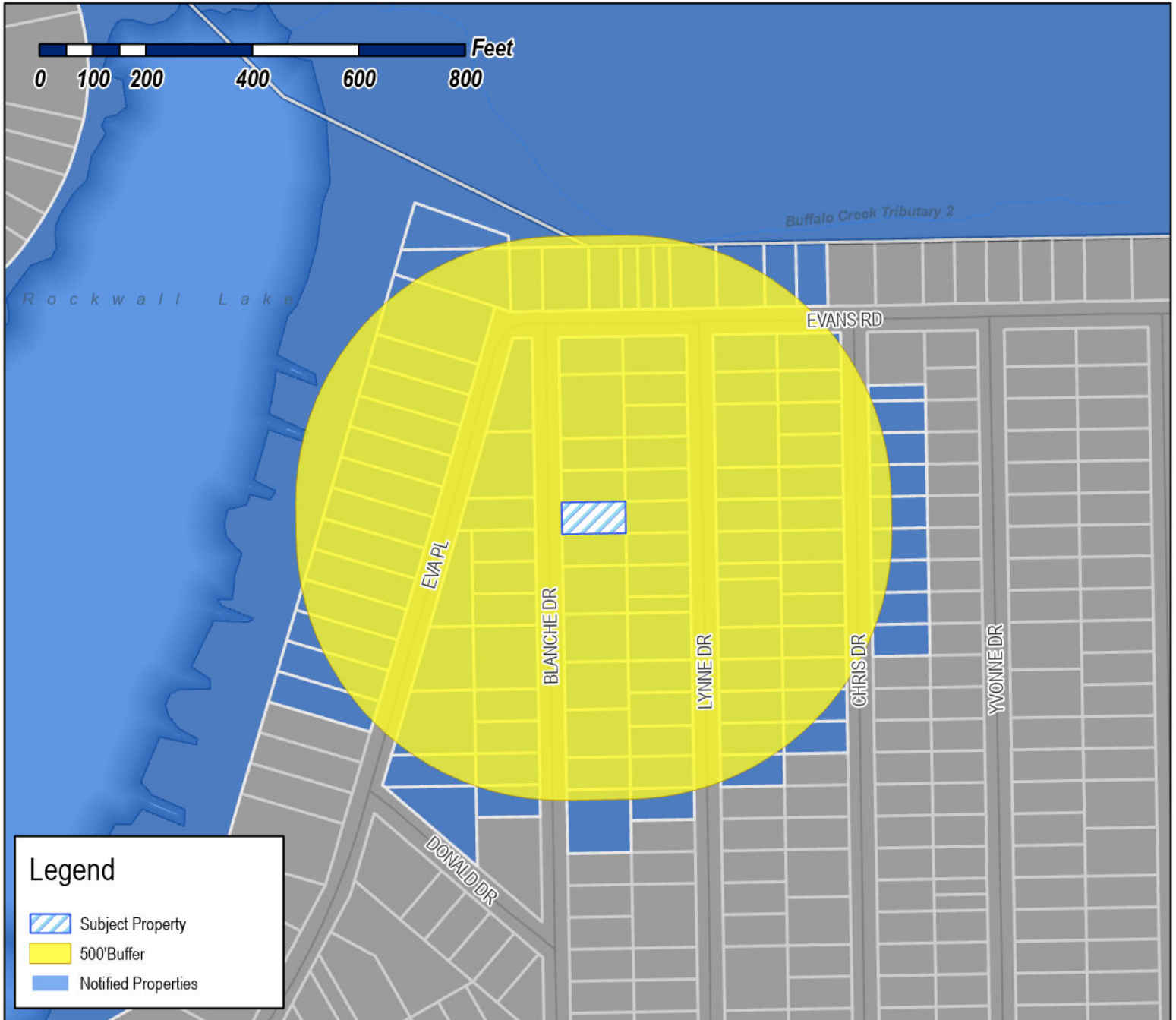




# City of Rockwall

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

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**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023

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





PERDOMO WILFREDO  
100 EVANS RD  
ROCKWALL, TX 75032

THELWELL LINDA  
1013 BLACKBERRY TRL  
LANCASTER, TX 75134

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

VICMAR I LTD &  
E LOFLAND  
105 KAUFMAN ST  
ROCKWALL, TX 75087

PERALES OSCAR F AND DIANA A  
106 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
114 EVANS RD  
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA  
1209 QUAIL DR  
GARLAND, TX 75040

FERNANDEZ URBANO ALVARADOO &  
SON ARMADO FERNANDEZ  
1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RESIDENT  
126 DONALD DR  
ROCKWALL, TX 75032

RESIDENT  
140 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
150 EVANS RD  
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA  
151 PERCH RD  
ROCKWALL, TX 75032

RESIDENT  
160 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

THE LITTLE LAKE TRUST  
TRUSTEE SHANA PORTER  
17350 STATE HIGHWAY 249 STE 220 #3840  
HOUSTON, TX 77064

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ADAMS JAMES W  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS  
234 EVANS RD  
ROCKWALL, TX 75032

MORENO RICARDO  
275 CHRIS DR  
ROCKWALL, TX 75032

POWELL CONNIE S  
304 CARISSA COURT  
MESQUITE, TX 75150

SILVA JORGE & ELIZABETH  
3078 S FM 551  
ROYSE CITY, TX 75189

QUEVEDO LUIS & FELIZA  
3326 BURNING TREE LN  
GARLAND, TX 75042

RODRIGUEZ HERMAN & APRIL  
373 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

TONG HALEY AND HANH BUU TONG  
3807 BENEVENTO CT  
KATY, TX 77493

RESIDENT  
384 LYNNE DR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
389 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
390 BLANCHE DR  
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA  
400 CHRIS DR  
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE  
400 LYNNE  
ROCKWALL, TX 75032

VARGAS FRANCISCO  
401 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
405 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
408 BLANCHE DR  
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ  
4100 ANDYS LANE  
PARKER, TX 75002

RESIDENT  
412 LYNNE DR  
ROCKWALL, TX 75032

OLGUIN CIRILO  
412 CHRIS DR  
ROCKWALL, TX 75032

CARRILLO OMAR  
ROSALES MARIA M  
416 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
419 BLANCHE DR  
ROCKWALL, TX 75032

CARRILLO DIEGO  
419 LYNNE DR  
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

DOMINGUEZ V SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

CARDENAS RODOLFO  
424 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
429 CHRIS DR  
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN  
432 BLANCHE DR  
ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ  
434 CHRIS  
ROCKWALL, TX 75032

RESIDENT  
435 BLANCHE DR  
ROCKWALL, TX 75032

ANAYA JUAN C & RAUL  
439 PERCH RD  
ROCKWALL, TX 75032

TORRES ALONSO & MARIA DEL ROSARIO YANEZ  
441 LYNN DR  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

GOMEZ MIGUEL URBINA AND LILIA GARCIA  
RANGEL  
444 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
445 CHRIS DR  
ROCKWALL, TX 75032

LICEA JOSE & LYTA  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA JOSE DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
453 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
455 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
458 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
463 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
464 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
472 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
473 LYNNE DR  
ROCKWALL, TX 75032

JARAMILLO GABRIELA  
473 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

BENTLEY FRED W  
476 BLANCHE DR  
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA  
479 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
481 BLANCHE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

GARZA ISAI  
482 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
485 EVA  
ROCKWALL, TX 75032

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

HERNANDEZ DANIEL CONTRERAS AND  
PATRICIA CARREON DE CONTRERAS  
488 BLANCHE DRIVE  
ROCKWALL, TX 75032

CASTRO MATEO IBARRA & ADELA SIERRA  
IBARRA  
490 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

VILLEGAS RANFERI LUVIANO AND  
JAQUELINE ROSALES  
494 EVA PLACE  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS & MARICELA  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS DR  
ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA  
497 BLANCHE  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
505 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
506 EVA  
ROCKWALL, TX 75032

AGUILAR ROSALINA  
507 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
510 BLANCHE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA  
GALLEGOS  
516 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
517 LYNNE DR  
ROCKWALL, TX 75032

GARCIA JUAN  
519 BLANCHE  
ROCKWALL, TX 75087

RESIDENT  
520 EVA  
ROCKWALL, TX 75032

FLORES JAIME W &  
MARLENE CASTRO  
520 LYNNE DR  
ROCKWALL, TX 75032

MONTANEZ MARIA LAUREN  
5245 COUNTY ROAD 2515  
ROYSE CITY, TX 75189

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
529 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 LYNNE DR  
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS FRANCISCO  
532 BLANCHE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
535 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
538 LYNNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
548 EVA  
ROCKWALL, TX 75032

RESIDENT  
551 LYNNE DR  
ROCKWALL, TX 75032

GONZALEZ LUIS ENRIQUE VALDEZ  
552 LYNNE DRIVE  
ROCKWALL, TX 75032



RESIDENT  
558 EVA  
ROCKWALL, TX 75032

MEDINA CESAR  
570 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
582 EVA  
ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ &  
ENRIQUE RENE ORTIZ GARCIA  
594 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
602 EVA  
ROCKWALL, TX 75032

DEJESUS SANTOS  
616 EVA PL  
ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ  
630 EVA  
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

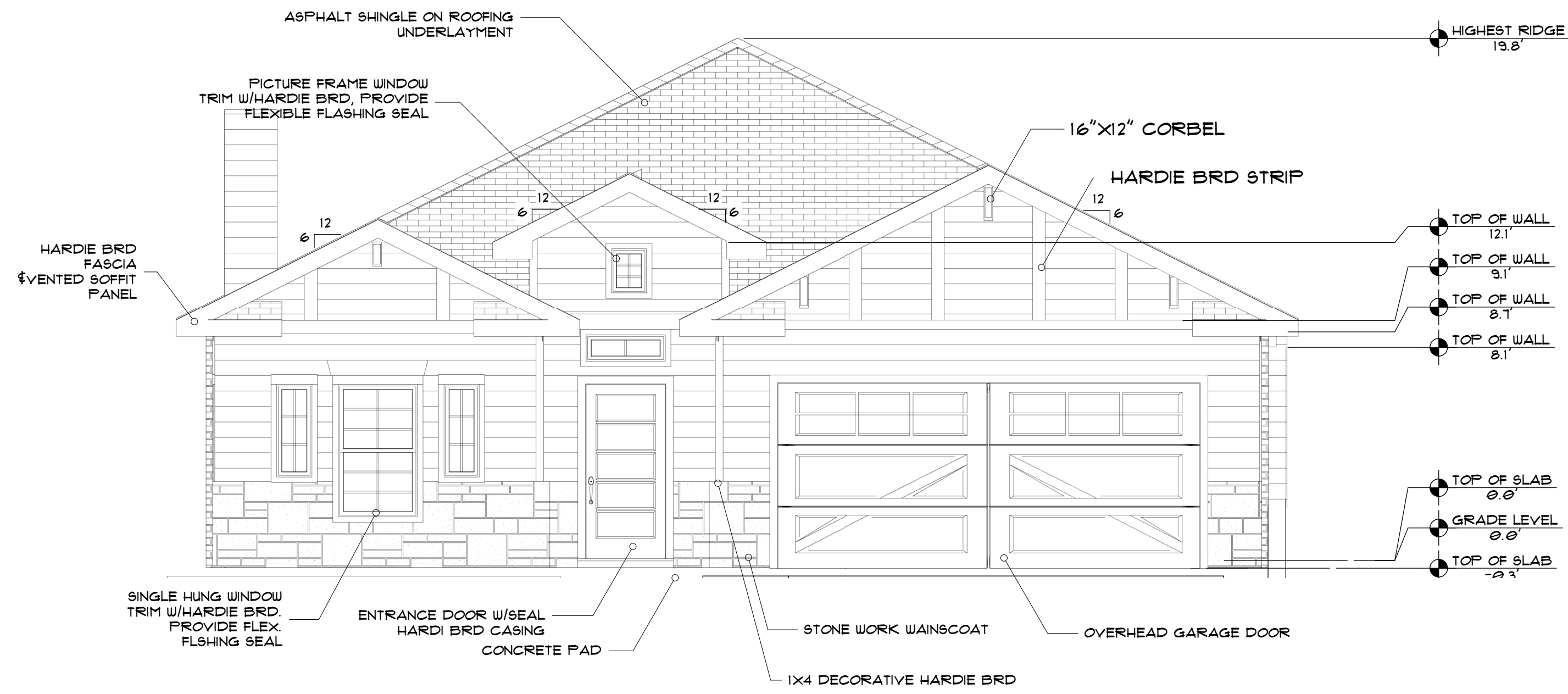
GUEVARA JOSE E  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

ROBLES DONERY ALEXANDER & MAGDENLENA  
AVARADO  
8306 AMERICAS CUP  
ROWLETT, TX 75089

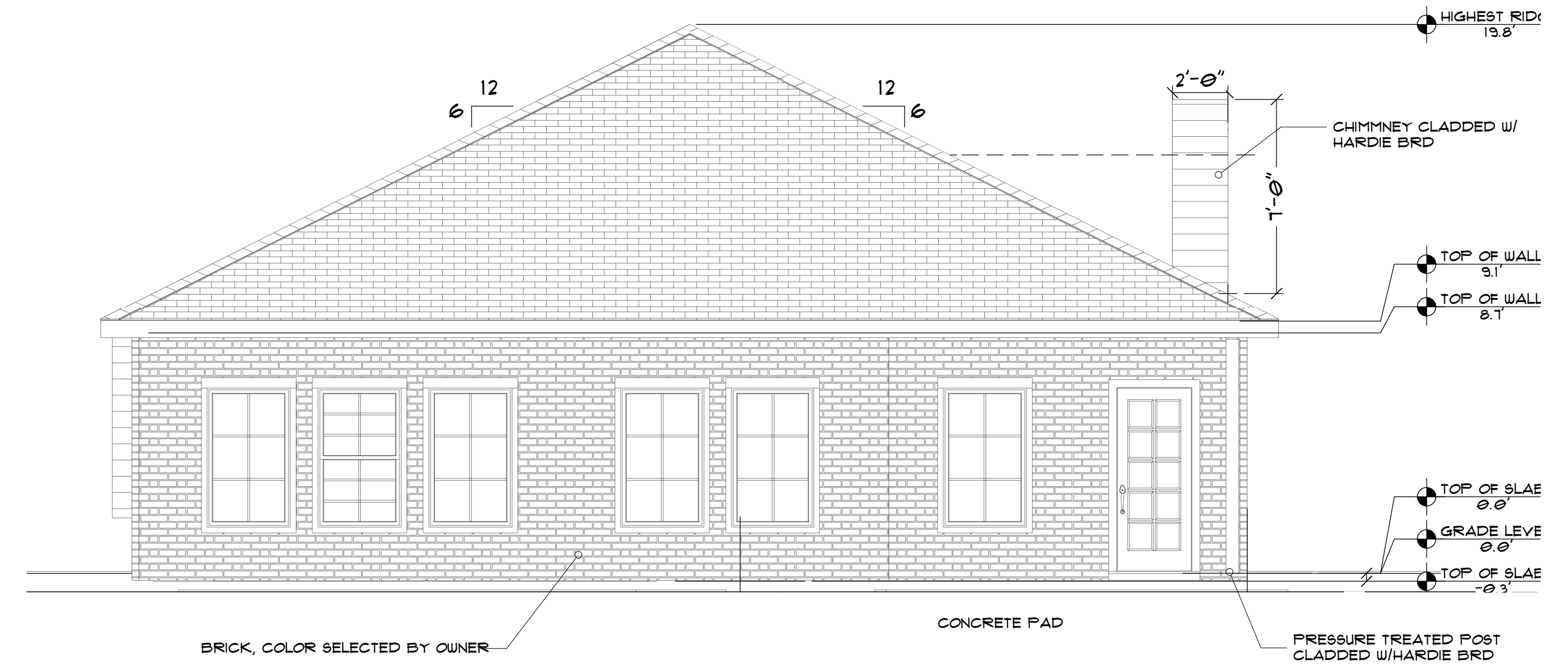
RANGEL LUIS GERARDO AND  
MARIA DEL ROCIO ZARATE  
907 WILLOW RIDGE  
ROCKWALL, TX 75032

DELGADO JUAN AND  
ADELAIDA REYES REYES AND PABLO E STRADA  
REYES AND  
JUAN J ESTRADA REYES 558 EVA  
ROCKWALL, TX 75087

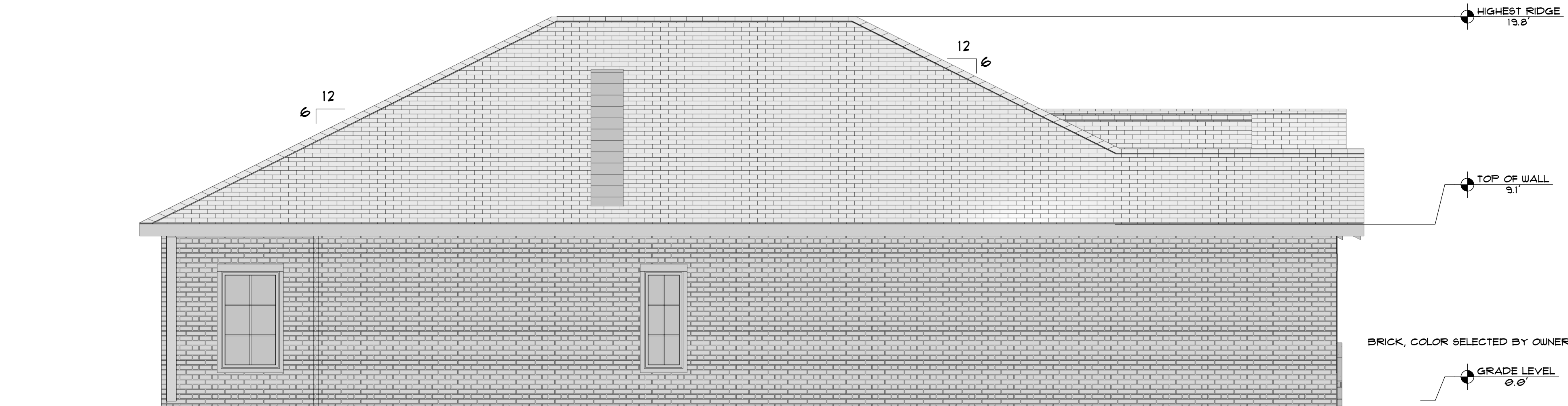
RAOFPUR DAVID & SAADAT  
CHILDREN'S EDUCATION TRUST  
PO BOX 2051  
DEL MAR, CA 92014



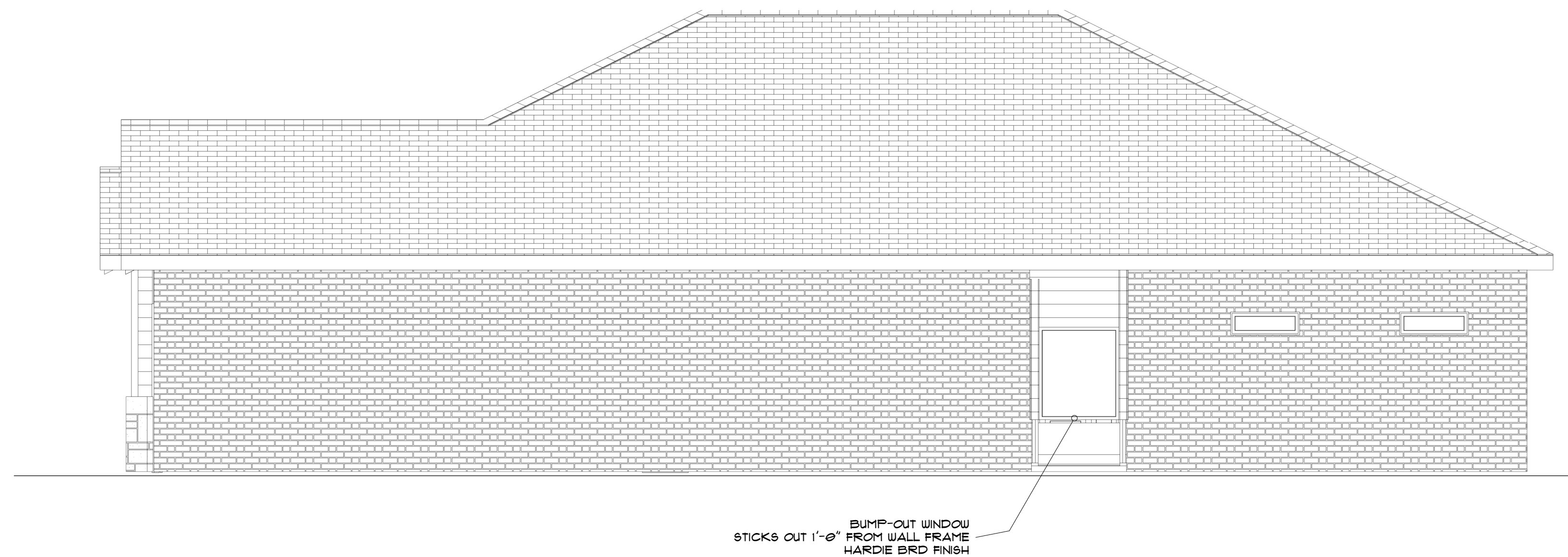
1 ELEVATION- FRONT VIEW  
SCALE: 1/4"=1'



2 ELEVATION- REAR VIEW  
SCALE: 1/4"=1'



3 ELEVATION- LEFT VIEW  
SCALE: 1/4"=1'



4 ELEVATION- RIGHT VIEW  
SCALE: 1/4"=1'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-879-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

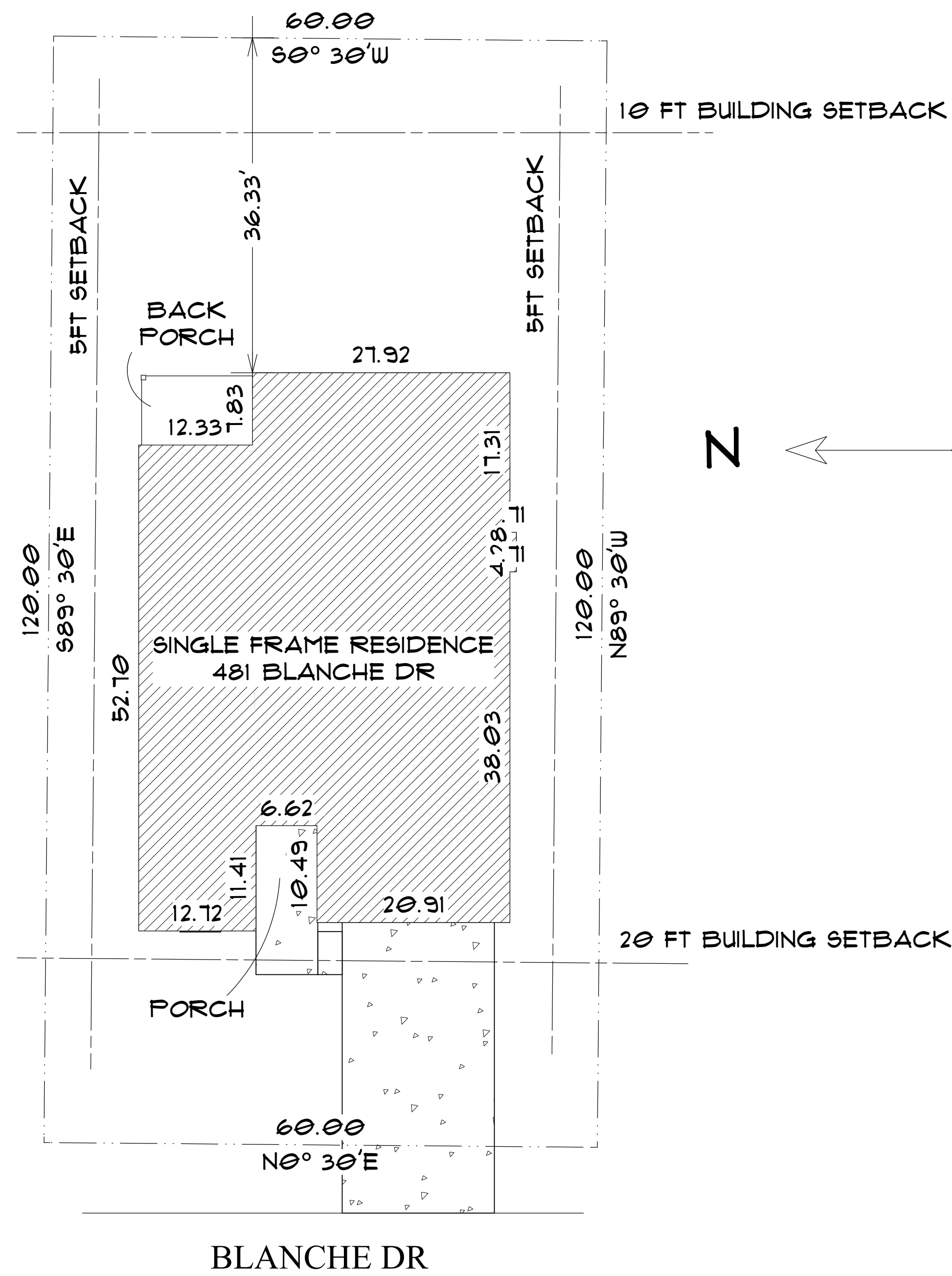
Client:  
**Erick  
Mendoza**

Description:  
**Elevations**

Date:  
3/23/2020

Scale:  
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Sheet:  
**A3.2**



1 SITE PLAN  
SCALE: 1"=20'

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- PROPERTY SETBACK

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-579-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Site Plan &  
Erosion  
Control Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A2.1**

**DOOR AND WINDOW NOTES:**

-EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.

-EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

-ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. -ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS.

BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN.

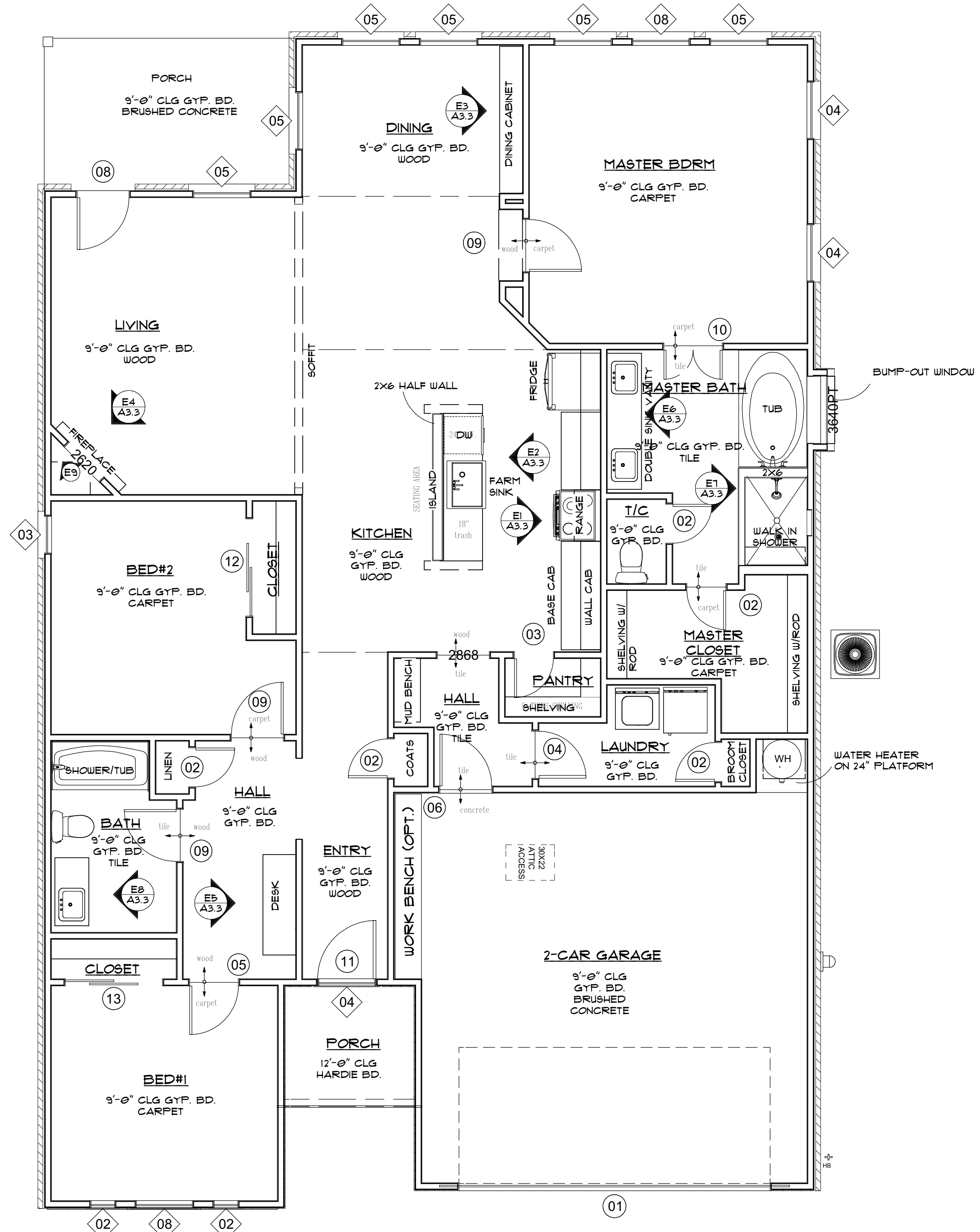
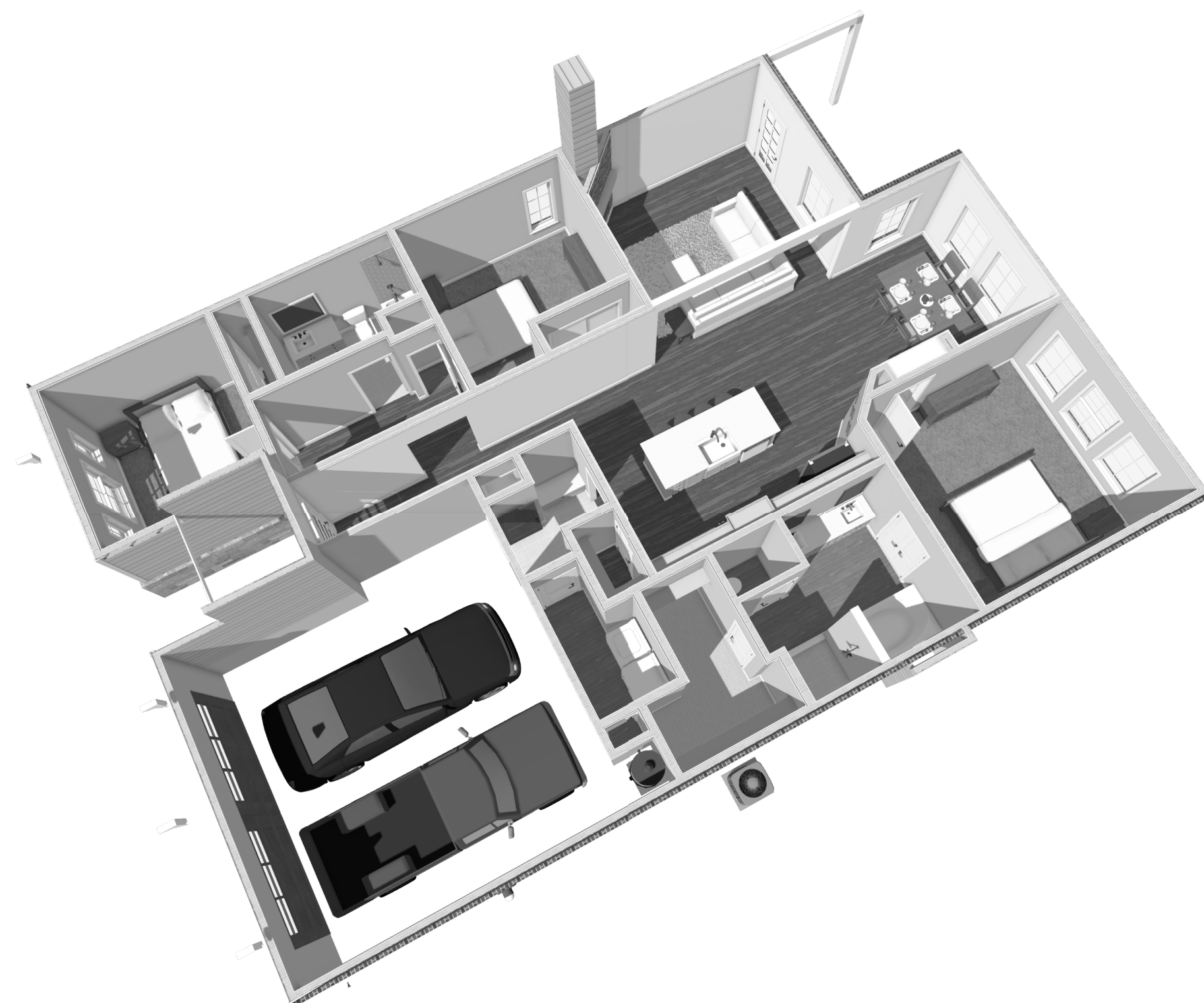
NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
01	1418FX	1	2	1418FX	16"	20"	11"X21"		FIXED GLASS	2X6X20" (2)	
02	1436FX	2	1	1436FX	16"	42"	11"X43"		FIXED GLASS	2X6X20" (2)	
03	2050FX	1	1	2050FX	24"	60"	25"X61"	YES	FIXED GLASS	2X6X28" (2)	
04	3010FX	3	1	3010FX	36"	12"	31"X13"		FIXED GLASS	2X6X40" (2)	
05	3050FX	6	1	3050FX	36"	60"	31"X61"		FIXED GLASS	2X6X40" (2)	
06	3050SH	2	1	3050SH	36"	60"	31"X61"	YES	SINGLE HUNG	2X6X40" (2)	
09	3640FX	1	1	3640FX	41 1/2"	48"	42 1/2"X49"		FIXED GLASS	2X6X45 1/2" (2)	

DOOR SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
01	16070	1	16070	192"	84"		GARAGE-GARAGE DOOR CHD11	2X12X200" (2)	1 3/4"	
02	2068	5	2068 L IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
03	2068	1	2068 R IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
04	2568	1	2568 R IN	29"	80"		HINGED-DOOR P03	2X6X34" (2)	1 3/4"	
05	2668	1	2668 R IN	30"	80"		HINGED-DOOR P03	2X6X35" (2)	1 3/8"	
06	2868	1	2868 L EX	32"	80"		EXT. HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
08	2868	1	2868 R EX	32"	80"		EXT. HINGED-DOOR F05	2X6X37" (2)	1 3/4"	
09	2868	3	2868 R IN	32"	80"		HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
10	3068	1	3068 L/R IN	36"	80"		DOUBLE HINGED-DOOR P03	2X6X41" (2)	1 3/8"	
11	3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR F04	2X6X41" (2)	1 3/4"	
12	5068	1	5068 L IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	
13	5068	1	5068 R IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	

