



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
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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 5405 Ranger Dr
SUBDIVISION Chandler's Landing LOT 22 BLOCK B
GENERAL LOCATION Yacht Club + Ranger Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD 8 CURRENT USE Residential
PROPOSED ZONING _____ PROPOSED USE " "
ACREAGE 0.12 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>Justine Marengo-Rowe</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Jim Benson</u>
CONTACT PERSON	<u>Jim Benson</u>	CONTACT PERSON	<u>Jim Benson</u>
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 Justine Marengo-Rowe [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

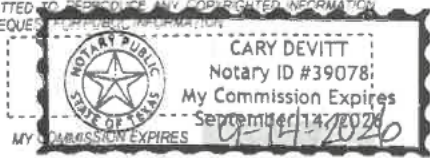
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

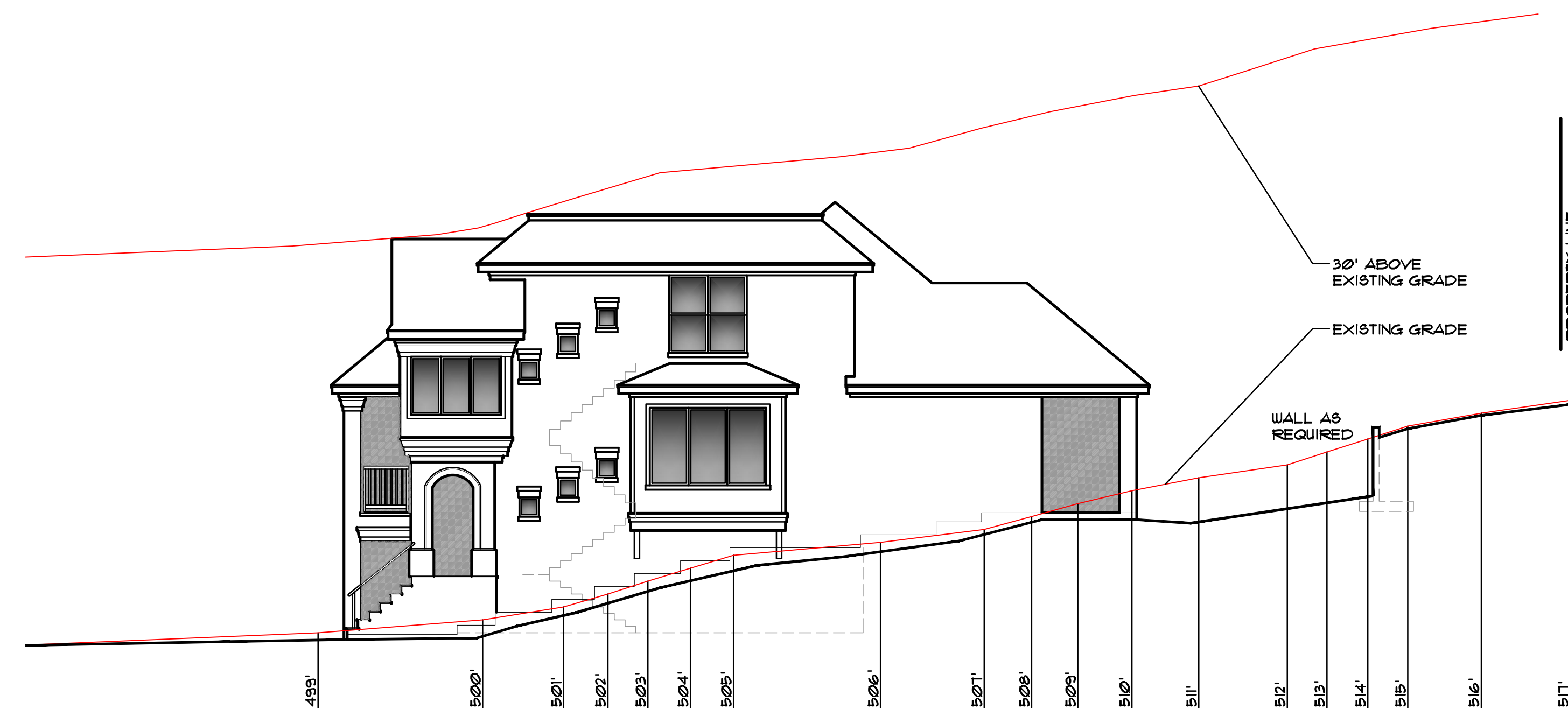
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY, 2025

OWNER'S SIGNATURE

Justine Marengo-Rowe
Cary Devitt

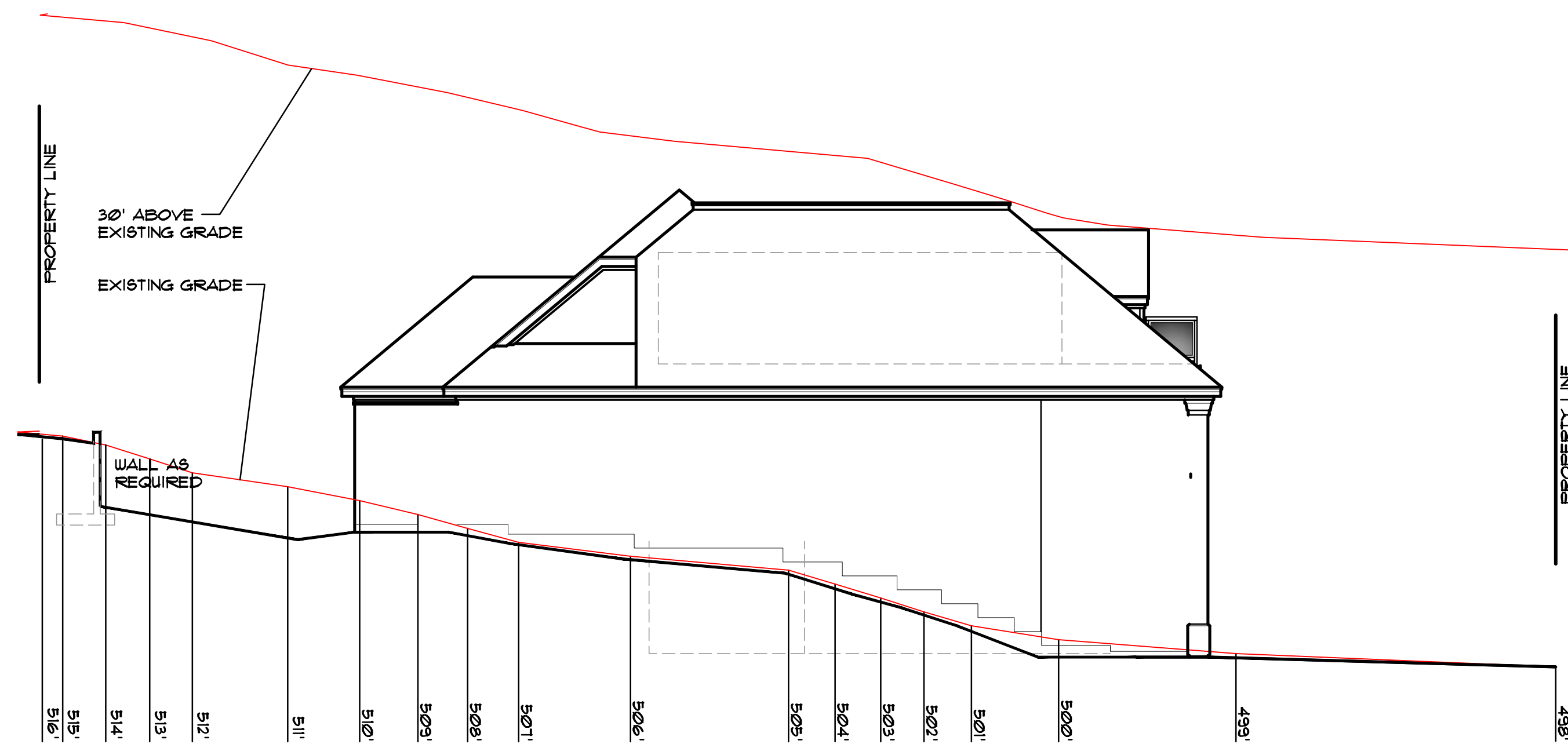
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





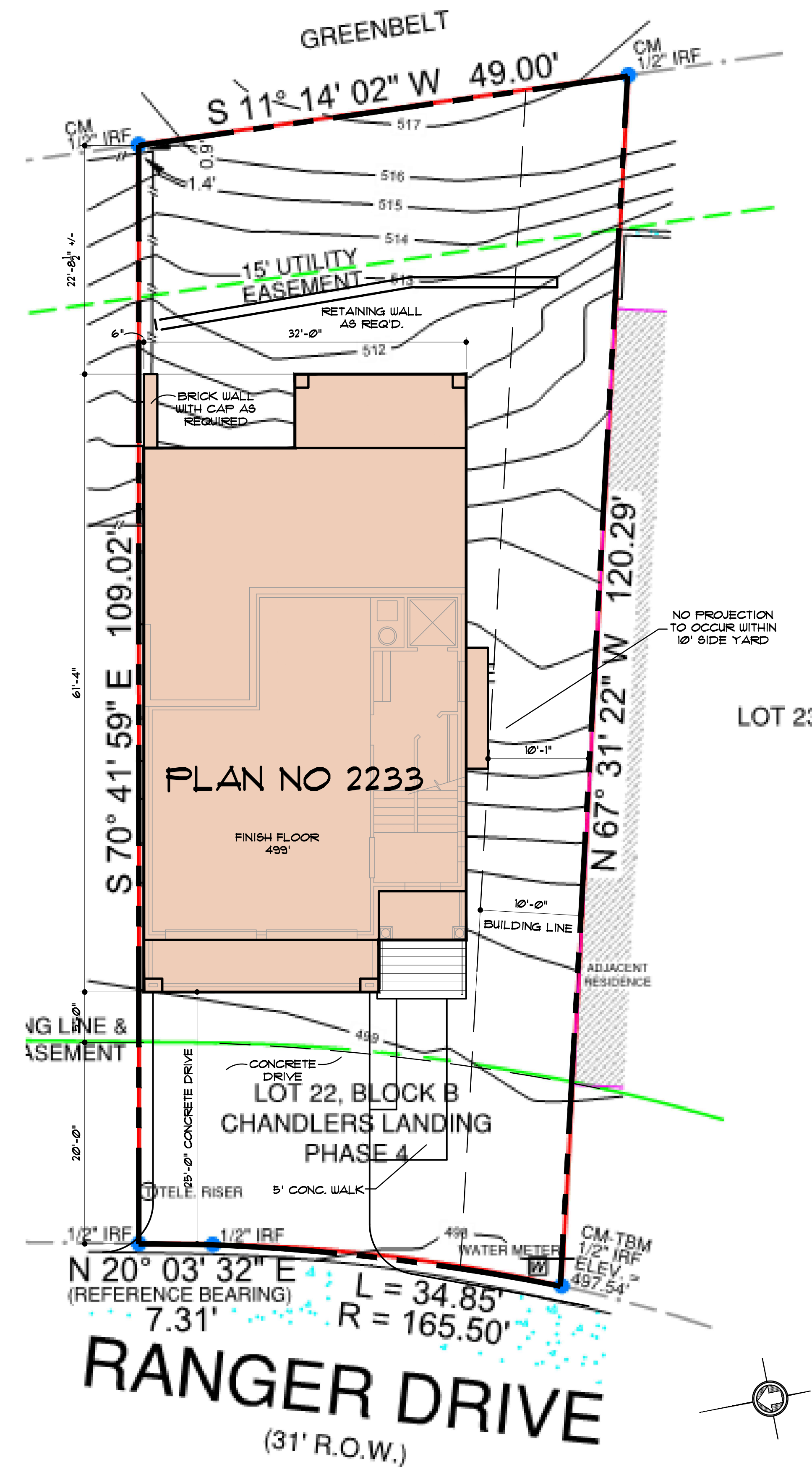
GRADING DIAGRAM
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GRADING DIAGRAM
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PLOT PLAN

SCALE: 1/8" = 1'-0"

LOT #22, BLOCK "B"

CHANDLER'S LANDING

PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

REVISIONS	BY

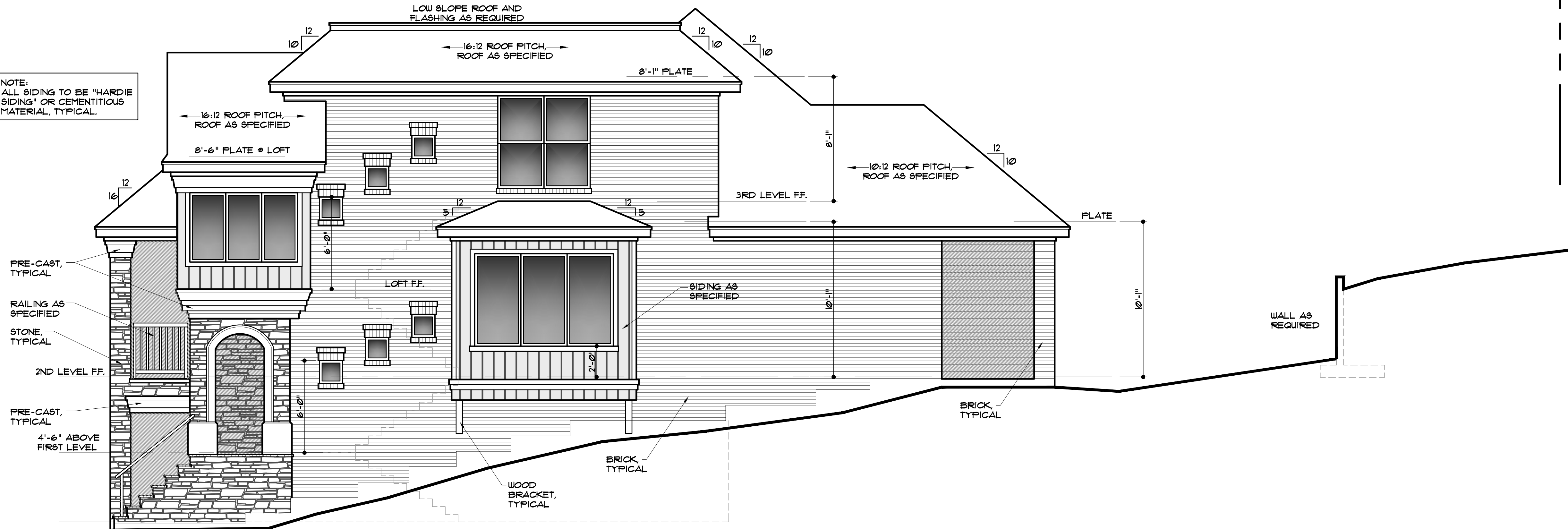
Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandler's Landing Phase 4

LKS DESIGNS
LANCE K. STOVALL
817/320-6221

JIM BENSON
CUSTOM HOMES

Sheet
or 1 Sheets

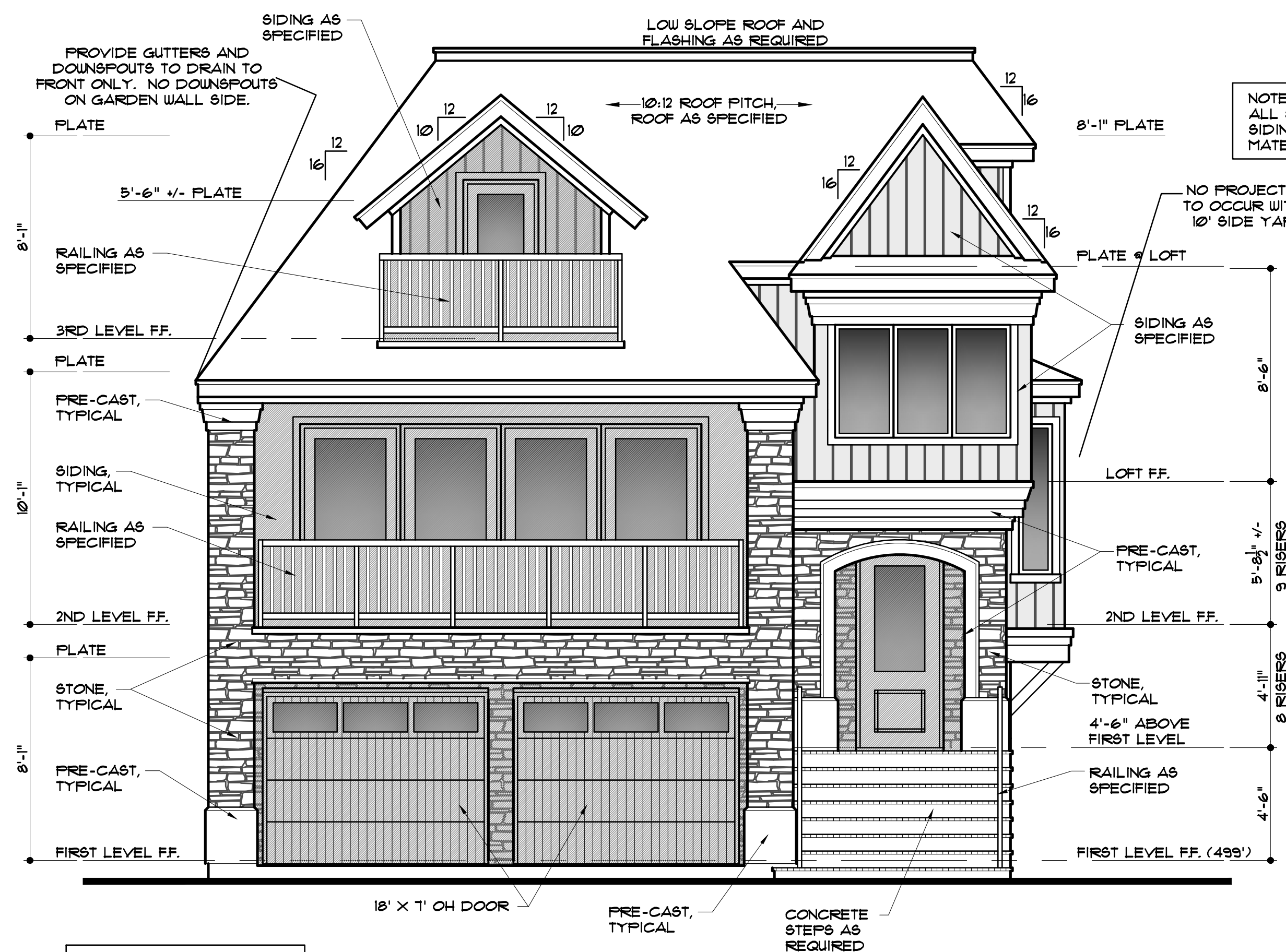
NOTE:
ALL SIDING TO BE "HARDIE
SIDING" OR CEMENTITIOUS
MATERIAL, TYPICAL.



RIGHT SIDE ELEVATION

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

NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.



FRONT ELEVATION

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

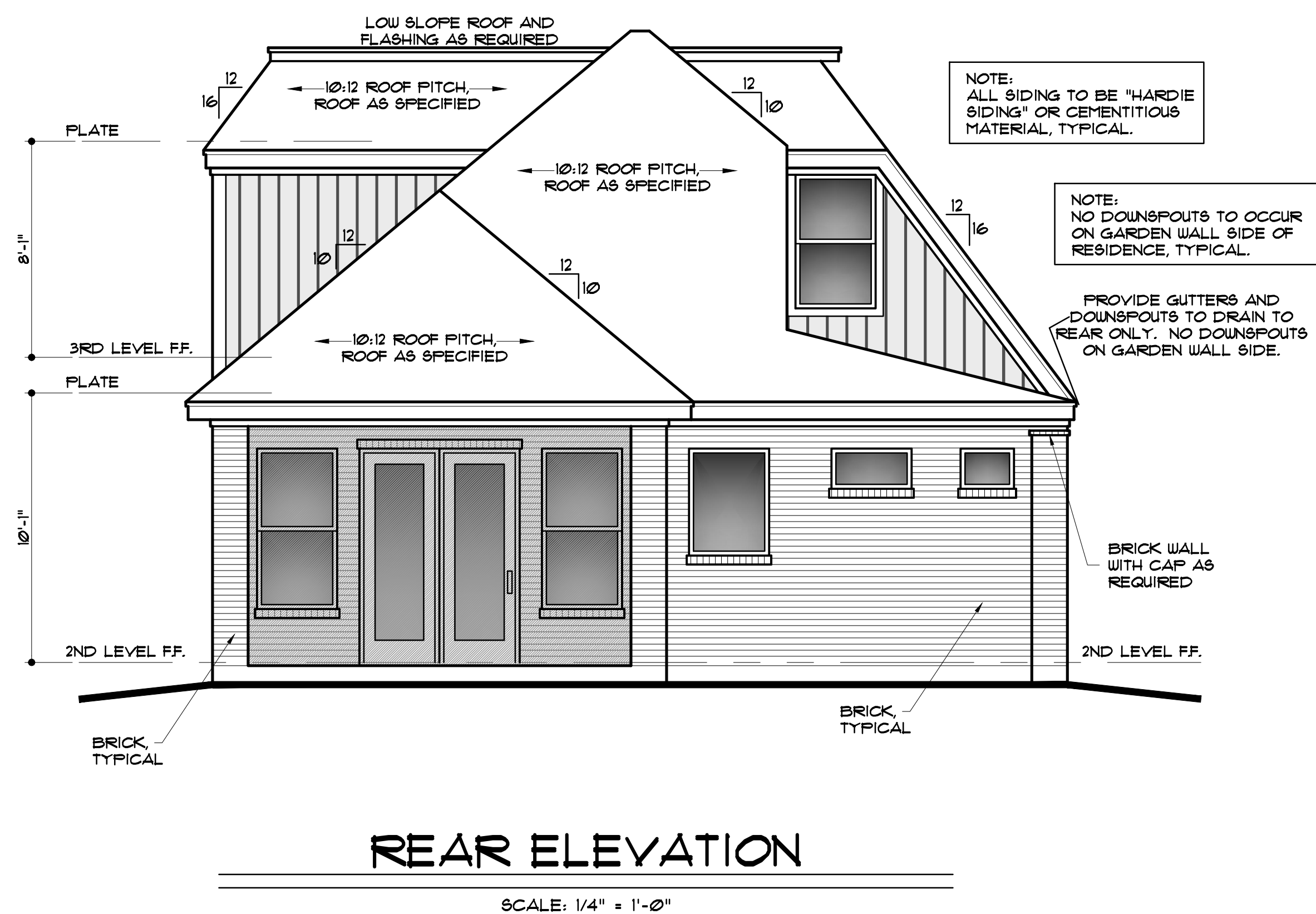
CHART OF EXTERIOR MATERIALS:			
TOTAL SF. OF STONE	423 SF	20.8%	
TOTAL SF. OF BRICK	1334 SF	65.5%	
TOTAL SF. OF SIDING	235 SF	11.6%	
TOTAL SF. OF PRE-CAST	43 SF	2.1%	

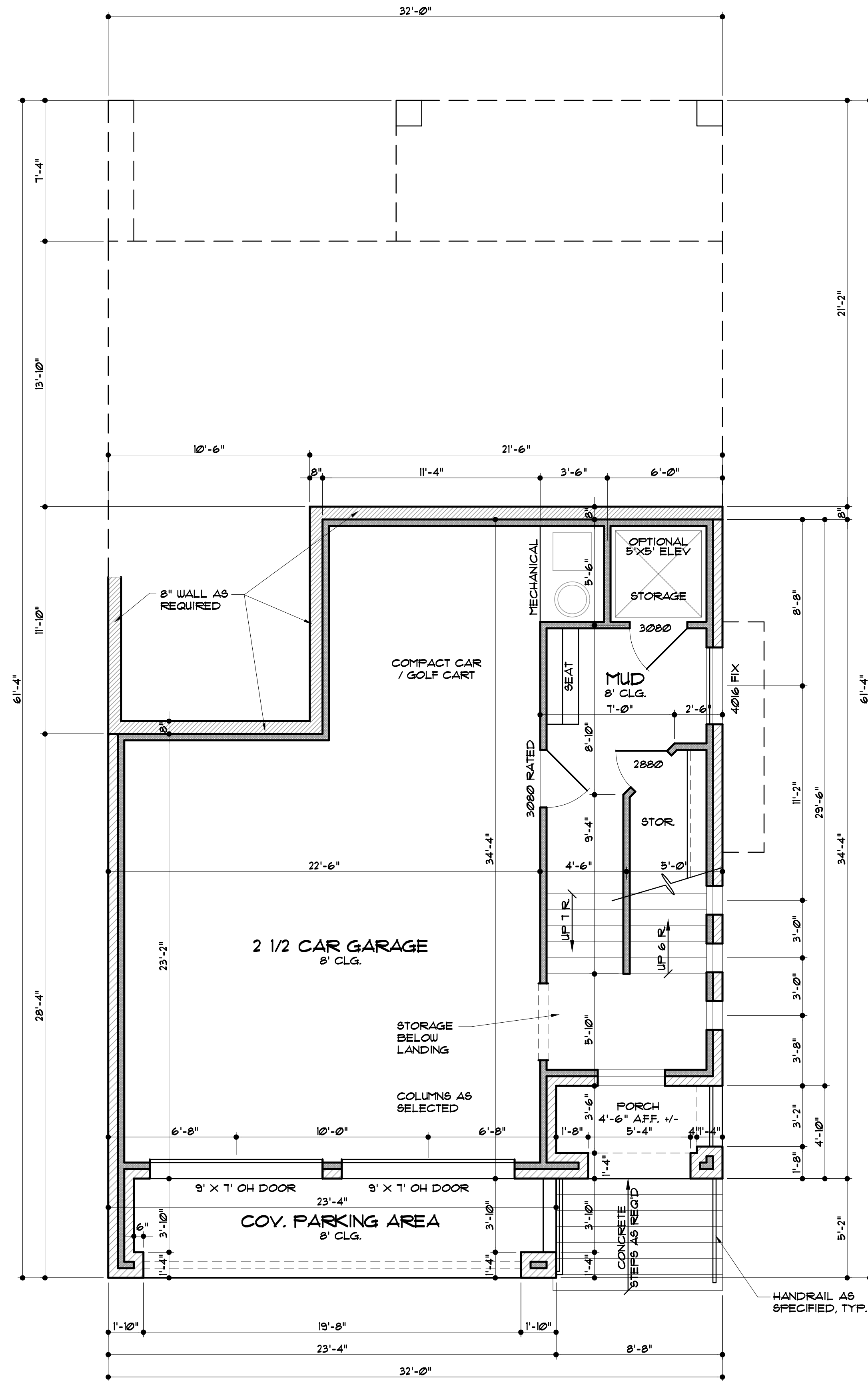
146

5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4



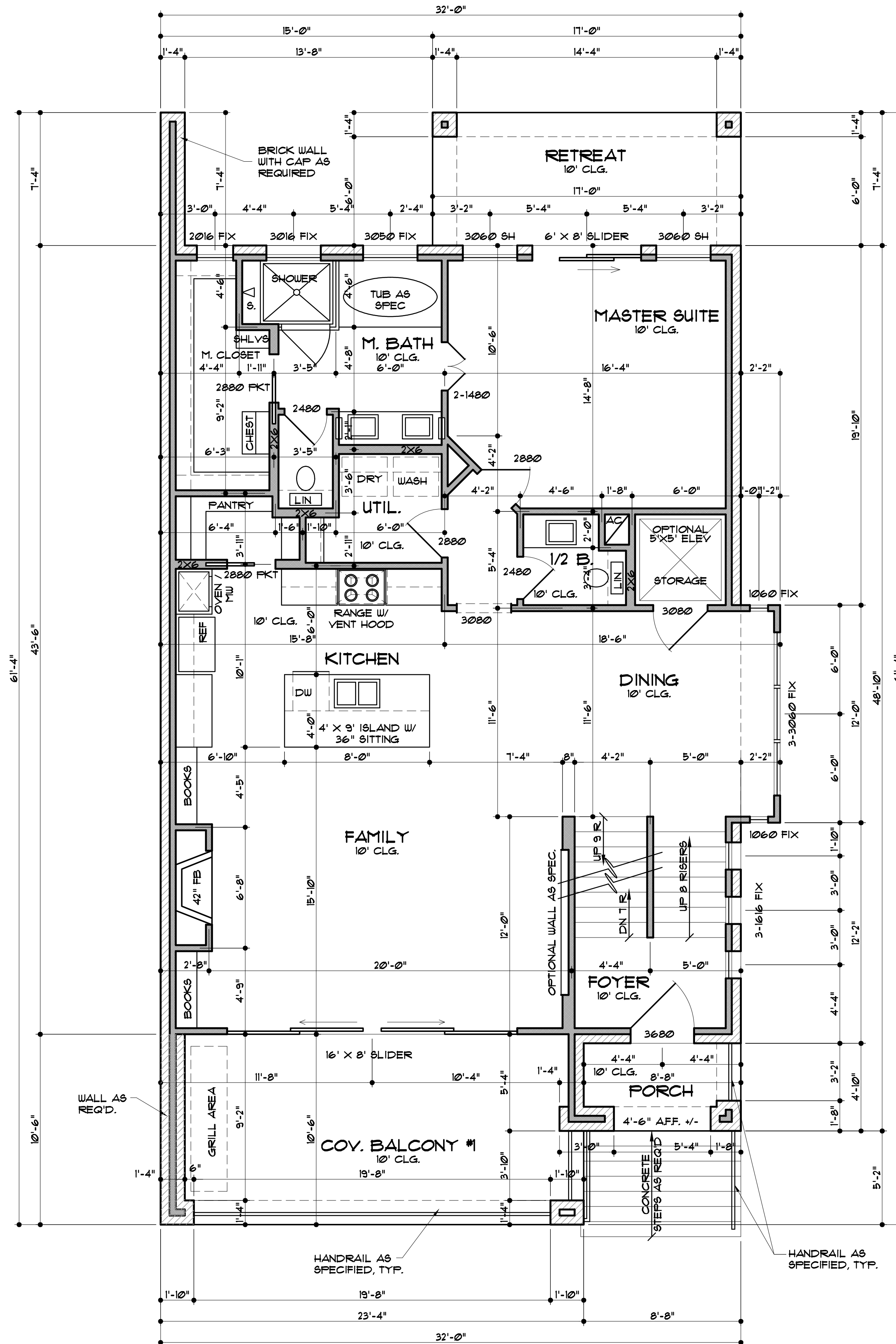
Sheet 4
of 7 Sheets





FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	671 SF
HOUSE PROPER AC:	2,233 SF
GARAGE 4 STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

