



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. MIS2025-012

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

On August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the special request by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth dissenting.

CITY COUNCIL READING #1

On September 2, 2025, the City Council approved a motion to deny the special request by a vote of 7-0.

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

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 203 Lynne dr.

SUBDIVISION Lake Rockwall Estates

LOT 476A

BLOCK

N/A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75

CURRENT USE

Residential

PROPOSED ZONING PD-75

PROPOSED USE

Residential

ACREAGE 0.1650

LOTS [CURRENT]

0.1650

LOTS [PROPOSED]

0.1650

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

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

☒ OWNER Tammy Underwood

☒ APPLICANT Tammy Underwood

CONTACT PERSON Tammy or Katie

CONTACT PERSON

Tammy Underwood

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2025

OWNER'S SIGNATURE

Tammy Underwood

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lizet Yadera Smith



MY COMMISSION EXPIRES 11/26/2028



Roy,

Here at Jessup Housing, we use LP Smart Panel which is a wood-based product for exteriors on our homes. Most of the manufacturers within the state and in the manufactured housing industry in general are using Smart Panel as well. The reason behind this is when using a Hardi Board or other concrete based products they tend to crack and break when being installed. There are also cracking/breaking issues when the homes are being transported from the manufacturing plant to their destination. Another benefit for the end buyer when buying a Smart Panel home is the warranty the producers of the Smart Panel can offer. We buy LP Smart Panel that offers a 50-year limited warranty. Both are great products, Smart Panel is just a much easier application that has fewer issues and a great warranty. Hopefully this helps.

Regards,

Jason Bearden
Business Development Manager
Jessup Housing

Lot image of
where New one
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google image

203

concrete Runners

Plans are to improve Lots

open to Rec. on Skirting have mid grade
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187



Light gray LP Smart Siding





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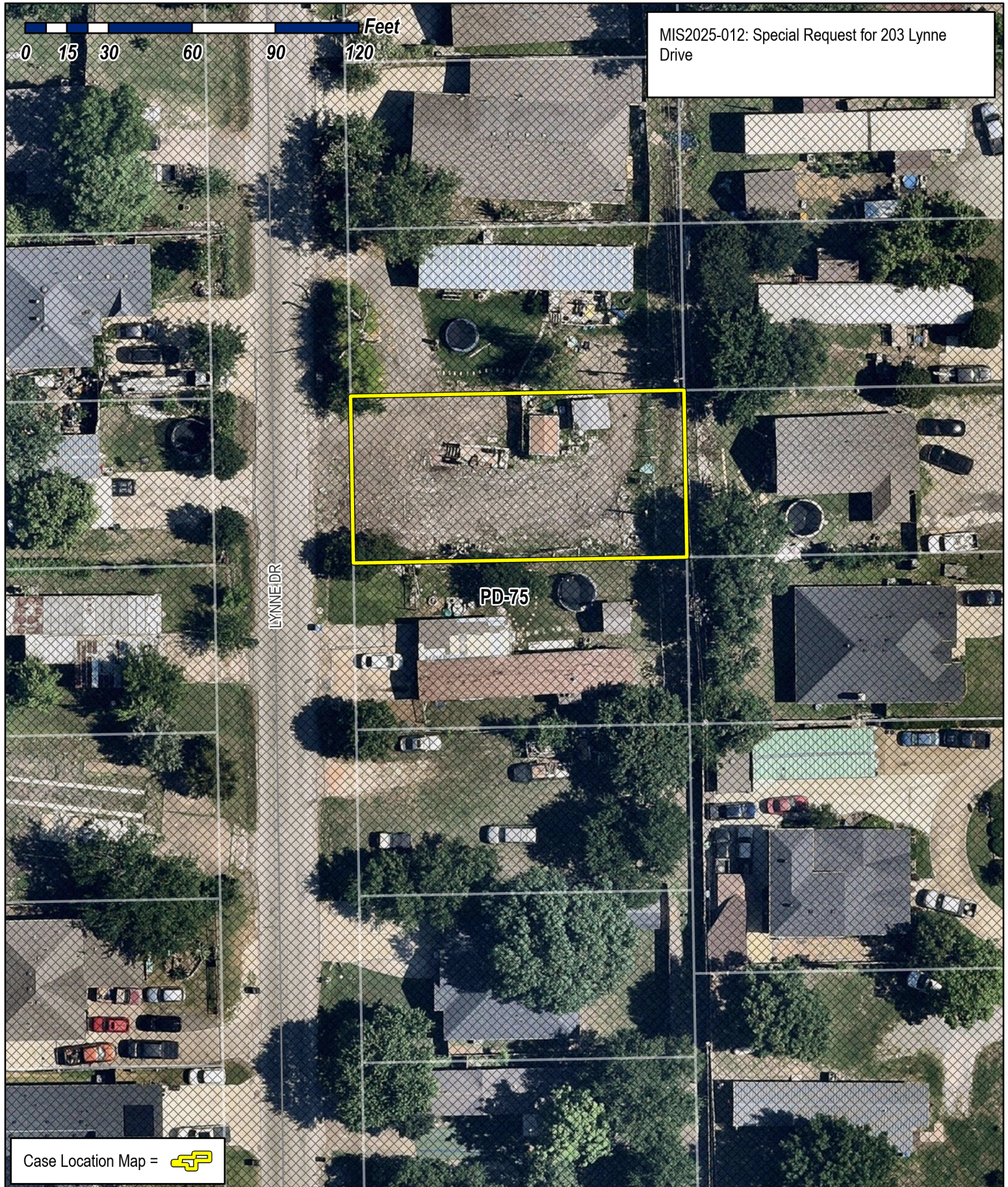
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lizet Yadera Smith