BRICK CALCULATIONS					
	FRONT	LEFT	RIGHT	REAR	TOTAL
TOTAL WALL (S.F.)	315.8	493.7	486.7	210.9	1,507.1 S.F.
TOTAL MASONRY	58.0	493.7	486.7	210.9	1,249.3 S.F.
TOTAL SIDING	251.8	0	0	0	251.8 S.F.
BRICK %	18.4%	100.00%	100.00%	100.00%	
TOTAL MASONRY (% HOUSE)	22.9%				



**1 MASTER FLOOR PLAN - 1ST FLOOR**  
SCALE: 1/4"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, 75110  
469-979-6150

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

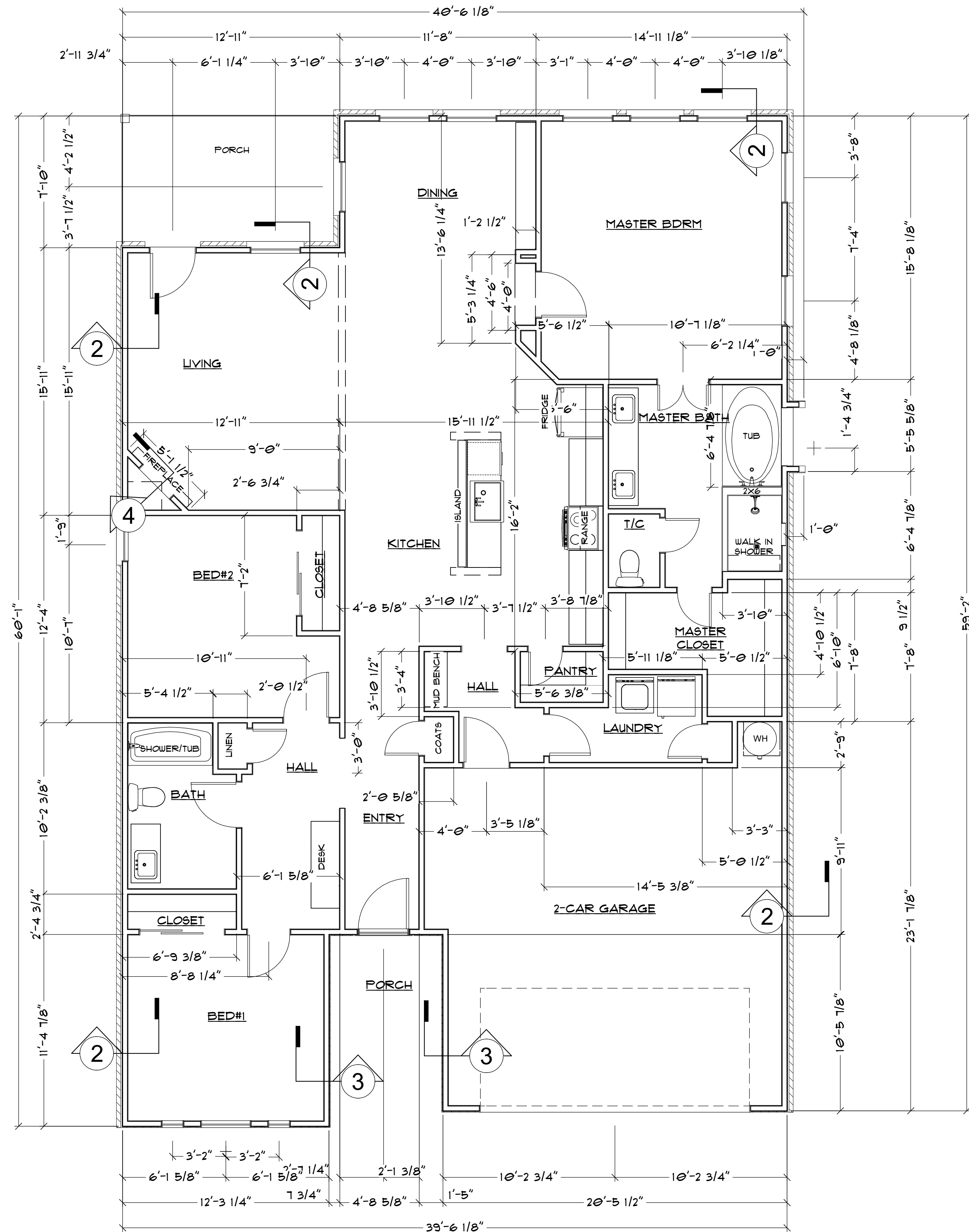
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**Master  
Floorplan**

Date:  
3/23/2020

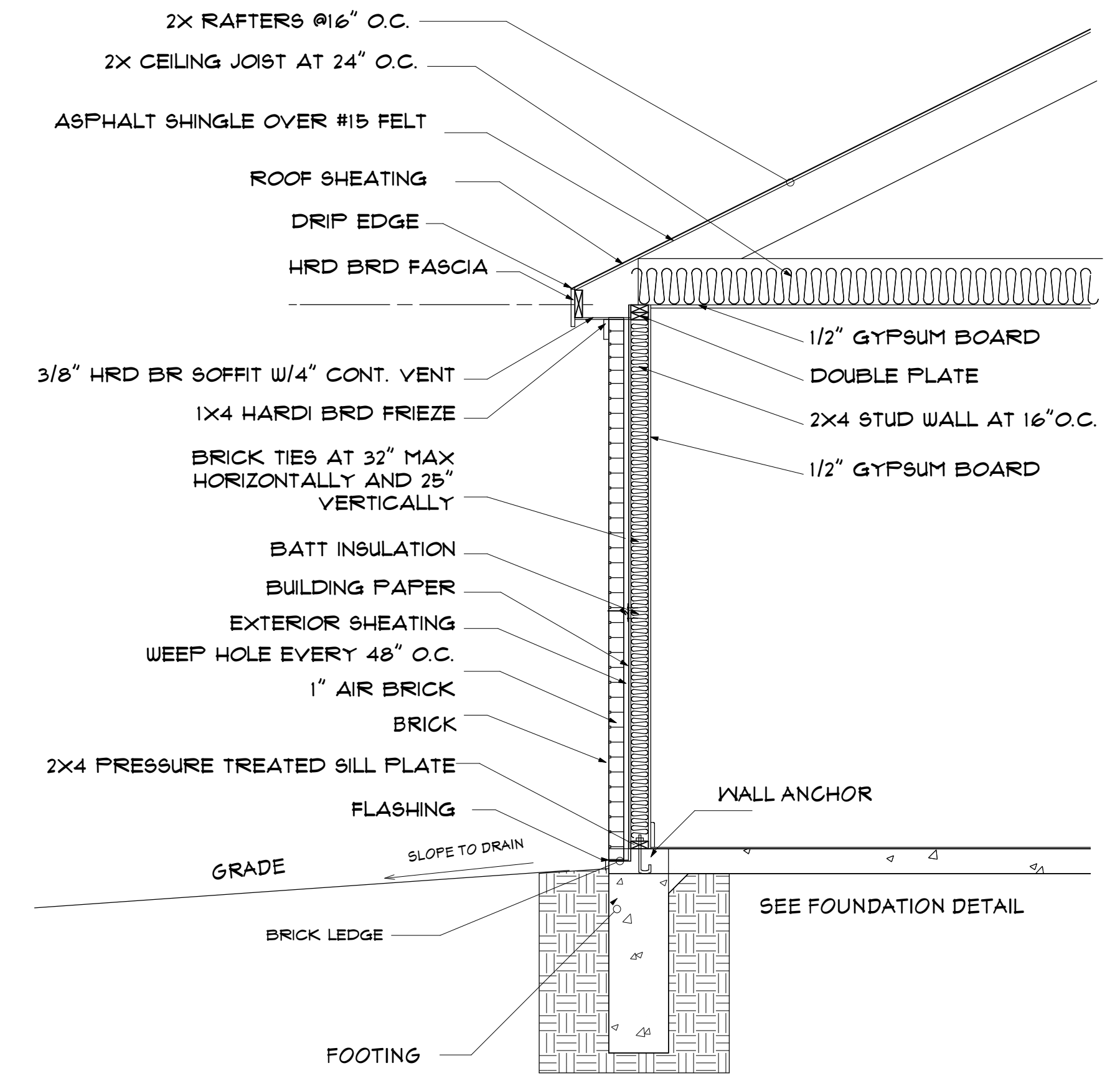
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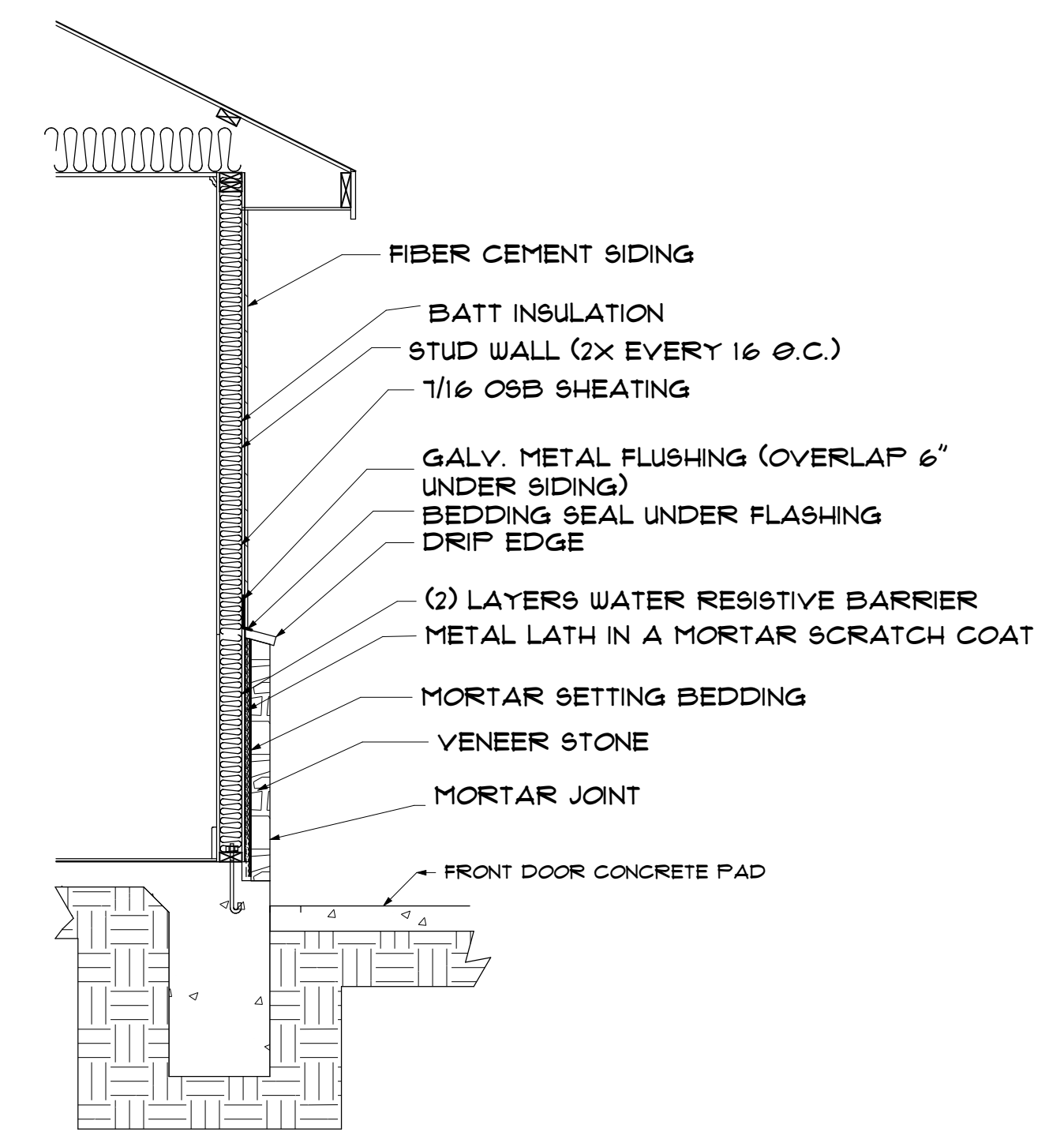




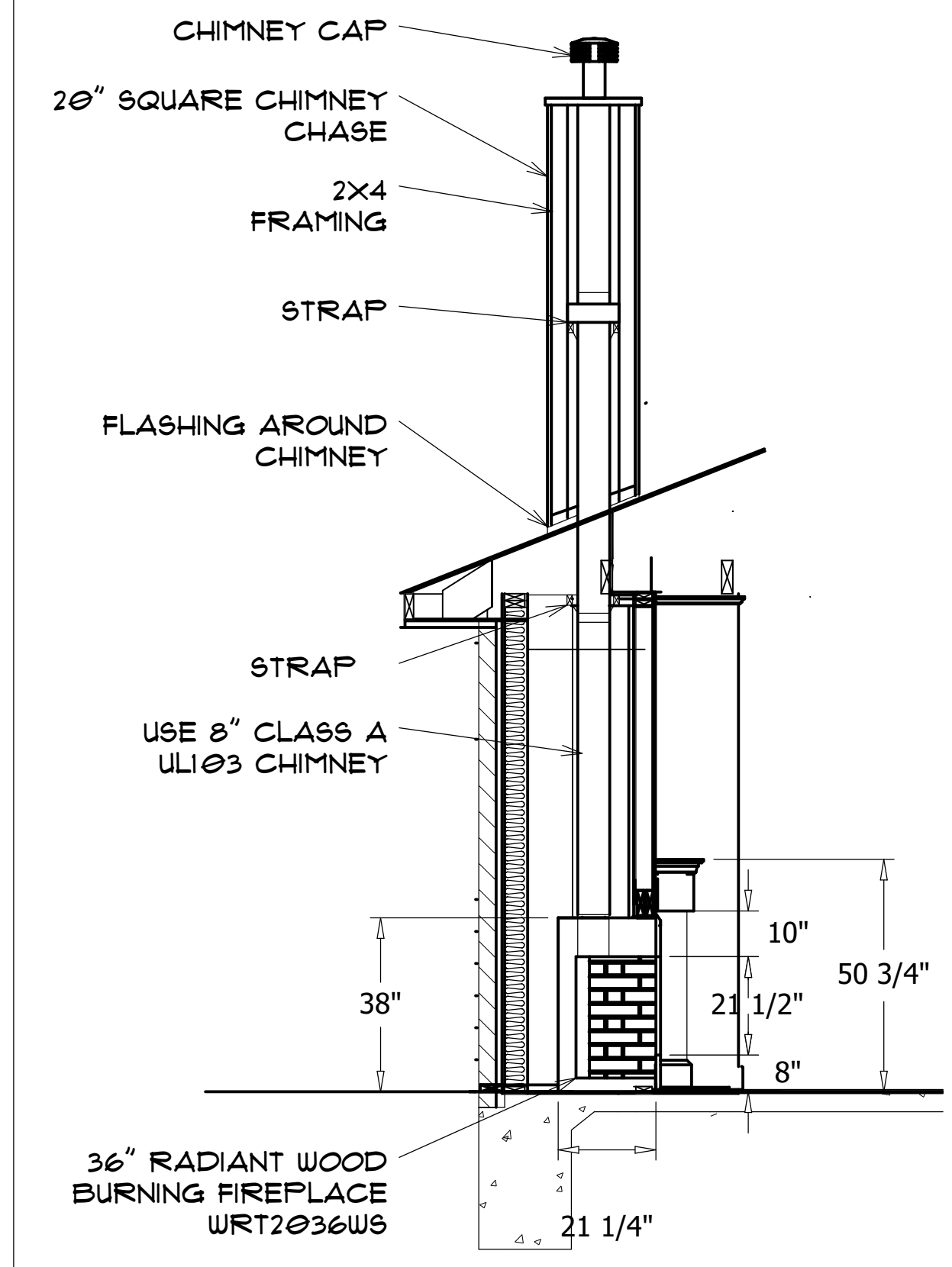
**1** DIMENSIONED FLOOR PLAN  
SCALE: 1/4"=1'



**2** WALL DETAIL @ BRICK  
SCALE: 1/2"=1'



**3** WALL DETAIL @ STONE/SIDING  
SCALE: 1/2"=1'



**4** CHIMNEY DETAIL  
SCALE: 3/8"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-979-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Dimensioned  
Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A3.1**

# PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: Z2023-028  
PROJECT NAME: Residential Infill at 481 Blanche Drive  
SITE ADDRESS/LOCATIONS: 481 Blanche Drive

CASE CAPTION: Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	05/25/2023	Approved w/ Comments

05/25/2023: Z2023-028; Specific Use Permit (SUP) for Residential Infill for 481 Blanche Drive  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2023-028) 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 Estates Subdivision, which is 90% or more developed, consists of five (5) or more lots, and has been in existence for more than 10 years.

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."

I.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is setback approximately one (1) from the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the May 30, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 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 June 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 June 13, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 30, 2023.

I.9 The projected City Council meeting dates for this case will be June 19, 2023 [1st Reading] and July 17, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2023	Needs Review

05/25/2023: - Driveway culvert to be engineered. Min City requirement is 18" RCP with concrete headwalls.  
- 10' Utility easement at the back of lot. Fences are not allowed within easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2023	Needs Review

05/23/2023: 1. Hallway cased opening between garage and kitchen must be a minimum of 3 feet wide.

2. Front facade doesn't meet the masonry requirement below.

Exterior Materials. Buildings 120-SF of greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standard masonry construction, excluding windows and doors. In the event that an exterior wall is on a porch, patio, courtyard, or breezeway the wall may be of non-masonry construction. Hardie-Board or similar cementitious material may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2023	Approved

No Comments

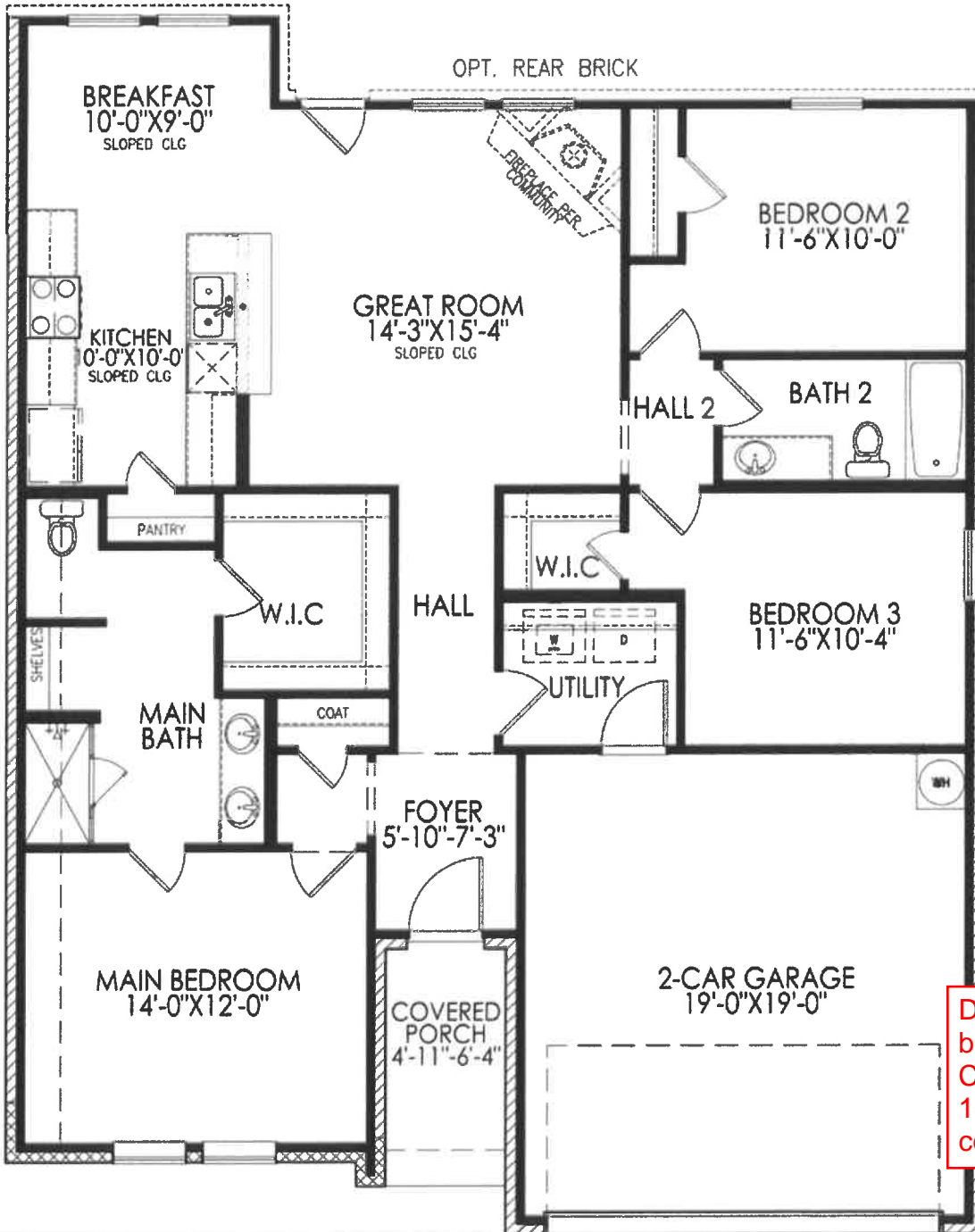
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/22/2023	Approved

No Comments

10' Utility easement at the back of lot. Fences are not allowed within easement.

39'-11"

49'-11"



Driveway culvert to be engineered. Min City requirement is 18" RCP with concrete headwalls.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

22023-028

**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 481 BLANCHE DR.

SUBDIVISION ROCKWALL LAKE EST #2

LOT 873-A BLOCK

GENERAL LOCATION COUNTY ROAD ? HORIZON RD

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER JOSE LUIS DIAZ

APPLICANT ALEX FLORES

CONTACT PERSON

CONTACT PERSON ALEX FLORES

ADDRESS

ADDRESS 466 RENEE DR

CITY, STATE & ZIP

CITY, STATE & ZIP ROCKWALL, TX 75032

PHONE

PHONE (469) 534-5809

E-MAIL

E-MAIL afchomes75@gmail.com

### NOTARY VERIFICATION [REQUIRED]

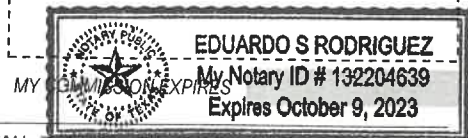
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alexandro Flores [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MAY, 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 19th DAY OF MAY, 2023

OWNER'S SIGNATURE [Signature]

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





0 15 30 60 90 120 Feet

Z2023-028: Specific Use Permit for Residential Infill at 481 Blanche Drive

BLANCHE DR

PD-75

Case Location Map = 



# City of Rockwall

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



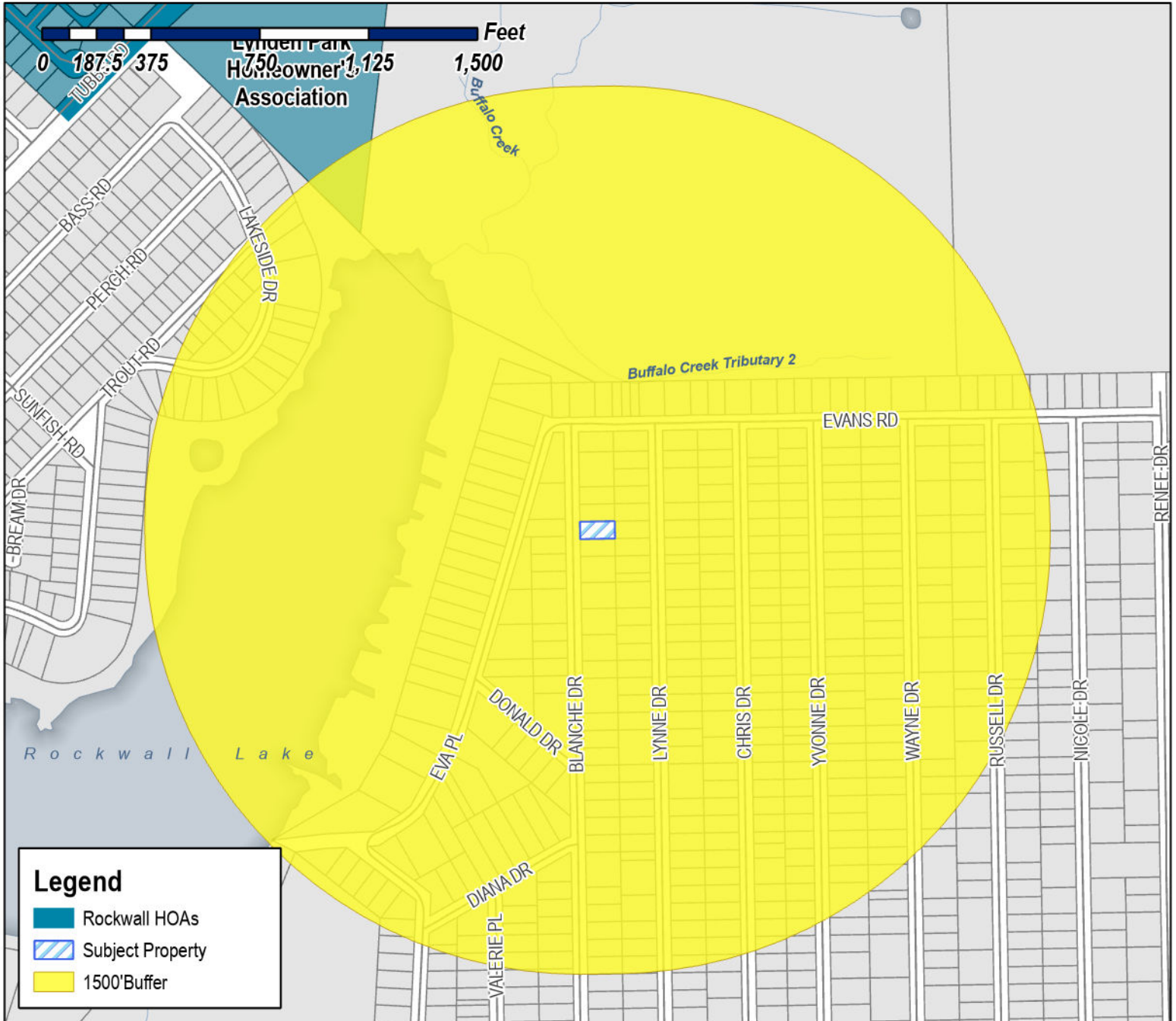




# City of Rockwall

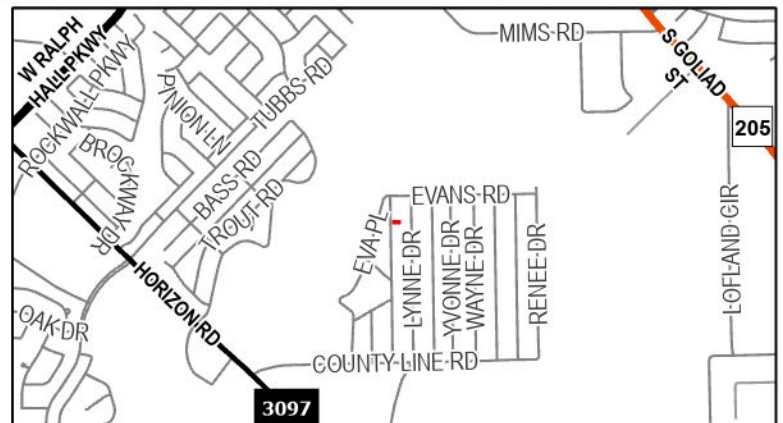
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Rockwall, Texas 75087  
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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023  
 For Questions on this Case Call (972) 771-7745



## Guevara, Angelica

---

**From:** Zavala, Melanie  
**Sent:** Tuesday, May 23, 2023 3:19 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-028]  
**Attachments:** Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *May 26, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 13, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 19, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-028: SUP for Residential Infill at 481 Blanche Drive**

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

Thank You,

Melanie Zavala  
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-771-6568

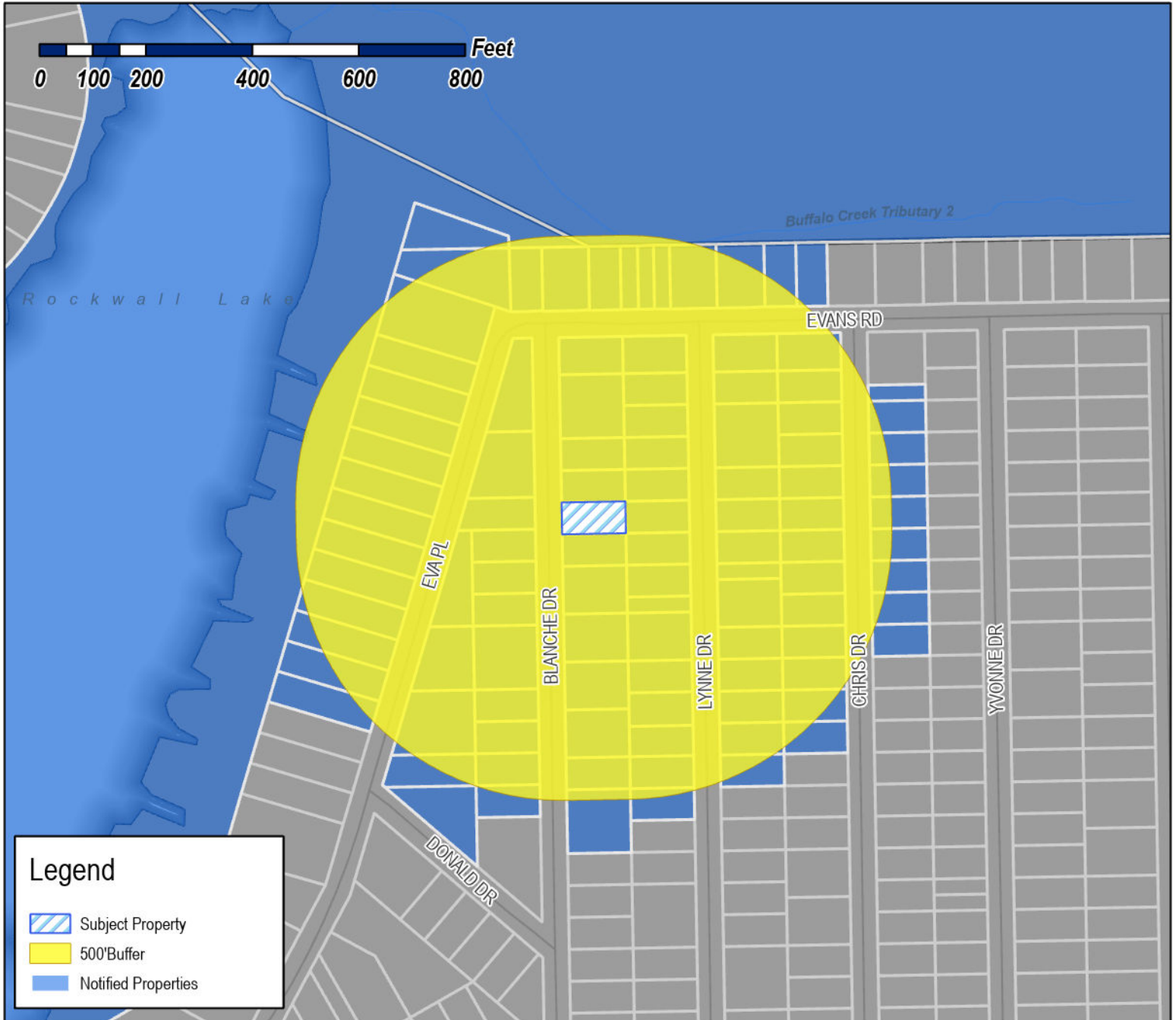




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023

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



PERDOMO WILFREDO  
100 EVANS RD  
ROCKWALL, TX 75032

THELWELL LINDA  
1013 BLACKBERRY TRL  
LANCASTER, TX 75134

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

VICMAR I LTD &  
E LOFLAND  
105 KAUFMAN ST  
ROCKWALL, TX 75087

PERALES OSCAR F AND DIANA A  
106 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
114 EVANS RD  
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA  
1209 QUAIL DR  
GARLAND, TX 75040

FERNANDEZ URBANO ALVARADOO &  
SON ARMADO FERNANDEZ  
1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RESIDENT  
126 DONALD DR  
ROCKWALL, TX 75032

RESIDENT  
140 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
150 EVANS RD  
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA  
151 PERCH RD  
ROCKWALL, TX 75032

RESIDENT  
160 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

THE LITTLE LAKE TRUST  
TRUSTEE SHANA PORTER  
17350 STATE HIGHWAY 249 STE 220 #3840  
HOUSTON, TX 77064

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ADAMS JAMES W  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS  
234 EVANS RD  
ROCKWALL, TX 75032

MORENO RICARDO  
275 CHRIS DR  
ROCKWALL, TX 75032

POWELL CONNIE S  
304 CARISSA COURT  
MESQUITE, TX 75150

SILVA JORGE & ELIZABETH  
3078 S FM 551  
ROYSE CITY, TX 75189

QUEVEDO LUIS & FELIZA  
3326 BURNING TREE LN  
GARLAND, TX 75042

RODRIGUEZ HERMAN & APRIL  
373 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

TONG HALEY AND HANH BUU TONG  
3807 BENEVENTO CT  
KATY, TX 77493

RESIDENT  
384 LYNNE DR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
389 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
390 BLANCHE DR  
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA  
400 CHRIS DR  
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE  
400 LYNNE  
ROCKWALL, TX 75032

VARGAS FRANCISCO  
401 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
405 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
408 BLANCHE DR  
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ  
4100 ANDYS LANE  
PARKER, TX 75002

RESIDENT  
412 LYNNE DR  
ROCKWALL, TX 75032

OLGUIN CIRILO  
412 CHRIS DR  
ROCKWALL, TX 75032

CARRILLO OMAR  
ROSALES MARIA M  
416 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
419 BLANCHE DR  
ROCKWALL, TX 75032

CARRILLO DIEGO  
419 LYNNE DR  
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

DOMINGUEZ V SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

CARDENAS RODOLFO  
424 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
429 CHRIS DR  
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN  
432 BLANCHE DR  
ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ  
434 CHRIS  
ROCKWALL, TX 75032

RESIDENT  
435 BLANCHE DR  
ROCKWALL, TX 75032

ANAYA JUAN C & RAUL  
439 PERCH RD  
ROCKWALL, TX 75032

TORRES ALONSO & MARIA DEL ROSARIO YANEZ  
441 LYNN DR  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

GOMEZ MIGUEL URBINA AND LILIA GARCIA  
RANGEL  
444 CHRIS DR  
ROCKWALL, TX 75032



RESIDENT  
445 CHRIS DR  
ROCKWALL, TX 75032

LICEA JOSE & LYTA  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA JOSE DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
453 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
455 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
458 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
463 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
464 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
472 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
473 LYNNE DR  
ROCKWALL, TX 75032

JARAMILLO GABRIELA  
473 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

BENTLEY FRED W  
476 BLANCHE DR  
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA  
479 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
481 BLANCHE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

