



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

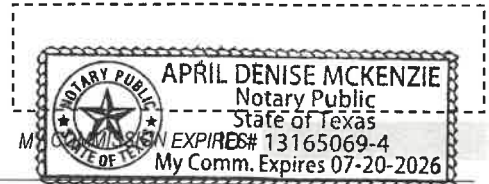
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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."

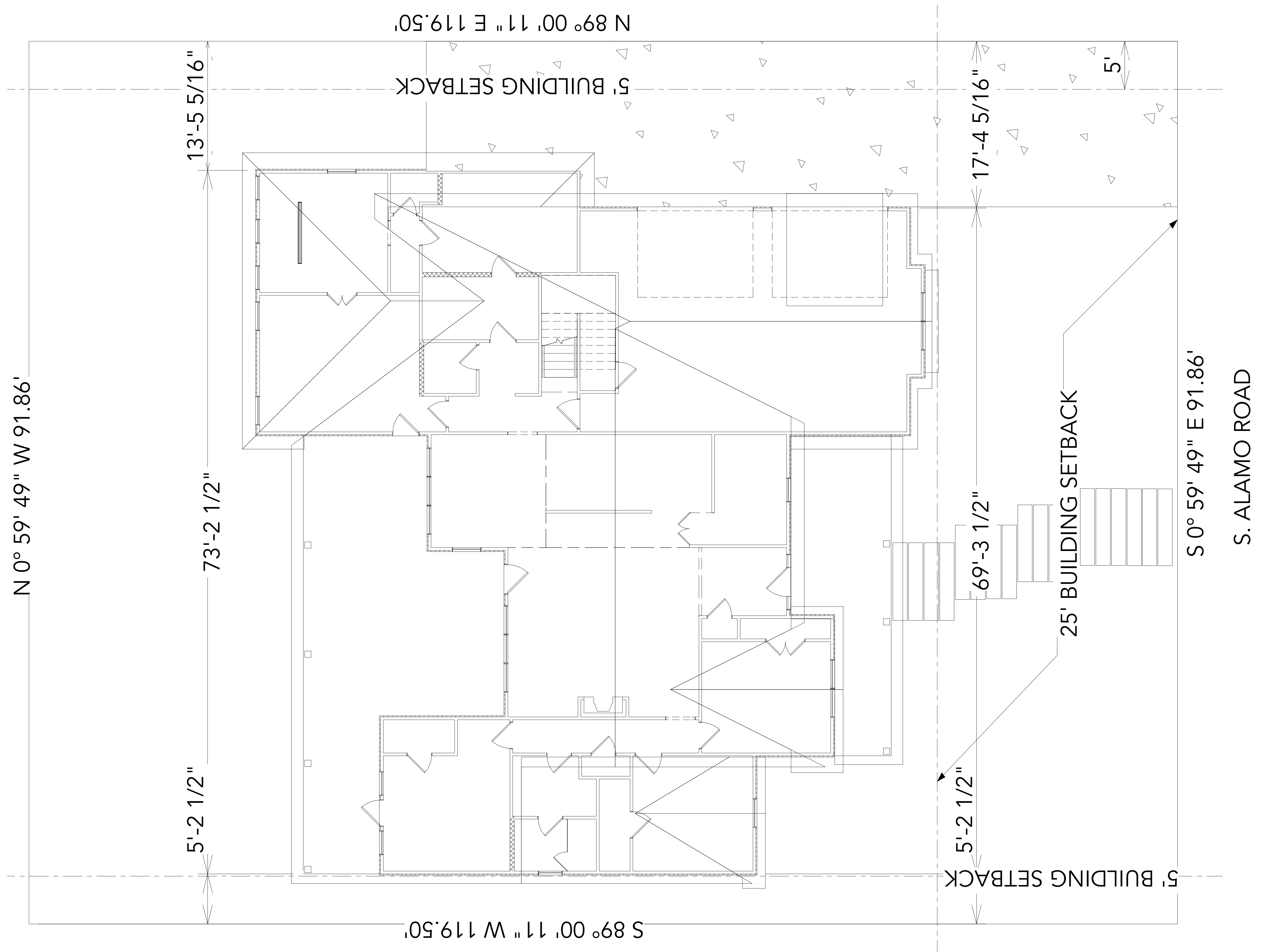
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
April Denise McKenzie





N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

13'-5 5/16"

73'-2 1/2"

5'-2 1/2"

S 89° 00' 11" W 119.50'

5' BUILDING SETBACK

69'-3 1/2"

25' BUILDING SETBACK

17'-4 5/16"

5'

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

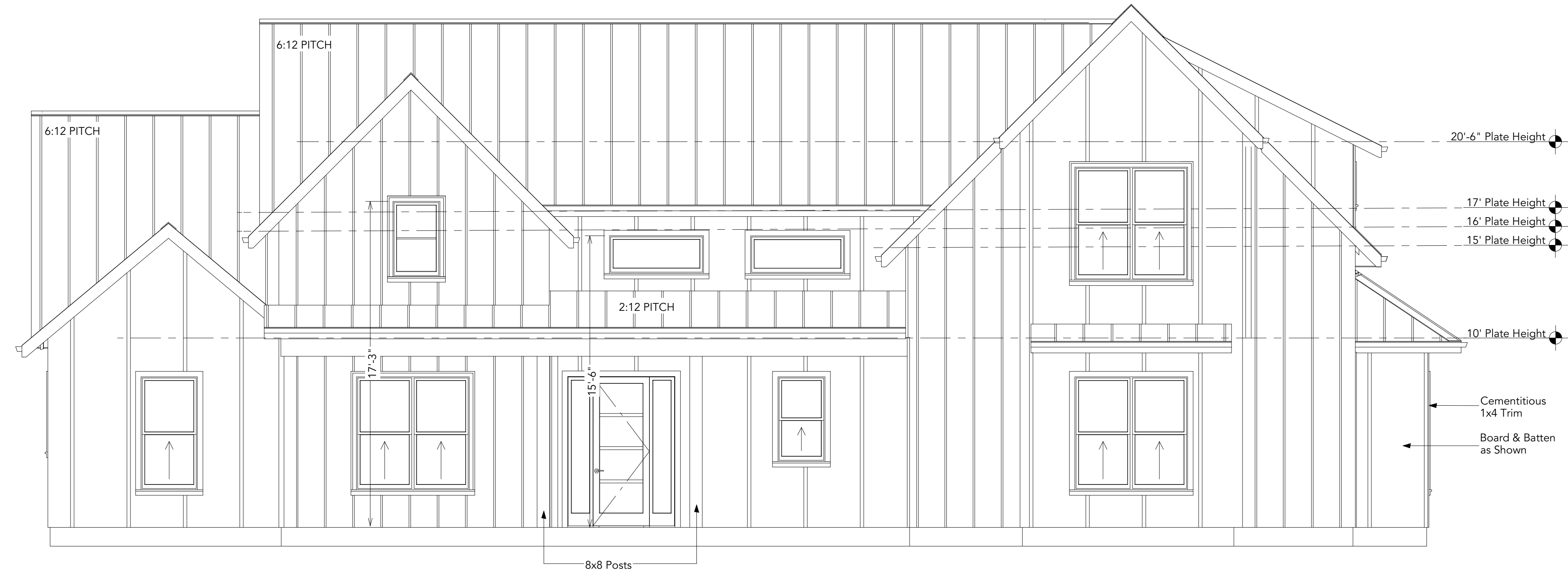
2/20/2023

SCALE:

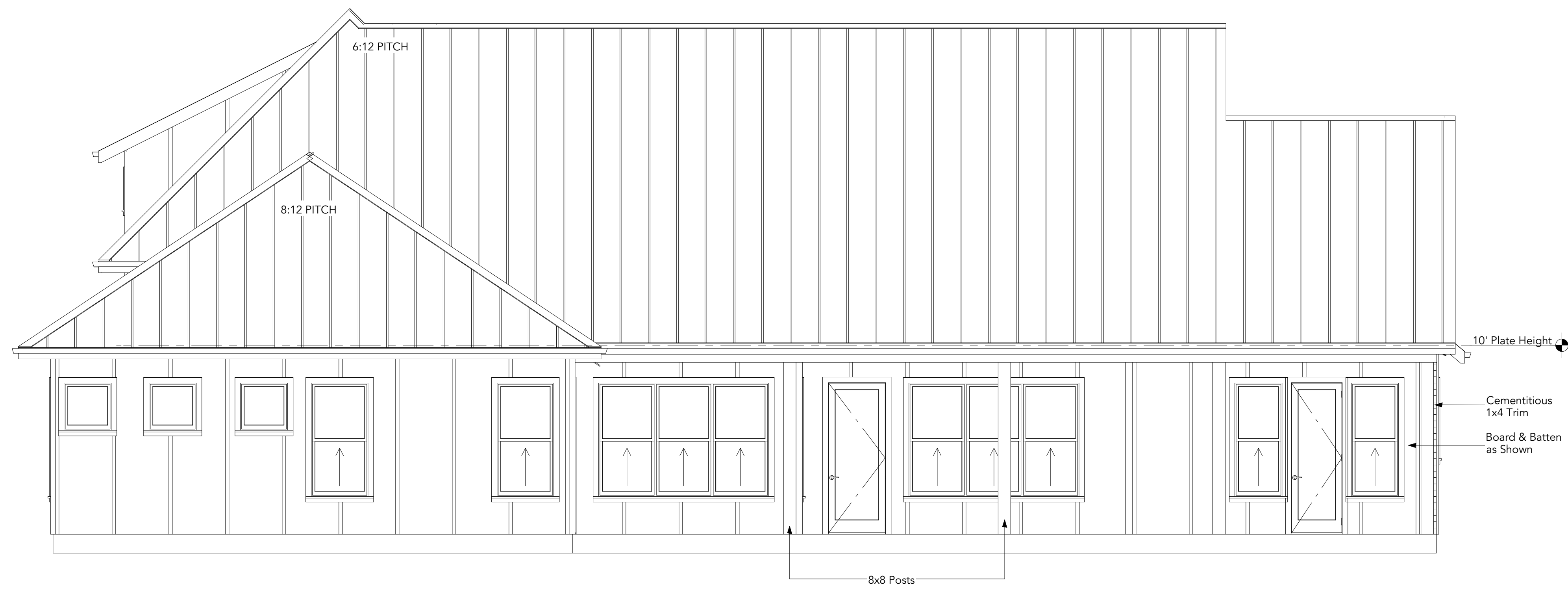
As Noted

SHEET:

A-2



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



REAR ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

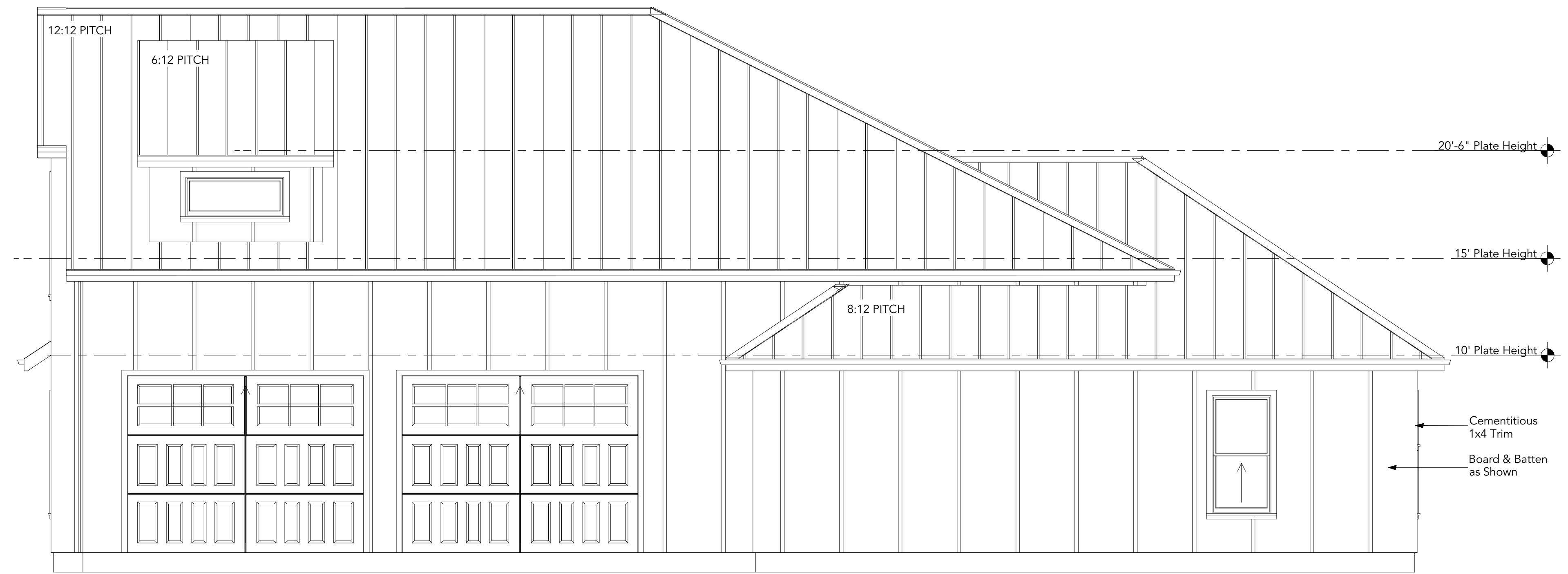
2/20/2023

SCALE:

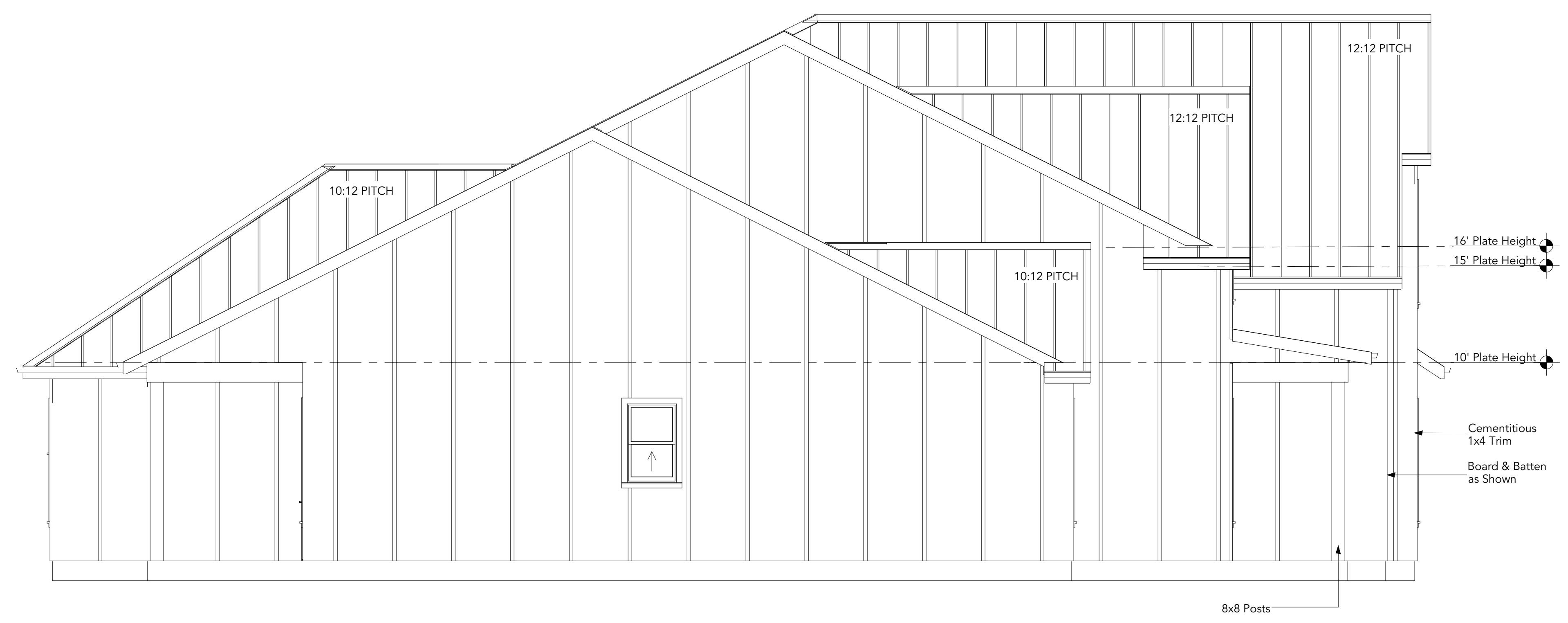
As Noted

SHEET:

A-3



RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



LEFT ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

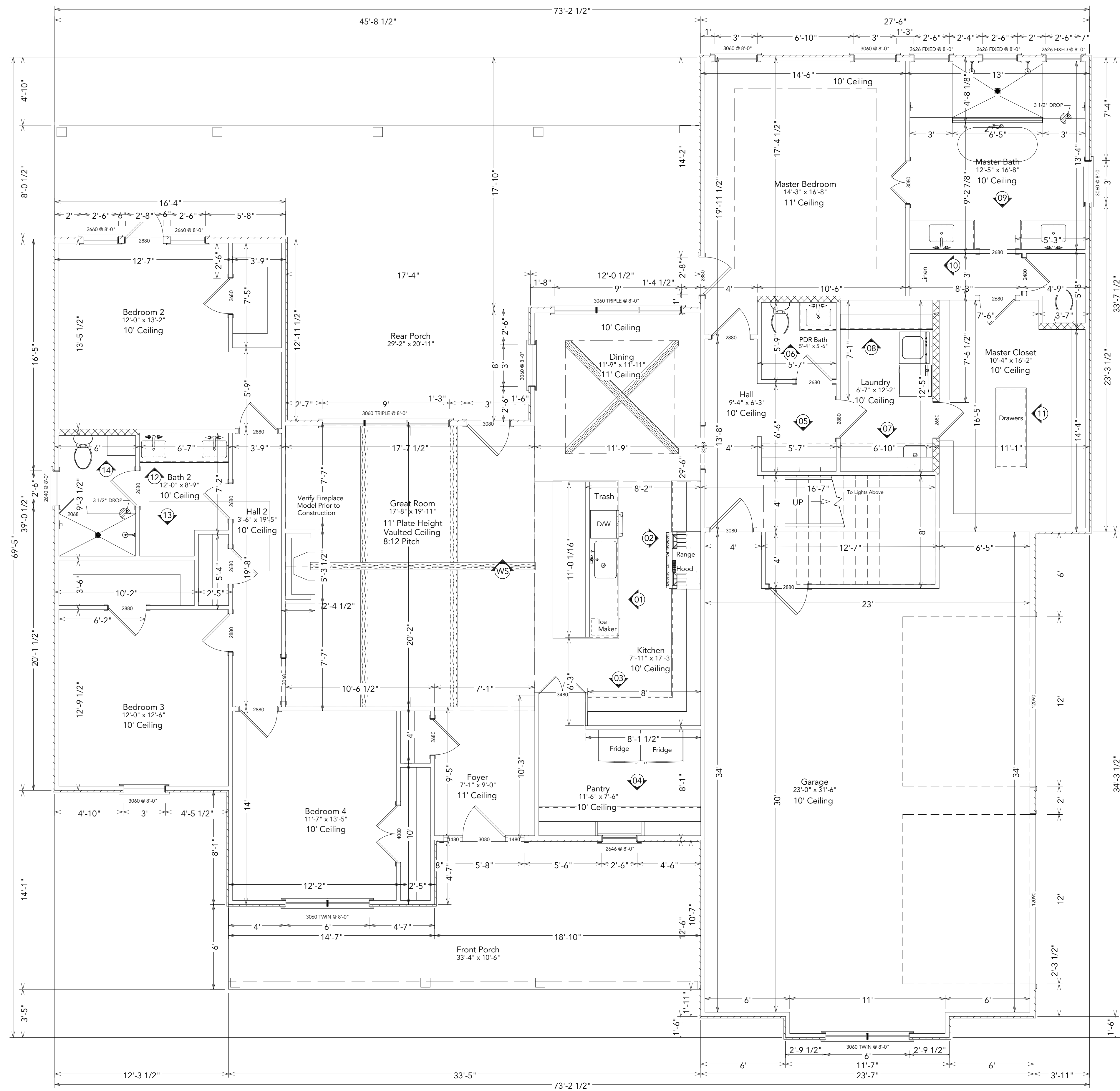
2/20/2023

SCALE:

As Noted

SHEET:

A-4



1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

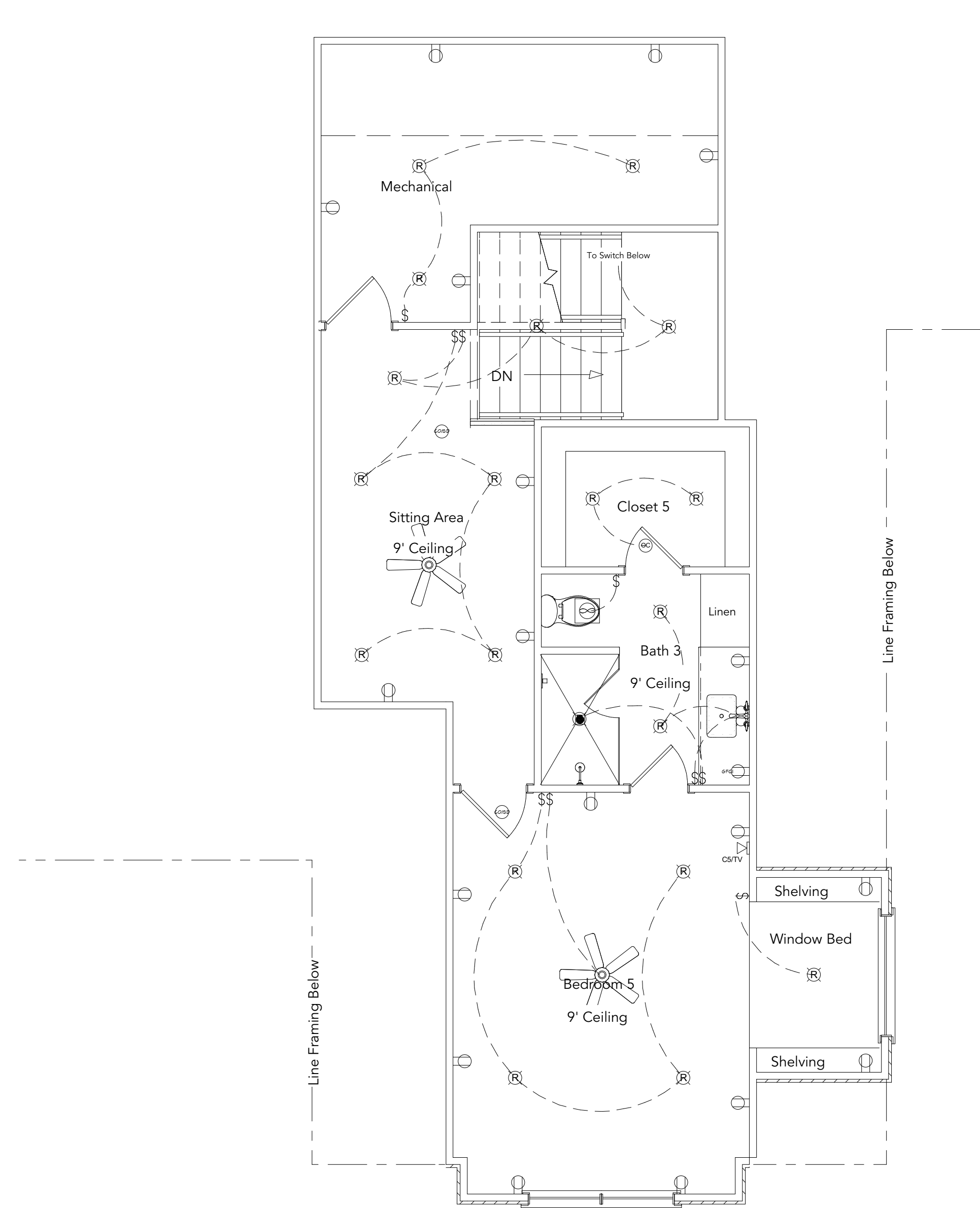
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

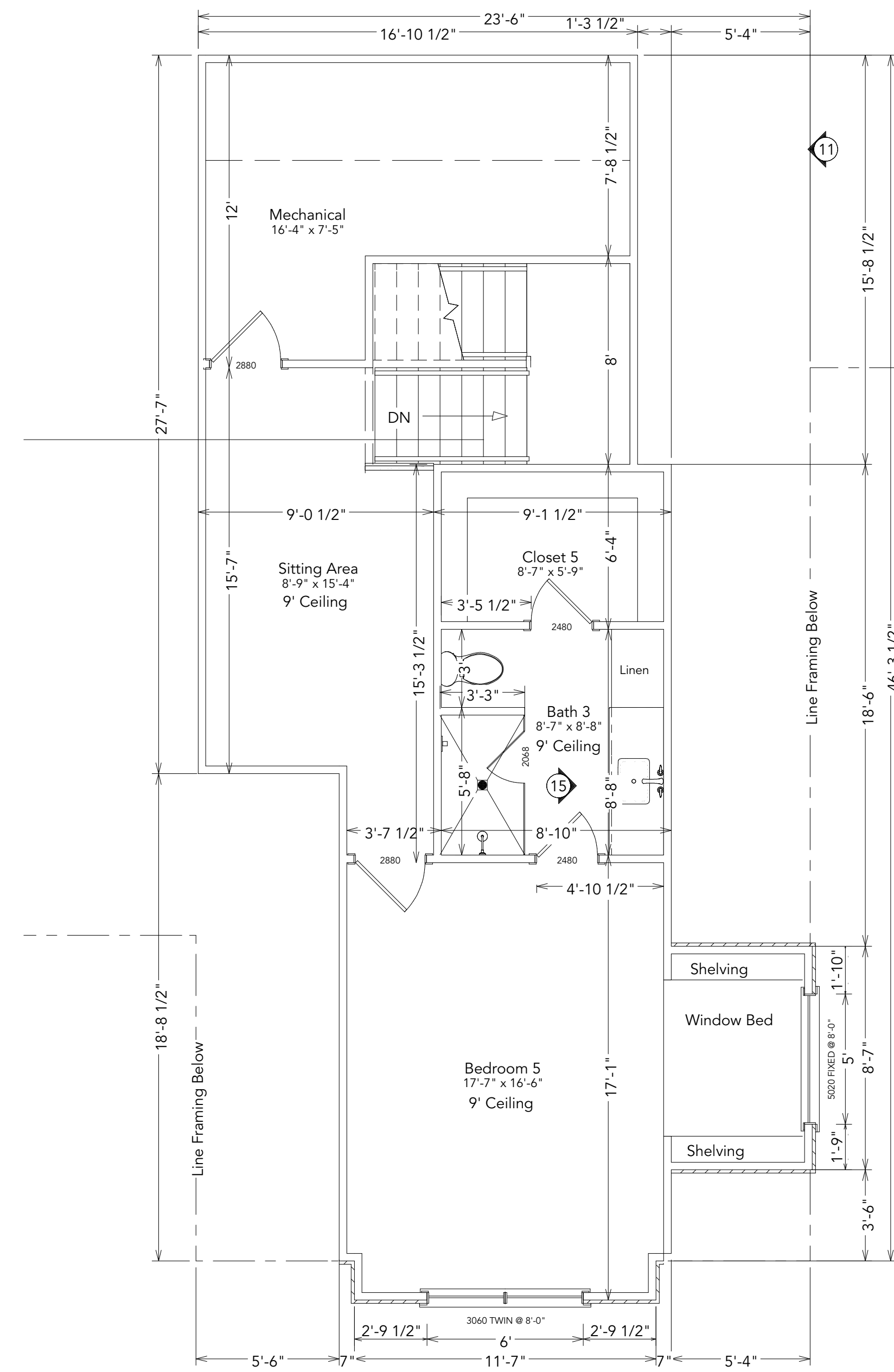
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

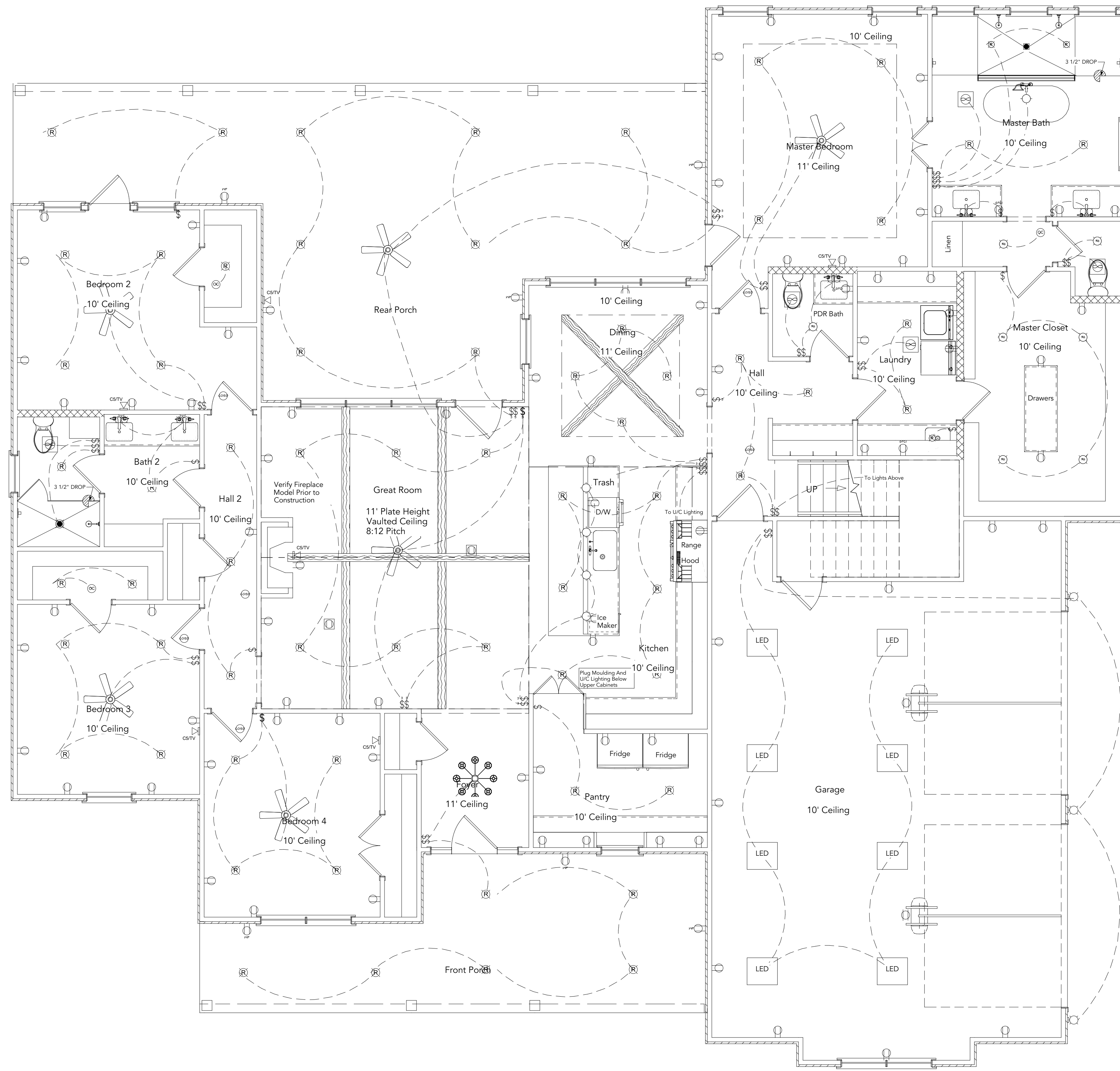
2/20/2023

SCALE:

As Noted

SHEET:

A-6



Electrical Notes:
 Plugs for Christmas Lighting at All Front Eaves
 Flood Lighting at Perimeter
 Switch or Photocell TBD by Owner

3D Perspective	2D Symbol	Qty	Description
		95	Duplex
		4	GFCI
		6	Duplex Weatherproof
		2	Duplex Ceiling Mounted
		2	Duplex Floor Mounted Receptacle
		2	220V
		45	Single Pole Switch
		14	3-Way Switch
		4	Occupancy Sensor
		7	CAT5 w/ TV
		8	CO/Smoke Detector
		6	Exhaust
		3	Recessed Down Light 4
		93	Recessed Down Light 6
		6	Vanity Sconce
		4	Island Pendant
		1	Majorca Pendant
		1	Dining Fixture
		8	Ceiling Fan
		8	24x24 LED
		3	Exterior Lantern 2

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

1st Floor
 Electrical Plan

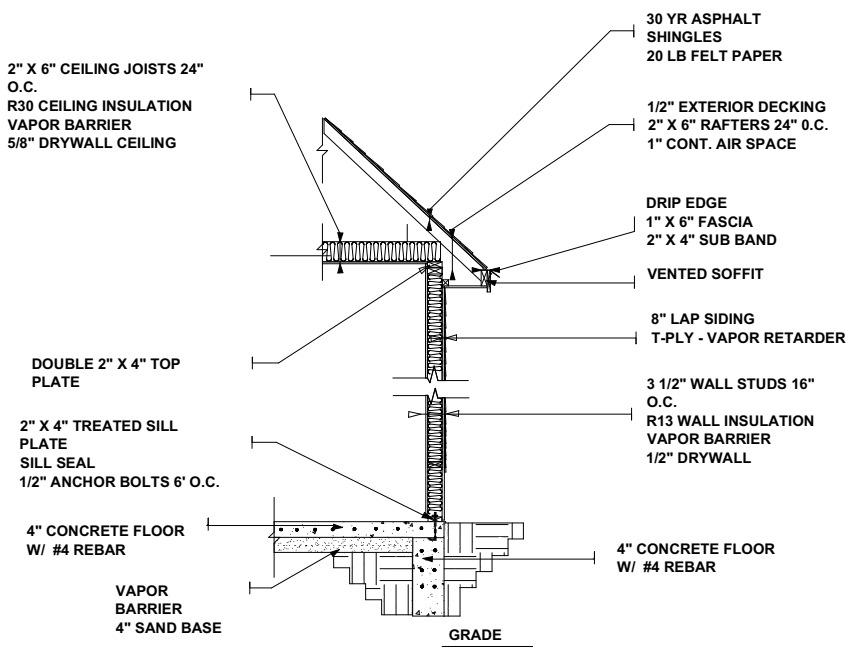
DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

DATE:
 2/20/2023
 SCALE:
 As Noted
 SHEET:
 A-7

ELECTRICAL PLAN SCALE - 1/4" = 1'-0"

WINDOW SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"	
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"	
PANTRY	1	2646	SINGLE HUNG	8'-0"	
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"	
MASTER BATH	1	3060	SINGLE HUNG	8'-0"	
MASTER BATH	3	2626	FIXED GLASS	8'-0"	
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"	
DINING	1	3060TRIPLE	SINGLE HUNG	8'-0"	
DINING	1	3060	SINGLE HUNG	8'-0"	
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"	
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"	
BATH 2	1	2640	SINGLE HUNG	8'-0"	
BEDROOM 5	1	3060TWIN	SINGLE HUNG	8'-0"	
BEDROOM 5	1	5020	FIXED GLASS	8'-0"	
ATTIC	2	5020	FIXED GLASS	15'-6"	
ATTIC	1	2640	FIXED GLASS	17'-3"	

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH/FOYER	1	5880 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	2880 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2880 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	2880 RH	EXT. HINGED DOOR	
GARAGE/HALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2880 RH	HINGED DOOR	
HALL/PDR BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2880 LH	HINGED DOOR	
MASTER BED/MASTER BATH	1	3080 L/R	DOUBLE HINGED	
MASTER BATH	1	2480 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 4	1	2880 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED	
HALL 2/BED 3	1	2880 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2880 RH	HINGED DOOR	
HALL 2/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2680 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2880 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2880 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2880 RH	HINGED DOOR	
BEDROOM 5/BATH 3	1	2480 LH	HINGED DOOR	
BATH 3/CLOSET 5	1	2480 RH	HINGED DOOR	

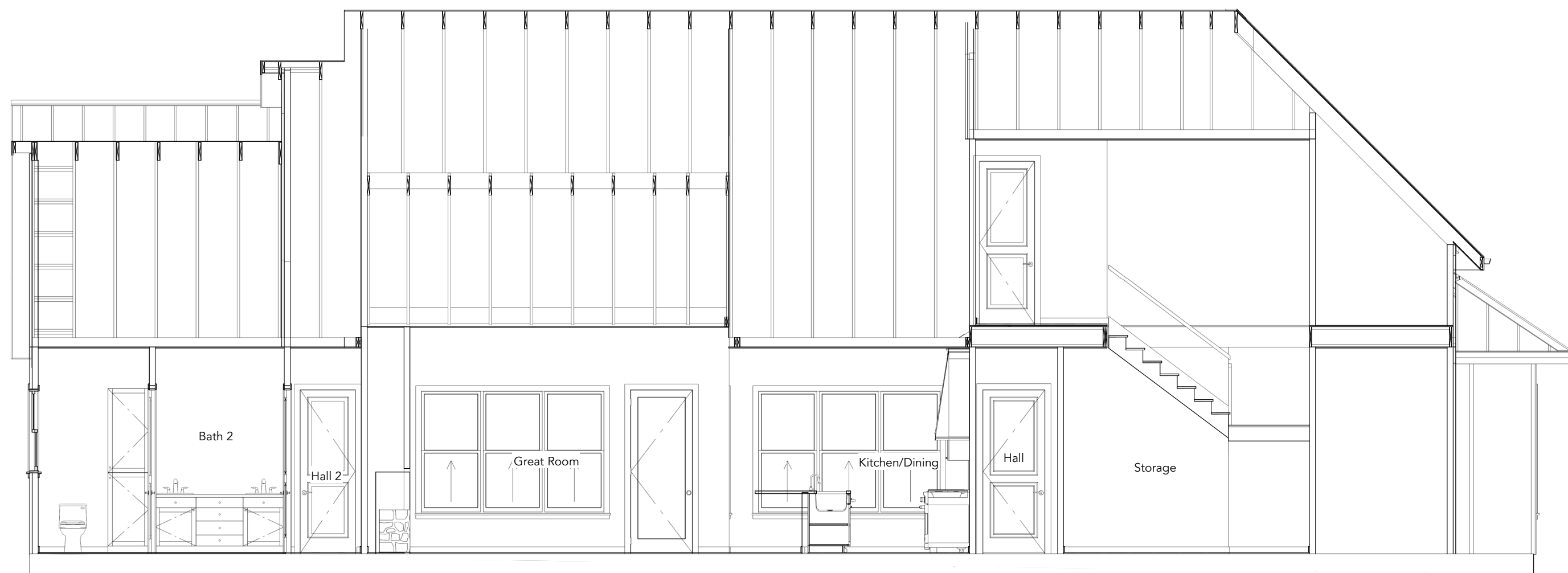


Typical 1 Story Section

NOTE: SEE ENGINEERED STRUCTURAL

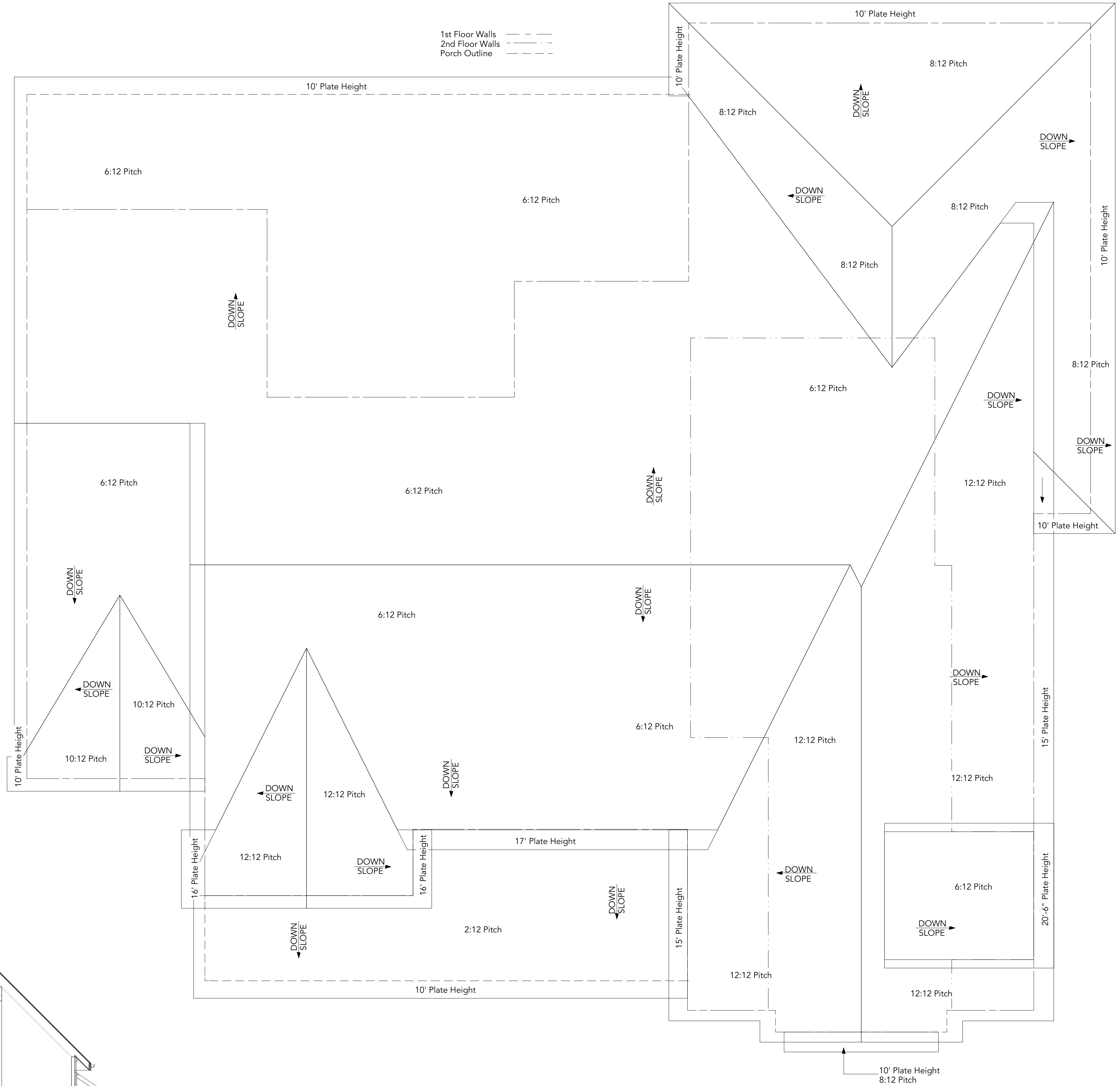
TYP. WALL SECTION

NOT TO SCALE



WALL SECTION

NOT TO SCALE



ROOF PLAN

SCALE - 3/16" = 1'-0"

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

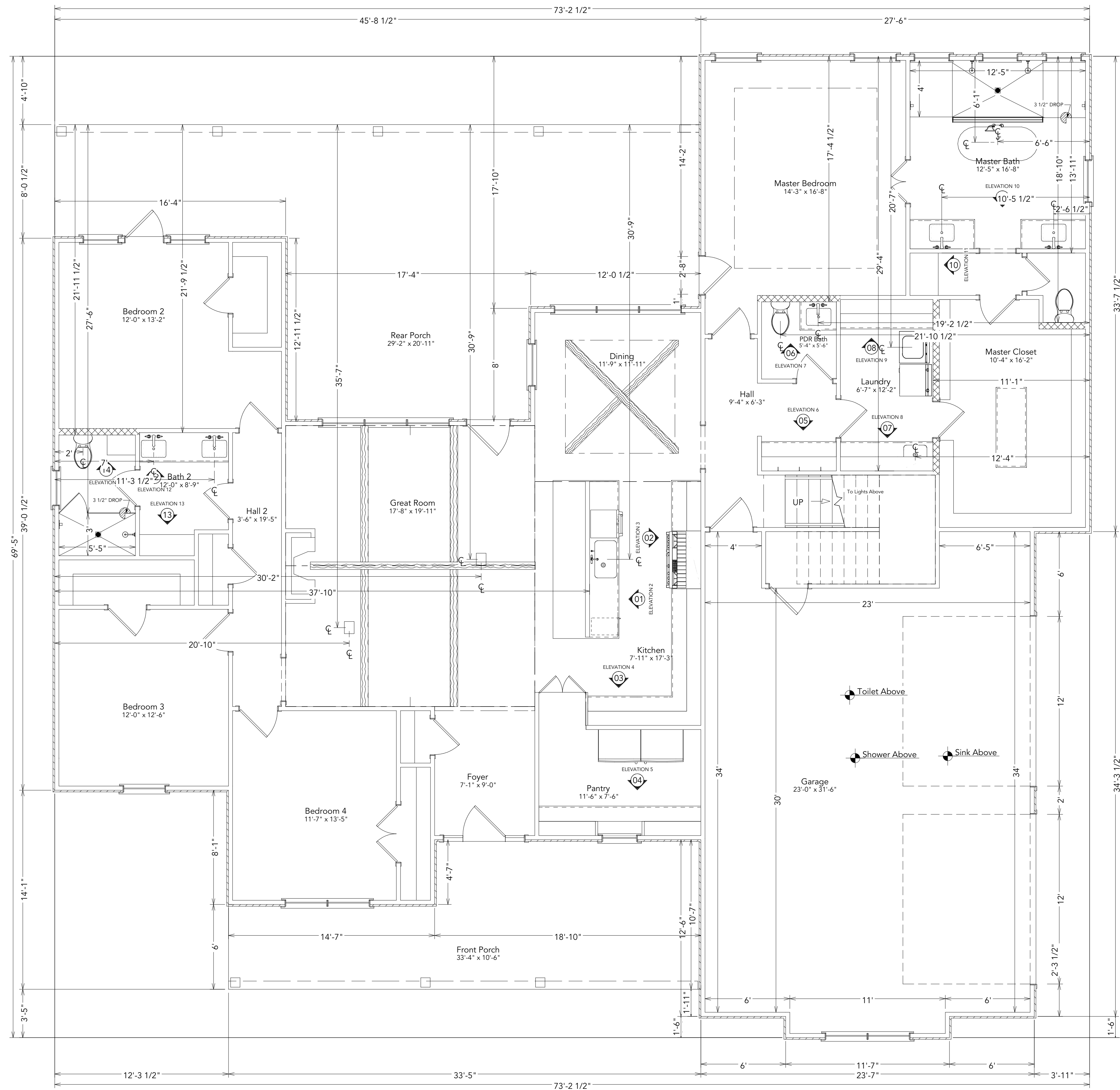
DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-8