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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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, *Senior Planner*

DATE: August 26, 2025

SUBJECT: MIS2025-012; *Special Request to the Manufactured Home Replacement Requirements*

The Lake Rockwall Estates Subdivision is a transitional neighborhood within the Southwest Residential District that since the time of annexation on February 17, 2009 [Case No. A2009-001] has been transitioning from mobile or semi-permanent residences to stick built homes on permanent concrete foundations. Shortly after the annexation of the Lake Rockwall Estates Subdivision, Planned Development District 75 (PD-75) [Ordinance No. 16-01] (i.e. approved September 21, 2009) was put in place in order to provide a flexible zoning district given the range of established housing. As part of PD-75, language was included to allow for the one-time replacement of habitable mobile/manufactured homes. This one-time replacement is permitted, as long as a permit is obtained prior to the removal and replacement of the manufactured home and the established criteria for the new manufactured home is met. The one-time replacement requires that the new manufactured home is [1] permanently attached to a concrete foundation, [2] has a minimum 3:12 roof pitch, [3] utilizes 90% masonry (i.e. *Hardi-Board lap siding or a similar durable cementitious lap siding material*) on the exterior façade, and [4] the new manufactured home must be newer and larger in living space than the prior mobile/manufactured home. Staff should note, that a number of properties have taken advantage of the one-time replacement -- *meeting the stated criteria* -- since PD-75 was established.



FIGURE 1. AERIAL IMAGE OF THE SUBJECT PROPERTY FOLLOWING THE REMOVAL OF THE EXISTING MANUFACTURED HOME TAKEN MAY 23, 2025.