GARZA ISAI  
482 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
485 EVA  
ROCKWALL, TX 75032

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

HERNANDEZ DANIEL CONTRERAS AND  
PATRICIA CARREON DE CONTRERAS  
488 BLANCHE DRIVE  
ROCKWALL, TX 75032

CASTRO MATEO IBARRA & ADELA SIERRA  
IBARRA  
490 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

VILLEGAS RANFERI LUVIANO AND  
JAQUELINE ROSALES  
494 EVA PLACE  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS & MARICELA  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS DR  
ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA  
497 BLANCHE  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
505 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
506 EVA  
ROCKWALL, TX 75032

AGUILAR ROSALINA  
507 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
510 BLANCHE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA  
GALLEGOS  
516 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
517 LYNNE DR  
ROCKWALL, TX 75032

GARCIA JUAN  
519 BLANCHE  
ROCKWALL, TX 75087

RESIDENT  
520 EVA  
ROCKWALL, TX 75032

FLORES JAIME W &  
MARLENE CASTRO  
520 LYNNE DR  
ROCKWALL, TX 75032

MONTANEZ MARIA LAUREN  
5245 COUNTY ROAD 2515  
ROYSE CITY, TX 75189

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
529 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 LYNNE DR  
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS FRANCISCO  
532 BLANCHE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
535 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
538 LYNNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
548 EVA  
ROCKWALL, TX 75032

RESIDENT  
551 LYNNE DR  
ROCKWALL, TX 75032

GONZALEZ LUIS ENRIQUE VALDEZ  
552 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
558 EVA  
ROCKWALL, TX 75032

MEDINA CESAR  
570 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
582 EVA  
ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ &  
ENRIQUE RENE ORTIZ GARCIA  
594 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
602 EVA  
ROCKWALL, TX 75032

DEJESUS SANTOS  
616 EVA PL  
ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ  
630 EVA  
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

GUEVARA JOSE E  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

ROBLES DONERY ALEXANDER & MAGDENLENA  
AVARADO  
8306 AMERICAS CUP  
ROWLETT, TX 75089

RANGEL LUIS GERARDO AND  
MARIA DEL ROCIO ZARATE  
907 WILLOW RIDGE  
ROCKWALL, TX 75032

DELGADO JUAN AND  
ADELAIDA REYES REYES AND PABLO E STRADA  
REYES AND  
JUAN J ESTRADA REYES 558 EVA  
ROCKWALL, TX 75087

RAOFPUR DAVID & SAADAT  
CHILDREN'S EDUCATION TRUST  
PO BOX 2051  
DEL MAR, CA 92014



# PUBLIC NOTICE



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

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

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

### Z2023-028: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 19, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

----- PLEASE RETURN THE BELOW FORM -----

### Case No. Z2023-028: SUP for Residential Infill

Please place a check mark on the appropriate line below:

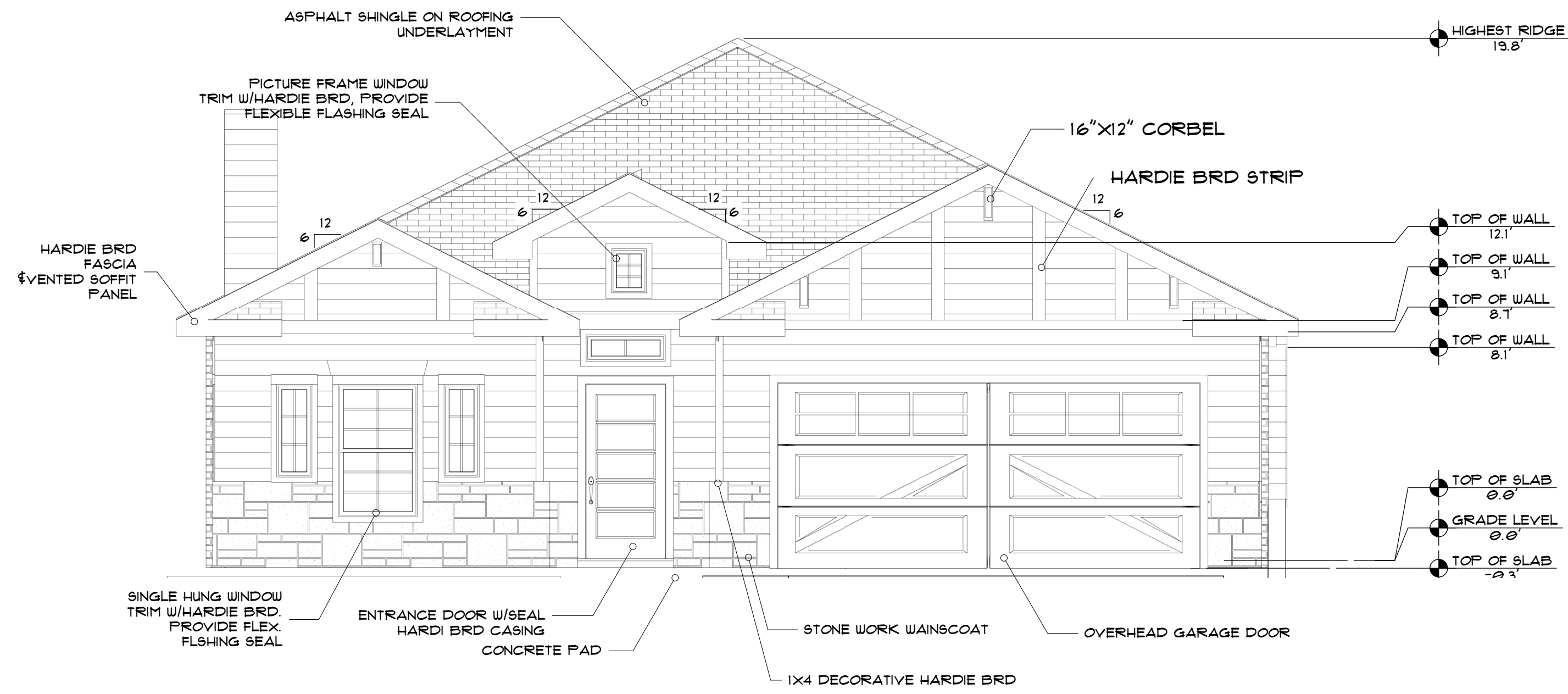
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

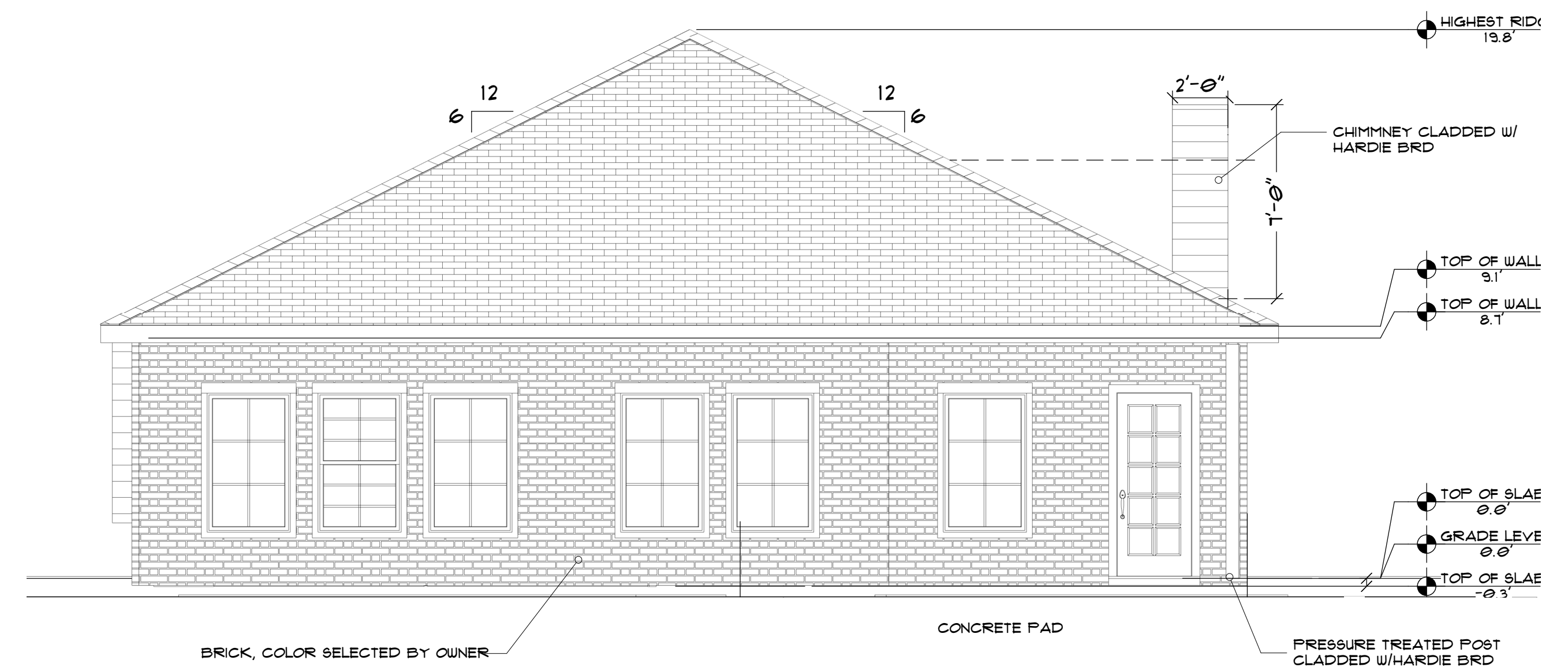
Name:   
Address:

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

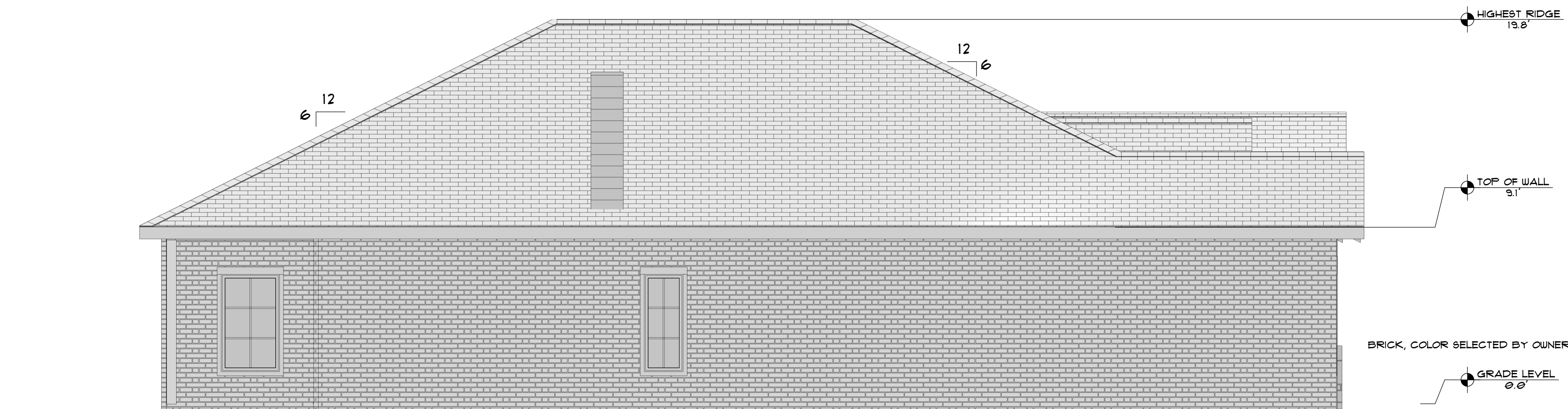
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



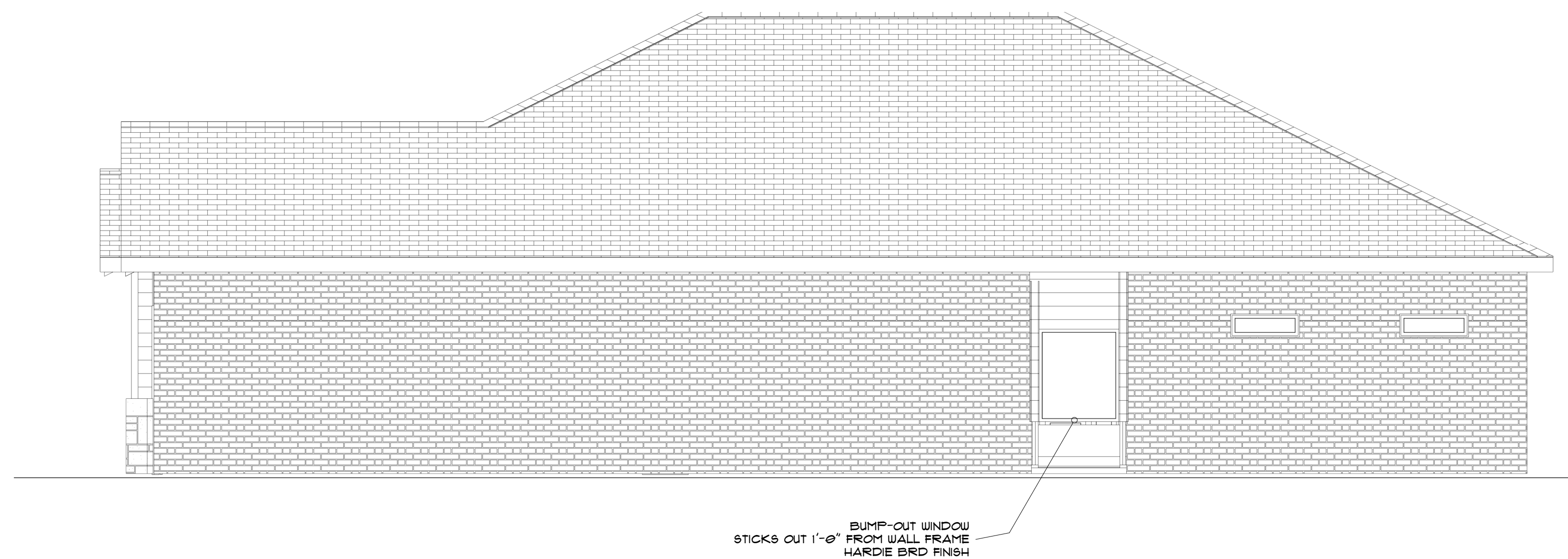
1 ELEVATION- FRONT VIEW  
SCALE: 1/4"=1'



2 ELEVATION- REAR VIEW  
SCALE: 1/4"=1'



3 ELEVATION- LEFT VIEW  
SCALE: 1/4"=1'



4 ELEVATION- RIGHT VIEW  
SCALE: 1/4"=1'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-879-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

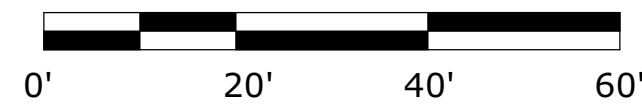
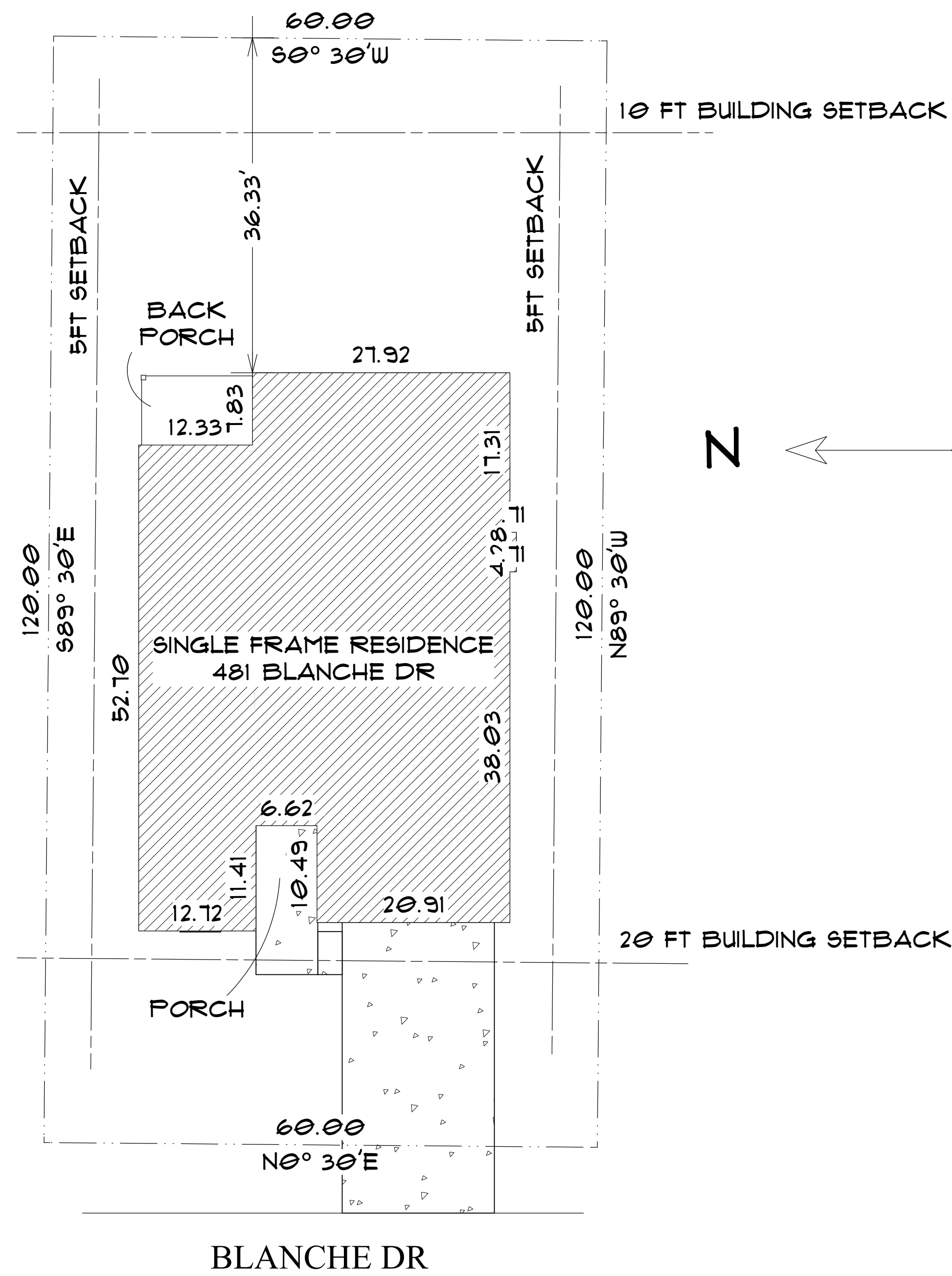
Client:  
**Erick  
Mendoza**

Description:  
**Elevations**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A3.2**



1 SITE PLAN  
SCALE: 1"=20'

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- PROPERTY SETBACK

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-579-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Site Plan &  
Erosion  
Control Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A2.1**

**DOOR AND WINDOW NOTES:**

-EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.

-EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

-ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. -ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS.

BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN.

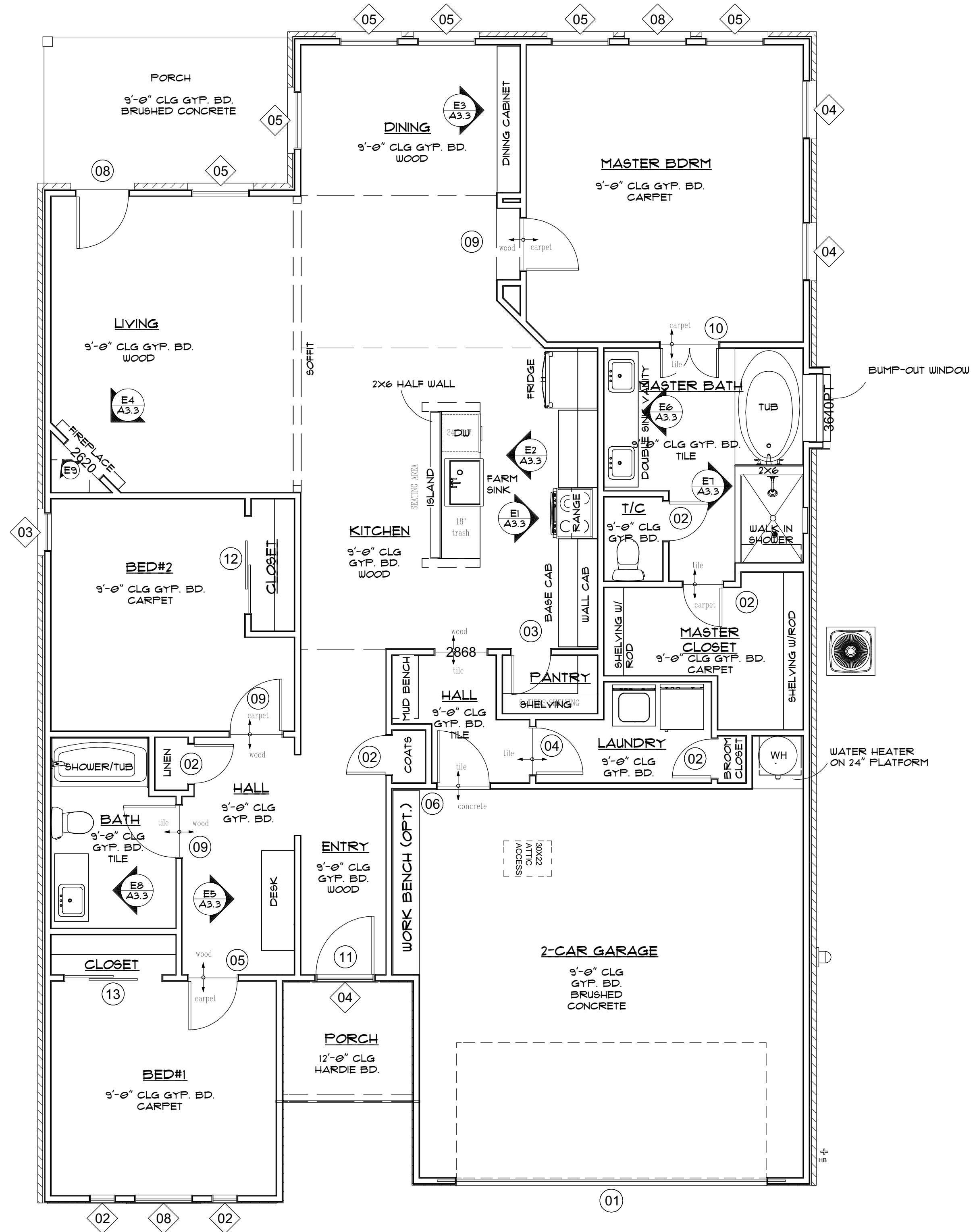
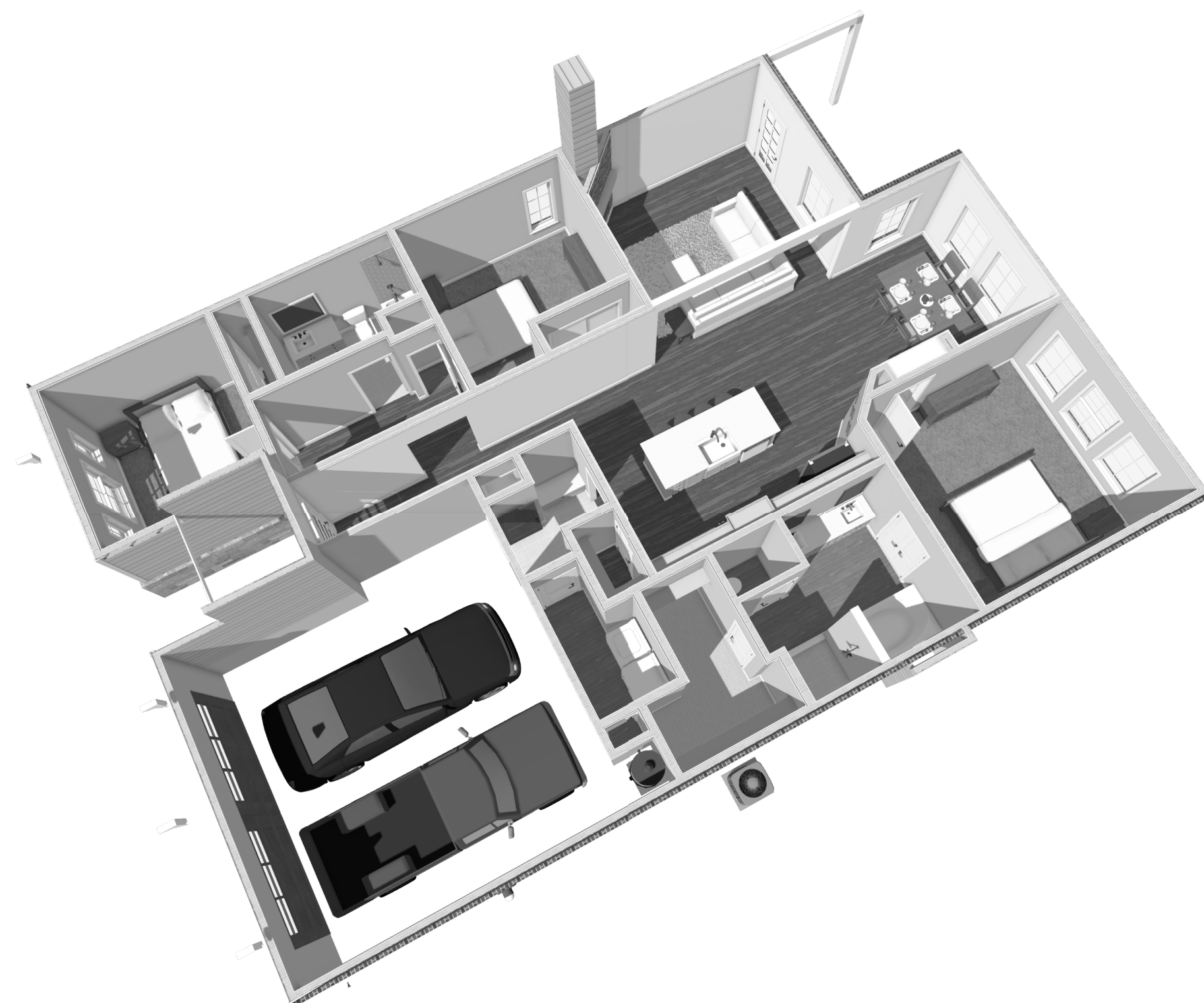
NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
01	1418FX	1	2	1418FX	16"	20"	11"X21"		FIXED GLASS	2X6X20" (2)	
02	1436FX	2	1	1436FX	16"	42"	11"X43"		FIXED GLASS	2X6X20" (2)	
03	2050FX	1	1	2050FX	24"	60"	25"X61"	YES	FIXED GLASS	2X6X28" (2)	
04	3010FX	3	1	3010FX	36"	12"	31"X13"		FIXED GLASS	2X6X40" (2)	
05	3050FX	6	1	3050FX	36"	60"	31"X61"		FIXED GLASS	2X6X40" (2)	
06	3050SH	2	1	3050SH	36"	60"	31"X61"	YES	SINGLE HUNG	2X6X40" (2)	
09	3640FX	1	1	3640FX	41 1/2"	48"	42 1/2"X49"		FIXED GLASS	2X6X45 1/2" (2)	

DOOR SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
01	16070	1	16070	192"	84"		GARAGE-GARAGE DOOR CHD11	2X12X200" (2)	1 3/4"	
02	2068	5	2068 L IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
03	2068	1	2068 R IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
04	2568	1	2568 R IN	29"	80"		HINGED-DOOR P03	2X6X34" (2)	1 3/4"	
05	2668	1	2668 R IN	30"	80"		HINGED-DOOR P03	2X6X35" (2)	1 3/8"	
06	2868	1	2868 L EX	32"	80"		EXT. HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
08	2868	1	2868 R EX	32"	80"		EXT. HINGED-DOOR F05	2X6X37" (2)	1 3/4"	
09	2868	3	2868 R IN	32"	80"		HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
10	3068	1	3068 L/R IN	36"	80"		DOUBLE HINGED-DOOR P03	2X6X41" (2)	1 3/8"	
11	3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR F04	2X6X41" (2)	1 3/4"	
12	5068	1	5068 L IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	
13	5068	1	5068 R IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	

BRICK CALCULATIONS					
	FRONT	LEFT	RIGHT	REAR	TOTAL
TOTAL WALL (S.F.)	315.8	493.7	486.7	210.9	1,507.1 S.F.
TOTAL MASONRY	58.0	493.7	486.7	210.9	1,249.3 S.F.
TOTAL SIDING	251.8	0	0	0	251.8 S.F.
BRICK %	18.4%	100.00%	100.00%	100.00%	
TOTAL MASONRY (% HOUSE)	22.9%				



**1 MASTER FLOOR PLAN - 1ST FLOOR**  
SCALE: 1/4"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, 75110  
469-979-6150

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

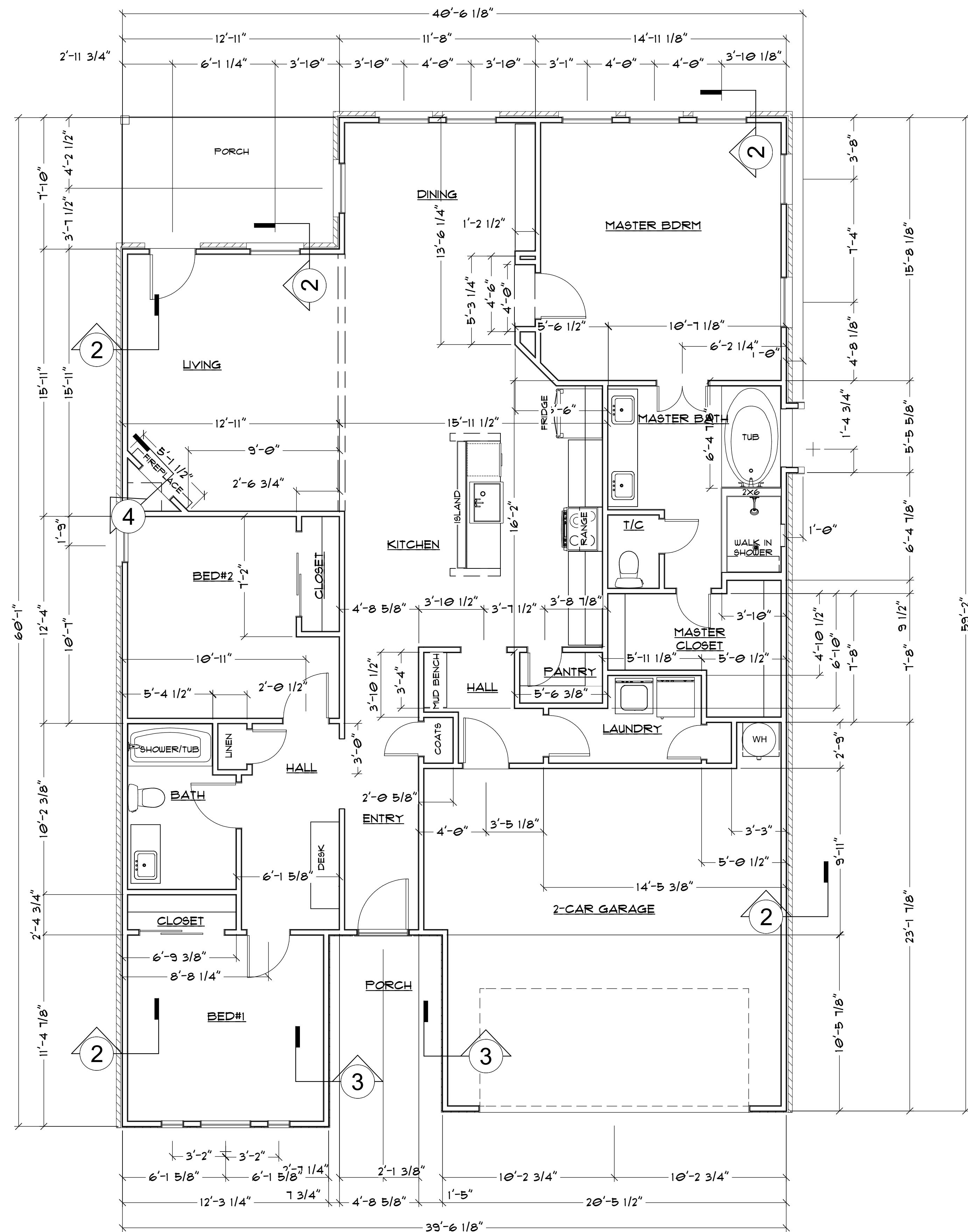
Description:  
**Master  
Floorplan**

Date:  
3/23/2020

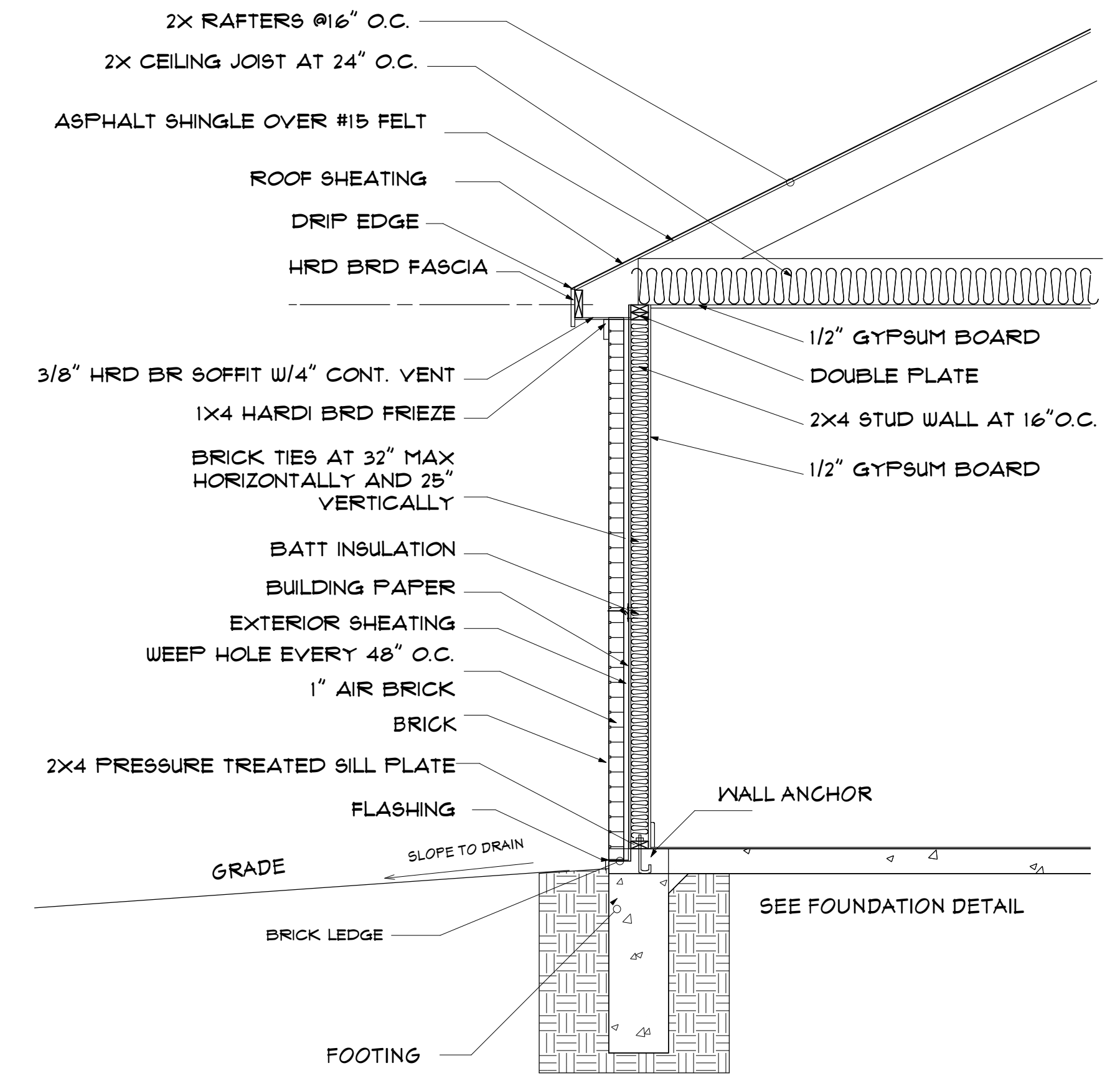
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1/4"=1'