REVISIONS

BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandlers Landing Phase 4

LKS DESIGNS

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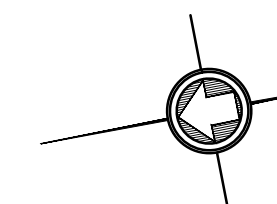
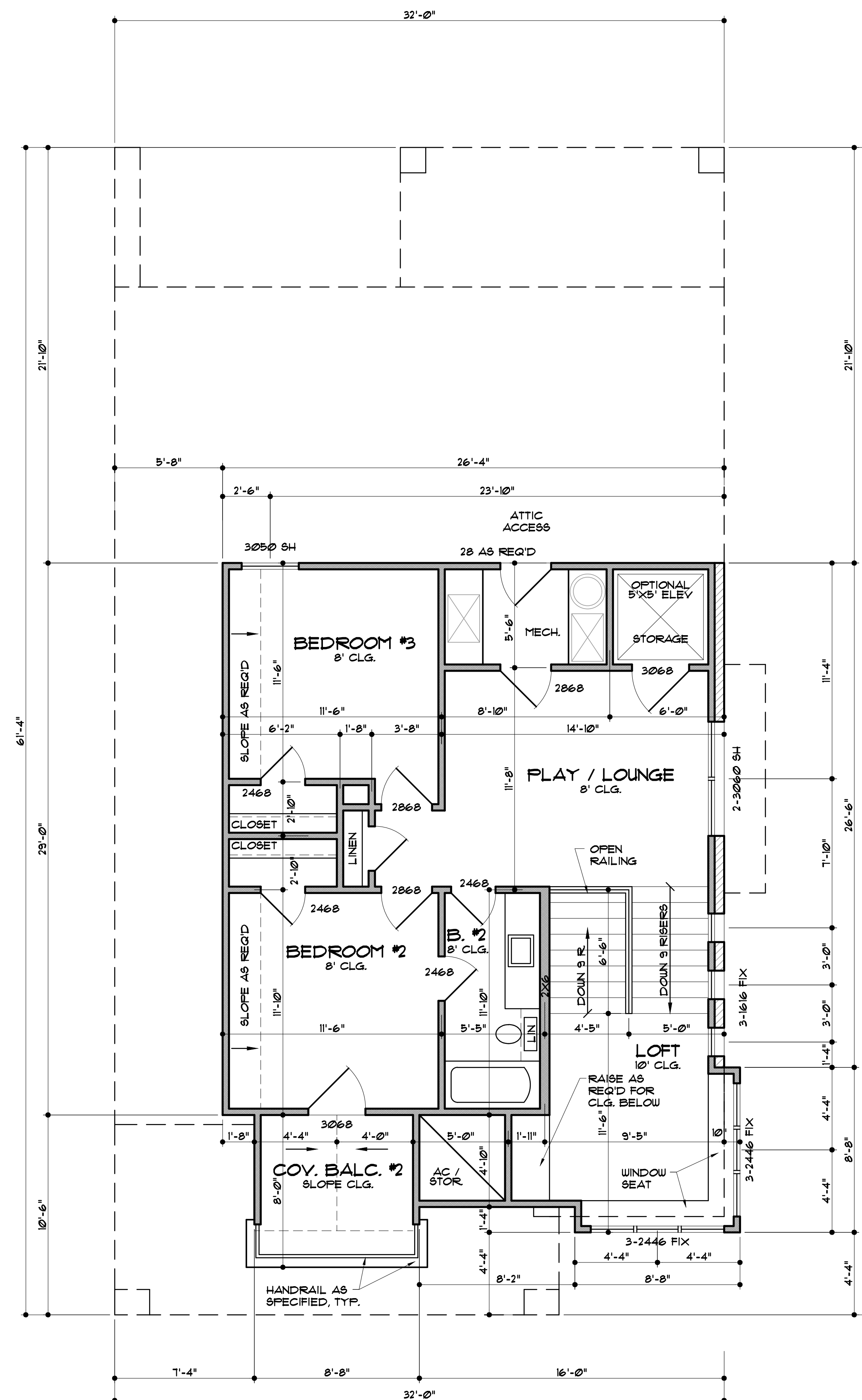
JIM BENSON

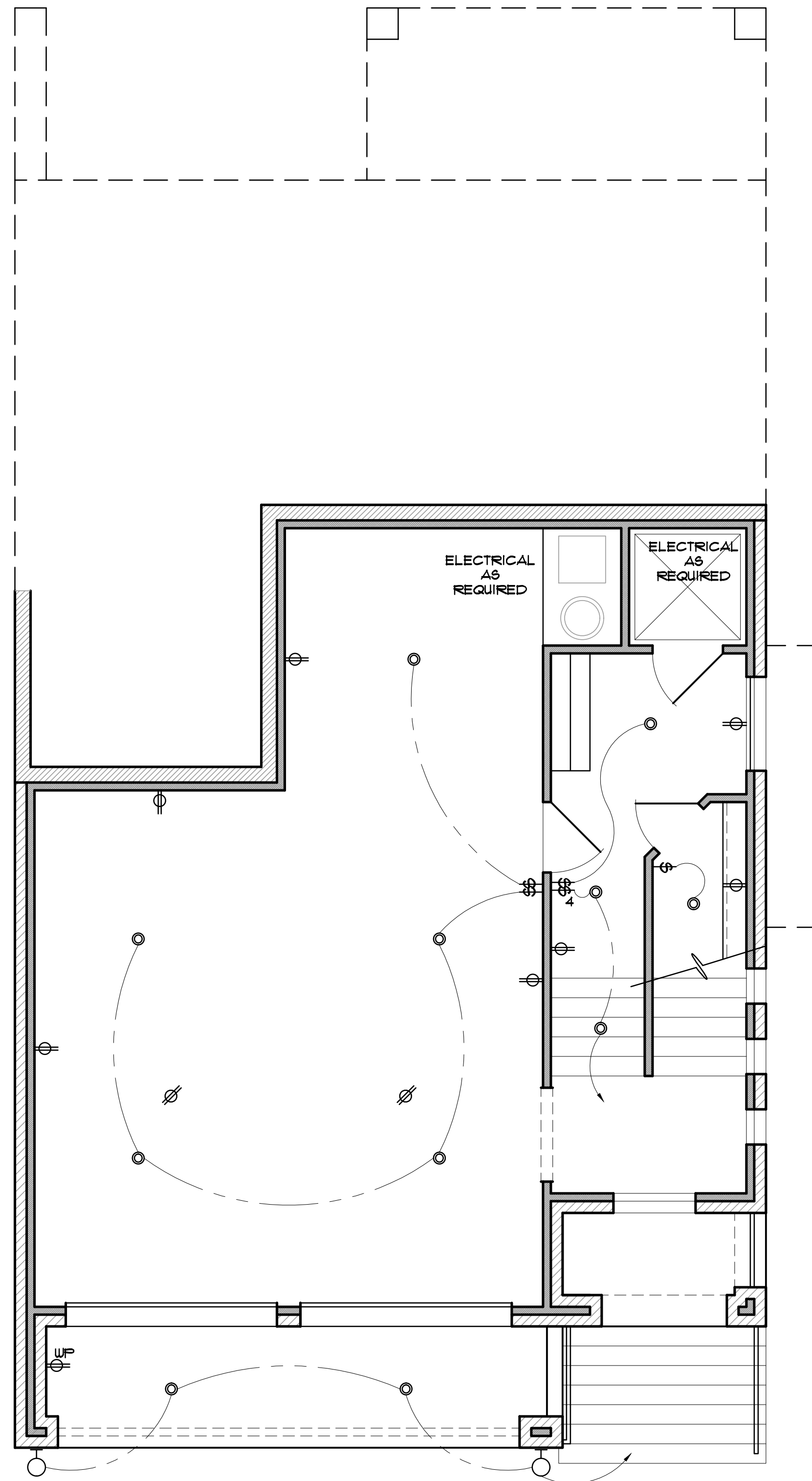
CUSTOM HOMES

Sheet

1

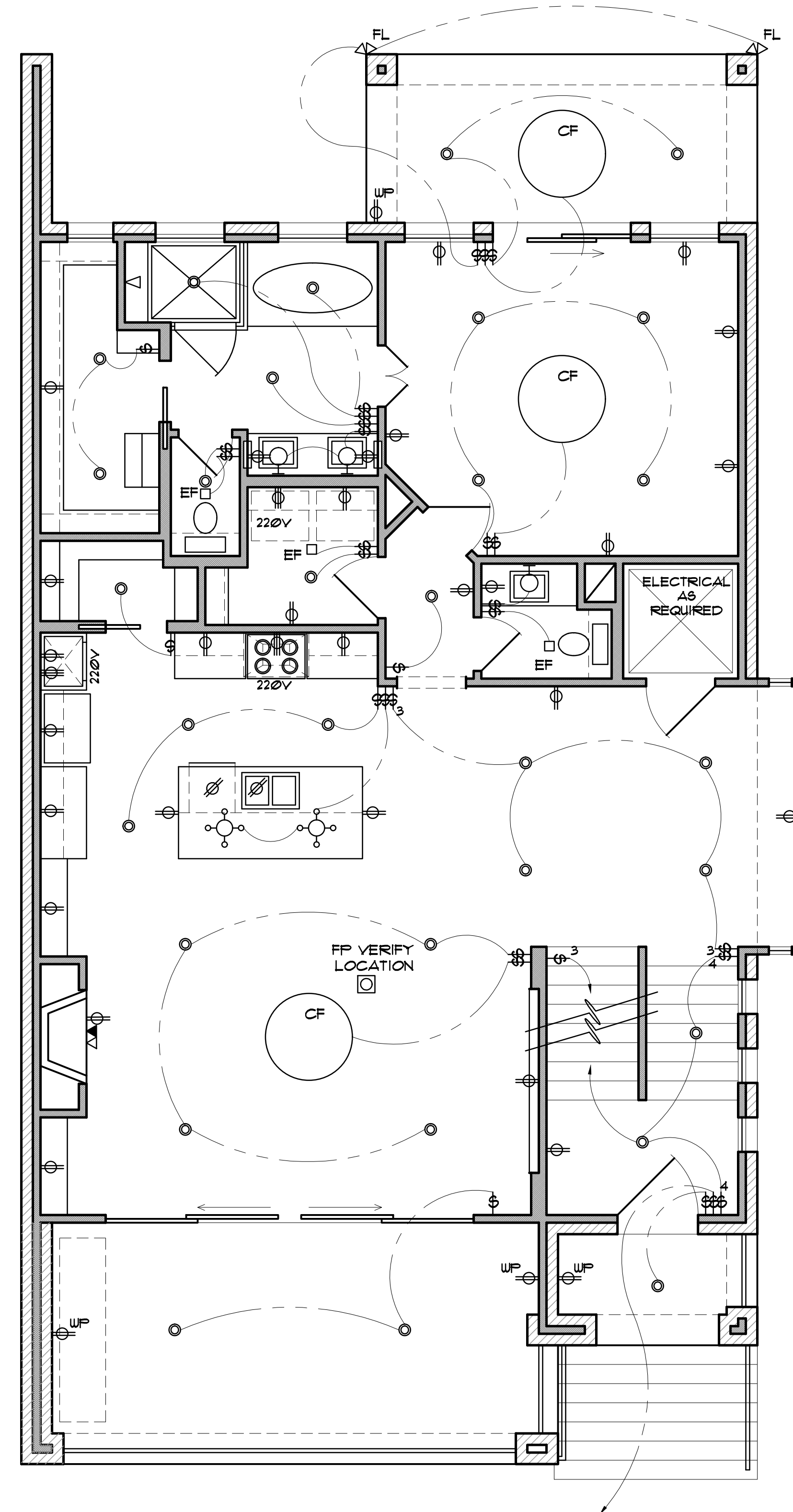
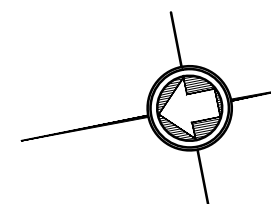
Of 7 Sheets

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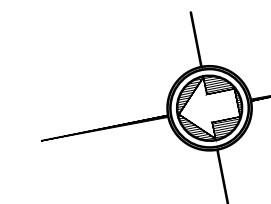
ELECTRICAL
FIRST LEVEL FLOOR PLAN

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




ELECTRICAL
SECOND LEVEL FLOOR PLAN

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



PLAN NO. 2233

REVISIONS		BY
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Lot #22, Block "B" - Chandlers Landing Phase 4		
		
LKS DESIGNS		
LANCE K. STOVALL		
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Sheet		
6		
Of 7 Sheets		



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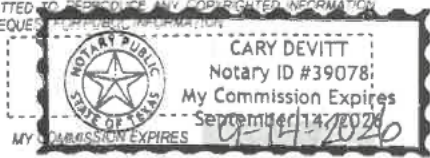
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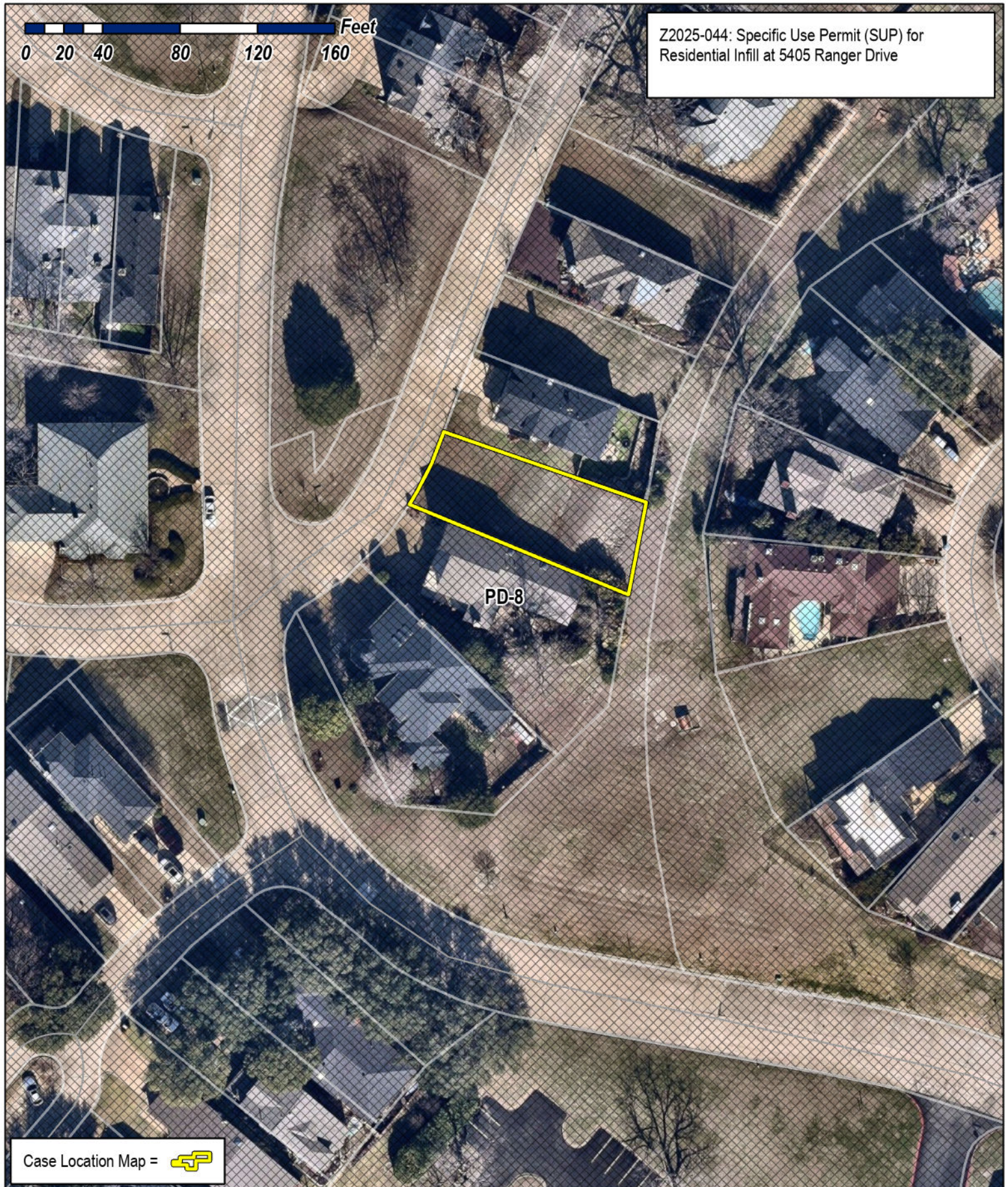
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Justine Marengo-Rowe
Cary Devitt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 20 40 80 120 160 Feet

Z2025-044: Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive

PD-8

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.

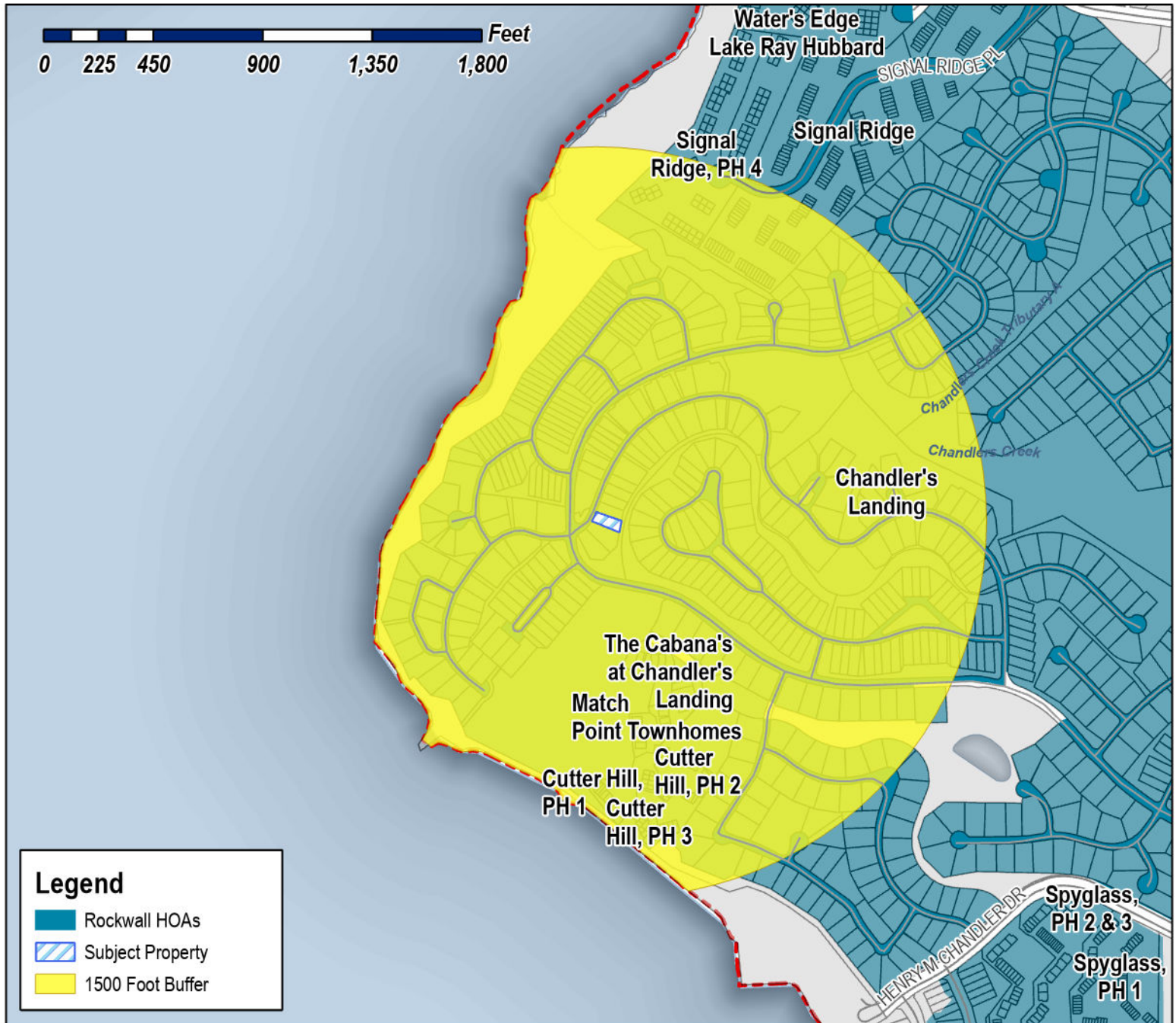




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Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025

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

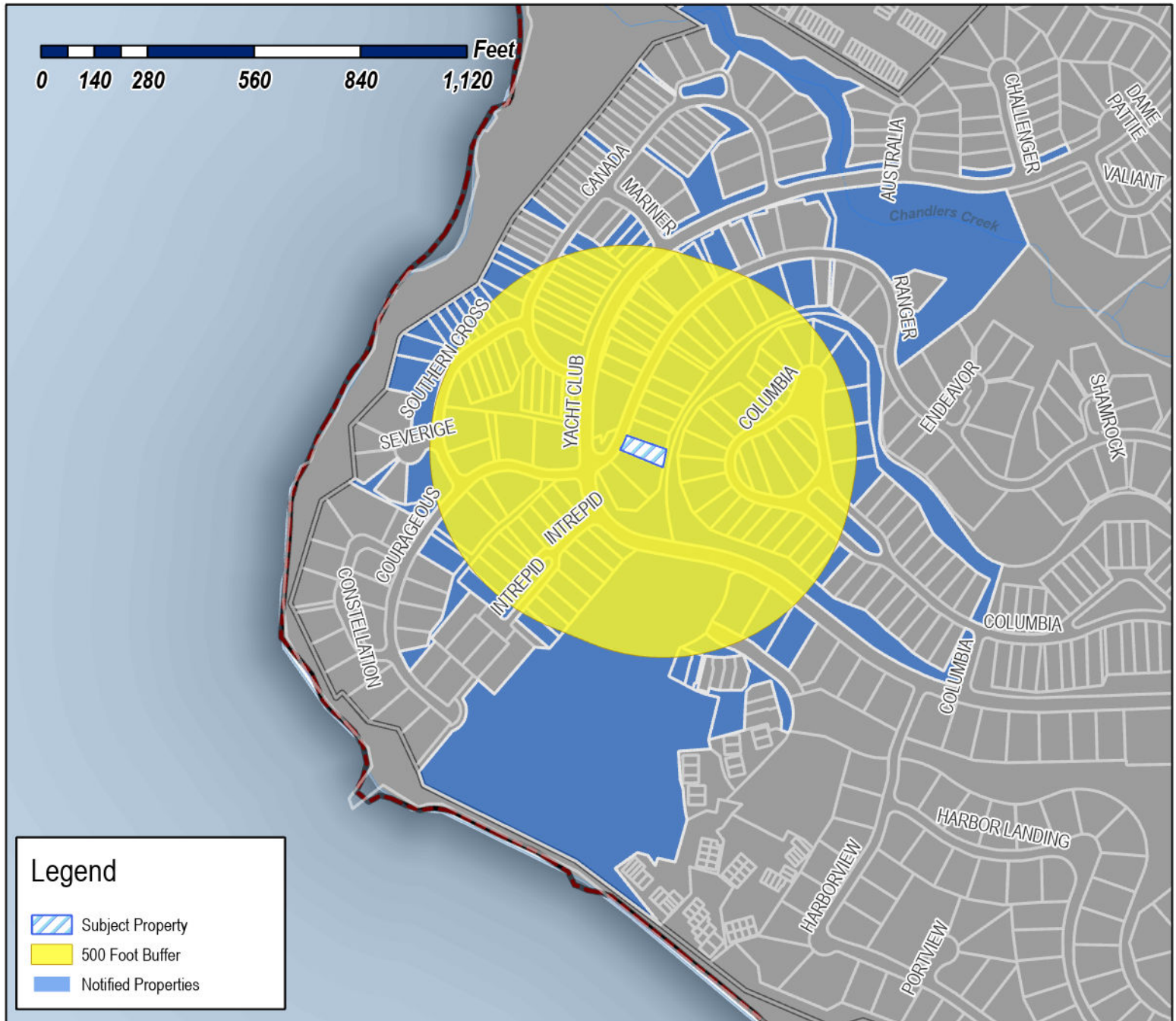




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Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRAS
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W
CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL
LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-
TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE -
TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

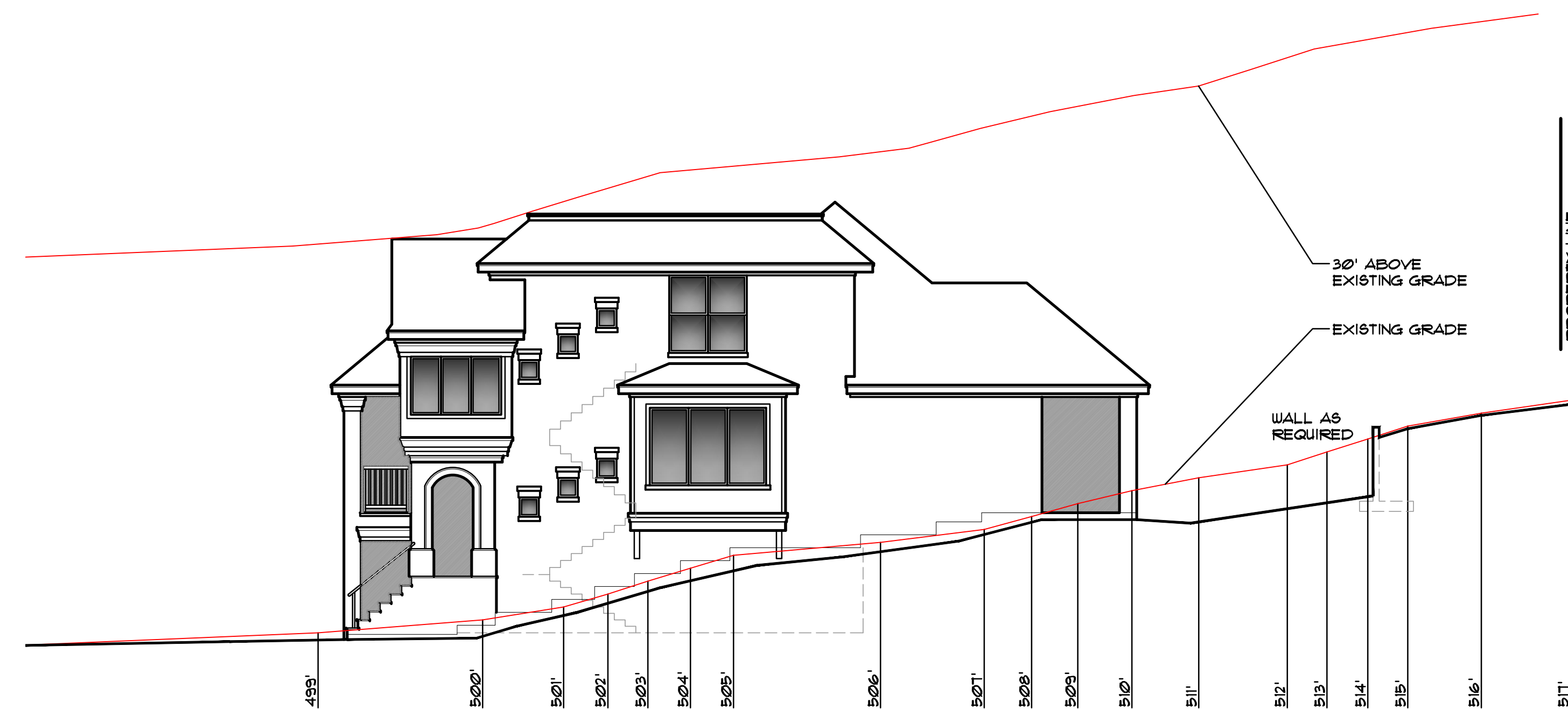
DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