According to aerial imagery of the subject property, there was a manufacture home situated on the subject property up until at least January 13, 2025; however, sometime between January 13, 2025 and May 23, 2025 this manufactured home was removed without a building permit. Under the provisions of Planned Development District 75 (PD-75), a permit must be obtained in order to verify that a new manufactured home meets the one-time replacement requirements. Following the removal of the manufactured home, the applicant approached staff about the replacement of the manufactured home. Given that the existing manufactured home was already removed from the property, staff could not determine that the new manufactured home met all of the one-time replacement requirements, and the applicant was informed that a new manufactured home could not be established; however, after extensive conversations with the applicant and the manufactured home supplier, staff was able to ascertain that the new manufactured home would have met the one-time replacement, and informed the applicant that the new manufactured home could may be established on the subject property as long as it met the criteria stated in PD-75 (*detailed above*). Initially the applicant agreed to staff's determination; however, the applicant later returned to staff to ask if LP Smart Panel could be utilized in lieu of Hardi-Board due to concerns related to the durability of Hardi-Board during shipping. Staff informed the applicant that LP Smart Panel could not be utilized, and that the Hardi-Board



FIGURE 2. THE PROPOSED LP SMART BOARD ON THE NEW MANUFACTURED HOME.

would be required to be installed onto the manufactured home once it arrived on the property. At the time, the applicant agreed to this stipulation.

On August 15, 2025, the applicant --*Tammy Underwood* -- submitted an application for a special exception to the *Manufactured Home Replacement Requirements*, specifically to allow the use of LP Smart Panel in lieu of Hardi-Board. According to the applicant letter, the special request is being made to due to [1] concerns related to the shipping of the Hardi-Board after it is installed on the manufactured home, and [2] that Hardi-Board products "...tend to crack and break when being installed." As detailed above staff had already allowed the applicant to install the Hardi-Board once the manufactured home was established on the subject property. In addition, staff should note that Hardi-Board product is used extensively throughout the City of Rockwall without any issues, including on other manufactured homes taking advantage of the one-time replacement in the Lake Rockwall Estates Subdivision. Based on this, it appears that the difficulty with the Hardi-Board installation lies on the manufacturer of the manufactured home, as opposed to the quality of the product as indicated in the letter provided by the applicant. In accordance with the requirements of Planned Development District 75 (PD-75), "(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision ... Such request may include, but not be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements or other requests submitted for consideration to the Planning and Zoning Department. Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration." Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on August 26, 2025.

PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: MIS2025-012
PROJECT NAME: Special Request for 203 Lynne Drive
SITE ADDRESS/LOCATIONS: 203 Lynne Drive, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Tammy Underwood for the consideration of a Special Request to the Manufactured Home Replacement requirements of Planned Development District 75 (PD-75) to allow a new Manufactured Home on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/22/2025	Approved w/ Comments

08/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Miscellaneous Case for a Special Request to the Manufactured Home Replacement requirements of Planned Development District 75 (PD-75) to allow a new Manufactured Home on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434, or email hlee@rockwall.com.

I.3 According to Development Standards outlined in Planned Development District 75 (PD-75), properties with a habitable mobile/manufactured home are permitted a one-time replacement of a new or used manufactured home. In order to replace a mobile/manufactured home a permit must be pulled. This allows staff to have record of the replacement and ensure the new manufactured home conforms to the replacement standards. In this case, the applicant did not acquire a permit for the removal; however, staff allowed the applicant to continue with the replacement as long as the new manufactured home met the minimum replacement standards. Based on the submitted plans, the proposed manufactured home does not meet all of the replacement standards detailed in comment M.4.

M.4 The replacement manufactured home must meet the following minimum standards

- (1) The manufactured home shall be permanently attached to a concrete foundation.
- (2) The primary roof pitch is a minimum of 3:12 inches.
- (3) At least 90% of the exterior materials, including the skirting material, excluding doors and windows, must be comprised of Hardi-Board lap siding or a similar durable cementitious lap siding material with a minimum width of 64-inches. Alternatively, the manufactured home may conform to the minimum masonry requirements as stipulated in Section 3.1, General Residential Standards, of the Unified Development Code.
- (4) The proposed manufactured home is newer and larger in living space than the prior manufactured home.