Sheet:  
**A1.3**

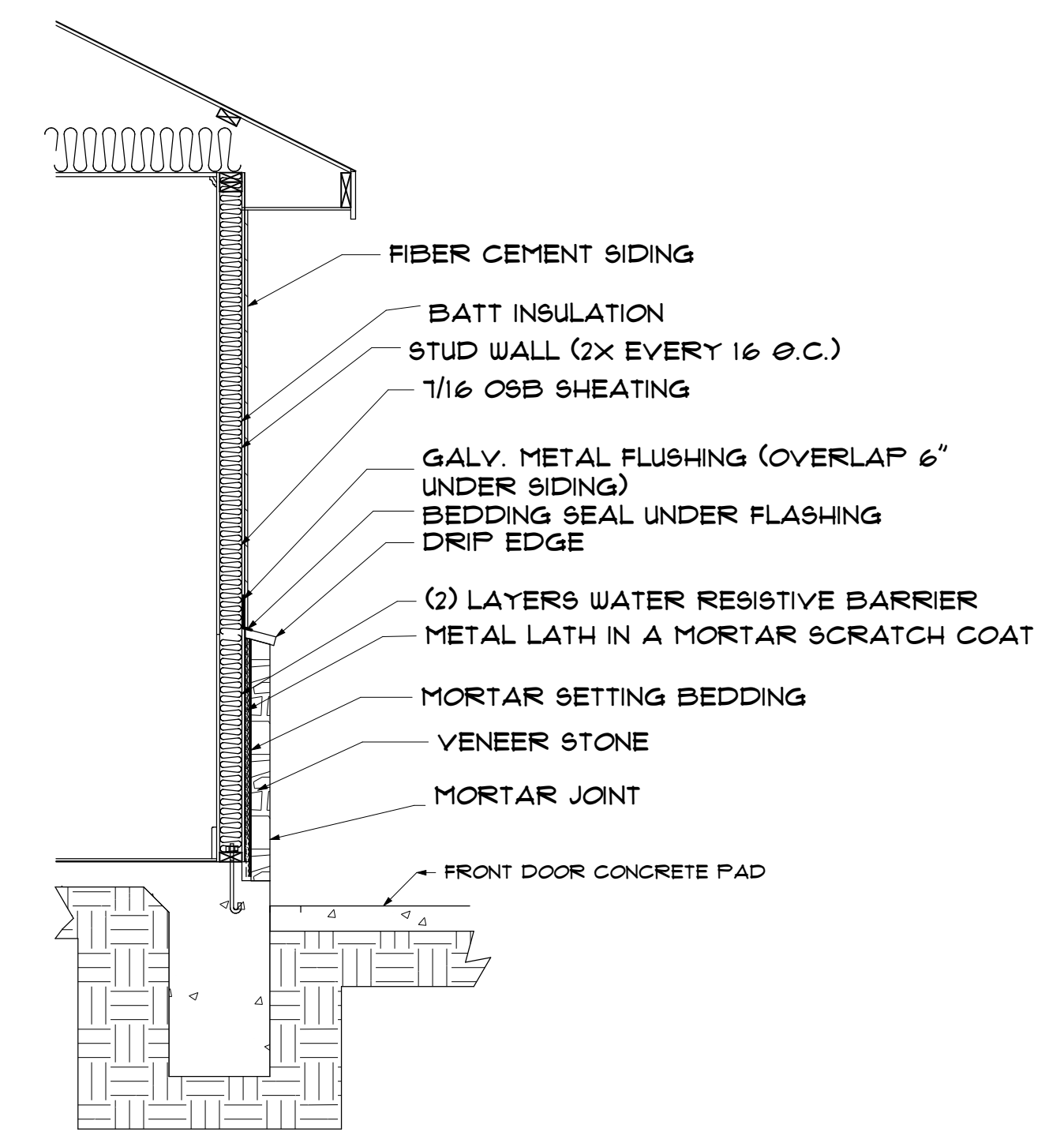




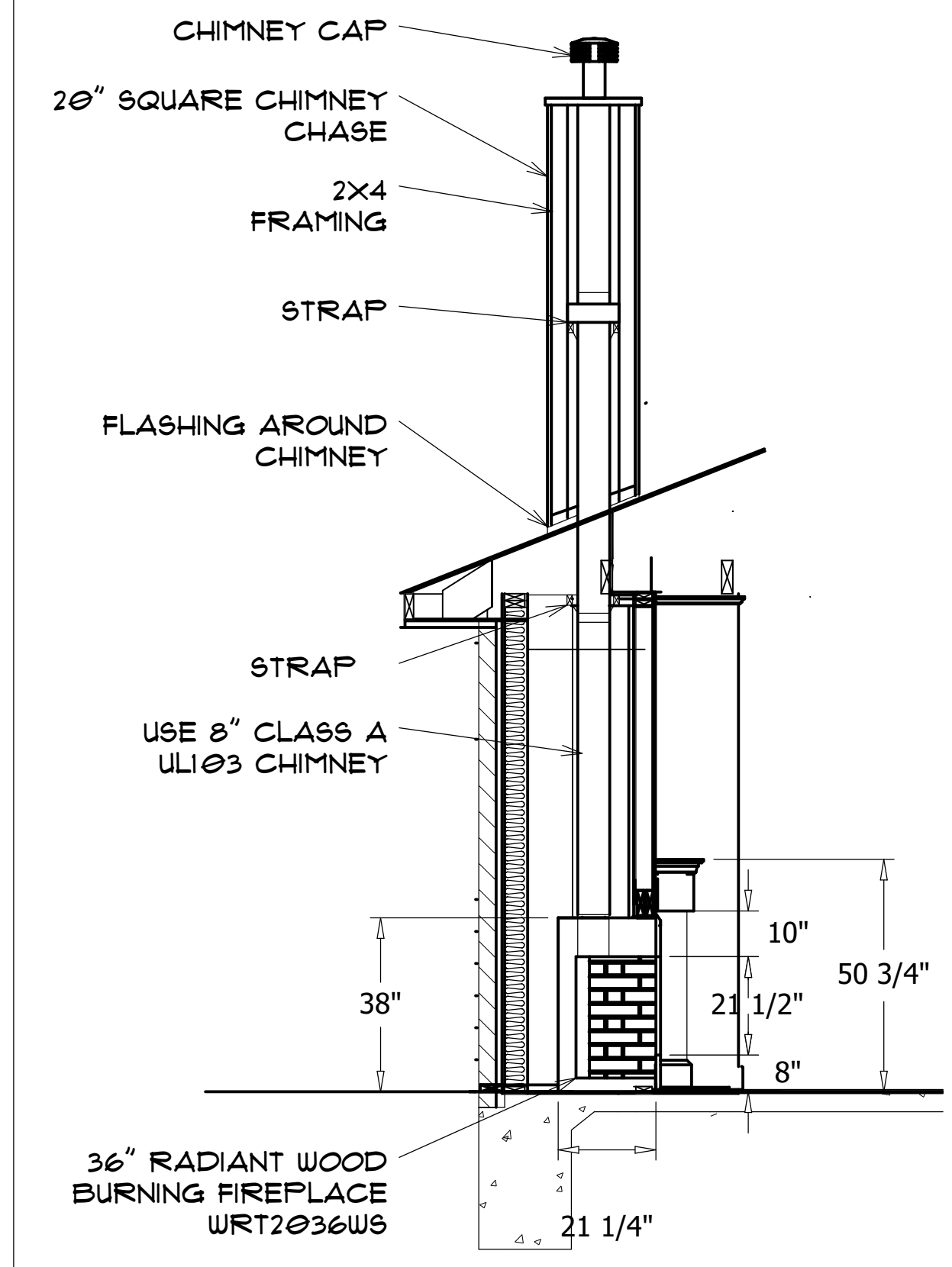
**1** DIMENSIONED FLOOR PLAN  
SCALE: 1/4"=1'



**2** WALL DETAIL @ BRICK  
SCALE: 1/2"=1'



**3** WALL DETAIL @ STONE/SIDING  
SCALE: 1/2"=1'



**4** CHIMNEY DETAIL  
SCALE: 3/8"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS TX, ST#100  
469-979-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Dimensioned  
Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A3.1**

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 873-A OF THE LAKE ROCKWALL ESTATES PHASE 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 Alex Flores 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 873-A 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 481 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 'A'* 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 'B'* 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 17<sup>th</sup> OF JULY, 2023.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 19, 2023

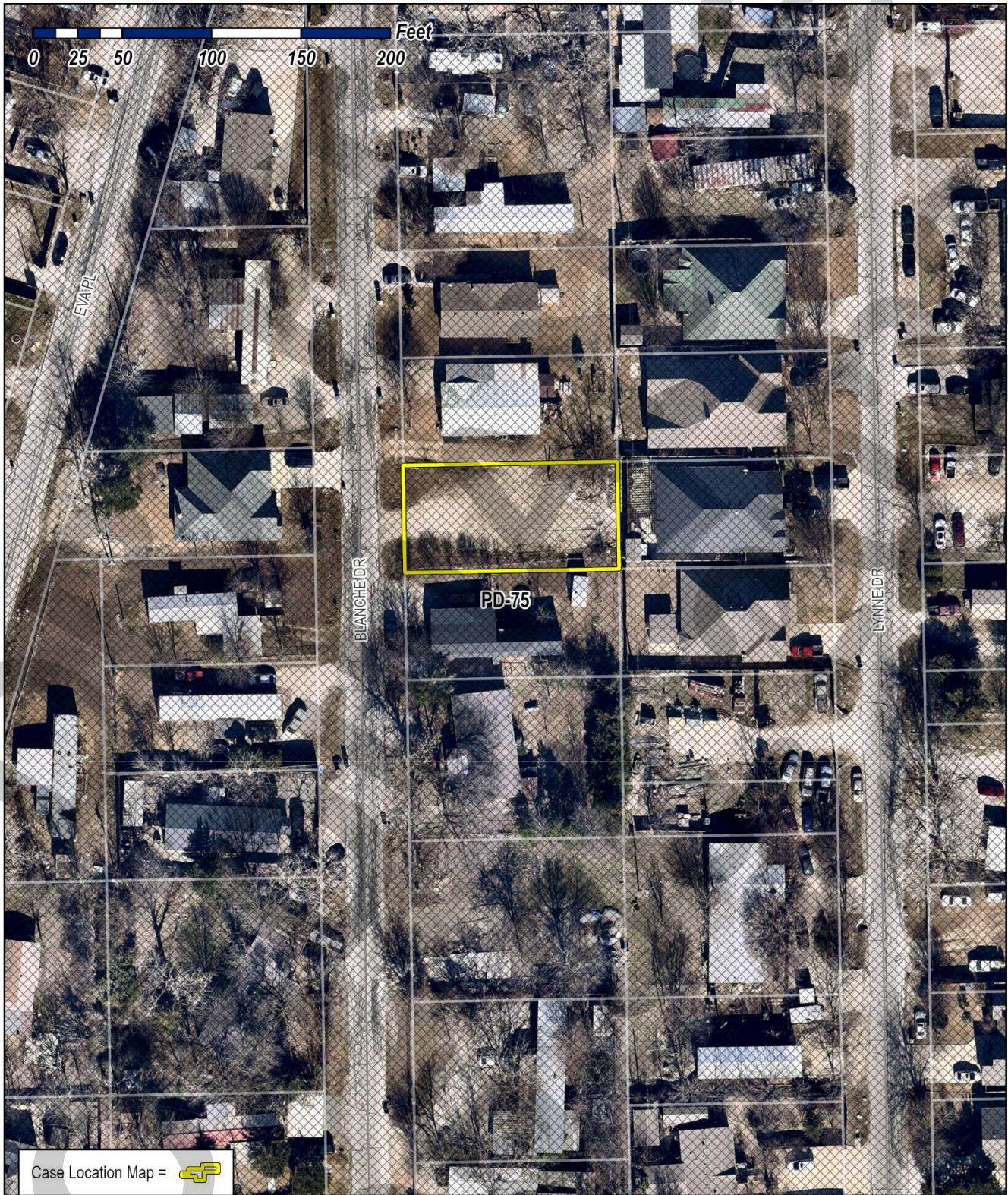
2<sup>nd</sup> Reading: July 17, 2023



**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 481 Blanche Drive

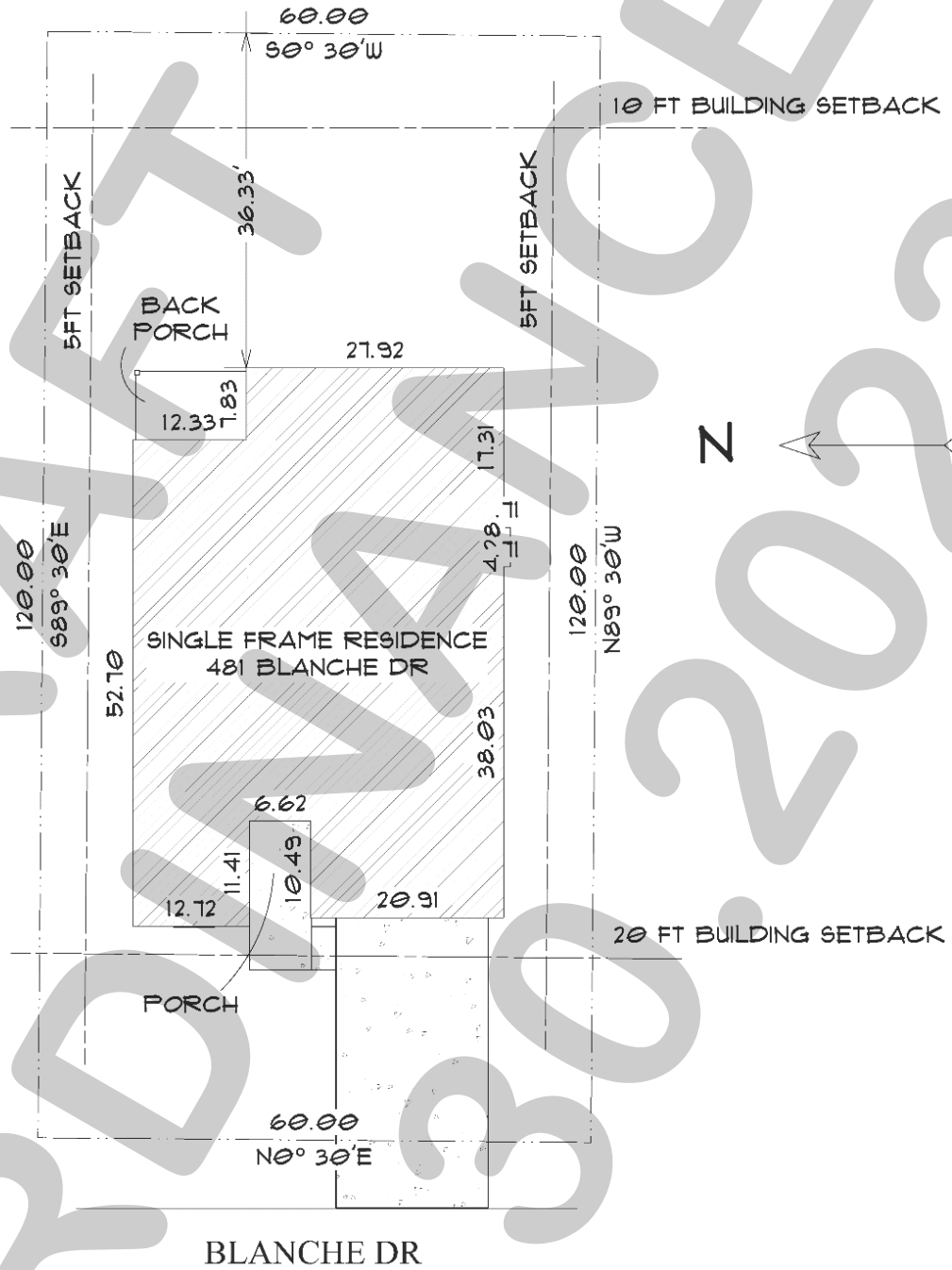
Legal Description: Lot 873-A of the Lake Rockwall Estates Phase 2 Addition



Case Location Map = 



**Exhibit 'A':**  
*Location Map and Residential Plot Plan*





# Exhibit 'B': Building Elevations

REVISION TABLE

NO.	DESCRIPTION	DATE

THE DRAFTER CUY  
ARCHITECTS & DESIGNERS  
8000 S. DORTCHER BLVD., SUITE 100  
ROCKWALL, TEXAS 75087  
469-9741

Proposed Single Story Residence at  
481 Blanche St, Rockwall, TX

Project: 481 Blanche  
Architect: M. J. ...  
Scale: 1/4" = 1'-0"  
Sheet: A3.2

**1 ELEVATION- FRONT VIEW**  
SCALE: 1/4" = 1'

**2 ELEVATION- REAR VIEW**  
SCALE: 1/4" = 1'

**3 ELEVATION- LEFT VIEW**  
SCALE: 1/4" = 1'

**4 ELEVATION- RIGHT VIEW**  
SCALE: 1/4" = 1'



# 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

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**TO:** Planning and Zoning Commission

**DATE:** June 13, 2023

**APPLICANT:** Alex Flores

**CASE NUMBER:** Z2023-028; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 481 Blanche Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 873-A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County 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*. At the time of annexation, two (2) manufactured homes were situated on the subject property. 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 aerial imagery, at some point between March 31, 2011 and April 4, 2012, the two (2) manufactured homes situated on the subject property were demolished. The subject property has remained vacant since this demolition. In September 8, 2020, the City Council approved a Specific Use Permit (SUP) under *Ordinance No. 20-36 [i.e. Case No. Z2020-032]* for the purpose of constructing a single-family home on the subject property. This Specific Use Permit (SUP) expired on September 8, 2021. The City Council approved of a Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition [*i.e. Case No. P2022-051*] on November 7, 2022.

### PURPOSE

The applicant -- *Alex Flores* -- 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 481 Blanche Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Lynne Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Blanche Drive, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

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

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

Housing Design and Characteristics	Existing Housing on Blanche Drive Between Evans Road and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located along Blanche Drive are oriented toward Blanche Drive.	The front elevation of the home will face onto Blanche Drive.
Year Built	1975-2019	N/A
Building SF on Property	1,000 SF – 2,615 SF	2,192 SF (1,767 SF of Air-Conditioned Space)
Building Architecture	Majority Modular Homes	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	X>20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	X>5-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	36.33-Feet
Building Materials	Metal, Modular Paneling, Masonite Siding, and Brick.	Combination of HardiBoard Siding, Brick, and Stone
Paint and Color	Yellow, Tan, Brown, White, Green, and Teal	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle



Driveways/Garages	Flat-Front Entry, Carports	The garage will be a flat front entry garage with the driveway facing onto Blanche Drive.
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According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i) in single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage less than one (1) foot behind the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past, and that the single-family home directly west of the subject property appears to be in the same configuration as the proposed home. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Blanche Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On May 24, 2023, staff mailed 133 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association as it is the only Homeowner’s Association (HOAs) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant’s request.

**CONDITIONS OF APPROVAL**

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

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



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

22023-028

**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

481 BLANCHE DR.

SUBDIVISION

ROCKWALL LAKE EST #2

LOT

873-A

BLOCK

GENERAL LOCATION

COUNTY ROAD ? HORIZON RD

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

JOSE LUIS DIAZ

APPLICANT

ALEX FLORES

CONTACT PERSON

CONTACT PERSON

ALEX FLORES

ADDRESS

ADDRESS

466 RENEE DR

CITY, STATE & ZIP

CITY, STATE & ZIP

ROCKWALL, TX 75032

PHONE

PHONE

(469) 534-5809

E-MAIL

E-MAIL

afchomes75@gmail.com

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MAY, 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."

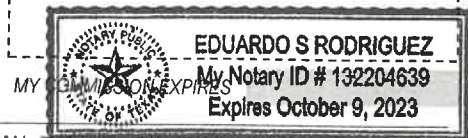
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2023

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





0 15 30 60 90 120 Feet

Z2023-028: Specific Use Permit for Residential Infill at 481 Blanche Drive

BLANCHE DR

PD-75

Case Location Map = 



# City of Rockwall

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



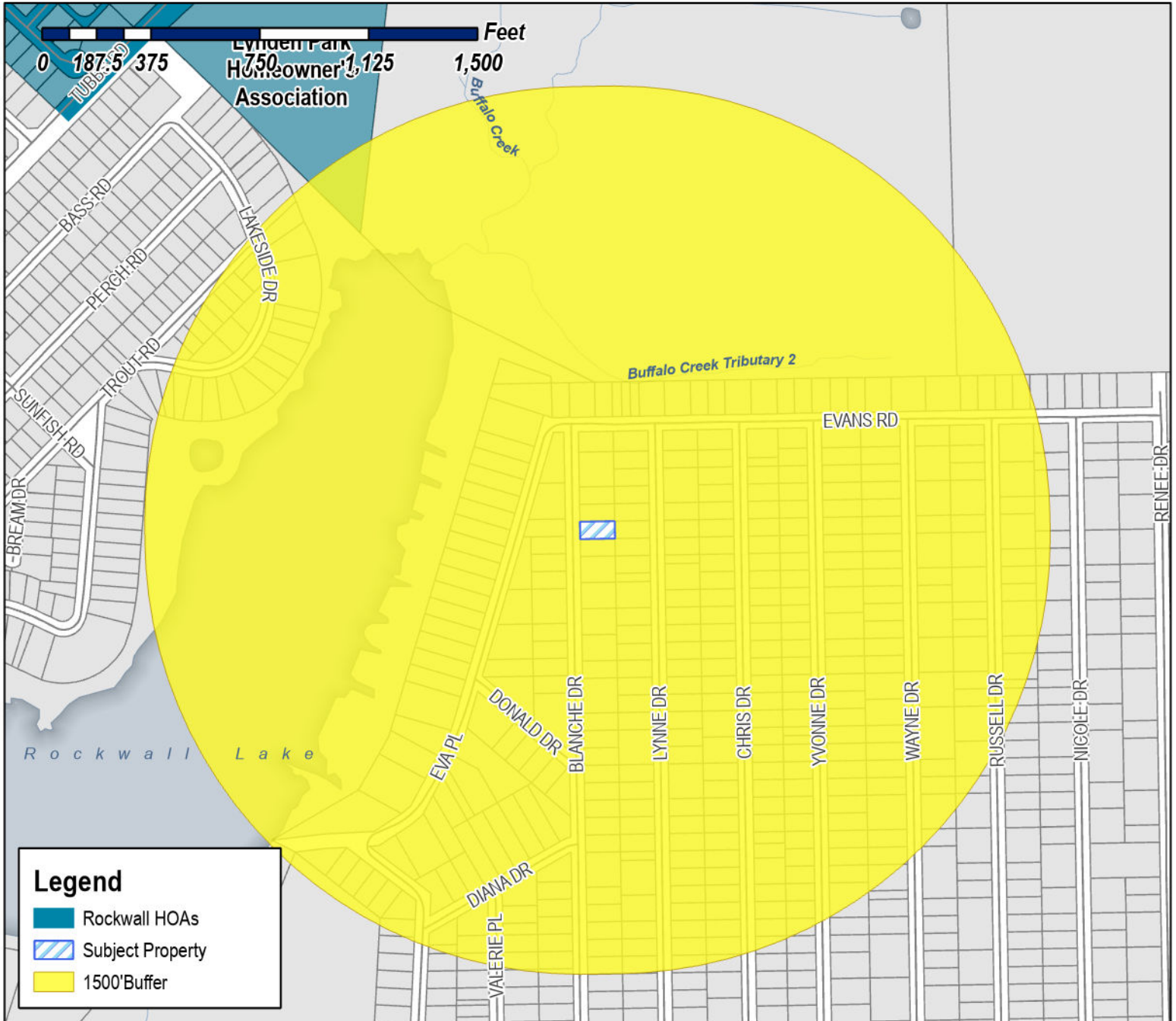




# City of Rockwall

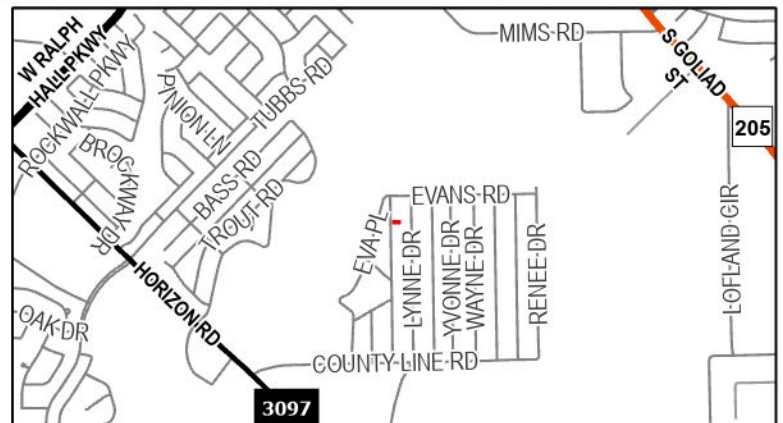
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023  
 For Questions on this Case Call (972) 771-7745



## Guevara, Angelica

---

**From:** Zavala, Melanie  
**Sent:** Tuesday, May 23, 2023 3:19 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-028]  
**Attachments:** Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *May 26, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 13, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 19, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-028: SUP for Residential Infill at 481 Blanche Drive**

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

Thank You,

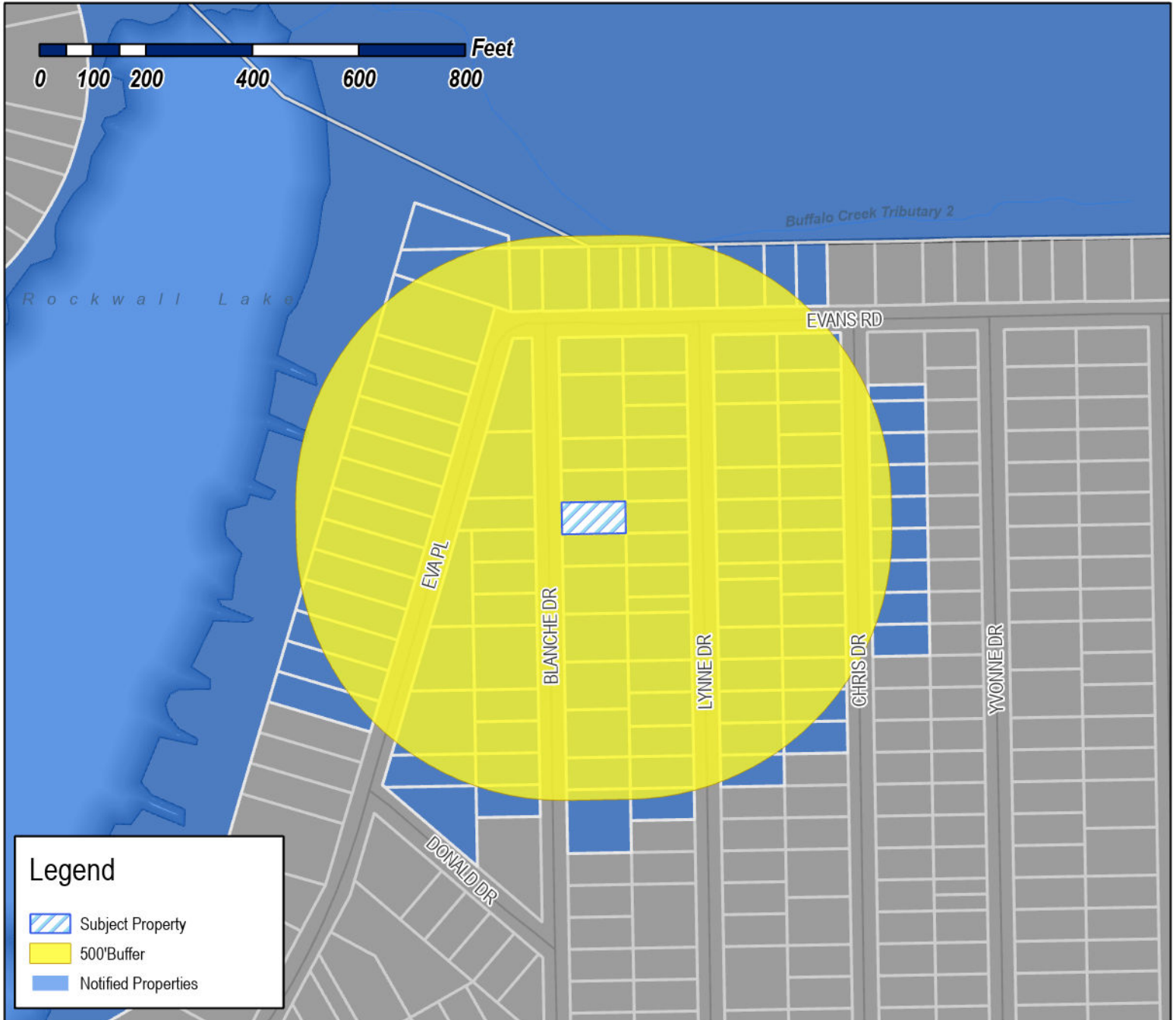
Melanie Zavala  
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-771-6568



# City of Rockwall

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

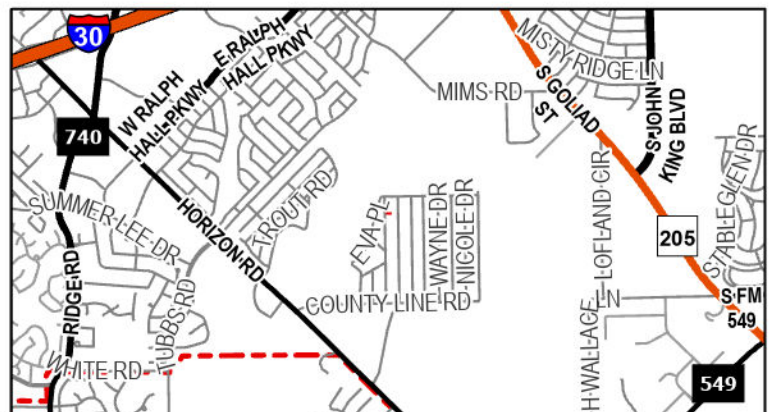
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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023

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





PERDOMO WILFREDO  
100 EVANS RD  
ROCKWALL, TX 75032

THELWELL LINDA  
1013 BLACKBERRY TRL  
LANCASTER, TX 75134

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

VICMAR I LTD &  
E LOFLAND  
105 KAUFMAN ST  
ROCKWALL, TX 75087

PERALES OSCAR F AND DIANA A  
106 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
114 EVANS RD  
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA  
1209 QUAIL DR  
GARLAND, TX 75040

FERNANDEZ URBANO ALVARADOO &  
SON ARMADO FERNANDEZ  
1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RESIDENT  
126 DONALD DR  
ROCKWALL, TX 75032

RESIDENT  
140 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
150 EVANS RD  
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA  
151 PERCH RD  
ROCKWALL, TX 75032

RESIDENT  
160 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

THE LITTLE LAKE TRUST  
TRUSTEE SHANA PORTER  
17350 STATE HIGHWAY 249 STE 220 #3840  
HOUSTON, TX 77064

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ADAMS JAMES W  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS  
234 EVANS RD  
ROCKWALL, TX 75032

MORENO RICARDO  
275 CHRIS DR  
ROCKWALL, TX 75032

POWELL CONNIE S  
304 CARISSA COURT  
MESQUITE, TX 75150

SILVA JORGE & ELIZABETH  
3078 S FM 551  
ROYSE CITY, TX 75189

QUEVEDO LUIS & FELIZA  
3326 BURNING TREE LN  
GARLAND, TX 75042

RODRIGUEZ HERMAN & APRIL  
373 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

TONG HALEY AND HANH BUU TONG  
3807 BENEVENTO CT  
KATY, TX 77493

RESIDENT  
384 LYNNE DR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
389 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
390 BLANCHE DR  
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA  
400 CHRIS DR  
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE  
400 LYNNE  
ROCKWALL, TX 75032

VARGAS FRANCISCO  
401 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
405 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
408 BLANCHE DR  
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ  
4100 ANDYS LANE  
PARKER, TX 75002

RESIDENT  
412 LYNNE DR  
ROCKWALL, TX 75032

OLGUIN CIRILO  
412 CHRIS DR  
ROCKWALL, TX 75032

CARRILLO OMAR  
ROSALES MARIA M  
416 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
419 BLANCHE DR  
ROCKWALL, TX 75032

CARRILLO DIEGO  
419 LYNNE DR  
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

DOMINGUEZ V SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

CARDENAS RODOLFO  
424 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
429 CHRIS DR  
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN  
432 BLANCHE DR  
ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ  
434 CHRIS  
ROCKWALL, TX 75032

RESIDENT  
435 BLANCHE DR  
ROCKWALL, TX 75032

ANAYA JUAN C & RAUL  
439 PERCH RD  
ROCKWALL, TX 75032

TORRES ALONSO & MARIA DEL ROSARIO YANEZ  
441 LYNN DR  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

GOMEZ MIGUEL URBINA AND LILIA GARCIA  
RANGEL  
444 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
445 CHRIS DR  
ROCKWALL, TX 75032

LICEA JOSE & LYTA  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA JOSE DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
453 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
455 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
458 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
463 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
464 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
472 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
473 LYNNE DR  
ROCKWALL, TX 75032

JARAMILLO GABRIELA  
473 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

BENTLEY FRED W  
476 BLANCHE DR  
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA  
479 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
481 BLANCHE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

GARZA ISAI  
482 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
485 EVA  
ROCKWALL, TX 75032

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

HERNANDEZ DANIEL CONTRERAS AND  
PATRICIA CARREON DE CONTRERAS  
488 BLANCHE DRIVE  
ROCKWALL, TX 75032

CASTRO MATEO IBARRA & ADELA SIERRA  
IBARRA  
490 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

VILLEGAS RANFERI LUVIANO AND  
JAQUELINE ROSALES  
494 EVA PLACE  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032



DIAZ JOSE LUIS & MARICELA  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS DR  
ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA  
497 BLANCHE  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
505 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
506 EVA  
ROCKWALL, TX 75032

AGUILAR ROSALINA  
507 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
510 BLANCHE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA  
GALLEGOS  
516 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
517 LYNNE DR  
ROCKWALL, TX 75032

GARCIA JUAN  
519 BLANCHE  
ROCKWALL, TX 75087

RESIDENT  
520 EVA  
ROCKWALL, TX 75032

FLORES JAIME W &  
MARLENE CASTRO  
520 LYNNE DR  
ROCKWALL, TX 75032

MONTANEZ MARIA LAUREN  
5245 COUNTY ROAD 2515  
ROYSE CITY, TX 75189

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
529 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 LYNNE DR  
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS FRANCISCO  
532 BLANCHE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
535 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
538 LYNNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
548 EVA  
ROCKWALL, TX 75032

RESIDENT  
551 LYNNE DR  
ROCKWALL, TX 75032

GONZALEZ LUIS ENRIQUE VALDEZ  
552 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
558 EVA  
ROCKWALL, TX 75032

MEDINA CESAR  
570 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
582 EVA  
ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ &  
ENRIQUE RENE ORTIZ GARCIA  
594 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
602 EVA  
ROCKWALL, TX 75032

DEJESUS SANTOS  
616 EVA PL  
ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ  
630 EVA  
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

GUEVARA JOSE E  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

ROBLES DONERY ALEXANDER & MAGDENLENA  
AVARADO  
8306 AMERICAS CUP  
ROWLETT, TX 75089

RANGEL LUIS GERARDO AND  
MARIA DEL ROCIO ZARATE  
907 WILLOW RIDGE  
ROCKWALL, TX 75032

DELGADO JUAN AND  
ADELAIDA REYES REYES AND PABLO E STRADA  
REYES AND  
JUAN J ESTRADA REYES 558 EVA  
ROCKWALL, TX 75087

RAOFPUR DAVID & SAADAT  
CHILDREN'S EDUCATION TRUST  
PO BOX 2051  
DEL MAR, CA 92014

# PUBLIC NOTICE



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

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

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

### Z2023-028: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 19, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

----- PLEASE RETURN THE BELOW FORM -----

### Case No. Z2023-028: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

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



Case No. Z2023-028: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

I'm in favor because my property is going to increase it's value.