REVISION TABLE	
#	DESCRIPTION



FOUNDATION/PLUMBING PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/
Plumbing Plan

DRAWINGS PROVIDED BY:
**Chanda Steele
Drafting**
Royse City, TX 409-338-1194

DATE:

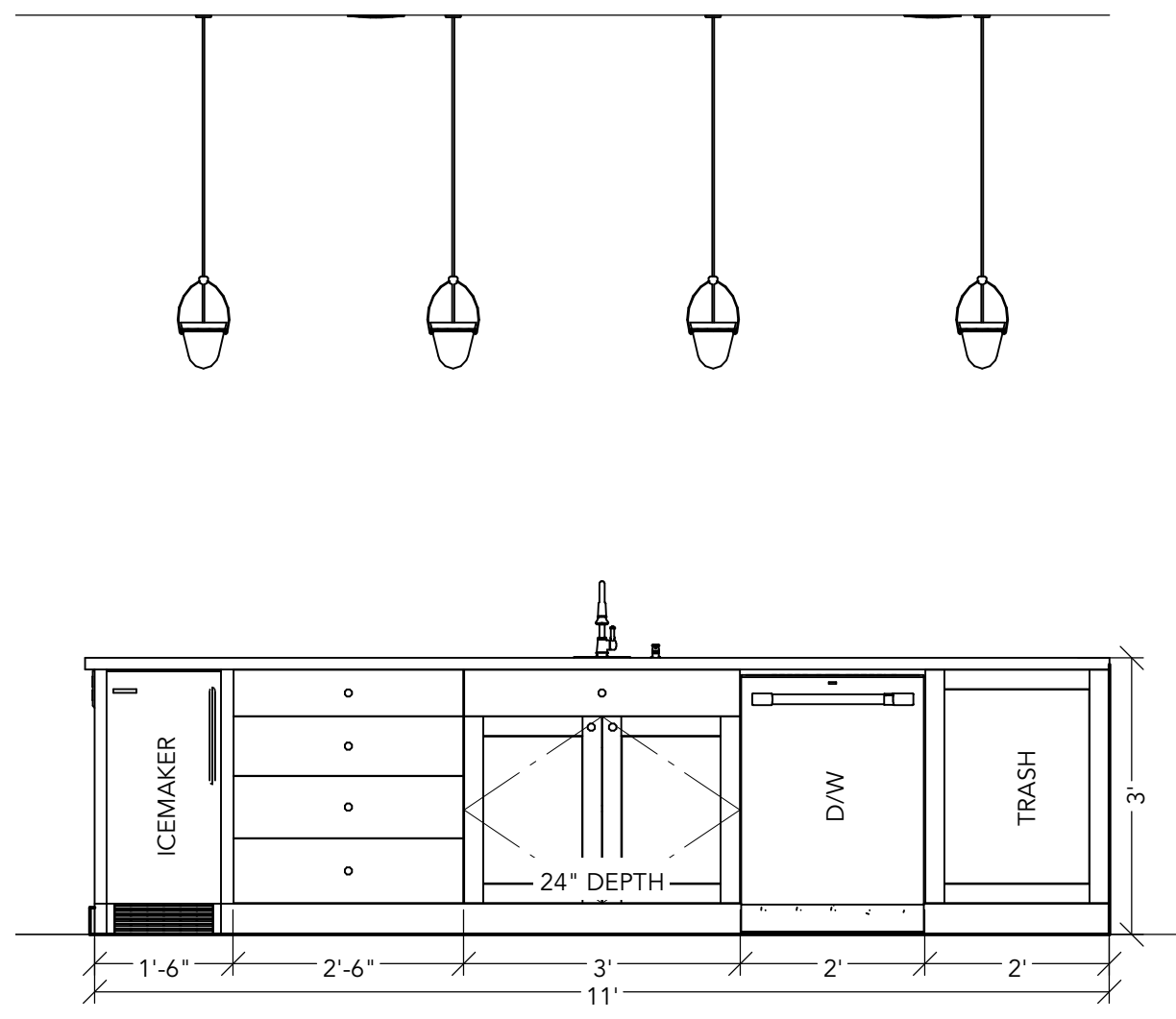
2/20/2023

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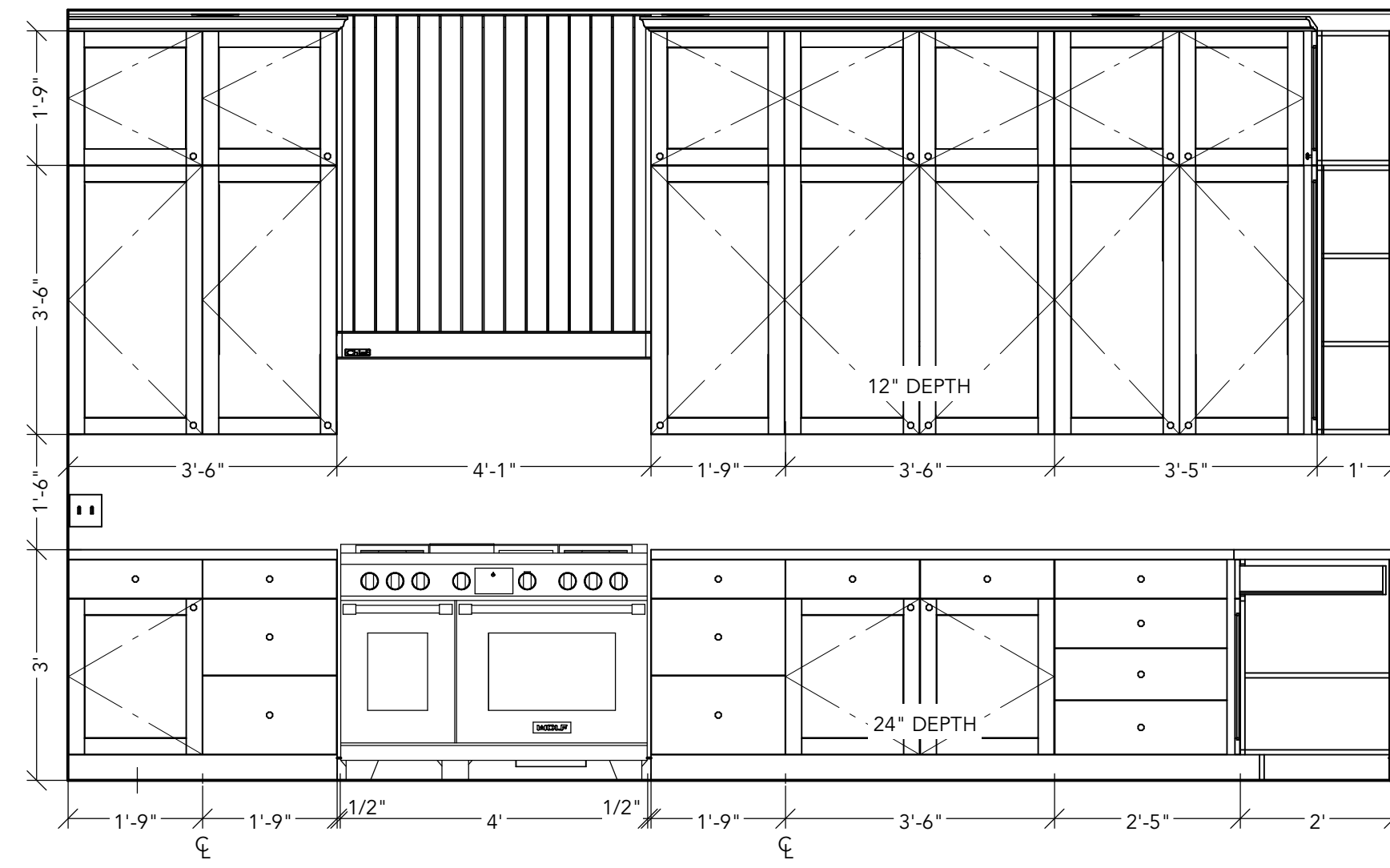
As Noted

SHEET:

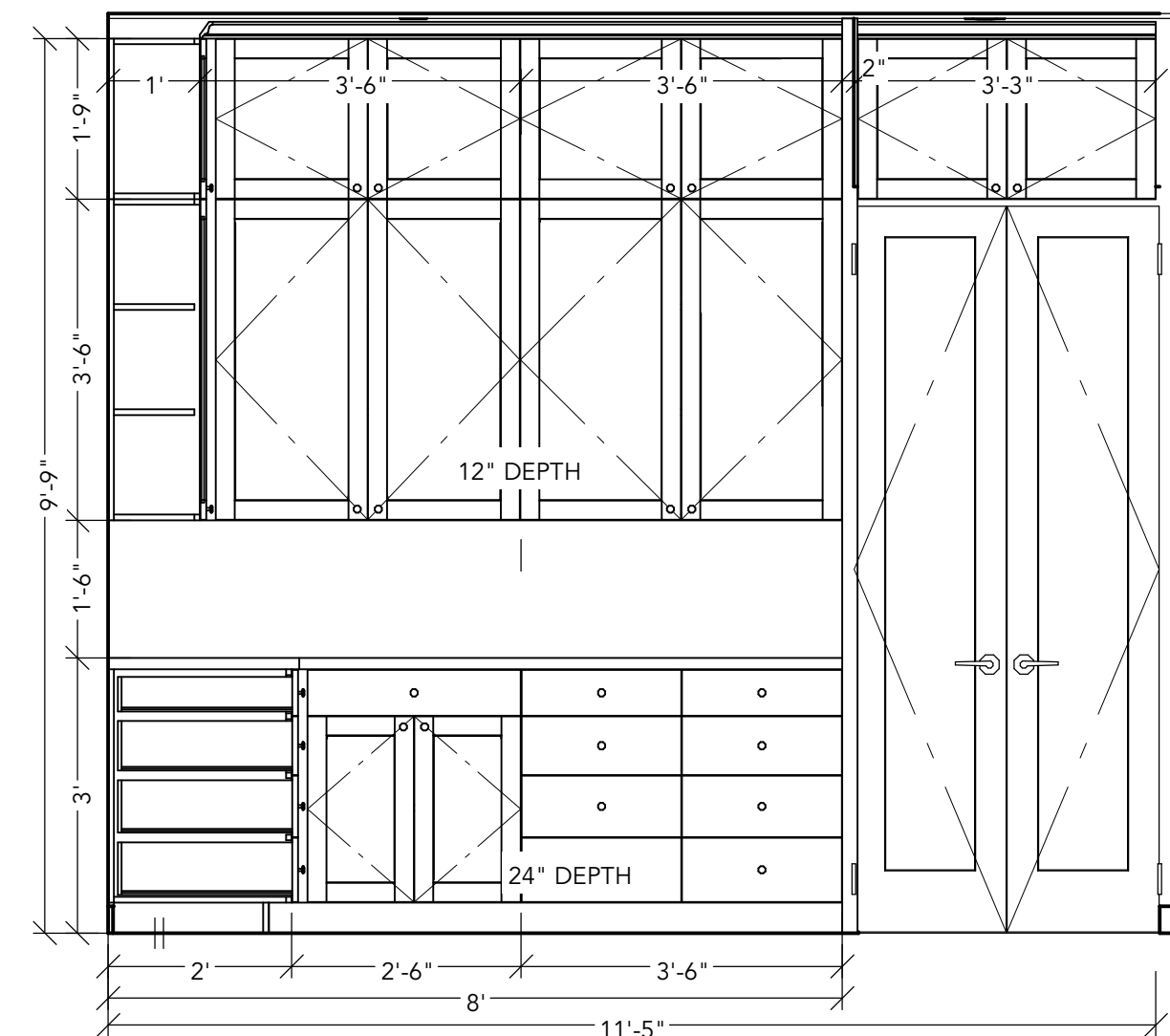
A-9



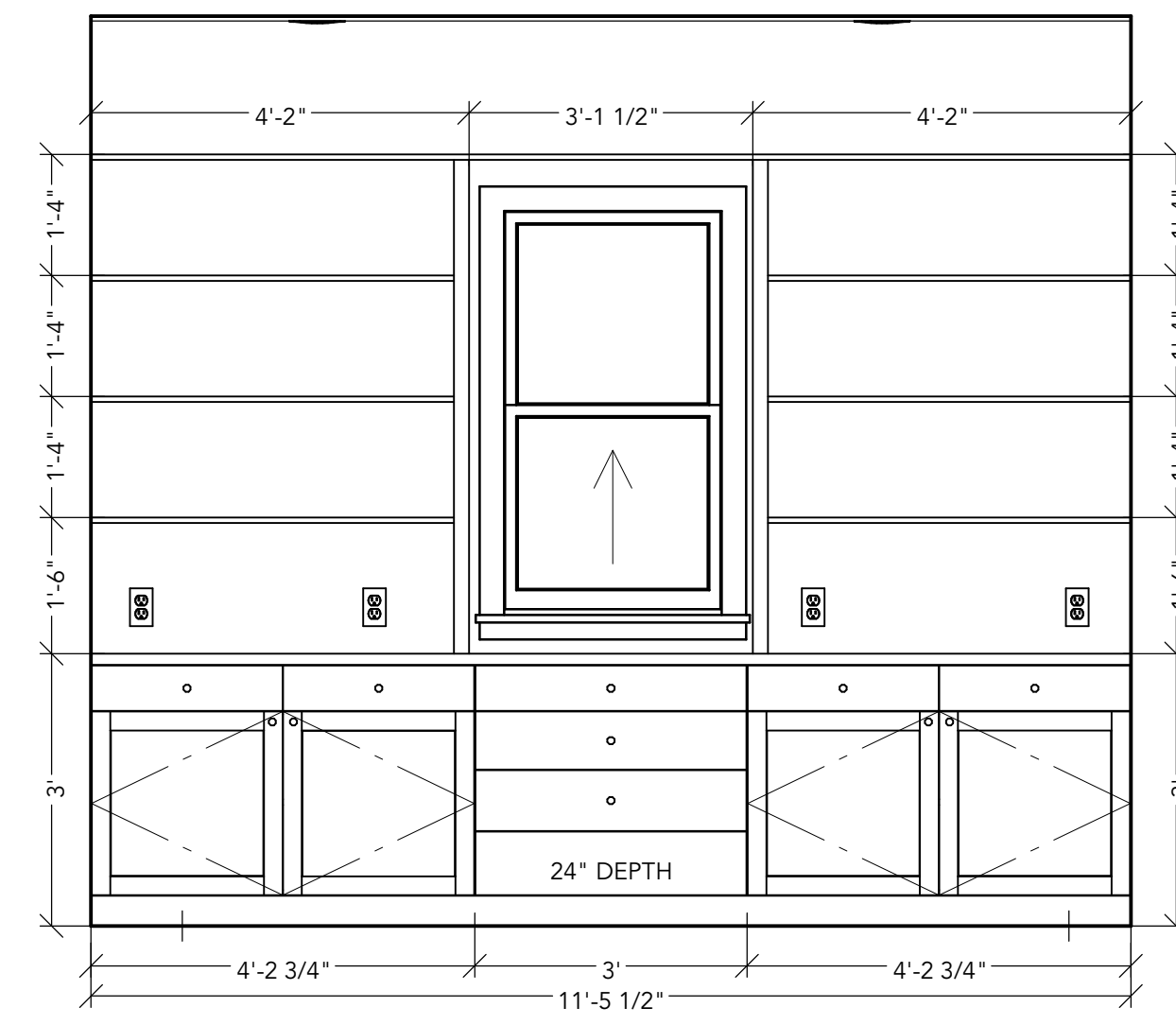
01 KITCHEN ELEVATION
SCALE - 1/2" = 1'-0"



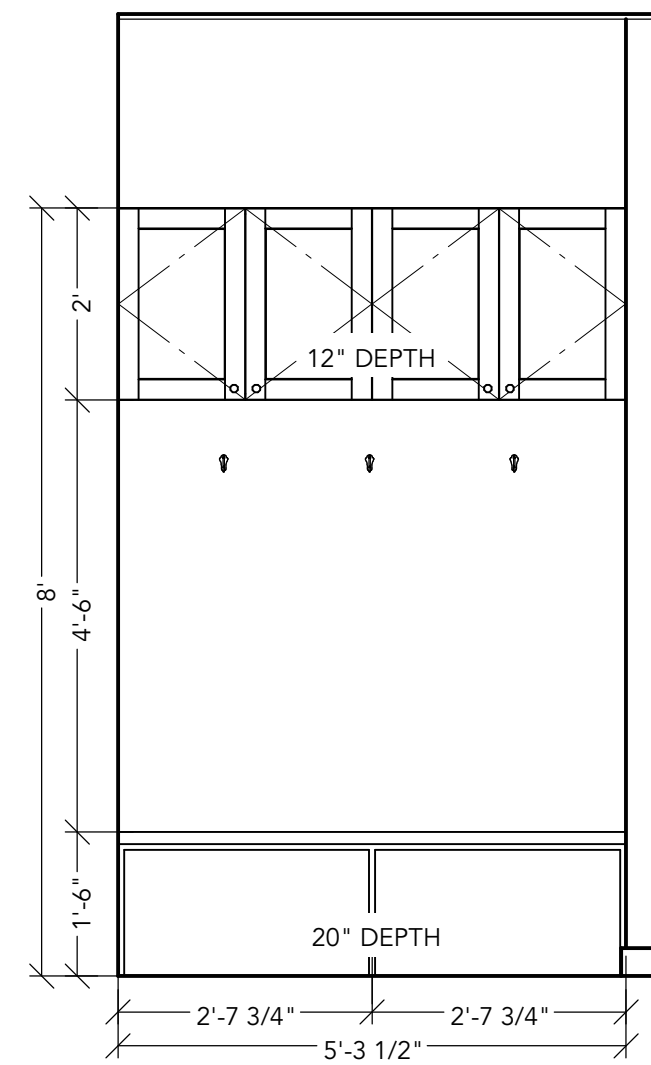
02 KITCHEN ELEVATION
SCALE - 1/2" = 1'-0"



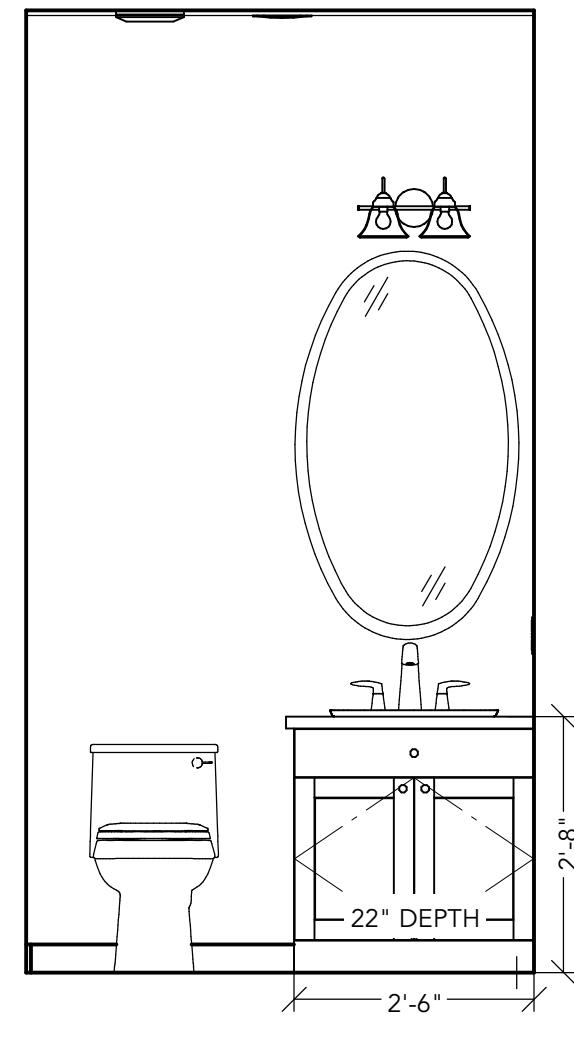
03 KITCHEN ELEVATION
SCALE - 1/2" = 1'-0"



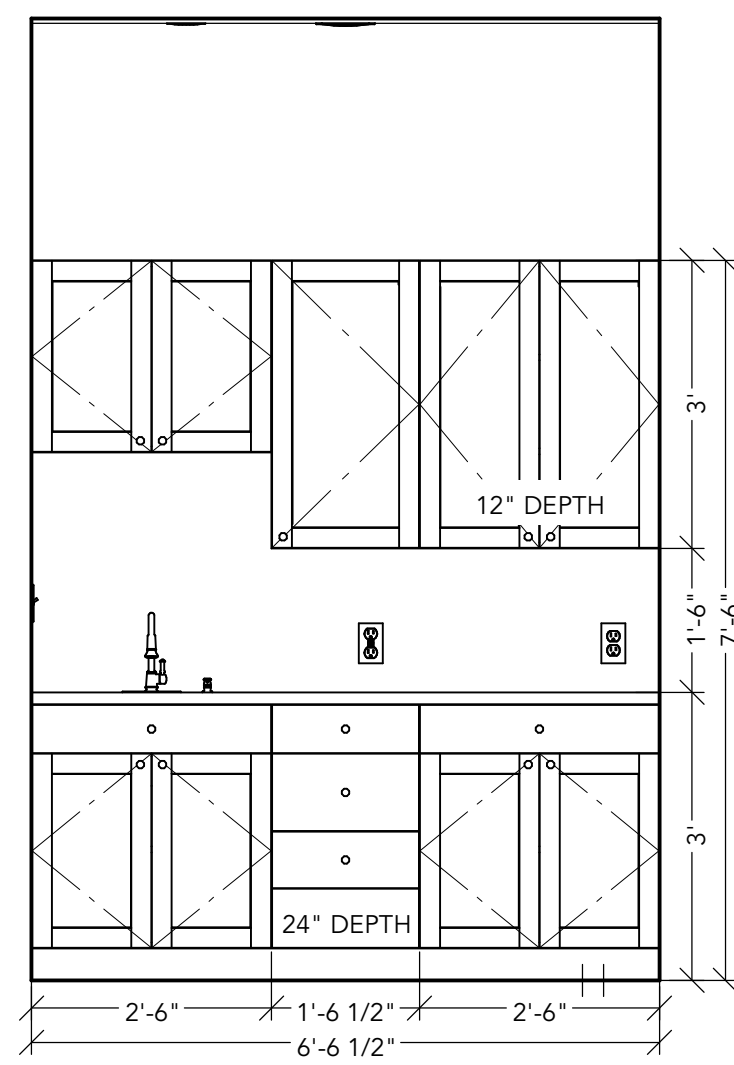
04 PANTRY
SCALE - 1/2" = 1'-0"



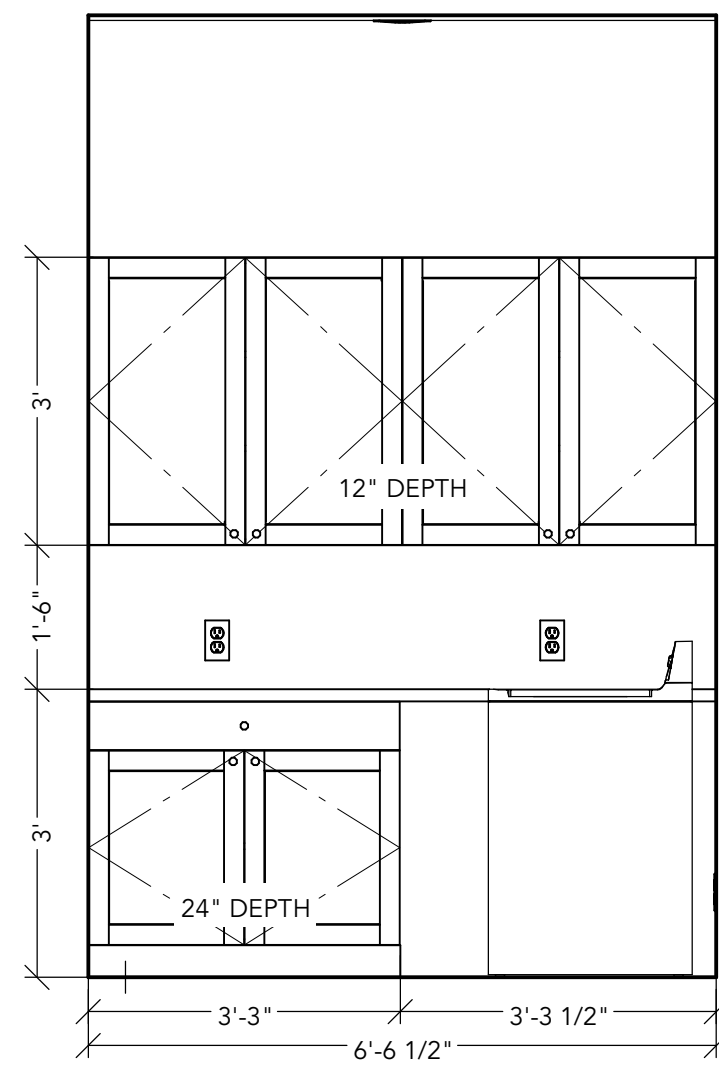
05 HALL TREE
SCALE - 1/2" = 1'-0"



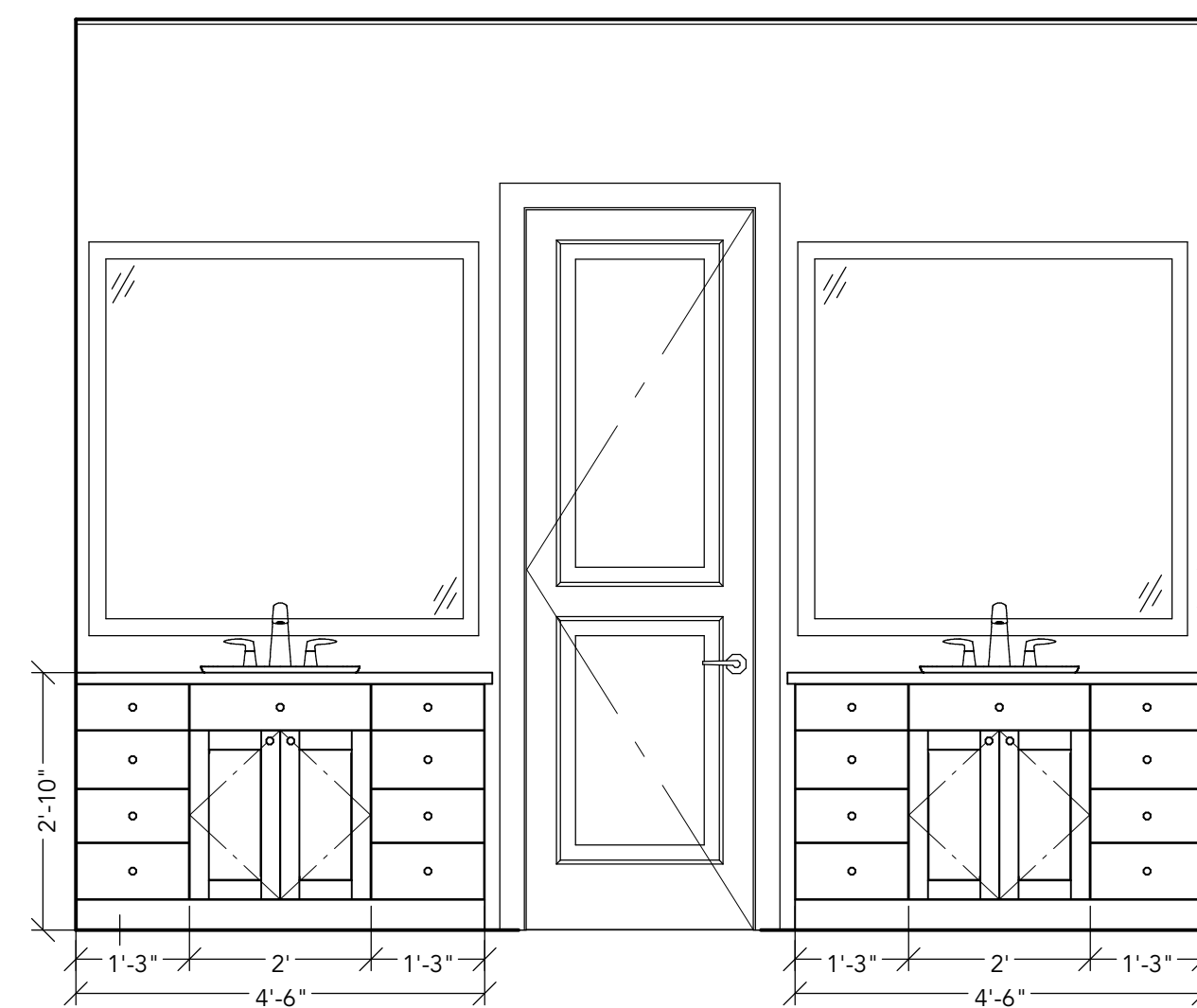
06 PDR BATH
SCALE - 1/2" = 1'-0"



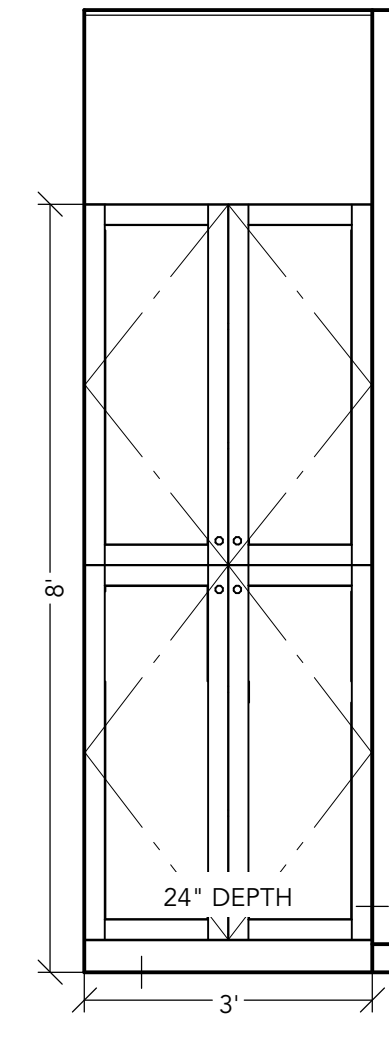
LAUNDRY 07
SCALE - 1/2" = 1'-0"



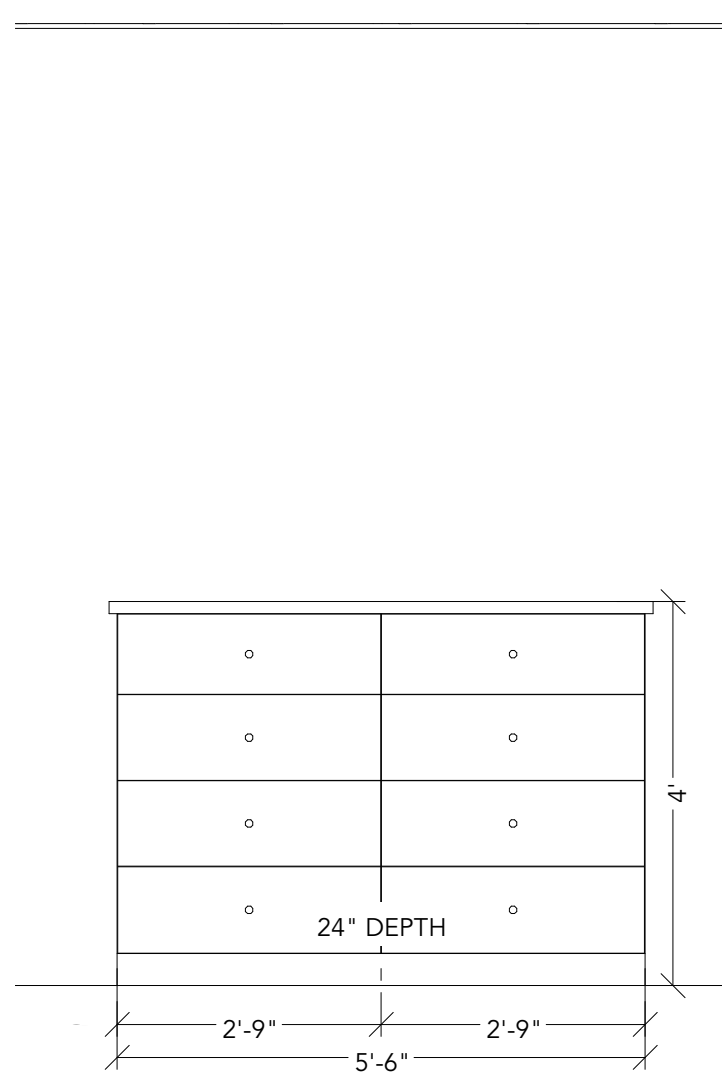
08 LAUNDRY
SCALE - 1/2" = 1'-0"



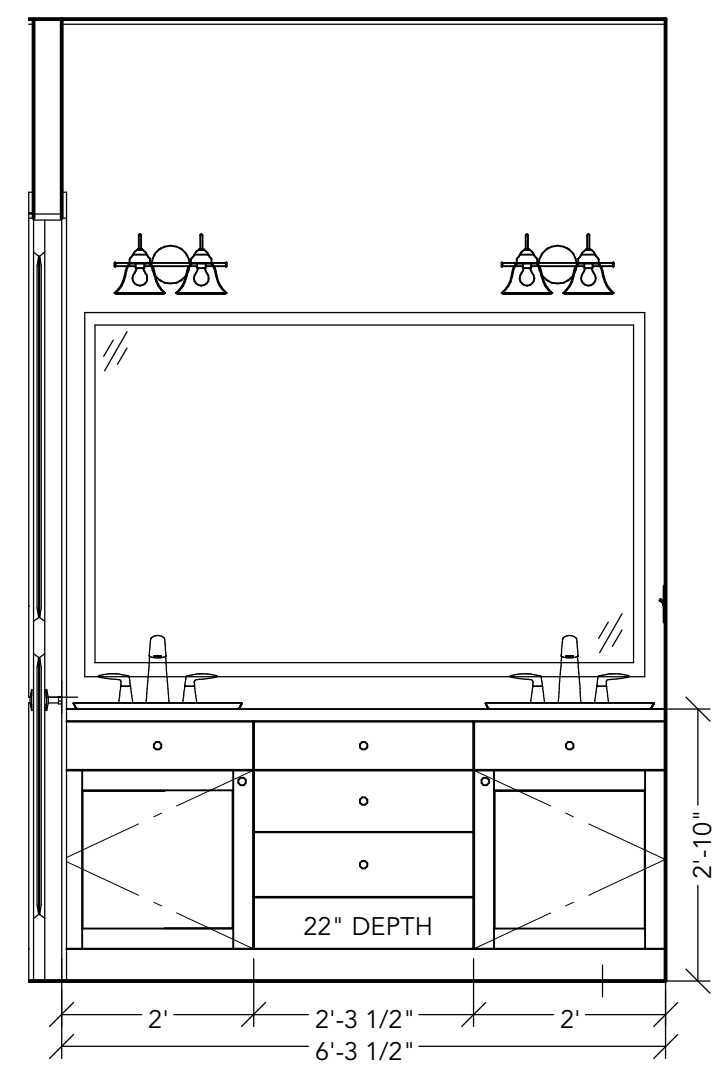
09 MASTER BATH
SCALE - 1/2" = 1'-0"



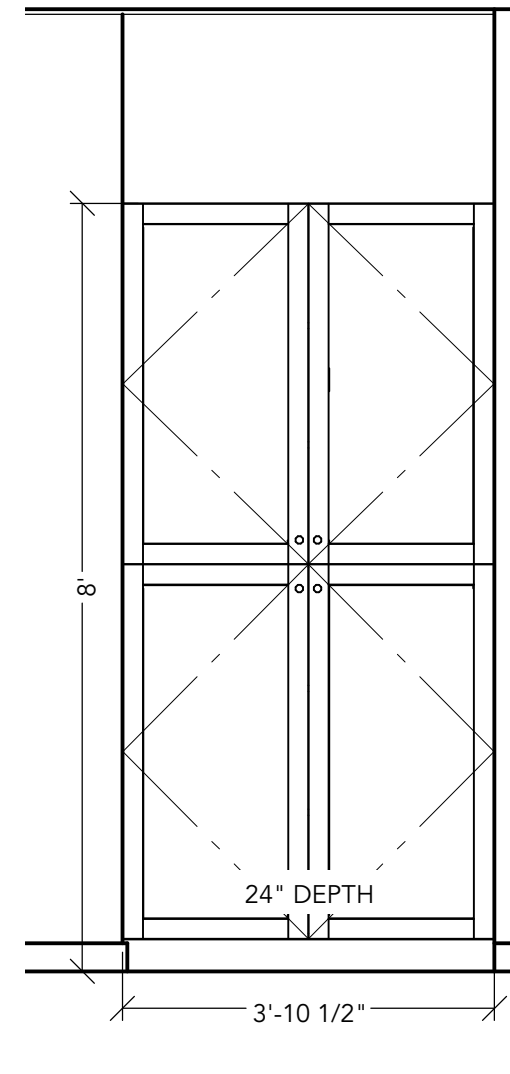
10 MASTER BATH
SCALE - 1/2" = 1'-0"



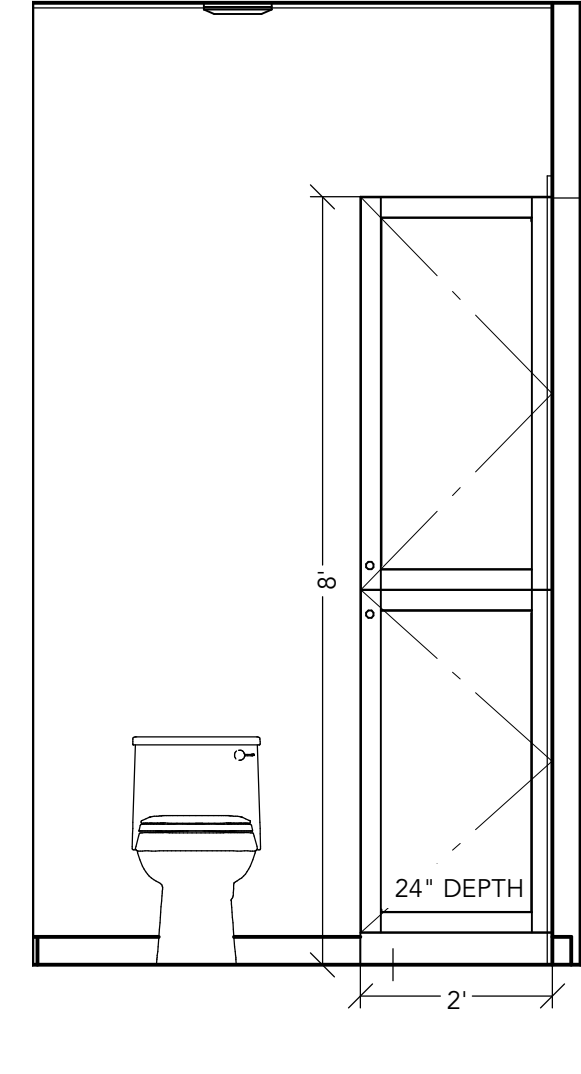
11 MASTER CLOSET
SCALE - 1/2" = 1'-0"



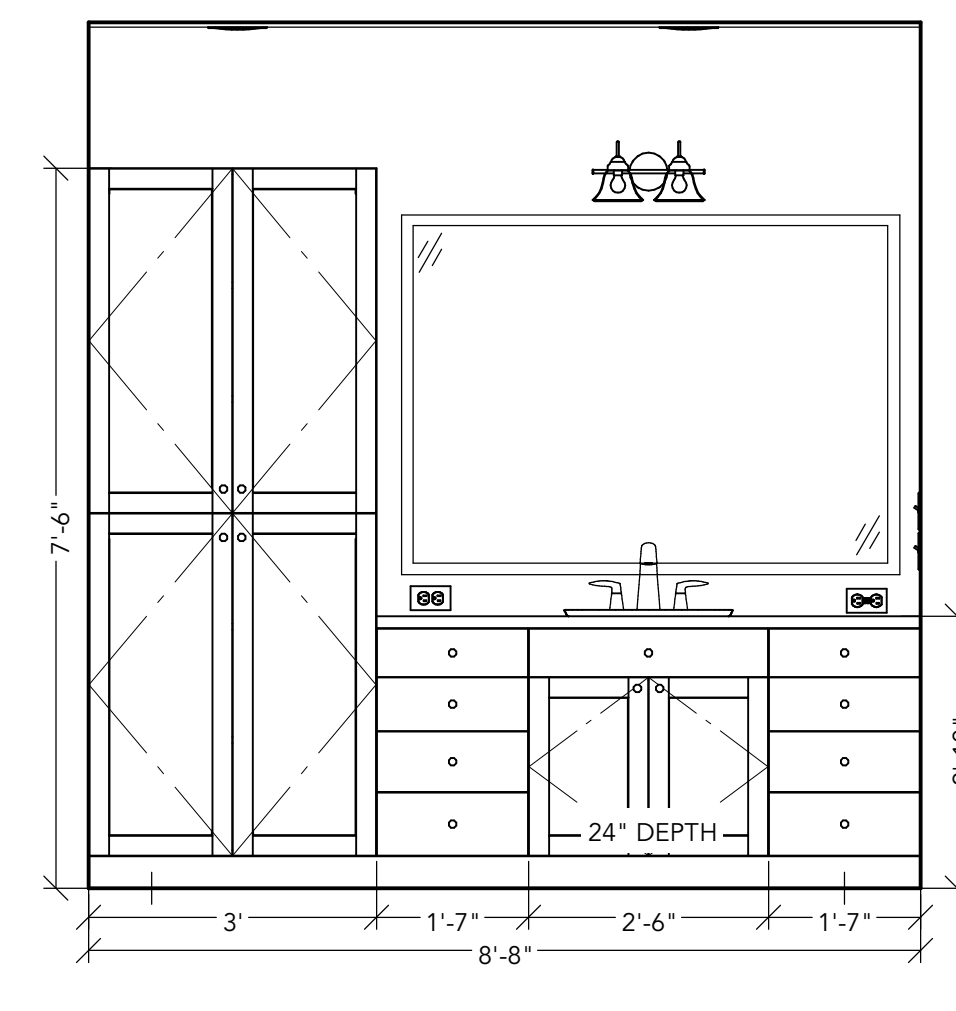
12 BATH 2
SCALE - 1/2" = 1'-0"



13 BATH 2
SCALE - 1/2" = 1'-0"



14 BATH 2
SCALE - 1/2" = 1'-0"



15 BATH 3
SCALE - 1/2" = 1'-0"

REVISION TABLE
DATE BY DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Cabinet Elevations

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-10



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

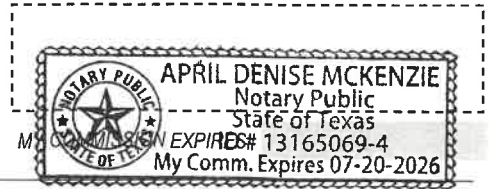
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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."