Based on the provided plans, the new manufactured home will be attached to concrete runners; however, the proposed manufactured home does not utilize Hardi-Board lap siding or similar durable cementitious material. Given this, the applicant is requesting a Special Exception to the cementitious material requirements.

I.5 Staff should note, since the original manufactured home was removed without a permit, staff cannot determine if the proposed manufactured home is newer in age or larger. In addition, the applicant has not indicated the roof pitch of the proposed manufactured home.

I.6 Please note the scheduled meeting for this case:

- 1) Planning & Zoning meeting will be held on August 26, 2025 at 6:00 PM in the council chambers at City Hall.

I.7 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.



DEVELOPMENT APPLICATION

City of Rockwall
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385 S. Goliad Street
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STAFF USE ONLY

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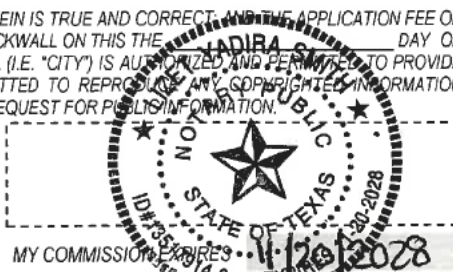
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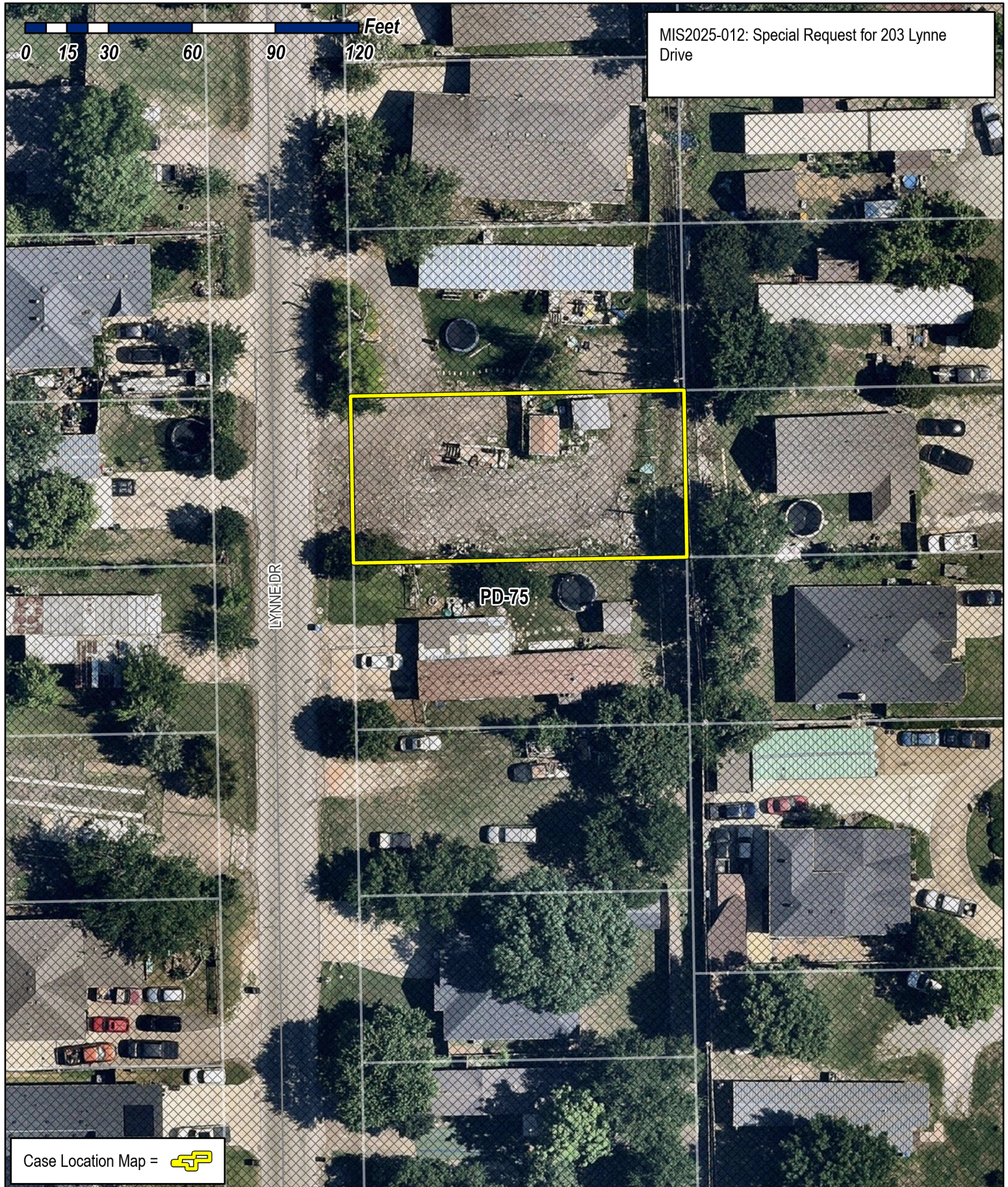
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Case Location Map = 