Name:

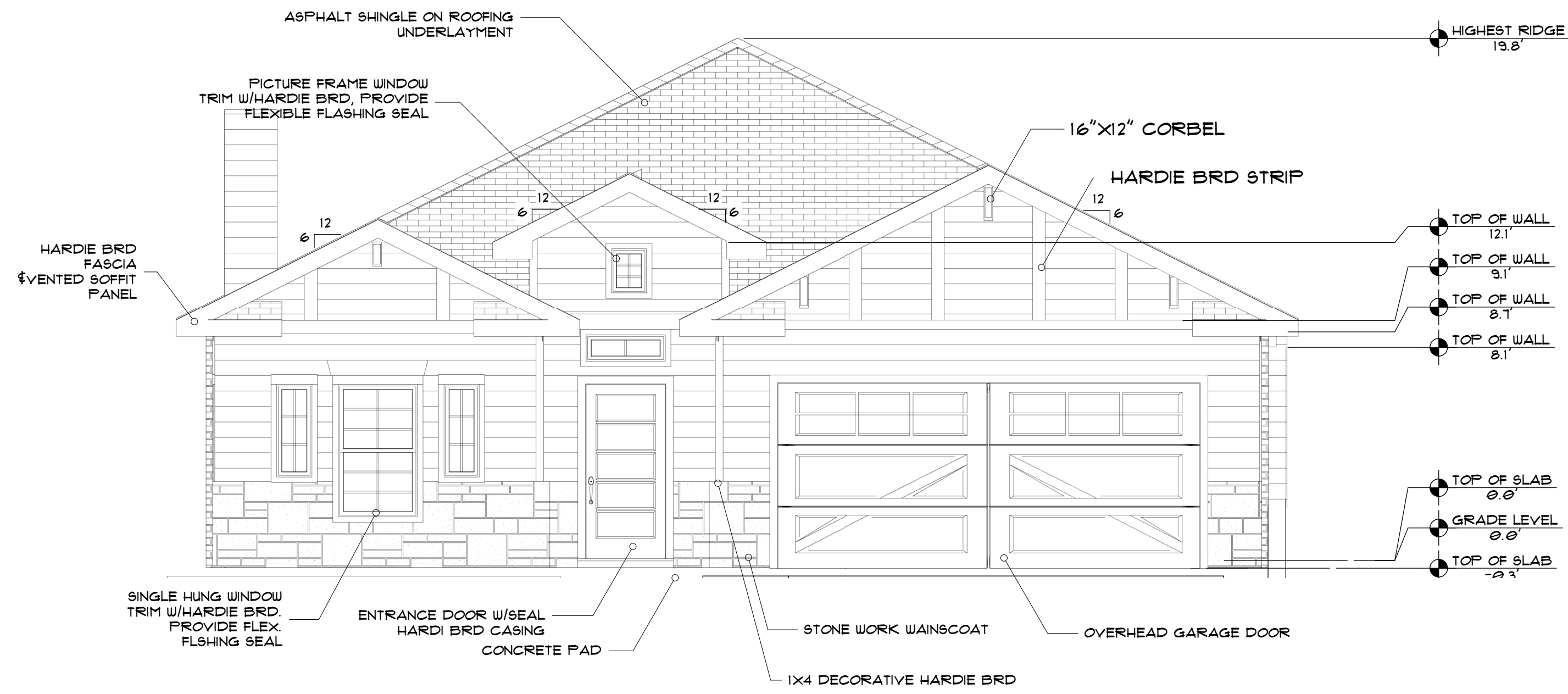
Maricela and Juan C. Orrellans

Address:

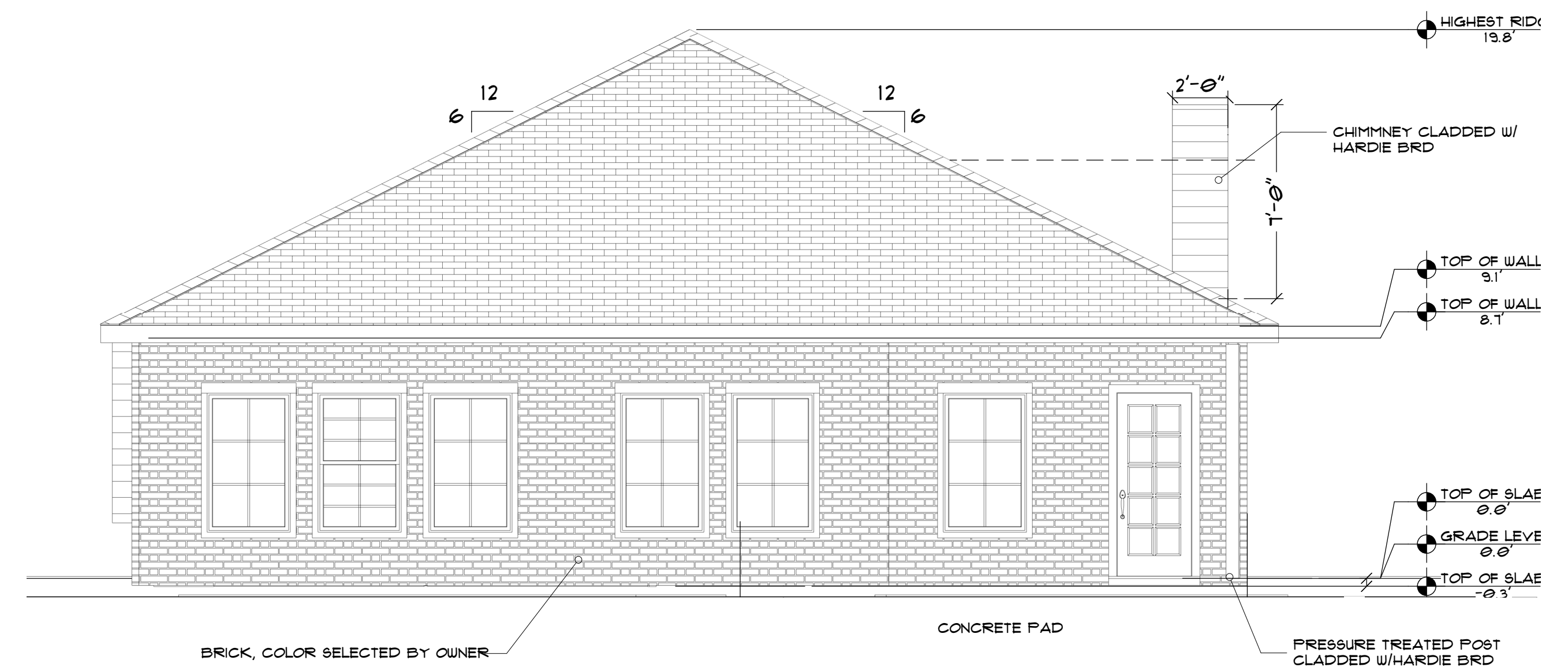
[REDACTED]

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

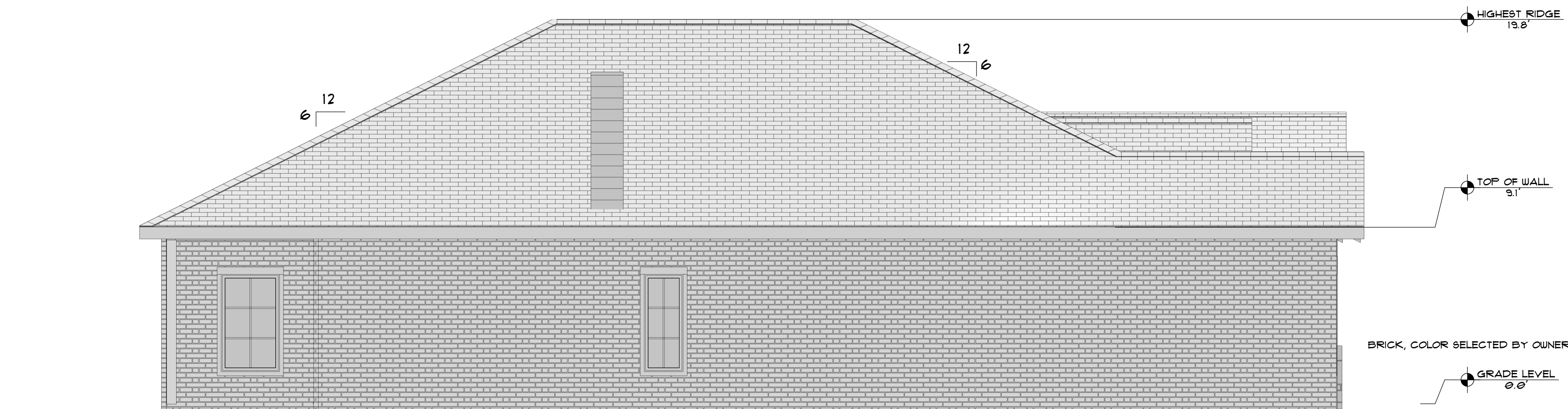
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



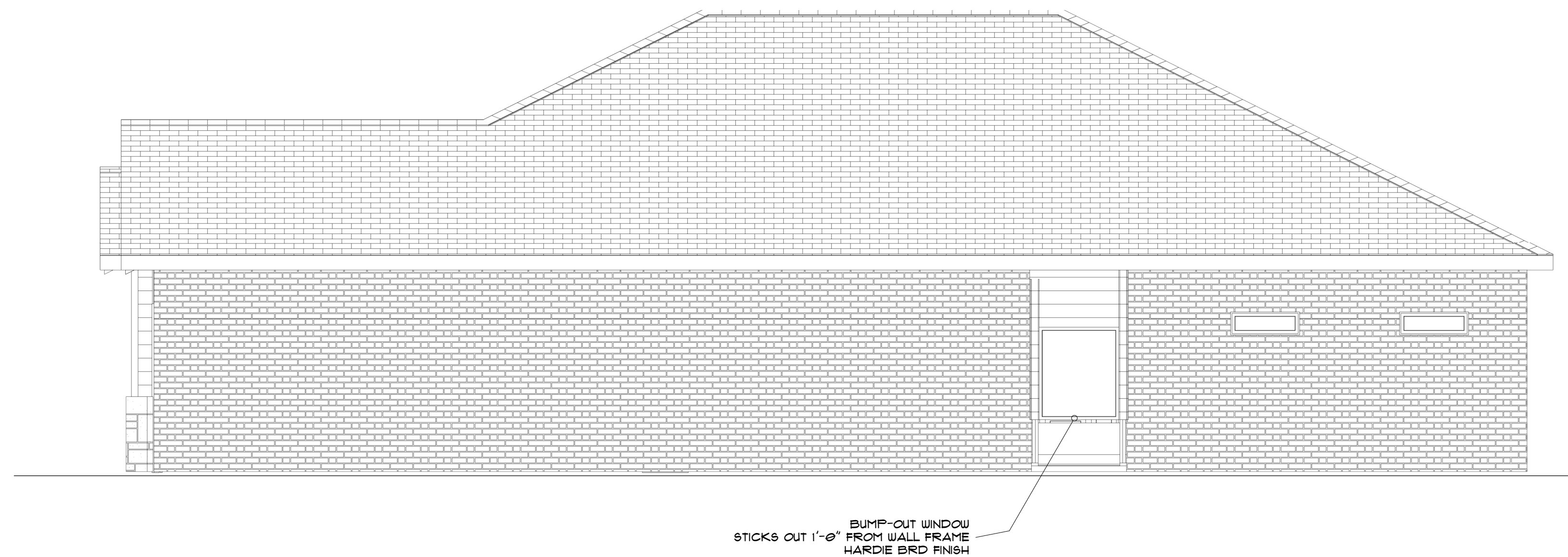
1 ELEVATION- FRONT VIEW  
SCALE: 1/4"=1'



2 ELEVATION- REAR VIEW  
SCALE: 1/4"=1'



3 ELEVATION- LEFT VIEW  
SCALE: 1/4"=1'



4 ELEVATION- RIGHT VIEW  
SCALE: 1/4"=1'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-879-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

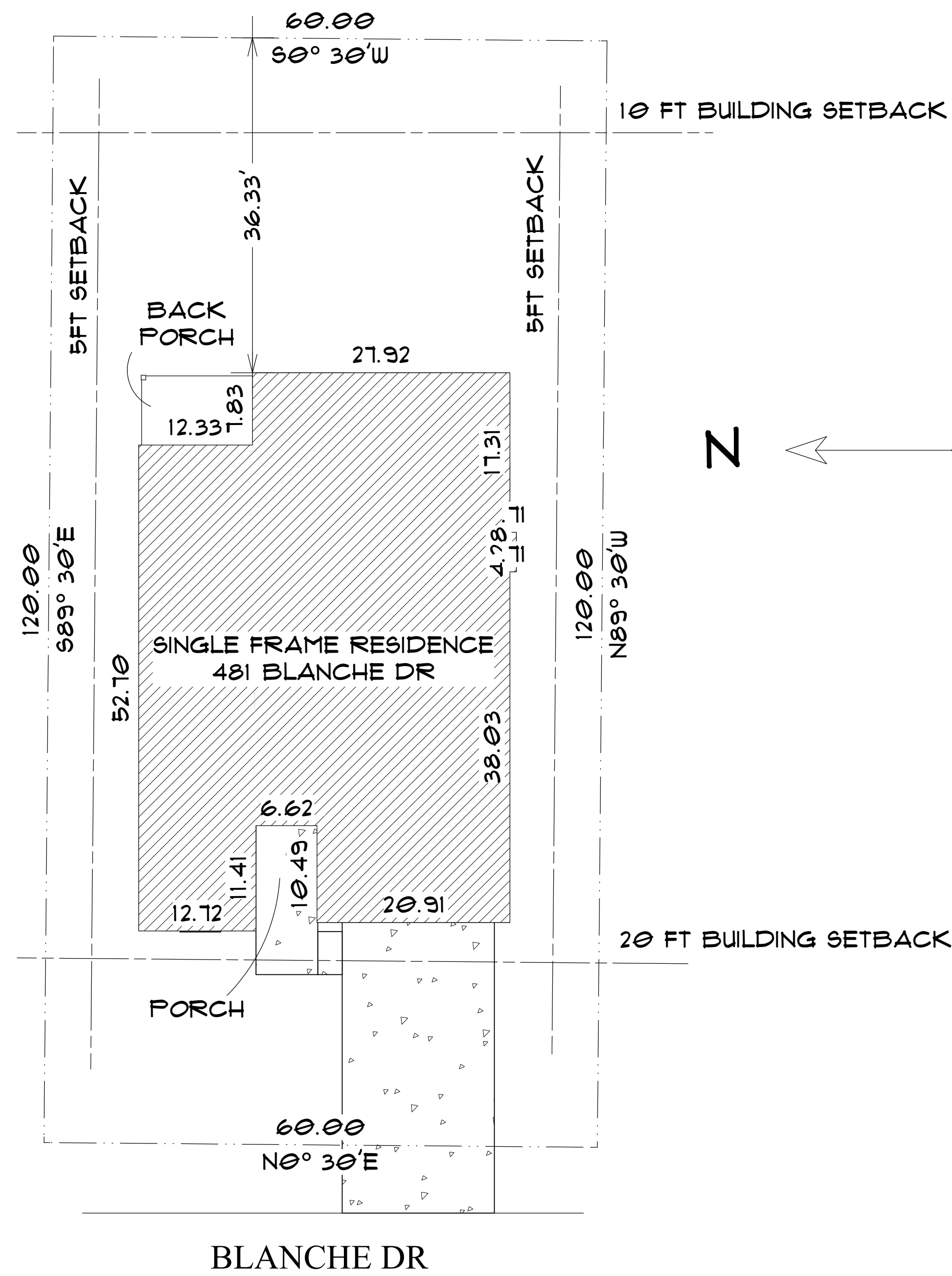
Client:  
**Erick  
Mendoza**

Description:  
**Elevations**

Date:  
3/23/2020

Scale:  
1/4"=1'

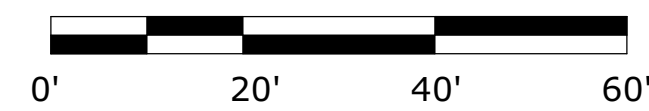
Sheet:  
**A3.2**



1 SITE PLAN  
SCALE: 1"=20'

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- PROPERTY SETBACK



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-579-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Site Plan &  
Erosion  
Control Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A2.1**

**DOOR AND WINDOW NOTES:**

-EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.

-EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

-ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. -ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS.

BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN.

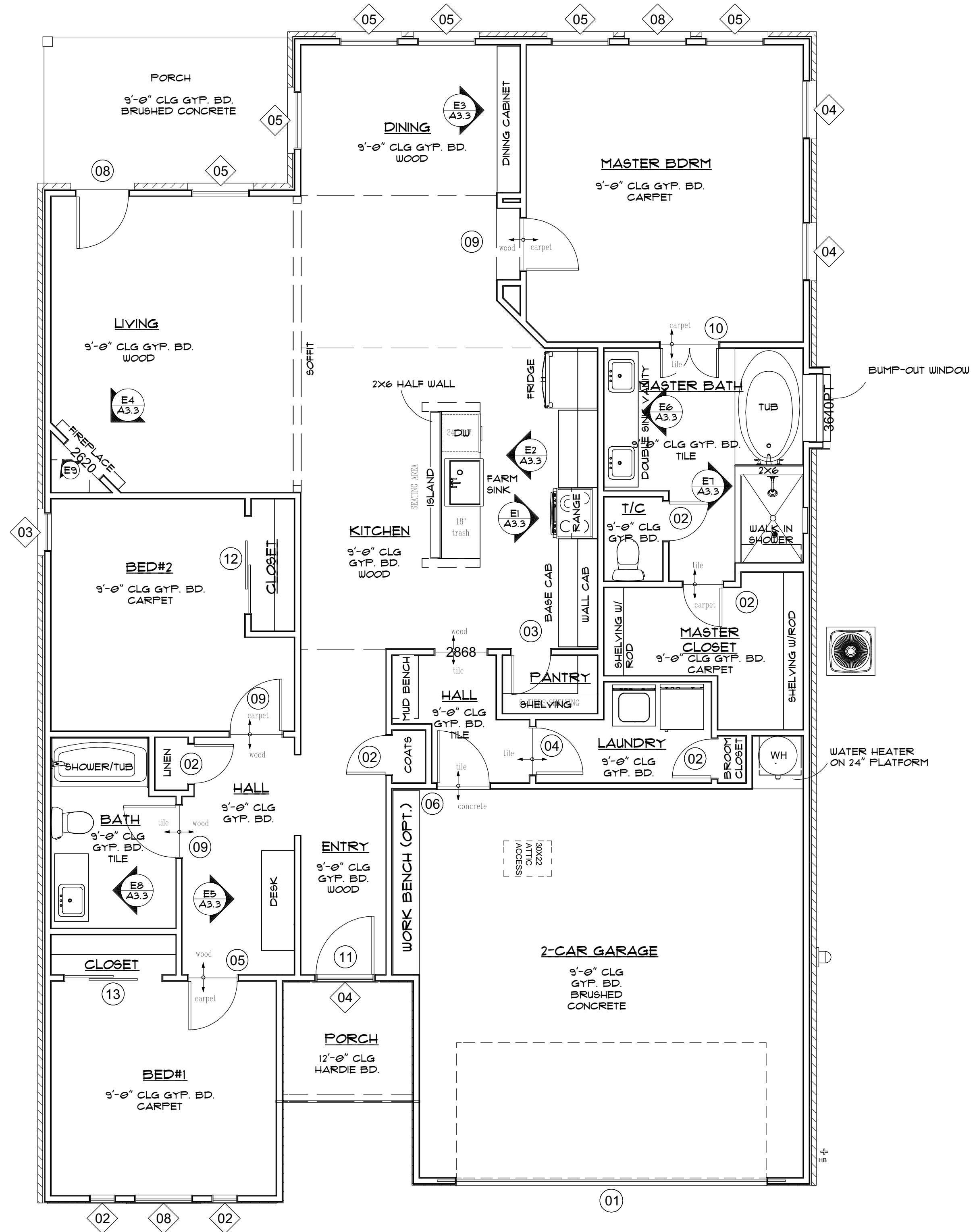
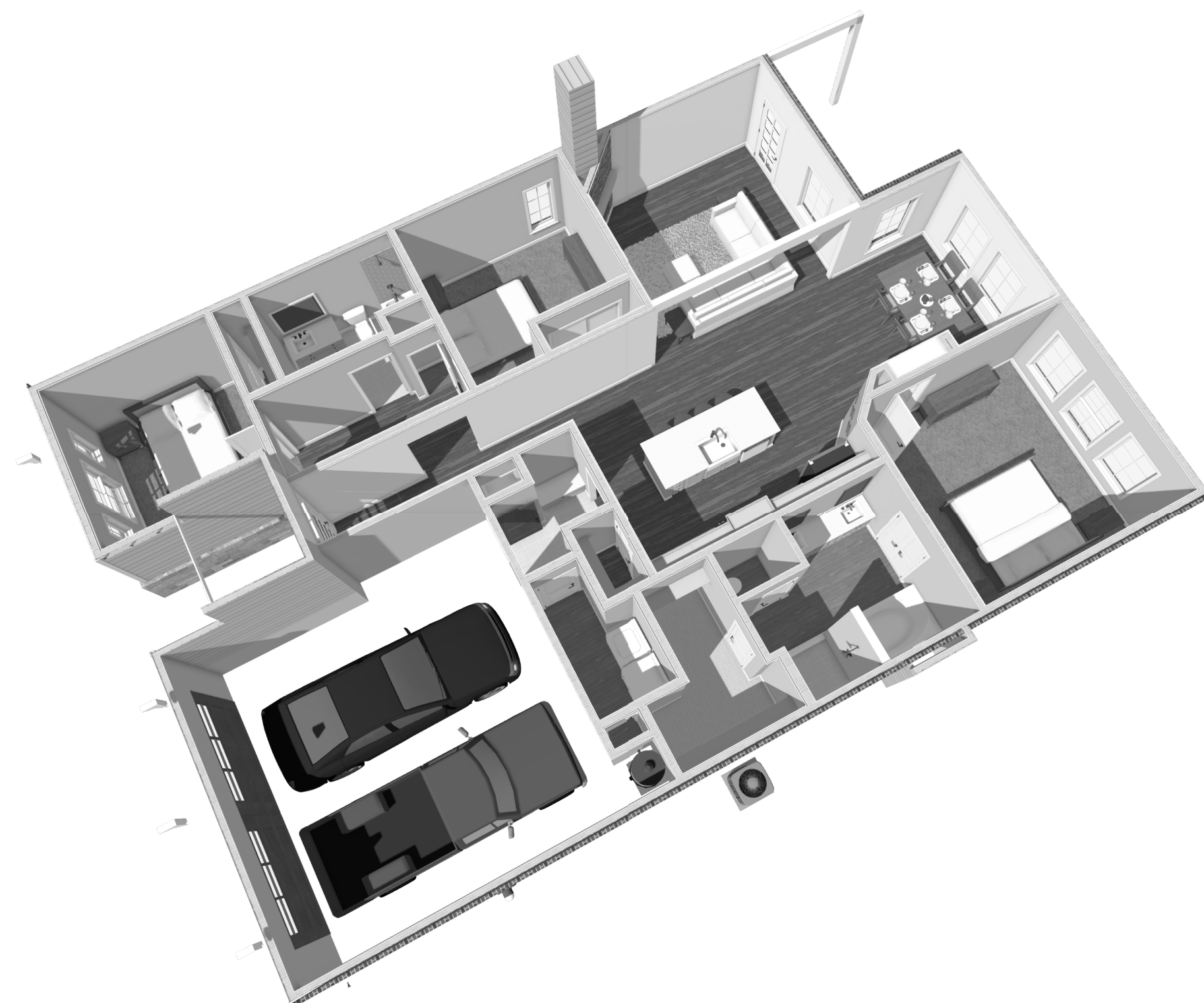
NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
01	1418FX	1	2	1418FX	16"	20"	11"X21"		FIXED GLASS	2X6X20" (2)	
02	1436FX	2	1	1436FX	16"	42"	11"X43"		FIXED GLASS	2X6X20" (2)	
03	2050FX	1	1	2050FX	24"	60"	25"X61"	YES	FIXED GLASS	2X6X28" (2)	
04	3010FX	3	1	3010FX	36"	12"	31"X13"		FIXED GLASS	2X6X40" (2)	
05	3050FX	6	1	3050FX	36"	60"	31"X61"		FIXED GLASS	2X6X40" (2)	
06	3050SH	2	1	3050SH	36"	60"	31"X61"	YES	SINGLE HUNG	2X6X40" (2)	
09	3640FX	1	1	3640FX	41 1/2"	48"	42 1/2"X49"		FIXED GLASS	2X6X45 1/2" (2)	

DOOR SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
01	16070	1	16070	192"	84"		GARAGE-GARAGE DOOR CHD11	2X12X200" (2)	1 3/4"	
02	2068	5	2068 L IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
03	2068	1	2068 R IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
04	2568	1	2568 R IN	29"	80"		HINGED-DOOR P03	2X6X34" (2)	1 3/4"	
05	2668	1	2668 R IN	30"	80"		HINGED-DOOR P03	2X6X35" (2)	1 3/8"	
06	2868	1	2868 L EX	32"	80"		EXT. HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
08	2868	1	2868 R EX	32"	80"		EXT. HINGED-DOOR F05	2X6X37" (2)	1 3/4"	
09	2868	3	2868 R IN	32"	80"		HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
10	3068	1	3068 L/R IN	36"	80"		DOUBLE HINGED-DOOR P03	2X6X41" (2)	1 3/8"	
11	3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR F04	2X6X41" (2)	1 3/4"	
12	5068	1	5068 L IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	
13	5068	1	5068 R IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	

BRICK CALCULATIONS					
	FRONT	LEFT	RIGHT	REAR	TOTAL
TOTAL WALL (S.F.)	315.8	493.7	486.7	210.9	1,507.1 S.F.
TOTAL MASONRY	58.0	493.7	486.7	210.9	1,249.3 S.F.
TOTAL SIDING	251.8	0	0	0	251.8 S.F.
BRICK %	18.4%	100.00%	100.00%	100.00%	
TOTAL MASONRY (% HOUSE)	22.9%				



**1 MASTER FLOOR PLAN - 1ST FLOOR**  
SCALE: 1/4"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, 75110  
469-979-6150

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

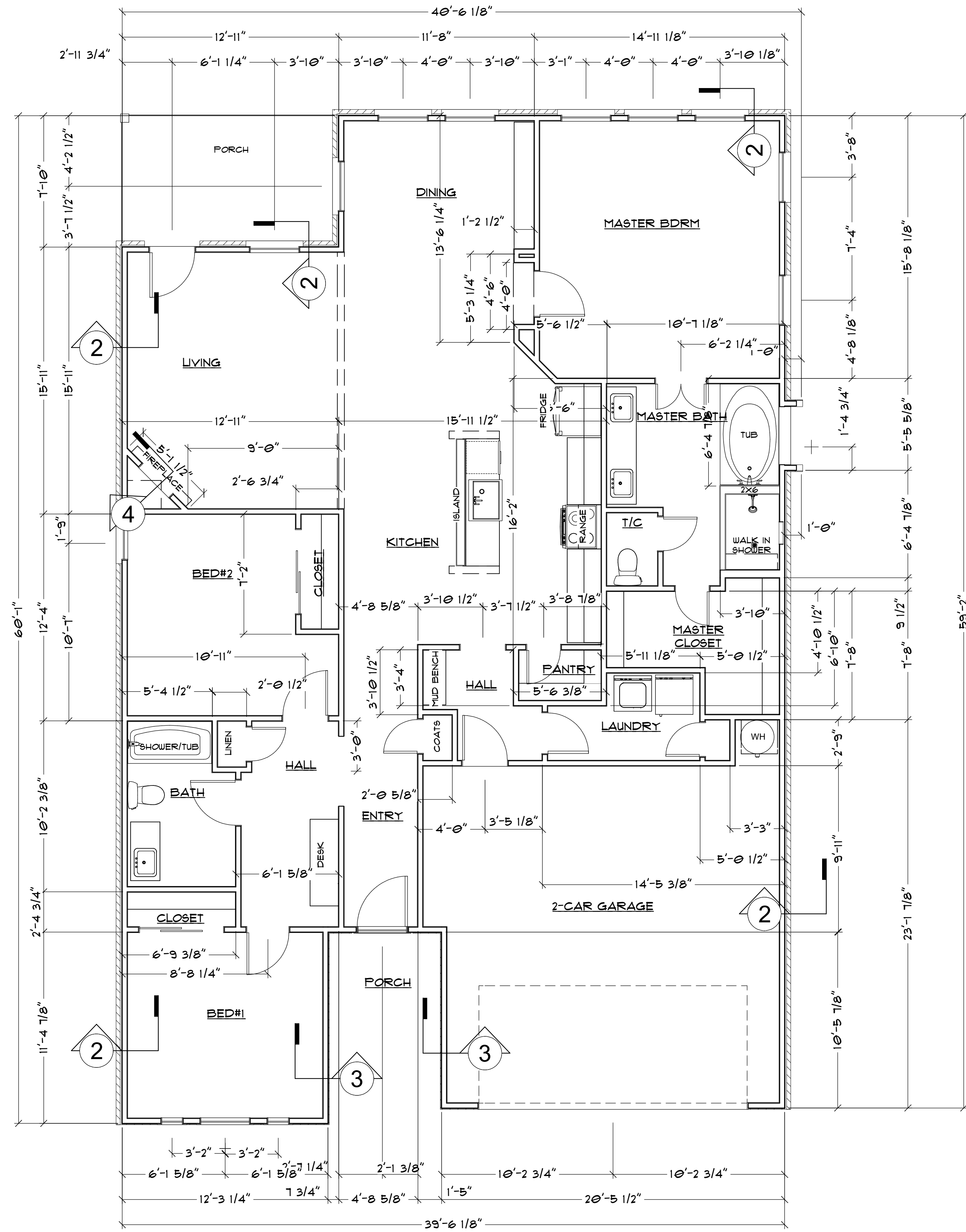
Description:  
**Master  
Floorplan**

Date:  
3/23/2020

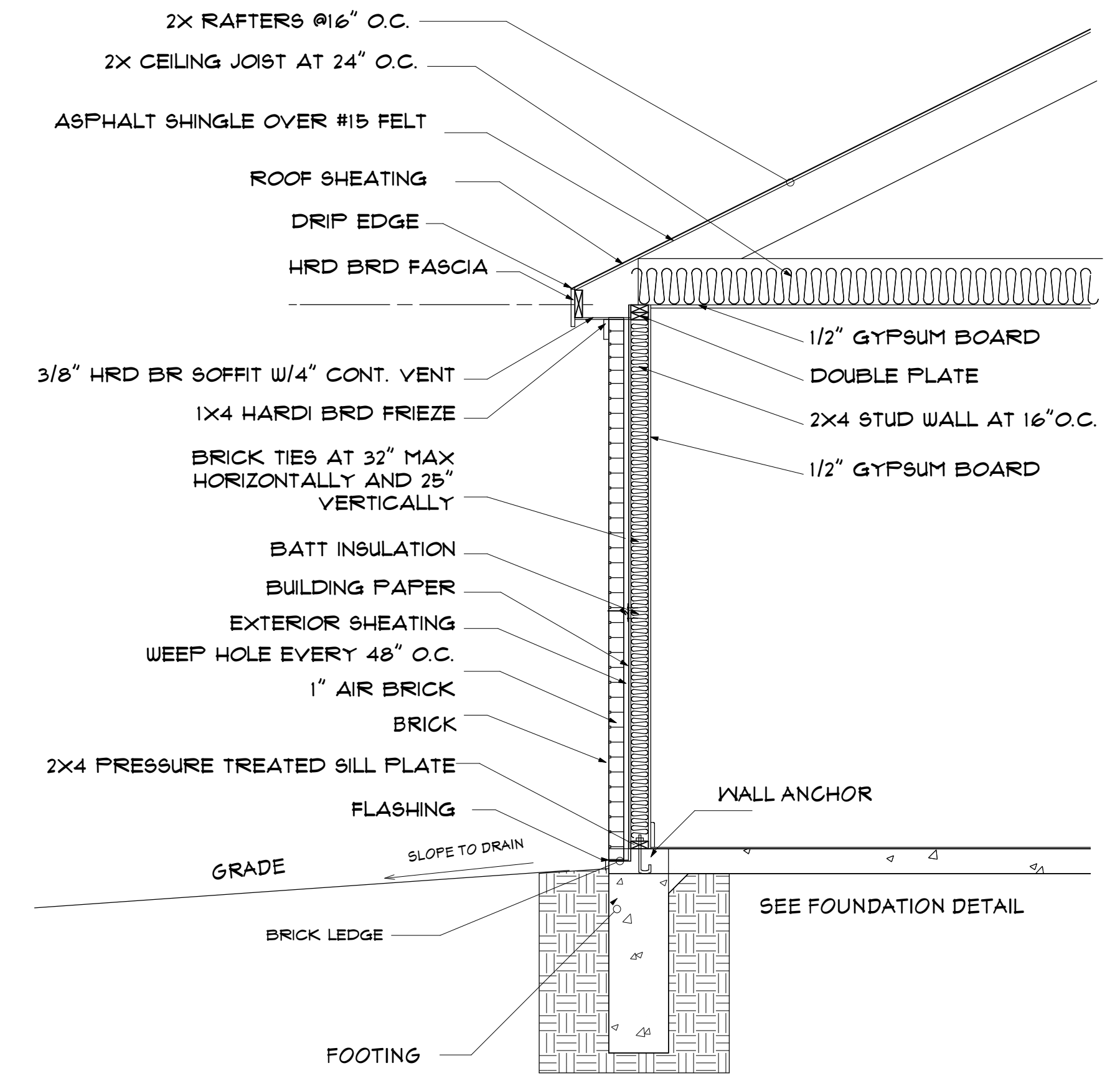
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1/4"=1'