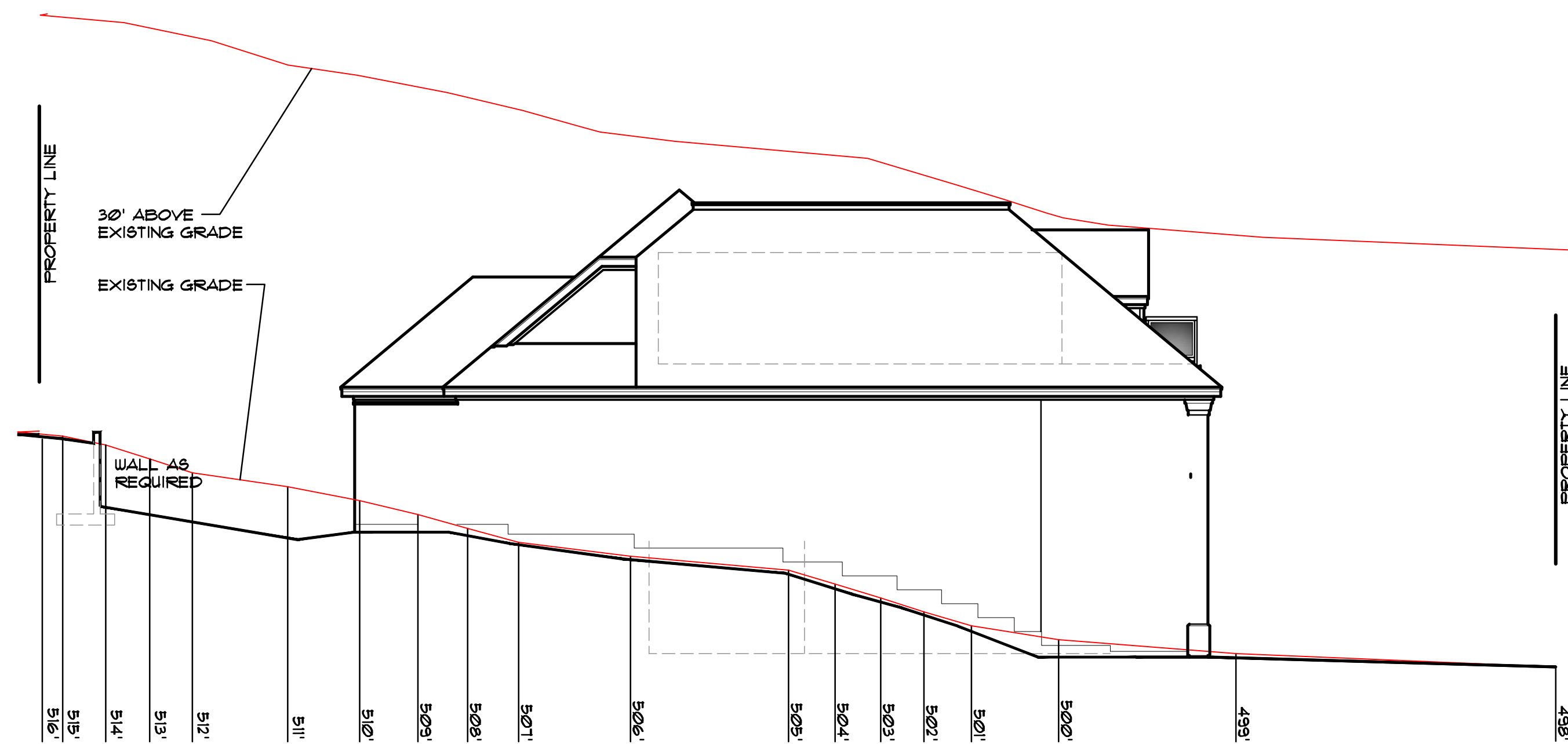
LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376



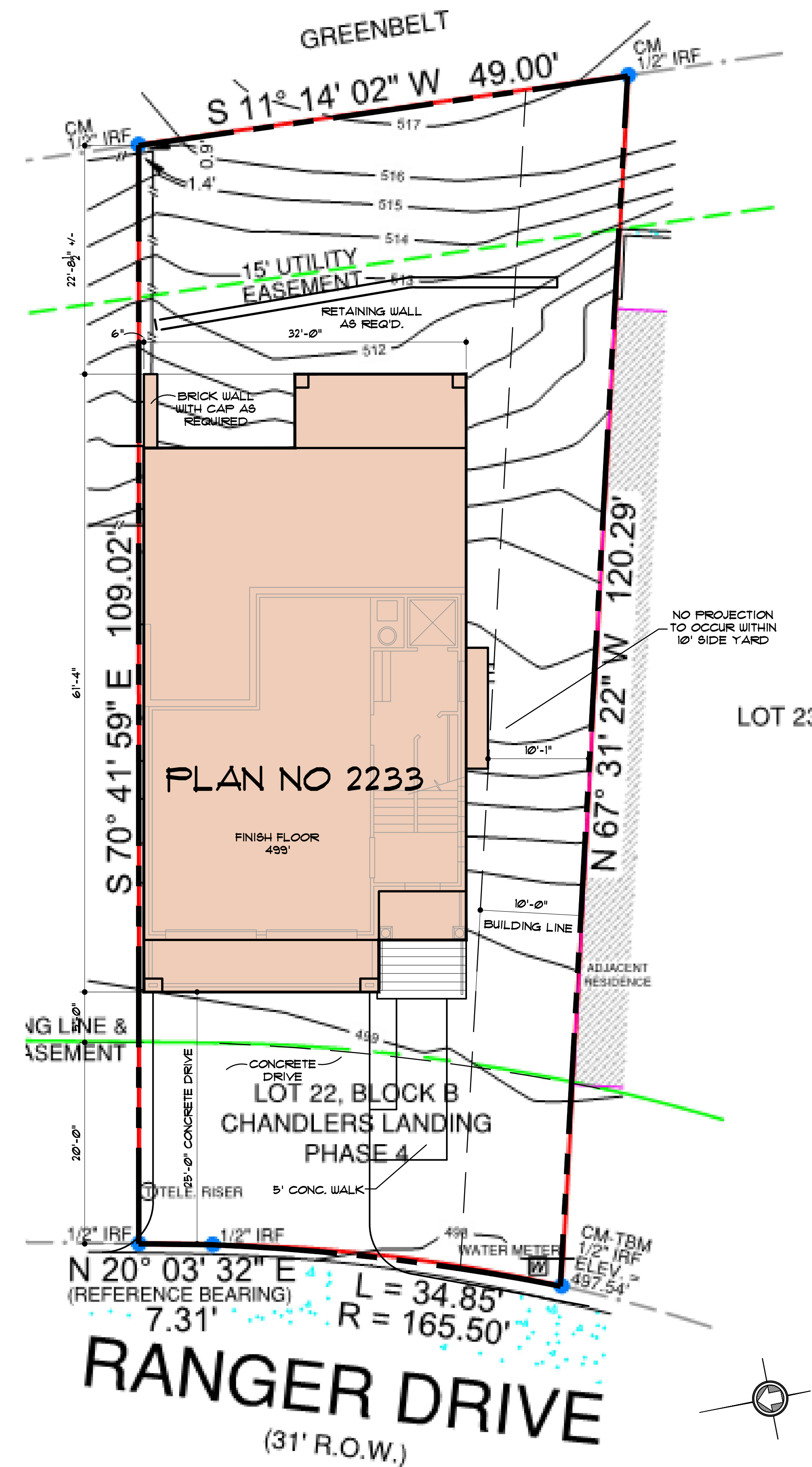
GRADING DIAGRAM
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GRADING DIAGRAM
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PLOT PLAN

SCALE: 1/8" = 1'-0"

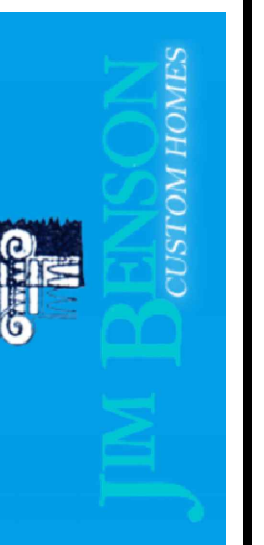
LOT #22, BLOCK "B"

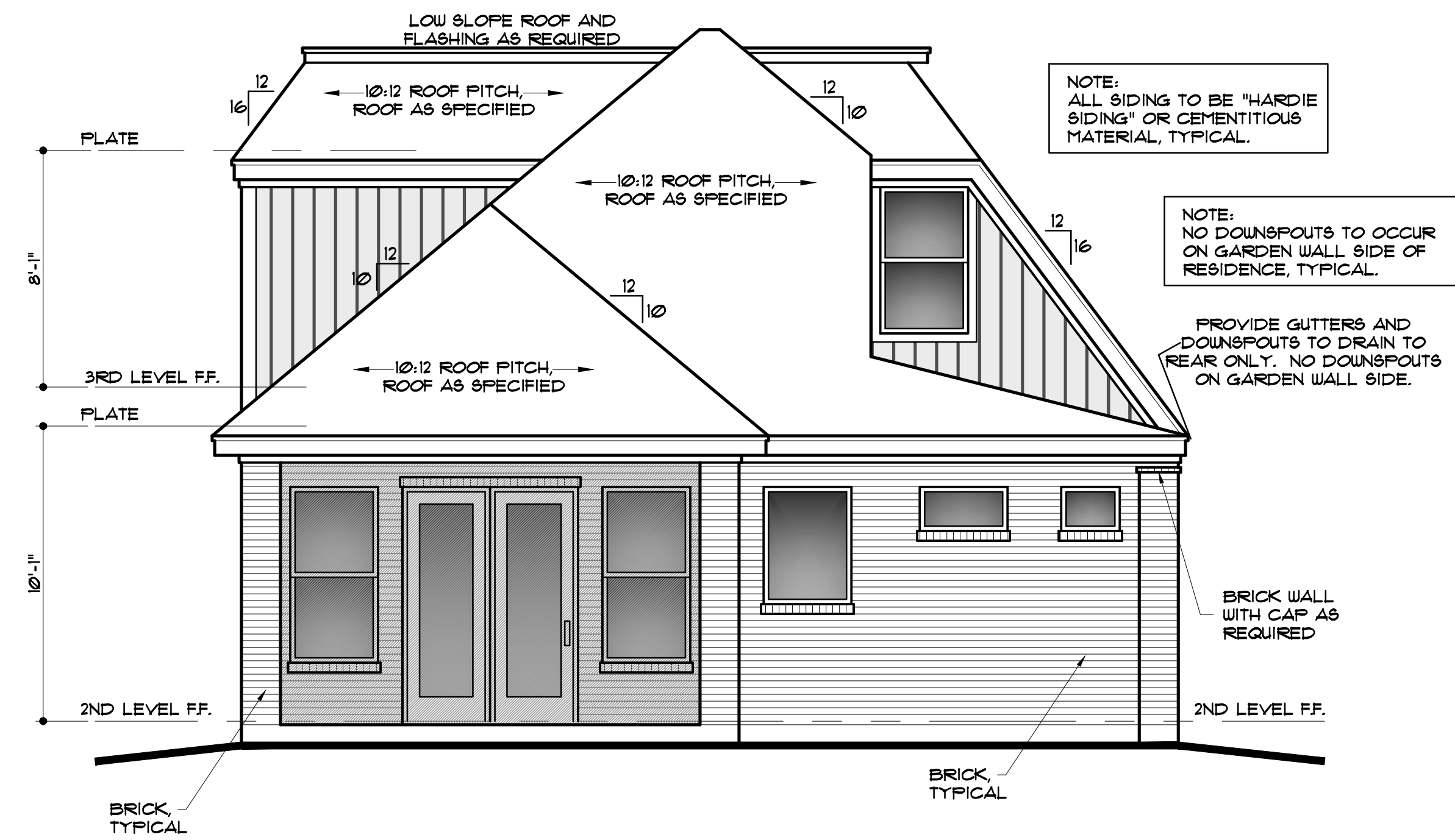
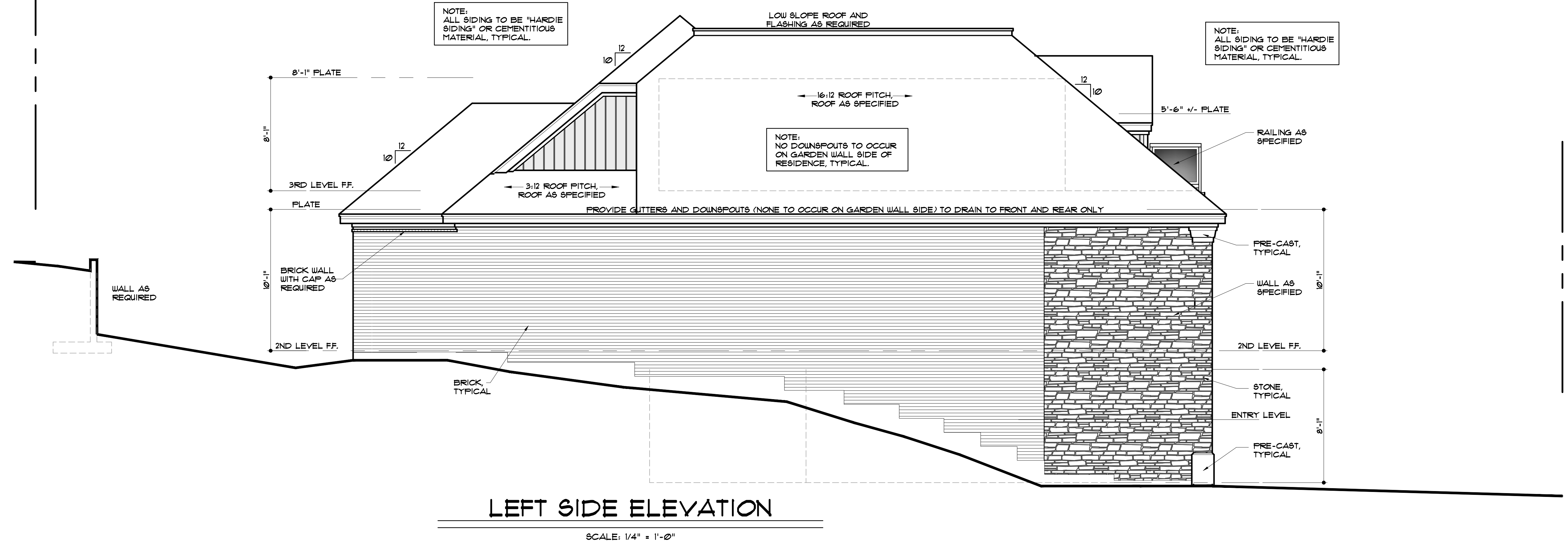
CHANDLERS LANDING

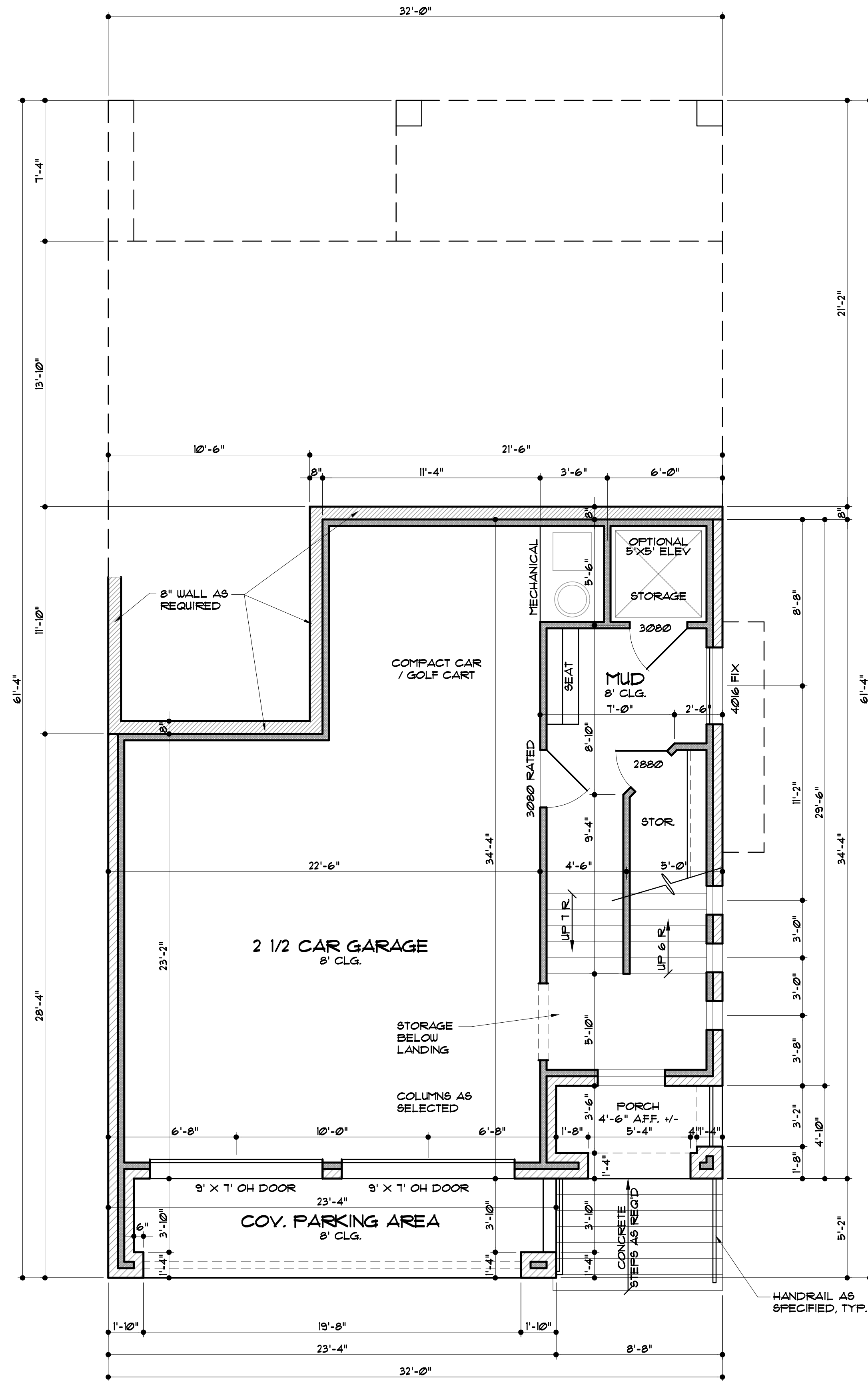
PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

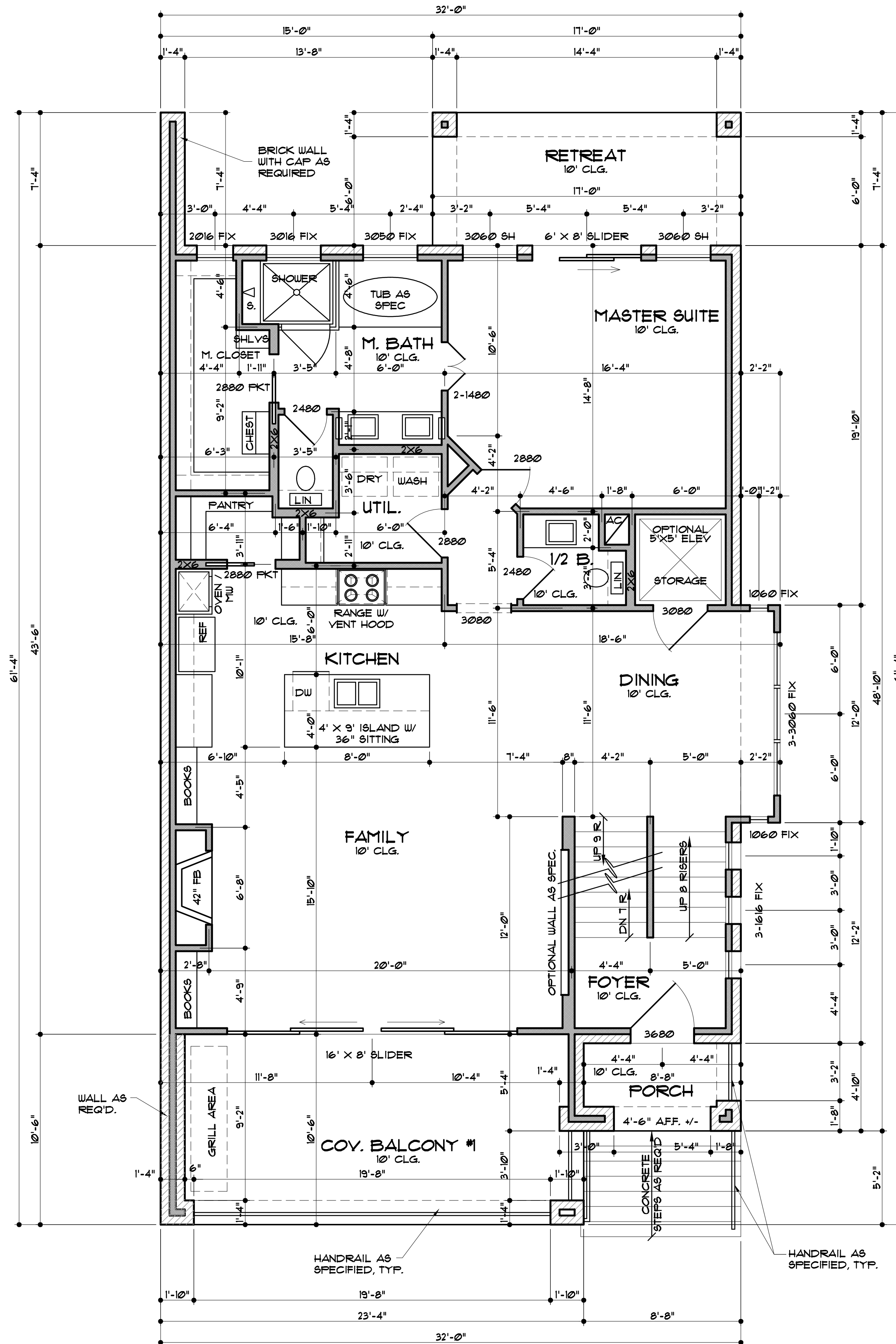
REVISIONS	BY
Marengo - Rowe Residence	
5405 Ranger Drive - Rockwall, TX 75032	
Lot #22, Block "B" - Chandler's Landing Phase 4	
	
LKS DESIGNS	
LANCE K. STOVALL	
817/320-6221	
Sheet	
Of	1 Sheets





FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	671 SF
HOUSE PROPER AC:	2,233 SF
GARAGE 4 STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

PLAN NO. 2233

REVISIONS

BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON
CUSTOM HOMES

LKS DESIGNS

LANCE K. STOVALL
817/320-6221

Sheet

1

Of 7 Sheets

PROJECT COMMENTS



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

DATE: 7/25/2025

PROJECT NUMBER: Z2025-044
PROJECT NAME: SUP for Residential Infill at 5405 Ranger Drive
SITE ADDRESS/LOCATIONS: 5405 RANGER DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/25/2025	Approved w/ Comments

07/25/2025: Z2025-044; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 5405 Ranger Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (Z2025-044) 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 Phase 4 of the Chandlers Landing Subdivision which has been in existence since September 16, 1997, consists of 24 lots, and is considered to be more than 90.00% 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 Please specify the total height for the proposed home. The maximum allowable height is 30-feet. Please ensure the plans reflect this and show conformance.
- M.7 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 3-feet, 6-inches in front of the front façade of the home. This will require a variance from the Planning and Zoning Commission.

M.8 Ordinances. Please review the attached draft ordinance prior to the August 18, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by August 5, 2025.

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 August 5, 2025; 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 August 12, 2025 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 July 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on August 12, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be August 18, 2025 (1st Reading) and September 2, 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	Angelica Guevara	07/23/2025	Approved w/ Comments

07/22/2025: 1. Cannot extend past property line.

2. All proposed retaining walls require a permit through the building department.

3. All proposed retaining walls require a separate permit. All retaining walls 18" and over must be rock and stone. Retaining walls 3' and over must be engineered.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Culverts (If needed) must be engineered.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Ranger Drive available for use.
- There is an existing 6" water main on the other side of Ranger Drive available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Needs Review

07/25/2025: Need to verify the house doesn't exceed the height requirement per the Subdivision Ordinance

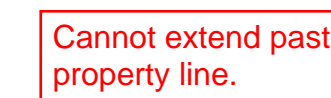
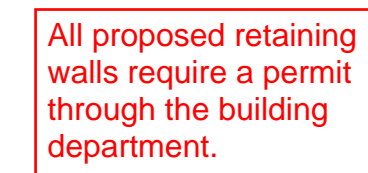
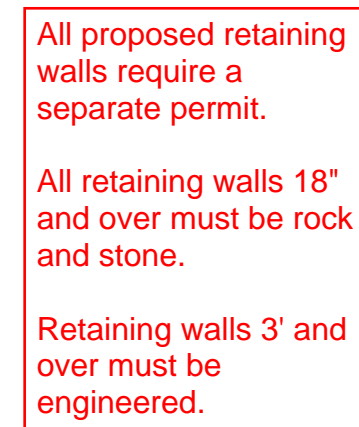
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/25/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	07/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	07/25/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	07/25/2025	Approved
No Comments			

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Culverts (If needed) must be engineered.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 6" sewer main along Ranger Drive available for use.
- There is an existing 6" water main on the other side of Ranger Drive available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.