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203

concrete Runners

Plans are to improve Lots

open to Rec. on Skirting have mid grade
durable picked out.

187



Light grey LP Smart Siding





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: September 2, 2025

SUBJECT: MIS2025-012; *Special Request to the Manufactured Home Replacement Requirements*

The Lake Rockwall Estates Subdivision is a transitional neighborhood within the Southwest Residential District that since the time of annexation on February 17, 2009 [Case No. A2009-001] has been transitioning from mobile or semi-permanent residences to stick built homes on permanent concrete foundations. Shortly after the annexation of the Lake Rockwall Estates Subdivision, Planned Development District 75 (PD-75) [Ordinance No. 16-01] (i.e. approved September 21, 2009) was put in place in order to provide a flexible zoning district given the range of established housing. As part of PD-75, language was included to allow for the one-time replacement of habitable mobile/manufactured homes. This one-time replacement is permitted, as long as a permit is obtained prior to the removal and replacement of the manufactured home and the established criteria for the new manufactured home is met. The one-time replacement requires that the new manufactured home is [1] permanently attached to a concrete foundation, [2] has a minimum 3:12 roof pitch, [3] utilizes 90% masonry (i.e. *Hardi-Board lap siding or a similar durable cementitious lap siding material*) on the exterior façade, and [4] the new manufactured home must be newer and larger in living space than the prior mobile/manufactured home. Staff should note, that a number of properties have taken advantage of the one-time replacement -- *meeting the stated criteria* -- since PD-75 was established.



FIGURE 1. AERIAL IMAGE OF THE SUBJECT PROPERTY FOLLOWING THE REMOVAL OF THE EXISTING MANUFACTURED HOME TAKEN MAY 23, 2025.

According to aerial imagery of the subject property, there was a manufacture home situated on the subject property up until at least January 13, 2025; however, sometime between January 13, 2025 and May 23, 2025 this manufactured home was removed without a building permit. Under the provisions of Planned Development District 75 (PD-75), a permit must be obtained in order to verify that a new manufactured home meets the one-time replacement requirements. Following the removal of the manufactured home, the applicant approached staff about the replacement of the manufactured home. Given that the existing manufactured home was already removed from the property, staff could not determine that the new manufactured home met all of the one-time replacement requirements, and the applicant was informed that a new manufactured home could *not* be established; however, after extensive conversations with the applicant and the manufactured home supplier, staff was able to ascertain that the new manufactured home would have met the one-time replacement, and informed the applicant that the new manufactured home could may be established on the subject property as long as it met the criteria stated in PD-75 (*detailed above*). Initially the applicant agreed to staff's determination; however, the applicant later returned to staff to ask if LP Smart Panel could be utilized in lieu of Hardi-Board due to concerns related to the durability of Hardi-Board during shipping. Staff informed the applicant that LP Smart Panel could not be utilized, and that the Hardi-Board



FIGURE 2. THE PROPOSED LP SMART BOARD ON THE NEW MANUFACTURED HOME.

would be required to be installed onto the manufactured home once it arrived on the property. At the time, the applicant agreed to this stipulation.