Sheet:  
**A1.3**

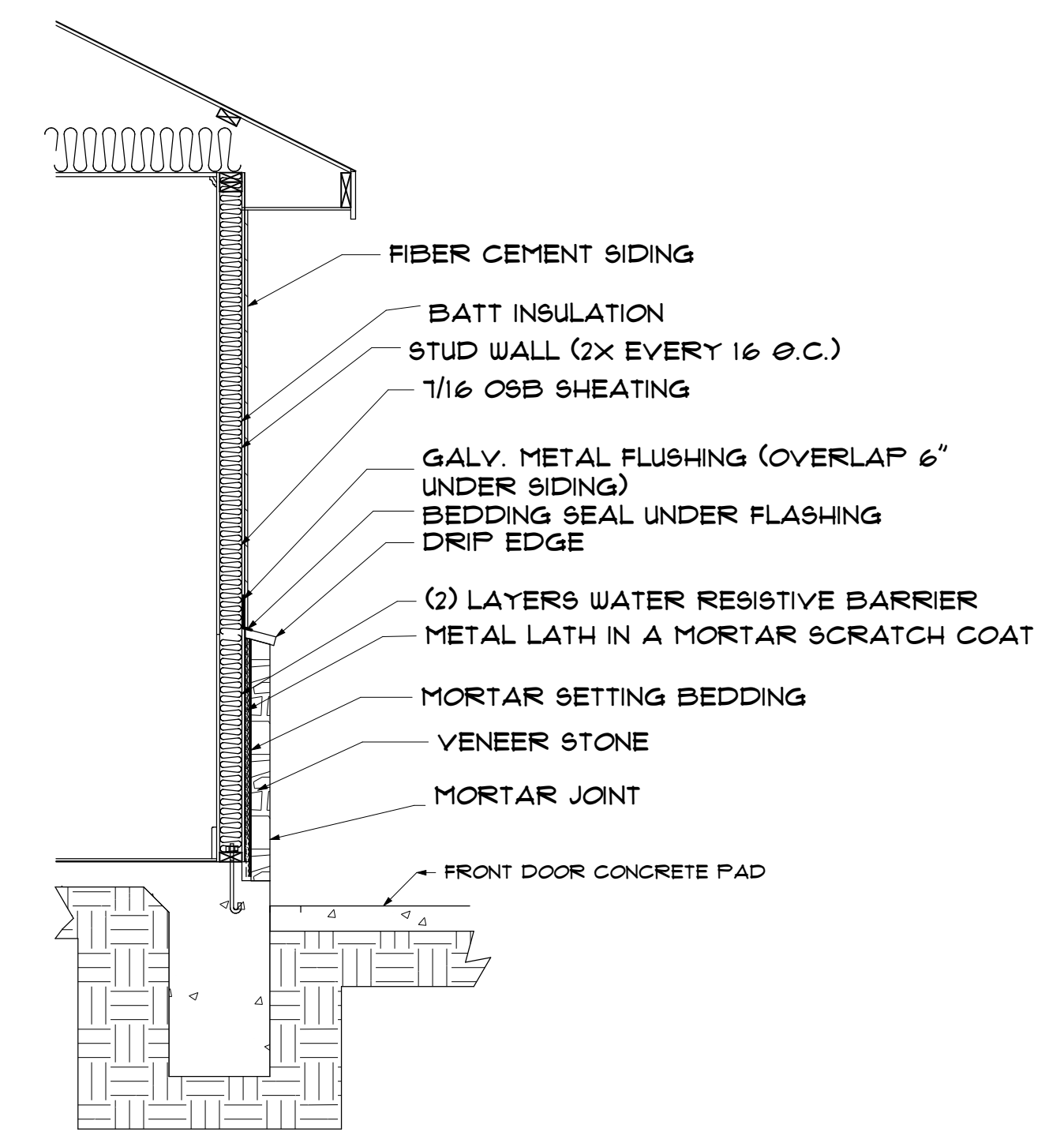




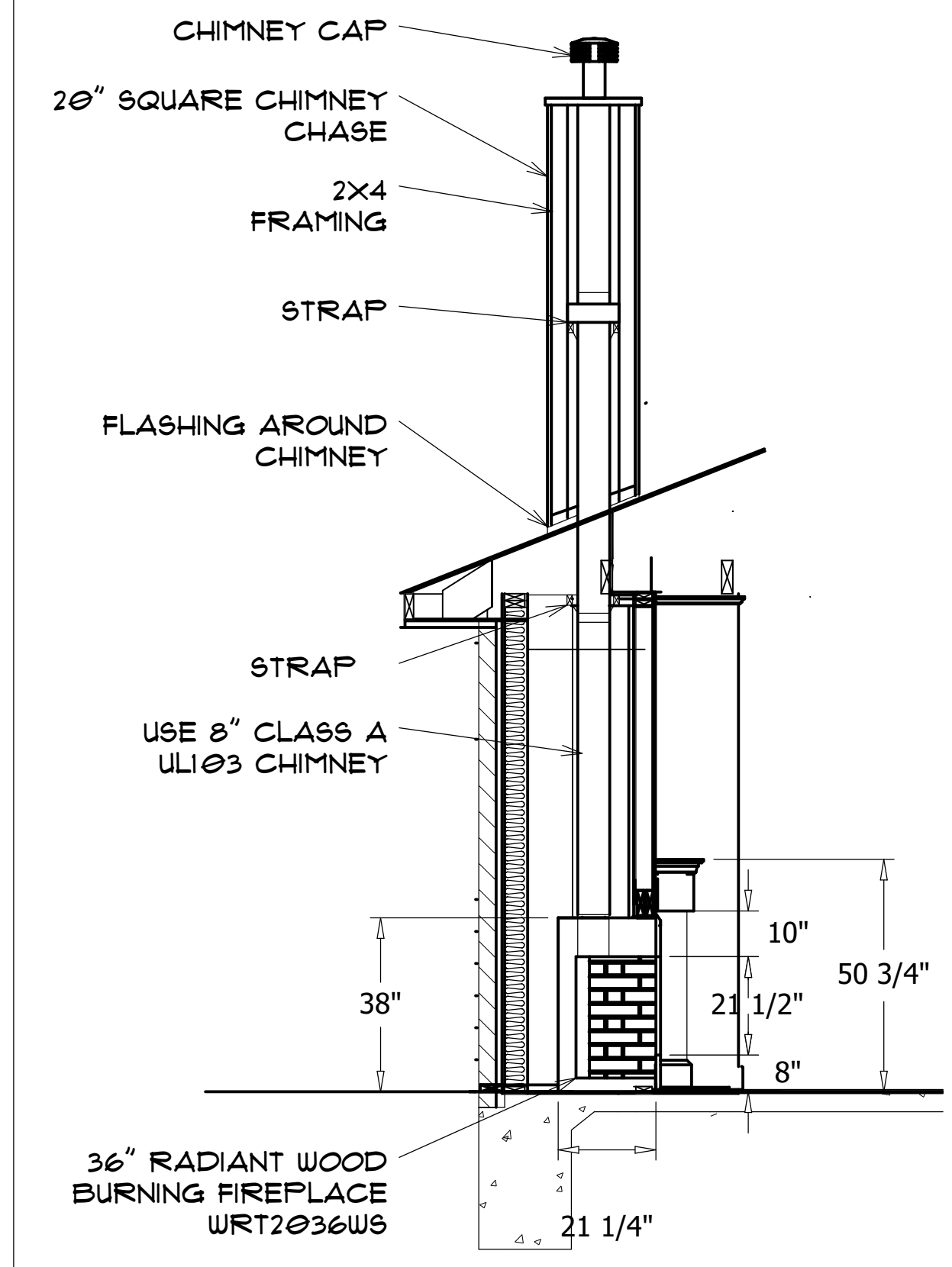
**1** DIMENSIONED FLOOR PLAN  
SCALE: 1/4"=1'



**2** WALL DETAIL @ BRICK  
SCALE: 1/2"=1'



**3** WALL DETAIL @ STONE/SIDING  
SCALE: 1/2"=1'



**4** CHIMNEY DETAIL  
SCALE: 3/8"=1'

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Project: **Proposed Single Story Residence at 481 Blanche st, Rockwall, Tx**

Client: **Erick Mendoza**

Description: **Dimensioned Plan**

Date: 3/23/2020

Scale: 1/4"=1'

Sheet: **A3.1**

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-979-6130



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

## 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	ACCESSORY BUILDING	EXTERIOR MATERIALS
435 Blanche Drive	Manufactured Home	1998	1,200	528	Siding
455 Blanche Drive	Manufactured Home	1999	1,000	256	Siding
473 Blanche Drive	Manufactured Home	1975	1,354	120	Siding
481 Blanche Drive	Vacant	N/A	N/A	N/A	N/A
497 Blanche Drive	Manufactured Home	1975	1,464	48	Siding
507 Blanche Drive	Manufactured Home	1985	1,576	N/A	Siding
519 Blanche Drive	Manufactured Home	1983	1,064	612	Siding
532 Blanche Drive	Manufactured Home	2007	1,948	N/A	Siding
510 Blanche Drive	Manufactured Home	1980	1,352	592	Siding
488 Blanche Drive	Single-Family Home	2019	2,462	N/A	Brick and Stone
476 Blanche Drive	Manufactured Home	1984	2,615	736	Siding
464 Blanche Drive	Manufactured Home	1985	1,100	N/A	Siding
	AVERAGES:	1990	1,558	413	





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

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



435 Blanche Drive



455 Blanche Drive





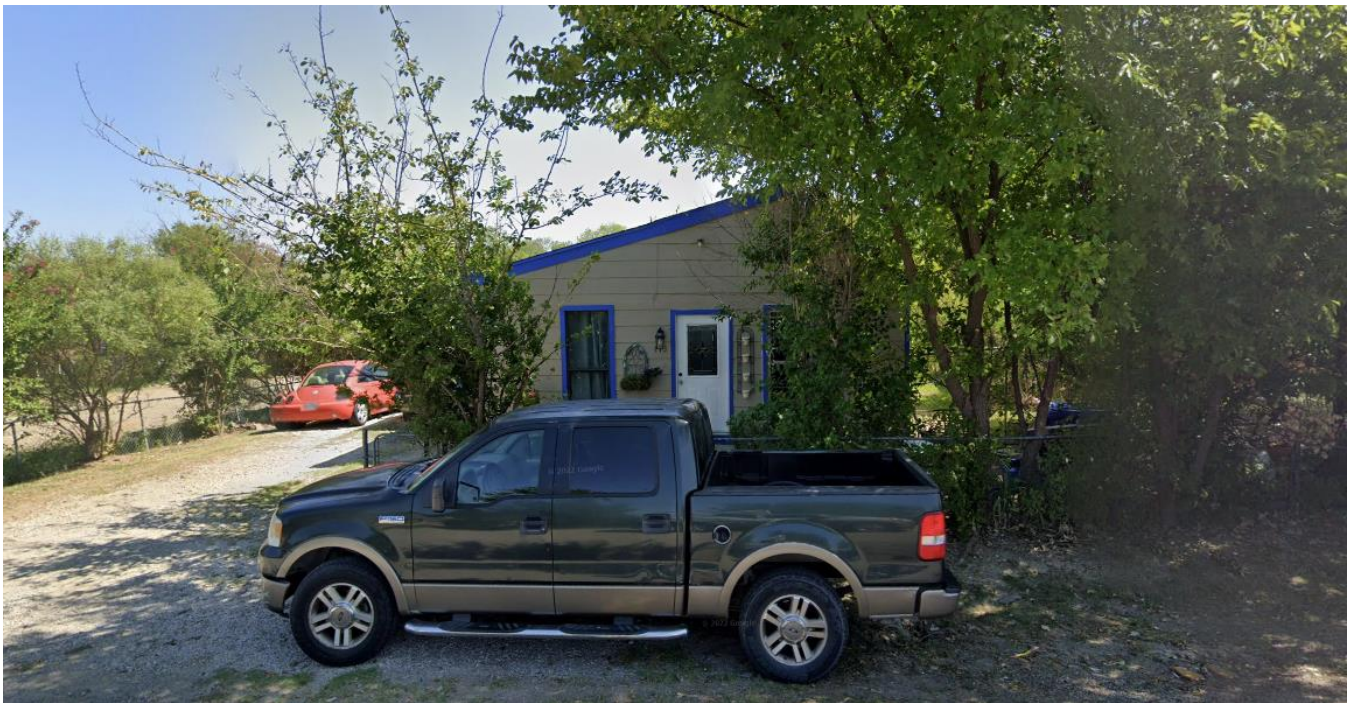
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



473 Blanche Drive



481 Blanche Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



497 Blanche Drive



507 Blanche Drive





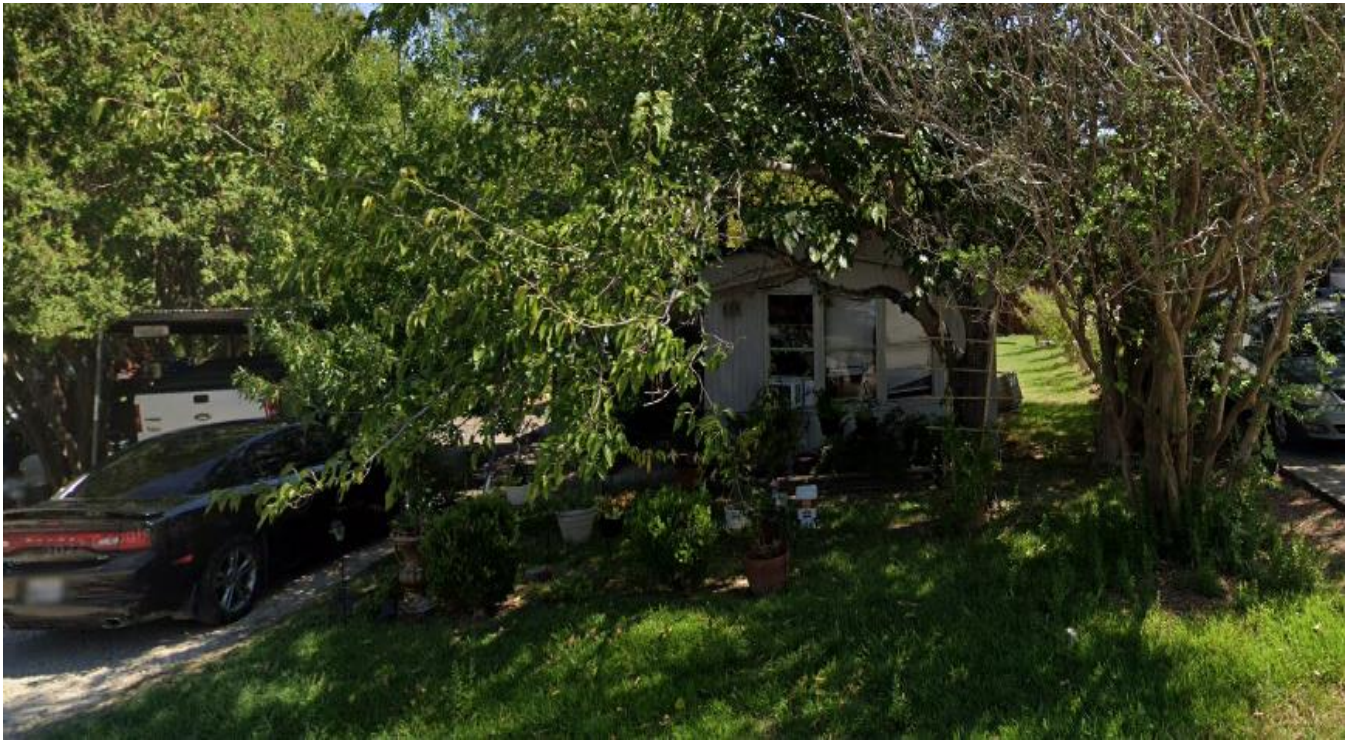
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



519 Blanche Drive



532 Blanche Drive





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



510 Blanche Drive



488 Blanche Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



476 Blanche Drive



464 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 873-A OF THE LAKE ROCKWALL ESTATES PHASE 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 Alex Flores 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 873-A 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 481 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 'A'* 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 'B'* 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 17<sup>th</sup> OF JULY, 2023.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 19, 2023

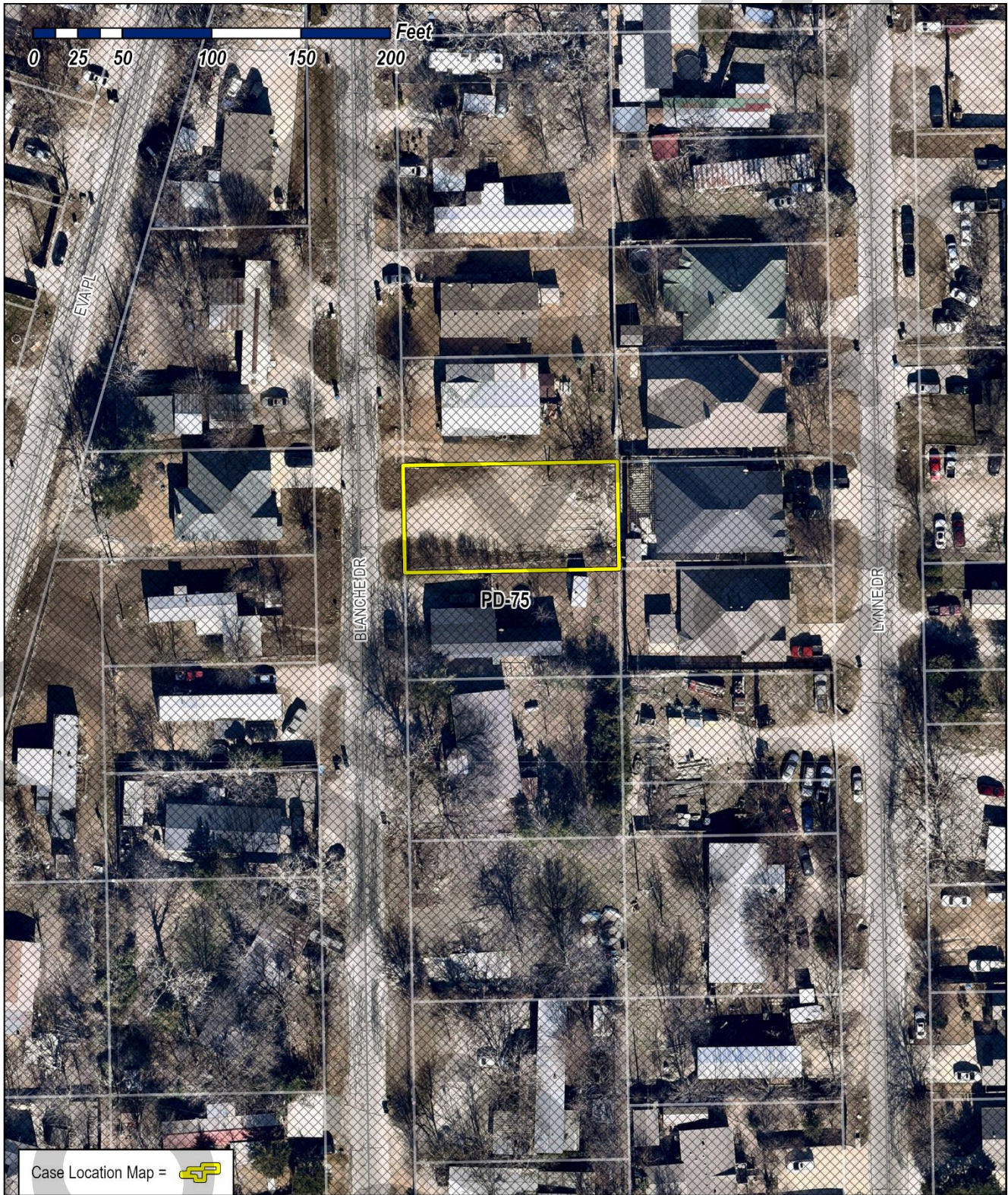
2<sup>nd</sup> Reading: July 17, 2023



**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 481 Blanche Drive

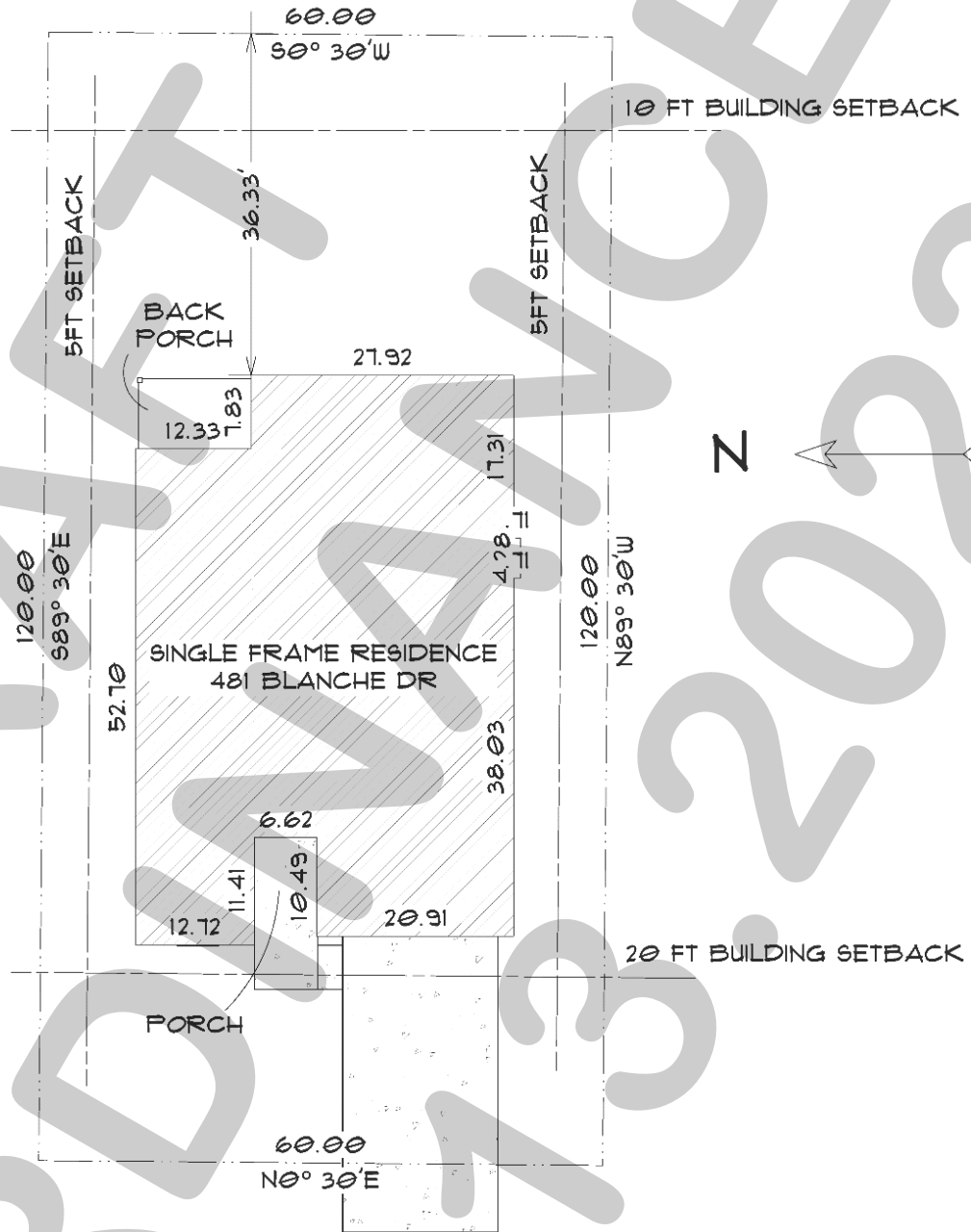
Legal Description: Lot 873-A of the Lake Rockwall Estates Phase 2 Addition



Case Location Map = 



**Exhibit 'A':**  
*Location Map and Residential Plot Plan*



BLANCHE DR



**Exhibit 'B':  
Building Elevations**

REVISION TABLE

NO.	DESCRIPTION	DATE

**TDC THE DRAFTER CUY**  
 8005 S. DOWNSBORO, TX 75088  
 409-974-1111

**Proposed Single Story Residence at  
481 Blanche St, Rockwall, TX**

**Elevations**

DATE: 3/23/2023  
 SCALE: 1/4" = 1'-0"  
 SHEET: A3.2

**1 ELEVATION-FRONT VIEW**  
SCALE: 1/4" = 1'-0"

**2 ELEVATION-REAR VIEW**  
SCALE: 1/4" = 1'-0"

**3 ELEVATION-LEFT VIEW**  
SCALE: 1/4" = 1'-0"

**4 ELEVATION-RIGHT VIEW**  
SCALE: 1/4" = 1'-0"



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**DATE:** June 19, 2023

**APPLICANT:** Alex Flores

**CASE NUMBER:** Z2023-028; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 481 Blanche Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 873-A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County 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*. At the time of annexation, two (2) manufactured homes were situated on the subject property. 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 aerial imagery, at some point between March 31, 2011 and April 4, 2012, the two (2) manufactured homes situated on the subject property were demolished. The subject property has remained vacant since this demolition. In September 8, 2020, the City Council approved a Specific Use Permit (SUP) under *Ordinance No. 20-36 [i.e. Case No. Z2020-032]* for the purpose of constructing a single-family home on the subject property. This Specific Use Permit (SUP) expired on September 8, 2021. The City Council approved of a Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition [*i.e. Case No. P2022-051*] on November 7, 2022.

### PURPOSE

The applicant -- *Alex Flores* -- 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 481 Blanche Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Lynne Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Blanche Drive, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

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

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

Housing Design and Characteristics	Existing Housing on Blanche Drive Between Evans Road and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located along Blanche Drive are oriented toward Blanche Drive.	The front elevation of the home will face onto Blanche Drive.
Year Built	1975-2019	N/A
Building SF on Property	1,000 SF – 2,615 SF	2,192 SF (1,767 SF of Air-Conditioned Space)
Building Architecture	Majority Modular Homes	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	X>20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	X>5-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	36.33-Feet
Building Materials	Metal, Modular Paneling, Masonite Siding, and Brick.	Combination of HardiBoard Siding, Brick, and Stone
Paint and Color	Yellow, Tan, Brown, White, Green, and Teal	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle

Driveways/Garages	Flat-Front Entry, Carports	The garage will be a flat front entry garage with the driveway facing onto Blanche Drive.
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According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i) in single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage less than one (1) foot behind the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past, and that the single-family home directly west of the subject property appears to be in the same configuration as the proposed home. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Blanche Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

**NOTIFICATIONS**

On May 24, 2023, staff mailed 133 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association as it is the only Homeowner’s Association (HOAs) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant’s request.

**CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘A’* 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 ‘B’* 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 June 13, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

22023-028

**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

481 BLANCHE DR.

SUBDIVISION

ROCKWALL LAKE EST #2

LOT

873-A

BLOCK

GENERAL LOCATION

COUNTY ROAD ? HORIZON RD

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

JOSE LUIS DIAZ

APPLICANT

ALEX FLORES

CONTACT PERSON

CONTACT PERSON

ALEX FLORES

ADDRESS

ADDRESS

466 RENEE DR

CITY, STATE & ZIP

CITY, STATE & ZIP

ROCKWALL, TX 75032

PHONE

PHONE

(469) 534-5809

E-MAIL

E-MAIL

afchomes75@gmail.com

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF MAY, 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."

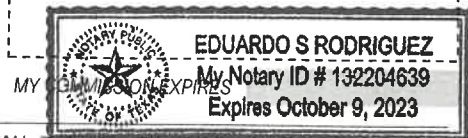
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF MAY, 2023

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





0 15 30 60 90 120 Feet

Z2023-028: Specific Use Permit for Residential Infill at 481 Blanche Drive

BLANCHE DR

PD-75

Case Location Map = 



# City of Rockwall

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



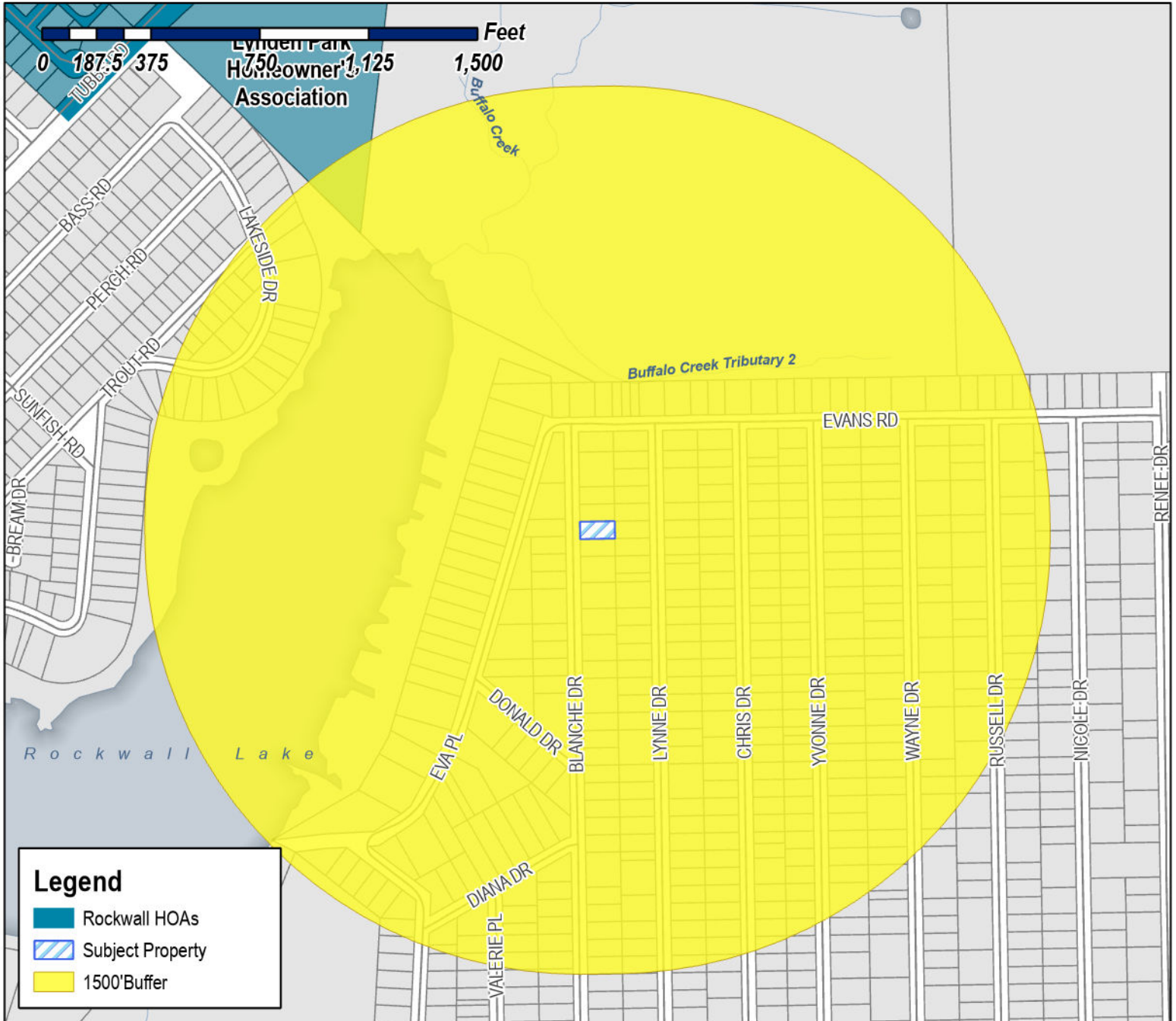




# City of Rockwall

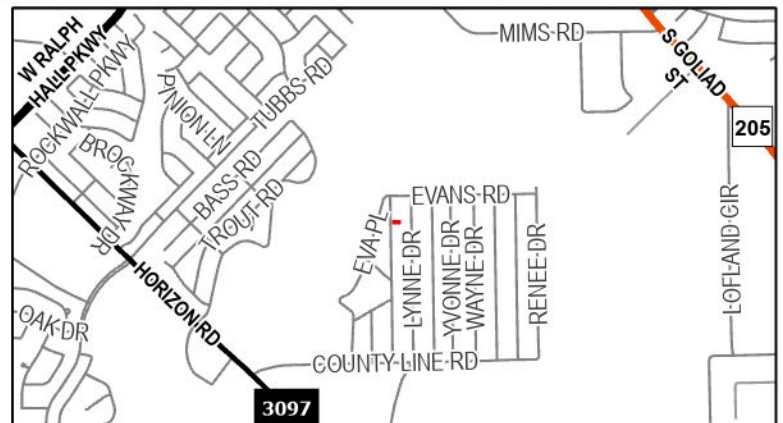
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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023  
 For Questions on this Case Call (972) 771-7745



## Guevara, Angelica

---

**From:** Zavala, Melanie  
**Sent:** Tuesday, May 23, 2023 3:19 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-028]  
**Attachments:** Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *May 26, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 13, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 19, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-028: SUP for Residential Infill at 481 Blanche Drive**