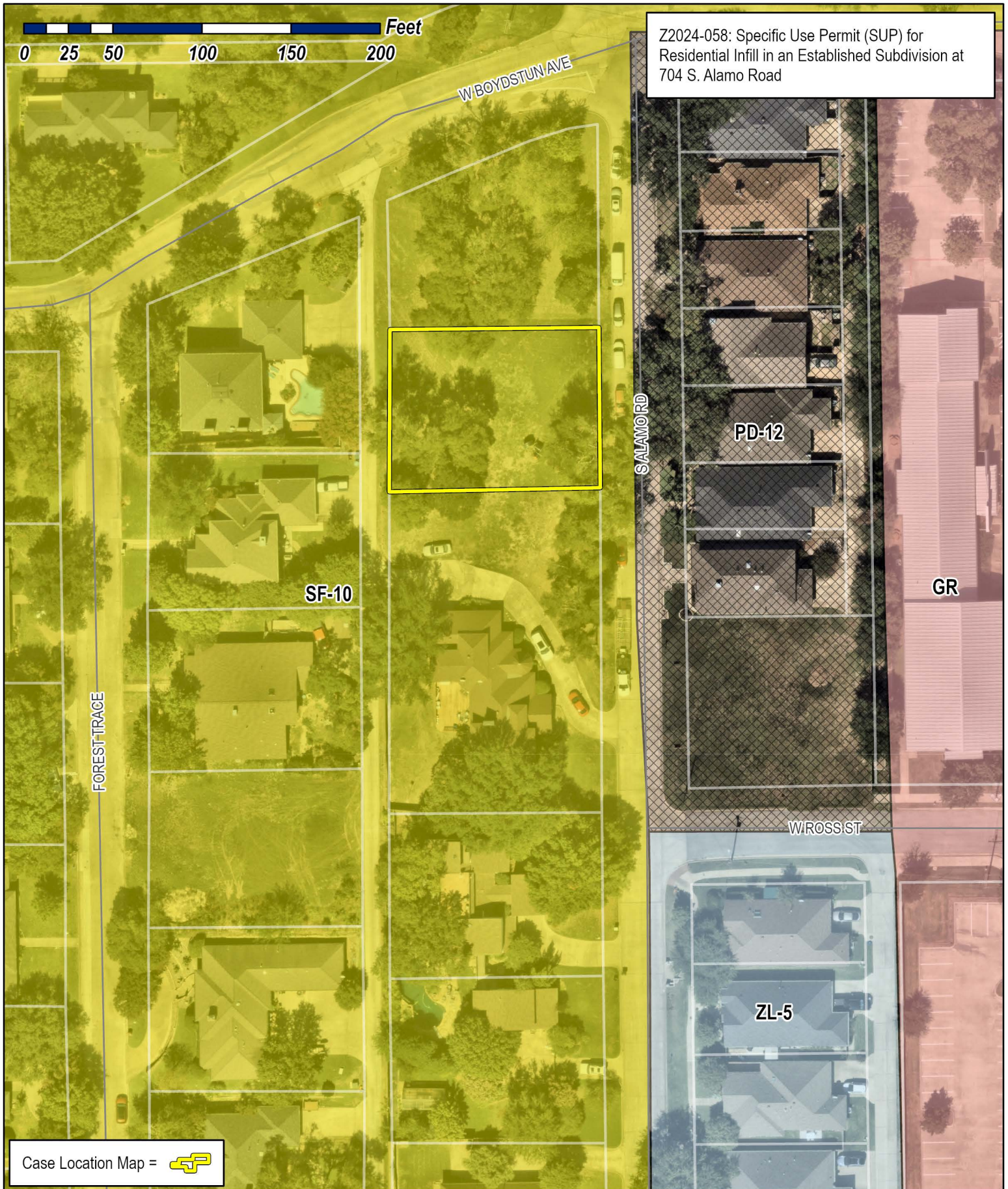
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2024

OWNER'S SIGNATURE

Jerret R. Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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

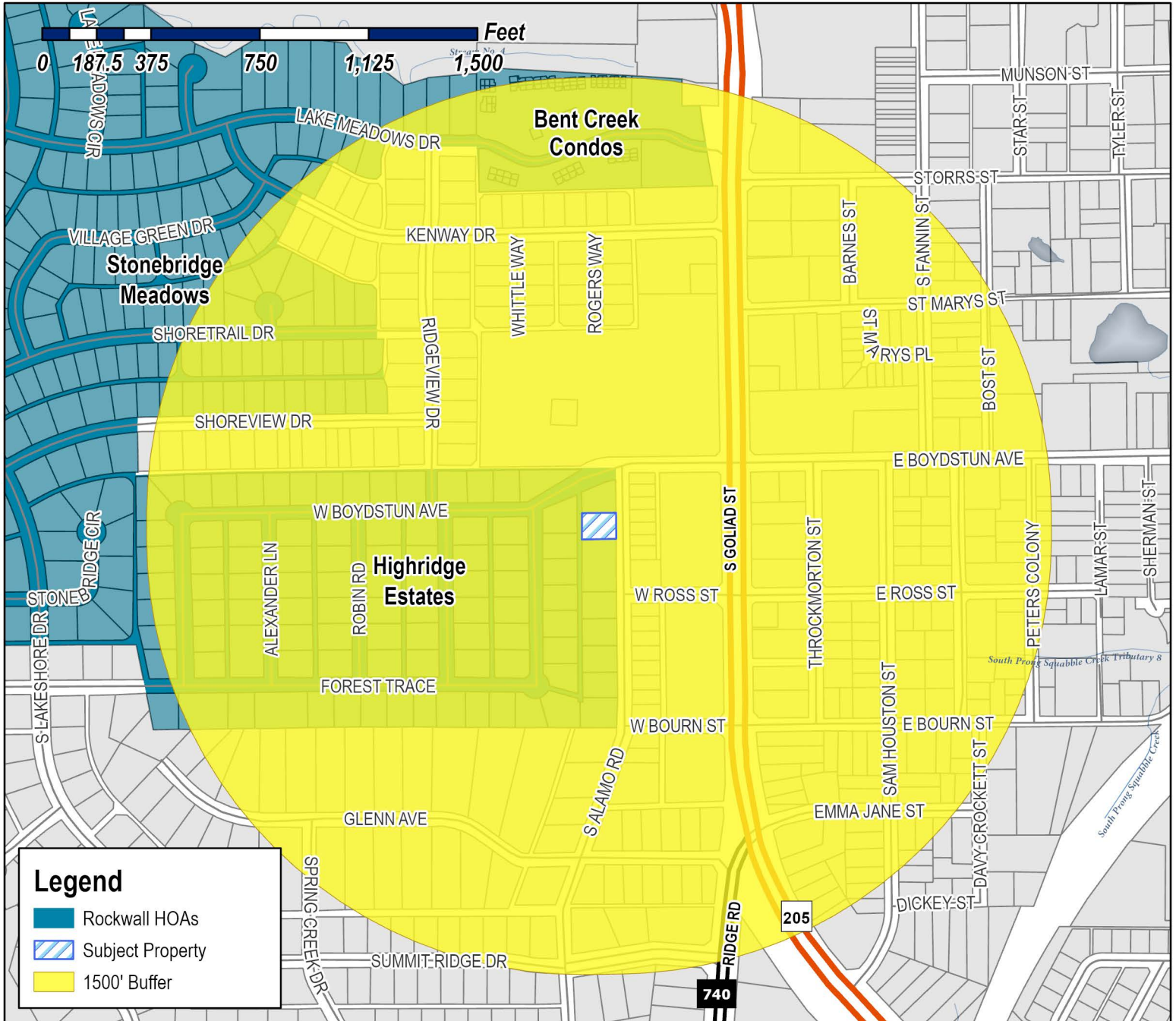
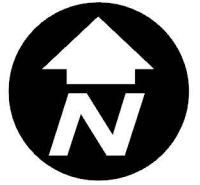




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Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745

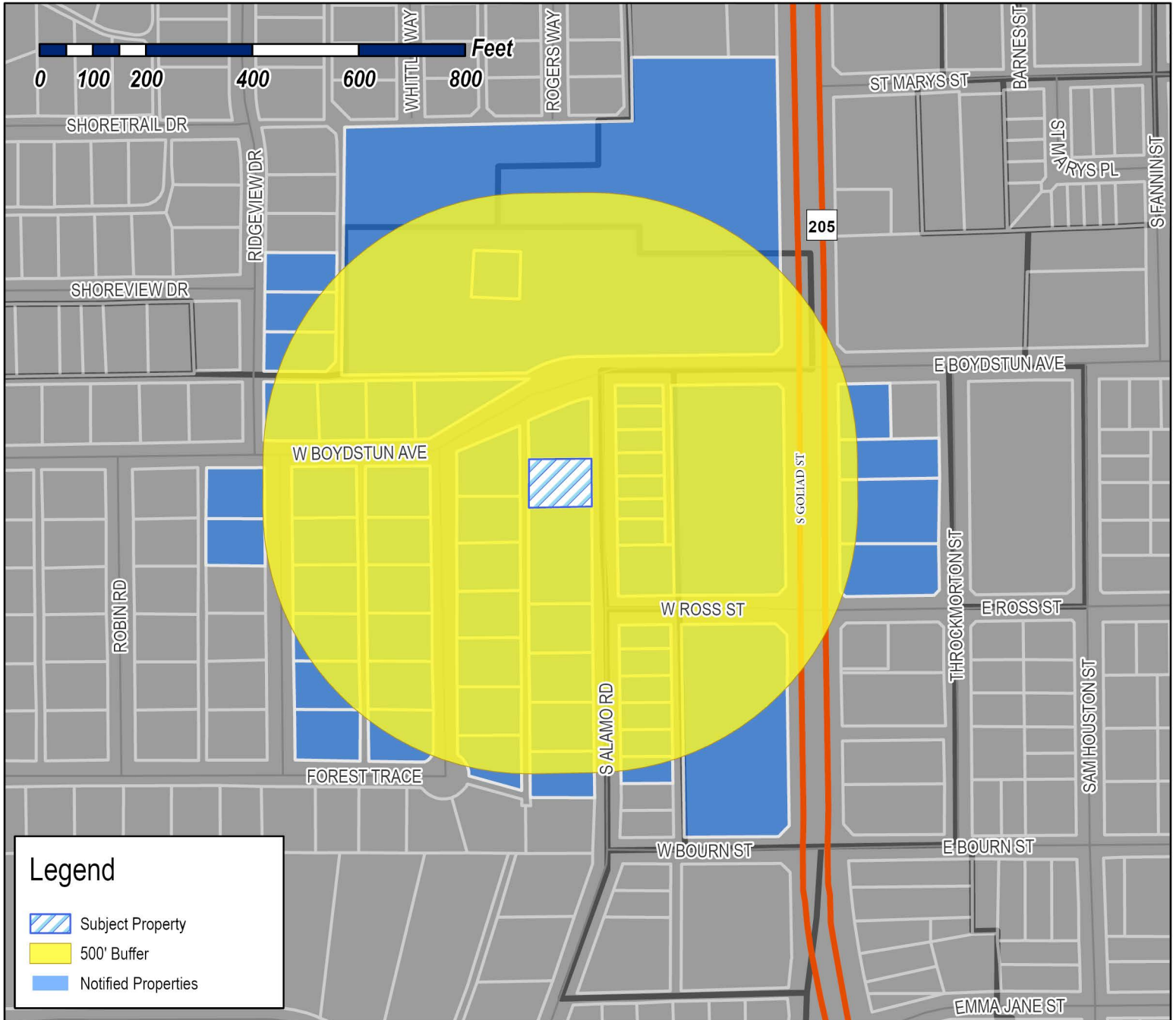




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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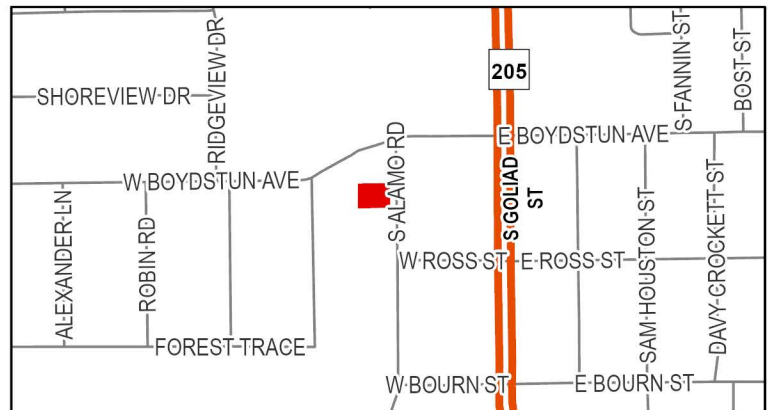
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Date Saved: 11/15/2024

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



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

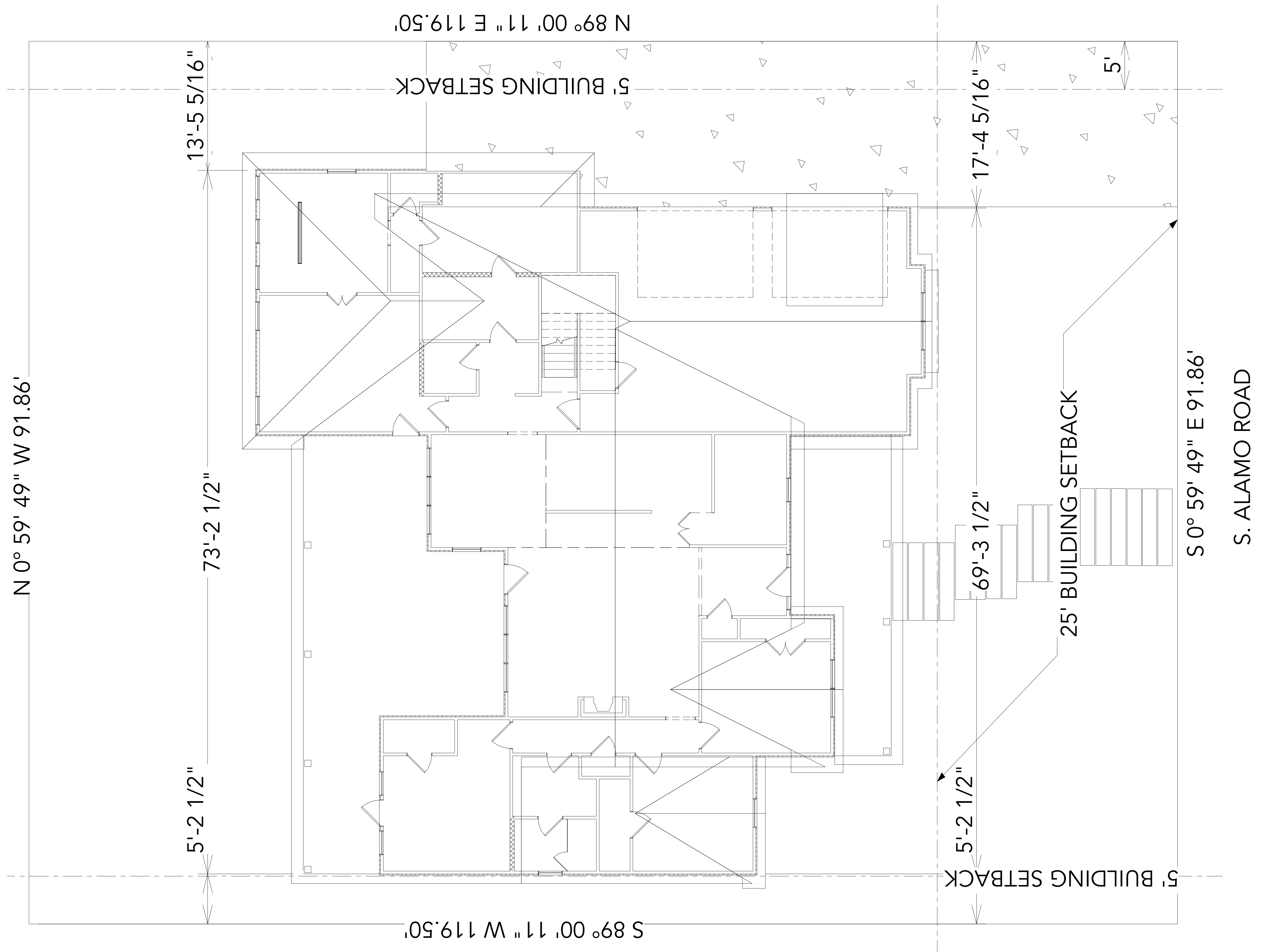
RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087



N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5'

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

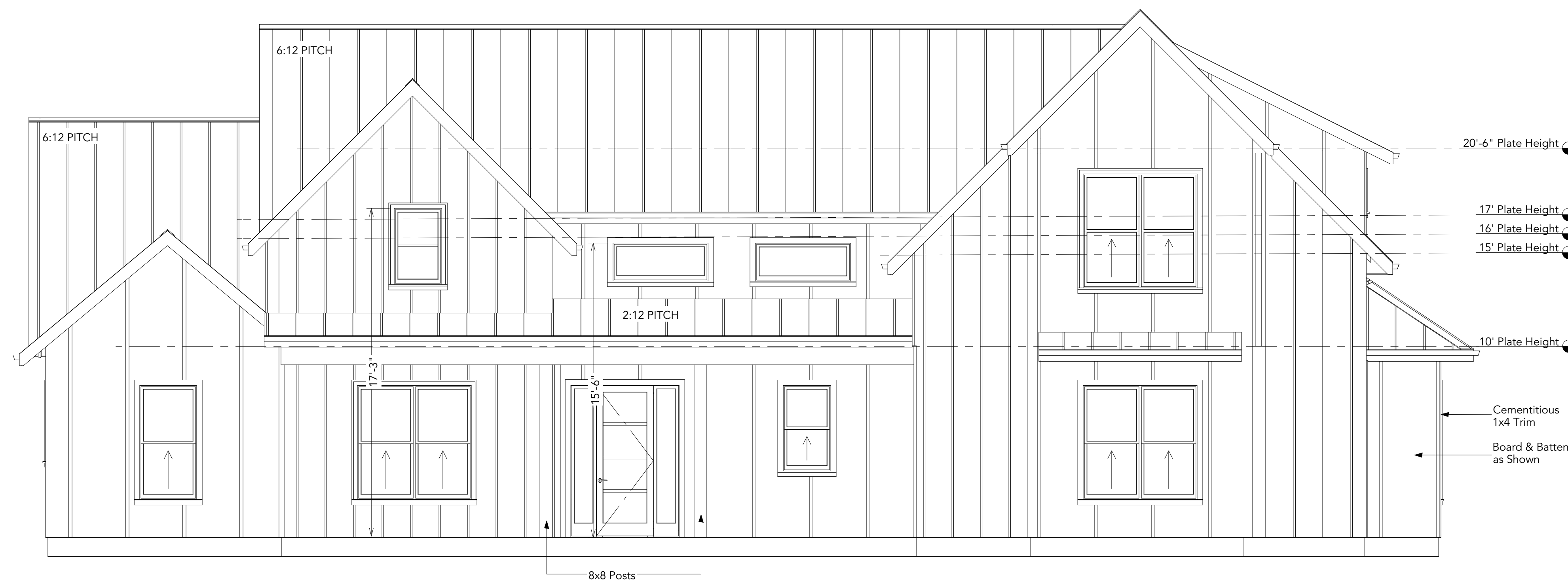
2/20/2023

SCALE:

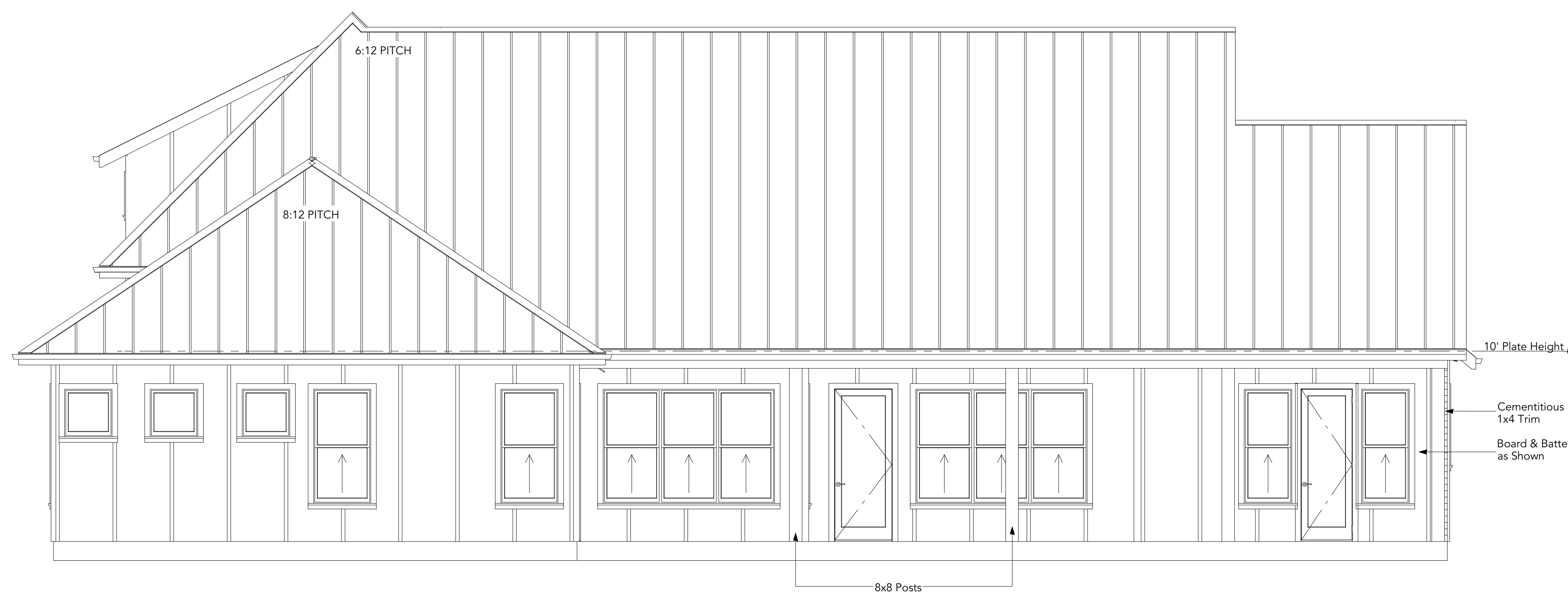
As Noted

SHEET:

A-2



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



REAR ELEVATION
SCALE - 1/4" = 1'-0"

REVISION TABLE	
#	DESCRIPTION

DATE: _____ BY: _____
 JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
 Royse City, TX 409-338-1194

DATE:

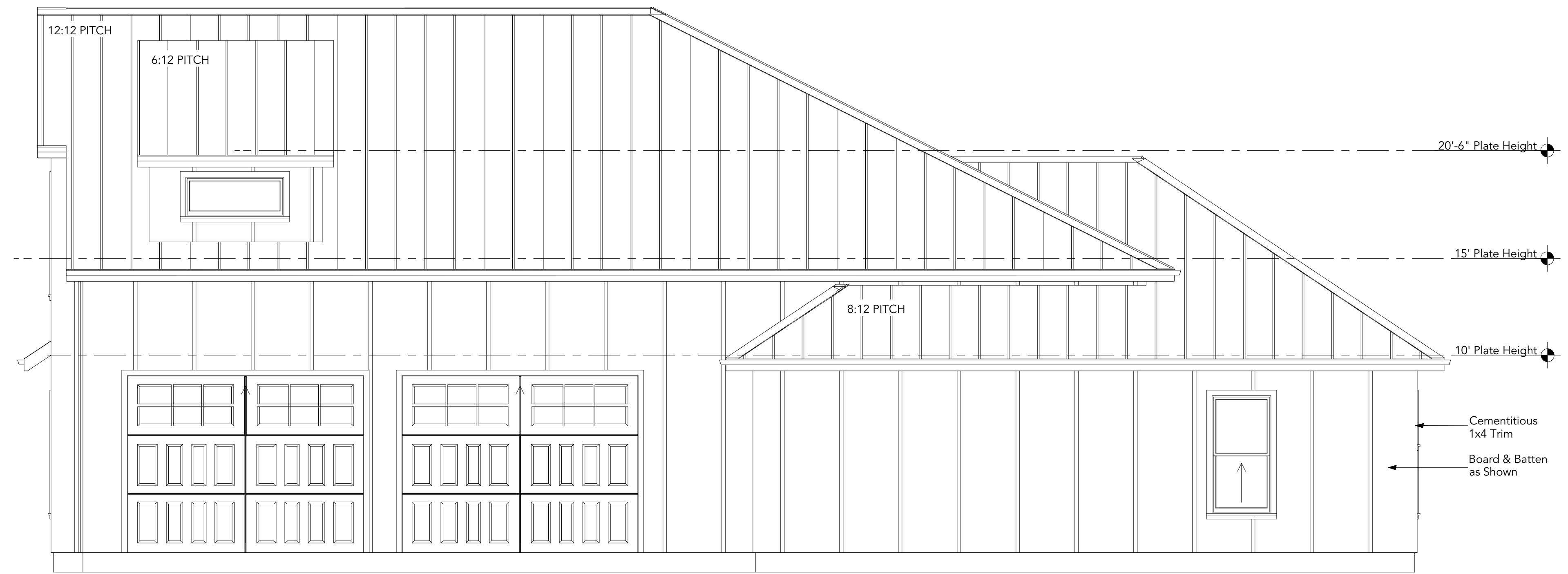
2/20/2023

SCALE:

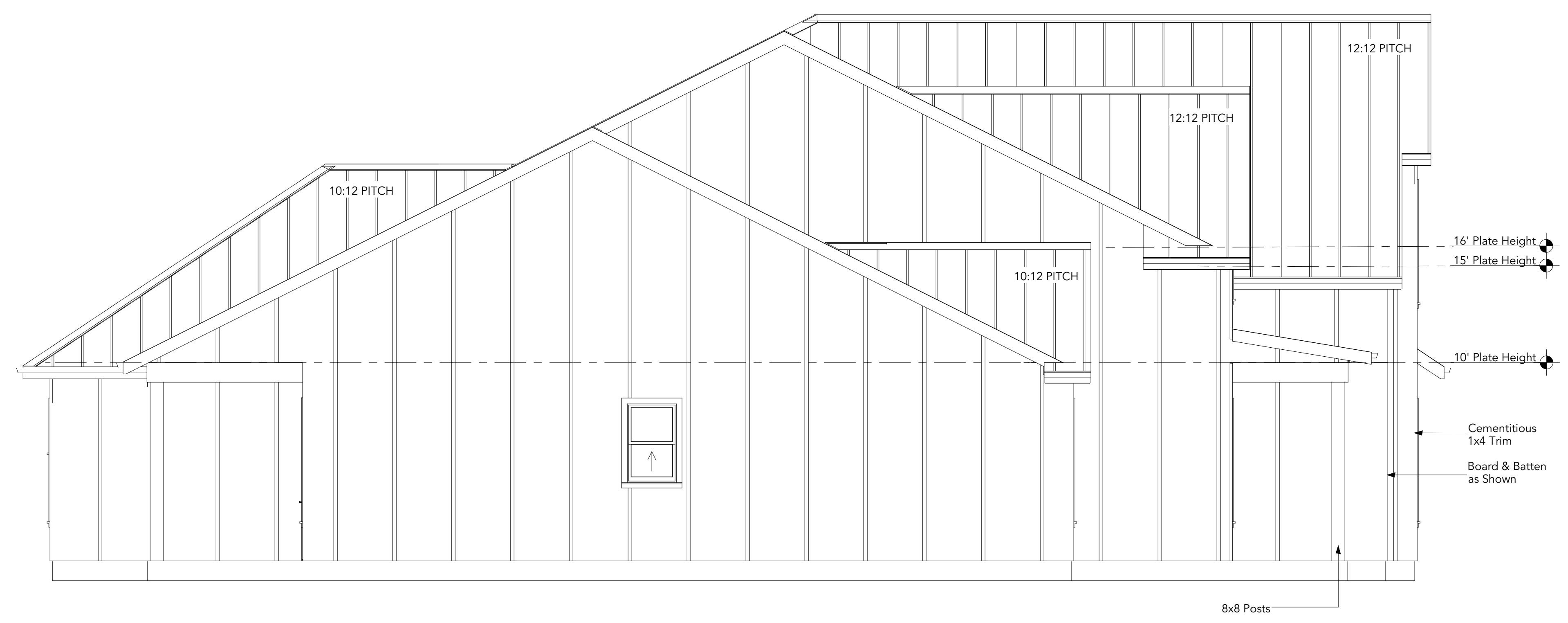
As Noted

SHEET:

A-3



RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



LEFT ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

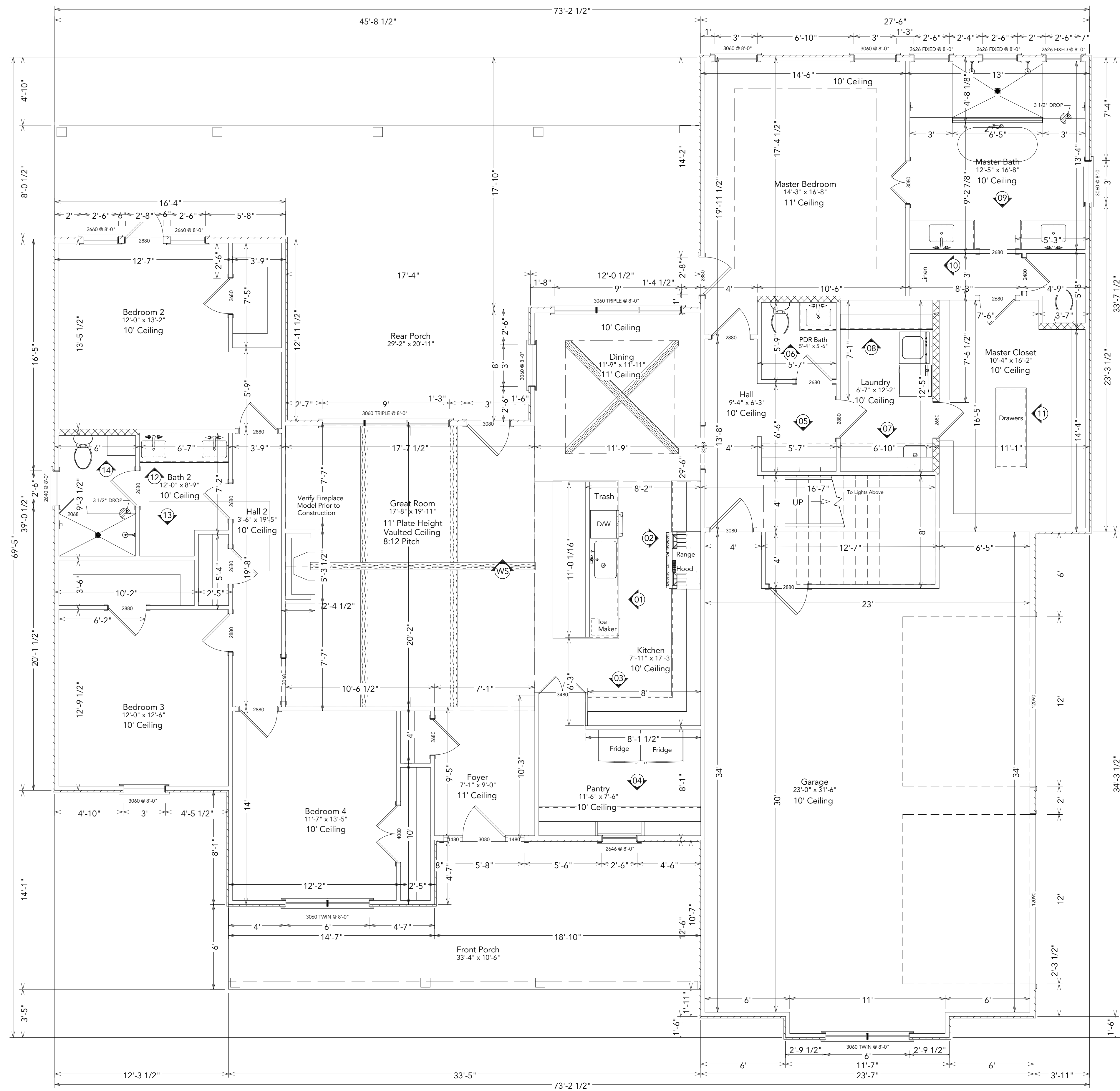
2/20/2023

SCALE:

As Noted

SHEET:

A-4



1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

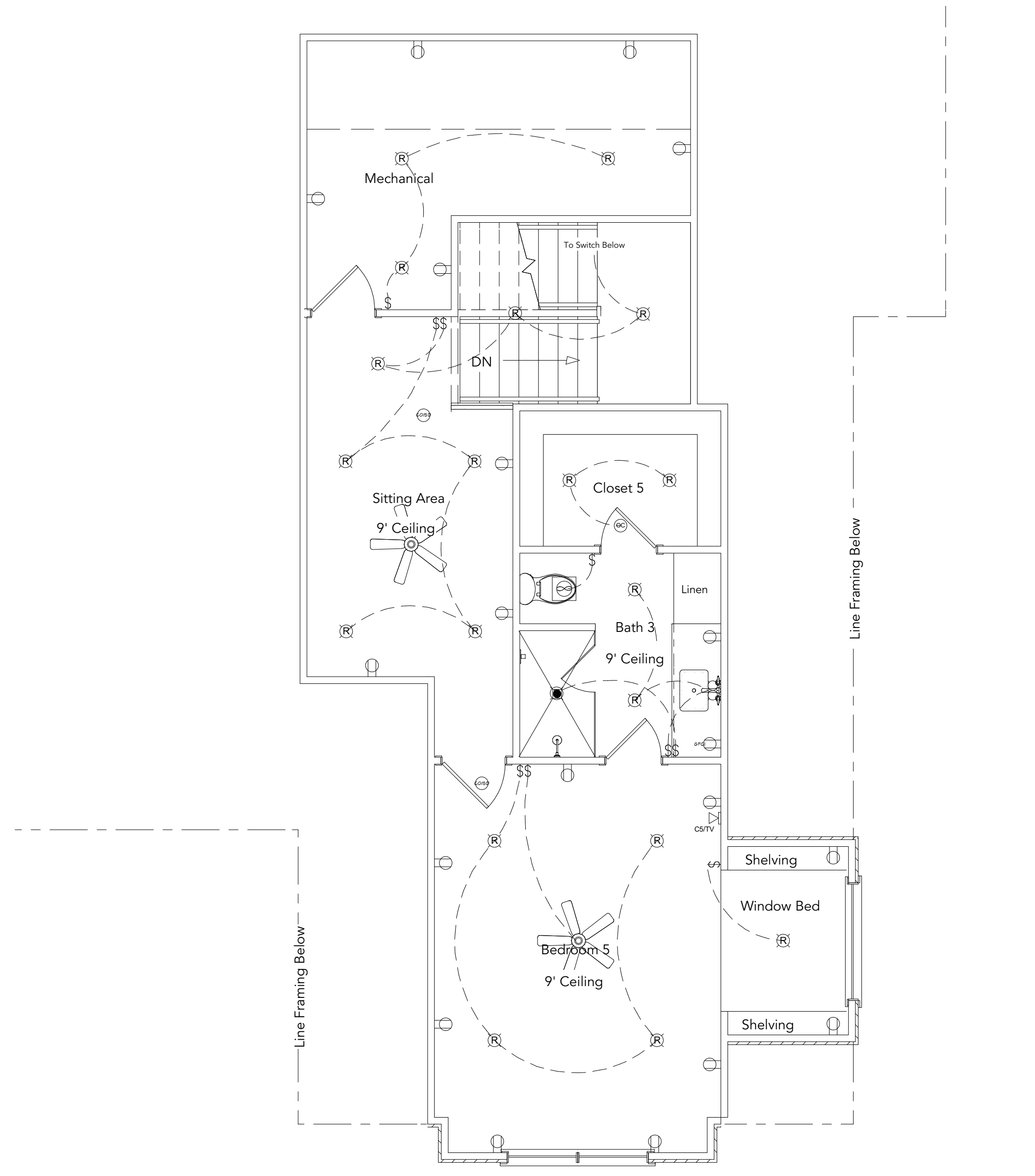
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
 Royse City, TX 409-338-1194

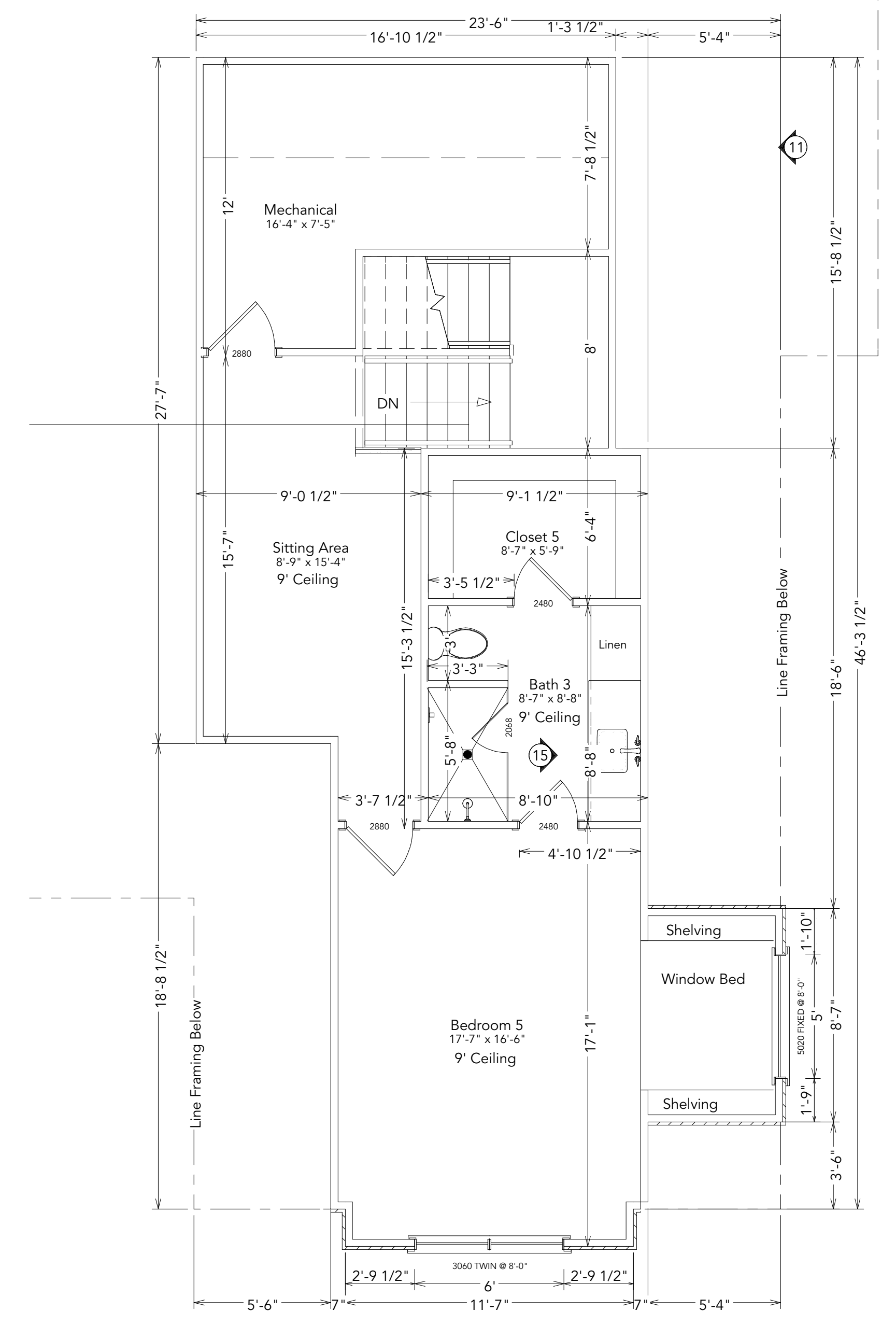
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

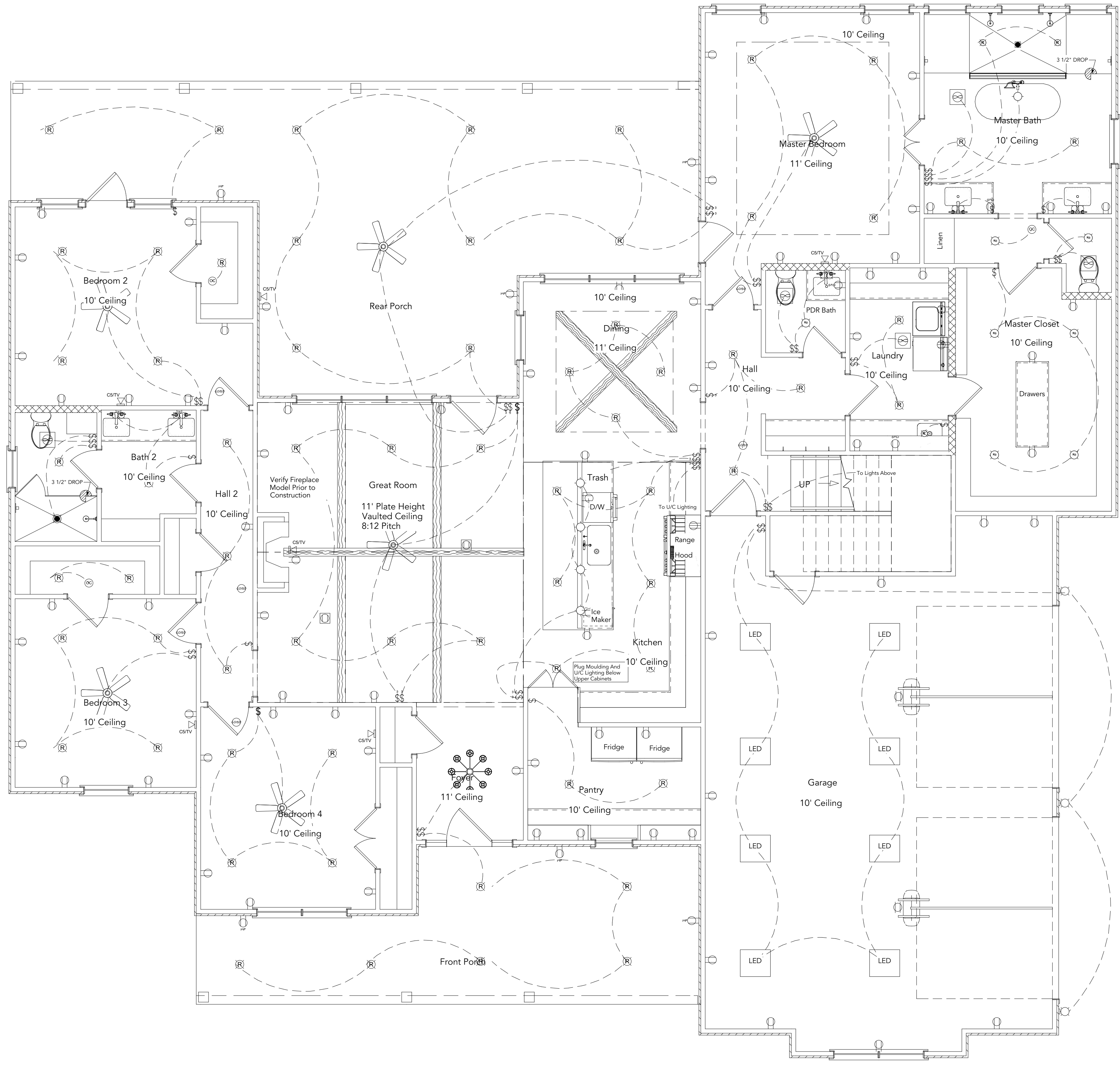
2/20/2023

SCALE:

As Noted

SHEET:

A-6



Electrical Notes:
 Plugs for Christmas Lighting at All Front Eaves
 Flood Lighting at Perimeter
 Switch or Photocell TBD by Owner

3D Perspective	2D Symbol	Qty	Description
		95	Duplex
		4	GFCI
		6	Duplex Weatherproof
		2	Duplex Ceiling Mounted
		2	Duplex Floor Mounted Receptacle
		2	220V
		45	Single Pole Switch
		14	3-Way Switch
		4	Occupancy Sensor
		7	CATS w/ TV
		8	CO/Smoke Detector
		6	Exhaust
		3	Recessed Down Light 4
		93	Recessed Down Light 6
		6	Vanity Sconce
		4	Island Pendant
		1	Majorca Pendant
		1	Dining Fixture
		8	Ceiling Fan
		8	24x24 LED
		3	Exterior Lantern 2

REVISION TABLE	
#	DESCRIPTION

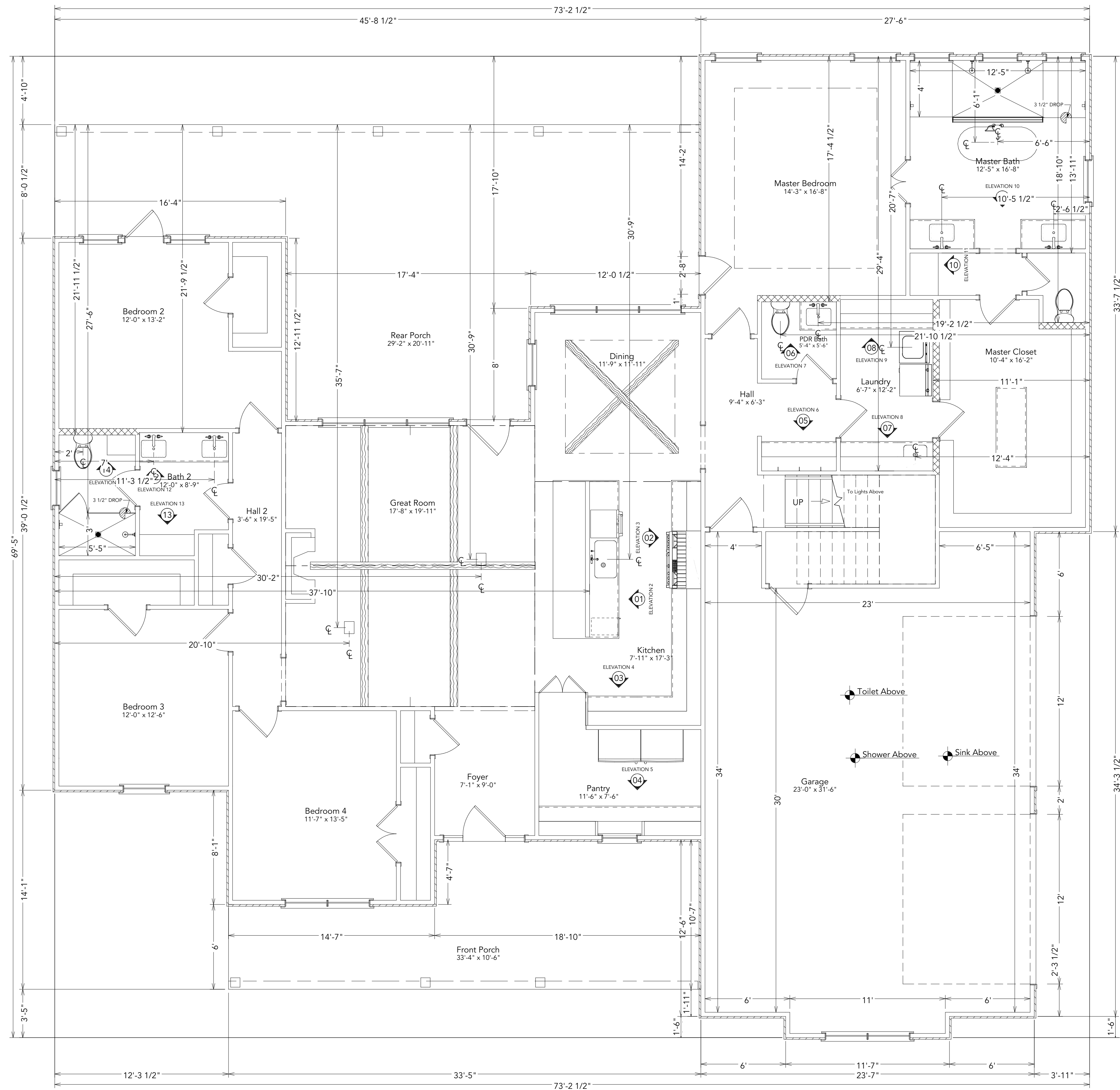
JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

1st Floor
 Electrical Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

DATE:
 2/20/2023
 SCALE:
 As Noted
 SHEET:
A-7

ELECTRICAL PLAN
 SCALE - 1/4" = 1'-0"



FOUNDATION/PLUMBING PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

Foundation/
 Plumbing Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-9

PROJECT COMMENTS



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

DATE: 11/20/2024

PROJECT NUMBER: Z2024-058
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 704 S ALAMO RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	11/20/2024	Approved w/ Comments

11/20/2024: Z2024-058; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
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 on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road.