PLAN NO. 2233

[illegible]



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 5405 Ranger Dr
SUBDIVISION Chandler's Landing LOT 22 BLOCK B
GENERAL LOCATION Yacht Club + Ranger Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD 8 CURRENT USE Residential
PROPOSED ZONING _____ PROPOSED USE " "
ACREAGE 0.12 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>Justine Marengo-Rowe</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Jim Benson</u>
CONTACT PERSON	<u>Jim Benson</u>	CONTACT PERSON	<u>Jim Benson</u>
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 Justine Marengo-Rowe [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

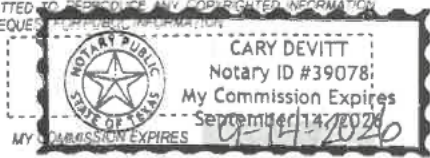
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

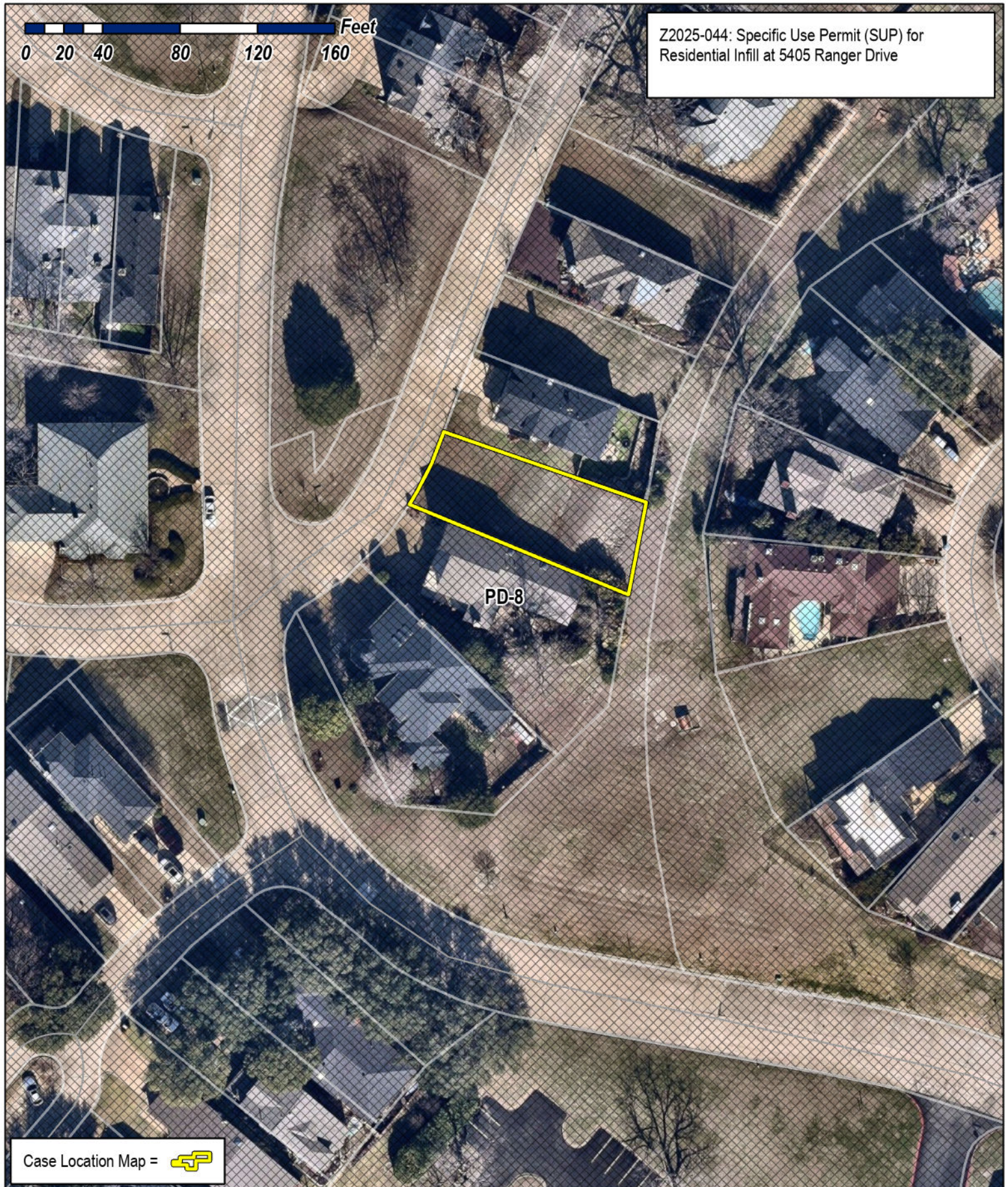
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY, 2025

OWNER'S SIGNATURE

Justine Marengo-Rowe
Cary Devitt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-044: Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive

PD-8

Case Location Map = 



City of Rockwall

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

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

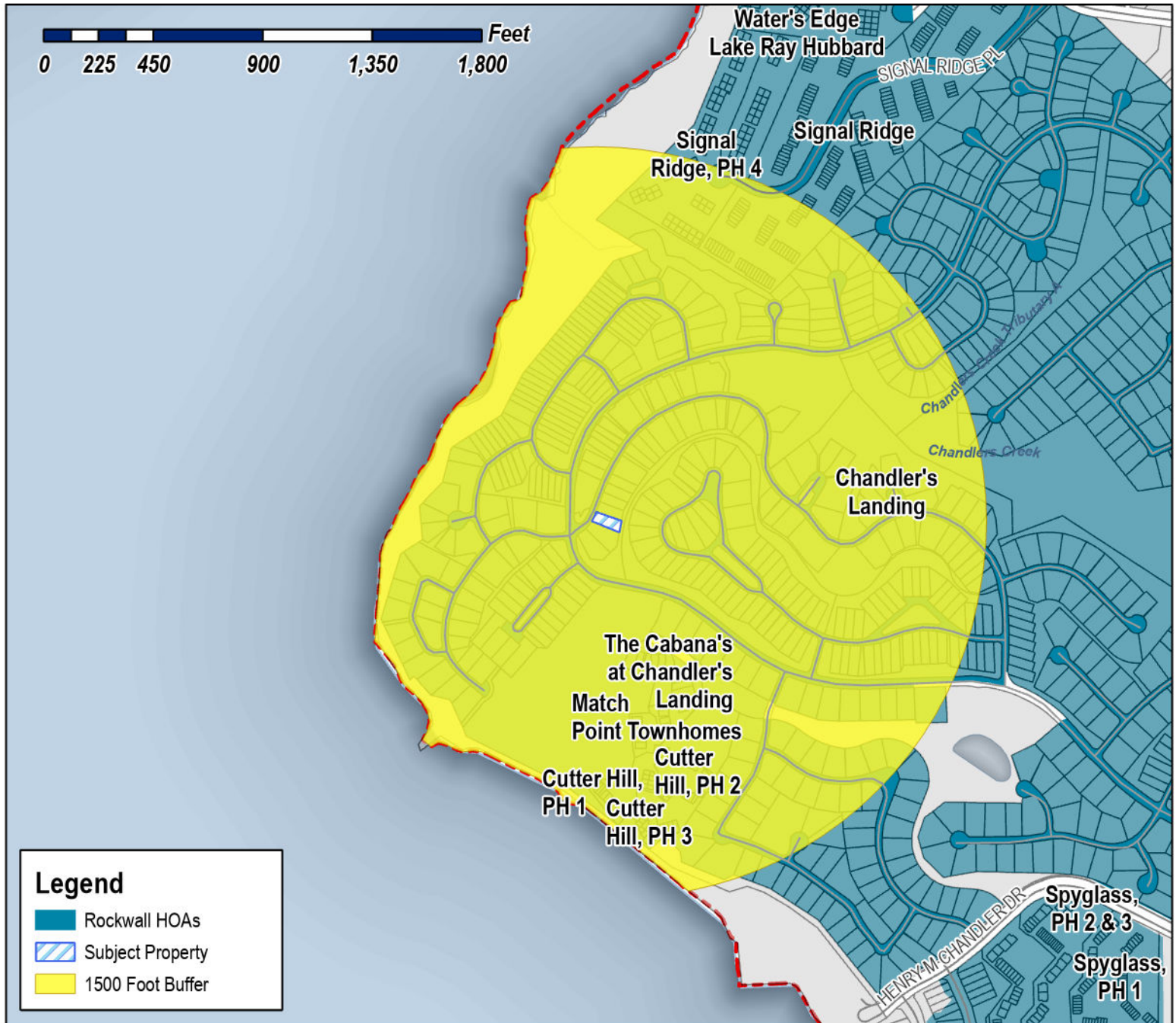




City of Rockwall

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Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025

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 [Z2025-044]
Date: Wednesday, July 23, 2025 4:34:58 PM
Attachments: [Public Notice \(07.22.2025\).pdf](#)
[HOA Map \(07.17.2025\).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, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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>.

-
Z2025-044: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Thank you,

Melanie Zavala

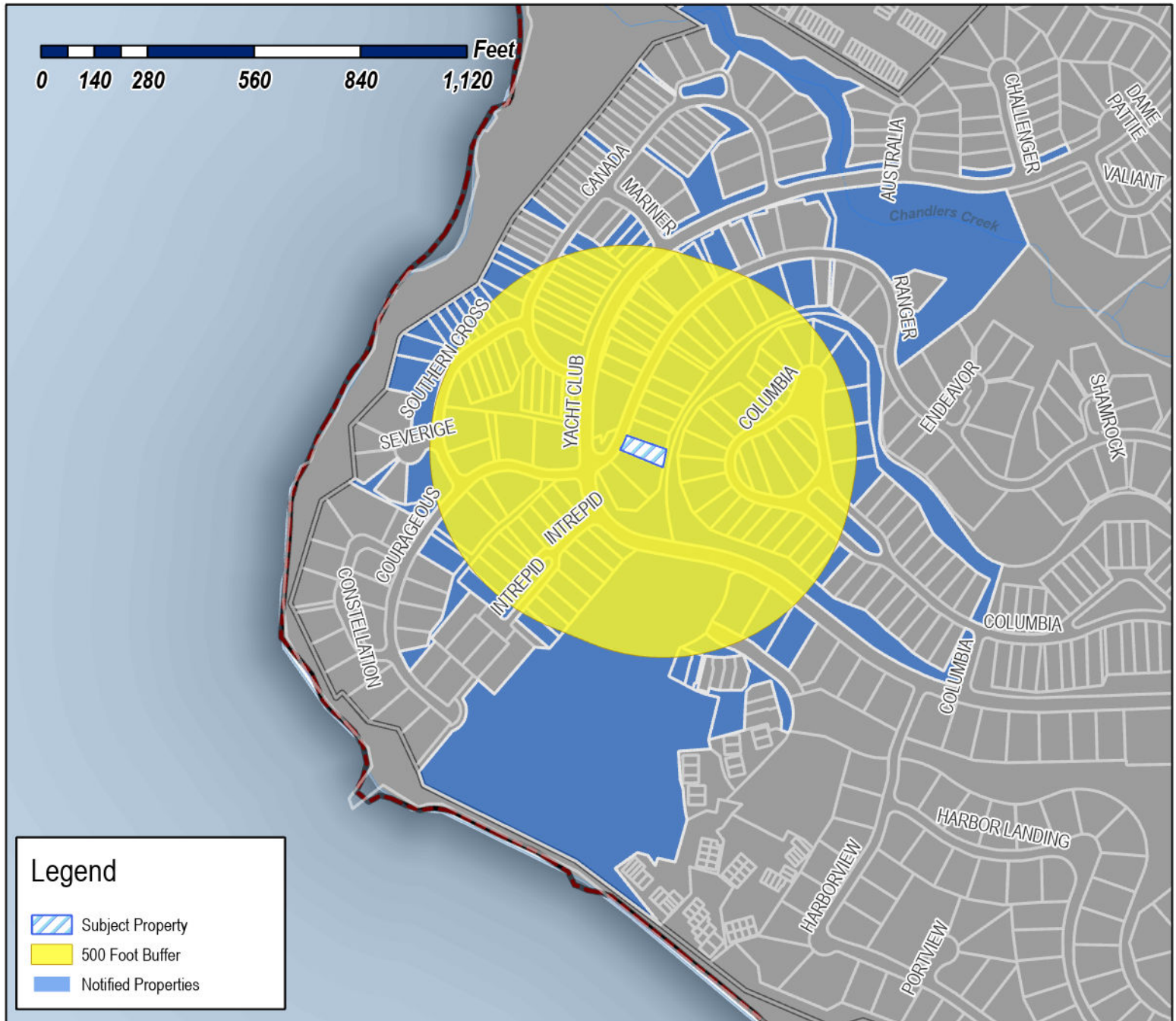
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRAS
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W
CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL
LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-
TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE -
TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

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:

Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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, August 18, 2025 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. Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Please place a check mark on the appropriate line below:

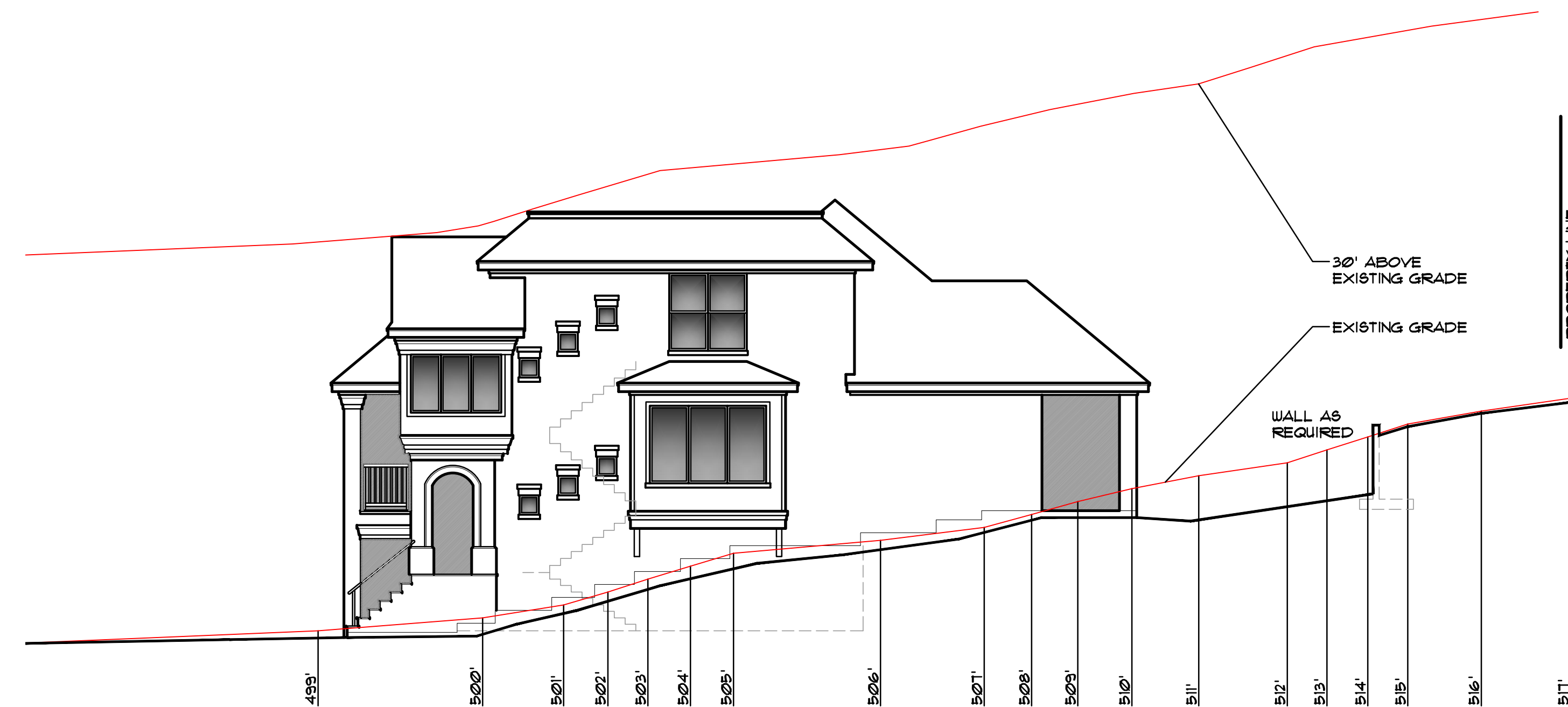
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

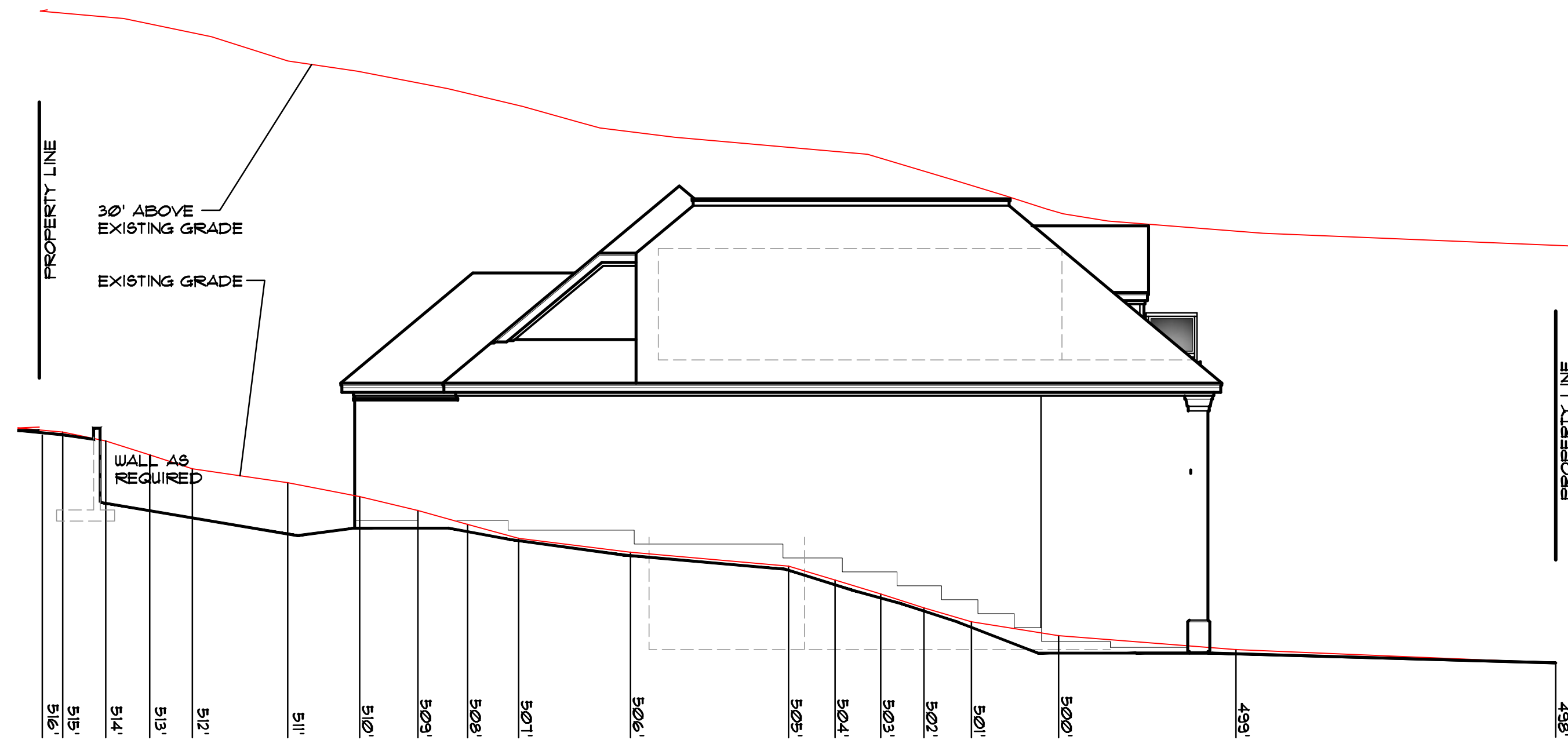
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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](#)



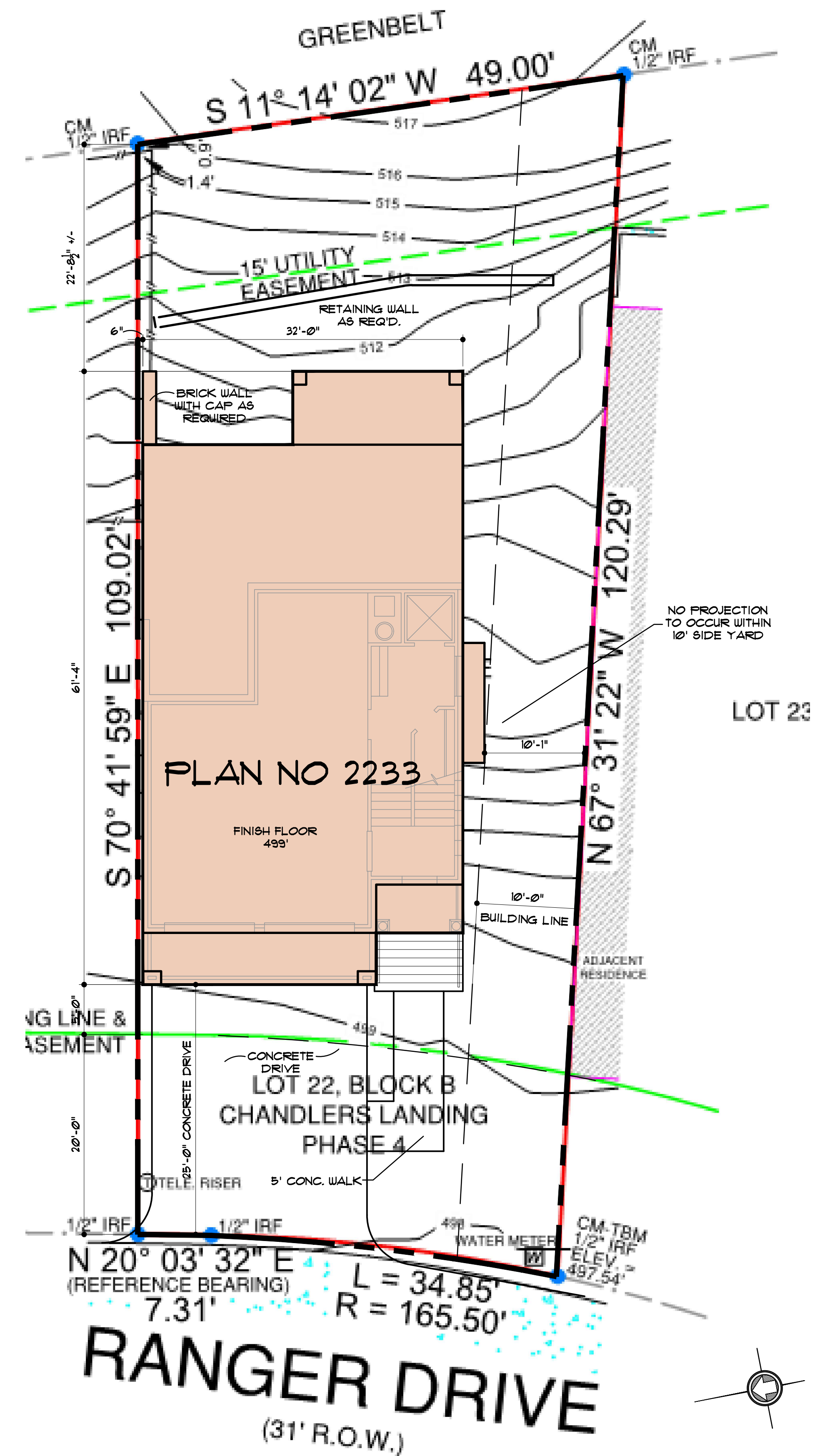
GRADING DIAGRAM
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GRADING DIAGRAM
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PLOT PLAN

SCALE: 1/8" = 1'-0"

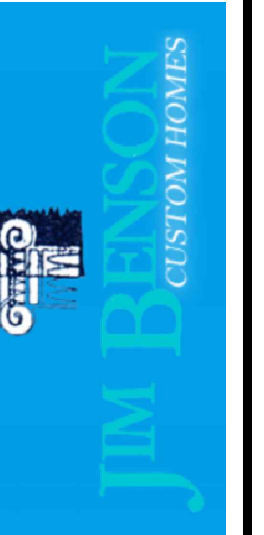
LOT #22, BLOCK "B"

CHANDLERS LANDING

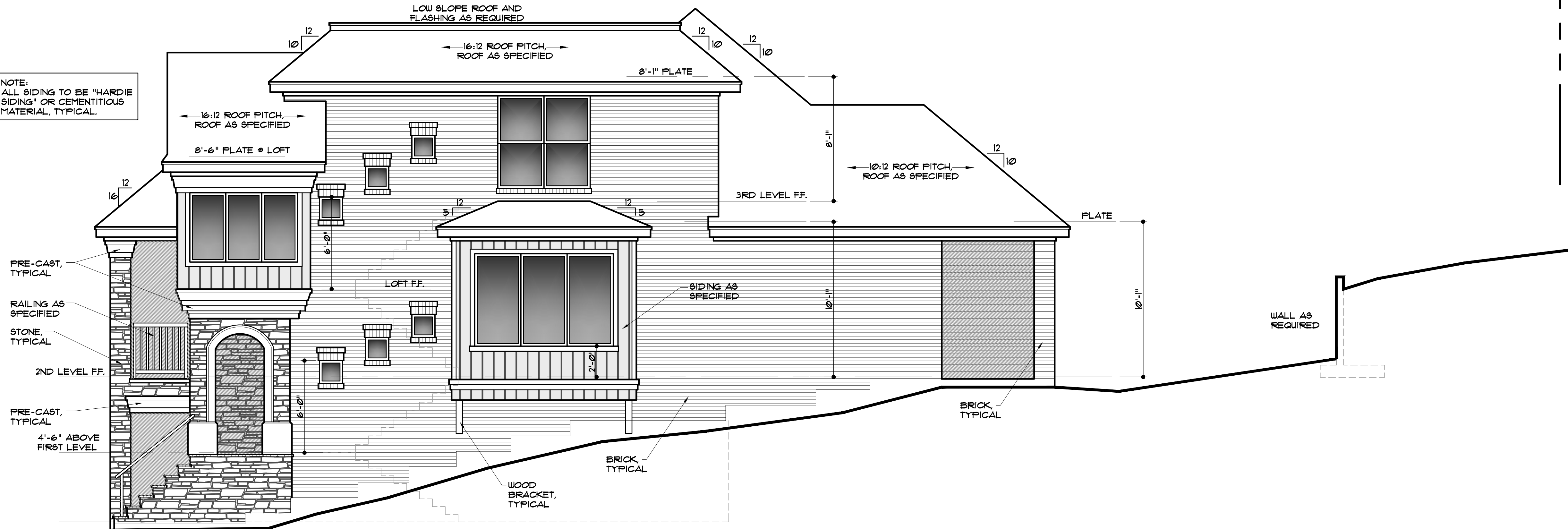
PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

REVISIONS	BY
Marengo - Rowe Residence	
5405 Ranger Drive - Rockwall, TX 75032	
Lot #22, Block "B" - Chandler's Landing Phase 4	
	
LKS DESIGNS	
LANCE K. STOVALL	
817/320-6221	
Sheet	
Of	1 Sheets

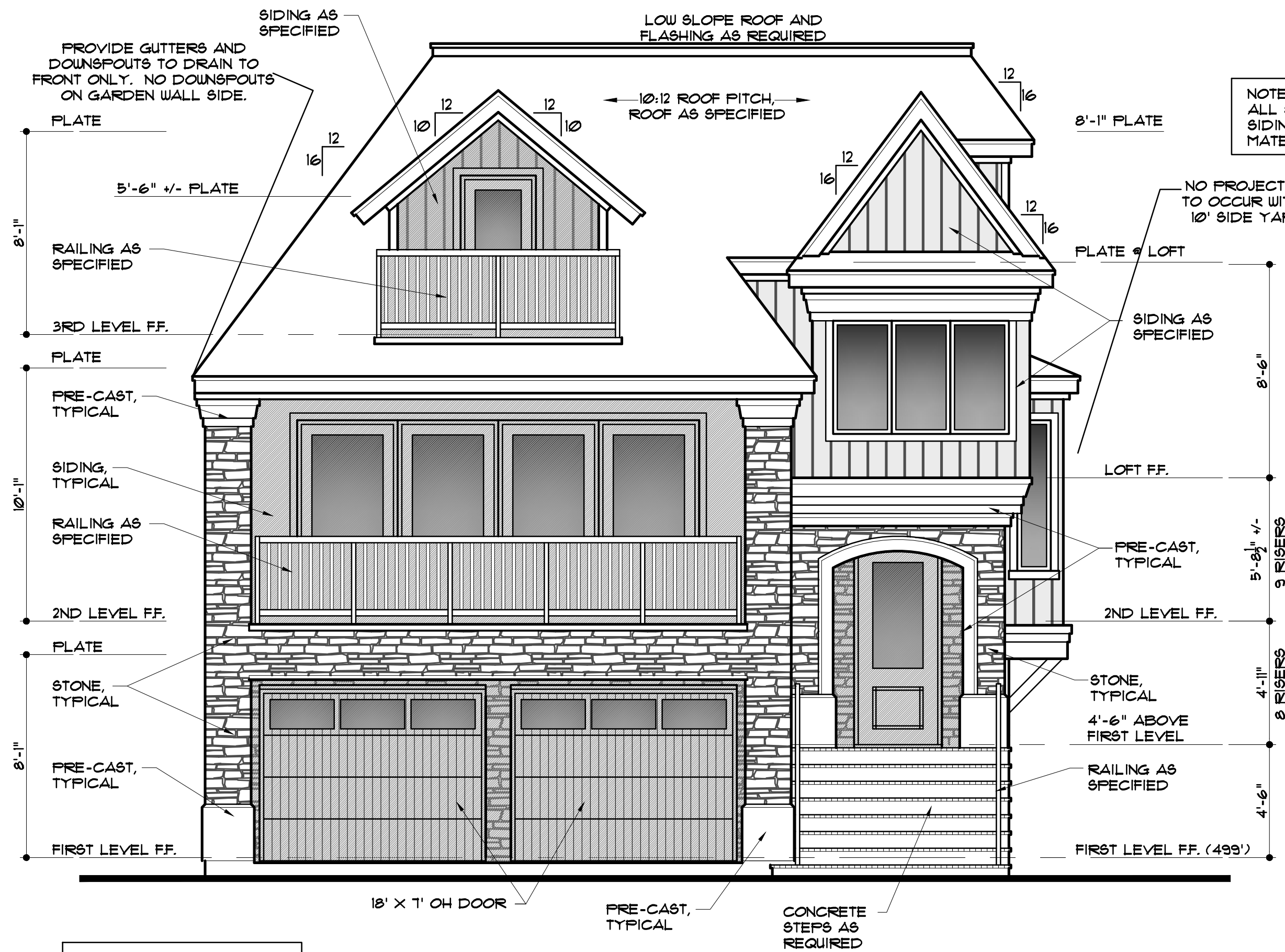
NOTE:
ALL SIDING TO BE "HARDIE
SIDING" OR CEMENTITIOUS
MATERIAL, TYPICAL.