On August 15, 2025, the applicant --*Tammy Underwood* -- submitted an application for a special exception to the *Manufactured Home Replacement Requirements*, specifically to allow the use of LP Smart Panel in lieu of Hardi-Board. According to the applicant letter, the special request is being made due to [1] concerns related to the shipping of the Hardi-Board after it is installed on the manufactured home, and [2] that Hardi-Board products "...tend to crack and break when being installed." As detailed above staff had already allowed the applicant to install the Hardi-Board once the manufactured home was established on the subject property. In addition, staff should note that Hardi-Board product is used extensively throughout the City of Rockwall without any issues, including on other manufactured homes taking advantage of the one-time replacement in the Lake Rockwall Estates Subdivision. Based on this, it appears that the difficulty with the Hardi-Board installation lies on the manufacturer of the manufactured home, as opposed to the quality of the product as indicated in the letter provided by the applicant. In accordance with the requirements of Planned Development District 75 (PD-75), "(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision ... Such request may include, but not be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements or other requests submitted for consideration to the Planning and Zoning Department. Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration." On August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the special request by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth dissenting. Should the City Council have any questions concerning the applicant's request, staff will be available at the meeting on September 2, 2025.



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 203 Lynne dr.

SUBDIVISION Lake Rockwall Estates

LOT 476A

BLOCK

N/A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75

CURRENT USE

Residential

PROPOSED ZONING PD-75

PROPOSED USE

Residential

ACREAGE 0.1650

LOTS [CURRENT]

0.1650

LOTS [PROPOSED]