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

Thank You,

Melanie Zavala  
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-771-6568

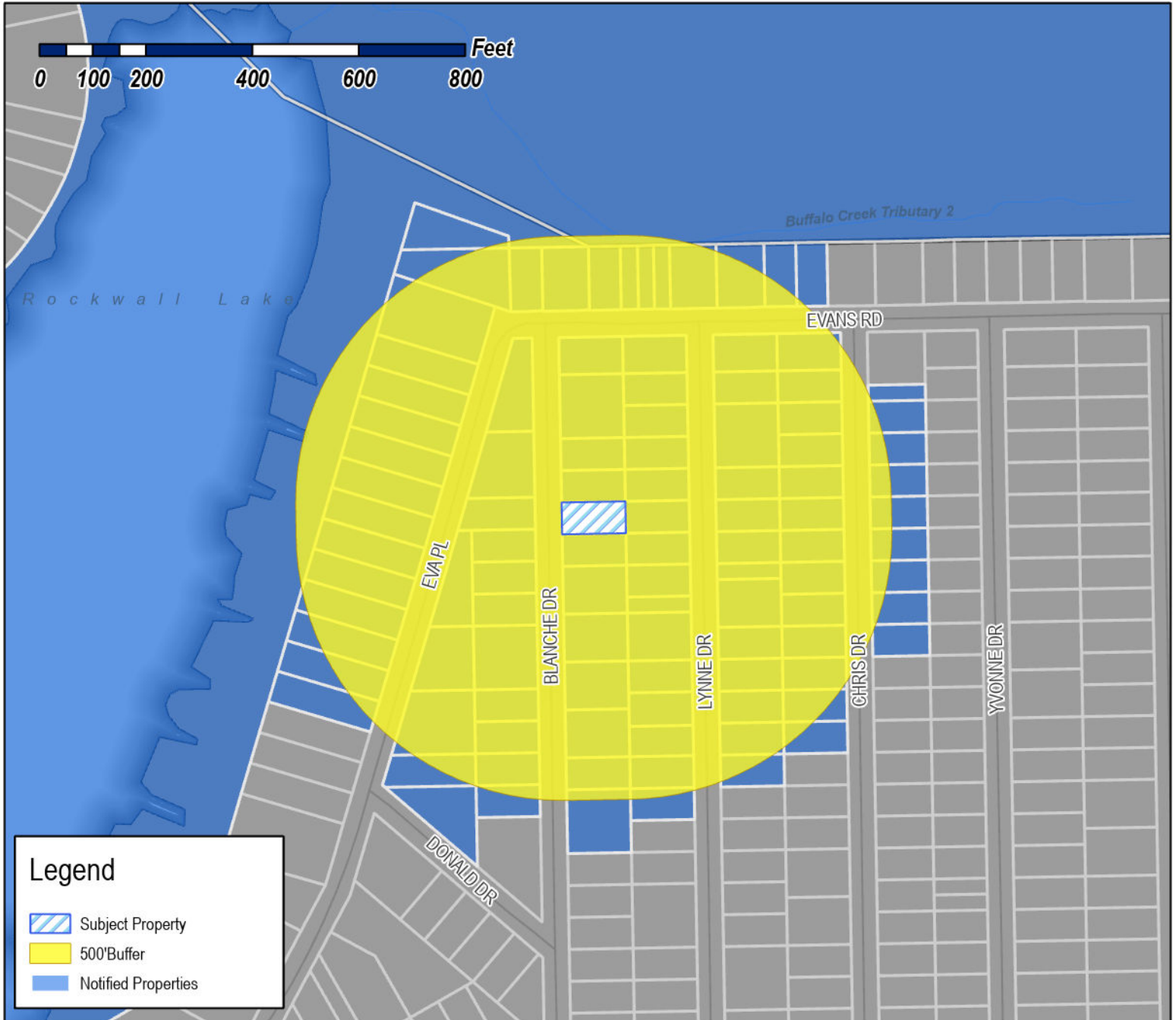




# City of Rockwall

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**Case Number:** Z2023-028  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 481 Blanche Drive

**Date Saved:** 5/23/2023

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



PERDOMO WILFREDO  
100 EVANS RD  
ROCKWALL, TX 75032

THELWELL LINDA  
1013 BLACKBERRY TRL  
LANCASTER, TX 75134

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX 75087

VICMAR I LTD &  
E LOFLAND  
105 KAUFMAN ST  
ROCKWALL, TX 75087

PERALES OSCAR F AND DIANA A  
106 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
114 EVANS RD  
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA  
1209 QUAIL DR  
GARLAND, TX 75040

FERNANDEZ URBANO ALVARADOO &  
SON ARMADO FERNANDEZ  
1235 VZ COUNTY ROAD 3425  
WILLS POINT, TX 75169

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RESIDENT  
126 DONALD DR  
ROCKWALL, TX 75032

RESIDENT  
140 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
150 EVANS RD  
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA  
151 PERCH RD  
ROCKWALL, TX 75032

RESIDENT  
160 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
170 EVANS RD  
ROCKWALL, TX 75032

THE LITTLE LAKE TRUST  
TRUSTEE SHANA PORTER  
17350 STATE HIGHWAY 249 STE 220 #3840  
HOUSTON, TX 77064

HERREROS BERTOLDO  
180 EVANS RD  
ROCKWALL, TX 75032

HERREROS BERTOLDO  
196 EVANS RD  
ROCKWALL, TX 75032

ADAMS JAMES W  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE  
208 SUMMIT RIDGE DR  
ROCKWALL, TX 75087

ORELLANA JUAN C & MARICELA  
220 CRAWFORD LN  
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN  
220 EVANS RD  
ROCKWALL, TX 75032

YANES MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

ROJAS MARCOS  
234 EVANS RD  
ROCKWALL, TX 75032

MORENO RICARDO  
275 CHRIS DR  
ROCKWALL, TX 75032

POWELL CONNIE S  
304 CARISSA COURT  
MESQUITE, TX 75150

SILVA JORGE & ELIZABETH  
3078 S FM 551  
ROYSE CITY, TX 75189

QUEVEDO LUIS & FELIZA  
3326 BURNING TREE LN  
GARLAND, TX 75042

RODRIGUEZ HERMAN & APRIL  
373 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND  
MARGARITA ESCOBAR  
376 BLANCHE DR  
ROCKWALL, TX 75032

TONG HALEY AND HANH BUU TONG  
3807 BENEVENTO CT  
KATY, TX 77493

RESIDENT  
384 LYNNE DR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
389 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
390 BLANCHE DR  
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA  
400 CHRIS DR  
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE  
400 LYNNE  
ROCKWALL, TX 75032

VARGAS FRANCISCO  
401 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
405 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
408 BLANCHE DR  
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ  
4100 ANDYS LANE  
PARKER, TX 75002

RESIDENT  
412 LYNNE DR  
ROCKWALL, TX 75032

OLGUIN CIRILO  
412 CHRIS DR  
ROCKWALL, TX 75032

CARRILLO OMAR  
ROSALES MARIA M  
416 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
419 BLANCHE DR  
ROCKWALL, TX 75032

CARRILLO DIEGO  
419 LYNNE DR  
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

DOMINGUEZ V SALVADOR & DIANA  
420 LYNNE DRIVE  
ROCKWALL, TX 75032

CARDENAS RODOLFO  
424 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
429 CHRIS DR  
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN  
432 BLANCHE DR  
ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ  
434 CHRIS  
ROCKWALL, TX 75032

RESIDENT  
435 BLANCHE DR  
ROCKWALL, TX 75032

ANAYA JUAN C & RAUL  
439 PERCH RD  
ROCKWALL, TX 75032

TORRES ALONSO & MARIA DEL ROSARIO YANEZ  
441 LYNN DR  
ROCKWALL, TX 75032

TORRES ALONSO  
441 LYNNE DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

GOMEZ MIGUEL URBINA AND LILIA GARCIA  
RANGEL  
444 CHRIS DR  
ROCKWALL, TX 75032



RESIDENT  
445 CHRIS DR  
ROCKWALL, TX 75032

LICEA JOSE & LYTA  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

LICEA JOSE DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
453 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
455 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
457 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
458 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
462 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
463 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
464 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
465 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
472 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
473 LYNNE DR  
ROCKWALL, TX 75032

JARAMILLO GABRIELA  
473 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
474 CHRIS DR  
ROCKWALL, TX 75032

BENTLEY FRED W  
476 BLANCHE DR  
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA  
479 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
481 BLANCHE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO IGNACIO  
481 LYNNE DR  
ROCKWALL, TX 75032

GARZA ISAI  
482 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
485 EVA  
ROCKWALL, TX 75032

SMITH HELEN A  
486 CHRIS DR  
ROCKWALL, TX 75032

HERNANDEZ DANIEL CONTRERAS AND  
PATRICIA CARREON DE CONTRERAS  
488 BLANCHE DRIVE  
ROCKWALL, TX 75032

CASTRO MATEO IBARRA & ADELA SIERRA  
IBARRA  
490 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
491 LYNNE DR  
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA  
491 CHRIS DR  
ROCKWALL, TX 75032

VILLEGAS RANFERI LUVIANO AND  
JAQUELINE ROSALES  
494 EVA PLACE  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS & MARICELA  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
496 CHRIS DR  
ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA  
497 BLANCHE  
ROCKWALL, TX 75032

VELASQUEZ LORENA  
501 CHRIS DRIVE  
ROCKWALL, TX 75033

DIAZ MARIA L FLORES  
503 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
505 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
506 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
506 EVA  
ROCKWALL, TX 75032

AGUILAR ROSALINA  
507 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
510 BLANCHE DR  
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA  
5112 WOLVERTON CT  
GARLAND, TX 75043

RESIDENT  
513 CHRIS DR  
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA  
GALLEGOS  
516 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
517 LYNNE DR  
ROCKWALL, TX 75032

GARCIA JUAN  
519 BLANCHE  
ROCKWALL, TX 75087

RESIDENT  
520 EVA  
ROCKWALL, TX 75032

FLORES JAIME W &  
MARLENE CASTRO  
520 LYNNE DR  
ROCKWALL, TX 75032

MONTANEZ MARIA LAUREN  
5245 COUNTY ROAD 2515  
ROYSE CITY, TX 75189

RESIDENT  
528 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
529 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 EVA  
ROCKWALL, TX 75032

RESIDENT  
532 LYNNE DR  
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS FRANCISCO  
532 BLANCHE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
535 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
538 LYNNE DR  
ROCKWALL, TX 75032

RODRIGUEZ ROMAN  
540 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
541 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
548 EVA  
ROCKWALL, TX 75032

RESIDENT  
551 LYNNE DR  
ROCKWALL, TX 75032

GONZALEZ LUIS ENRIQUE VALDEZ  
552 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
558 EVA  
ROCKWALL, TX 75032

MEDINA CESAR  
570 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
582 EVA  
ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ &  
ENRIQUE RENE ORTIZ GARCIA  
594 EVA PL  
ROCKWALL, TX 75032

RESIDENT  
602 EVA  
ROCKWALL, TX 75032

DEJESUS SANTOS  
616 EVA PL  
ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ  
630 EVA  
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

GUEVARA JOSE E  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

ROBLES DONERY ALEXANDER & MAGDENLENA  
AVARADO  
8306 AMERICAS CUP  
ROWLETT, TX 75089

RANGEL LUIS GERARDO AND  
MARIA DEL ROCIO ZARATE  
907 WILLOW RIDGE  
ROCKWALL, TX 75032

DELGADO JUAN AND  
ADELAIDA REYES REYES AND PABLO E STRADA  
REYES AND  
JUAN J ESTRADA REYES 558 EVA  
ROCKWALL, TX 75087

RAOFPUR DAVID & SAADAT  
CHILDREN'S EDUCATION TRUST  
PO BOX 2051  
DEL MAR, CA 92014



# PUBLIC NOTICE



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

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

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

### Z2023-028: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Alex Flores 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 873-A, Rockwall Lake Estates Phase 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 481 Blanche Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 19, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

### Case No. Z2023-028: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2023-028: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

I'm in favor because my property is going to increase it's value.

Name:

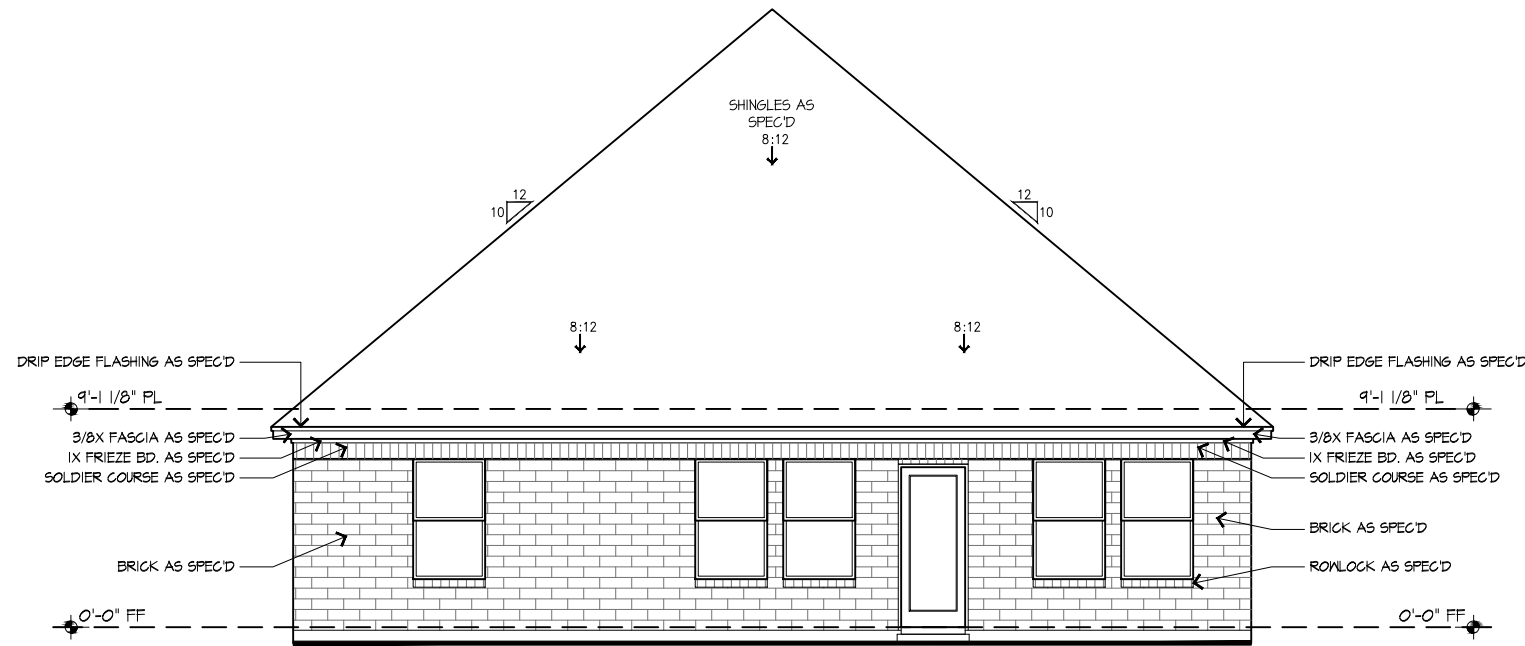
Maricela and Juan C. Orrellans

Address:

[REDACTED]

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

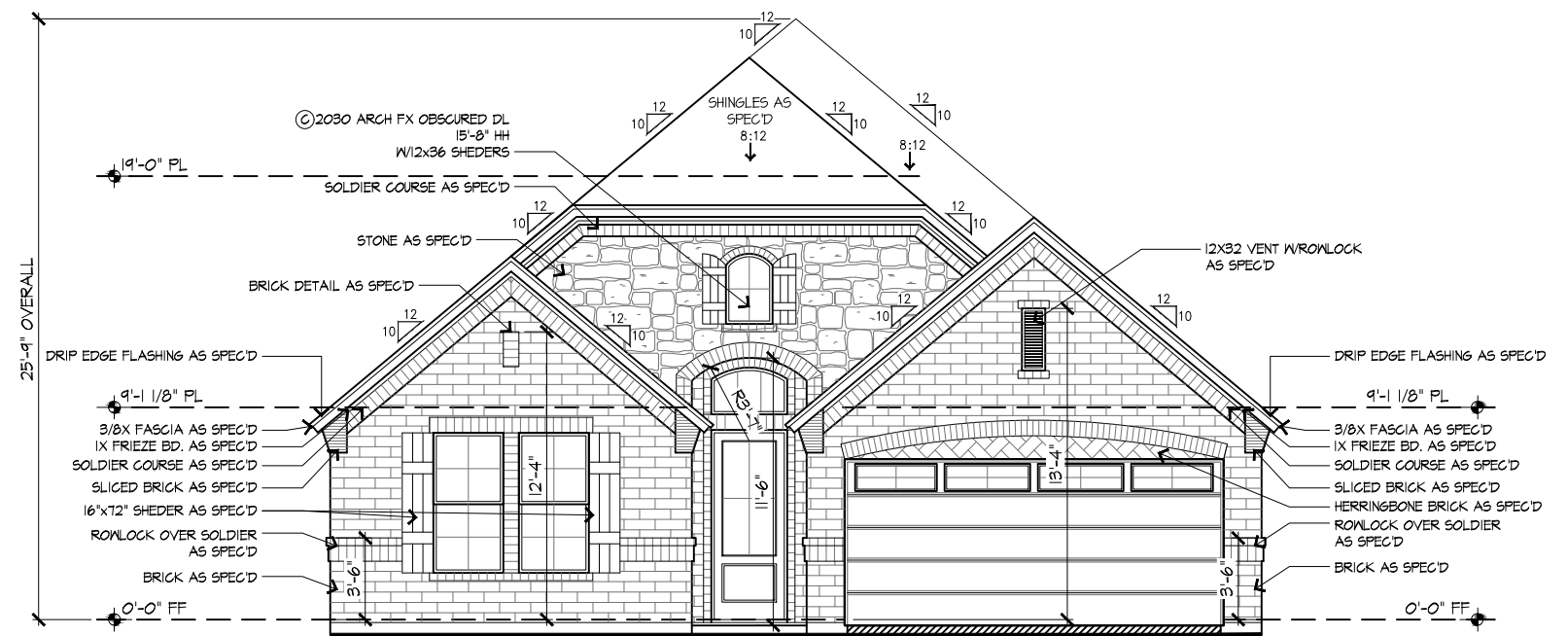
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**1 REAR ELEVATION**

SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36

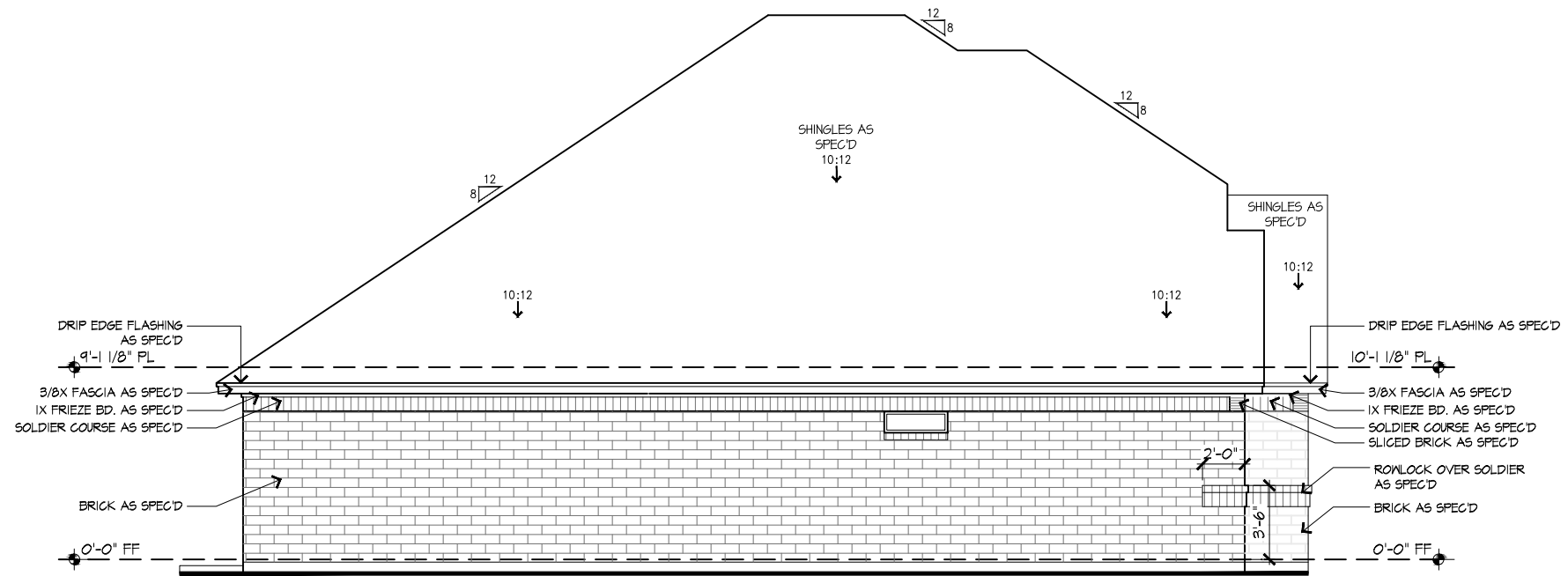
MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	0 SF	0.0%	218 SF	100.0%
FRONT	0 SF	0.0%	386 SF	100.0%
LEFT	0 SF	0.0%	382 SF	100.0%
RIGHT	0 SF	0.0%	381 SF	100.0%
TOTAL	0 SF	0.0%	1,367 SF	100.0%
TOTAL STONE			88 SF	
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				



**2 FRONT ELEVATION**

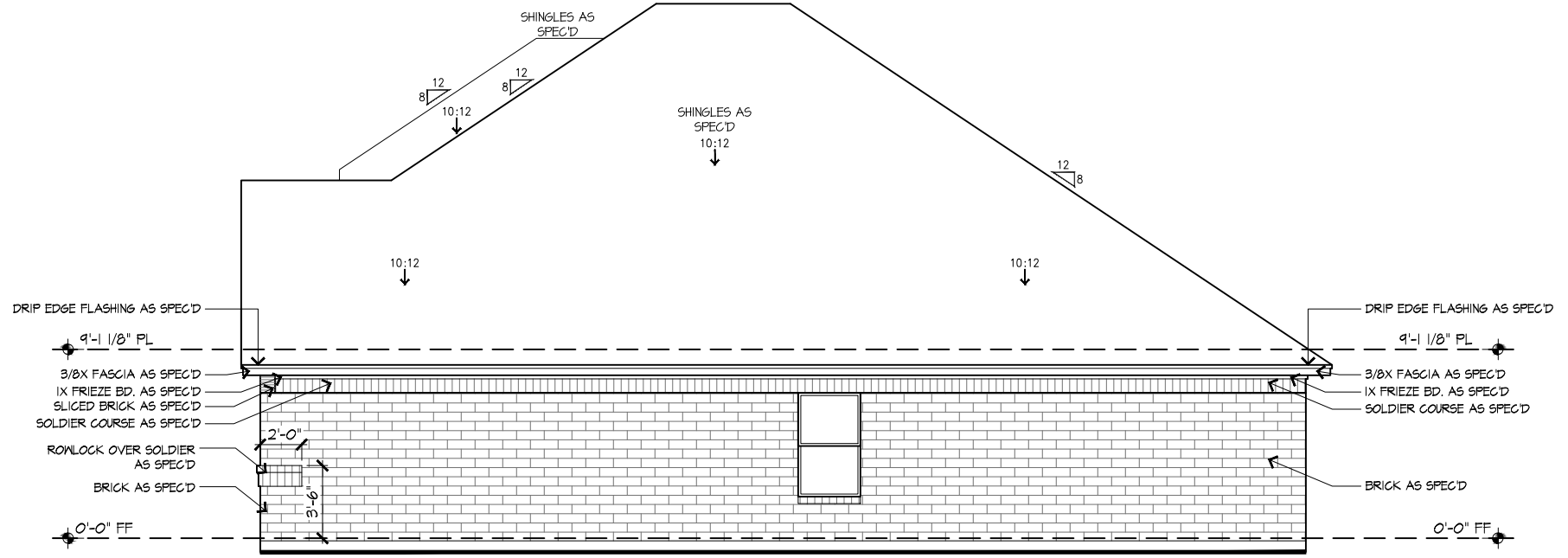
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36





**1 LEFT ELEVATION**

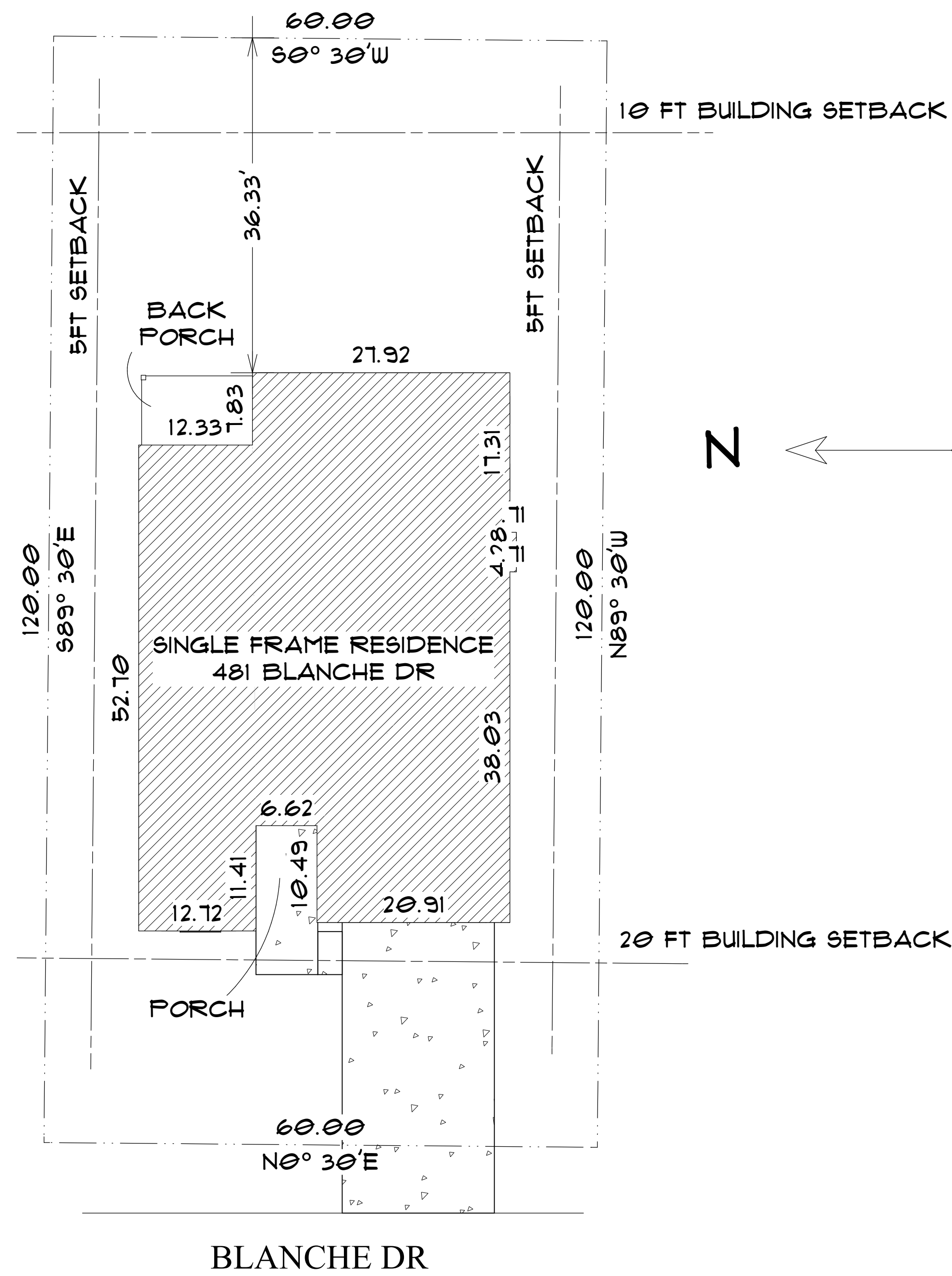
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



**2 RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36

MASONRY CALCULATIONS				
AREA	SIDING	%SDNG.	MASON.	%MAS.
REAR	0 SF	0.0%	218 SF	100.0%
FRONT	0 SF	0.0%	386 SF	100.0%
LEFT	0 SF	0.0%	382 SF	100.0%
RIGHT	0 SF	0.0%	381 SF	100.0%
TOTAL	0 SF	0.0%	1,367 SF	100.0%
TOTAL STONE			88 SF	
TOTAL STONE AREA IS INCLUDED IN MASONRY CALCULATIONS				



1 SITE PLAN  
SCALE: 1"=20'

**SITE PLAN LEGEND**

- PROPERTY BOUNDARY
- PROPERTY SETBACK

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

**TDG THE DRAFTER GUY**  
DRAFTING & DESIGN  
8000 US 380, CROSSROADS, TX, ST#100  
469-579-6130

Project:  
**Proposed Single Story Residence at  
481 Blanche st, Rockwall, Tx**

Client:  
**Erick  
Mendoza**

Description:  
**Site Plan &  
Erosion  
Control Plan**

Date:  
3/23/2020

Scale:  
1/4"=1'

Sheet:  
**A2.1**

- ### GENERAL NOTES
- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
  - ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
  - SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
  - UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
  - DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
  - WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
  - U.N.O. ALL ANGLED WALLS TO BE AT 45° DEGREES.
  - FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
  - ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
  - "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORNIA STYLE.
  - ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
  - PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
  - ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
  - PROVIDE FIRE-RATED SHEETROCK AT UTILITY/GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
  - SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND OPENING AS REQUIRED BY CODE.

### DOOR SCHEDULE

ID	QTY	TYPE	DESCRIP.
1	1	3080	EXTERIOR INSULATED DOOR
2	2	2868	INTERIOR
3	1	2868	LT EXTERIOR DOOR
4	1	2868	EXTERIOR INSULATED DOOR
5	2	2668	INTERIOR
6	5	2468	INTERIOR
7	2	2068	INTERIOR
8	1	16070	GARAGE OVERHEAD

### WINDOW SCHEDULE

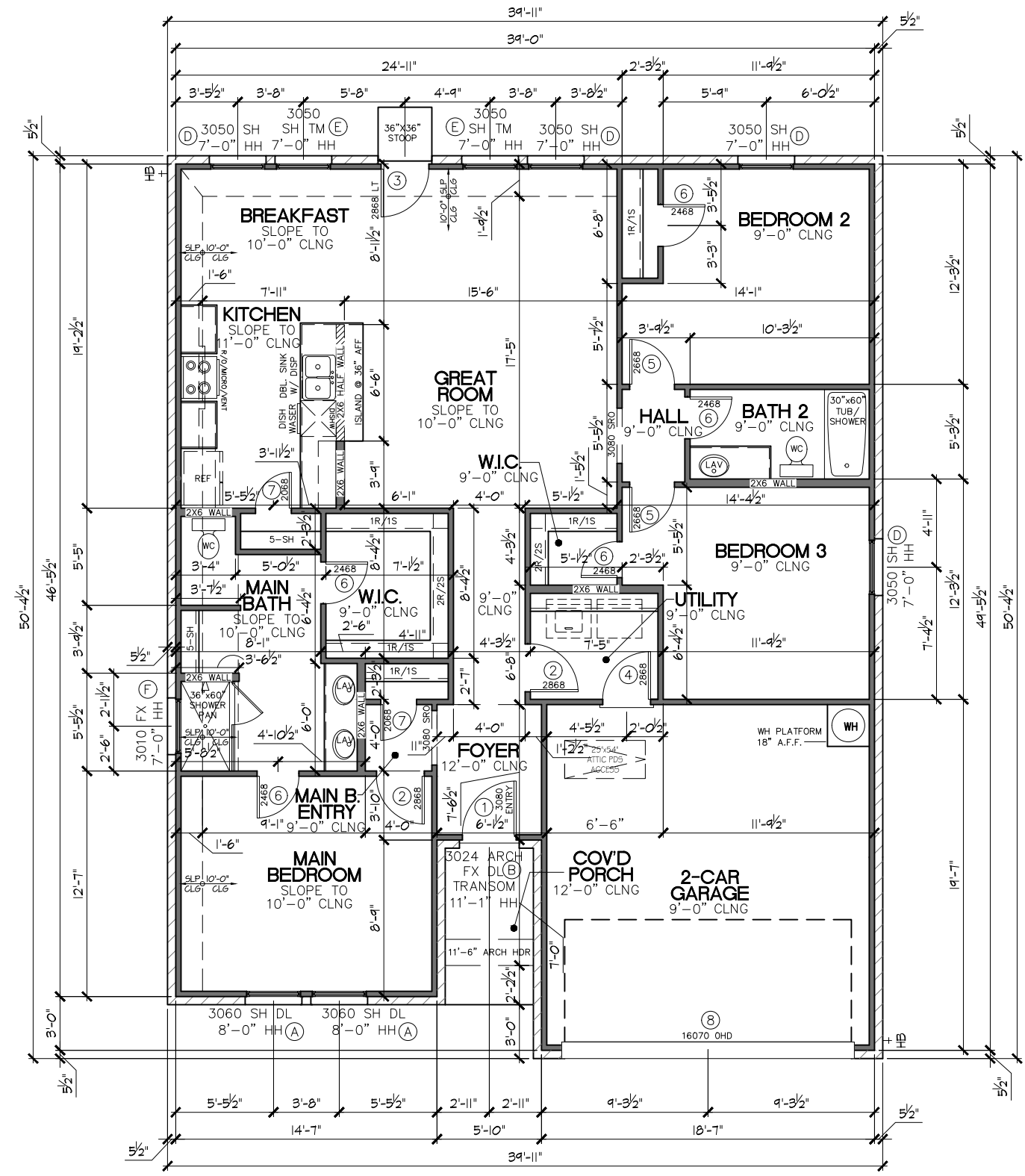
ID	QTY	TYPE	DESCRIP.
A	2	3060	VINYL 3 STAR ENERGY - SINGLE HUNG DL
B	1	3024	VINYL 3 STAR ENERGY - ARCH FX DL TRN
C	1	2030	VINYL 3 STAR ENERGY - ARCH FX DL OPQ
D	4	3050	VINYL 3 STAR ENERGY - SINGLE HUNG
E	2	3050	VINYL 3 STAR ENERGY - SH TEMPERED
F	1	3010	VINYL 3 STAR ENERGY - FIXED OPQ

### SQUARE FOOTAGE TABLE

AREA	AREA
FIRST FLOOR	1,528 SF
SECOND FLOOR	0 SF
TOTAL LIVING	1,528 SF
GARAGE	379 SF
FRONT PORCH	43 SF
COVERED PATIO	0 SF
COVERED BALCONY	0 SF
TOTAL COMBINED	1,950 SF
TOTAL SLAB	1950 SF

### MASONRY LEGEND

	STONE		BRICK
--	-------	--	-------



**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



DESIGN AND DRAFT SERVICES GROUP  
WWW.DDSG.US SERVICES@DDSG.US  
PH: 469-999-0800 PH: 214-966-0550  
123 W. MAIN ST., SUITE 120  
GRAND PRAIRIE, TX 75050