RIGHT SIDE ELEVATION

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

NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.



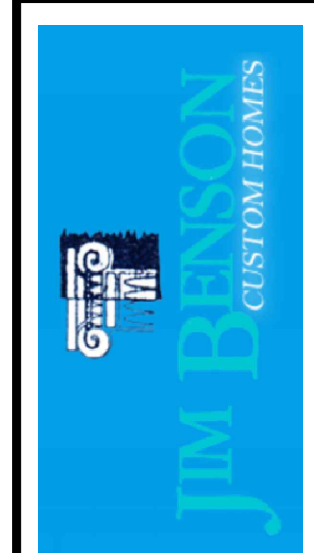
FRONT ELEVATION

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

CHART OF EXTERIOR MATERIALS:			
TOTAL SF. OF STONE	423 SF	20.8%	
TOTAL SF. OF BRICK	1334 SF	65.5%	
TOTAL SF. OF SIDING	235 SF	11.6%	
TOTAL SF. OF PRE-CAST	43 SF	2.1%	

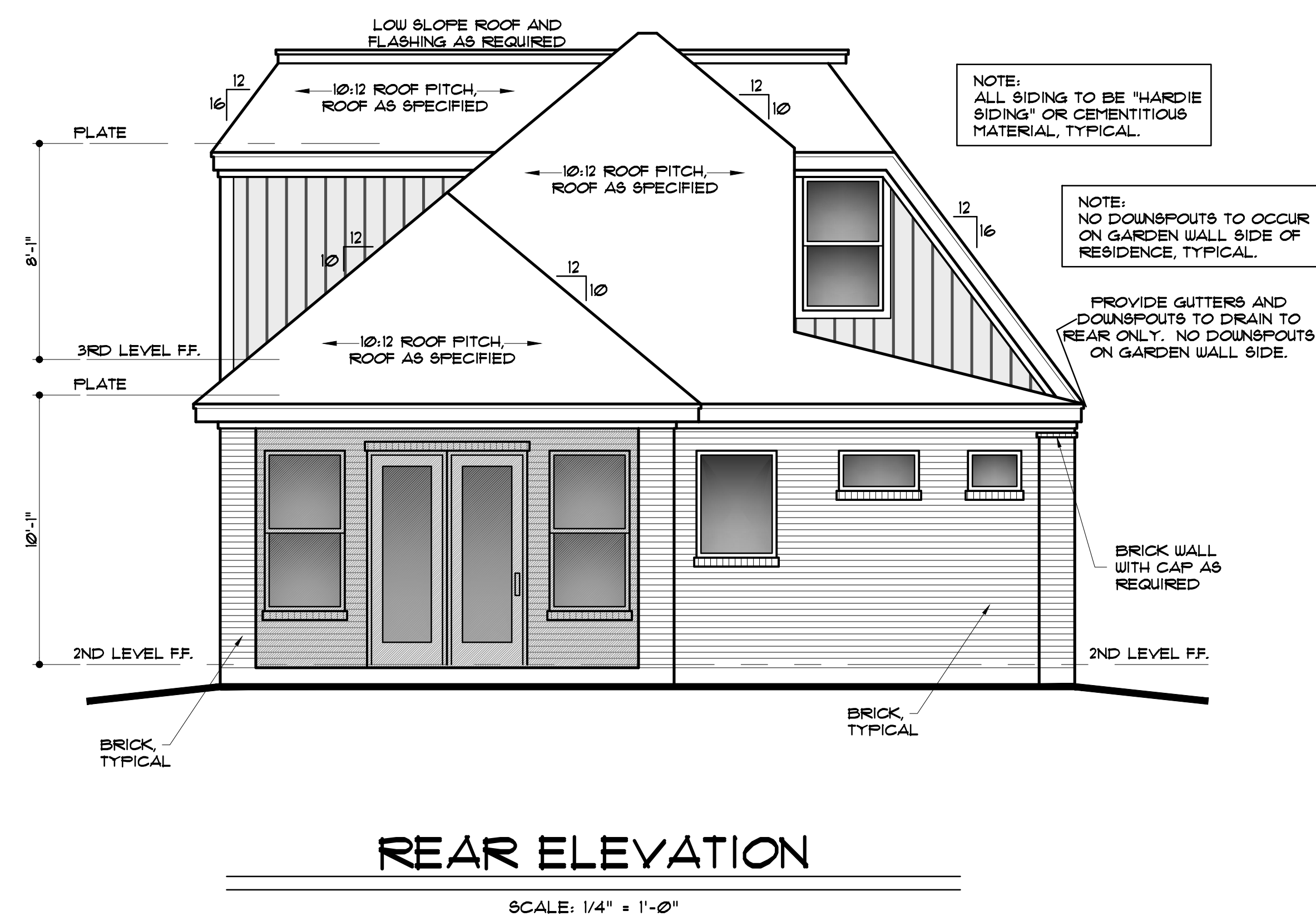
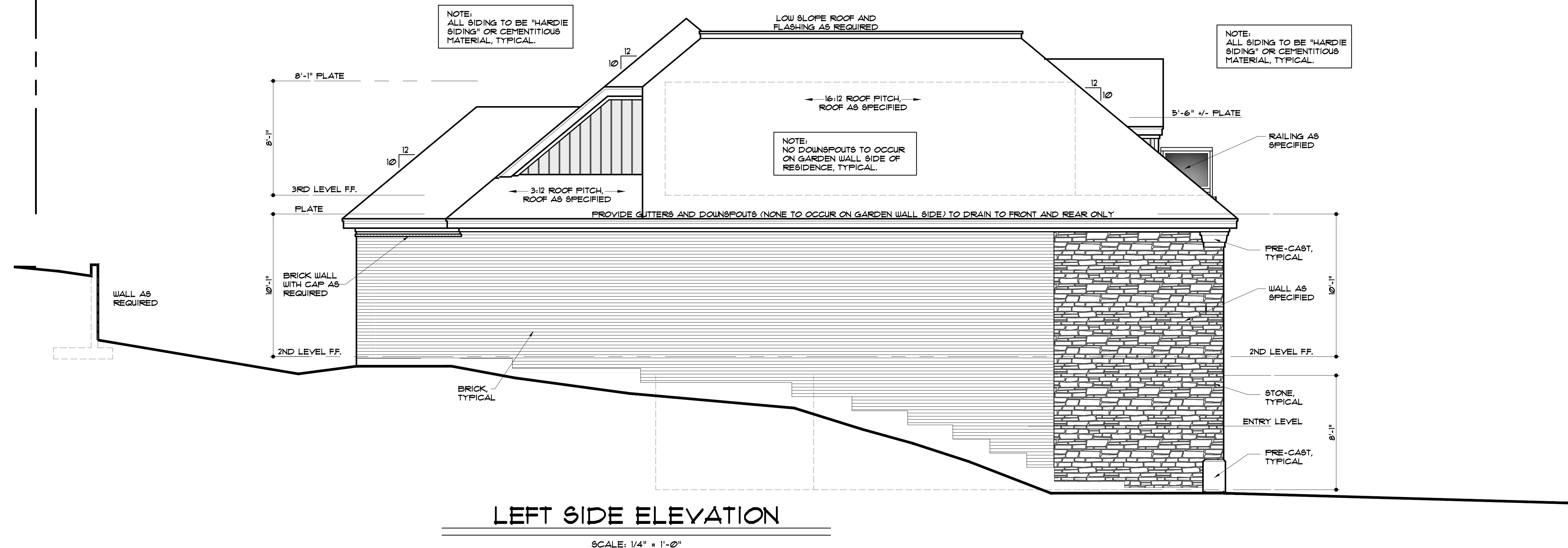
REVISIONS	BY

Marengo - Rowe Residence
5405 Ranger Drive - Rockwall, TX 75032
Lot #22, Block "B" - Chandlers Landing Phase 4

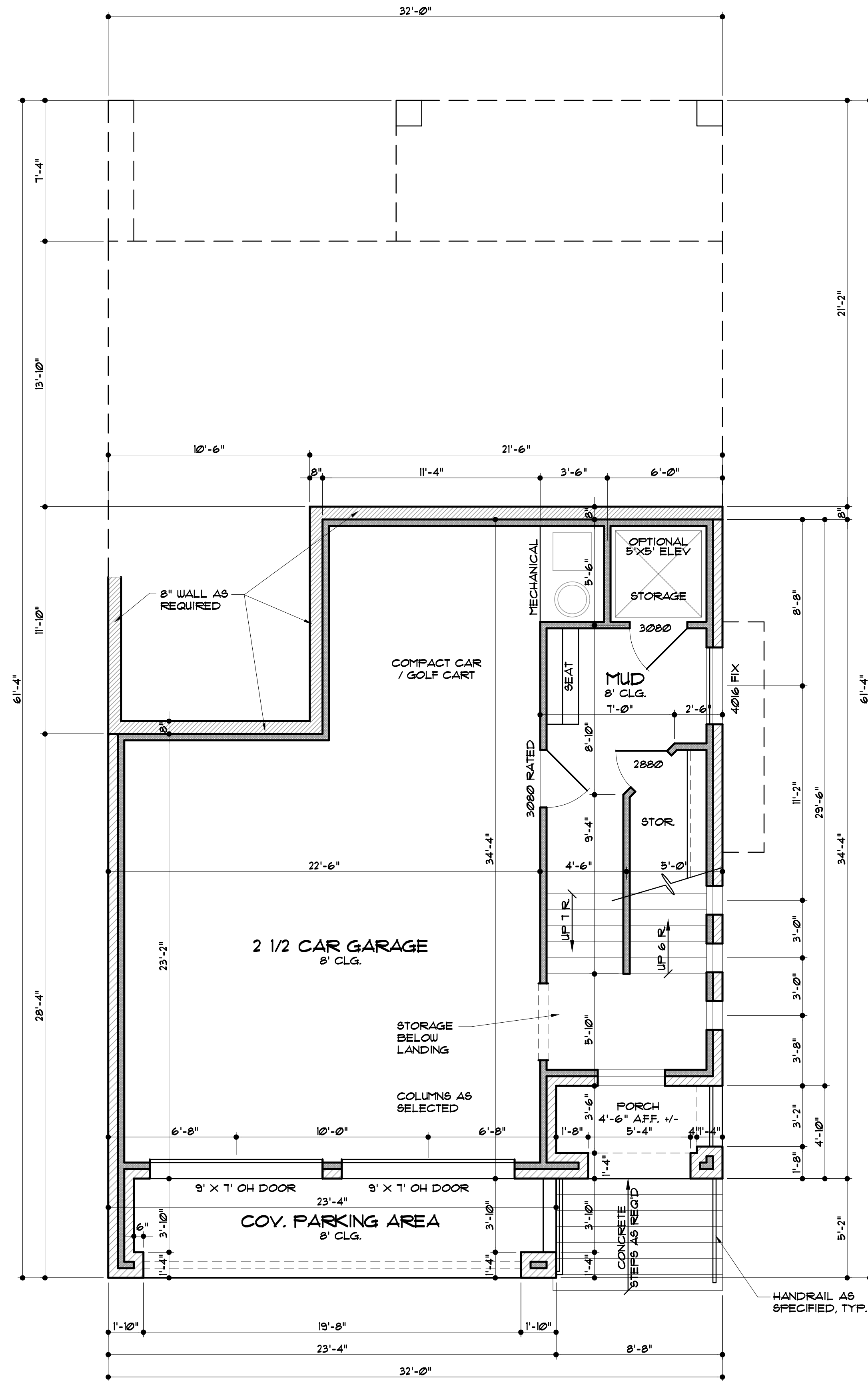


LKLS DESIGNS
LANCE K. STOVALL
817/320-6221

Sheet 4 of 7 Sheets

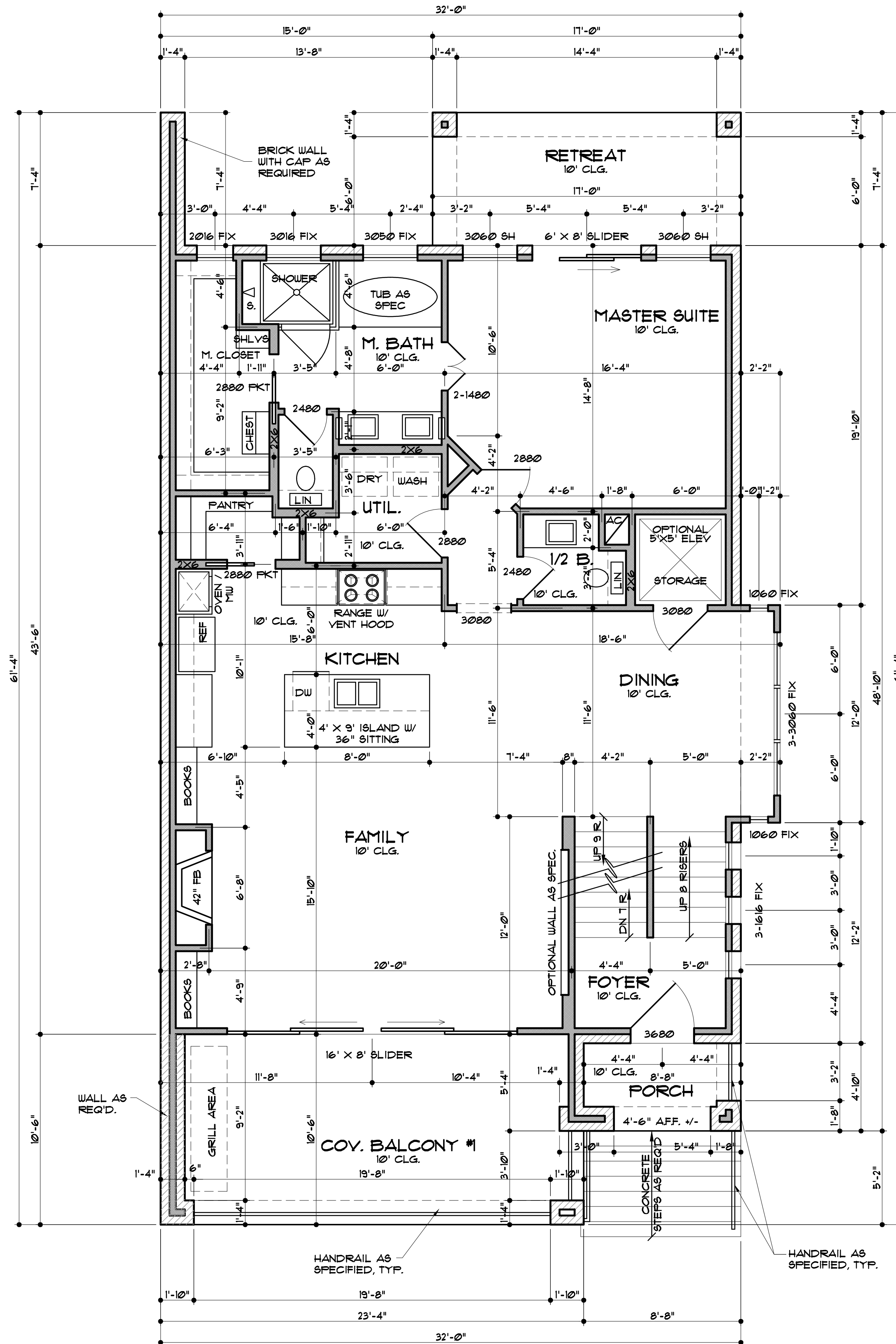


PLAN NO. 2233



FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	671 SF
HOUSE PROPER AC:	2,233 SF
GARAGE 4 STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

PLAN NO. 2233

REVISIONS

BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON
CUSTOM HOMES

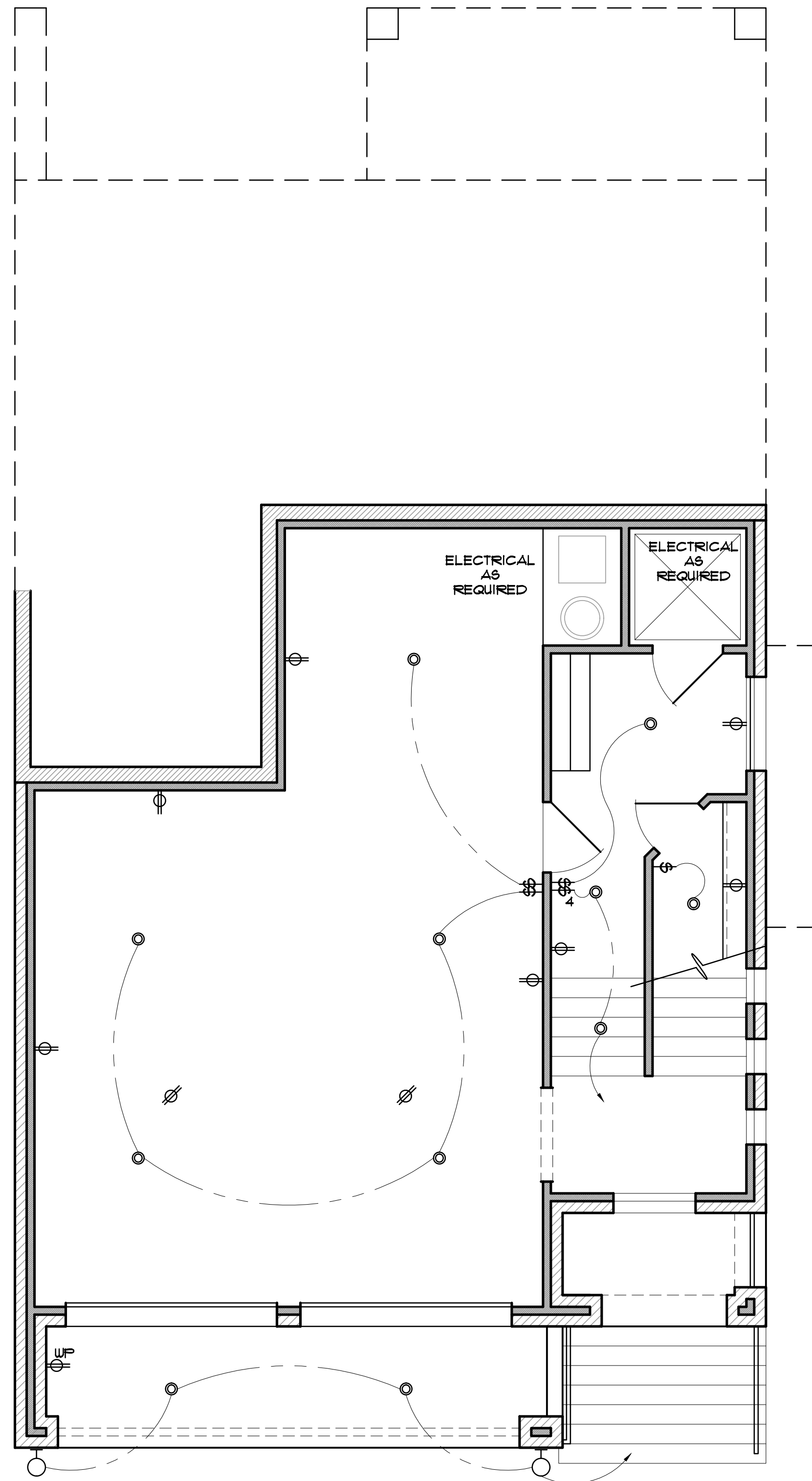
LKS DESIGNS

LANCE K. STOVALL
817/320-6221

Sheet

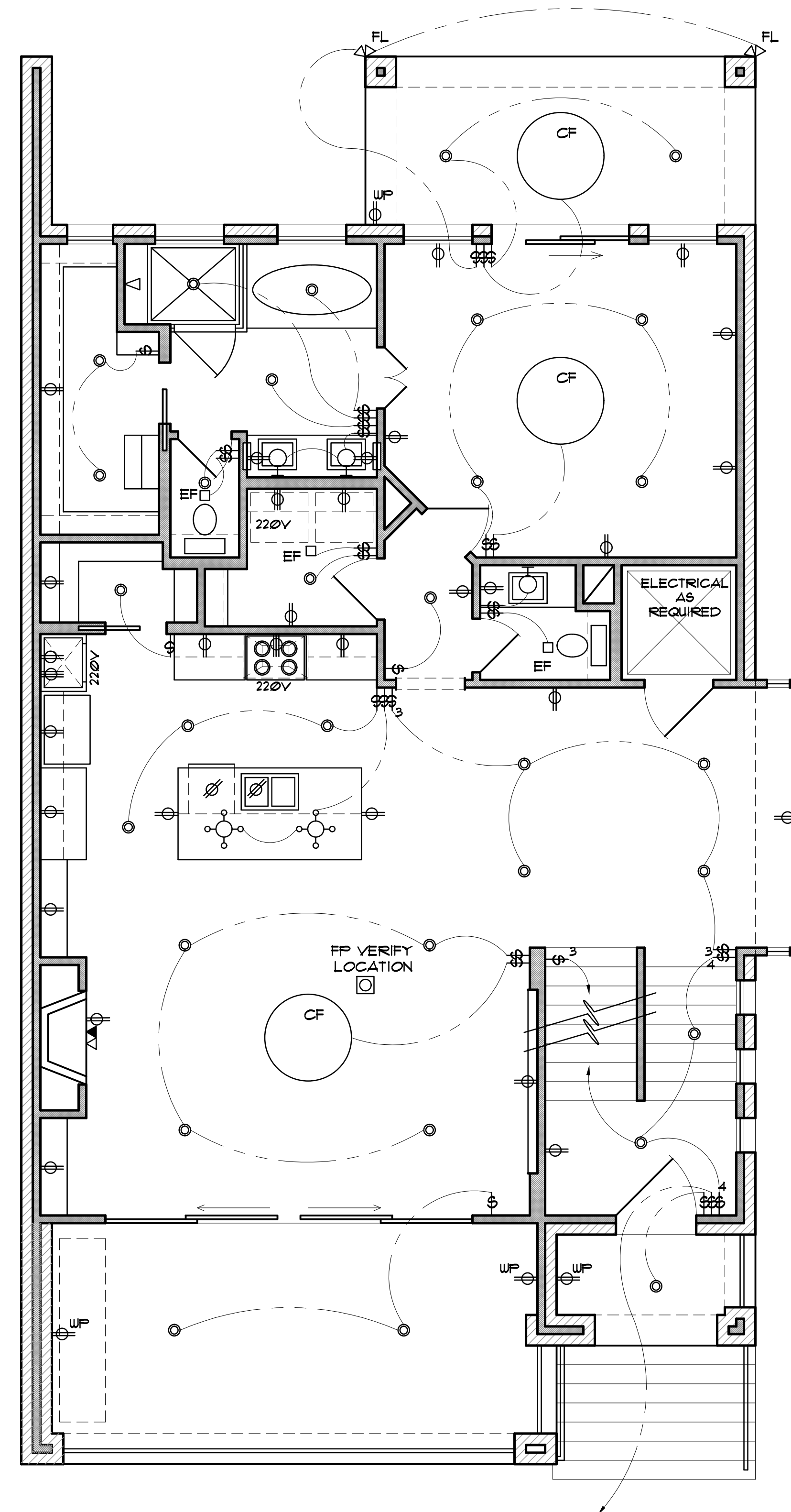
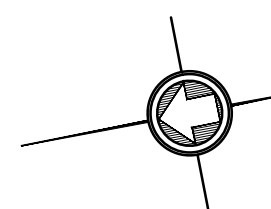
1

Of 7 Sheets



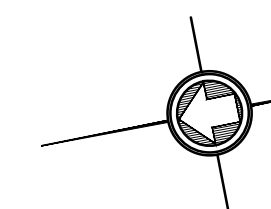
ELECTRICAL
FIRST LEVEL FLOOR PLAN

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




ELECTRICAL
SECOND LEVEL FLOOR PLAN

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



PLAN NO. 2233

REVISIONS	BY
Marengo - Rowe Residence	
5405 Ranger Drive - Rockwall, TX 75032	
Lot #22, Block "B" - Chandlers Landing Phase 4	
	
LKS DESIGNS	
LANCE K. STOVALL	
817/320-6221	
Sheet	6
Of	7 Sheets

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 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 Jim Benson of Benson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Zero Lot line (ZL-5) District land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.10, *Zero Lot line (ZL-5) 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 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing #4 Addition