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.

M.3 For reference, include the case number (Z2024-058) 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 situated within the Highridge Estates Subdivision which has been in existence since June 1, 1972, consist 97 lots, and is considered to be 98.00% developed.

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

M.6 Building Setbacks. Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that properties in a Single-Family 10 (SF-10) District should have a minimum side setback of 6-feet. In this request, the proposed home has a side setback of 5-feet. This will need to be corrected on the site plan.

M.7 Roof Pitch. According to Subsection 0301, General Residential District Standards, of the Unified Development Code (UDC), all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is proposing a 2:12 roof pitch in the front elevation of the home. This will need to be corrected.

M.8 Ordinances. Please review the attached draft ordinance prior to the December 10, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by December 3, 2024.

I.9 Revisions. 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 December 3, 2024; 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 December 10, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 26, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on December 10, 2024.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be December 16, 2024 (1st Reading) and January 6, 2025 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved w/ Comments

- 11/19/2024:
1. Must have a grading plan approved with building permit
 2. Must show A/C units to make sure that they are out of the setbacks and not blocking drainage
 3. Sidewalk required along S. Alamo.
 4. Home must be 1' above curb of Alamo.
 5. Due to driveway curb returns, driveway will have to be 5' from property line. Curb returns may not extend past property line.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Needs Review

- 11/20/2024: * SF-10 REQUIRES A MINIMUM OF 6 FEET ON SIDE SETBACKS FROM THE PROPERTY
 * TYPICAL J-SWING DRIVEWAYS ARE 24 FEET (THIS ONE IS 17') IN WIDTH TO ALLOW ENOUGH ROOM FOR TURN AROUND

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved

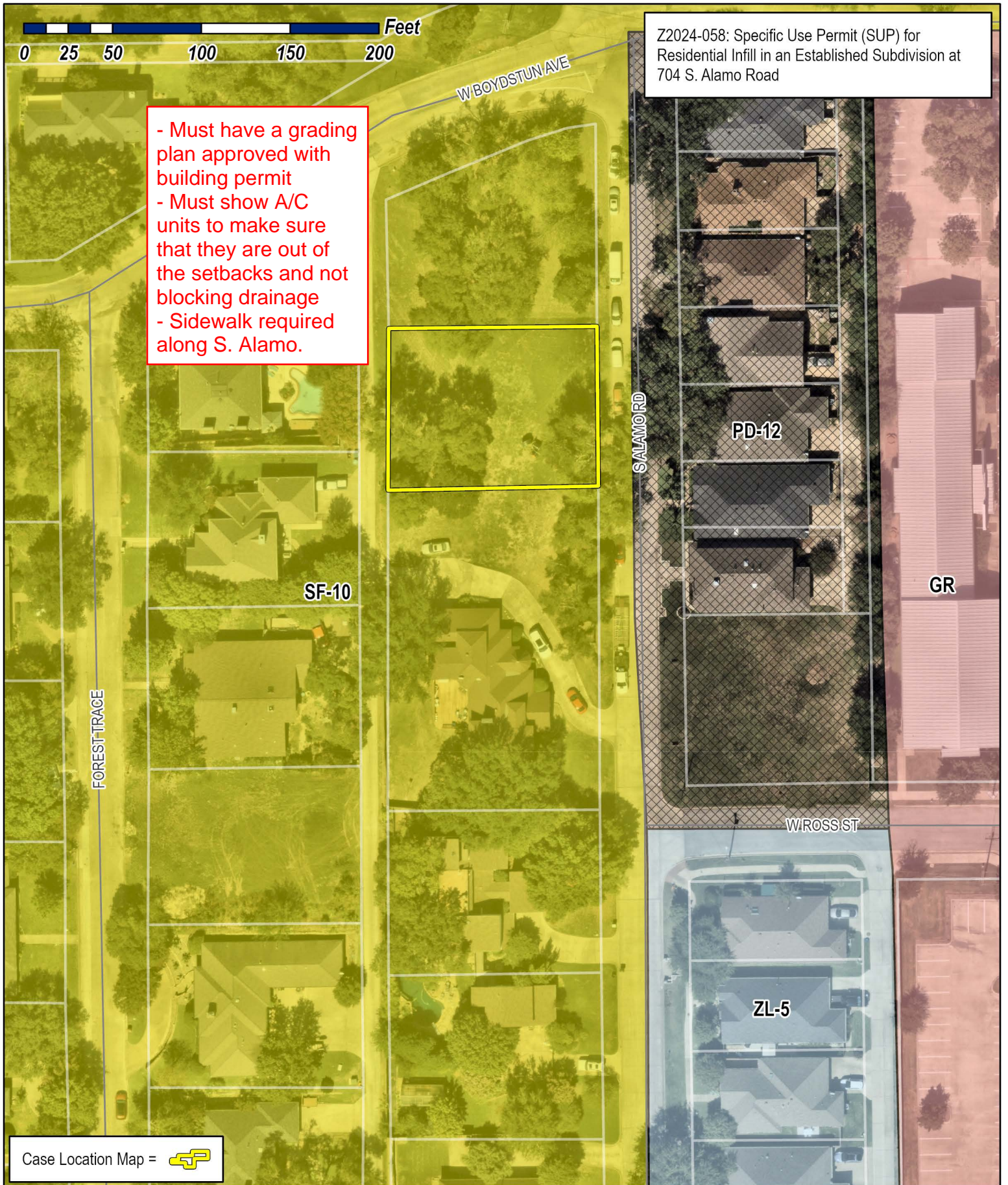
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved

No Comments

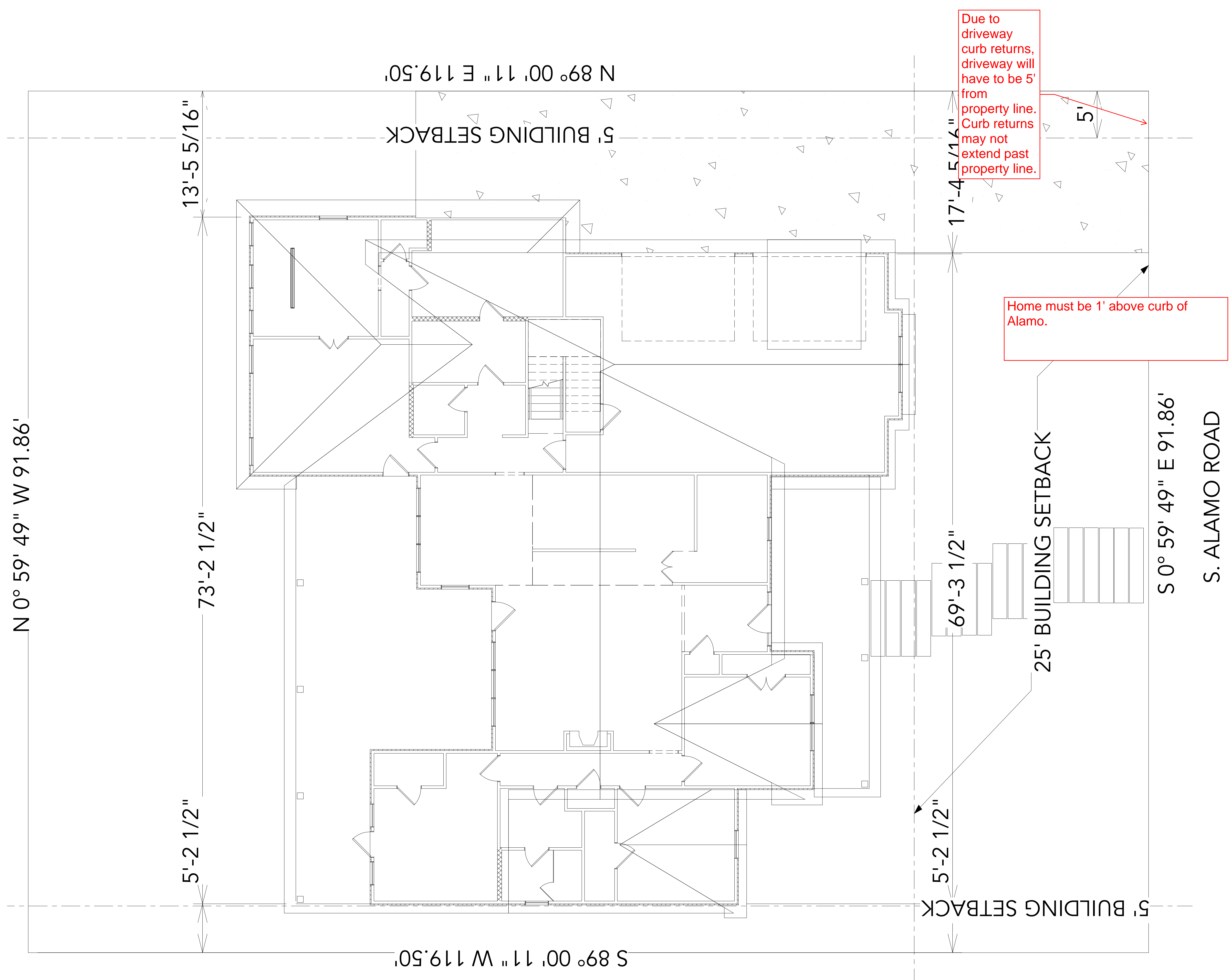


City of Rockwall

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

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





N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5' BUILDING SETBACK

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

5'

SITE PLAN SCALE - 1" = 5'-0"

#	DATE	BY	REVISION TABLE DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-2



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

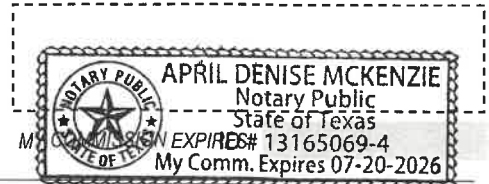
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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."

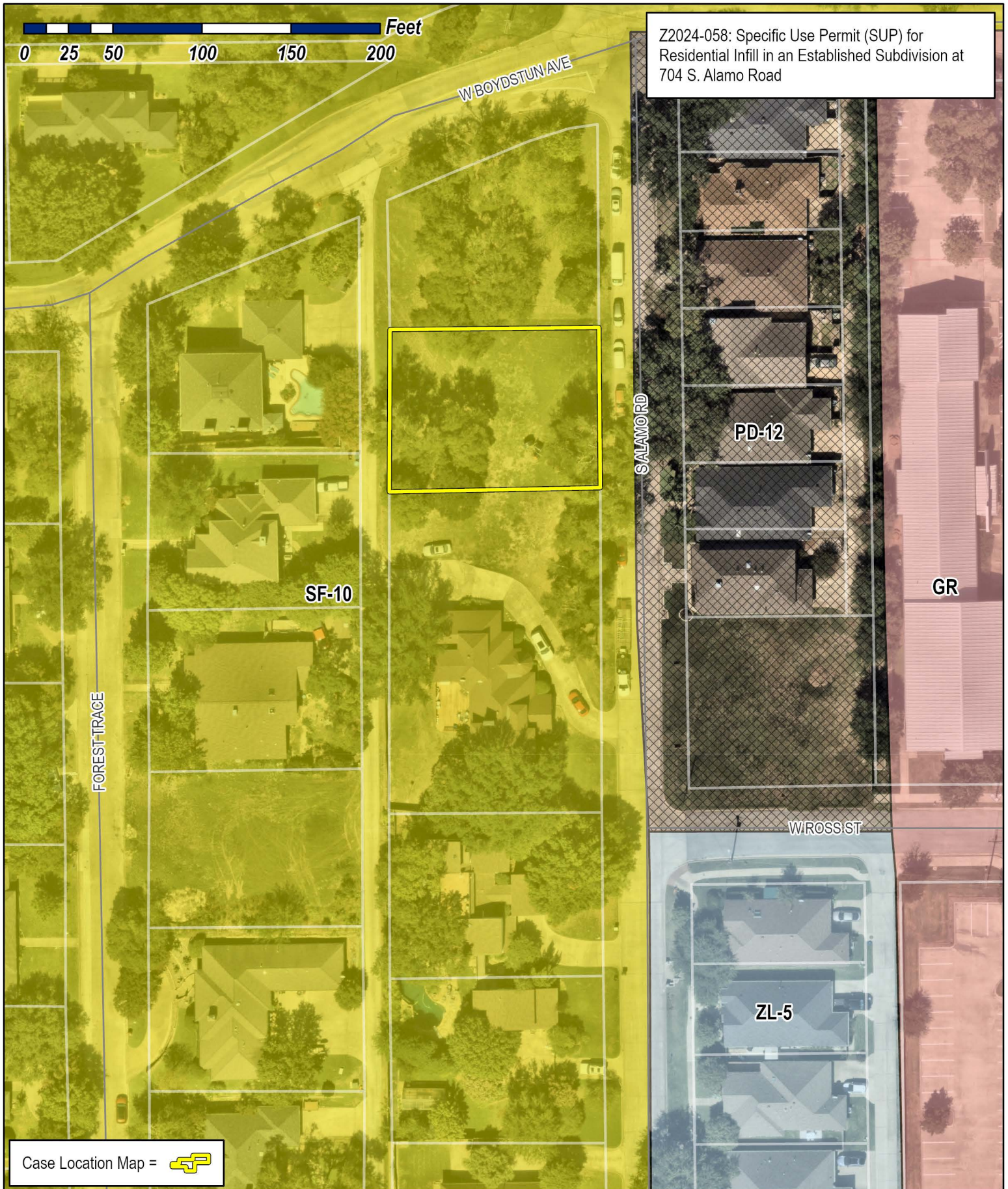
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2024


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
April Denise McKenzie





Case Location Map = 



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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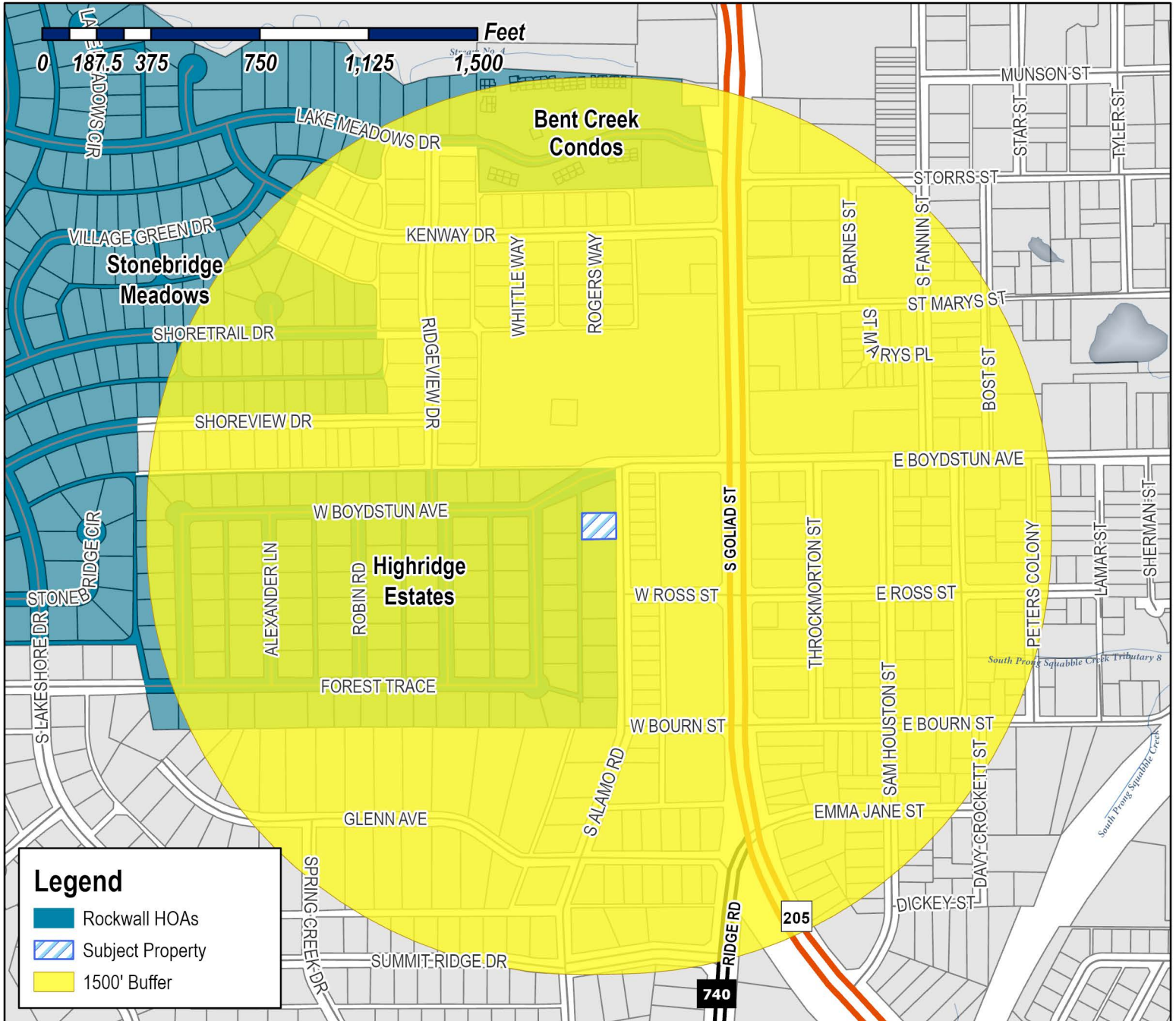
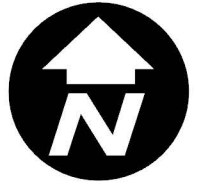




City of Rockwall

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Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-058]
Date: Wednesday, November 20, 2024 2:00:37 PM
Attachments: [Public Notice \(P&Z\) \(11.18.2024\).pdf](#)
[HOA Map \(11.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

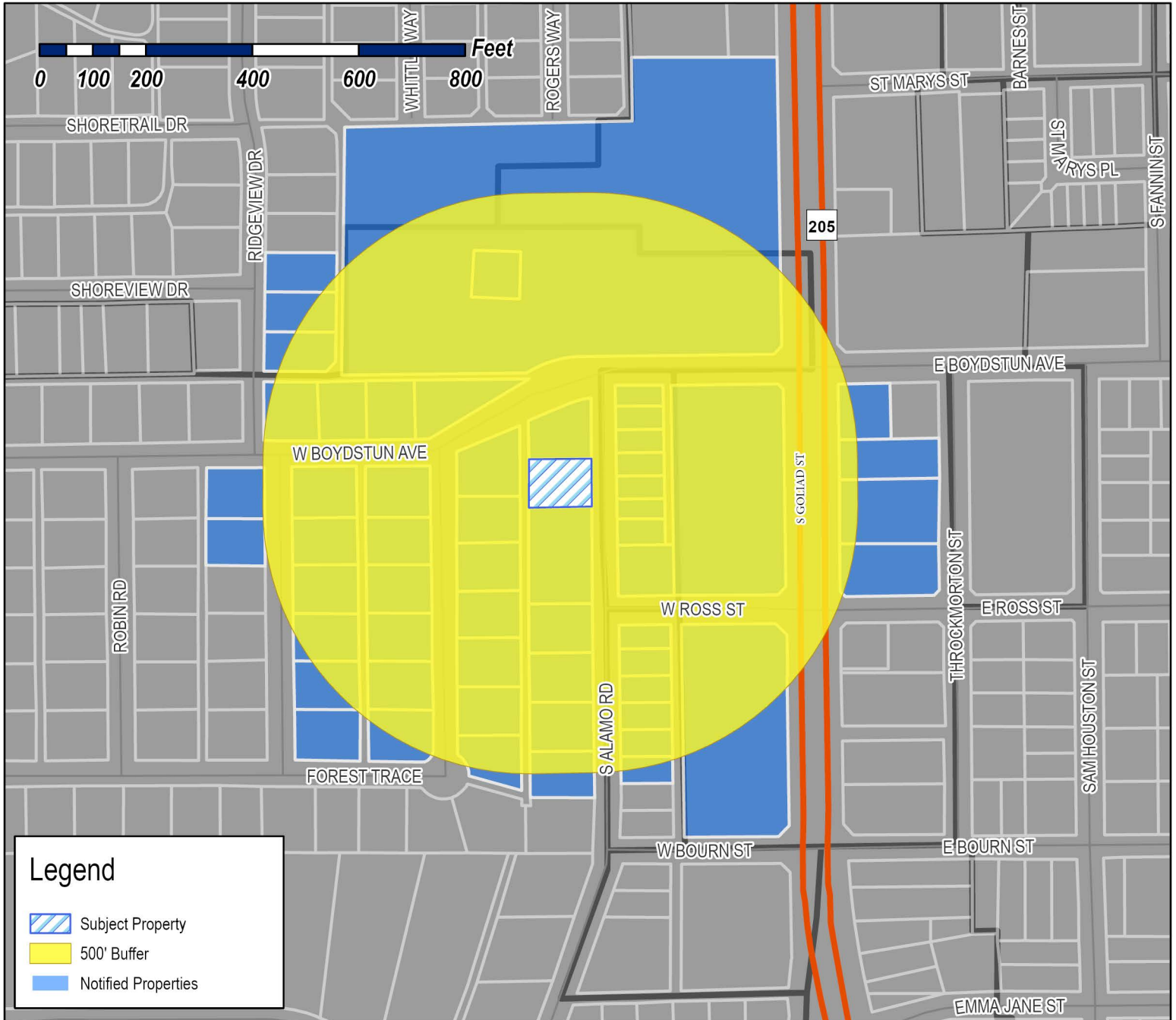
972-771-7745 Ext. 6568



City of Rockwall

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

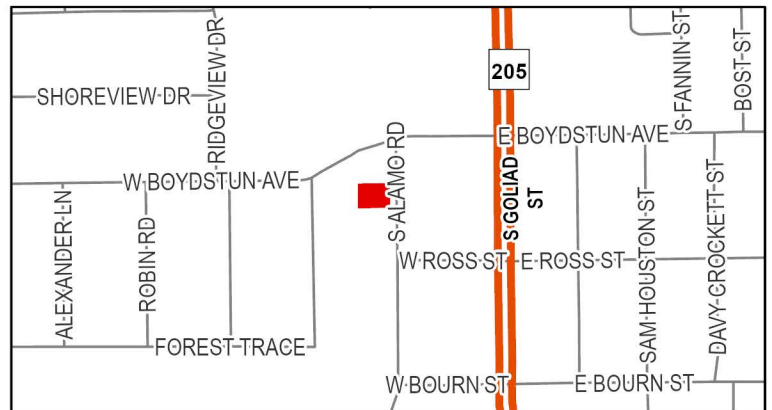
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Case Number: Z2024-058
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Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024

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



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

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:

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 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. Z2024-058: SUP for Residential Infill

Please place a check mark on the appropriate line below:

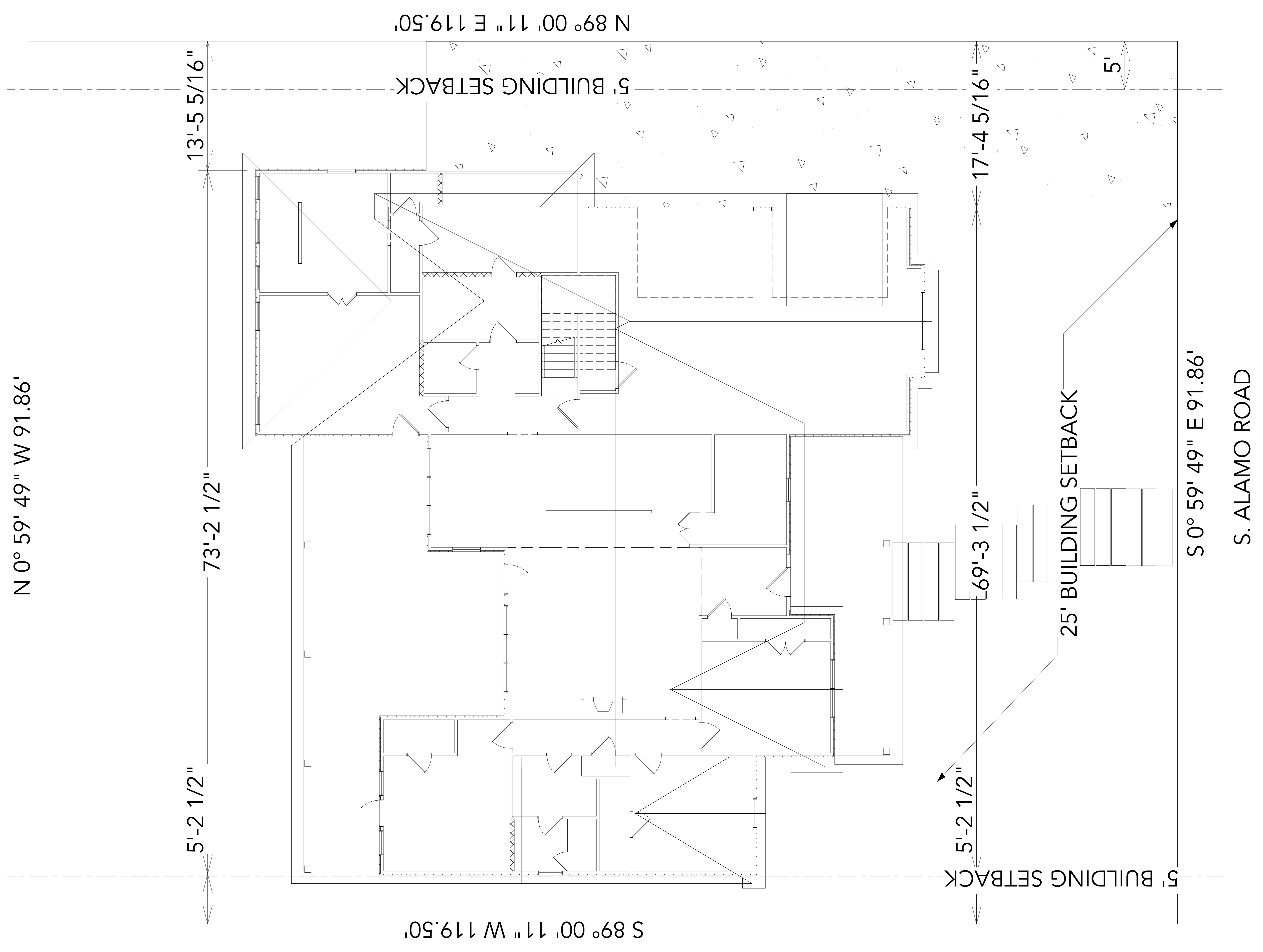
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5'

5' BUILDING SETBACK

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

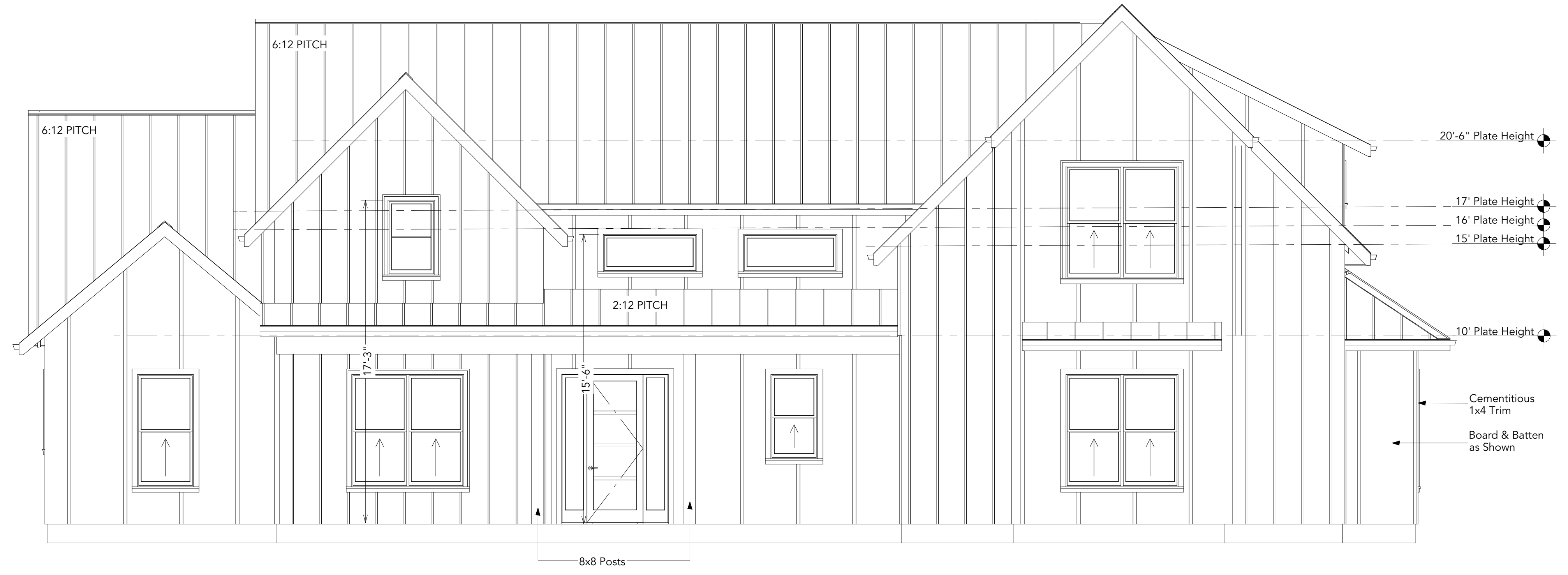
2/20/2023

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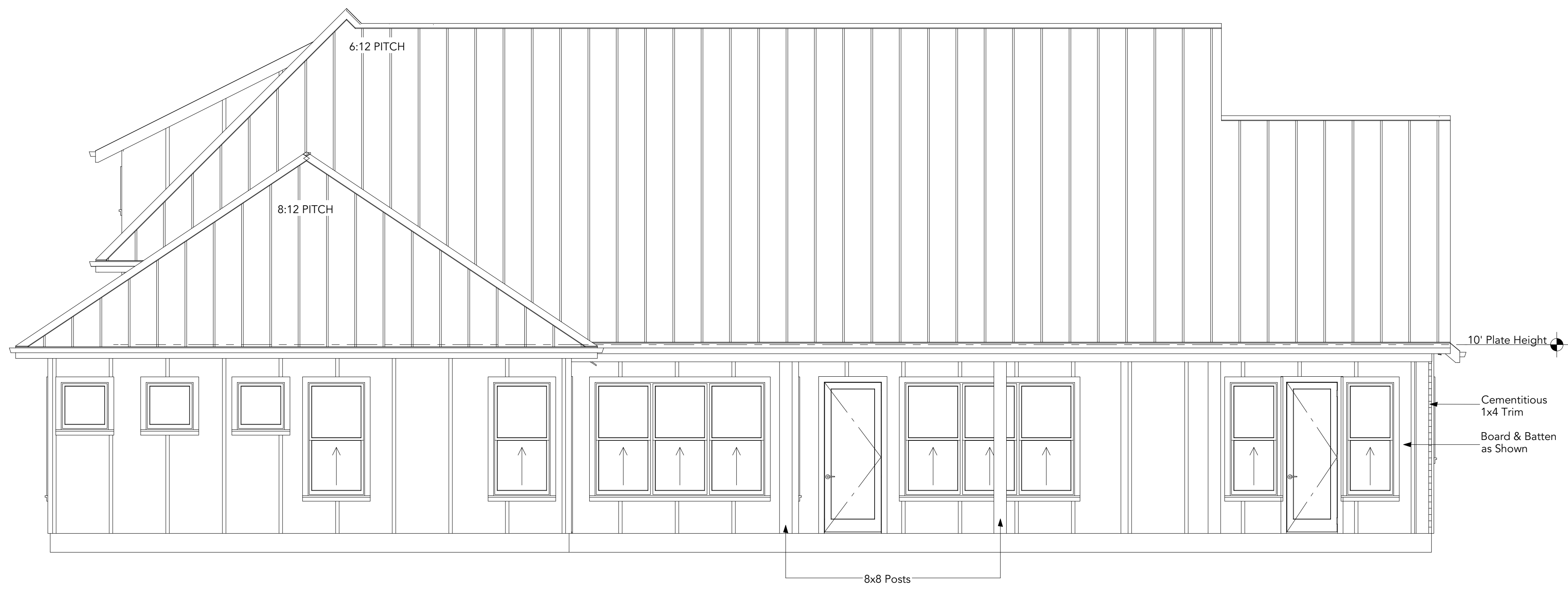
As Noted

SHEET:

A-2



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



REAR ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

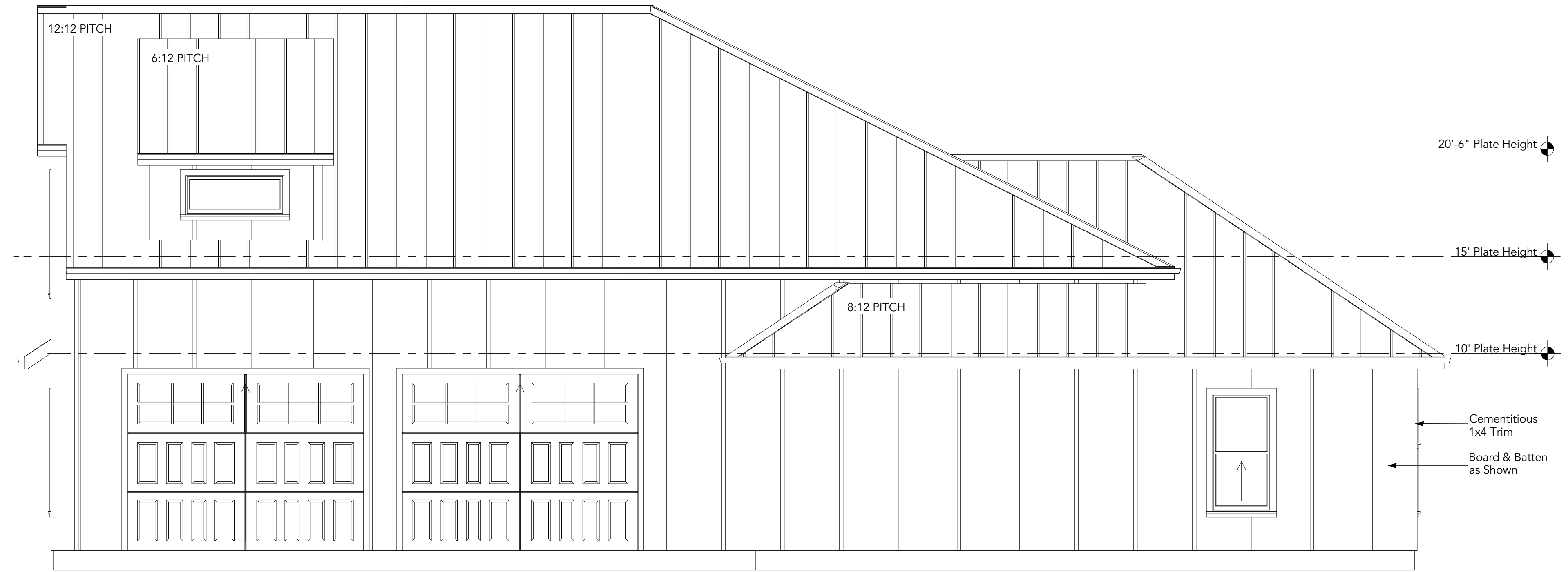
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

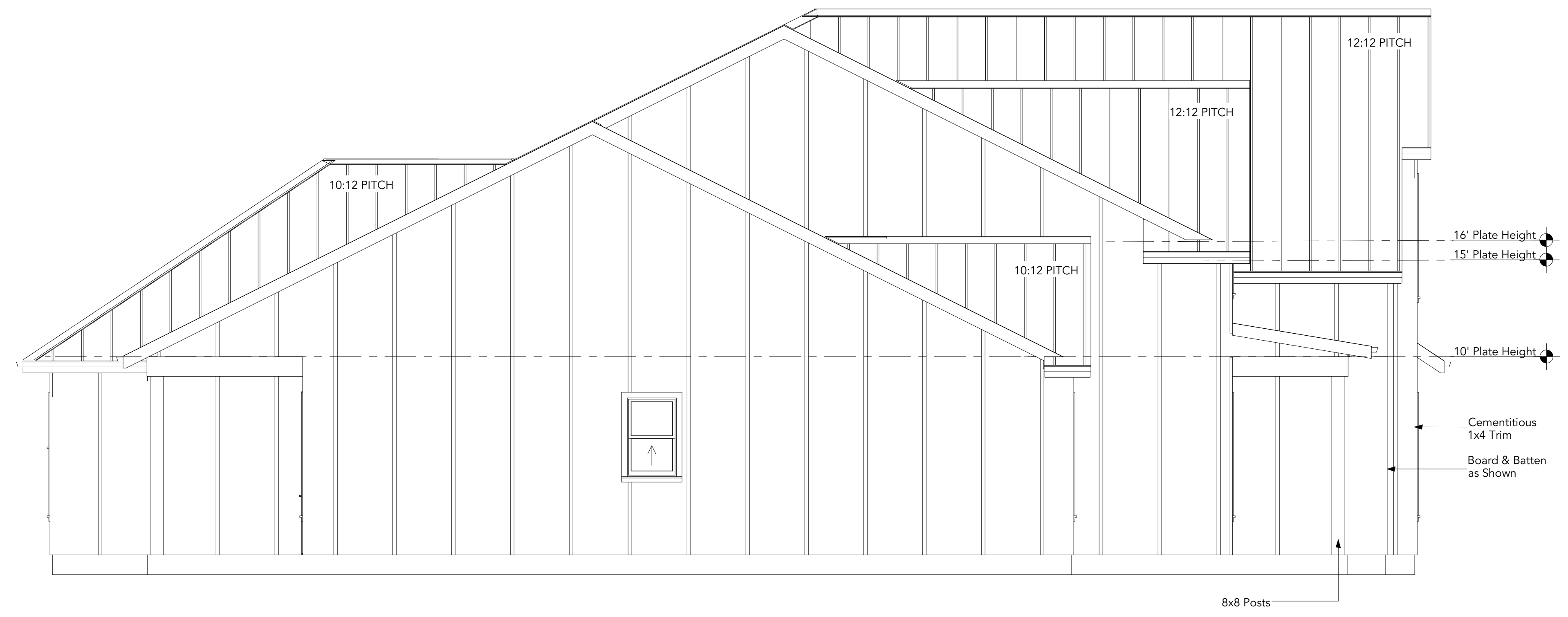
DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



LEFT ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

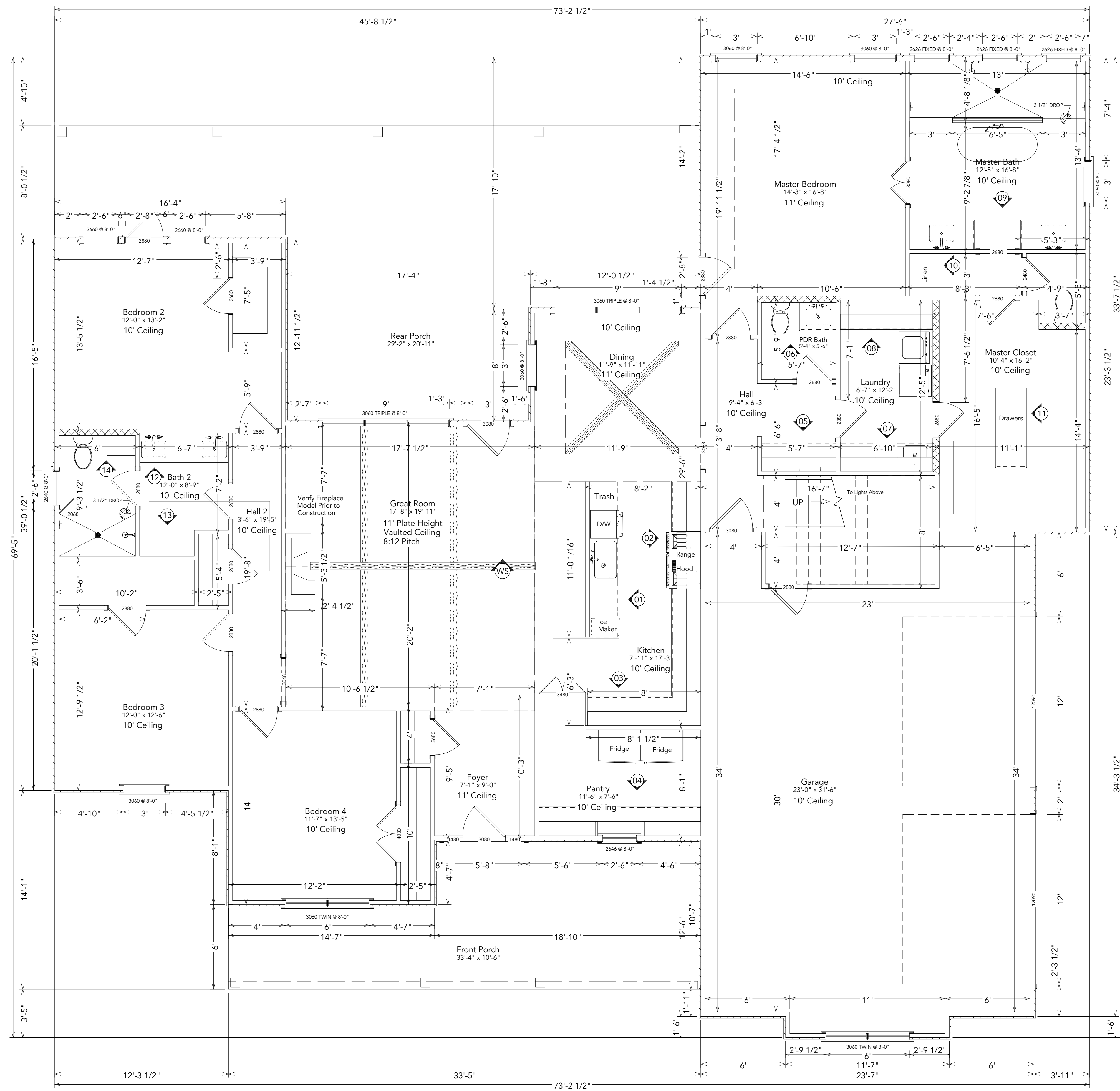
2/20/2023

SCALE:

As Noted

SHEET:

A-4



1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

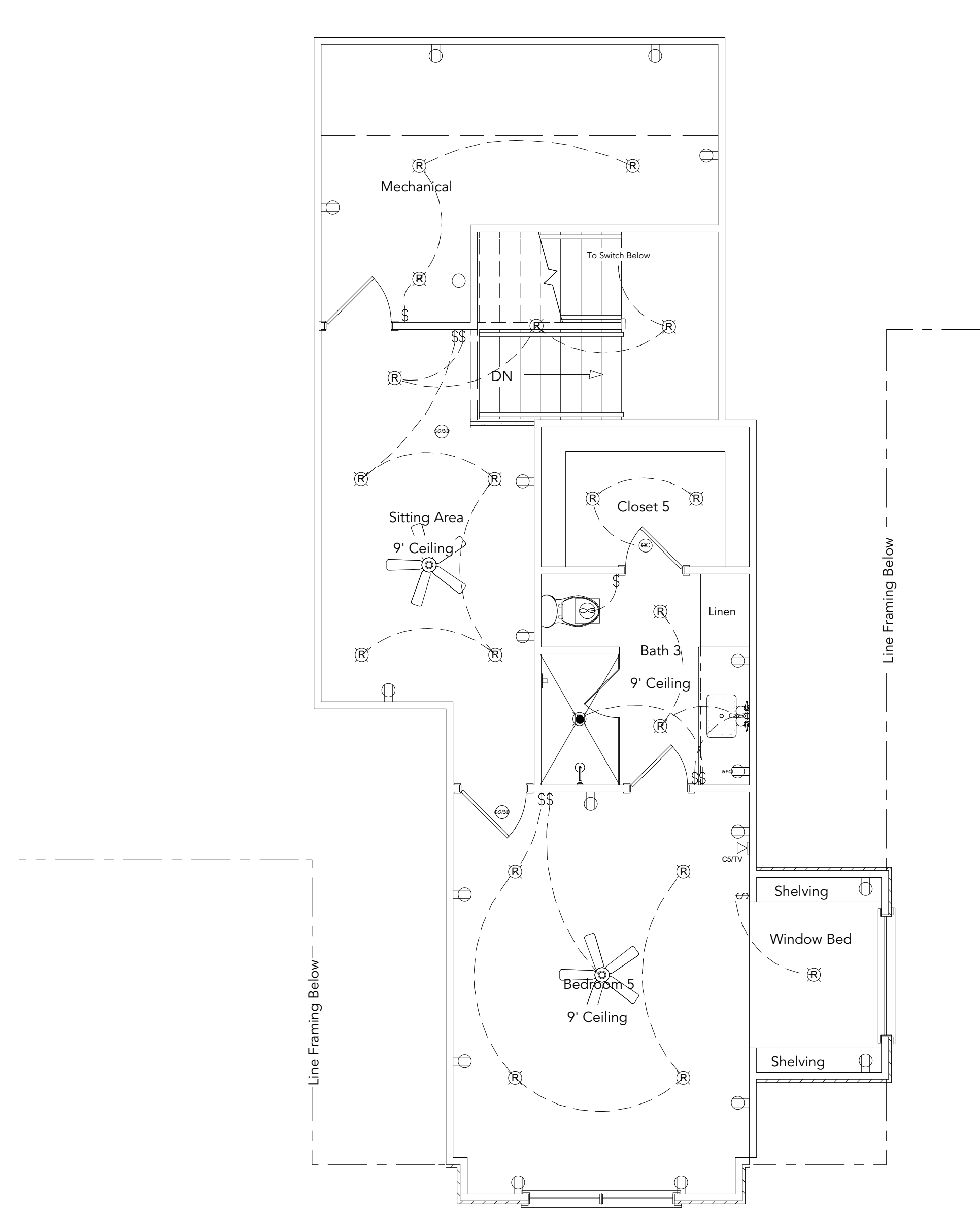
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

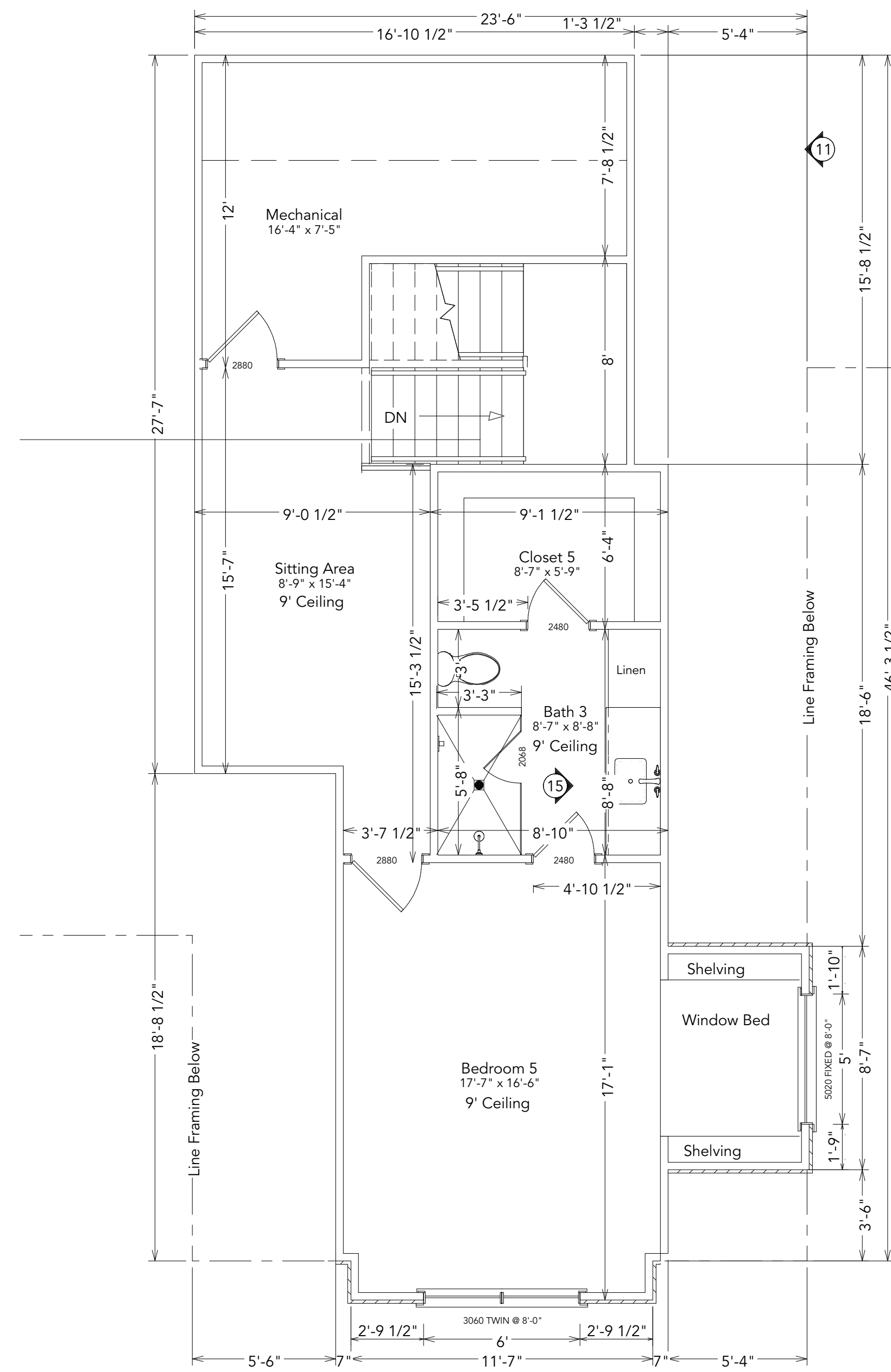
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
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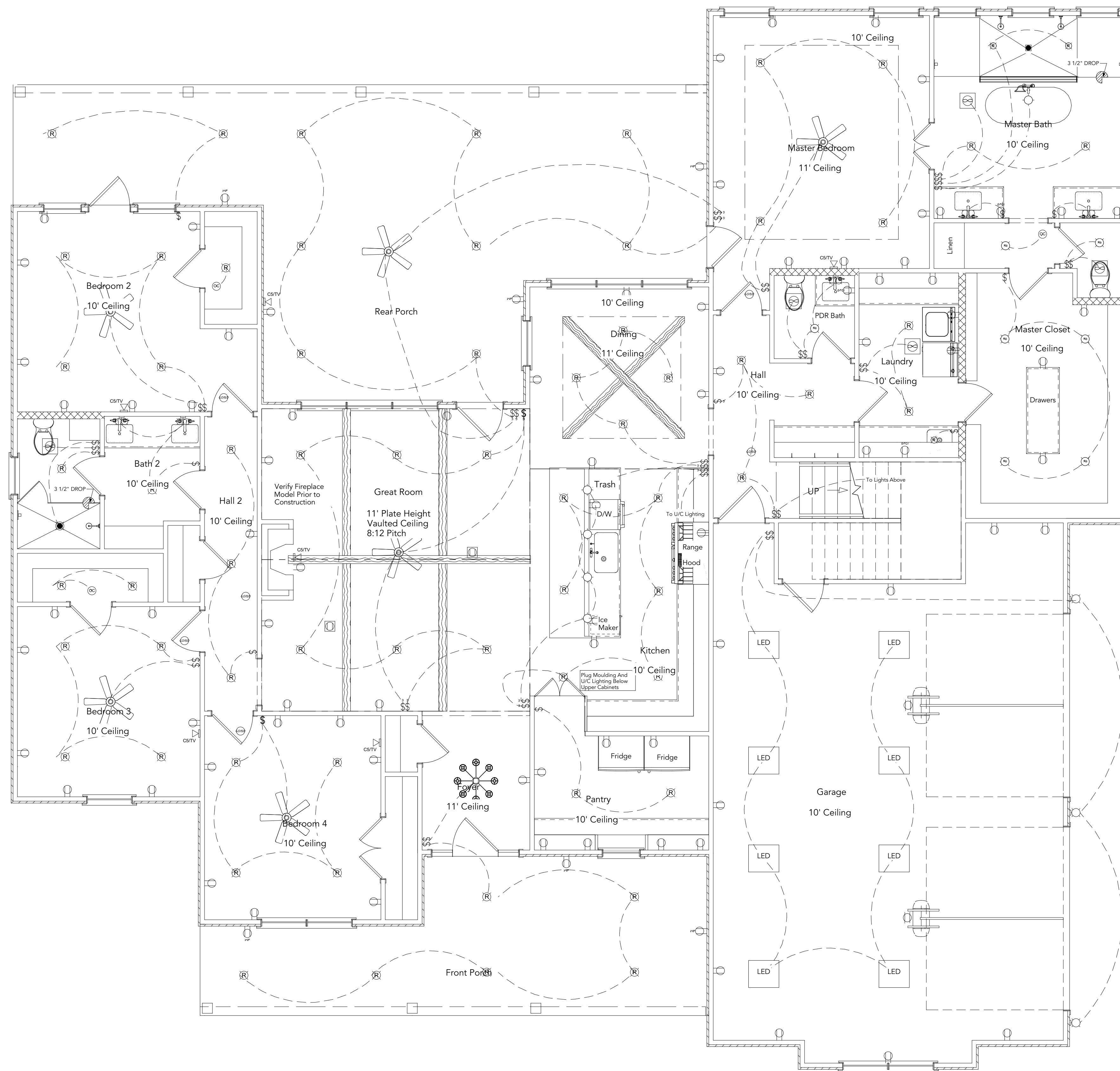
2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-6



ELECTRICAL PLAN
SCALE - 1/4" = 1'-0"

Electrical Notes:
Plugs for Christmas Lighting at All Front Eaves
Flood Lighting at Perimeter
Switch or Photocell TBD by Owner

3D Perspective	2D Symbol	Qty	Description
		95	Duplex
		4	GFCI
		6	Duplex Weatherproof
		2	Duplex Ceiling Mounted
		2	Duplex Floor Mounted Receptacle
		2	220V
		45	Single Pole Switch
		14	3-Way Switch
		4	Occupancy Sensor
		7	CATS w/ TV
		8	CO/Smoke Detector
		6	Exhaust
		3	Recessed Down Light 4
		93	Recessed Down Light 6
		6	Vanity Sconce
		4	Island Pendant
		1	Majorca Pendant
		1	Dining Fixture
		8	Ceiling Fan
		8	24x24 LED
		3	Exterior Lantern 2

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

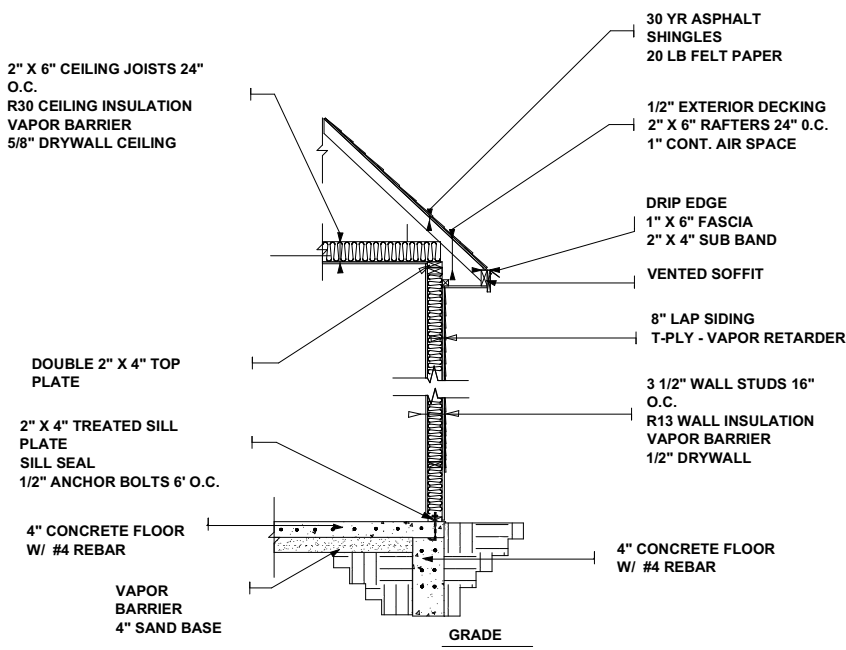
1st Floor
Electrical Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:
2/20/2023
SCALE:
As Noted
SHEET:
A-7

WINDOW SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"	
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"	
PANTRY	1	2646	SINGLE HUNG	8'-0"	
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"	
MASTER BATH	1	3060	SINGLE HUNG	8'-0"	
MASTER BATH	3	2626	FIXED GLASS	8'-0"	
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"	
DINING	1	3060TRIPLE	SINGLE HUNG	8'-0"	
DINING	1	3060	SINGLE HUNG	8'-0"	
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"	
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"	
BATH 2	1	2640	SINGLE HUNG	8'-0"	
BEDROOM 5	1	3060TWIN	SINGLE HUNG	8'-0"	
BEDROOM 5	1	5020	FIXED GLASS	8'-0"	
ATTIC	2	5020	FIXED GLASS	15'-6"	
ATTIC	1	2640	FIXED GLASS	17'-3"	

DOOR SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS	
FRONT PORCH/FOYER	1	5880 RH	EXT. HINGED DOOR	GLASS PANEL	
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL	
REAR PORCH/MASTER BED	1	2880 RH	EXT. HINGED DOOR	GLASS PANEL	
REAR PORCH/BED 2	1	2880 LH	EXT. HINGED DOOR	GLASS PANEL	
GARAGE/STORAGE	1	2880 RH	EXT. HINGED DOOR		
GARAGE/HALL	1	3080 LH	EXT. HINGED DOOR		
FOYER/CLOSET	1	2680 LH	HINGED DOOR		
HALL/LAUNDRY	1	2880 RH	HINGED DOOR		
HALL/PDR BATH	1	2680 RH	HINGED DOOR		
HALL/MASTER BED	1	2880 LH	HINGED DOOR		
MASTER BED/MASTER BATH	1	3080 L/R	DOUBLE HINGED		
MASTER BATH	1	2480 LH	HINGED DOOR		
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR		
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR		
HALL 2/BED 4	1	2880 RH	HINGED DOOR		
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED		
HALL 2/BED 3	1	2880 RH	HINGED DOOR		
BEDROOM 3/CLOSET 3	1	2880 RH	HINGED DOOR		
HALL 2/LINEN	1	2680 LH	HINGED DOOR		
HALL 2/BATH 2	1	2680 LH	HINGED DOOR		
BATH 2	1	2680 LH	HINGED DOOR		
HALL 2/BEDROOM 2	1	2880 RH	HINGED DOOR		
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR		
SITTING AREA/MECHANICAL	1	2880 LH	HINGED DOOR		
SITTING AREA/BED 5	1	2880 RH	HINGED DOOR		
BEDROOM 5/BATH 3	1	2480 LH	HINGED DOOR		
BATH 3/CLOSET 5	1	2480 RH	HINGED DOOR		

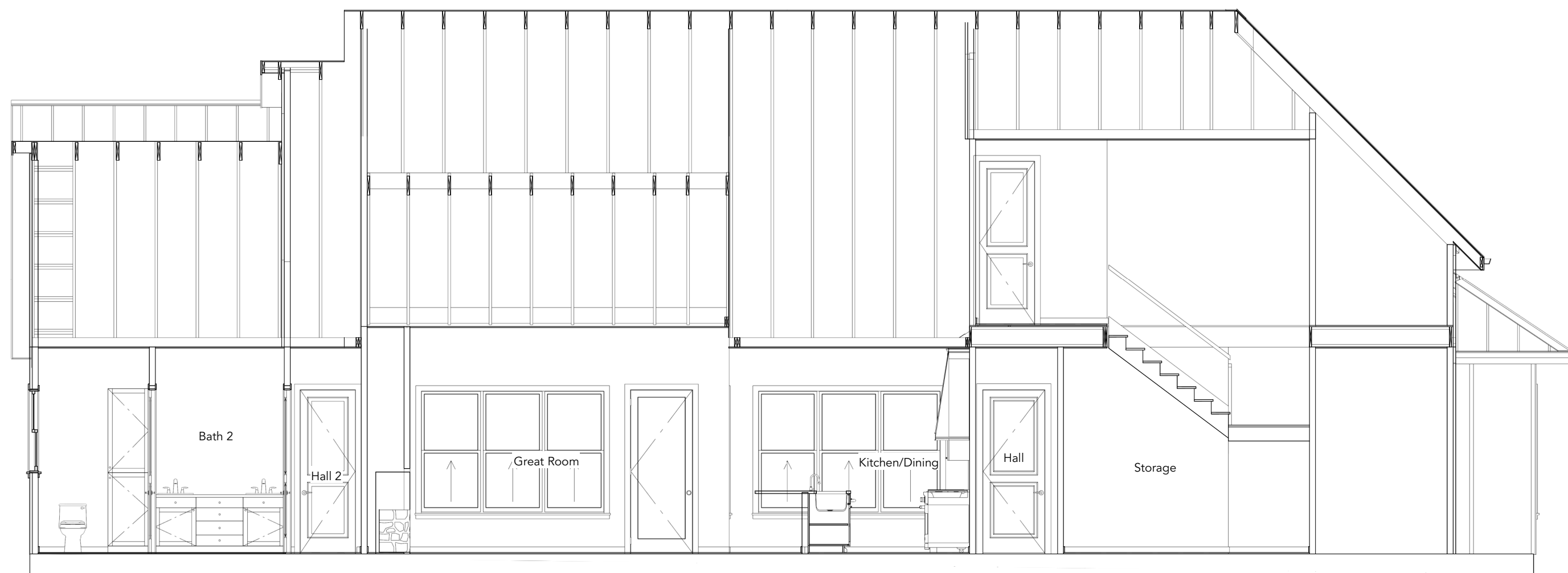


Typical 1 Story Section

NOTE: SEE ENGINEERED STRUCTURAL

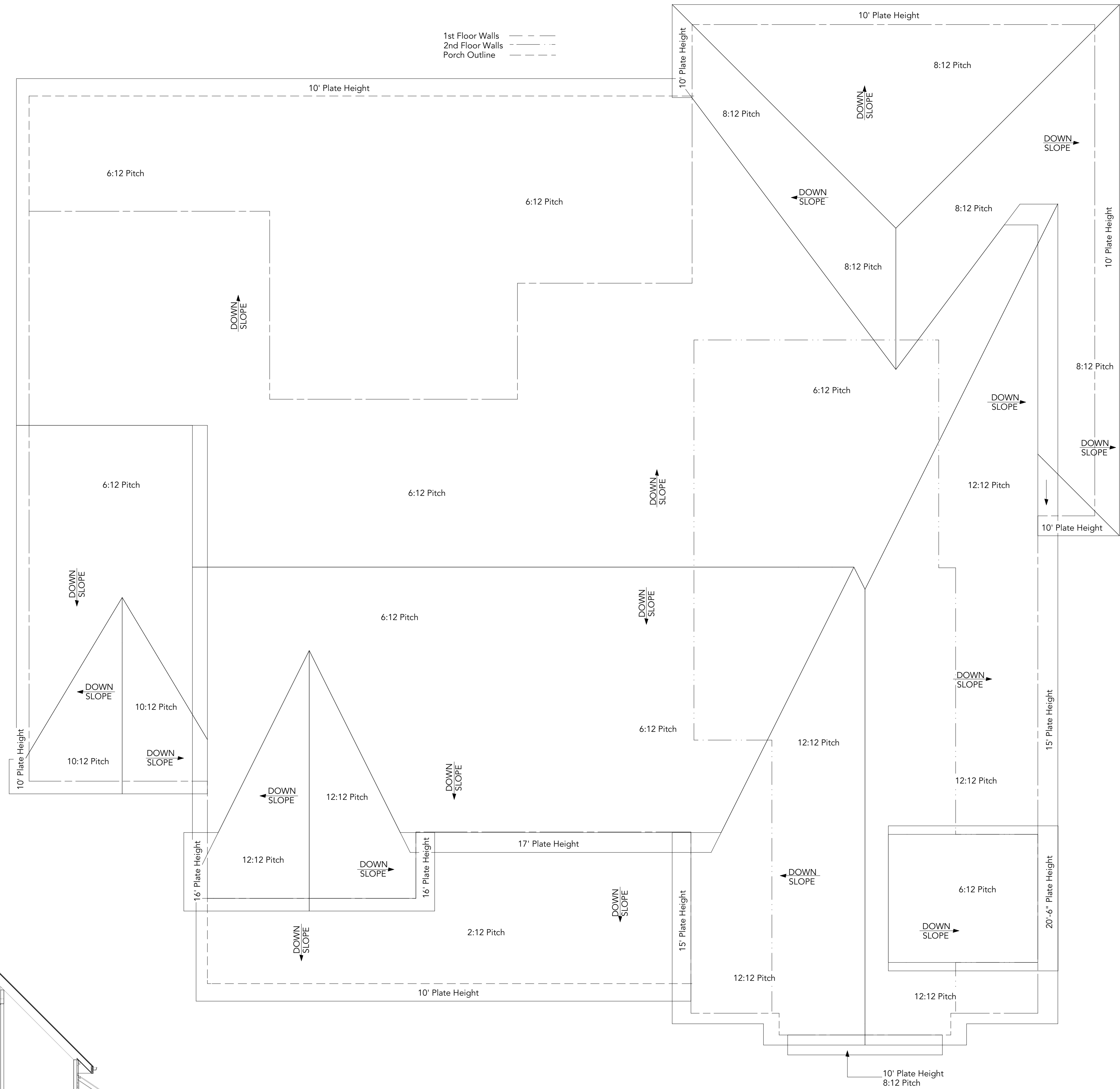
TYP. WALL SECTION

NOT TO SCALE



WALL SECTION

NOT TO SCALE



ROOF PLAN

SCALE - 3/16" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:

Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

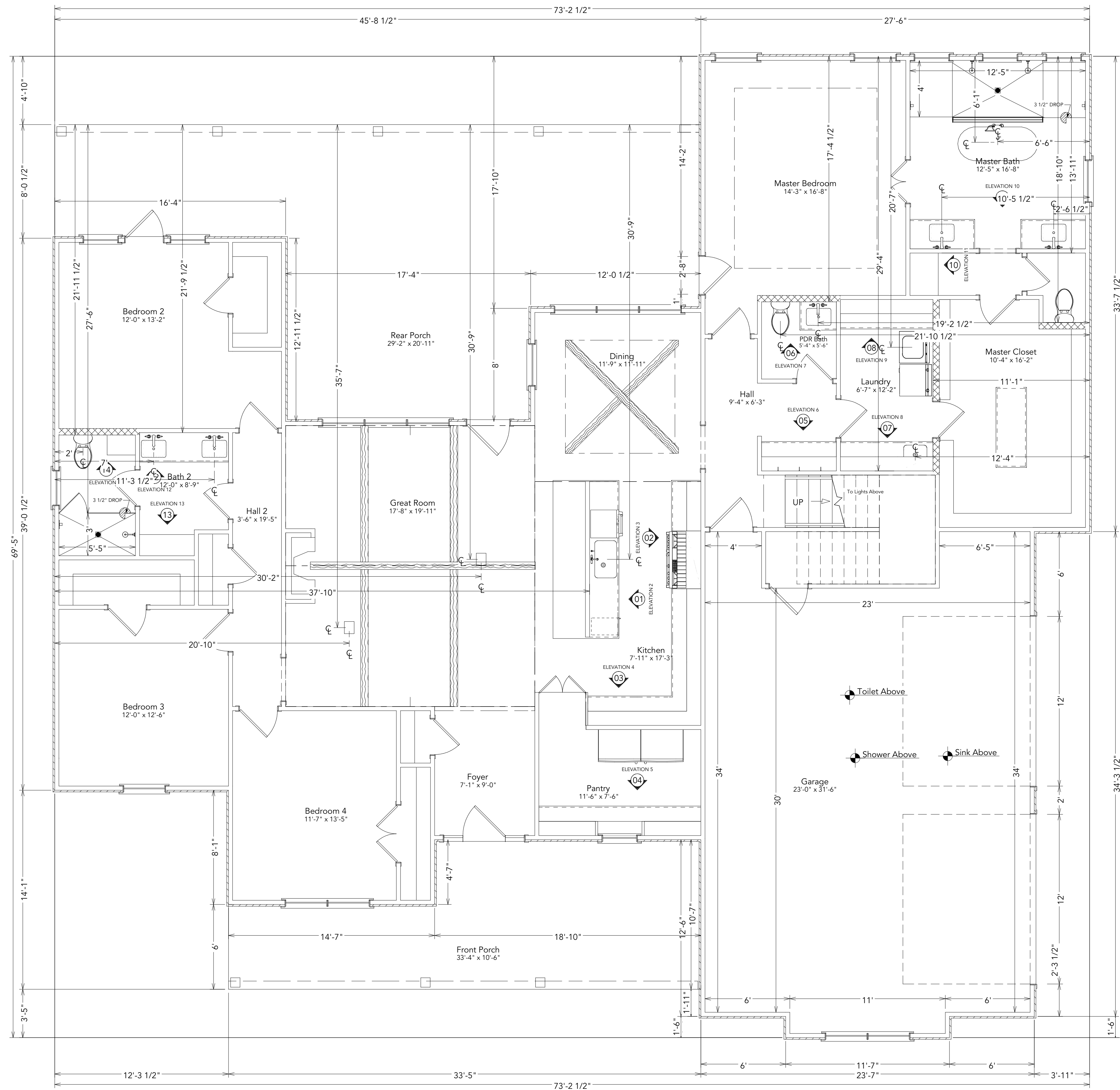
2/20/2023

SCALE:

As Noted

SHEET:

A-8



FOUNDATION/PLUMBING PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/
Plumbing Plan

DRAWINGS PROVIDED BY:
**Chanda Steele
Drafting**
Royse City, TX 409-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-9



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
702 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
704 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
706 S. Alamo Road	Single-Family Home	1981	4,374	N/A	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	N/A	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	N/A	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	N/A	Brick
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
AVERAGES:		1991	4,074	90	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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702 S. Alamo Road



704 S. Alamo



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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706 S. Alamo Road



710 S. Alamo Road



CITY OF ROCKWALL

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804 S. Alamo Road



806 S. Alamo Road



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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808 S. Alamo Road



703 Forest Trace



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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705 Forest Trace



707 Forest Trace



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 Jerret R. Smith 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 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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 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 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 Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Location Map

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition

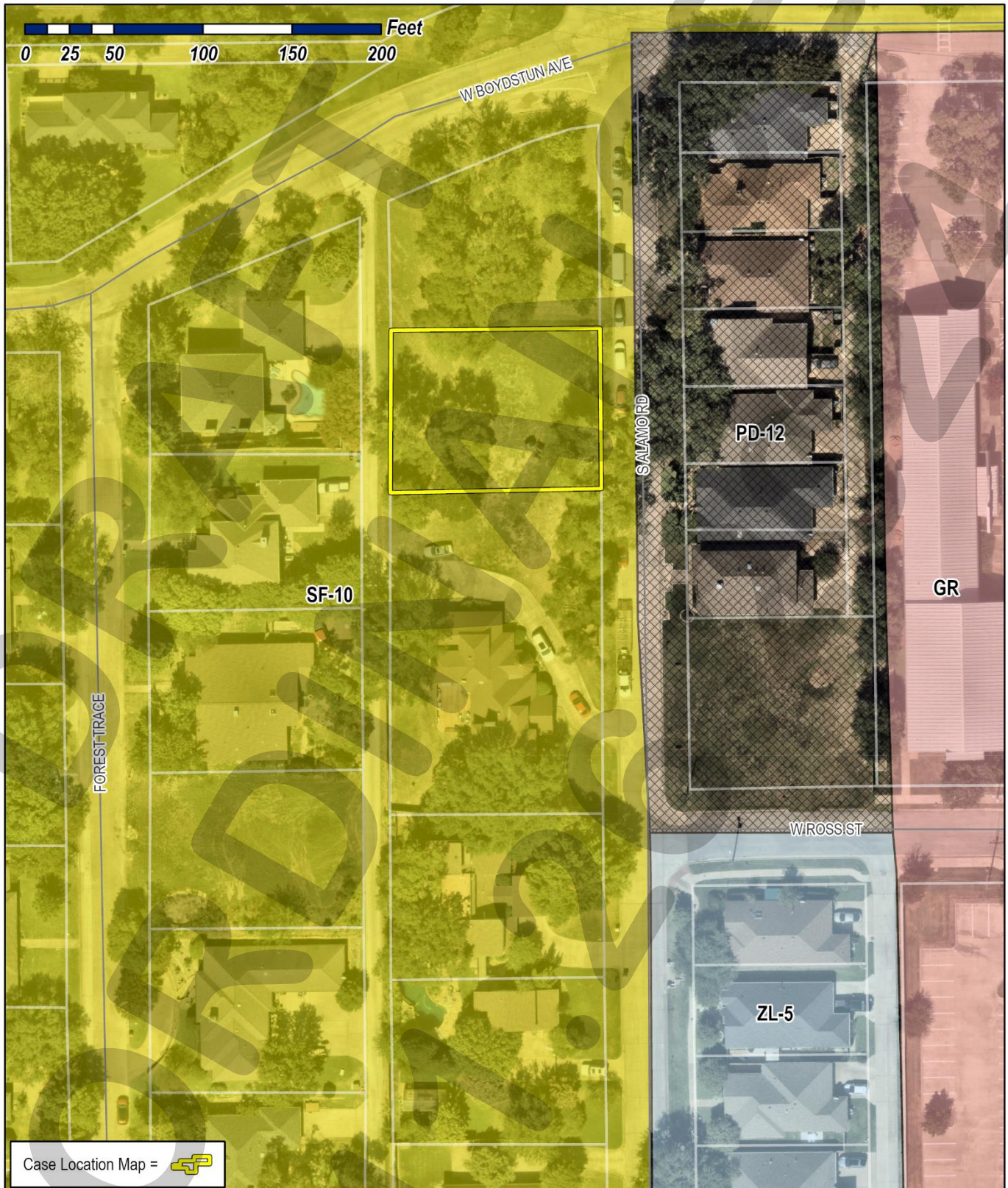


Exhibit 'B':
Residential Plot Plan

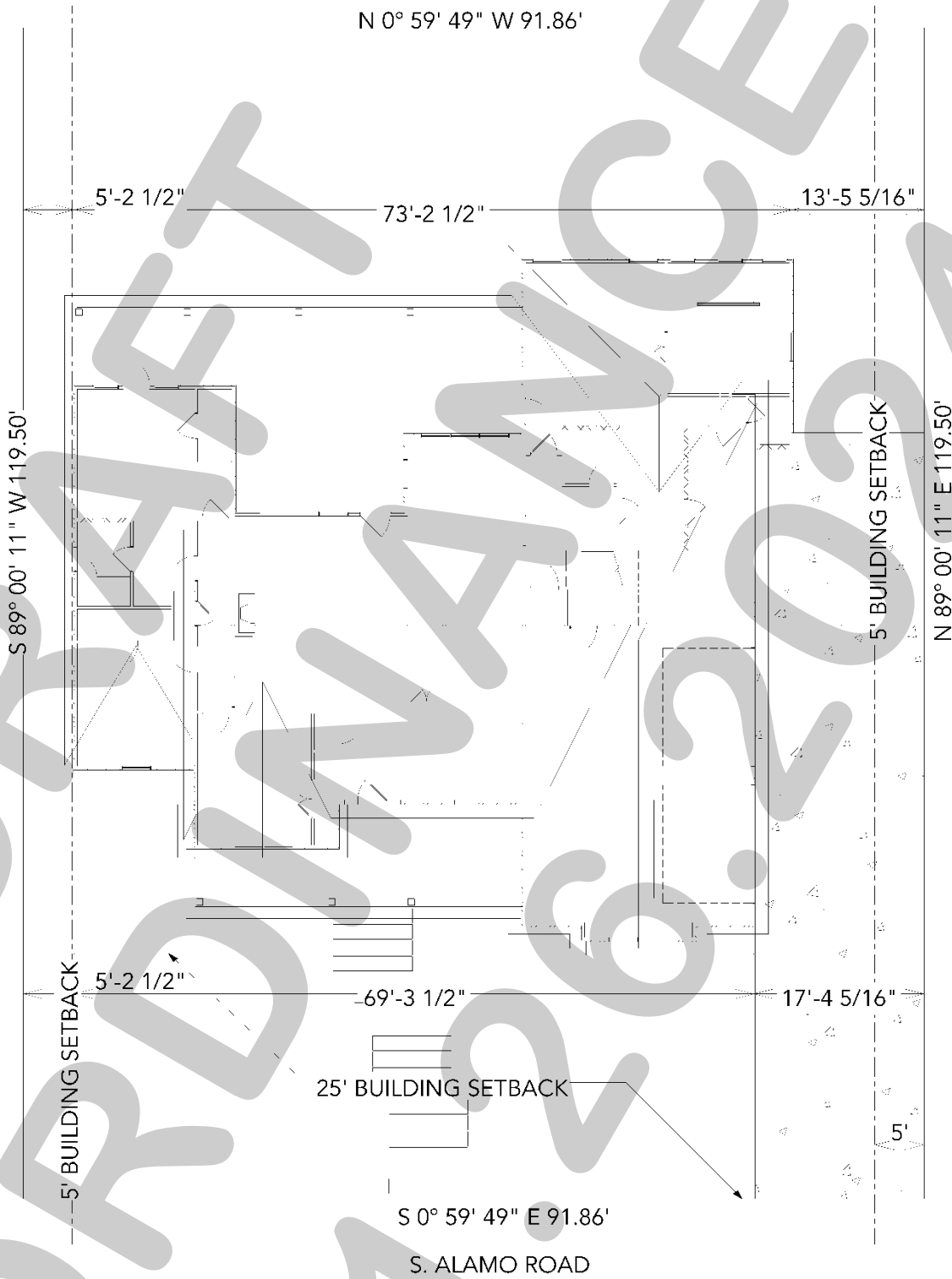


Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: December 10, 2024

APPLICANT: Jerret R. Smith

CASE NUMBER: Z2024-058; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

PURPOSE

The applicant--*Jerret R. Smith*-- 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 addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 1, Block A, Highridge Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Amachris Subdivision, which consists of seven (7) lots developed with

single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (i.e. Lot 2, Block 1, Goliad Place Addition), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (i.e. 703, 705, 707, 711, 713, & 715 Forest Trace) developed with single-family homes and one (1) vacant parcel of land (i.e. 709 Forest Trace). Beyond this is Forest Trace, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OUR Hometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

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 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. 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 within an established subdivision, 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 within close proximity of E. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1910- 1995	N/A
Building SF on Property	1,403 SF – 3,100 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6- feet	5-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	N/A
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) 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 S. Alamo Road and Forest Trace and also provided 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 November 19, 2024, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding 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) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.
 - (c) All residential structures shall be constructed with a minimum 3:12 roof pitch.
 - (d) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
 - (e) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

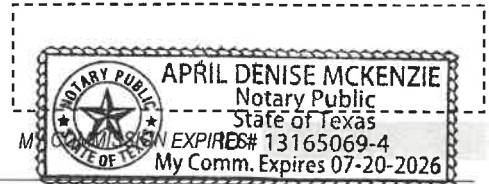
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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 15th DAY OF November, 2024


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
April Denise McKenzie





Case Location Map = 



City of Rockwall

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

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

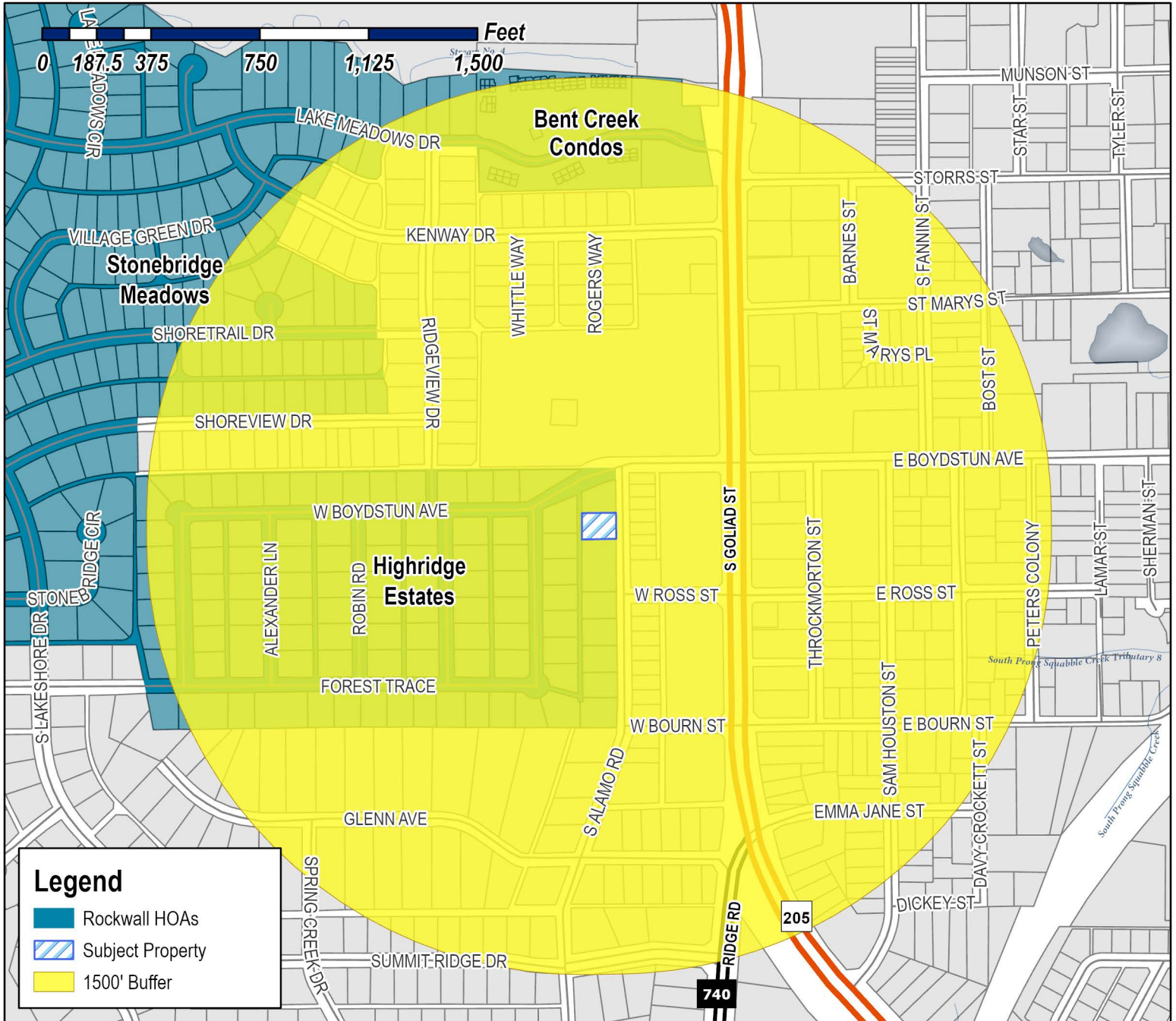




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-058]
Date: Wednesday, November 20, 2024 2:00:37 PM
Attachments: [Public Notice \(P&Z\) \(11.18.2024\).pdf](#)
[HOA Map \(11.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

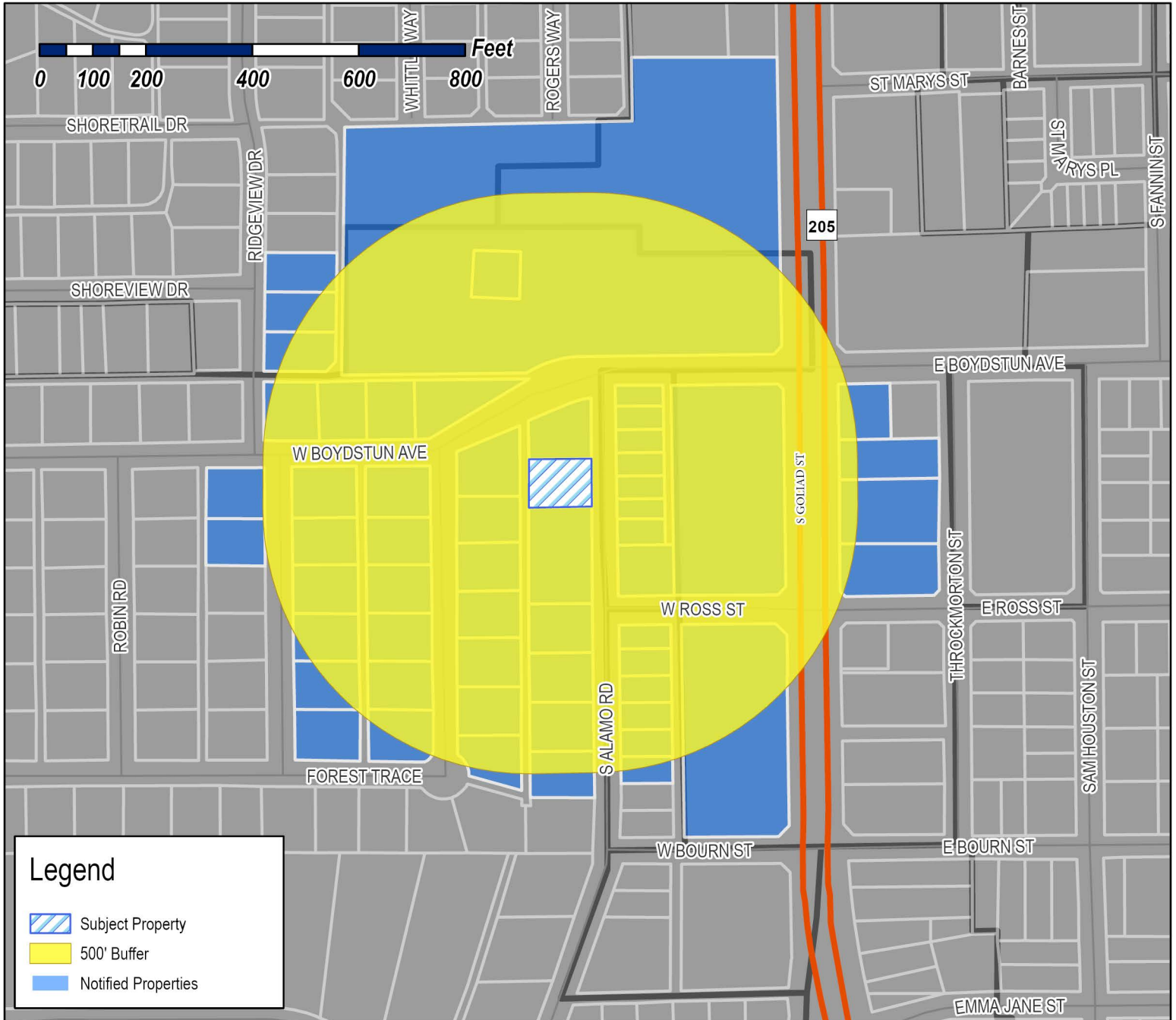
972-771-7745 Ext. 6568



City of Rockwall

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

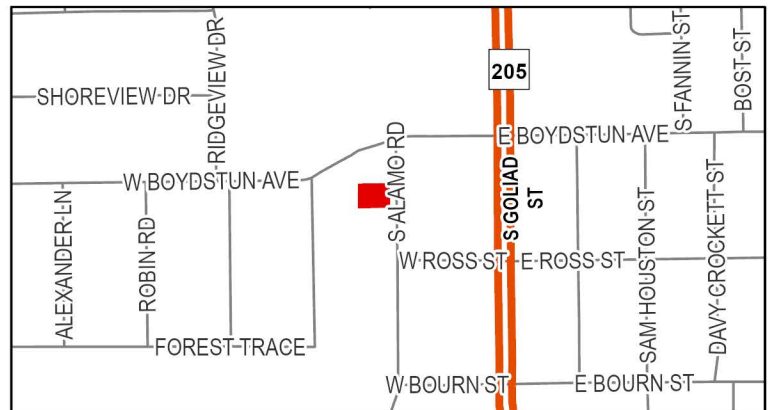
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024