0.1650

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

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

☒ OWNER Tammy Underwood

☒ APPLICANT Tammy Underwood

CONTACT PERSON Tammy or Katie

CONTACT PERSON

Tammy Underwood

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF August, 2025

OWNER'S SIGNATURE

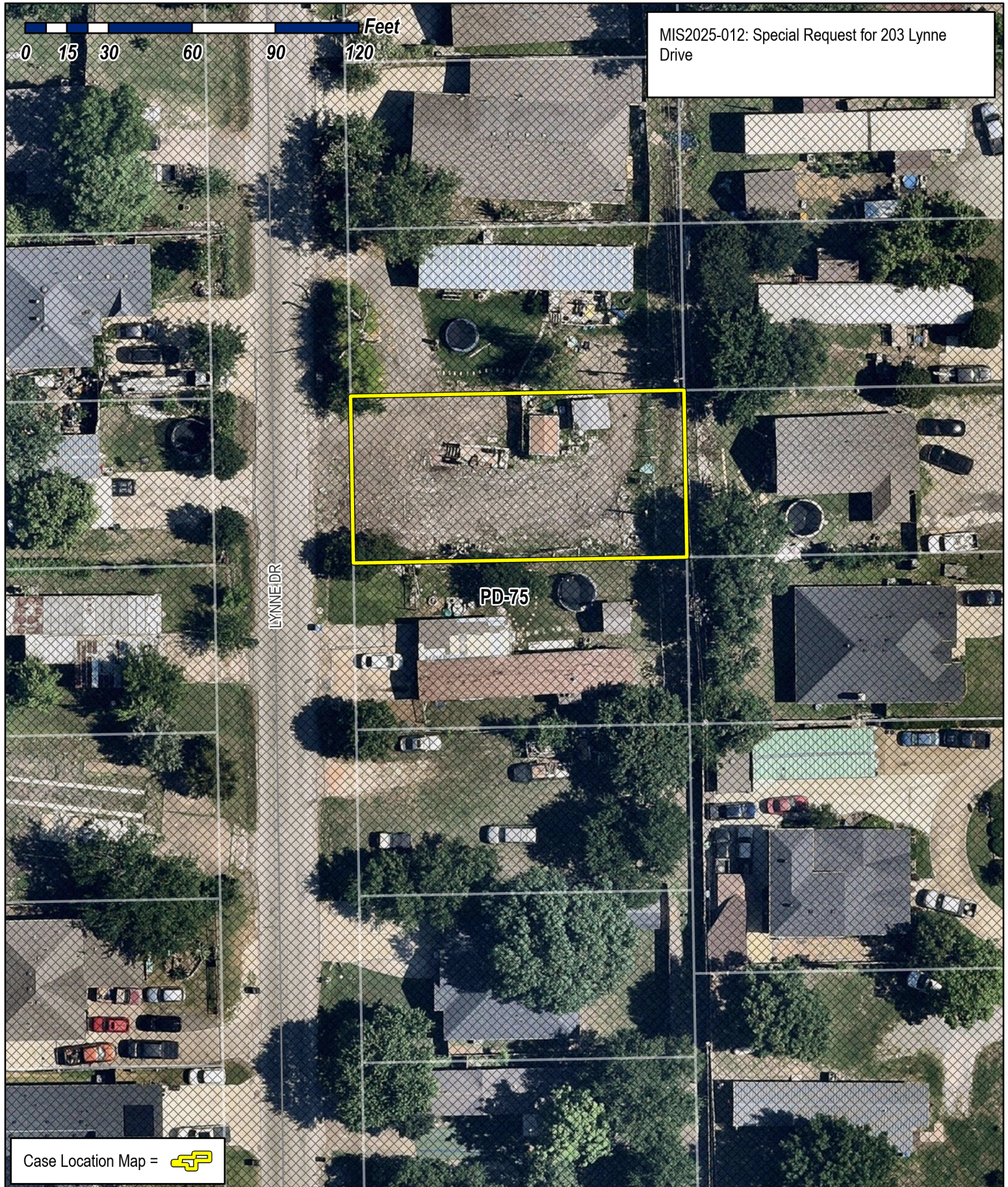
Tammy Underwood

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lizet Yadera Smith



MY COMMISSION EXPIRES 11/26/2028



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.





Roy,

Here at Jessup Housing, we use LP Smart Panel which is a wood-based product for exteriors on our homes. Most of the manufacturers within the state and in the manufactured housing industry in general are using Smart Panel as well. The reason behind this is when using a Hardi Board or other concrete based products they tend to crack and break when being installed. There are also cracking/breaking issues when the homes are being transported from the manufacturing plant to their destination. Another benefit for the end buyer when buying a Smart Panel home is the warranty the producers of the Smart Panel can offer. We buy LP Smart Panel that offers a 50-year limited warranty. Both are great products, Smart Panel is just a much easier application that has fewer issues and a great warranty. Hopefully this helps.

Regards,

Jason Bearden
Business Development Manager
Jessup Housing

Lot image of
where New one
will go

google image

203

concrete Runners

Plans are to improve Lots

open to Rec. on Skirting have mid grade
durable picked out.

187



Light gray LP Smart Siding





DATE: October 2, 2025

TO: Tammy Underwood
215 Lynne Drive
Rockwall, TX 75032

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2025-012; *Special Request for 203 Lynne Drive*

Tammy Underwood:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on September 2, 2025. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the special request by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth dissenting.

City Council

On September 2, 2025, the City Council approved a motion to deny the special request by a vote of 7-0.

Based on Section 212.0093 of the Texas Local Government Code (TLGC), you have the ability to provide a written response and corrected site plan package (*i.e. site plan*) that remedies each reason for the disapproval provided. While no timeline may be established for the applicant to submit the response, please note that since the case was denied a new development application and application fee will be required to be submitted along with the written response and corrected site plan package. 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 at (972) 772-6434.

Sincerely,

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department