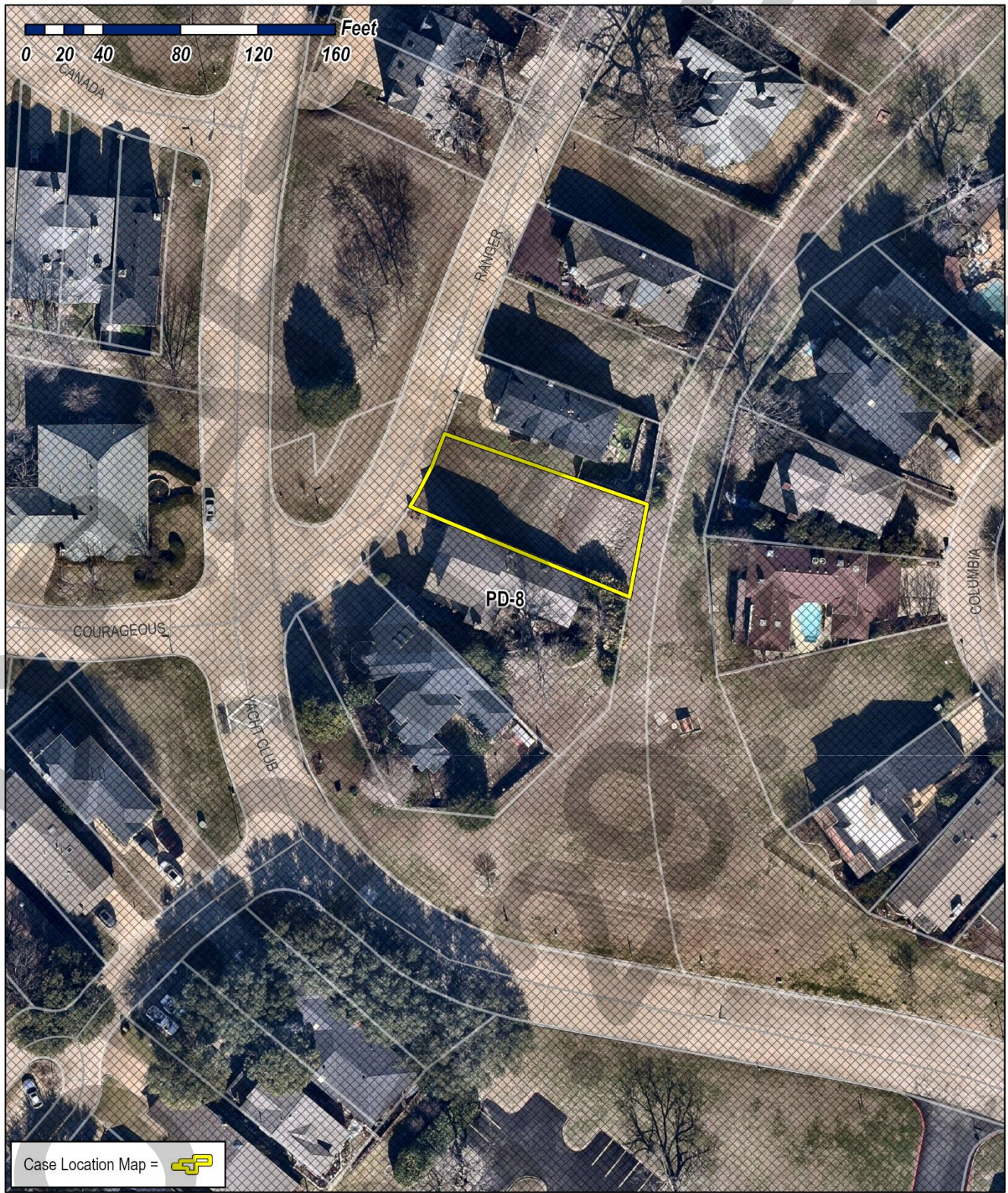


Exhibit 'B':
Residential Plot Plan

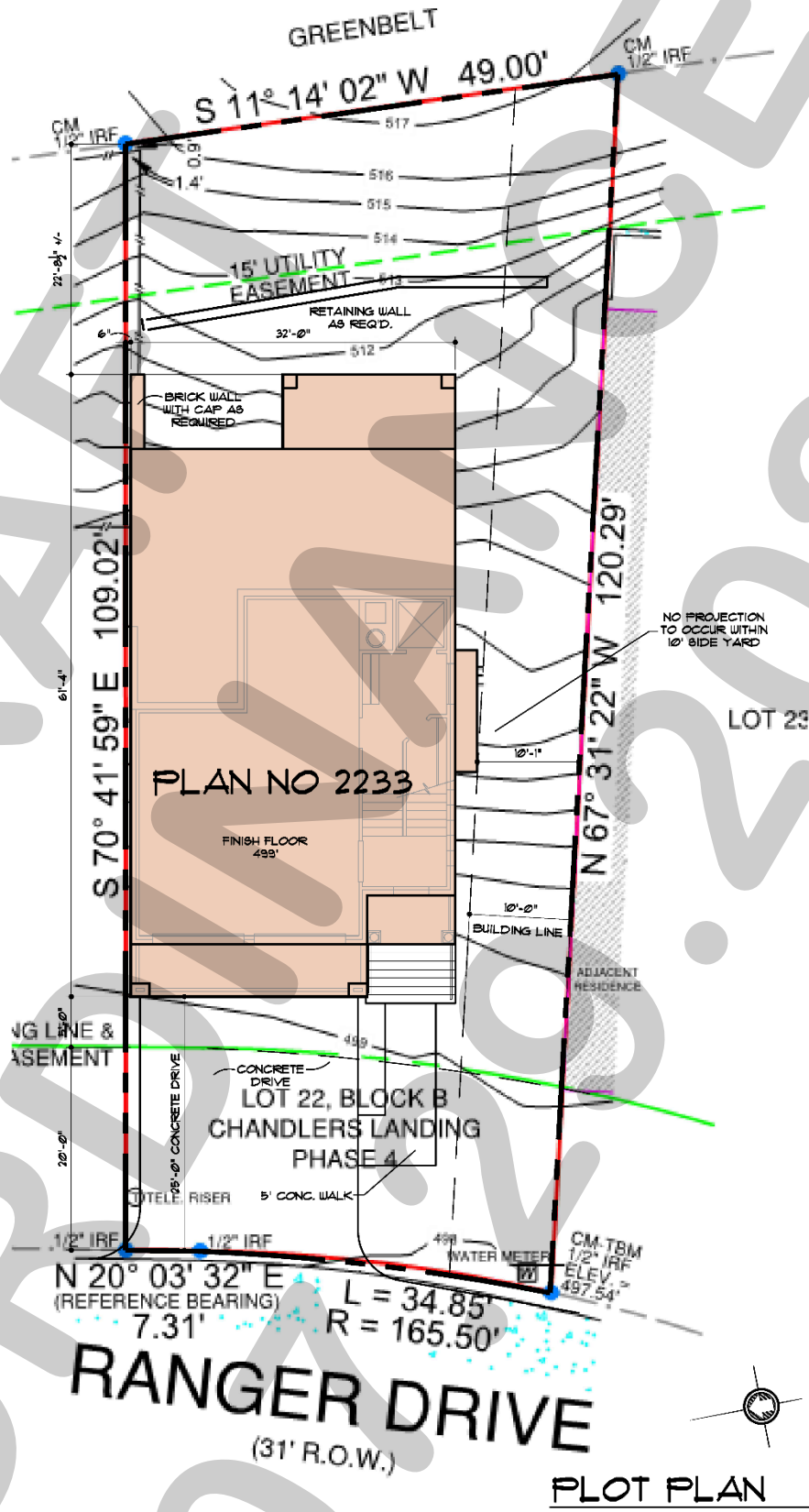
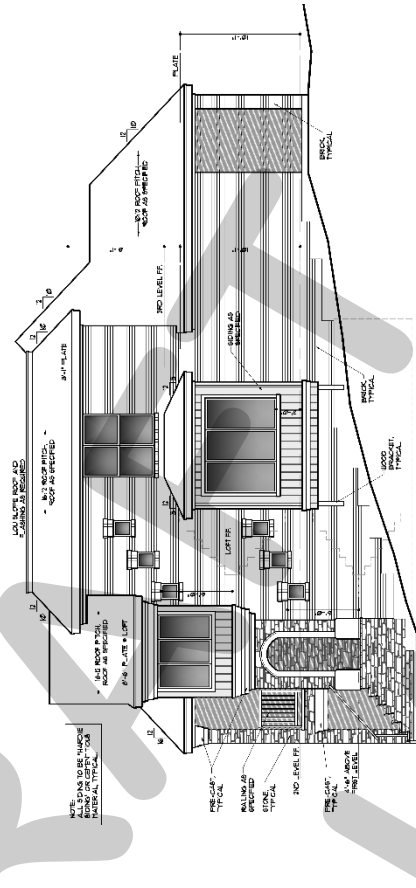
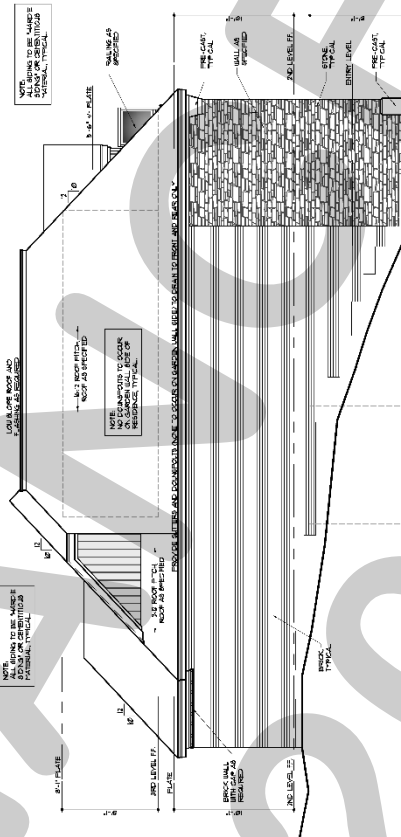


Exhibit 'C': Building Elevations



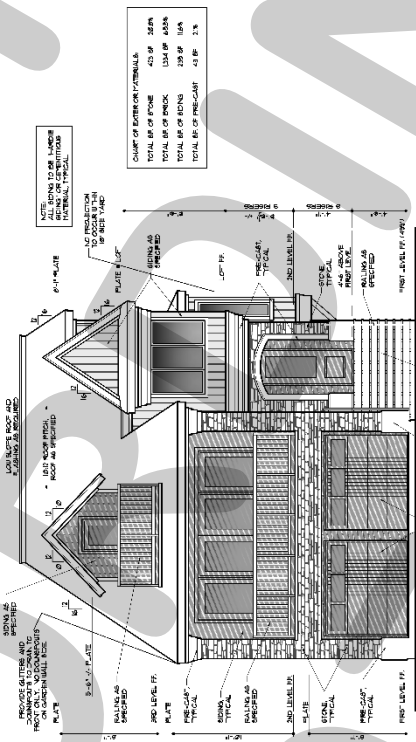
RIGHT SIDE ELEVATION

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



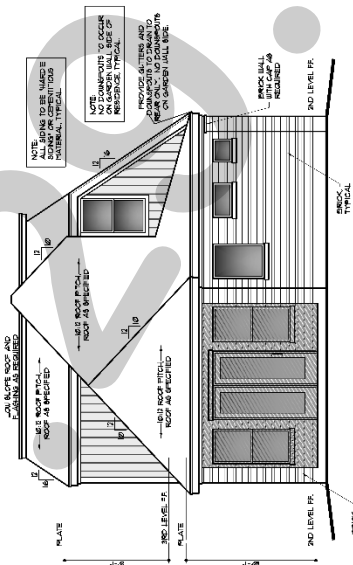
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: August 12, 2025

APPLICANT: Jim Benson; *Jim Benson Custom Homes, LLC*

CASE NUMBER: Z2025-044; *Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42 [i.e. Case No. 1973-004]*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 19 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat [*i.e. Case No. PZ1985-045-01*] and a final plat [*i.e. Case No. PZ1985-056-01*] for Phase 19 of the Chandler's Landing Subdivision were approved on July 2, 1985. This established the subject property as Lot 4, Block B, Chandler's Landing, Phase 19. On June 6, 2022, City Council approved *Ordinance No. 22-34 [i.e. Case No. Z2022-021, S-280]* to allow the construction of a single-family home on the subject property; however, work never commenced on the property, and the SUP to expired on June 6, 2023. Currently, the subject property is vacant.

PURPOSE

The applicant -- *Jim Benson of Jim Benson Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5405 Ranger Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land that make up the remainder of Phase 4 of the Chandler's Landing Subdivision. Beyond this is Phase 18 of the Chandler's Landing Subdivision, which was established on October 1, 1984 and consists of 17 residential lots. North of this is Phase 17 of the Chandler's Landing Subdivision, which was platted on January 15, 1985 and consists of 57 residential lots. All of these subdivisions are zoned Planned Development District 8 (PD-8) for single-family land uses.

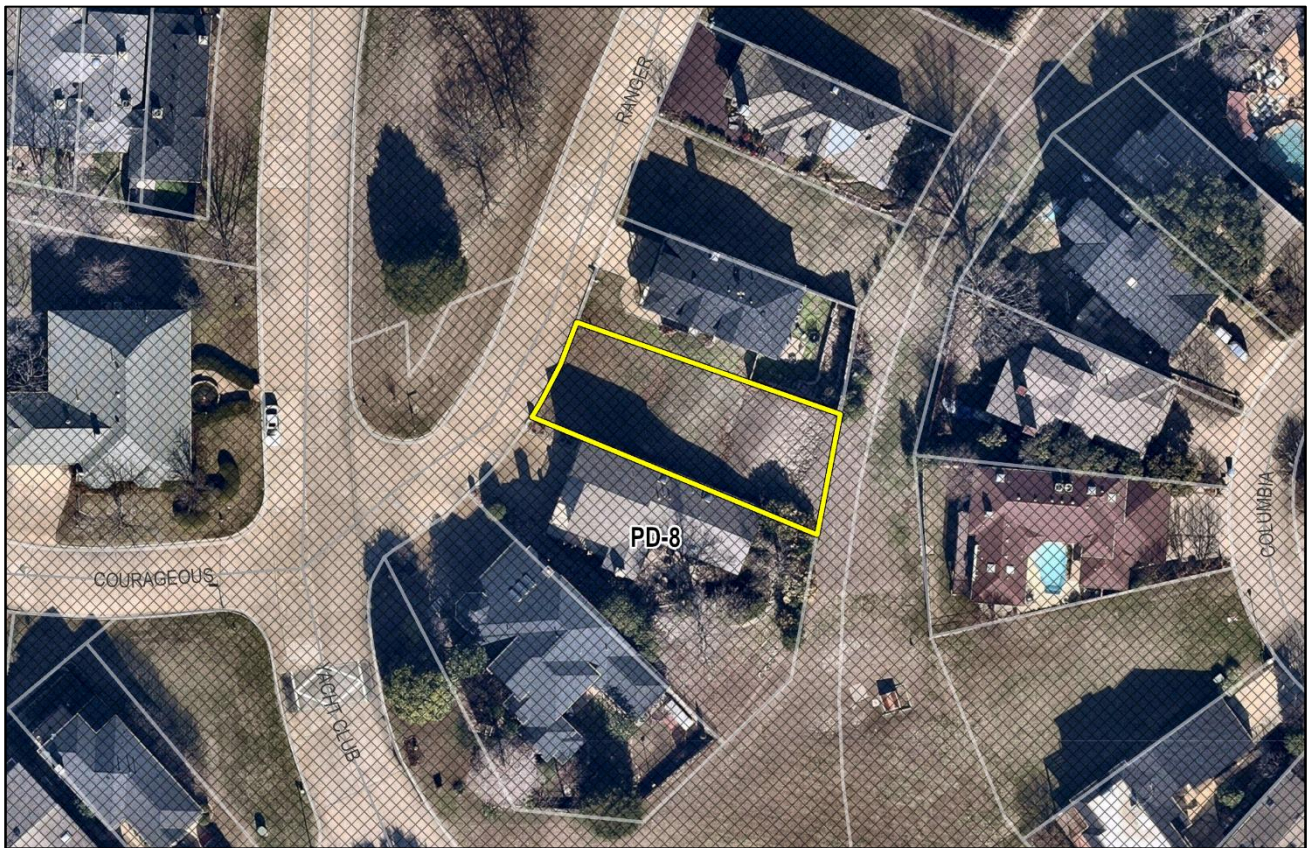
South: Directly south of the subject property are two (2) parcels of land (*i.e. 5401 & 5403 Ranger Drive*) developed with single-family homes. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is Phase 1 of the Chandler's Landing Subdivision, which was platted on July 9, 1973, and consists of 24 residential lots. All of these properties are zoned Planned Development District 8 (PD-8).

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 2 of the Chandlers Landing Subdivision, which was established on July 9, 1973 and consists of 57 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Columbia Drive, which is identified as *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ranger Drive, which is identified as an *R2 (i.e. residential, [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is Phase 18/Section 2 of the Chandlers Landing Subdivision, which was established on January 23, 1985 and consists of 42 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of Phase 4 of the Chandler's Landing Subdivision, which has been in existence since 1985, consists of 24 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F)

District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Ranger Drive and Yacht Club Drive	Proposed Housing
Building Height	One (1) & Two (2) Story.	Three (3) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Ranger Drive
Year Built	1986-2000	N/A
Building SF on Property	2,051 SF – 7,082 SF	3,644 SF
Building Architecture	Townhomes & Traditional Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	0/10-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	15-Feet
Building Materials	Brick, Hardie Board Siding, and Stone	Combination of Hardie-Board Siding and Stone
Paint and Color	White, Cream, Red, Blue, and Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and ' <i>J</i> ' or <i>traditional swing entry</i> .	The garage will be situated three (3) feet, six (6) inches in front of the front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicants proposed garage is oriented six (6) feet, three (3) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "...all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations, however, indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that the applicant is proposing a mansard roof (*i.e. a roof that looks pitched but that plateaus at the top*), and has stated that this is to comply with the height requirements of the Chandler's Landing Codes, Covenants, and Restrictions (CC&Rs). Staff should also point out that since the construction range for housing in this area extends from 1986-2000, the houses already have several garage configurations that would be deemed to be legally non-conforming under the City's current requirements (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). A waiver to the garage orientation and the roof pitch is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two deviations*-- the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Ranger Drive and Yacht Club Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On July 22, 2025, staff mailed 132 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Signal Ridge, Signal Ridge Phase 4, the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received nine (9) notices back in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX)

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)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 5405 Ranger Dr
SUBDIVISION Chenobos Landing LOT 22 BLOCK B
GENERAL LOCATION Yacht Club + Ranger Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD 8 CURRENT USE Residential
PROPOSED ZONING _____ PROPOSED USE " "
ACREAGE 0.12 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>Justine Marengo-Rowe</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Jim Benson</u>
CONTACT PERSON	<u>Jim Benson</u>	CONTACT PERSON	<u>Jim Benson</u>
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 Justine Marengo-Rowe [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

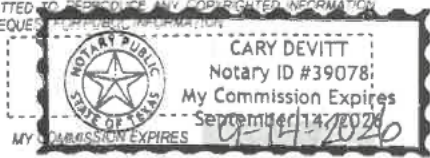
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

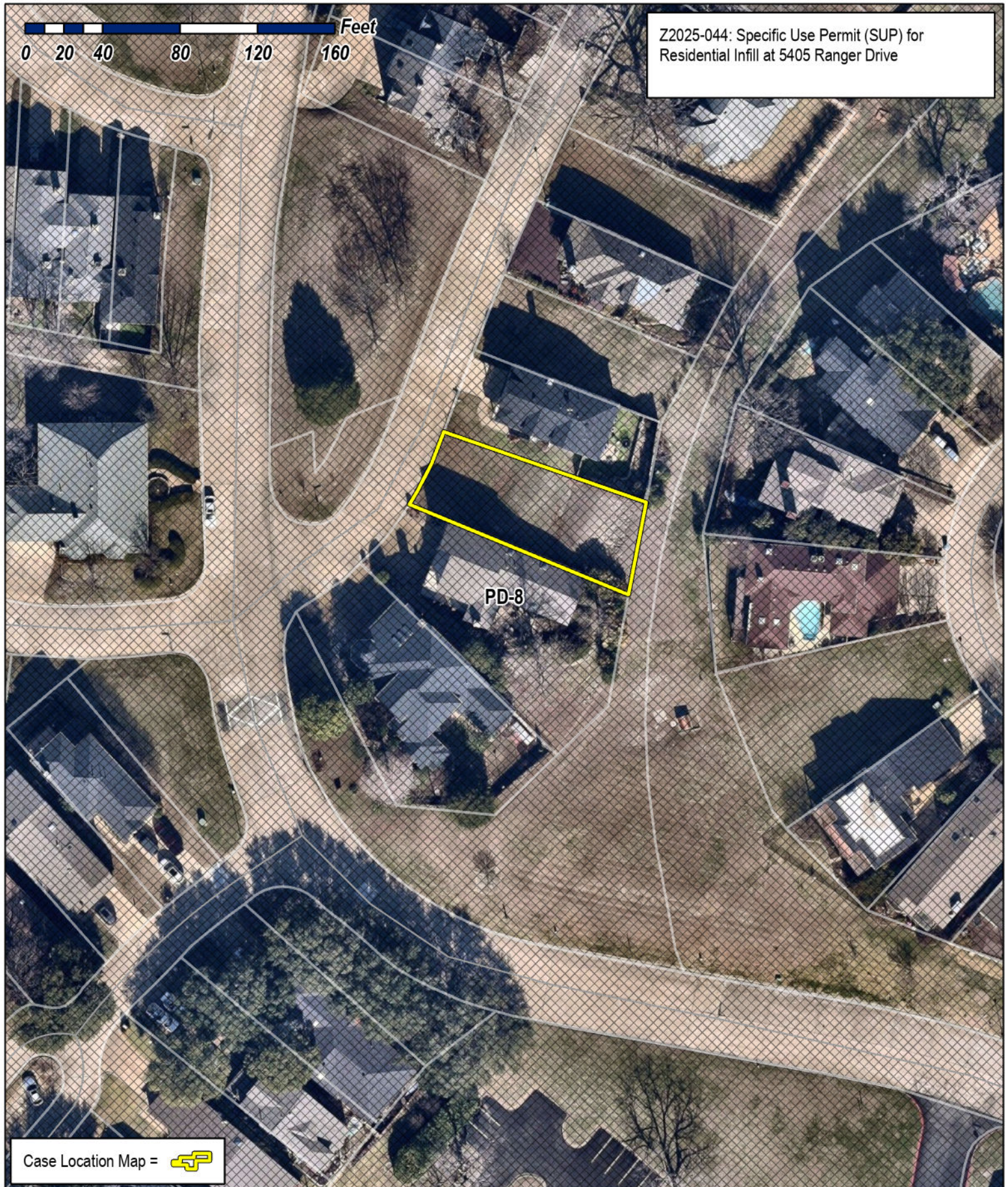
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY 2025

OWNER'S SIGNATURE

Justine Marengo-Rowe
Cary Devitt

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.

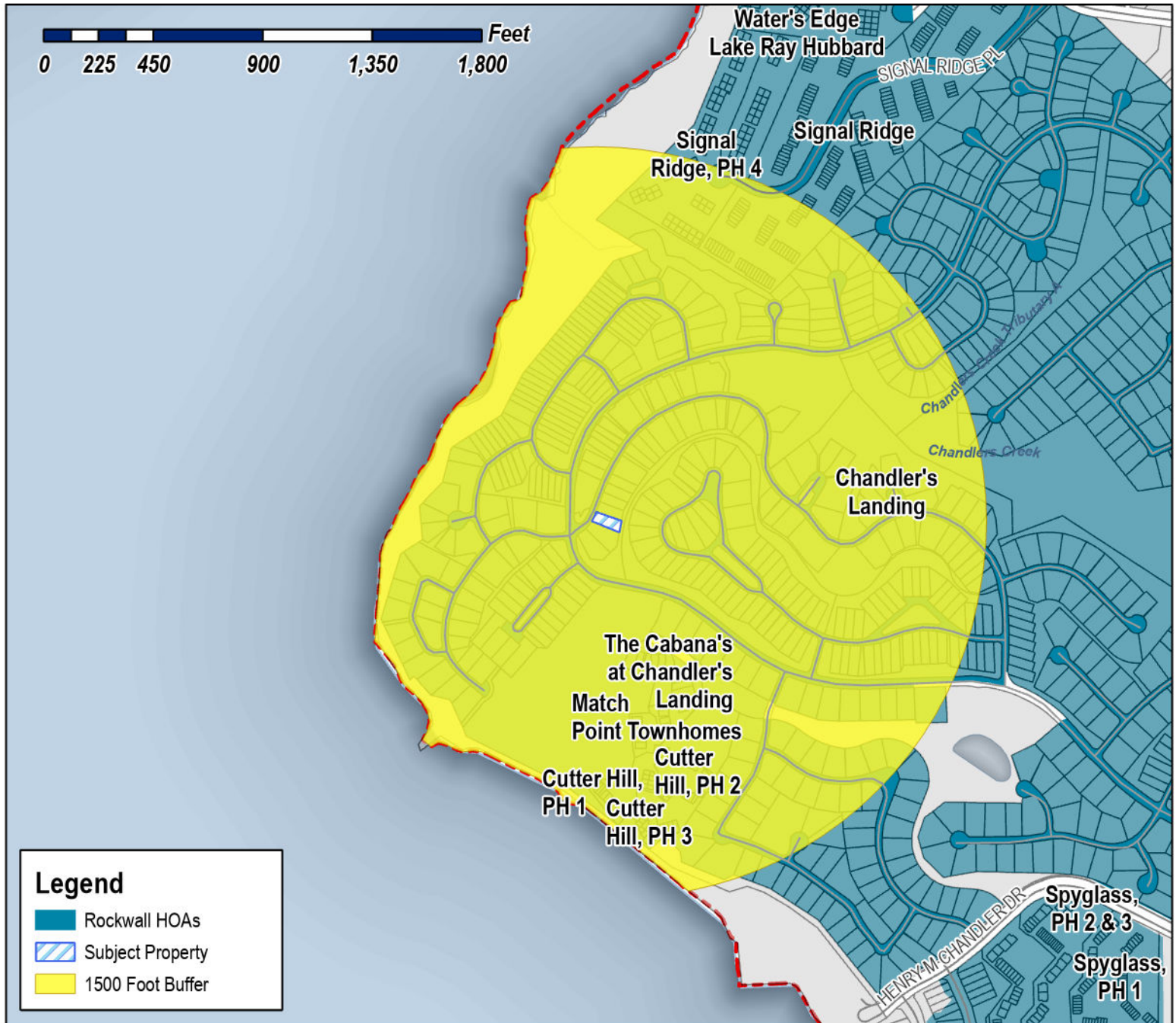




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Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025

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 [Z2025-044]
Date: Wednesday, July 23, 2025 4:34:58 PM
Attachments: [Public Notice \(07.22.2025\).pdf](#)
[HOA Map \(07.17.2025\).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, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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>.

-
Z2025-044: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Thank you,

Melanie Zavala

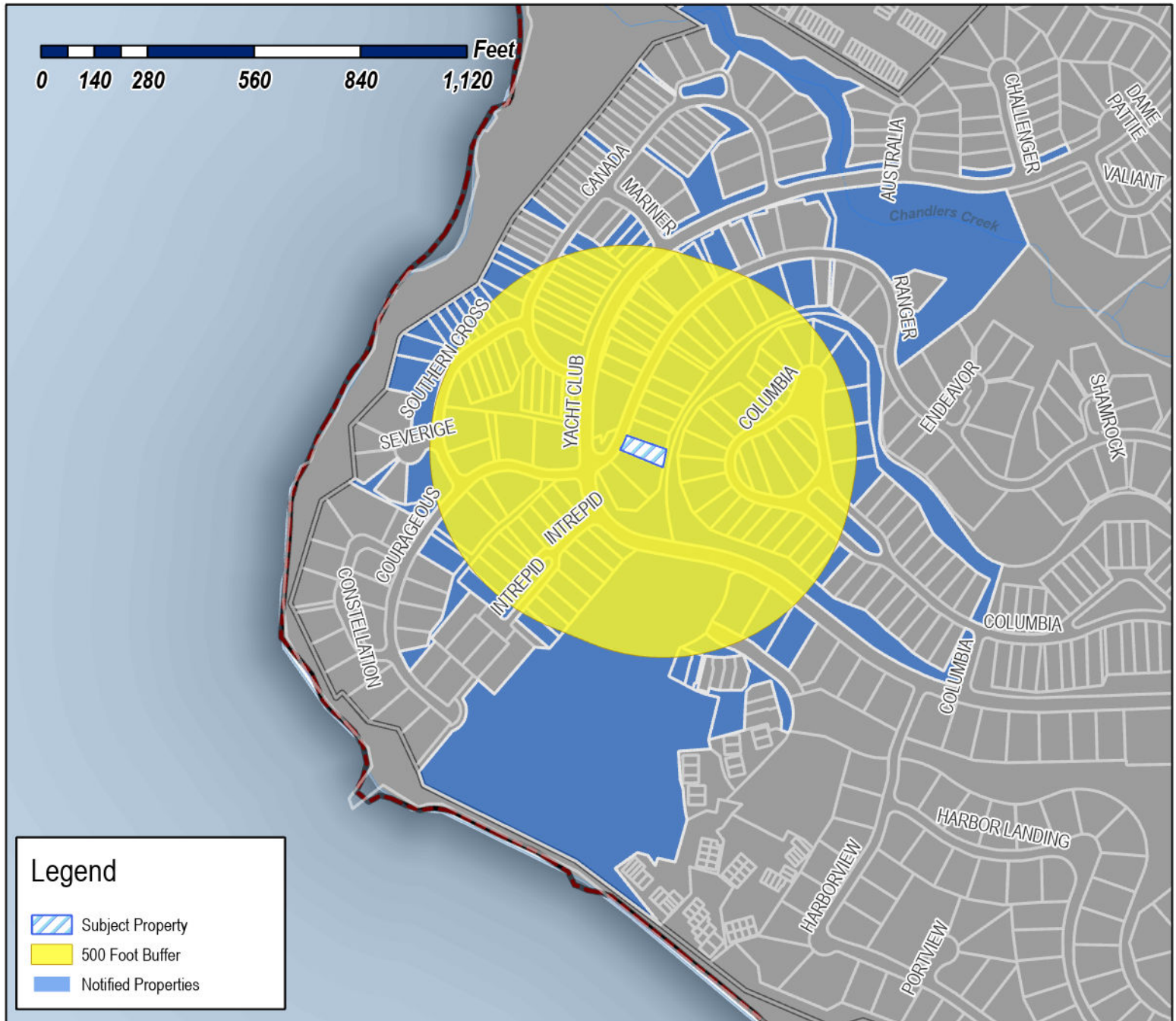
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRAS
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W
CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL
LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-
TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE -
TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

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:

Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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, August 18, 2025 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. Z2025-044: Specific Use Permit (SUP) for a 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](#)

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Andy Villarreal

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Derek Anderson

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Appropriate for Chandler's Landing neighborhood.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Erika Udstuen

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

No comments.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ My neighbors told me about the request
☐ Other:

Case No. Z2025-044: Specific Use Permit (SUP) for a 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.

THIS WILL PRETTY MUCH BUILD OUT OUR NEIGHBORHOOD —^{GH}

Name: W. GRIFFIN AND BARBARA S. JONES

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Judy Janak

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in favor, provided that the Planning and Zoning Commission examines and approves the proposed plans for grading, as multiple homeowners on this end of Ranger Drive have experienced occasional water entering homes from heavy rains running down the hill.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

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☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Justine Marengo-Rowe

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The architectural design is beautiful. Will be a stunning and well built house!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:


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☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

From: [Madalena DeWitt](#)
To: [Planning](#)
Subject: Zoning Approval - Case No. Z2025-044
Date: Thursday, July 31, 2025 3:02:47 PM

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

It's fine with us to have another house on the street.