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



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

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:

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 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. Z2024-058: SUP for Residential Infill

Please place a check mark on the appropriate line below:

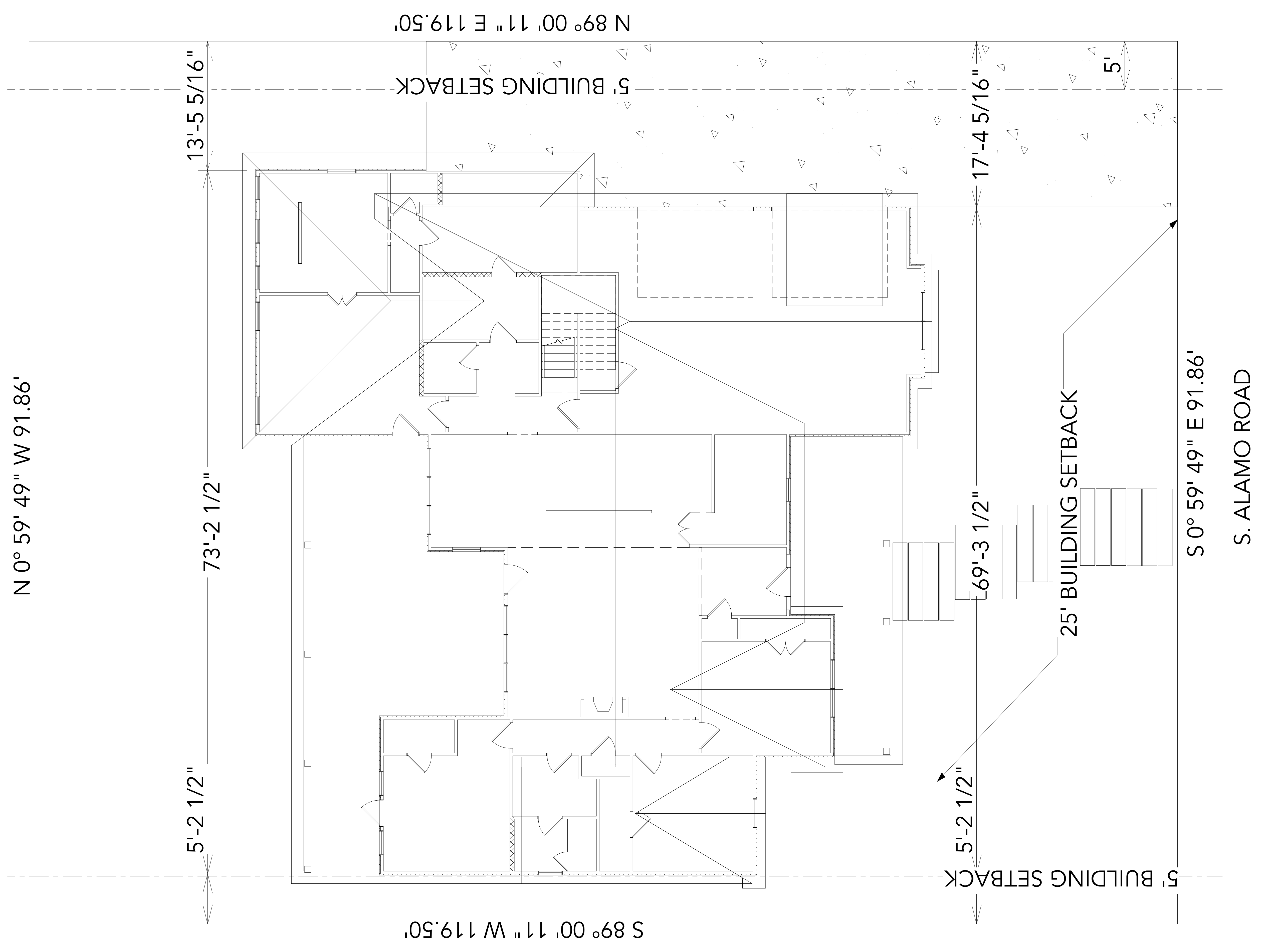
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

13'-5 5/16"

73'-2 1/2"

5'-2 1/2"

S 89° 00' 11" W 119.50'

5' BUILDING SETBACK

69'-3 1/2"

25' BUILDING SETBACK

17'-4 5/16"

5'

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

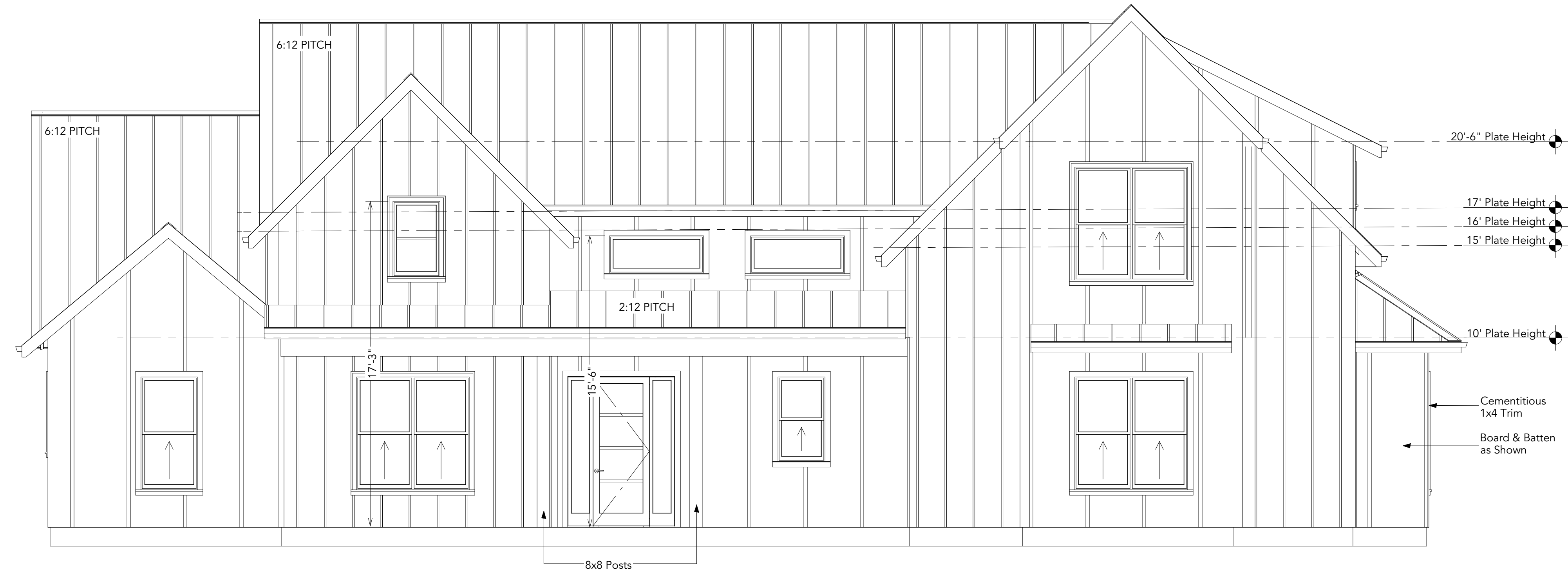
2/20/2023

SCALE:

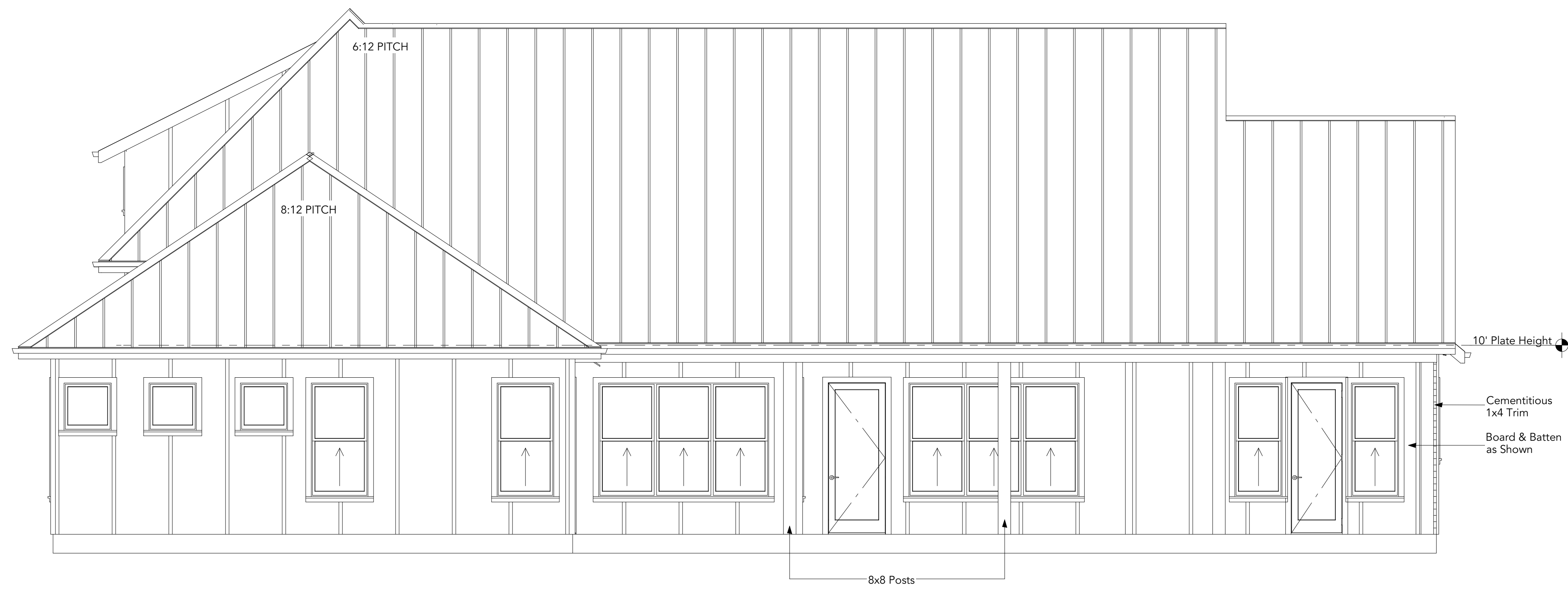
As Noted

SHEET:

A-2



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



REAR ELEVATION
SCALE - 1/4" = 1'-0"

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

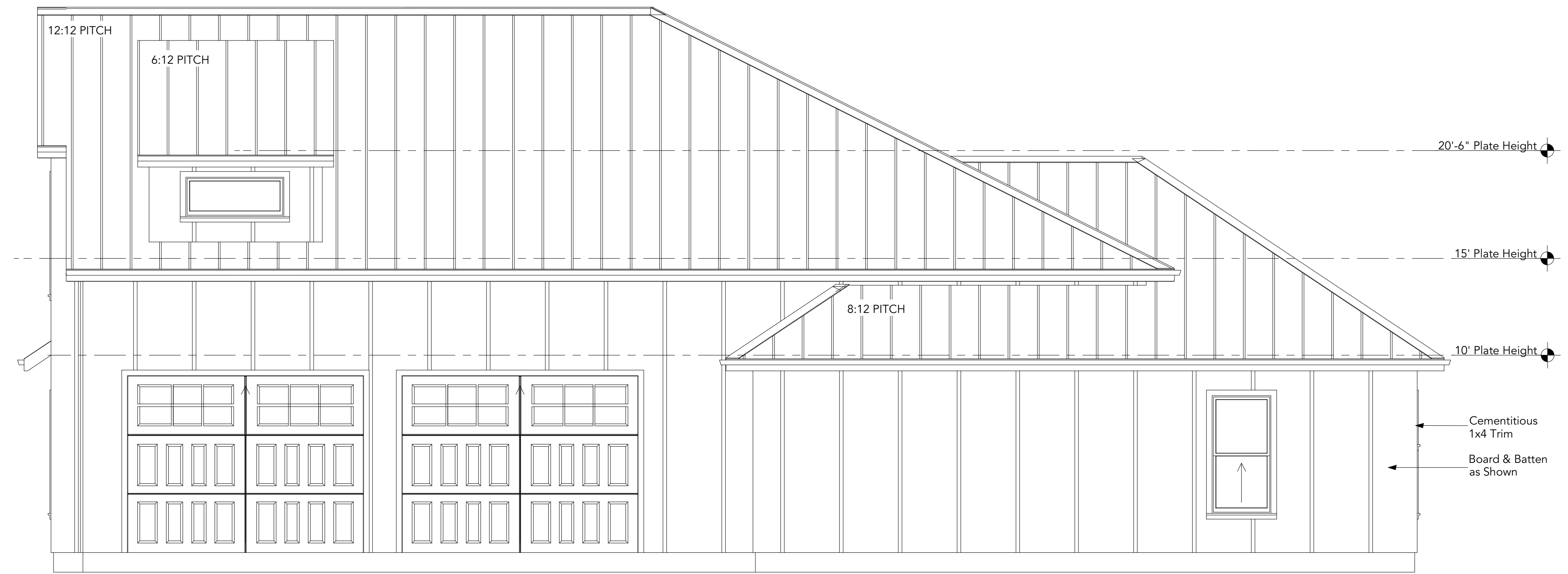
2/20/2023

SCALE:

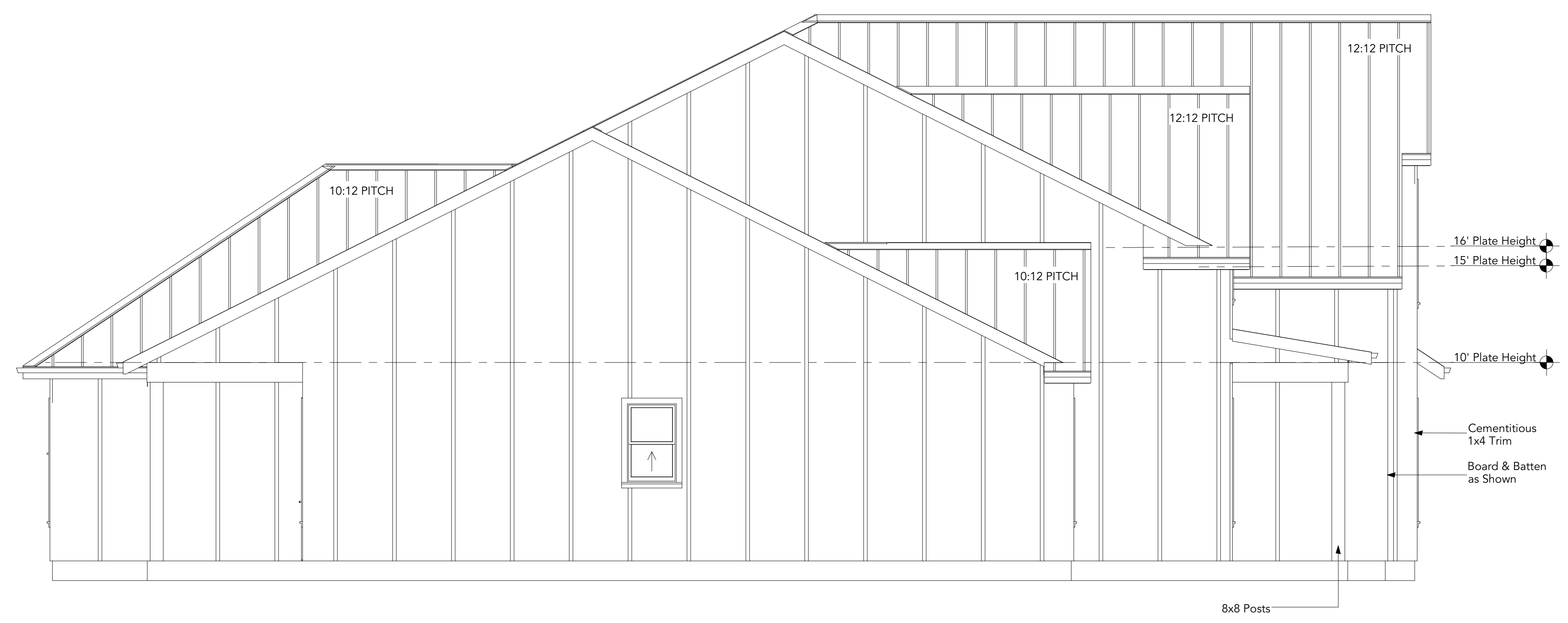
As Noted

SHEET:

A-3



RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



LEFT ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

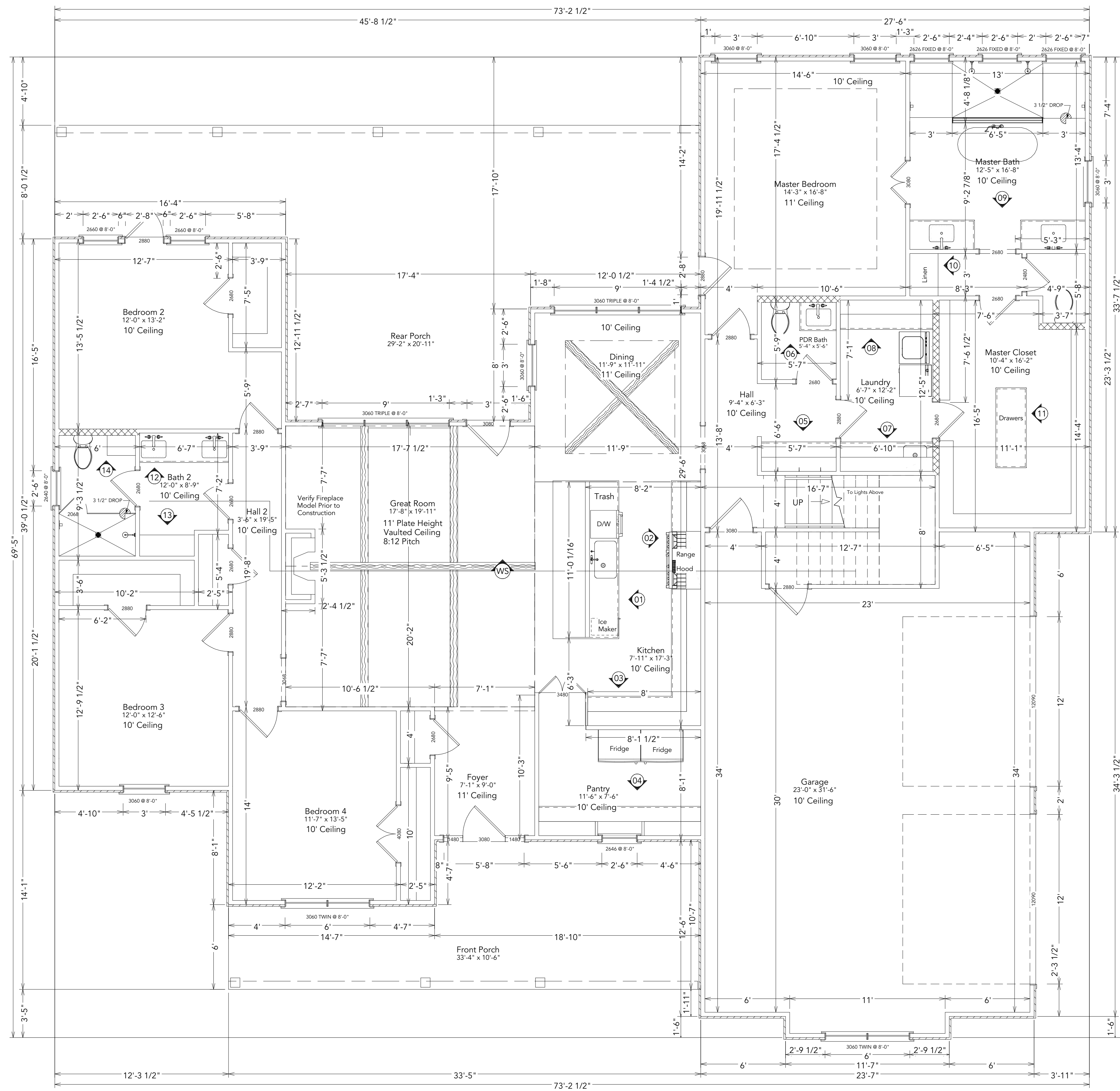
2/20/2023

SCALE:

As Noted

SHEET:

A-4



1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

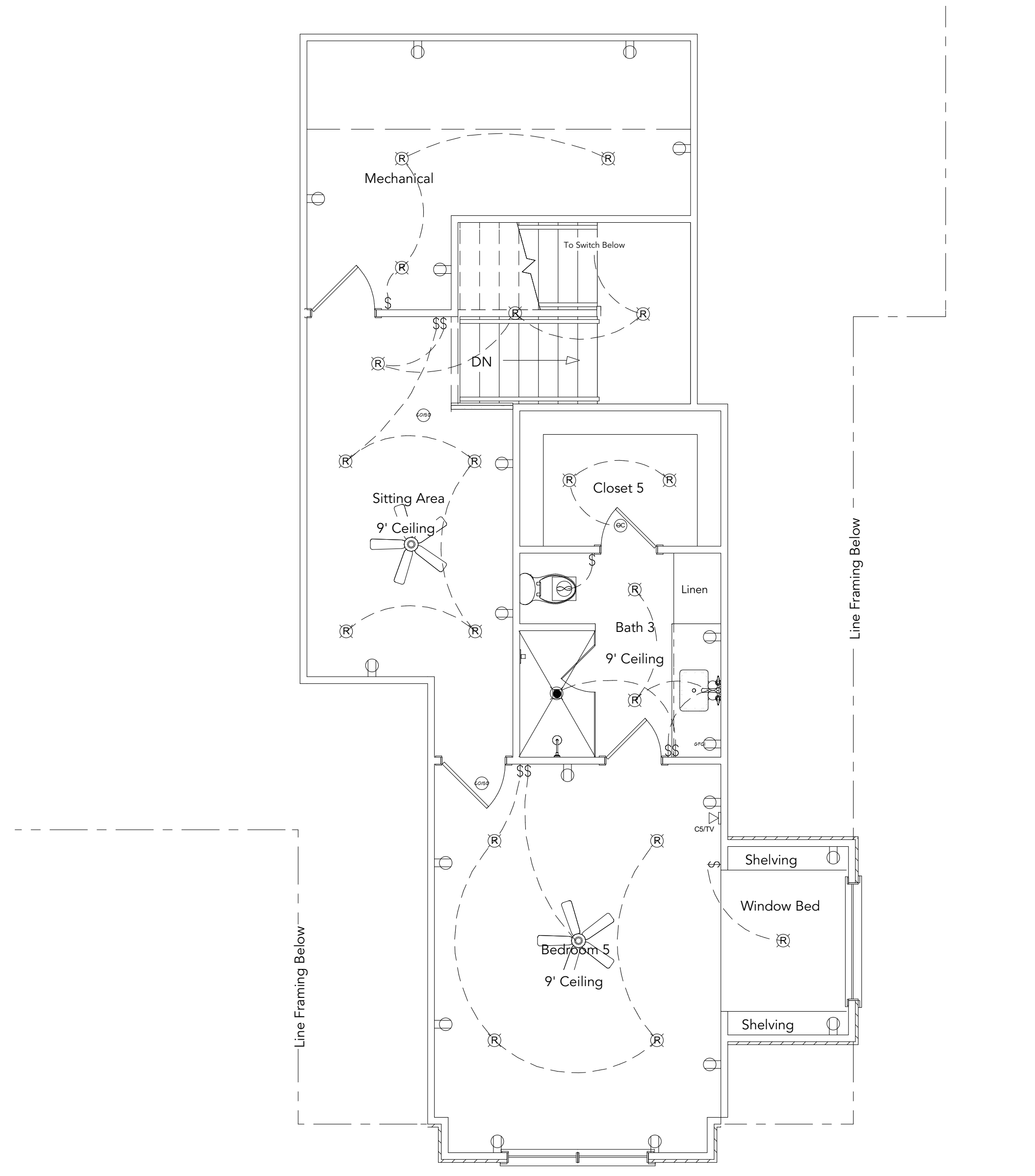
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

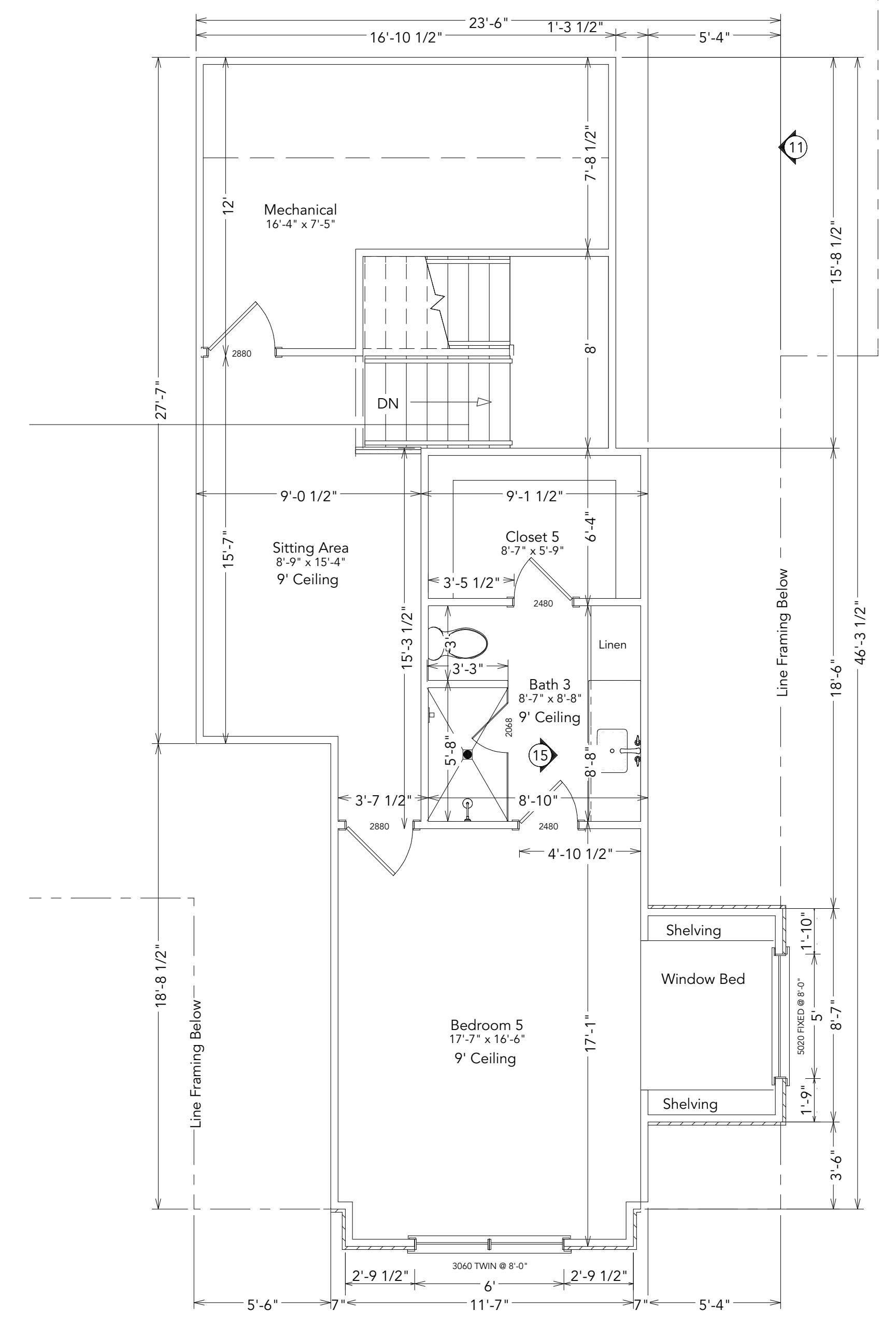
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

2/20/2023

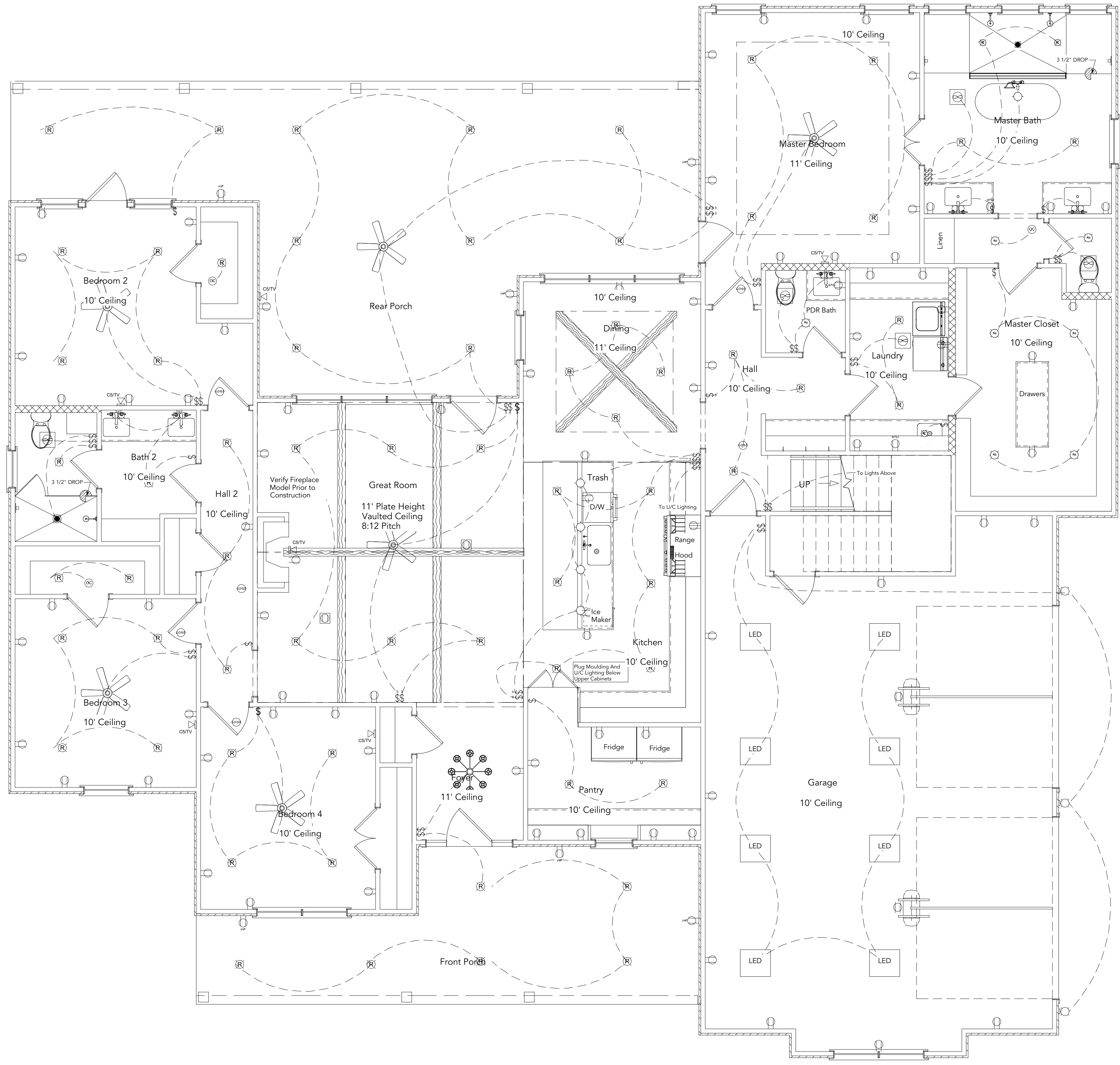
SCALE:

As Noted

SHEET:

A-6

Electrical Notes:
 Plugs for Christmas Lighting at All Front Eaves
 Flood Lighting at Perimeter
 Switch or Photocell TBD by Owner



3D Perspective	2D Symbol	Qty	Description
		95	Duplex
		4	GFCI
		6	Duplex Weatherproof
		2	Duplex Ceiling Mounted
		2	Duplex Floor Mounted Receptacle
		2	220V
		45	Single Pole Switch
		14	3-Way Switch
		4	Occupancy Sensor
		7	CATS w/ TV
		8	CO/Smoke Detector
		6	Exhaust
		3	Recessed Down Light 4
		93	Recessed Down Light 6
		6	Vanity Sconce
		4	Island Pendant
		1	Majorca Pendant
		1	Dining Fixture
		8	Ceiling Fan
		8	24x24 LED
		3	Exterior Lantern 2

ELECTRICAL PLAN
 SCALE - 1/4" = 1'-0"

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

1st Floor
 Electrical Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

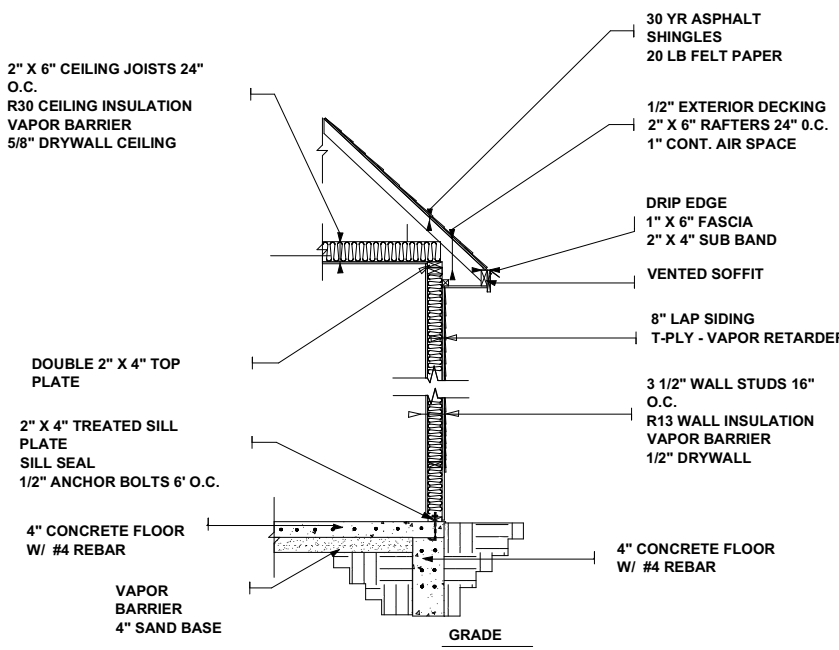
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
 A-7

WINDOW SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"	
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"	
PANTRY	1	2646	SINGLE HUNG	8'-0"	
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"	
MASTER BATH	1	3060	SINGLE HUNG	8'-0"	
MASTER BATH	3	2626	FIXED GLASS	8'-0"	
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"	
DINING	1	3060TRIPLE	SINGLE HUNG	8'-0"	
DINING	1	3060	SINGLE HUNG	8'-0"	
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"	
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"	
BATH 2	1	2640	SINGLE HUNG	8'-0"	
BEDROOM 5	1	3060TWIN	SINGLE HUNG	8'-0"	
BEDROOM 5	1	5020	FIXED GLASS	8'-0"	
ATTIC	2	5020	FIXED GLASS	15'-6"	
ATTIC	1	2640	FIXED GLASS	17'-3"	

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH/FOYER	1	5880 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	2880 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2880 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	2880 RH	EXT. HINGED DOOR	
GARAGE/HALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2880 RH	HINGED DOOR	
HALL/PDR BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2880 LH	HINGED DOOR	
MASTER BED/MASTER BATH	1	3080 L/R	DOUBLE HINGED	
MASTER BATH	1	2480 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 4	1	2880 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED	
HALL 2/BED 3	1	2880 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2880 RH	HINGED DOOR	
HALL 2/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2680 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2880 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2880 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2880 RH	HINGED DOOR	
BEDROOM 5/BATH 3	1	2480 LH	HINGED DOOR	
BATH 3/CLOSET 5	1	2480 RH	HINGED DOOR	

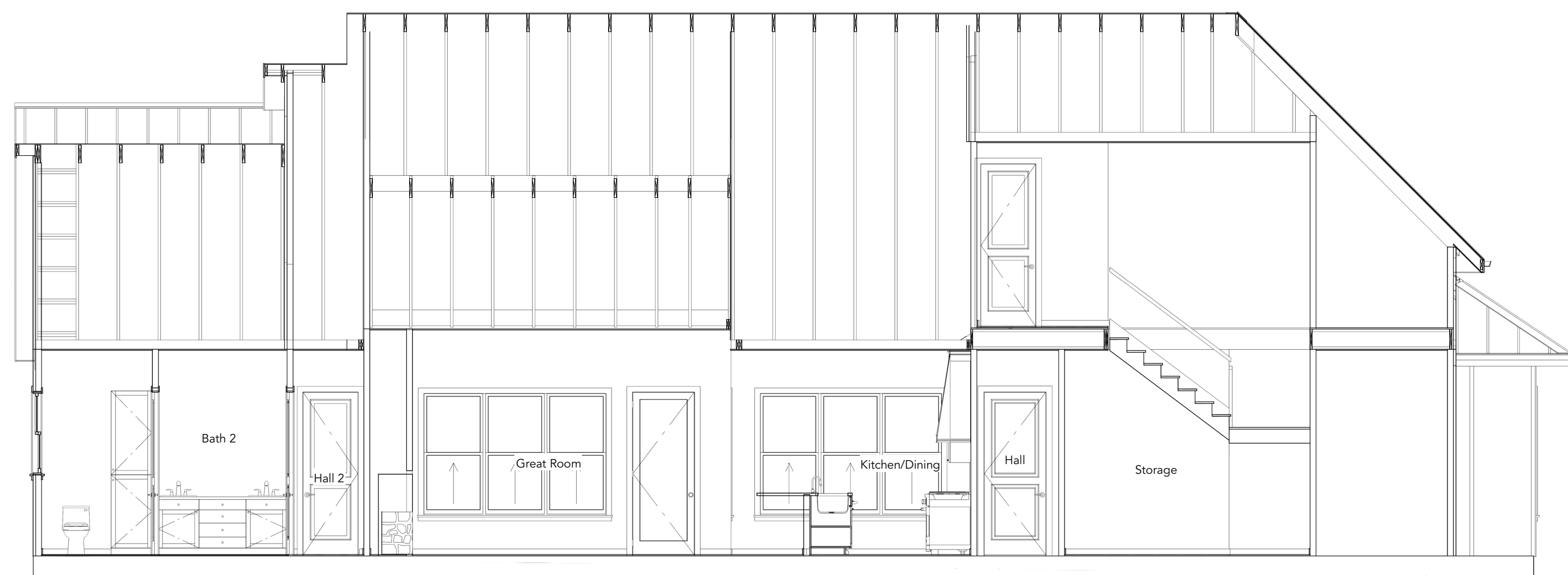


Typical 1 Story Section

NOTE: SEE ENGINEERED STRUCTURAL

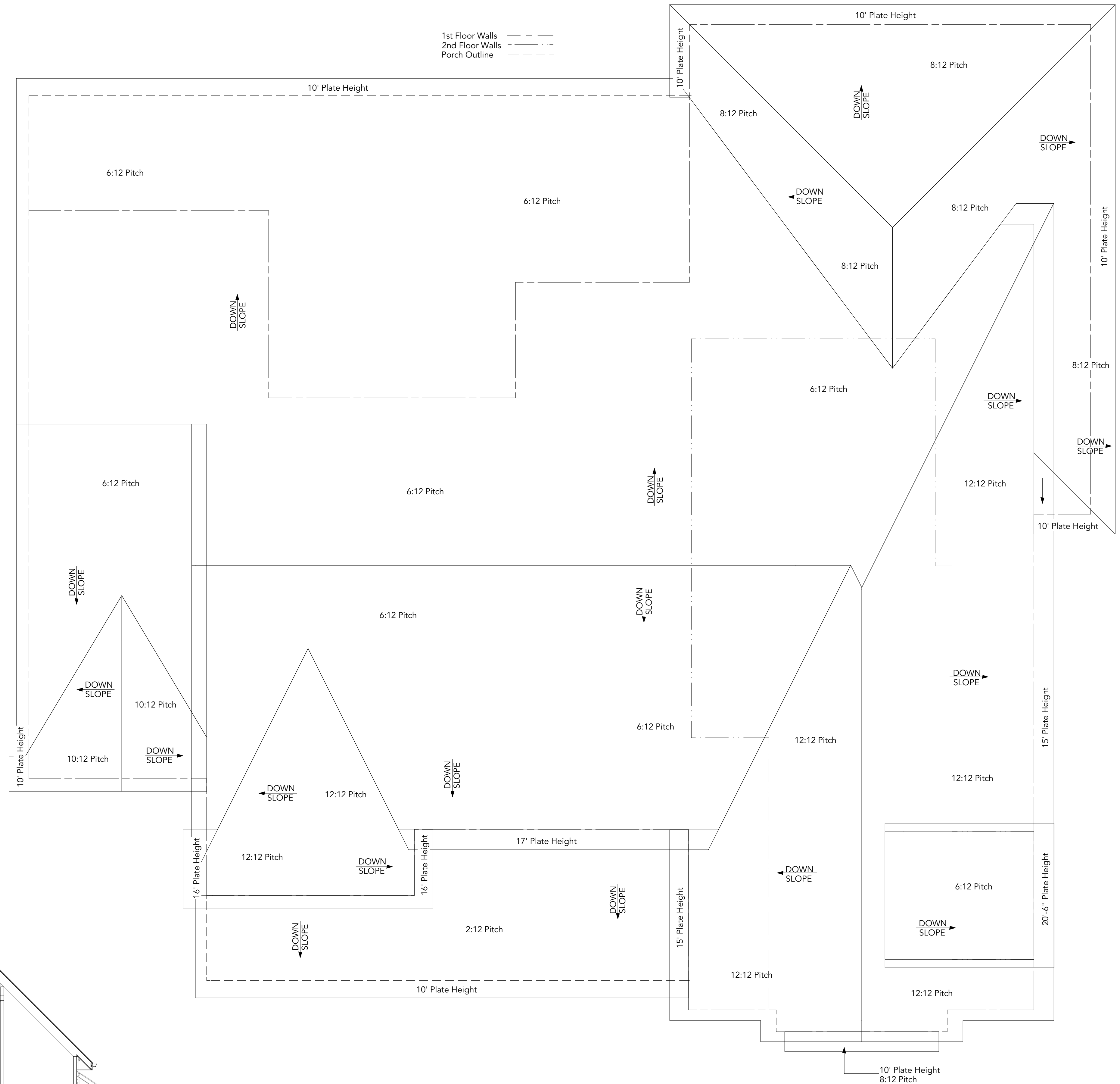
TYP. WALL SECTION

NOT TO SCALE



WALL SECTION

NOT TO SCALE



ROOF PLAN

SCALE - 3/16" = 1'-0"

REVISION TABLE	
#	DATE

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:

Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

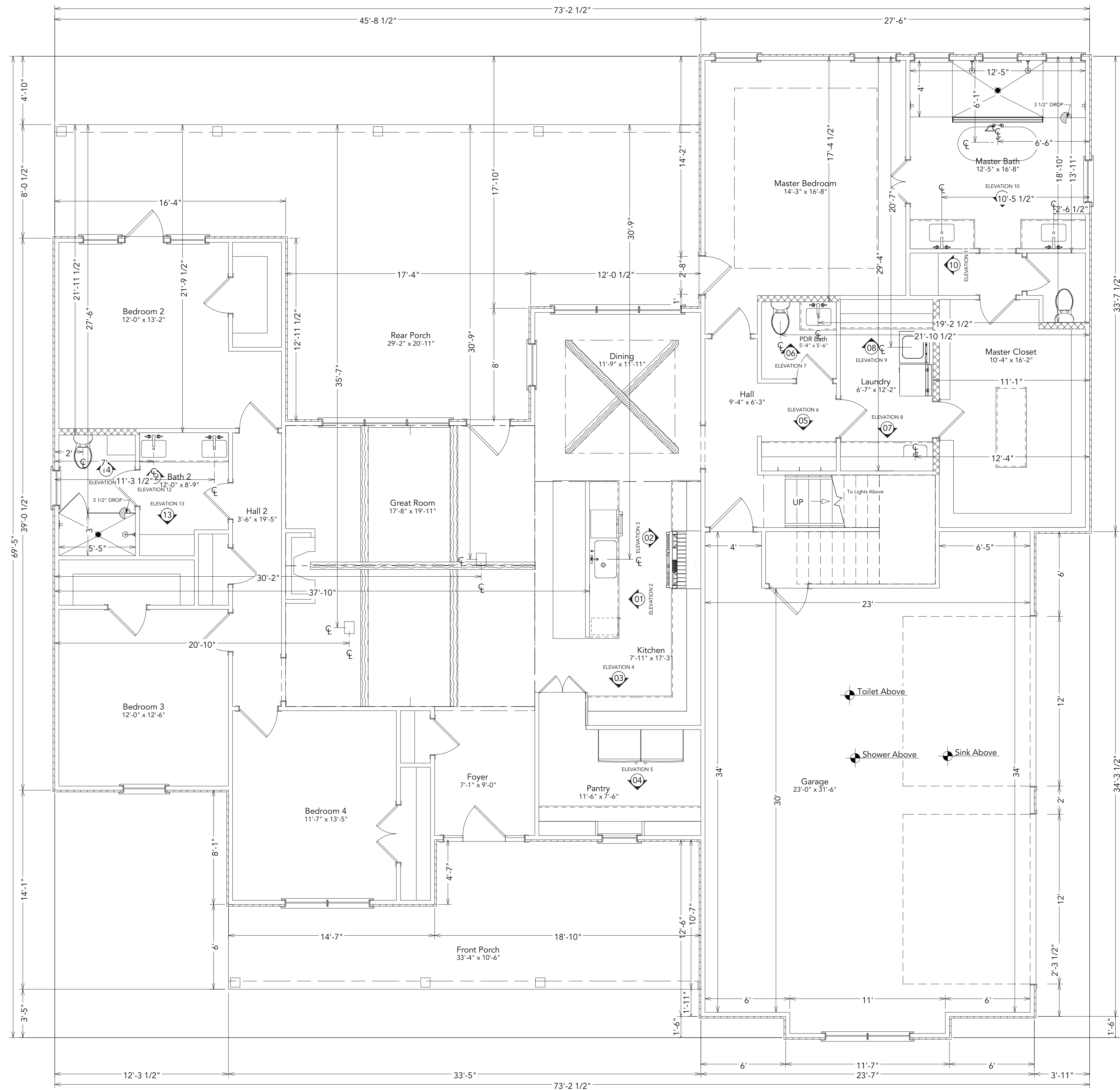
2/20/2023

SCALE:

As Noted

SHEET:

A-8



FOUNDATION/PLUMBING PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/
Plumbing Plan

DRAWINGS PROVIDED BY:
**Chanda Steele
Drafting**
Royse City, TX 409-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-9



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
702 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
704 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
706 S. Alamo Road	Single-Family Home	1981	4,374	N/A	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	N/A	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	N/A	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	N/A	Brick
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
AVERAGES:		1991	4,074	90	



CITY OF ROCKWALL

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702 S. Alamo Road



704 S. Alamo



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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706 S. Alamo Road



710 S. Alamo Road



CITY OF ROCKWALL

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804 S. Alamo Road



806 S. Alamo Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

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



808 S. Alamo Road



703 Forest Trace



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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705 Forest Trace



707 Forest Trace



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 Jerret R. Smith 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 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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 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 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 Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) All residential structures shall be constructed with a minimum 3:12 roof pitch.
- 4) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
- 5) 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 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Location Map

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition

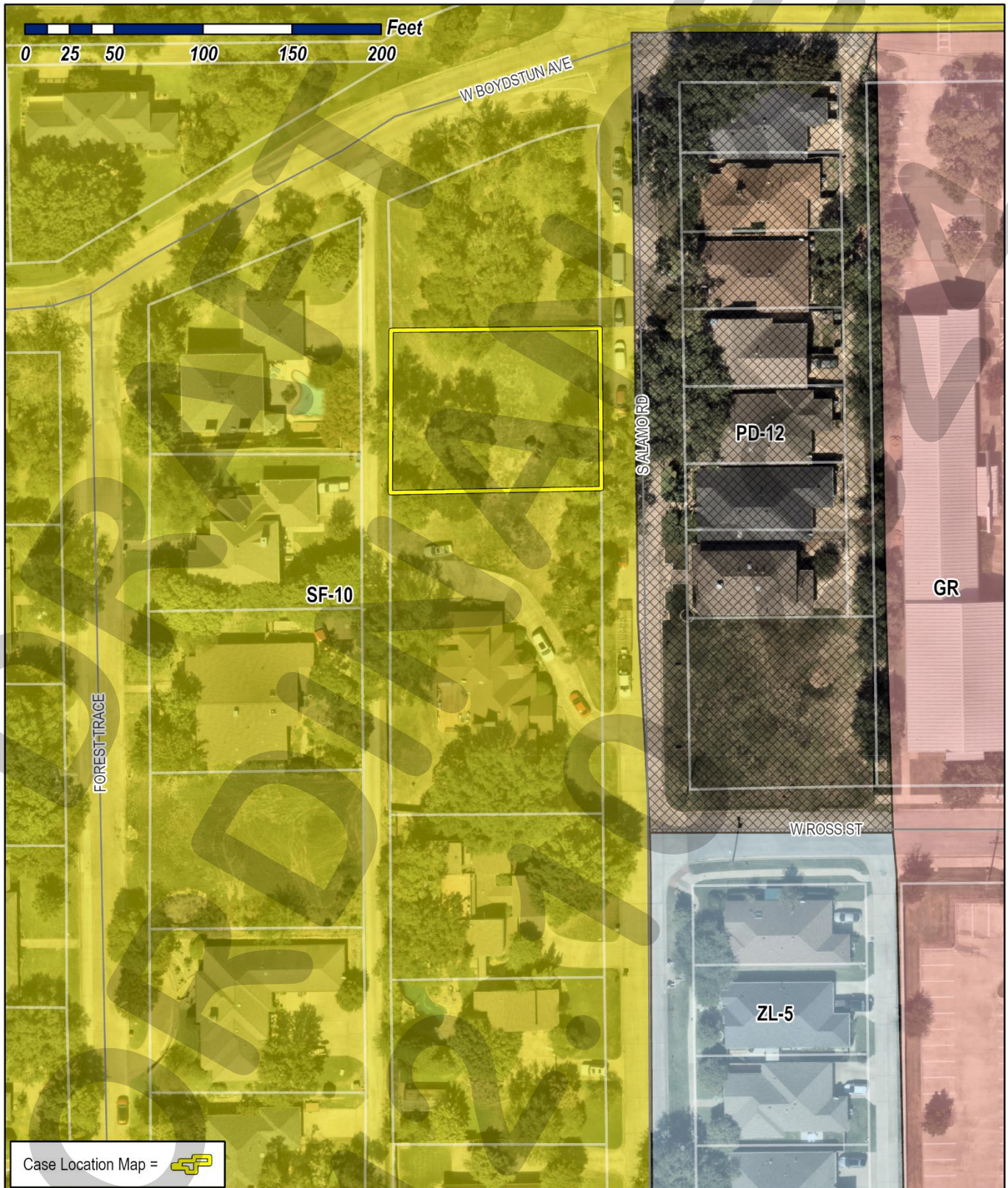


Exhibit 'B':
Residential Plot Plan

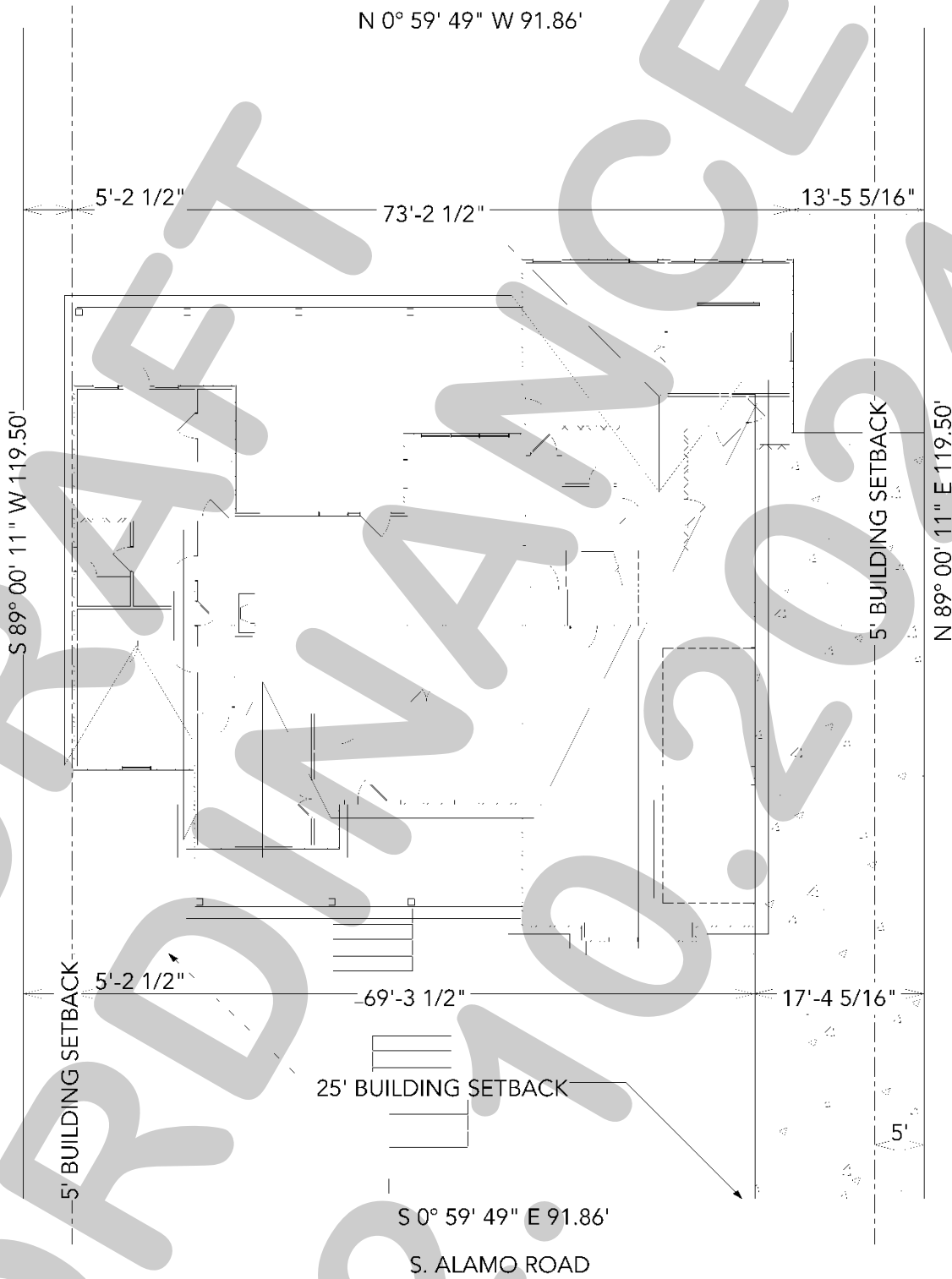
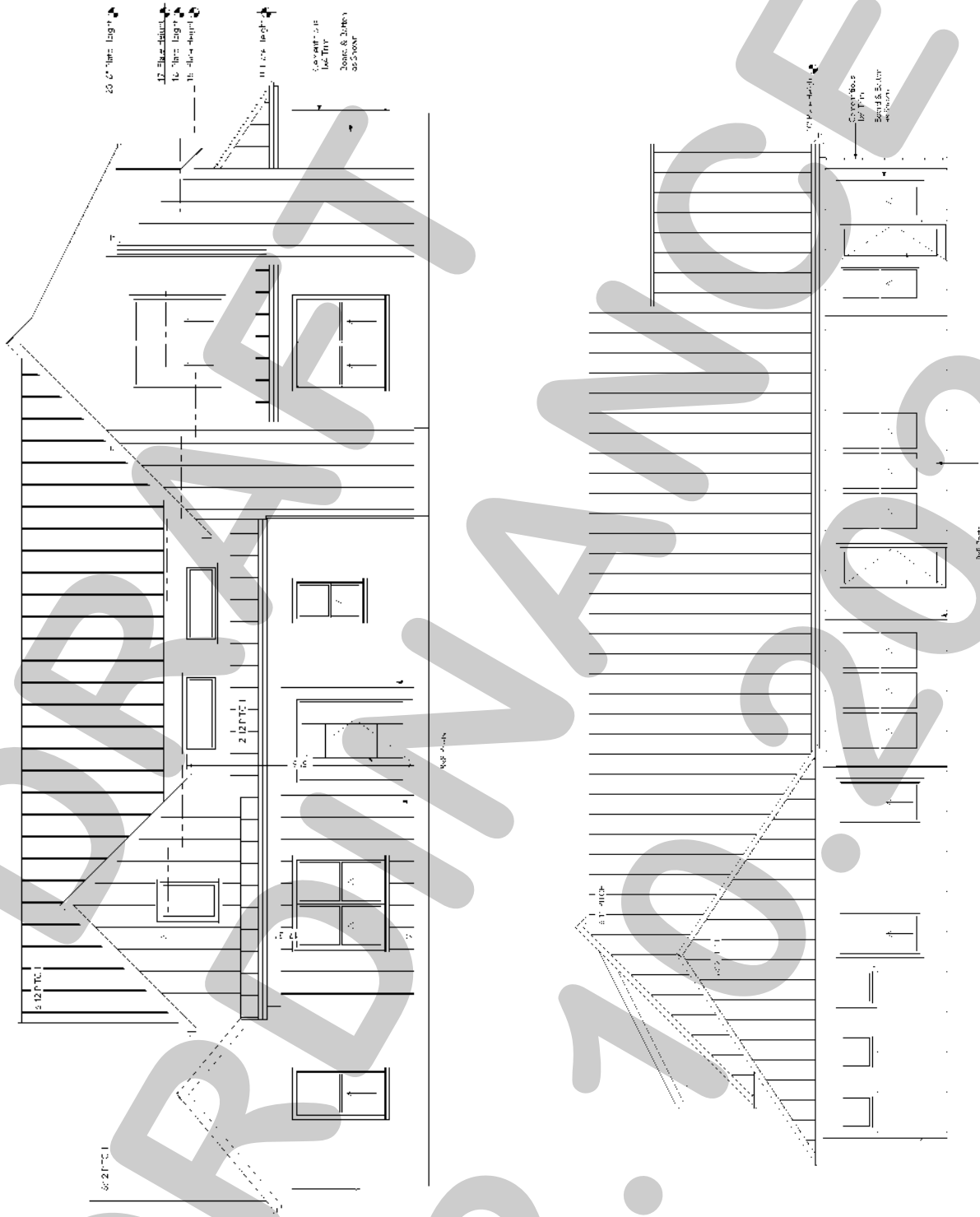


Exhibit 'C':
Building Elevations



**Exhibit 'C':
Building Elevations**





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: December 16, 2024
APPLICANT: Jerret R. Smith
CASE NUMBER: Z2024-058; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

PURPOSE

The applicant -- *Jerret R. Smith* -- 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 addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 1, Block A, Highridge Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Amachris Subdivision, which consists of seven (7) lots developed with

single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (*i.e. 703, 705, 707, 711, 713, & 715 Forest Trace*) developed with single-family homes and one (1) vacant parcel of land (*i.e. 709 Forest Trace*). Beyond this is Forest Trace, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

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 90.00% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. 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 within an established subdivision, 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 within close proximity of E. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1910- 1995	N/A
Building SF on Property	1,403 SF – 3,100 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6- feet	5-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	N/A
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) 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 S. Alamo Road and Forest Trace and also provided 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 November 19, 2024, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.
 - (c) All residential structures shall be constructed with a minimum 3:12 roof pitch.
 - (d) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
 - (e) 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

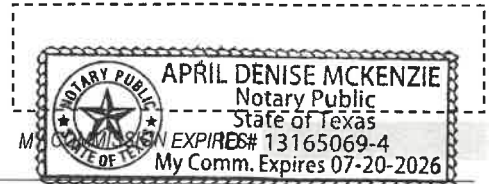
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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."

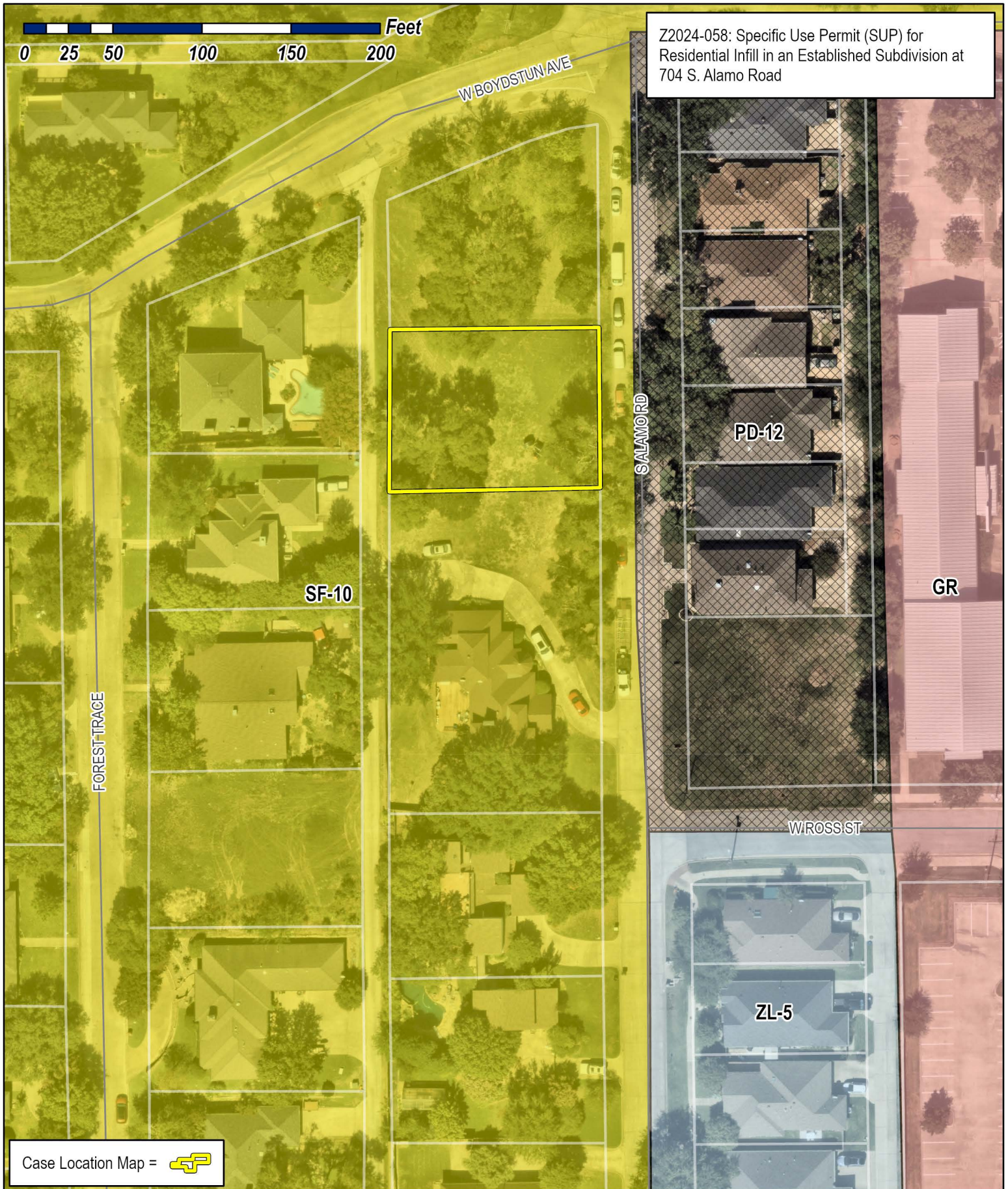
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2024


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
April Denise McKenzie





Case Location Map = 



City of Rockwall

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

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

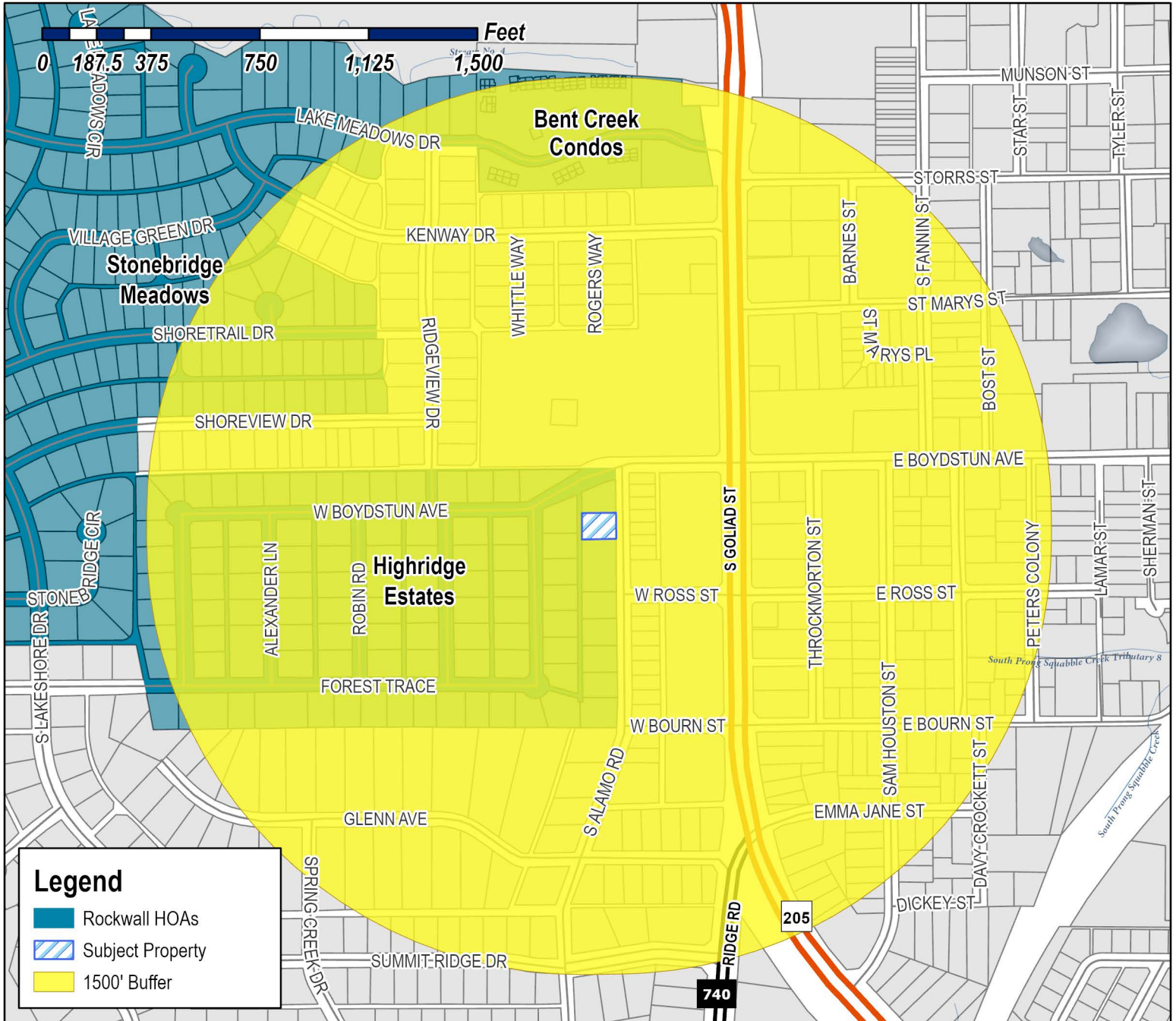
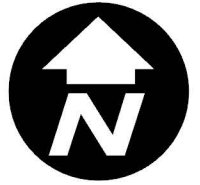




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Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-058]
Date: Wednesday, November 20, 2024 2:00:37 PM
Attachments: [Public Notice \(P&Z\) \(11.18.2024\).pdf](#)
[HOA Map \(11.15.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

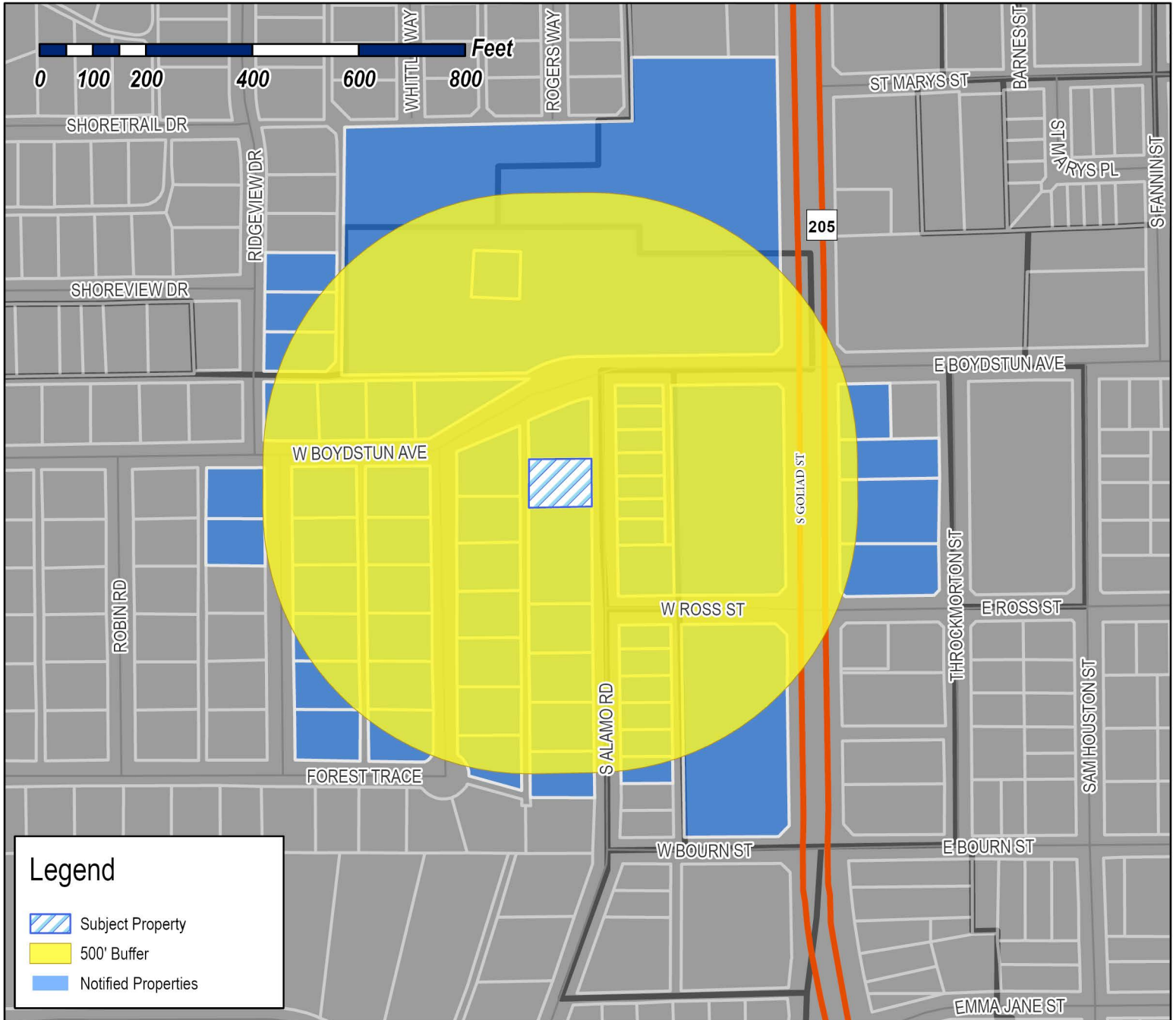
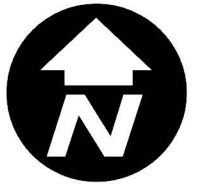
972-771-7745 Ext. 6568



City of Rockwall

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

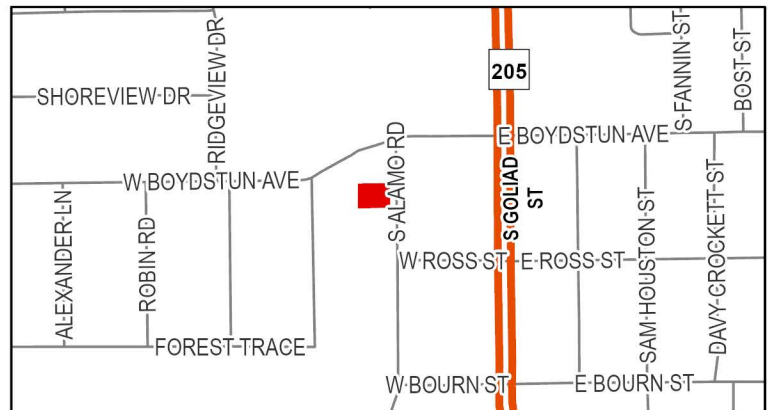
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-058
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Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024

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



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

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:

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 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. Z2024-058: SUP for Residential Infill

Please place a check mark on the appropriate line below:

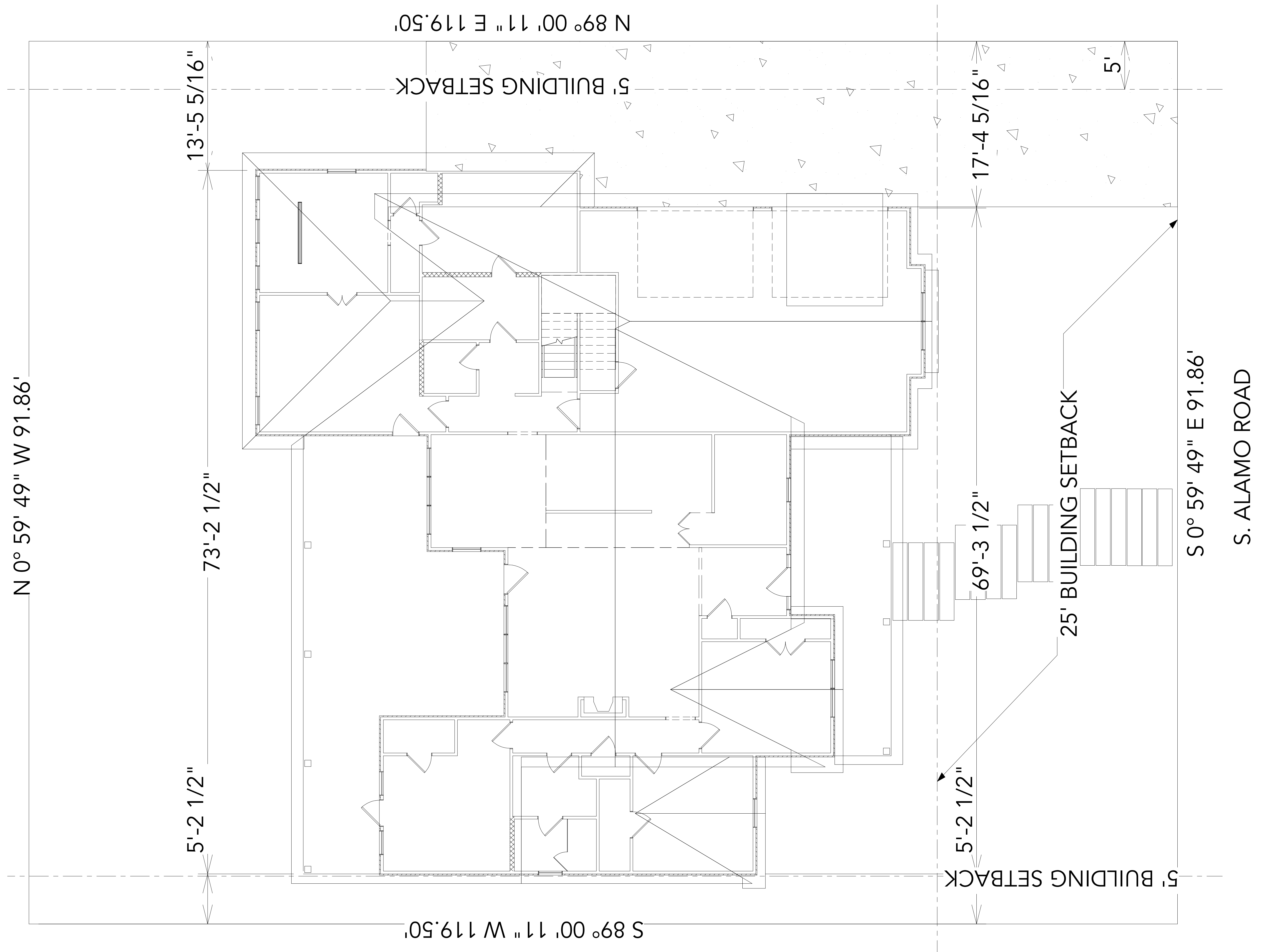
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5'

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

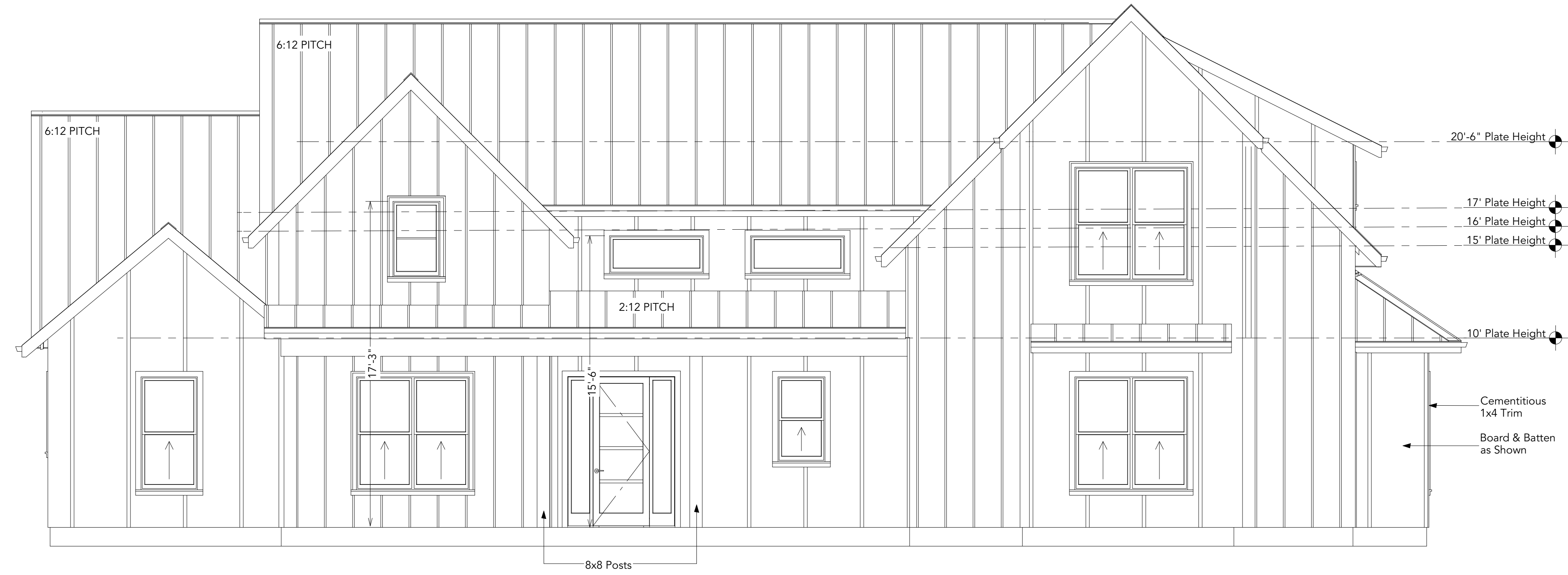
2/20/2023

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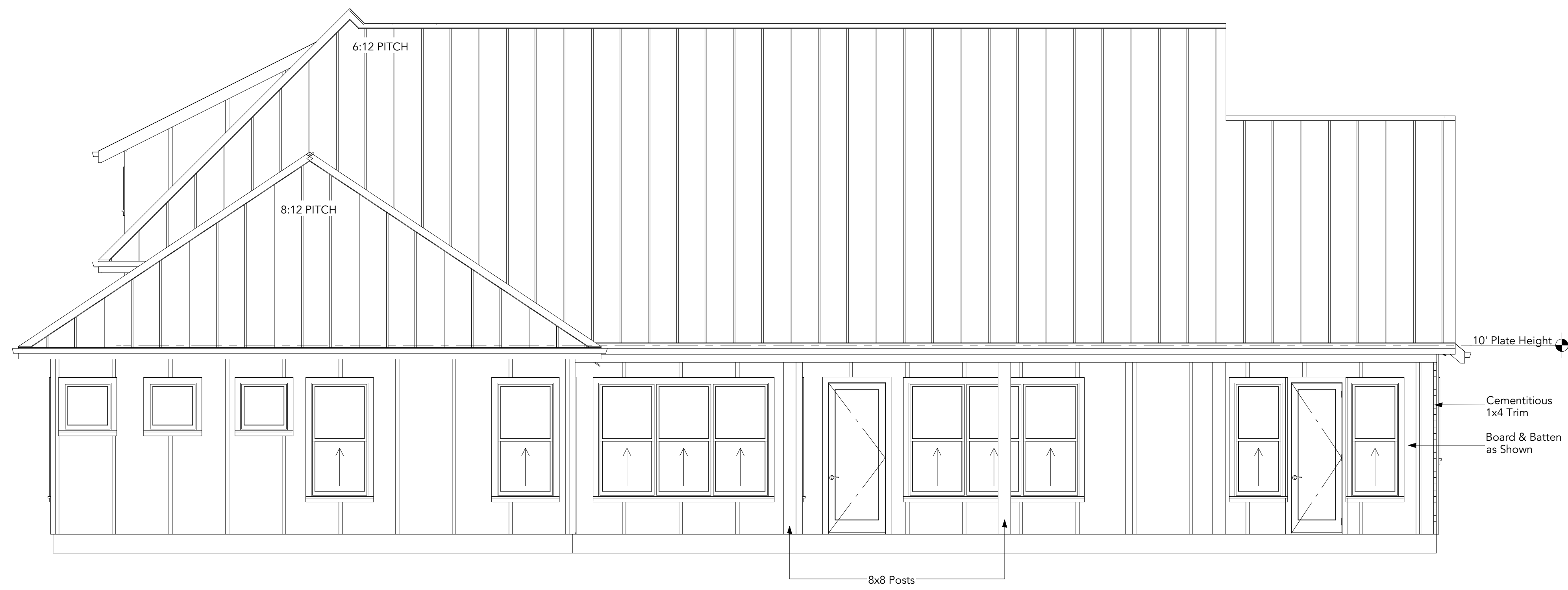
As Noted

SHEET:

A-2



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



REAR ELEVATION
SCALE - 1/4" = 1'-0"

REVISION TABLE

JS Custom Homes, LLC

Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-3

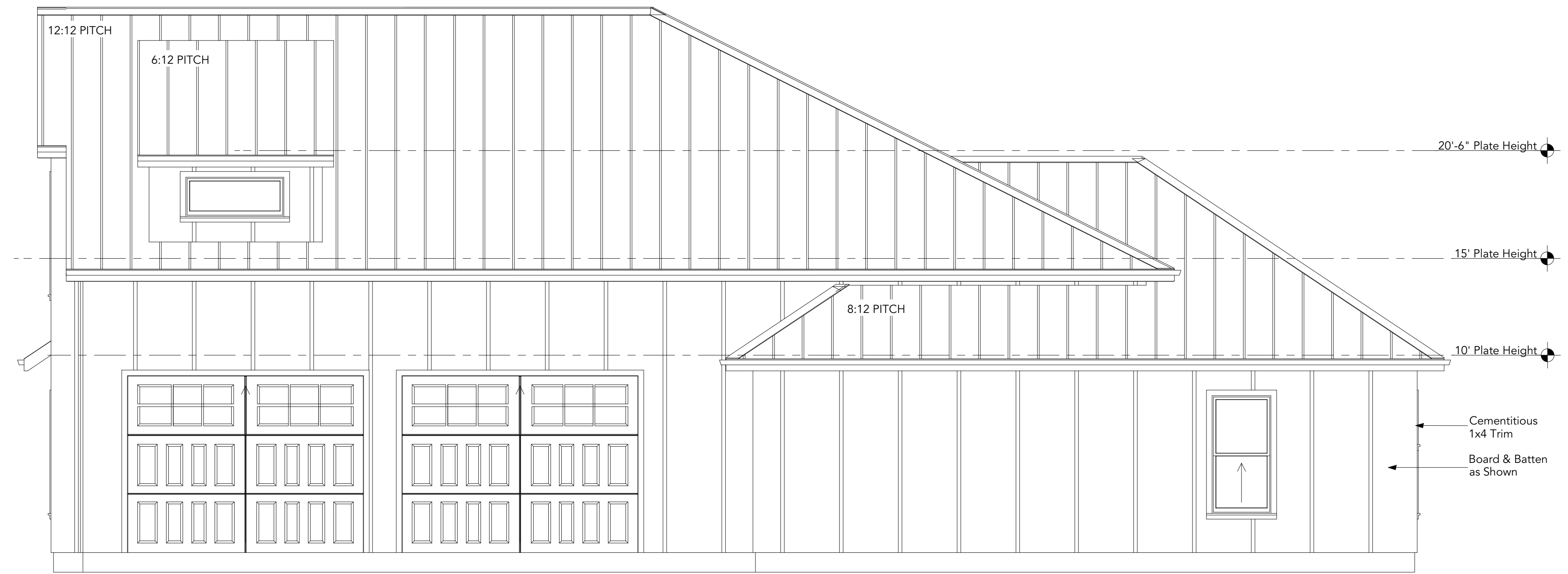
#

DATE

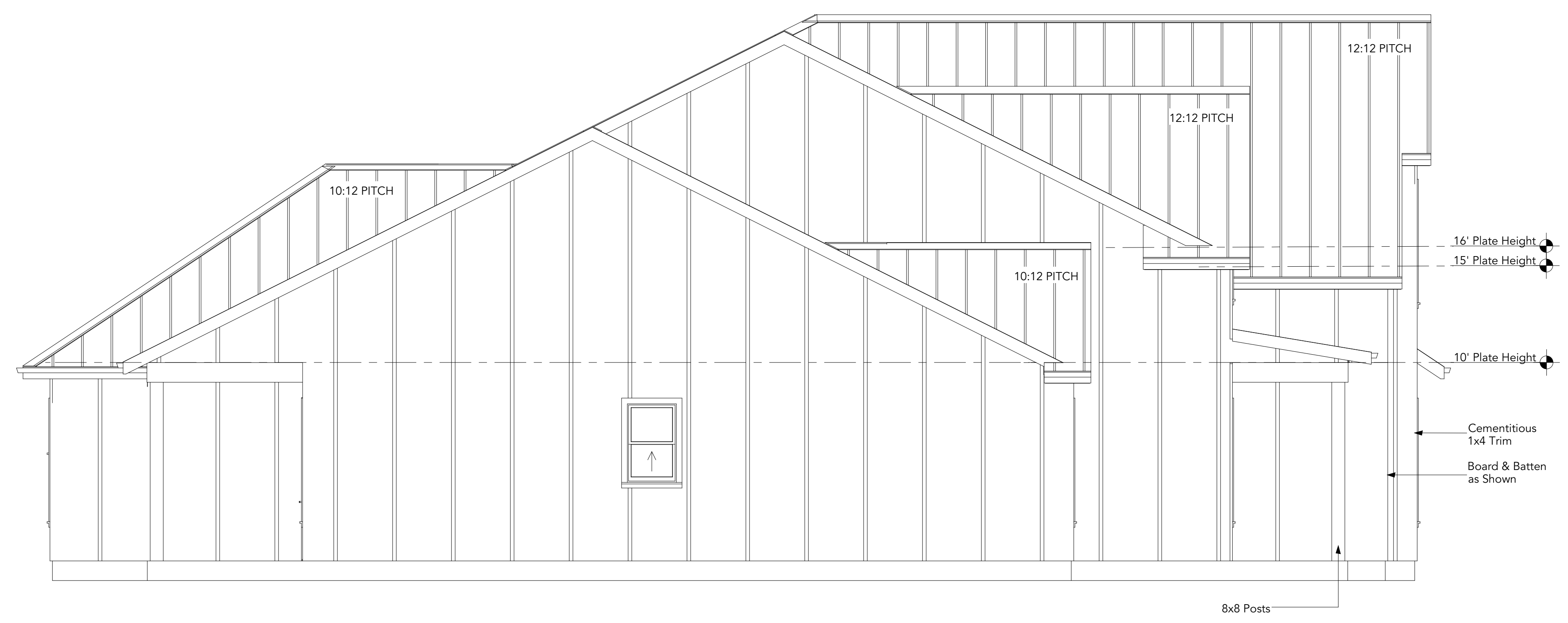
BY

DESCRIPTION

704 S. ALAMO DR. ROCKWALL, TX



RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



LEFT ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

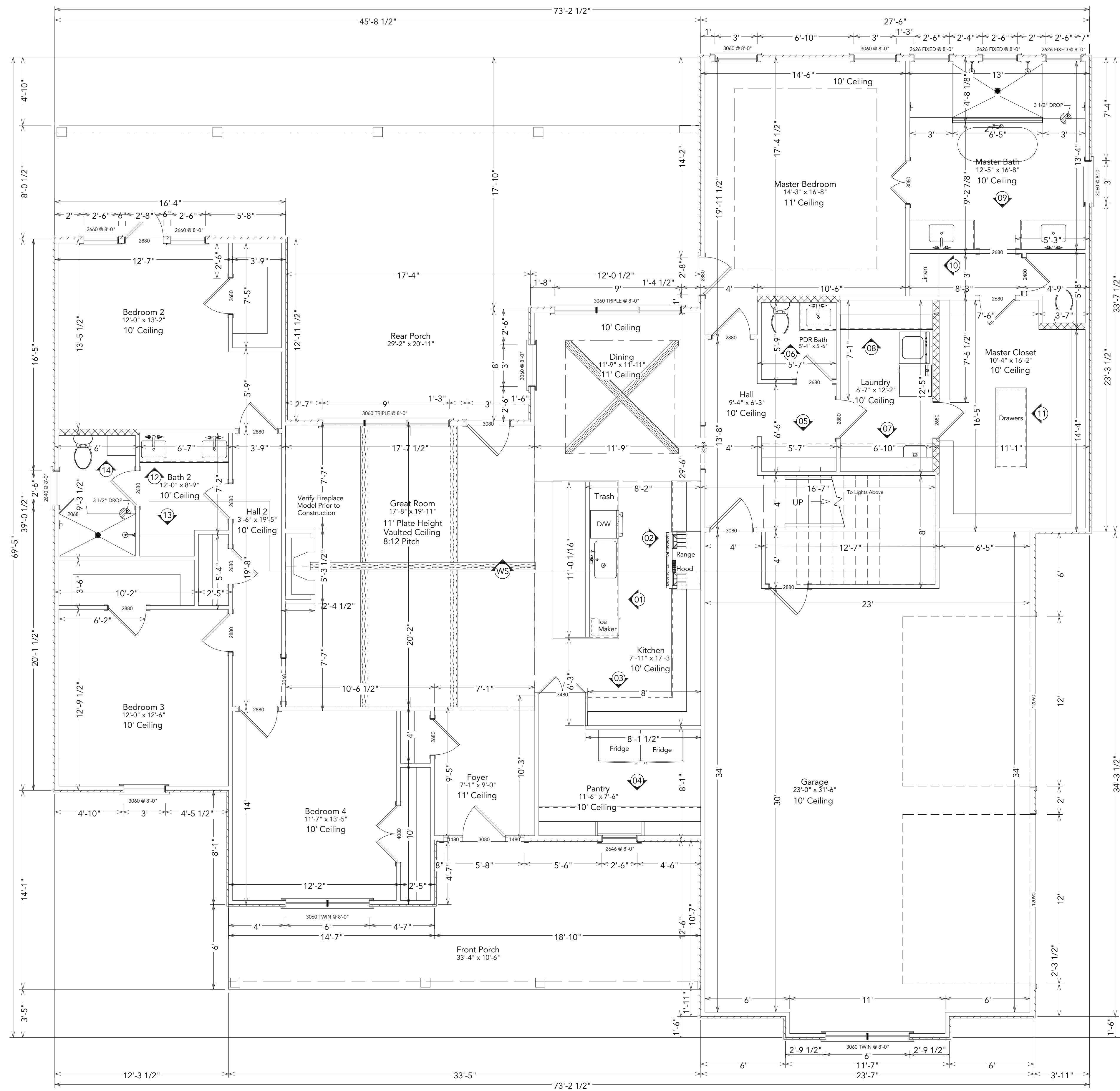
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-4