DESIGNER:  
DDS GROUP

PROJECT #:  
183111

**481 BLANCHE DRIVE  
ROCKWALL, TX.**

ELEVATION:  
**A**

SHEET NUMBER:  
**A1-1**





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

## 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	ACCESSORY BUILDING	EXTERIOR MATERIALS
435 Blanche Drive	Manufactured Home	1998	1,200	528	Siding
455 Blanche Drive	Manufactured Home	1999	1,000	256	Siding
473 Blanche Drive	Manufactured Home	1975	1,354	120	Siding
481 Blanche Drive	Vacant	N/A	N/A	N/A	N/A
497 Blanche Drive	Manufactured Home	1975	1,464	48	Siding
507 Blanche Drive	Manufactured Home	1985	1,576	N/A	Siding
519 Blanche Drive	Manufactured Home	1983	1,064	612	Siding
532 Blanche Drive	Manufactured Home	2007	1,948	N/A	Siding
510 Blanche Drive	Manufactured Home	1980	1,352	592	Siding
488 Blanche Drive	Single-Family Home	2019	2,462	N/A	Brick and Stone
476 Blanche Drive	Manufactured Home	1984	2,615	736	Siding
464 Blanche Drive	Manufactured Home	1985	1,100	N/A	Siding
	AVERAGES:	1990	1,558	413	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

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



435 Blanche Drive



455 Blanche Drive





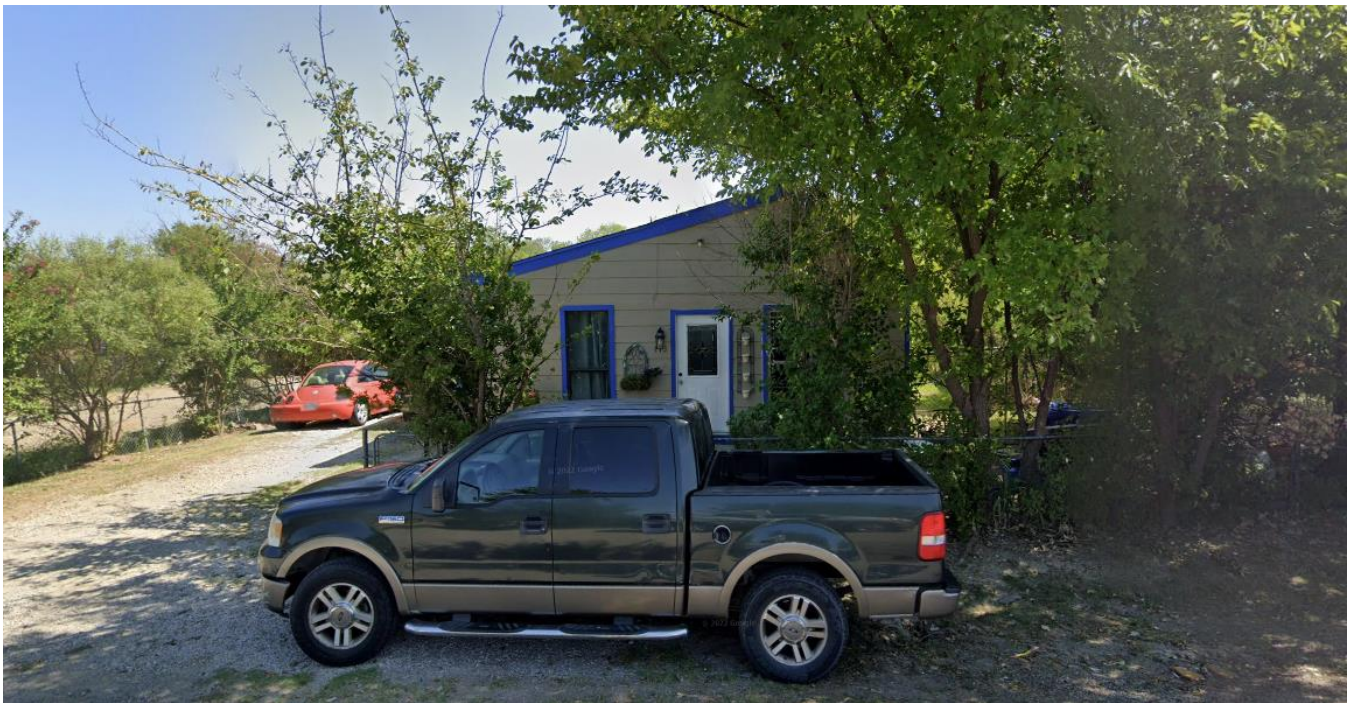
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

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



473 Blanche Drive



481 Blanche Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



497 Blanche Drive



507 Blanche Drive





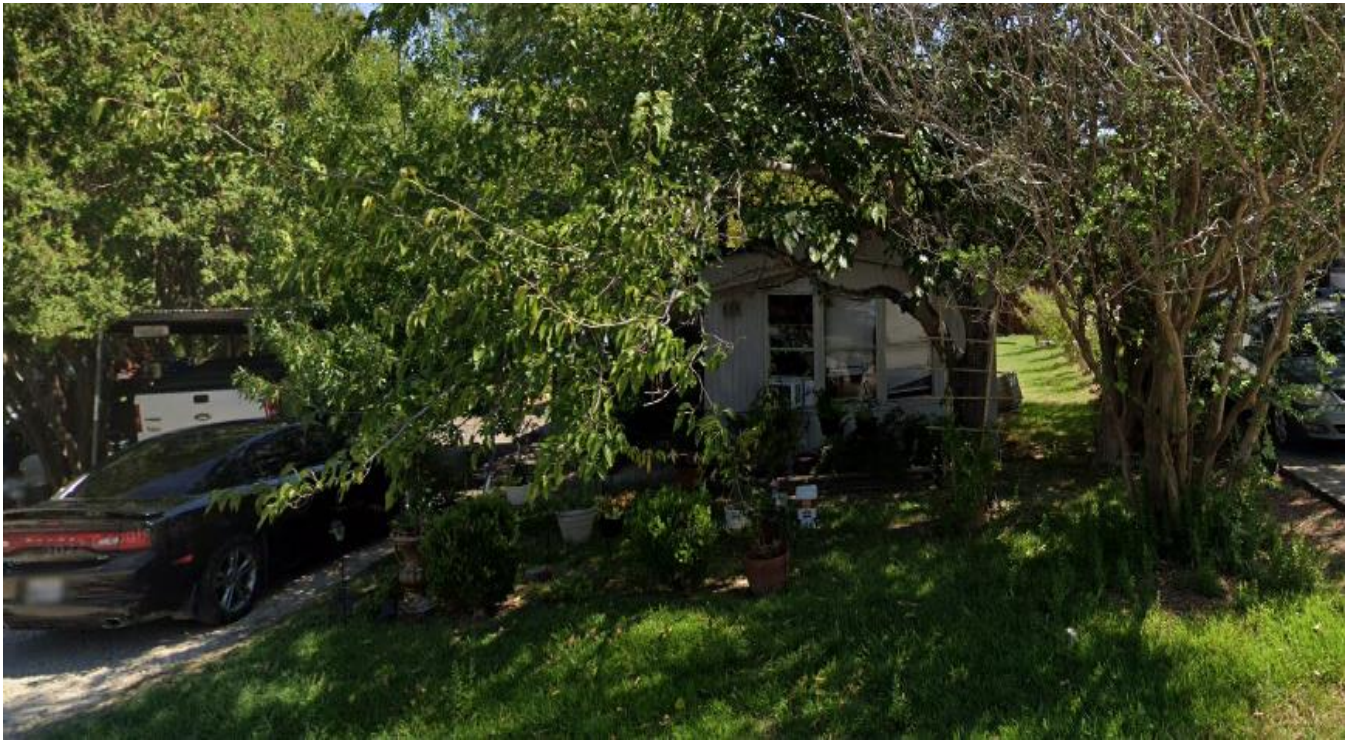
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

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



519 Blanche Drive



532 Blanche Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



510 Blanche Drive



488 Blanche Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-028

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



476 Blanche Drive



464 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 873-A OF THE LAKE ROCKWALL ESTATES PHASE 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 Alex Flores 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 873-A 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 481 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 'A'* 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 'B'* 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 17<sup>th</sup> OF JULY, 2023.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 19, 2023

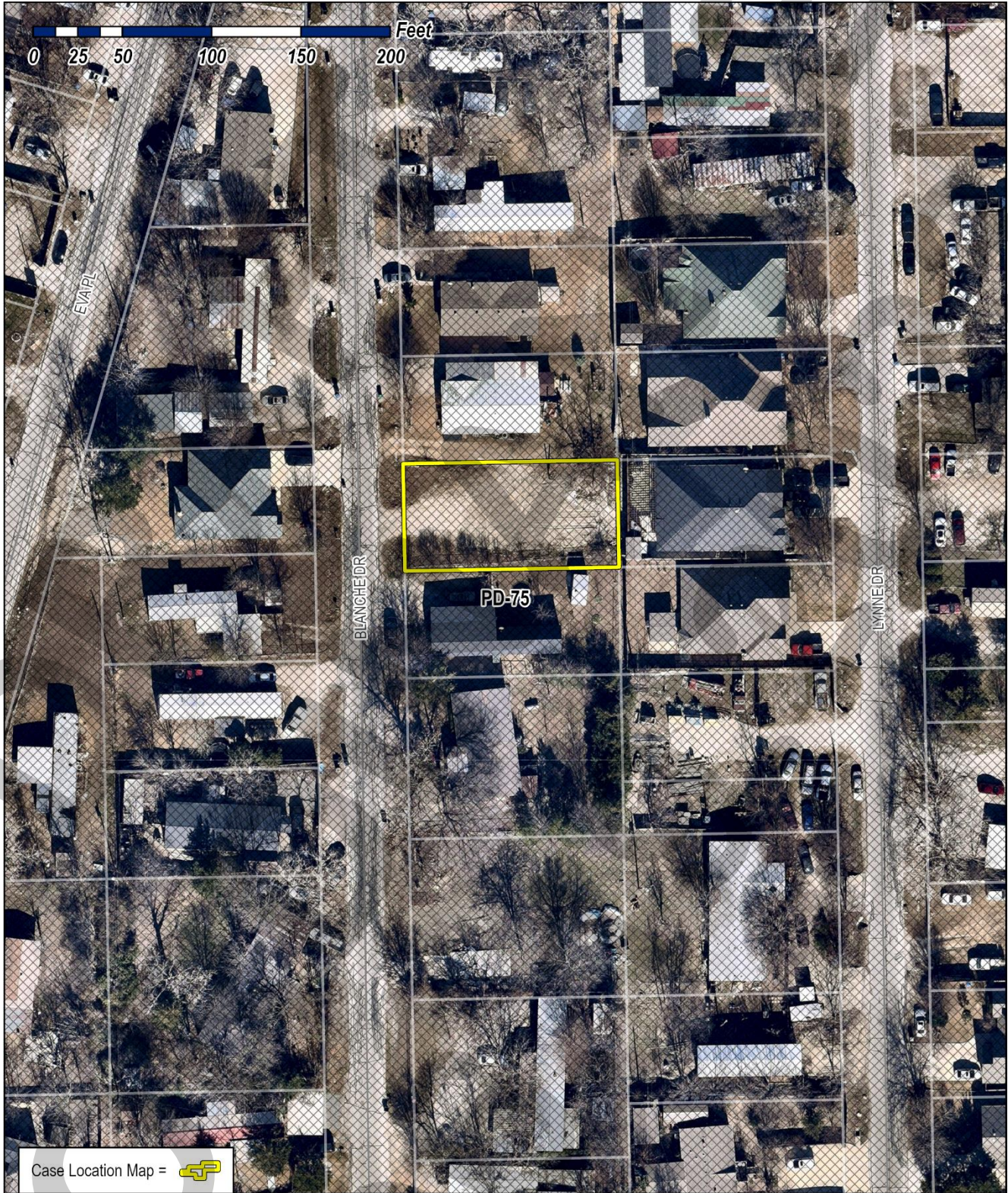
2<sup>nd</sup> Reading: July 17, 2023



**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

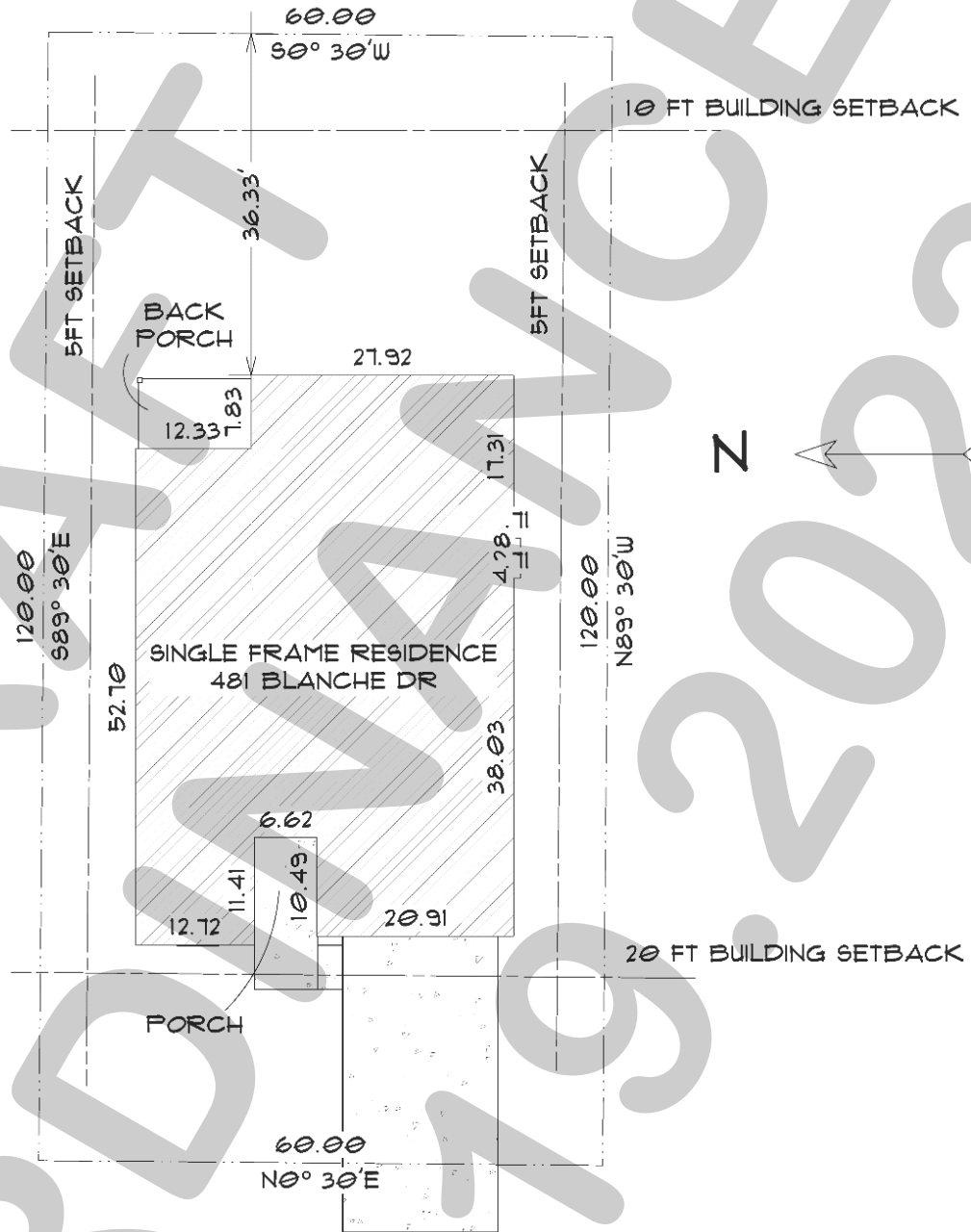
Address: 481 Blanche Drive

Legal Description: Lot 873-A of the Lake Rockwall Estates Phase 2 Addition





**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

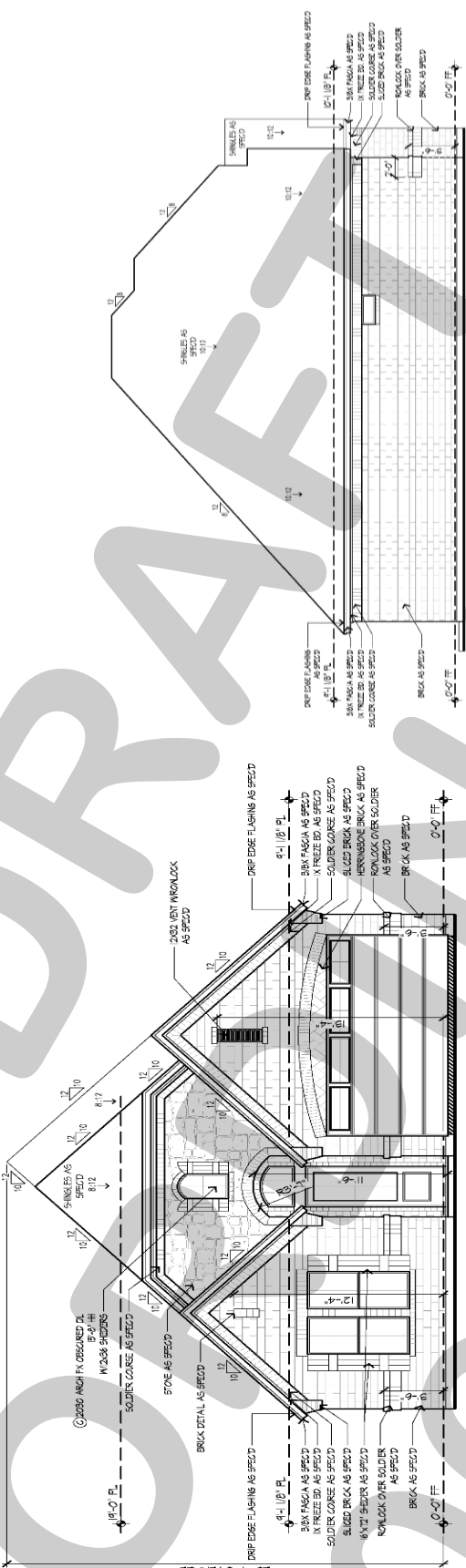


BLANCHE DR



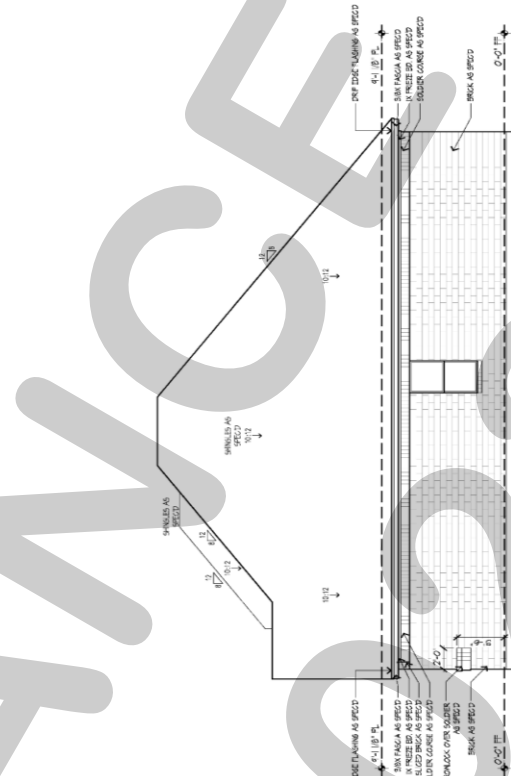


Exhibit 'B':  
Building Elevations

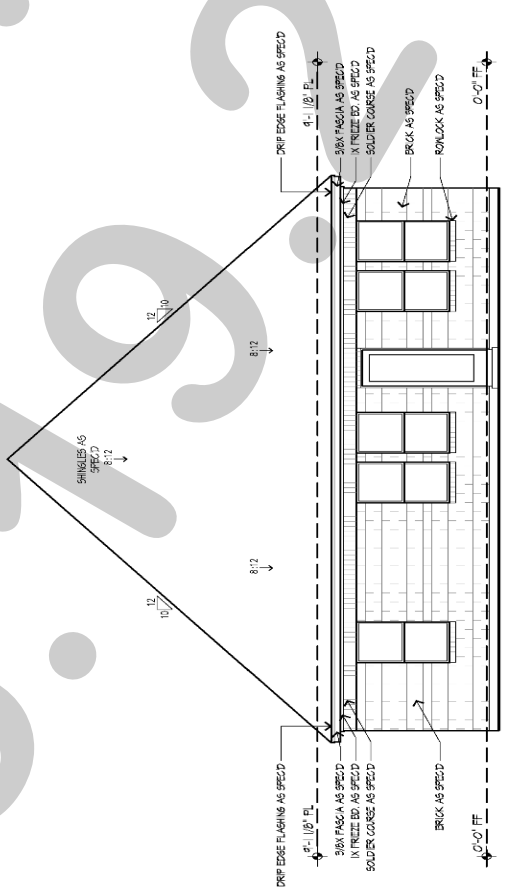


② FRONT ELEVATION  
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36

① LEFT ELEVATION  
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



② RIGHT ELEVATION  
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



① REAR ELEVATION  
SCALE: 1/8" = 1'-0" W/ 11X17 - 1/4" = 1'-0" W/ 24X36



July 18, 2023

TO: Alex Flores  
466 Renee Drive  
Rockwall, TX 75087

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

SUBJECT: Z2023-028; *Specific Use Permit (SUP) For Residential Infill in an Established Subdivision*

Mr. Flores:

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 July 17, 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) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'A'* 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 'B'* 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 June 13, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On June 19, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On July 17, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-39, S-308*, 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 at (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-39

SPECIFIC USE PERMIT NO. S-308

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 873-A OF THE LAKE ROCKWALL ESTATES PHASE 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 Alex Flores 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 873-A 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 481 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 'A'* 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 'B'* 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 17<sup>th</sup> DAY OF JULY, 2023.**



Trace Johannesen, Mayor


**ATTEST:**



Kristy Teague, City Secretary



**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 19, 2023

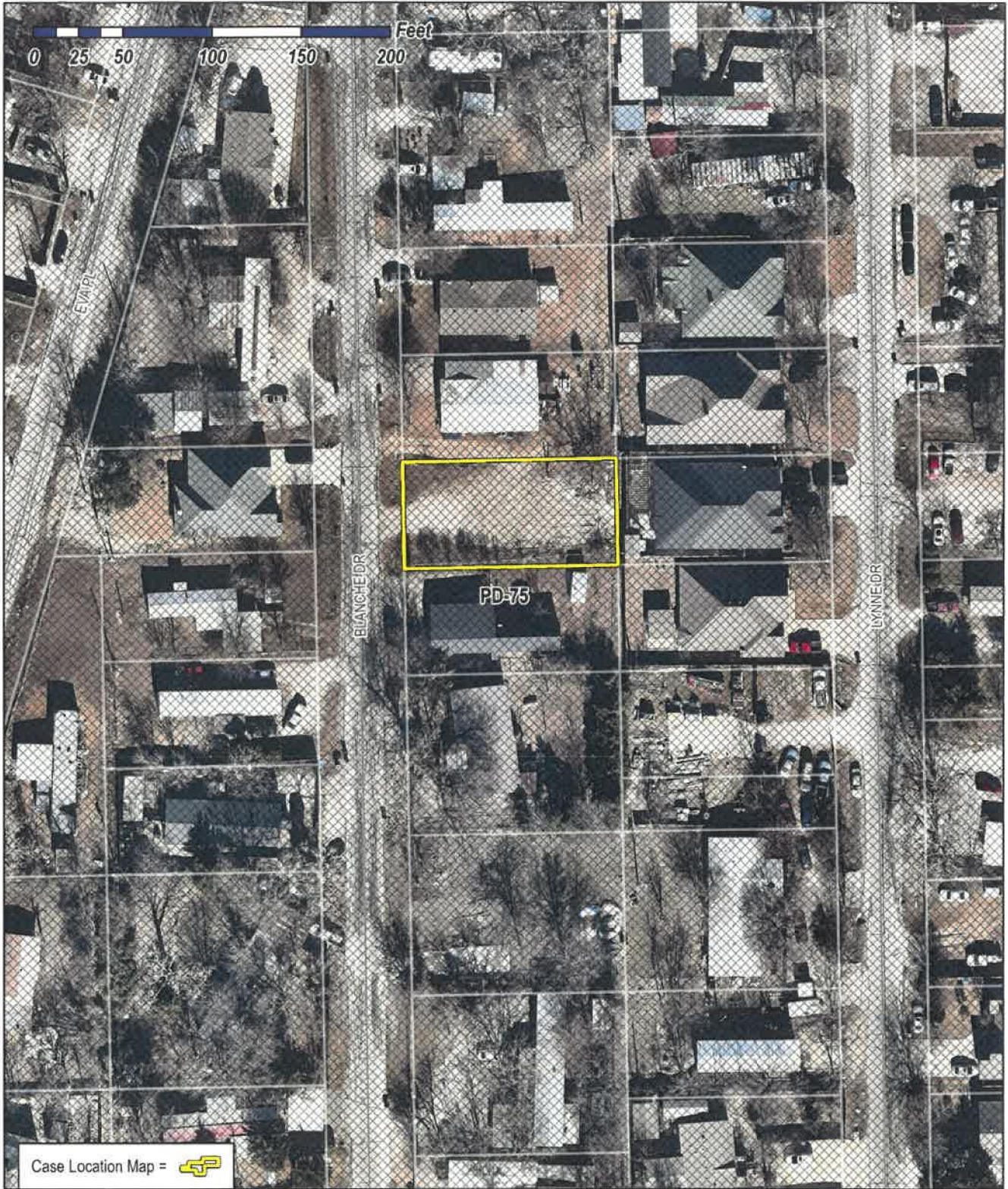
2<sup>nd</sup> Reading: July 17, 2023



**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

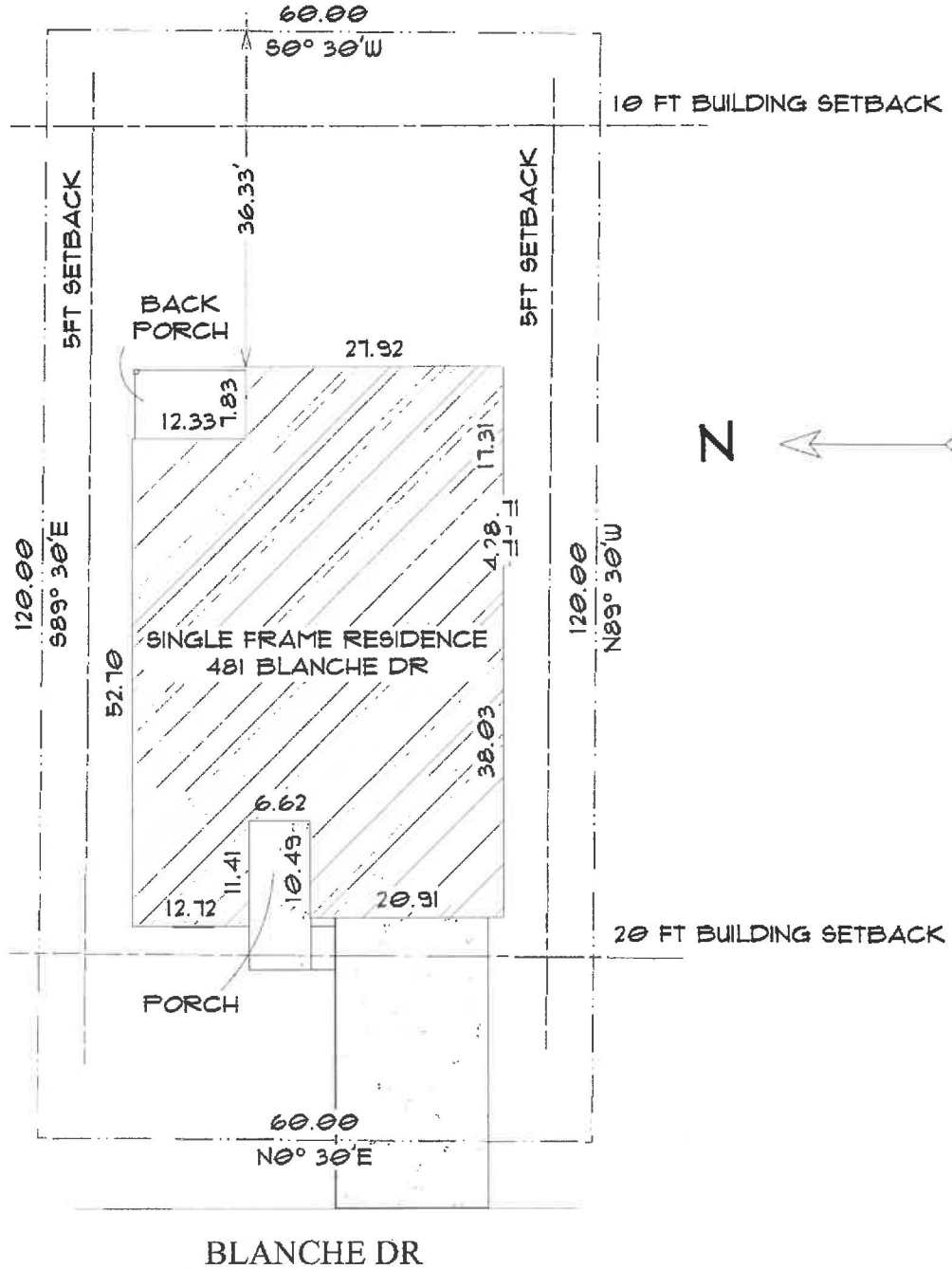
Address: 481 Blanche Drive

Legal Description: Lot 873-A of the Lake Rockwall Estates Phase 2 Addition

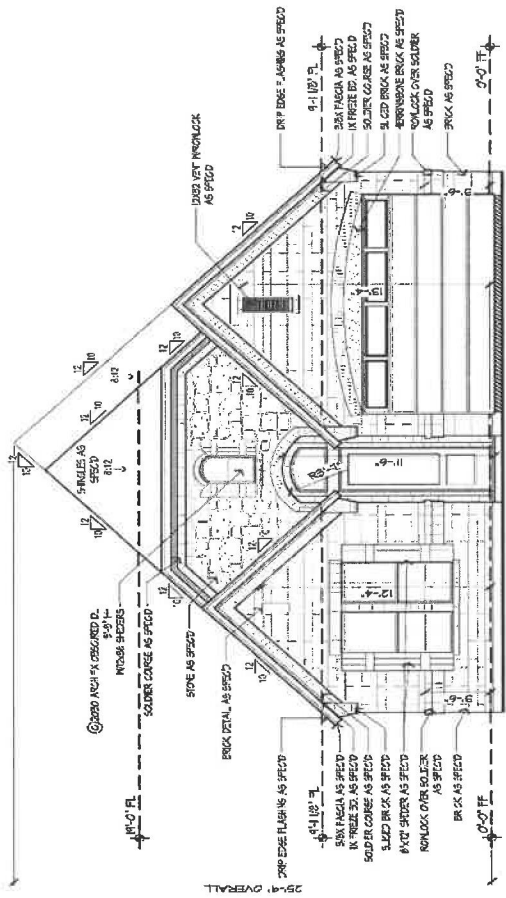




**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

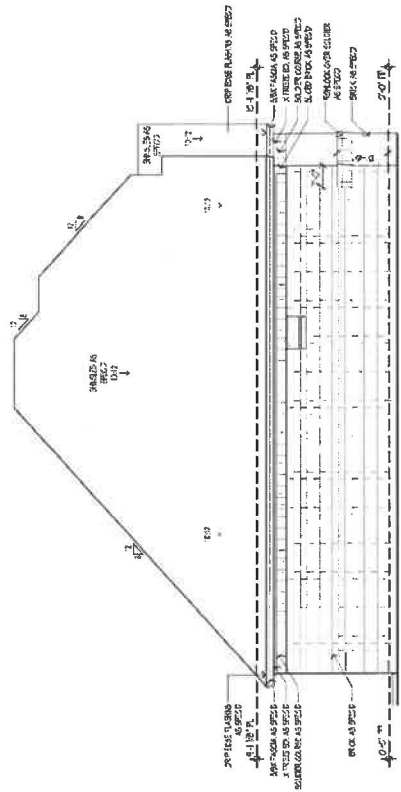


**Exhibit 'B':  
Building Elevations**

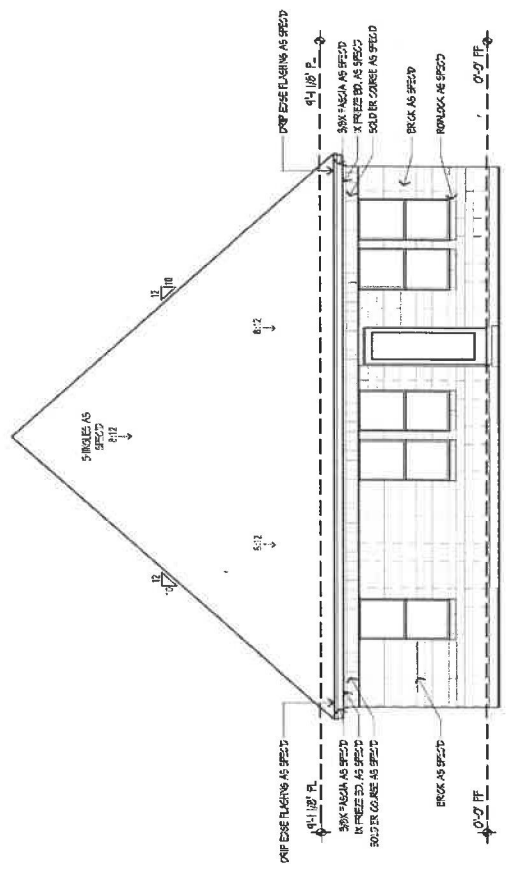


**2 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0" W/ 1/32" - 1/4" = 1'-0" W/ 2/64"

Z2023-028: SUP for 481 Blanche Drive  
Ordinance No. 23-39; SUP # S-308

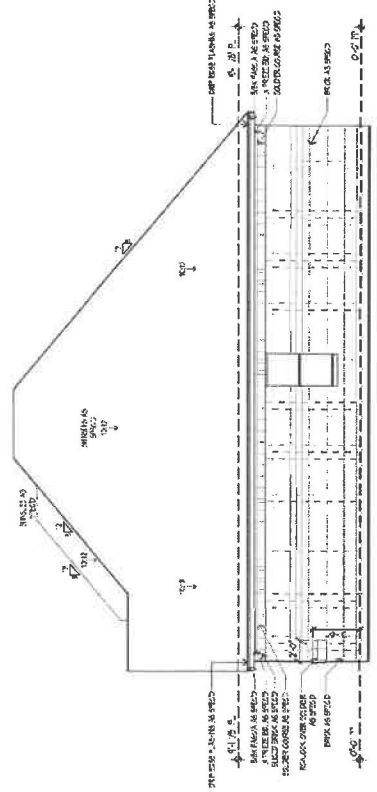


**1 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0" W/ 1/32" - 1/4" = 1'-0" W/ 2/64"



**1 REAR ELEVATION**  
SCALE: 1/8" = 1'-0" W/ 1/32" - 1/4" = 1'-0" W/ 2/64"

City of Rockwall, Texas



**2 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0" W/ 1/32" - 1/4" = 1'-0" W/ 2/64"