Madalena DeWitt


Madalena DeWitt


CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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PHONE: (972) 771-7745
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CASE NUMBER Z2025-044

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- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Mike Vanhooser/ 5 to 1 Living Trust

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Approve new housing construction

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ I read about the request in the Rockwall Herald Banner
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☐ Other:

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CASE NUMBER Z2025-044

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- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Steve Otten

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

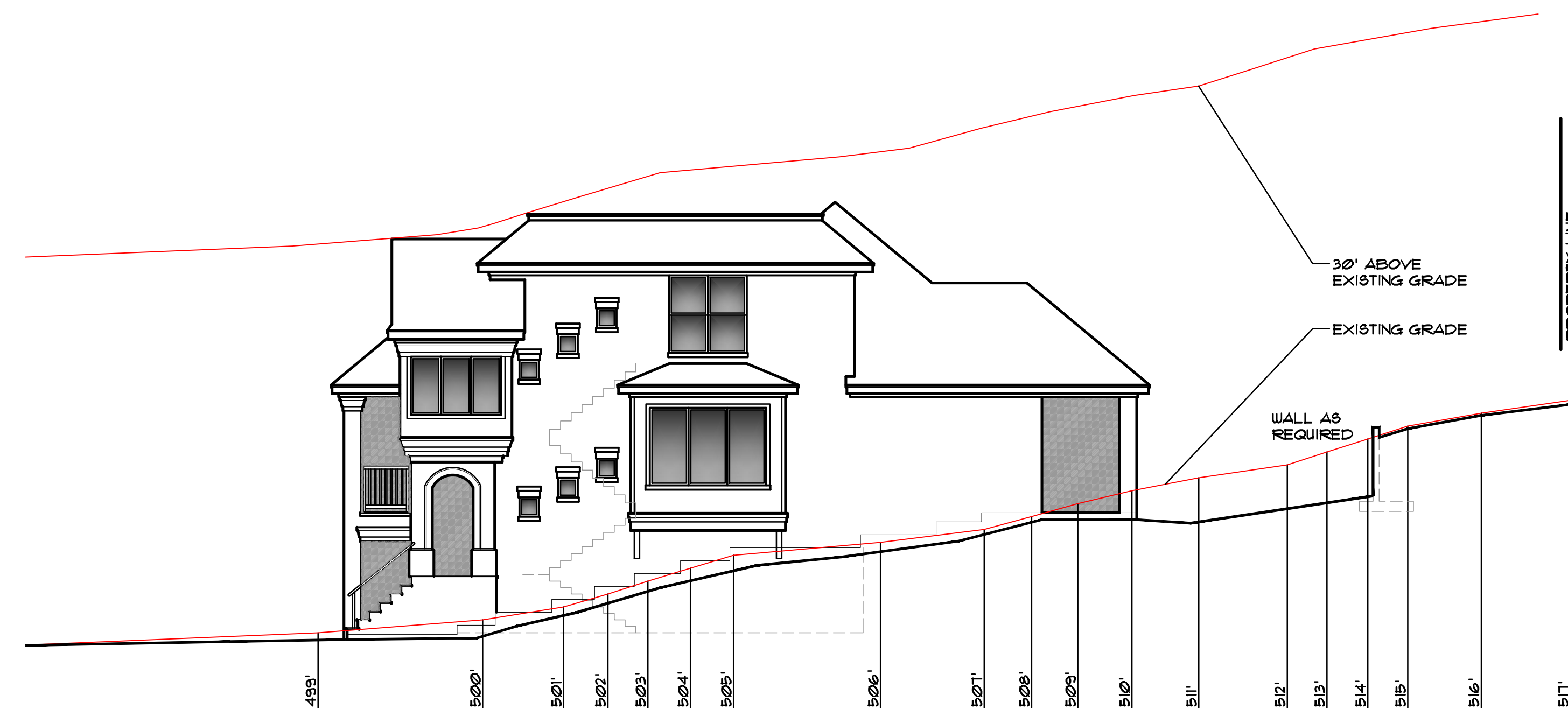
I have not problem with a house being built in the lot.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

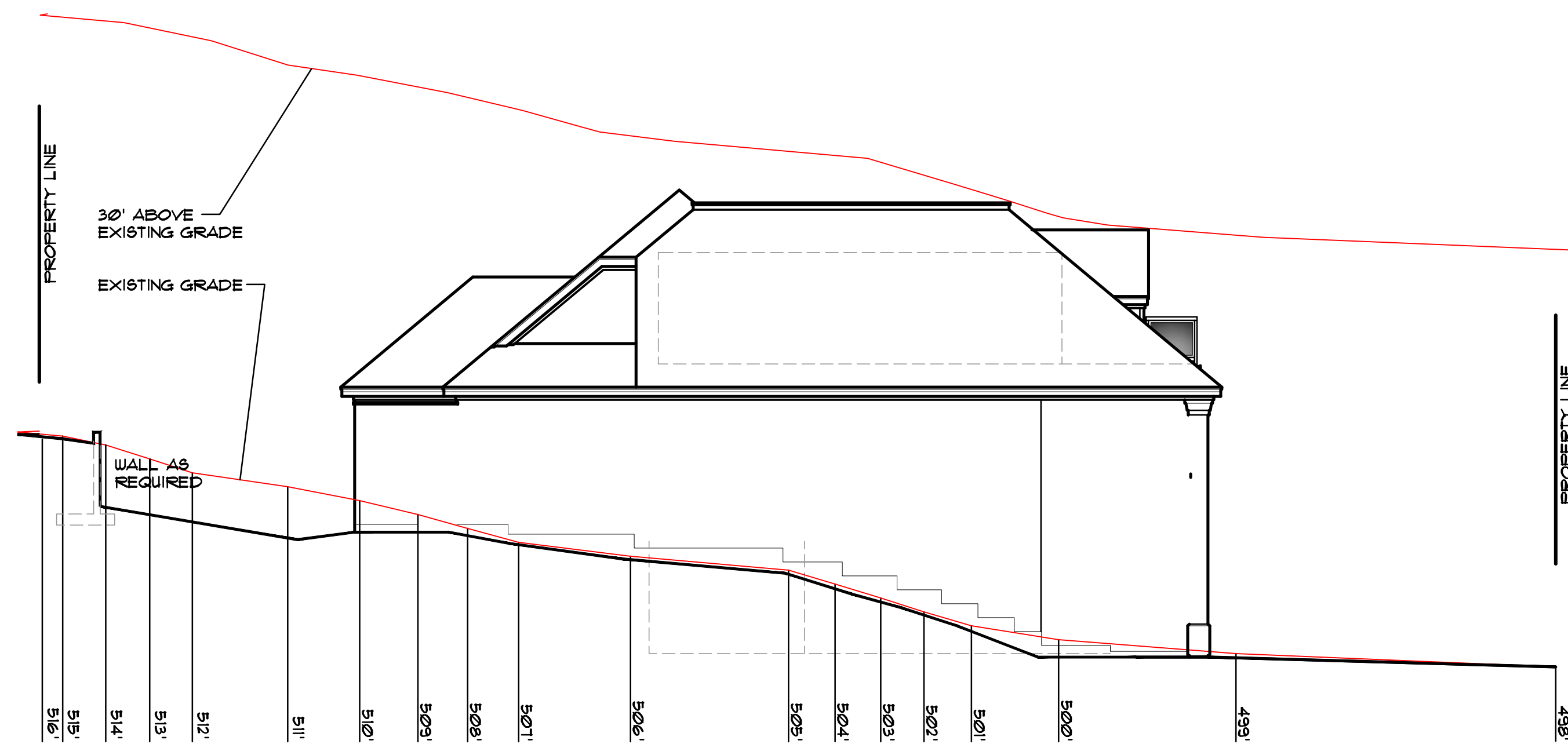
HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:



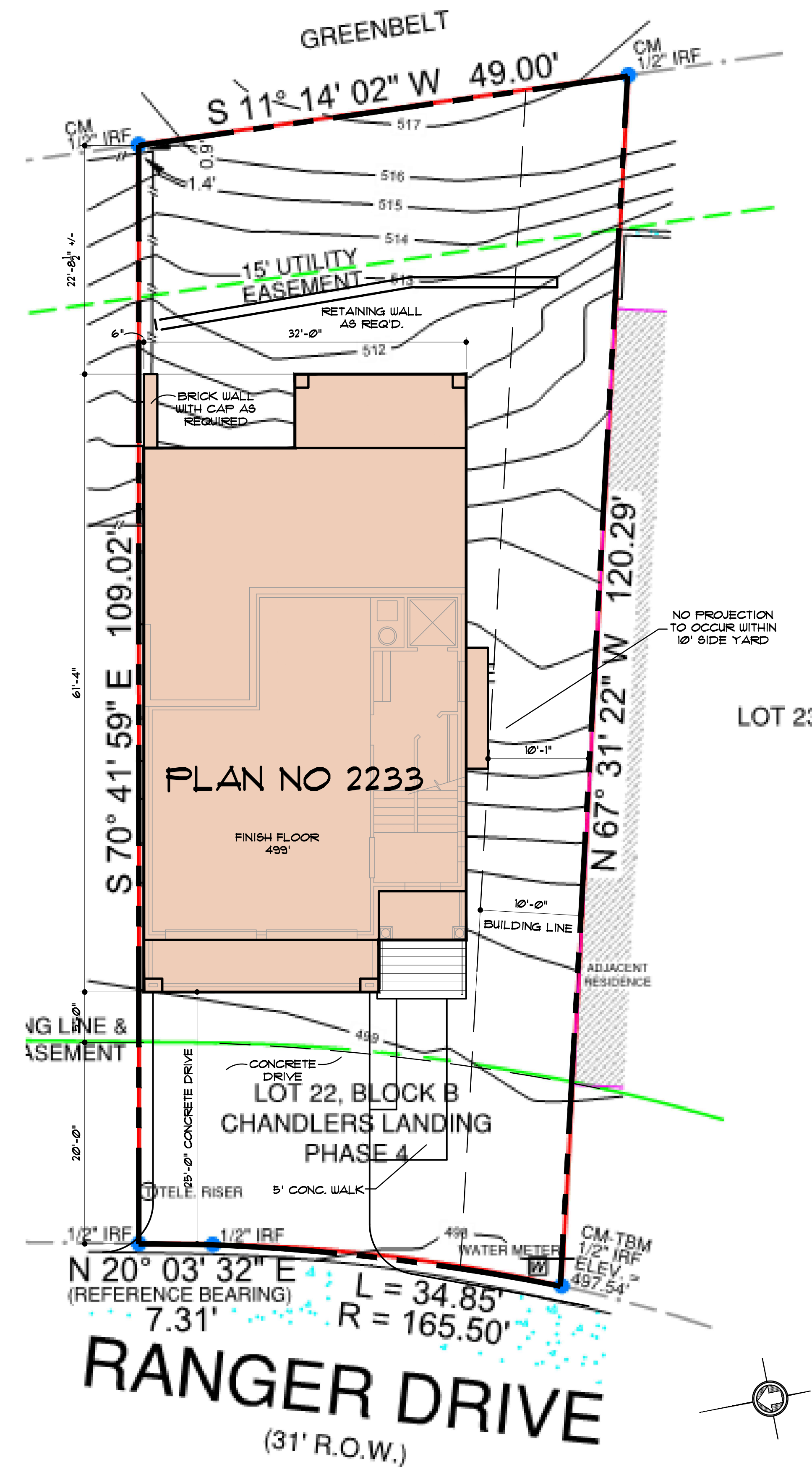
GRADING DIAGRAM
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



GRADING DIAGRAM
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



PLOT PLAN

SCALE: 1/8" = 1'-0"

LOT #22, BLOCK "B"

CHANDLERS LANDING

PHASE 4

ROCKWALL, TEXAS

PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandler's Landing Phase 4

JIM BENSON
CUSTOM HOMES

LKS DESIGNS

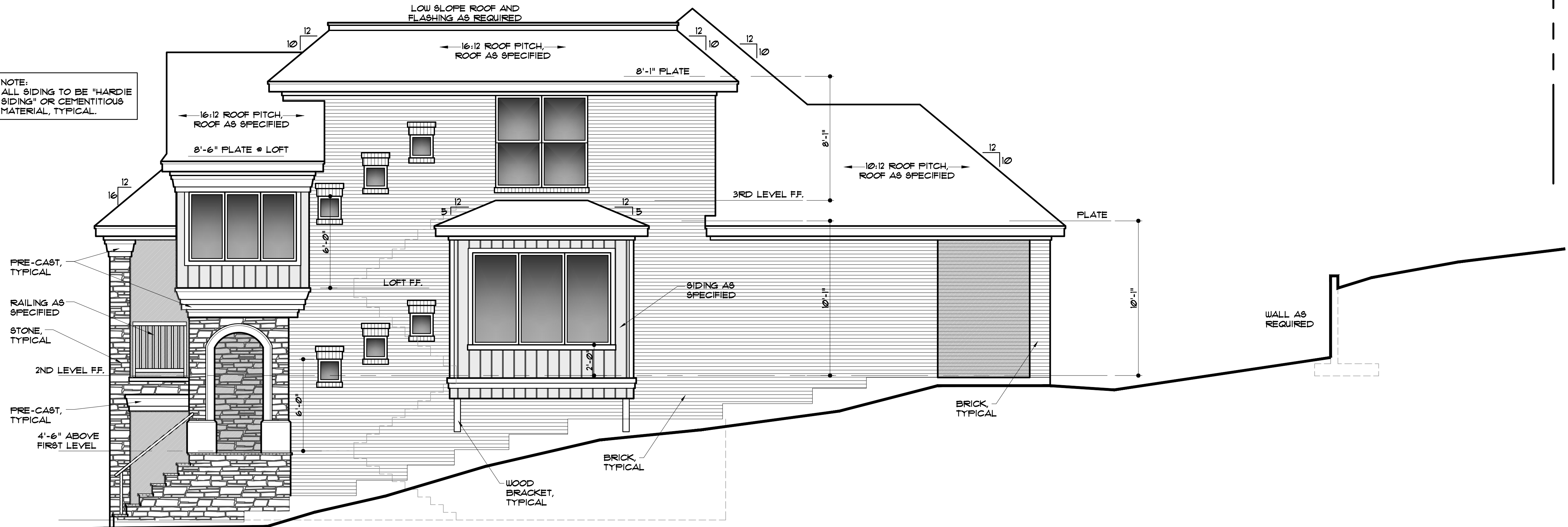
LANCE K. STOVALL
817/320-6221

Sheet

1

Sheets

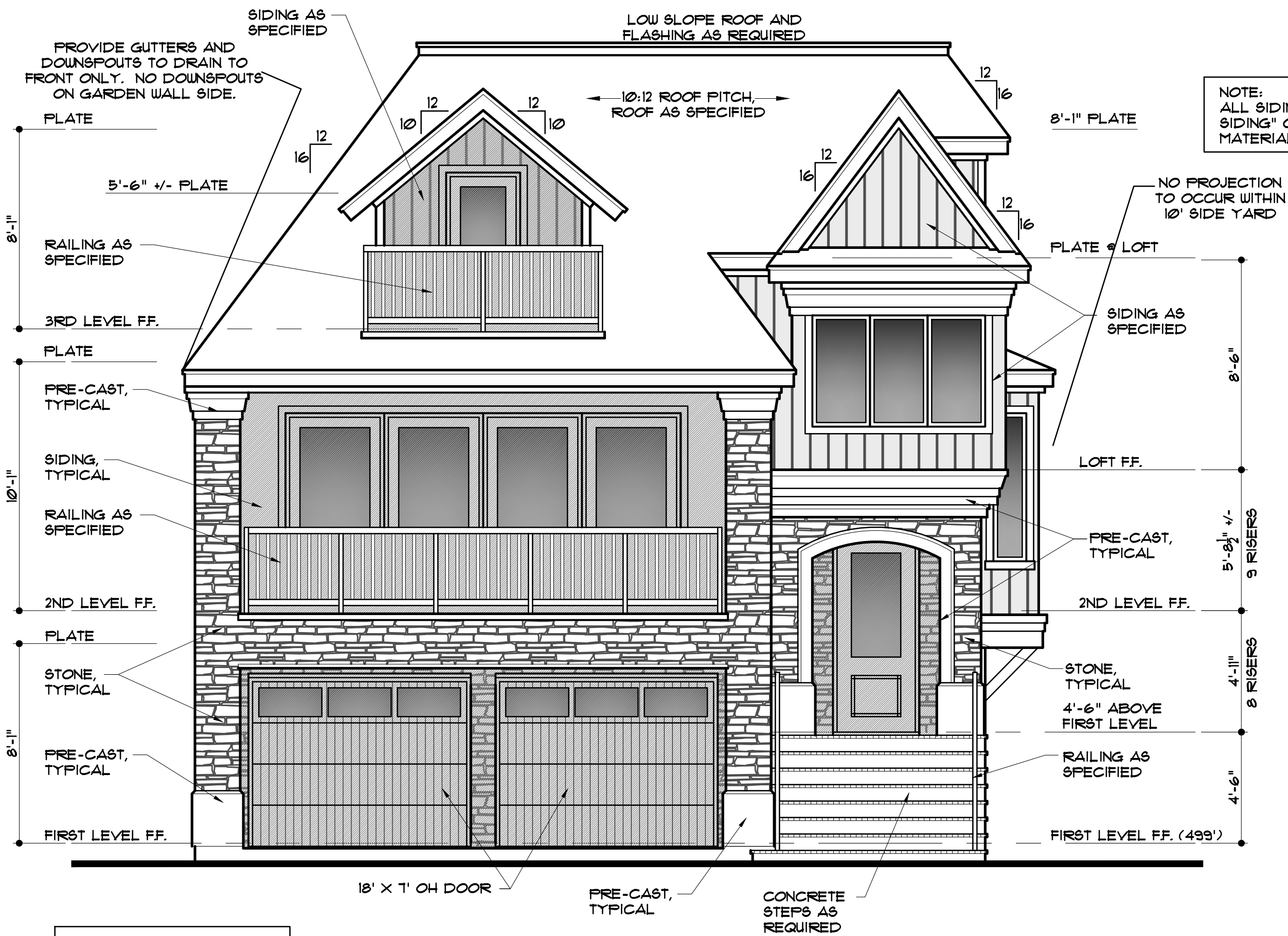
NOTE:
ALL SIDING TO BE "HARDIE
SIDING" OR CEMENTITIOUS
MATERIAL, TYPICAL.



RIGHT SIDE ELEVATION

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

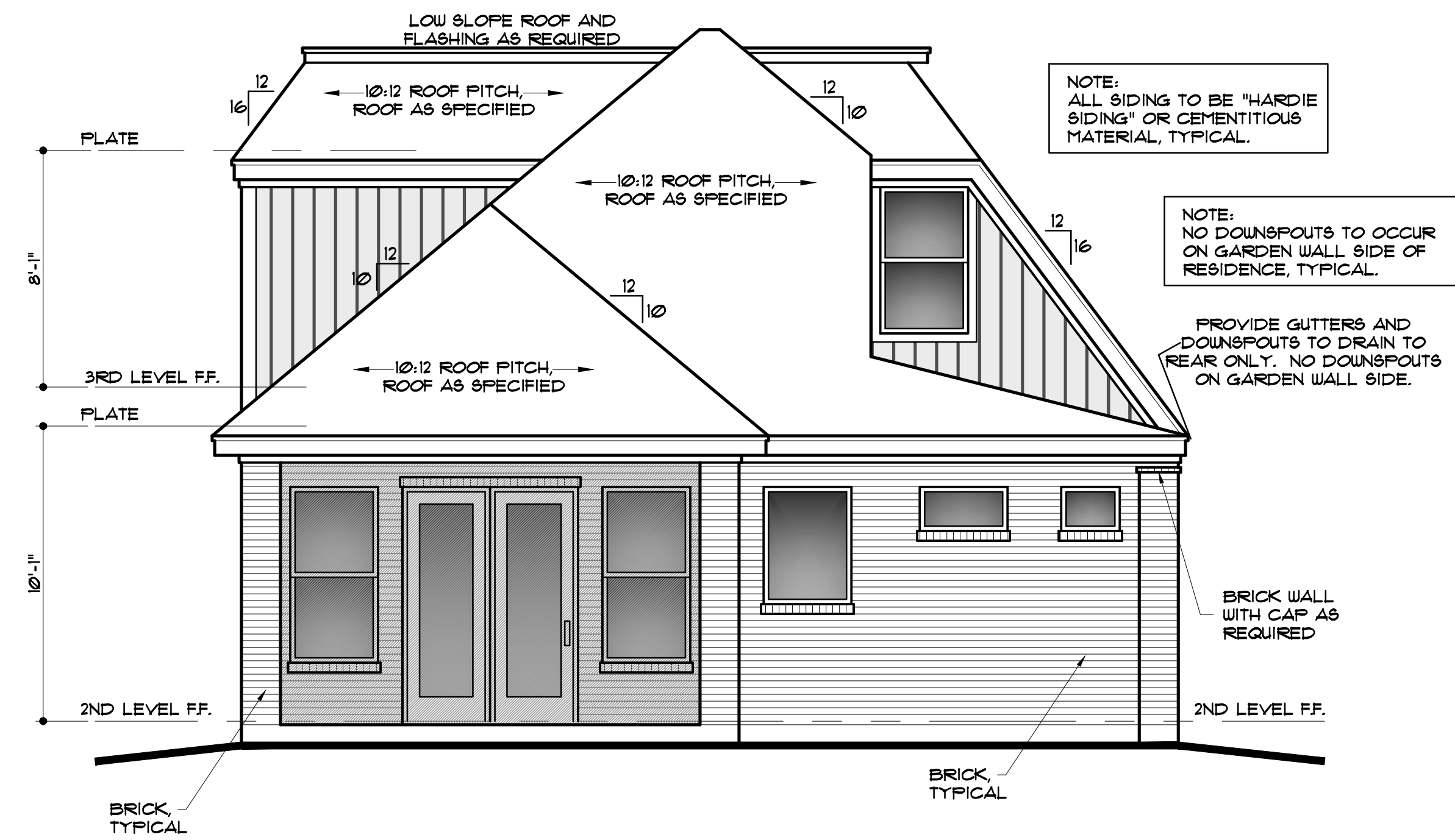
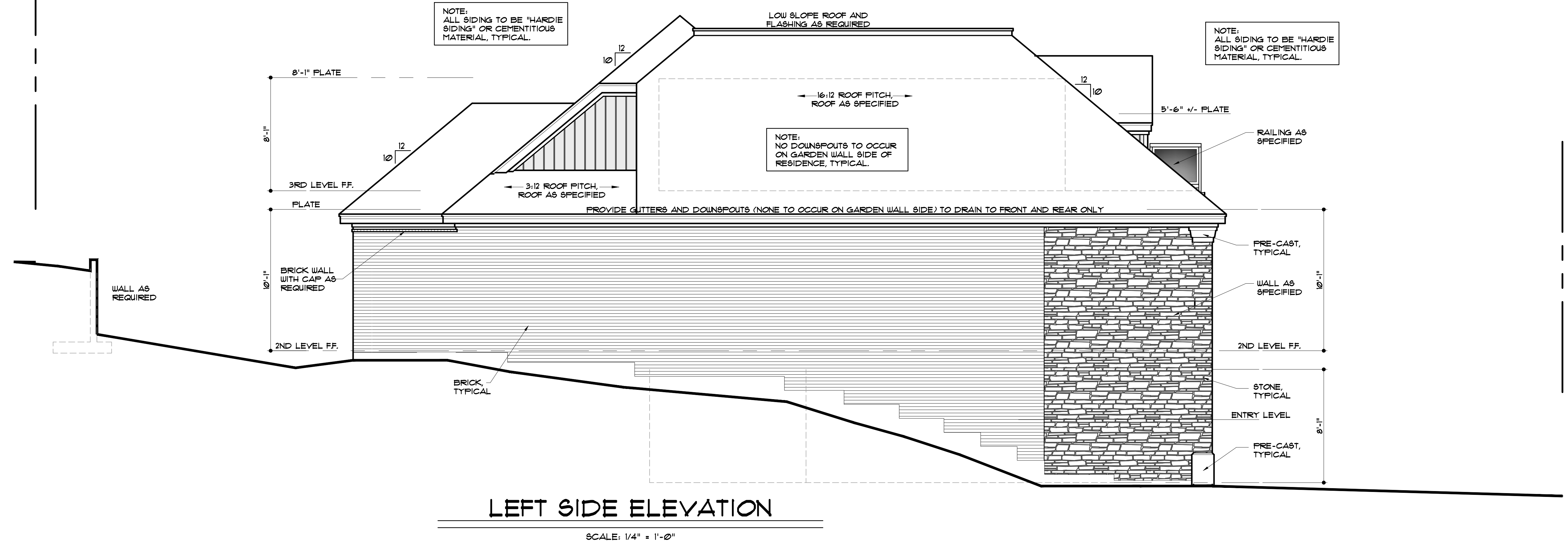
NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.

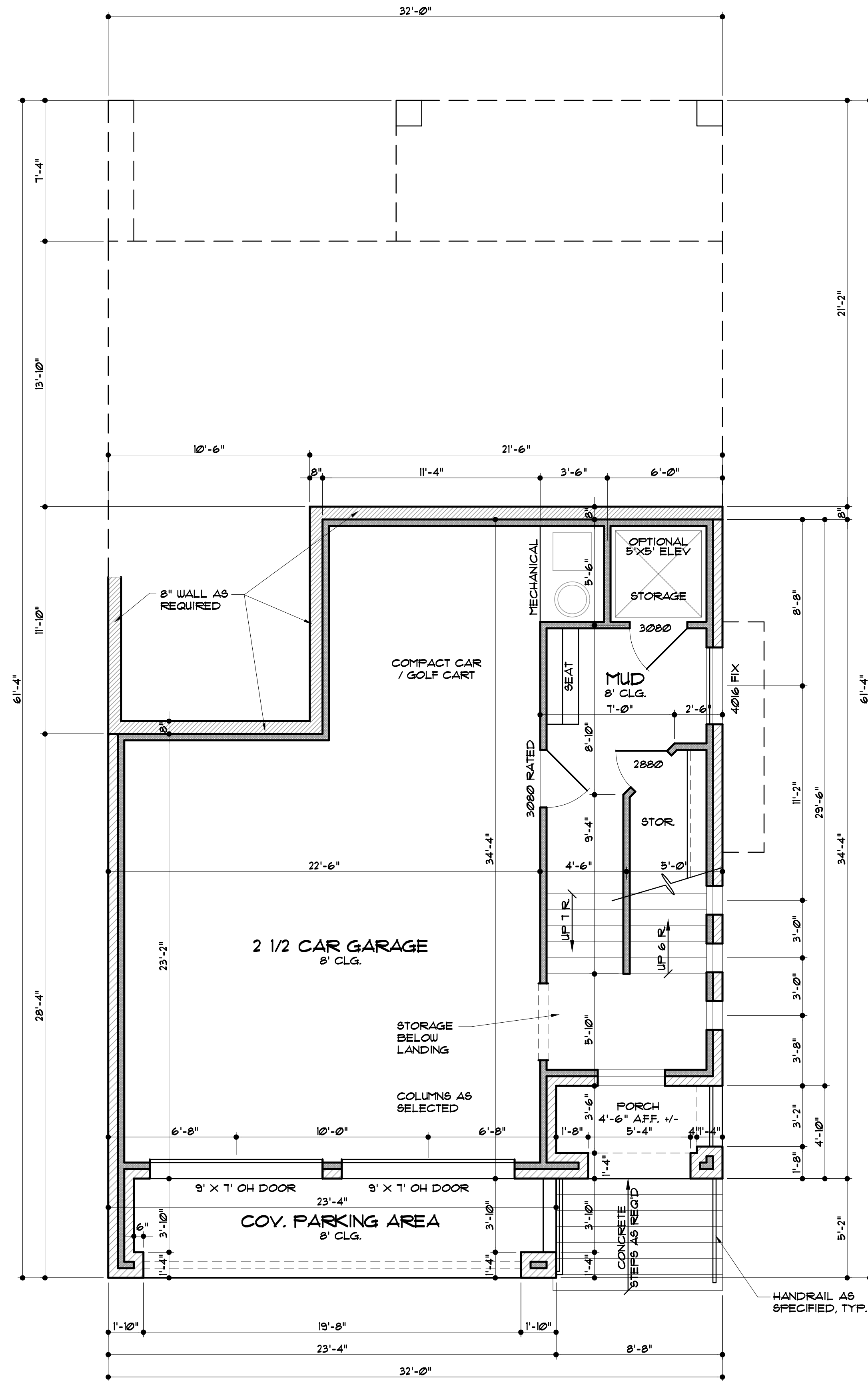


FRONT ELEVATION

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

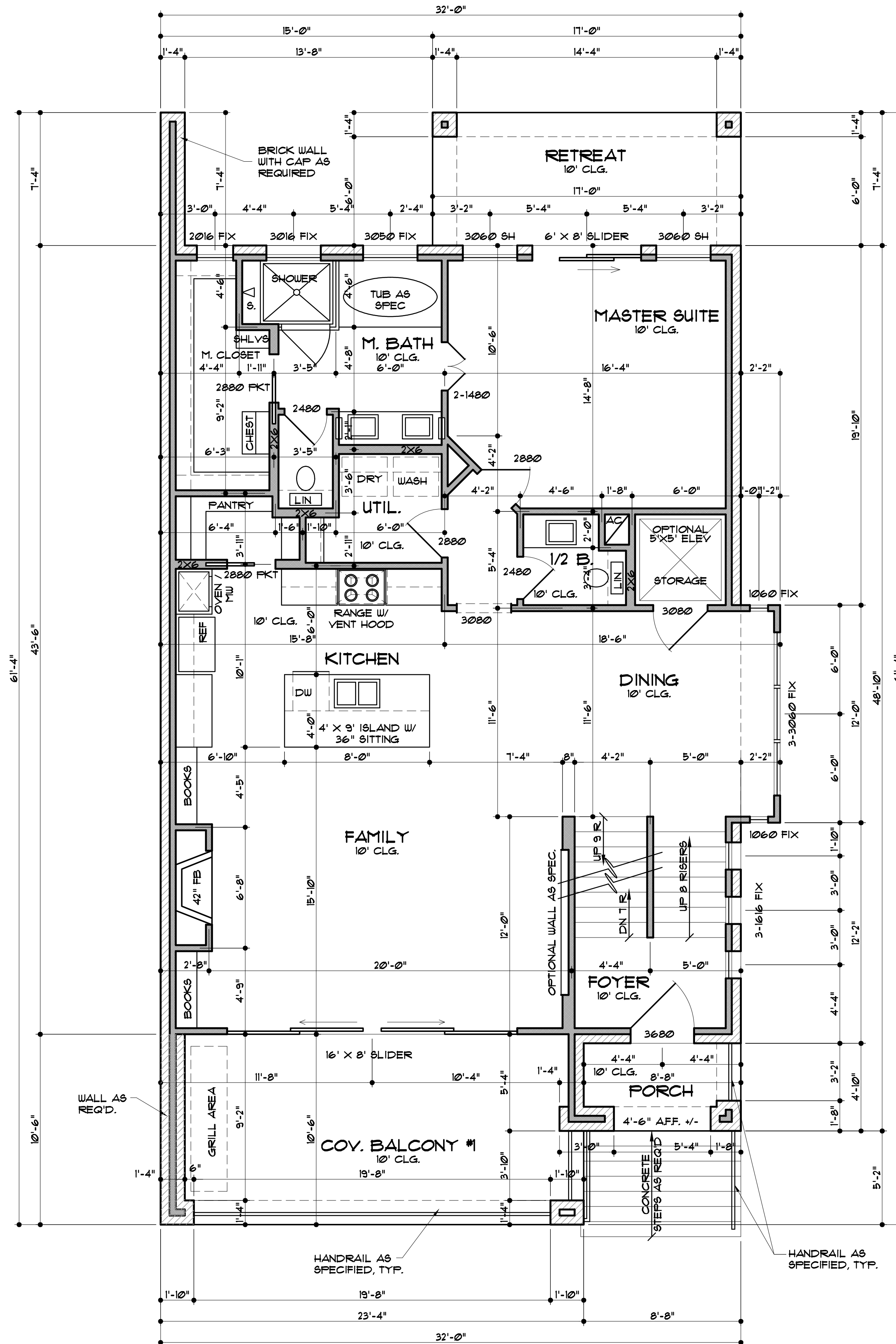
CHART OF EXTERIOR MATERIALS:			
TOTAL SF. OF STONE	423 SF	20.8%	
TOTAL SF. OF BRICK	1334 SF	65.5%	
TOTAL SF. OF SIDING	235 SF	11.6%	
TOTAL SF. OF PRE-CAST	43 SF	2.1%	