1st FLOOR PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

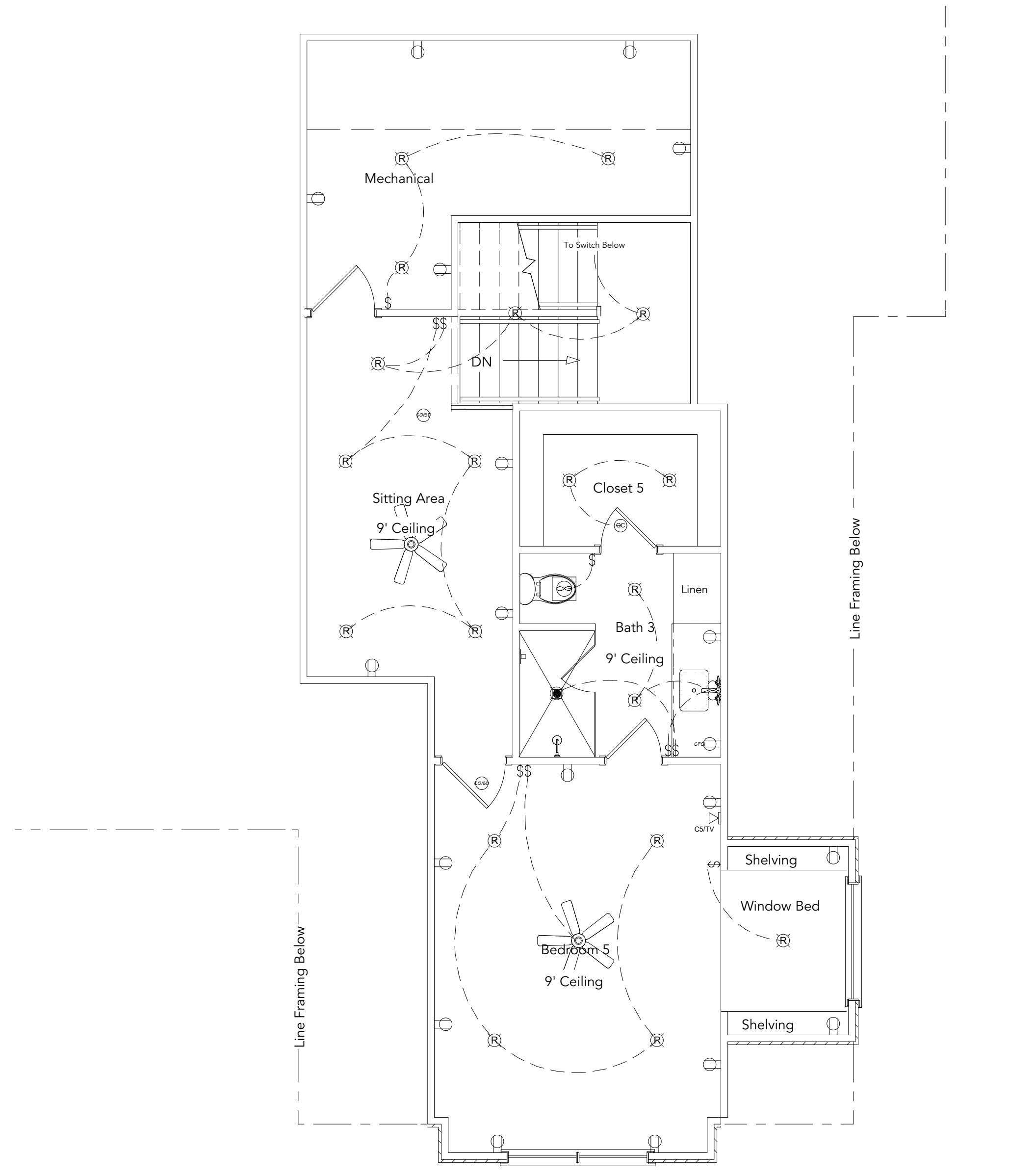
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

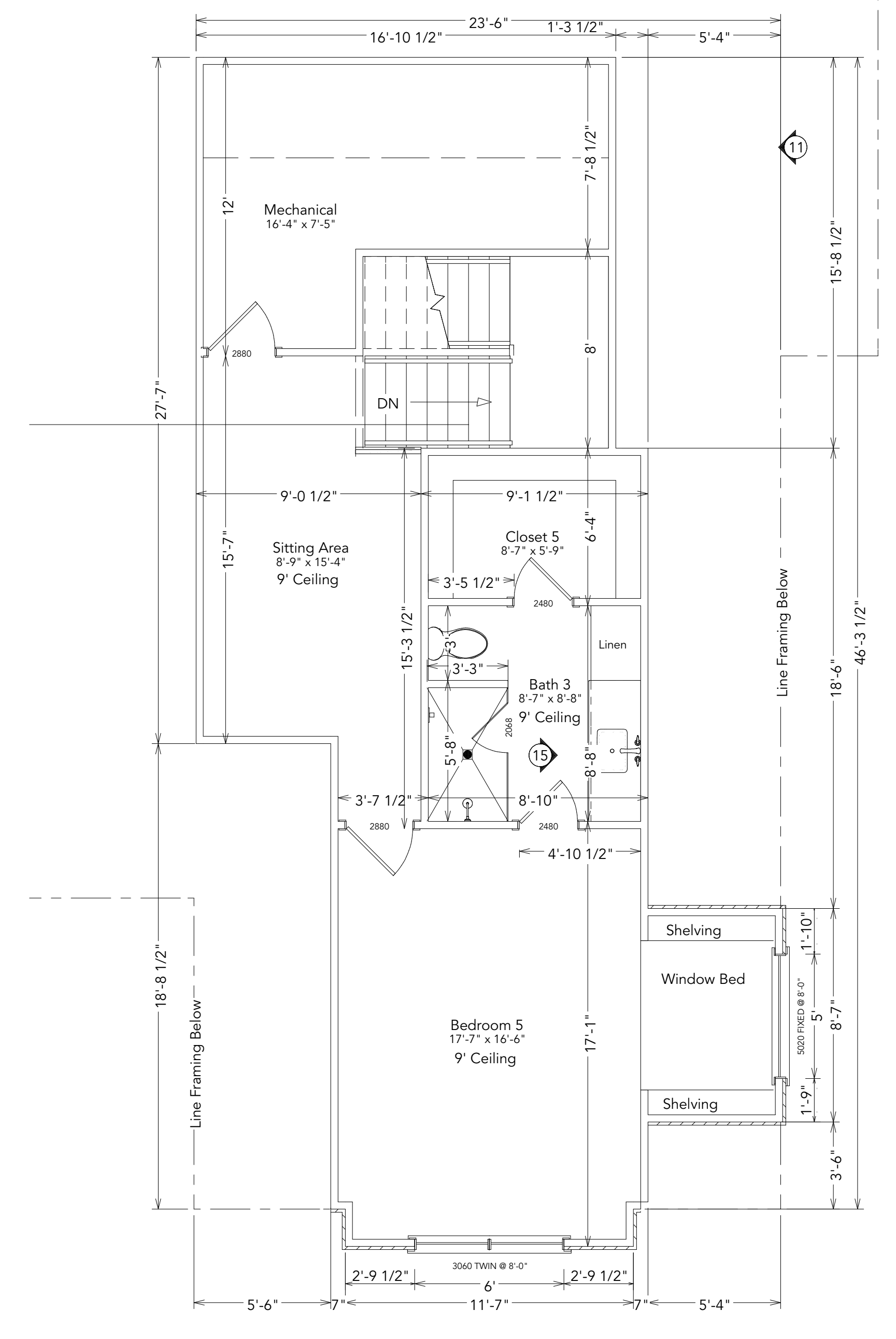
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

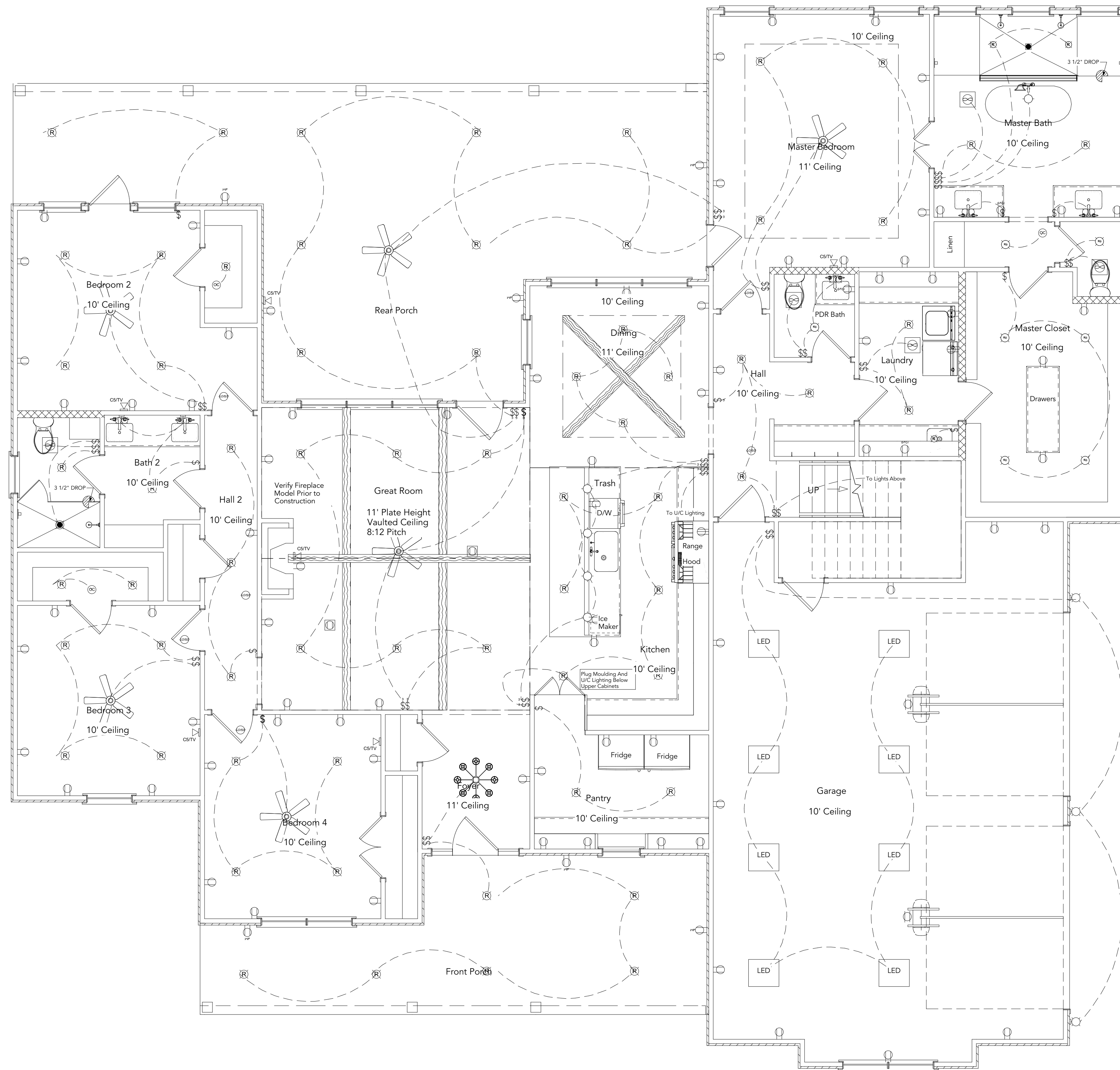
2/20/2023

SCALE:

As Noted

SHEET:

A-6



Electrical Notes:
 Plugs for Christmas Lighting at All Front Eaves
 Flood Lighting at Perimeter
 Switch or Photocell TBD by Owner

3D Perspective	2D Symbol	Qty	Description
		95	Duplex
		4	GFCI
		6	Duplex Weatherproof
		2	Duplex Ceiling Mounted
		2	Duplex Floor Mounted Receptacle
		2	220V
		45	Single Pole Switch
		14	3-Way Switch
		4	Occupancy Sensor
		7	CATS w/ TV
		8	CO/Smoke Detector
		6	Exhaust
		3	Recessed Down Light 4
		93	Recessed Down Light 6
		6	Vanity Sconce
		4	Island Pendant
		1	Majorca Pendant
		1	Dining Fixture
		8	Ceiling Fan
		8	24x24 LED
		3	Exterior Lantern 2

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

1st Floor
 Electrical Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

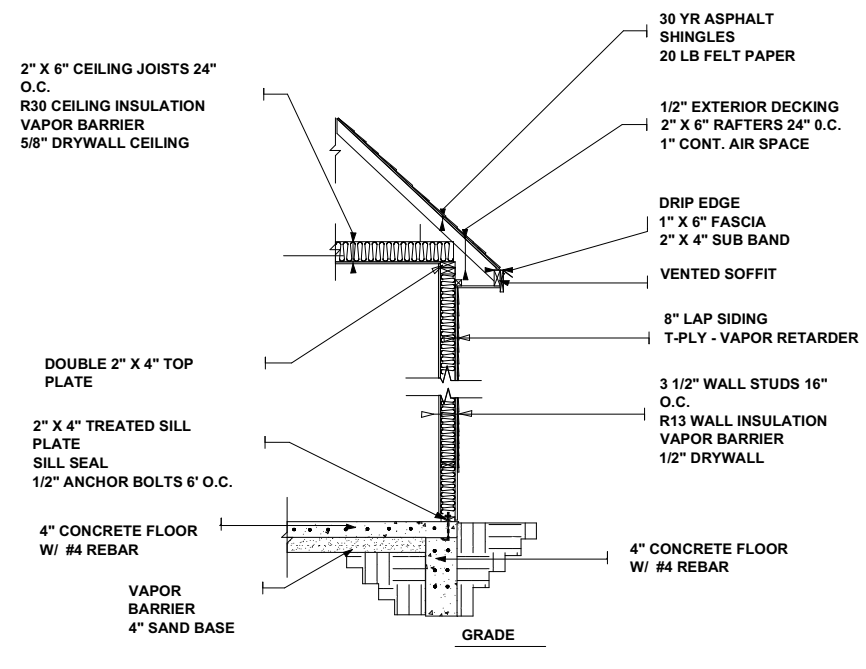
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
 A-7

WINDOW SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"	
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"	
PANTRY	1	2646	SINGLE HUNG	8'-0"	
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"	
MASTER BATH	1	3060	SINGLE HUNG	8'-0"	
MASTER BATH	3	2626	FIXED GLASS	8'-0"	
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"	
DINING	1	3060TRIPLE	SINGLE HUNG	8'-0"	
DINING	1	3060	SINGLE HUNG	8'-0"	
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"	
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"	
BATH 2	1	2640	SINGLE HUNG	8'-0"	
BEDROOM 5	1	3060TWIN	SINGLE HUNG	8'-0"	
BEDROOM 5	1	5020	FIXED GLASS	8'-0"	
ATTIC	2	5020	FIXED GLASS	15'-6"	
ATTIC	1	2640	FIXED GLASS	17'-3"	

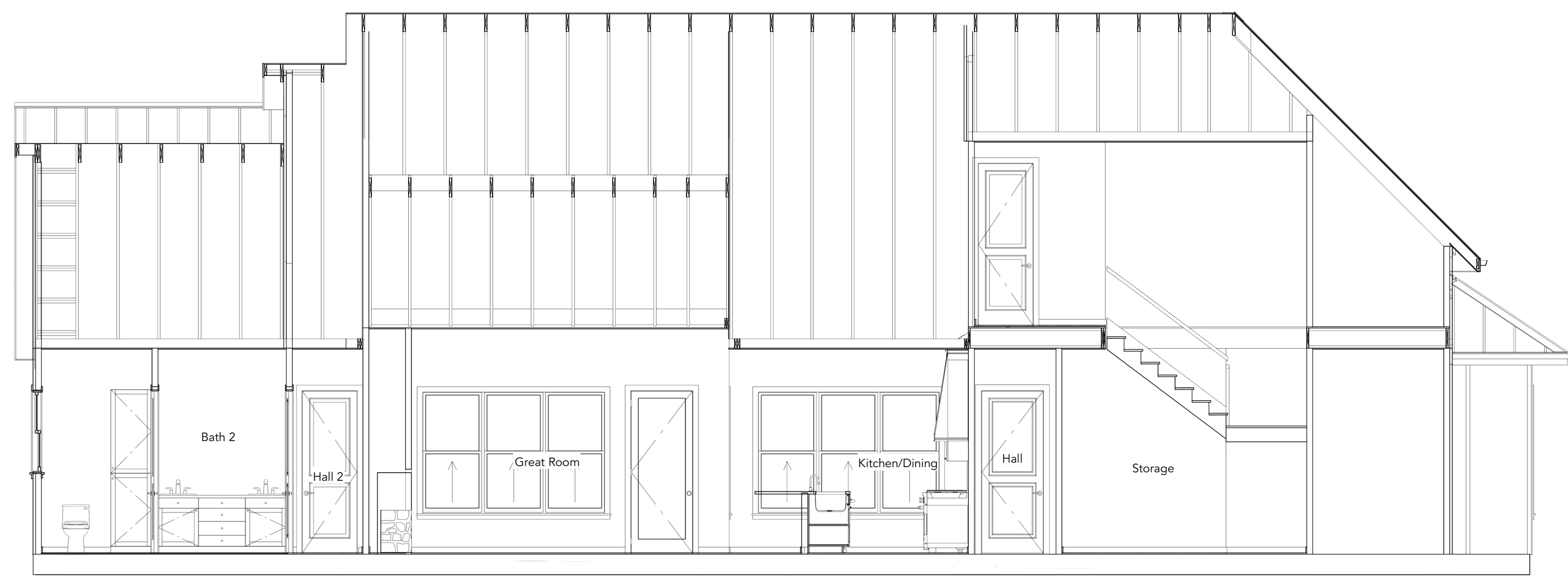
DOOR SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS	
FRONT PORCH/FOYER	1	5880 RH	EXT. HINGED DOOR	GLASS PANEL	
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL	
REAR PORCH/MASTER BED	1	2880 RH	EXT. HINGED DOOR	GLASS PANEL	
REAR PORCH/BED 2	1	2880 LH	EXT. HINGED DOOR	GLASS PANEL	
GARAGE/STORAGE	1	2880 RH	EXT. HINGED DOOR		
GARAGE/HALL	1	3080 LH	EXT. HINGED DOOR		
FOYER/CLOSET	1	2680 LH	HINGED DOOR		
HALL/LAUNDRY	1	2880 RH	HINGED DOOR		
HALL/PDR BATH	1	2680 RH	HINGED DOOR		
HALL/MASTER BED	1	2880 LH	HINGED DOOR		
MASTER BED/MASTER BATH	1	3080 L/R	DOUBLE HINGED		
MASTER BATH	1	2480 LH	HINGED DOOR		
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR		
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR		
HALL 2/BED 4	1	2880 RH	HINGED DOOR		
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED		
HALL 2/BED 3	1	2880 RH	HINGED DOOR		
BEDROOM 3/CLOSET 3	1	2880 RH	HINGED DOOR		
HALL 2/LINEN	1	2680 LH	HINGED DOOR		
HALL 2/BATH 2	1	2680 LH	HINGED DOOR		
BATH 2	1	2680 LH	HINGED DOOR		
HALL 2/BEDROOM 2	1	2880 RH	HINGED DOOR		
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR		
SITTING AREA/MECHANICAL	1	2880 LH	HINGED DOOR		
SITTING AREA/BED 5	1	2880 RH	HINGED DOOR		
BEDROOM 5/BATH 3	1	2480 LH	HINGED DOOR		
BATH 3/CLOSET 5	1	2480 RH	HINGED DOOR		



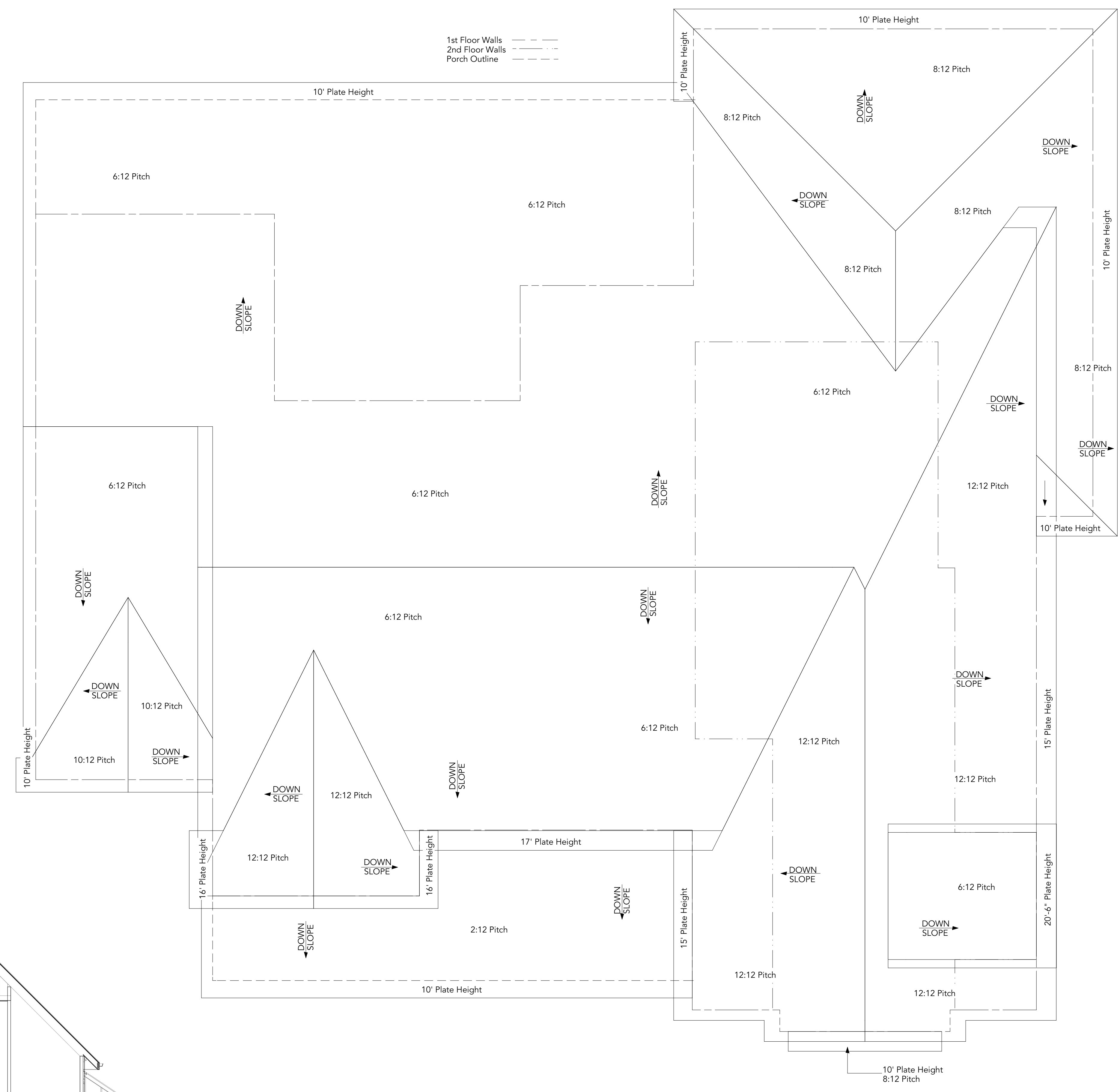
Typical 1 Story Section

NOTE: SEE ENGINEERED STRUCTURAL

TYP. WALL SECTION NOT TO SCALE



WALL SECTION NOT TO SCALE



ROOF PLAN SCALE: 3/16\"/>

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

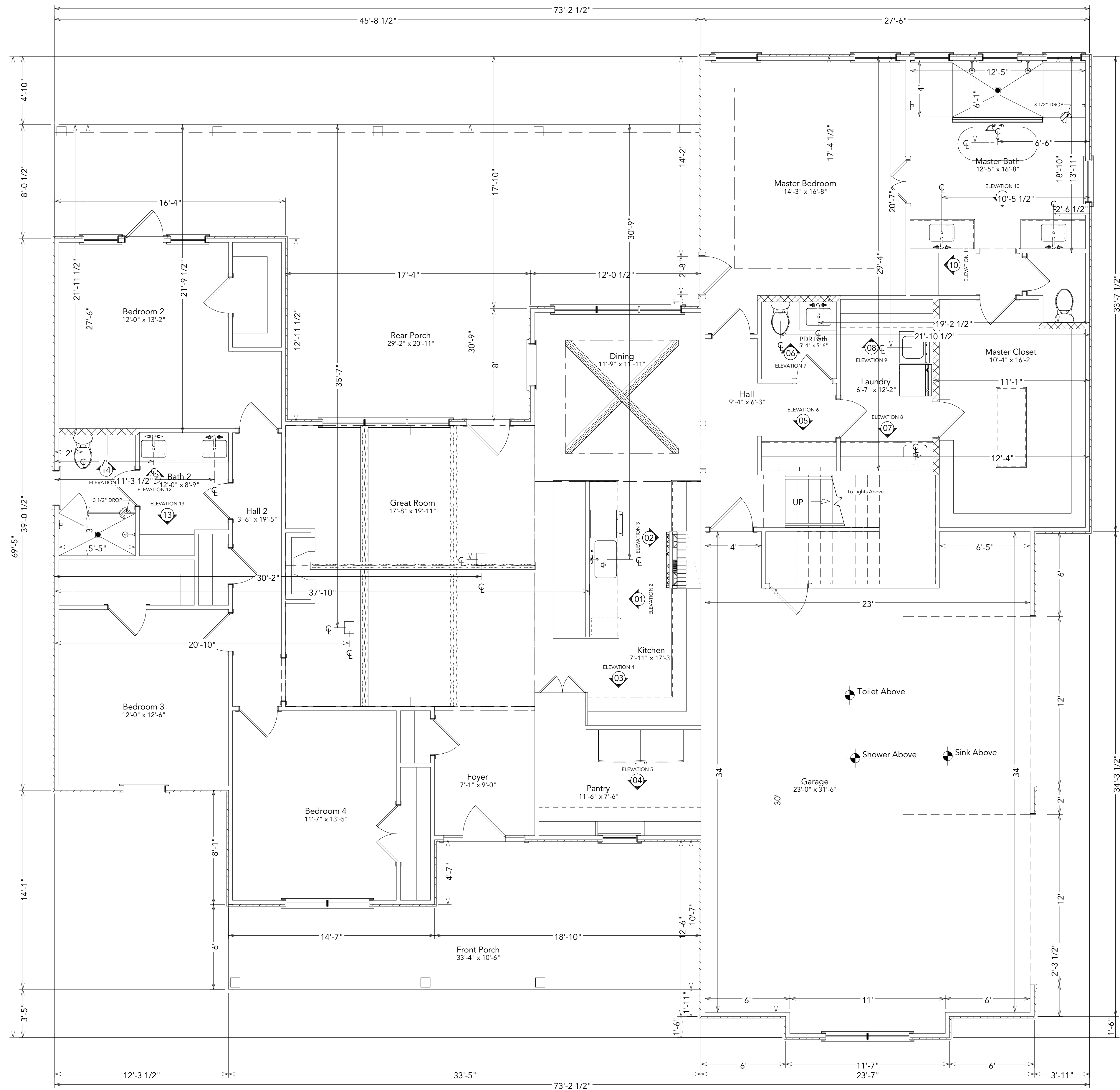
2/20/2023

SCALE:

As Noted

SHEET:

A-8



FOUNDATION/PLUMBING PLAN

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

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/
Plumbing Plan

DRAWINGS PROVIDED BY:
**Chanda Steele
Drafting**
Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-9



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
702 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
704 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
706 S. Alamo Road	Single-Family Home	1981	4,374	N/A	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	N/A	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	N/A	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	N/A	Brick
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
AVERAGES:		1991	4,074	90	



CITY OF ROCKWALL

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702 S. Alamo Road



704 S. Alamo



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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706 S. Alamo Road



710 S. Alamo Road



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804 S. Alamo Road



806 S. Alamo Road



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808 S. Alamo Road



703 Forest Trace



CITY OF ROCKWALL

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705 Forest Trace



707 Forest Trace



CITY OF ROCKWALL

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709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 Jerret R. Smith 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 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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 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 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 Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) All residential structures shall be constructed with a minimum 3:12 roof pitch.
- 4) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
- 5) 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 6th DAY OF JANUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

**Exhibit 'A':
Location Map**

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition

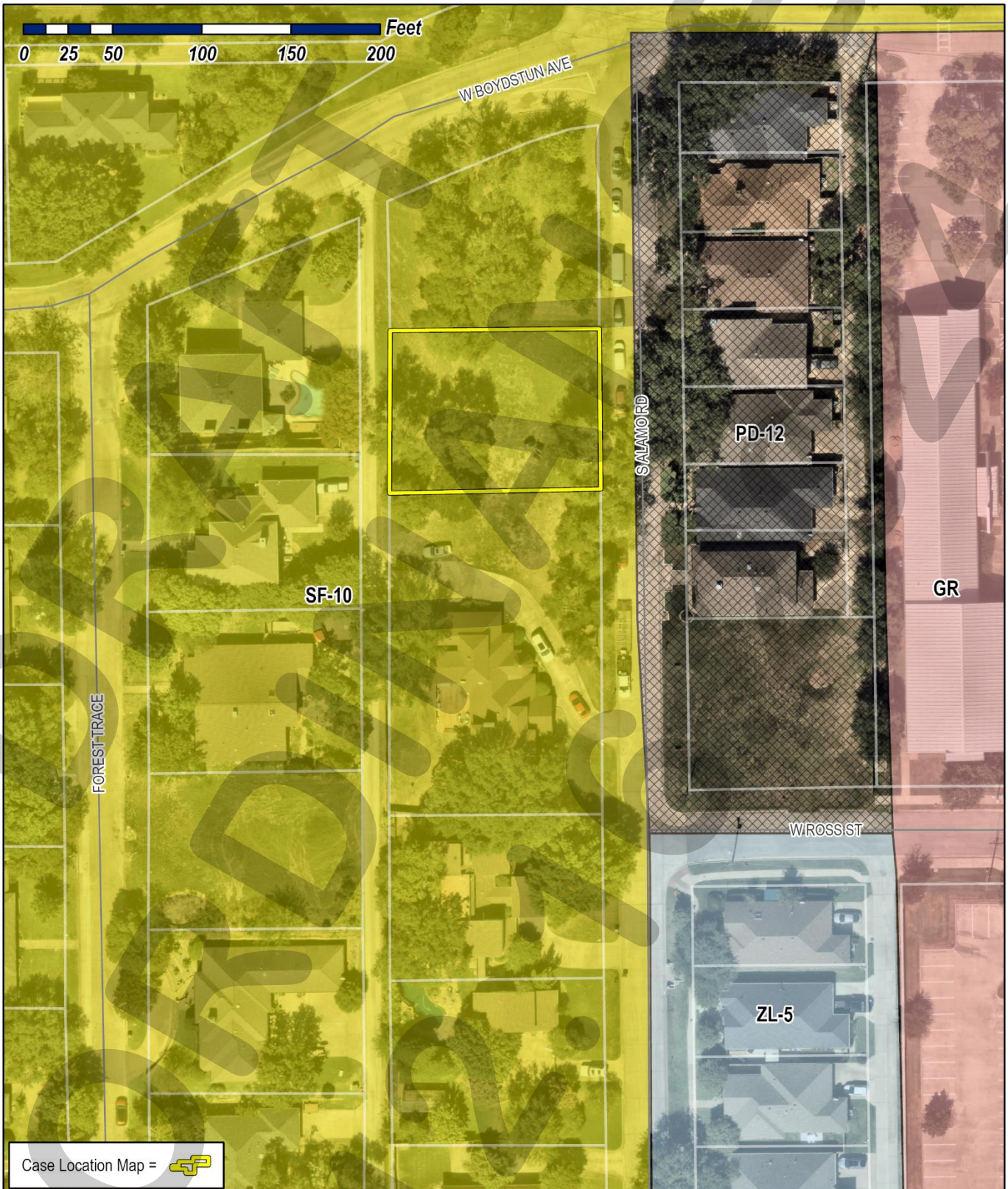
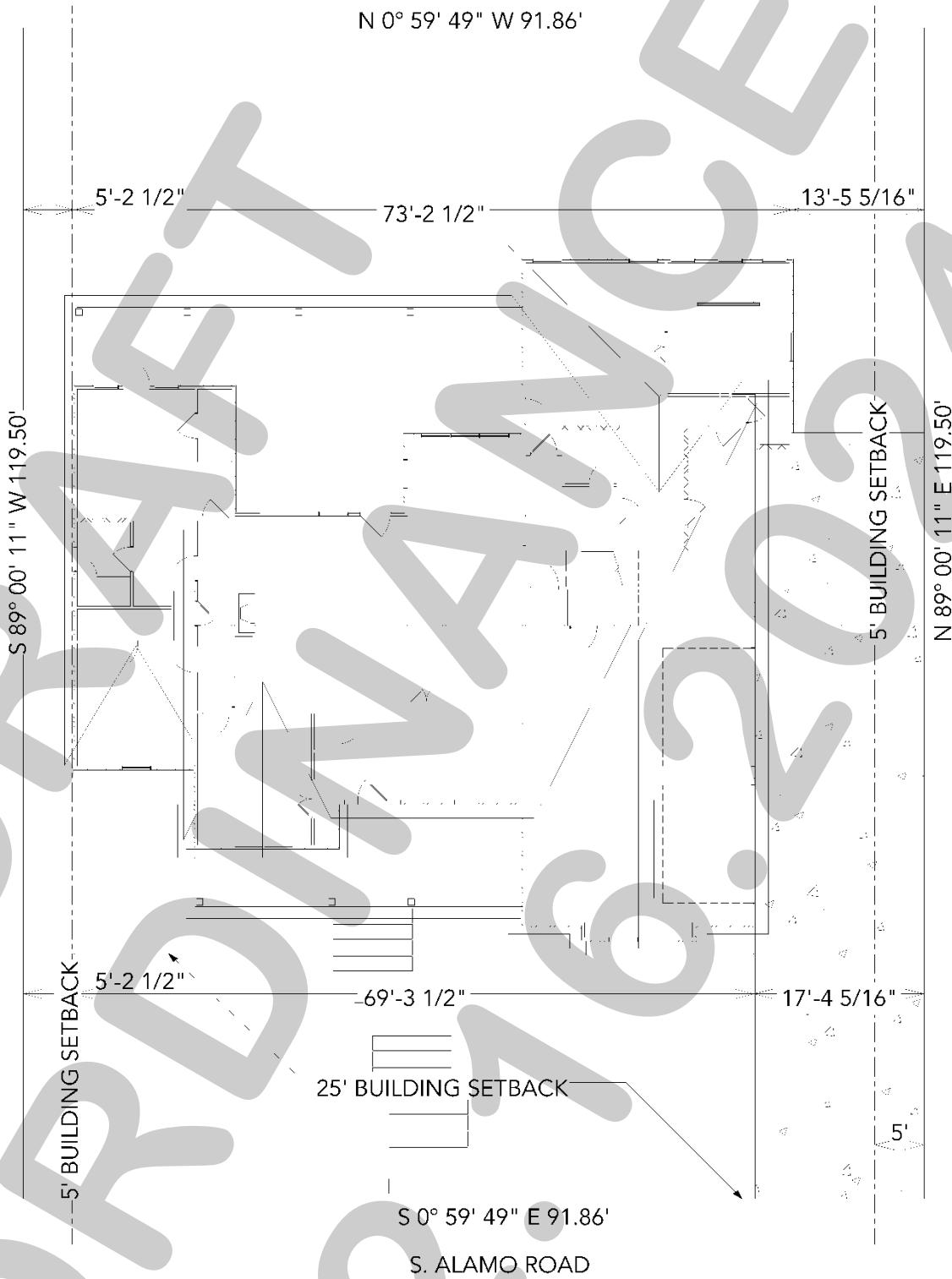


Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**

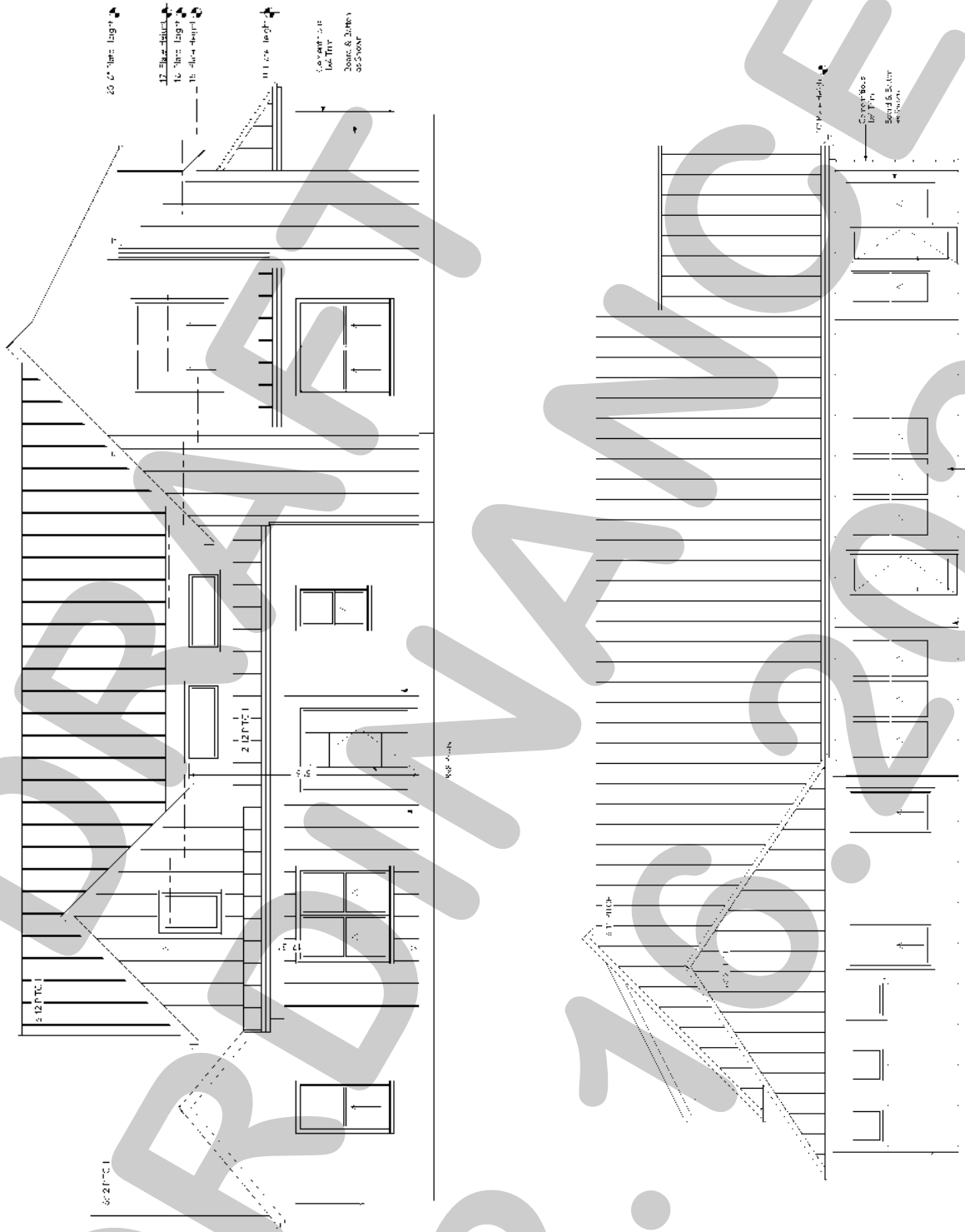


Exhibit 'C':
Building Elevations





December 19, 2024

TO: Jerret Smith
9091 FM 2728
Terrell, TX 75161

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

SUBJECT: Z2024-058; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 704 S. Alamo Road*

Mr. Smith:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on December 16, 2024. The following is a record of all voting records:

Planning and Zoning Commission

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Conway absent.

City Council

On December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0, with Council Member McCallum absent.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6438.

Sincerely,

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