FIRST LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

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

AREAS

LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	671 SF
HOUSE PROPER AC:	2,233 SF
GARAGE 4 STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF

PLAN NO. 2233

REVISIONS

BY

Marengo - Rowe Residence

5405 Ranger Drive - Rockwall, TX 75032

Lot #22, Block "B" - Chandlers Landing Phase 4

JIM BENSON
CUSTOM HOMES

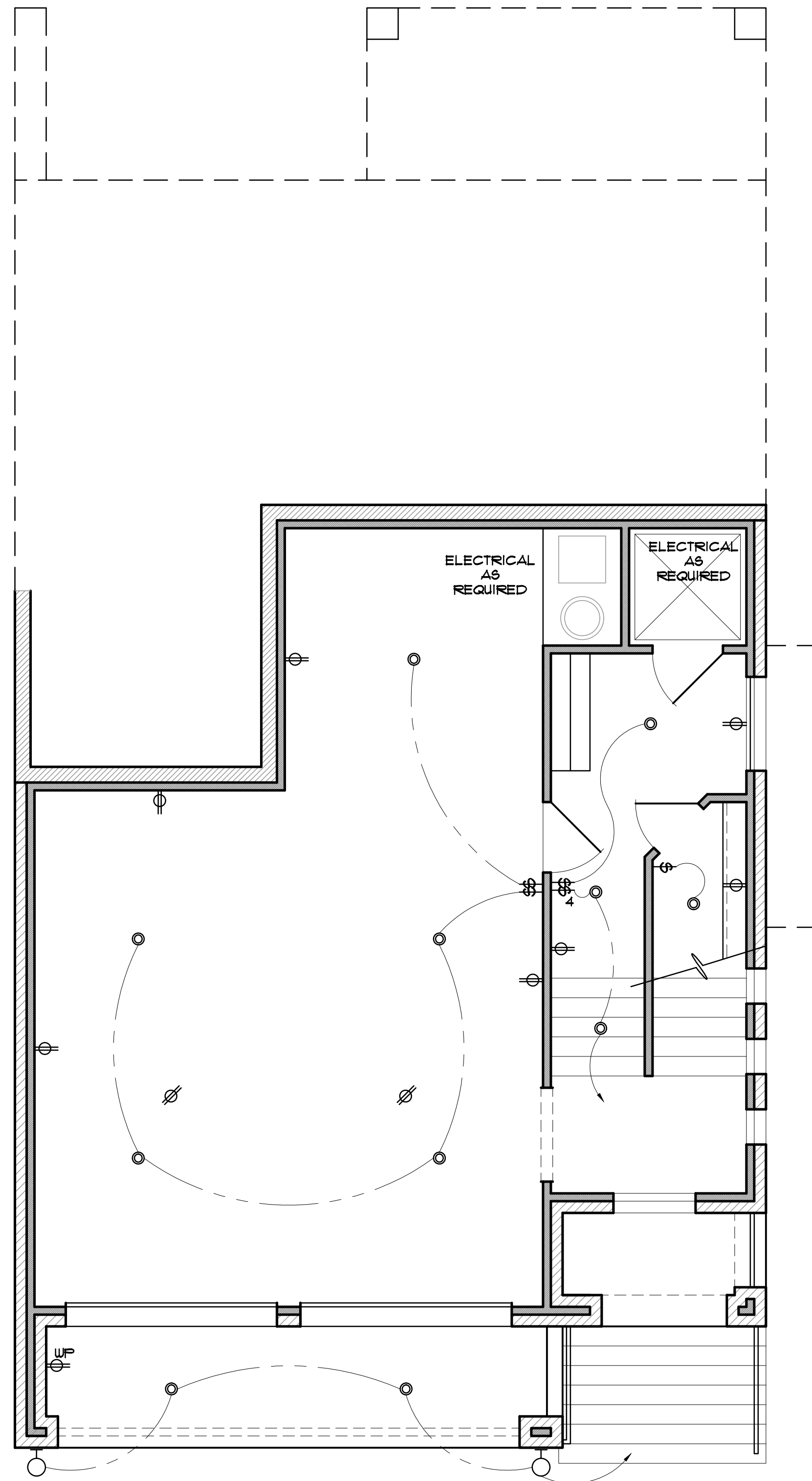
LKS DESIGNS

LANCE K. STOVALL
817/320-6221

Sheet

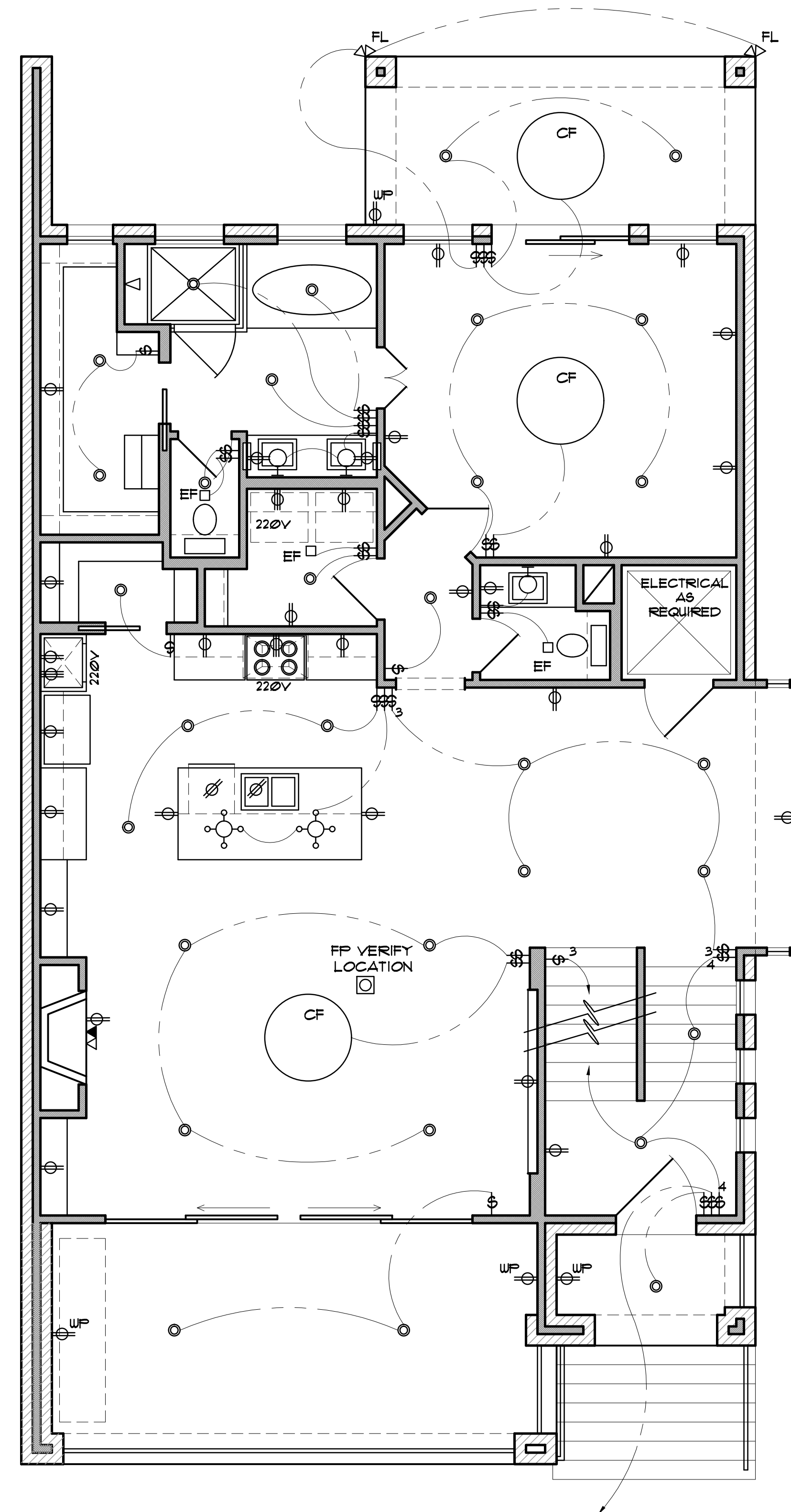
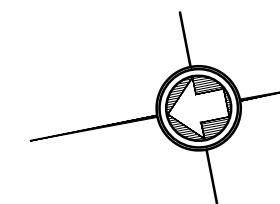
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Of 7 Sheets



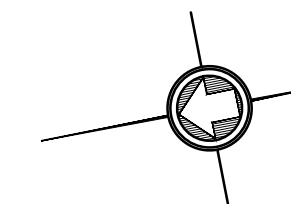
ELECTRICAL
FIRST LEVEL FLOOR PLAN

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



ELECTRICAL
SECOND LEVEL FLOOR PLAN

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



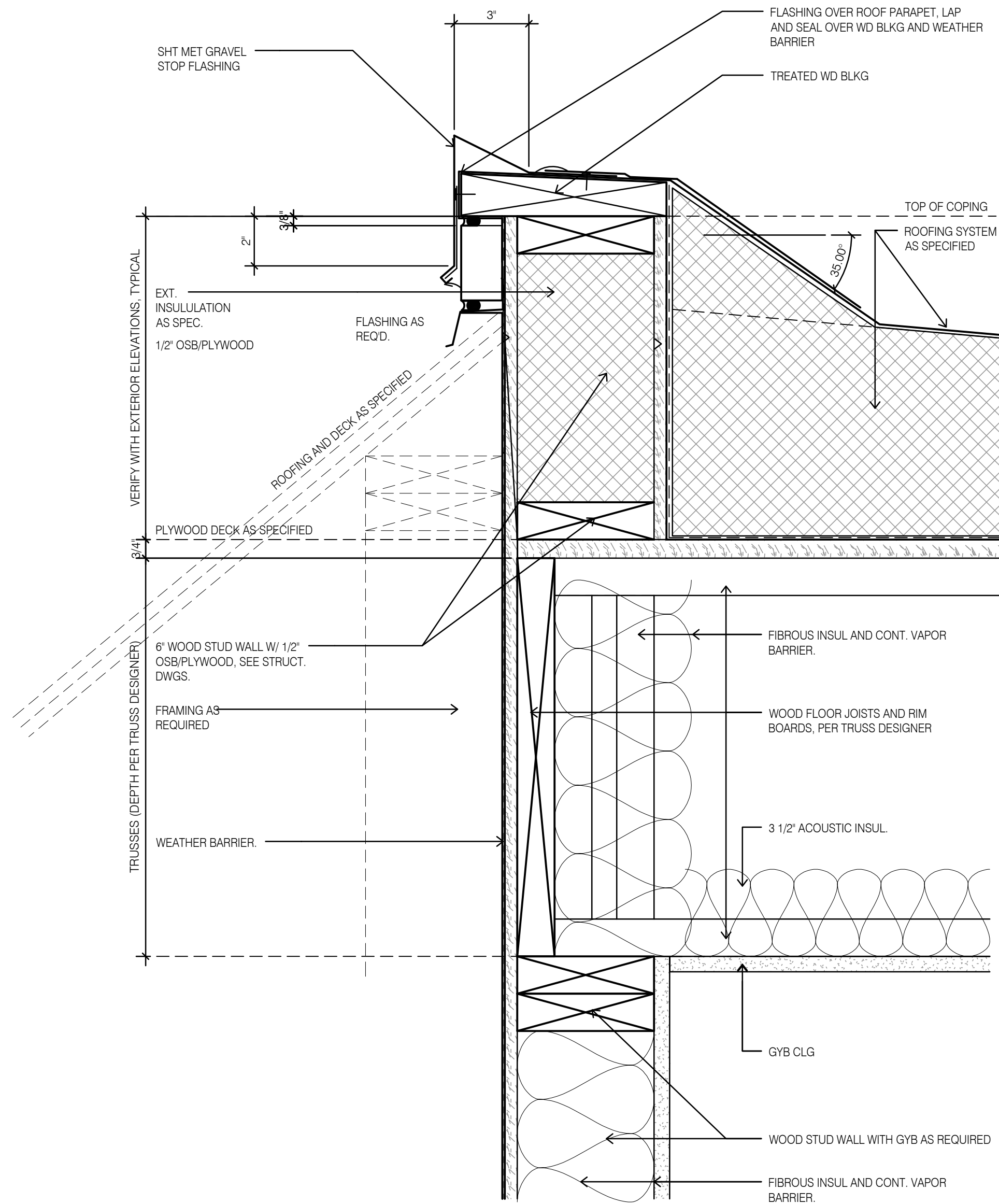
PLAN NO. 2233

REVISIONS	BY

Marengo - Rowe Residence
 5405 Ranger Drive - Rockwall, TX 75032
 Lot #22, Block "B" - Chandlers Landing Phase 4

LKS DESIGNS
 LANCE K. STOVALL
 817/320-6221

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 of 7 Sheets

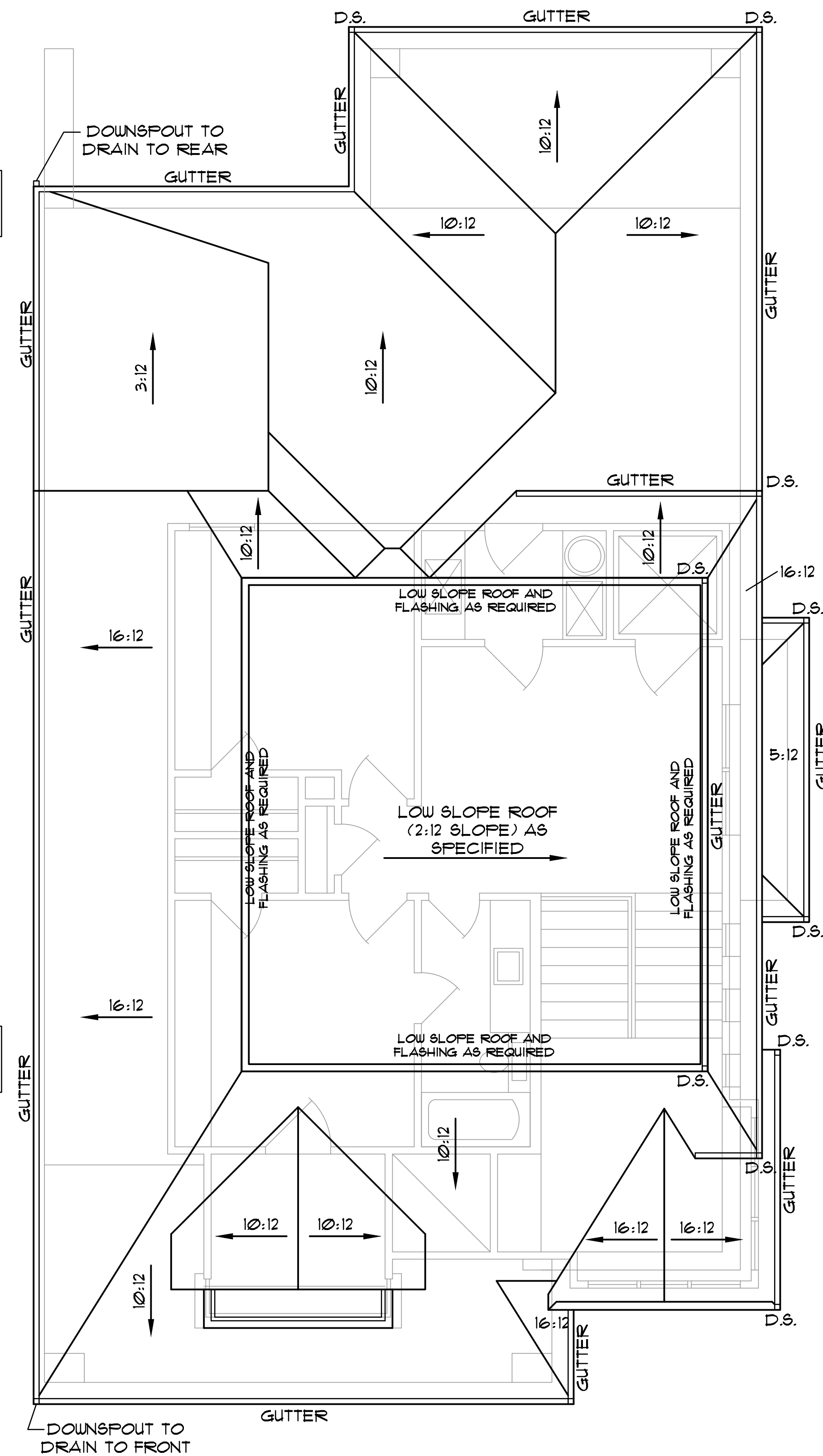


MANSARD DETAIL

SCALE: 3" = 1'-0"

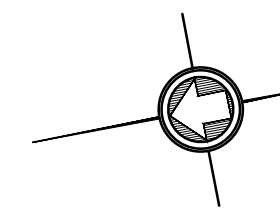
NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.

NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.




ROOF PLAN

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



PLAN NO. 2233

REVISIONS	BY
Marengo - Rowe Residence	
5405 Ranger Drive - Rockwall, TX 75032	
Lot #22, Block "B" - Chandlers Landing Phase 4	
	
LKS DESIGNS	
LANCE K. STOVALL	
817/320-6221	
Sheet	
5	
Or	1 Sheets



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

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
5401 Ranger Drive	Single-Family Home	1995	5,197	N/A	Brick
5403 Ranger Drive	Single-Family Home	1988	3,856	N/A	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5407 Ranger Drive	Single-Family Home	1996	3,270	N/A	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5411 Ranger Drive	Single-Family Home	2000	3,429	N/A	Brick and Stone
5412 Ranger Drive	Townhouse	1986	2,299	N/A	Siding
5413 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5416 Ranger Drive	Townhouse	1986	2,051	N/A	Siding
5419 Ranger Drive	Single-Family Home	1998	3,676	N/A	Brick
5421 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
701 Yacht Club Drive	Single-Family Home	1997	7,082	N/A	Brick
AVERAGES:		1993	3,858	N/A	



CITY OF ROCKWALL

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5401 Ranger Drive



5403 Ranger Drive



CITY OF ROCKWALL

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5405 Ranger Drive



5407 Ranger Drive



CITY OF ROCKWALL

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5409 Ranger Drive



5411 Ranger Drive



CITY OF ROCKWALL

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5412 Ranger Drive



5413 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

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



5416 Ranger Drive



5419 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5421 Ranger Drive



701 Yacht Club Drive

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 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 Jim Benson of Benson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Zero Lot line (ZL-5) District land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.10, *Zero Lot line (ZL-5) 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 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing #4 Addition

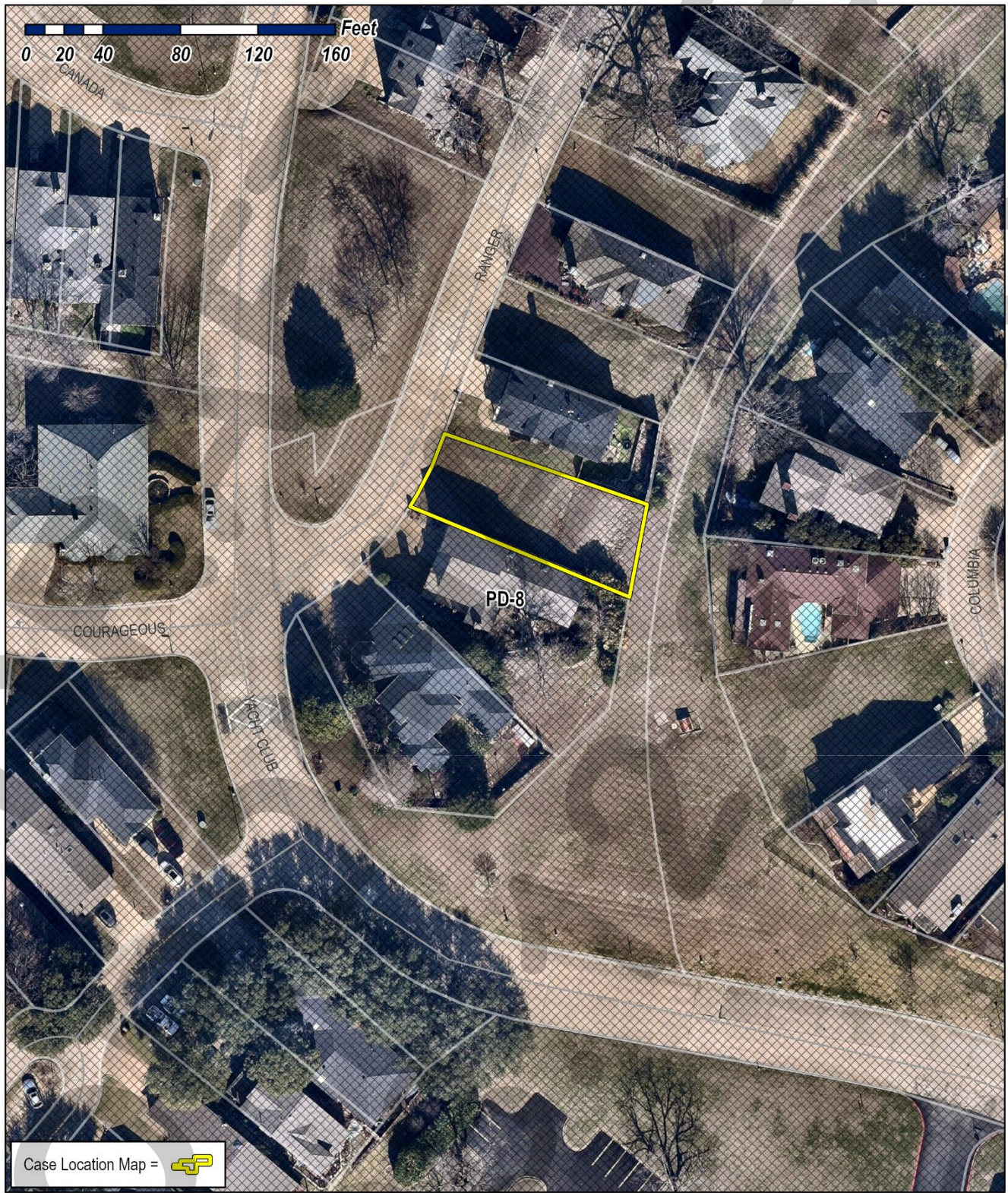


Exhibit 'B':
Residential Plot Plan

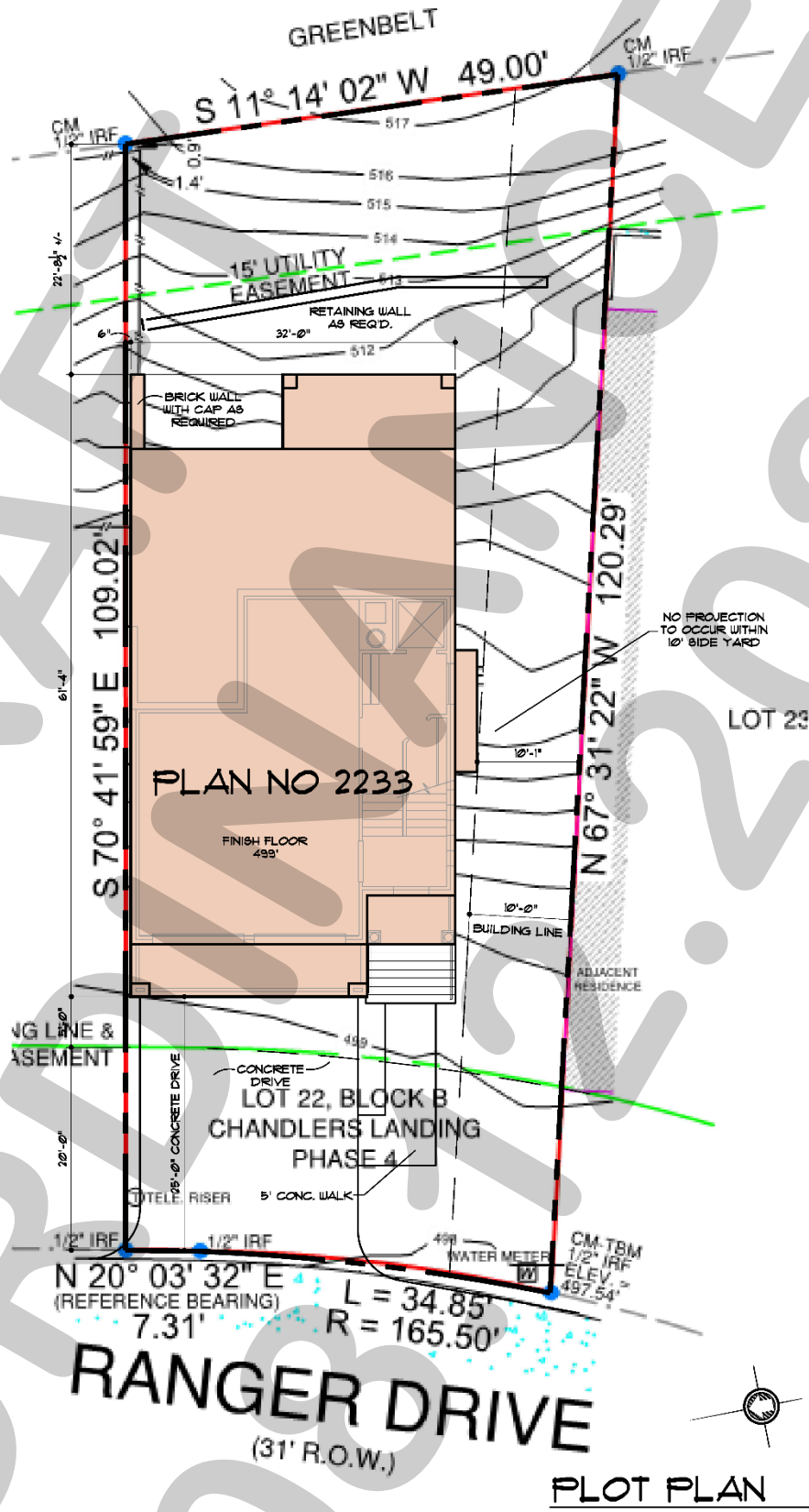
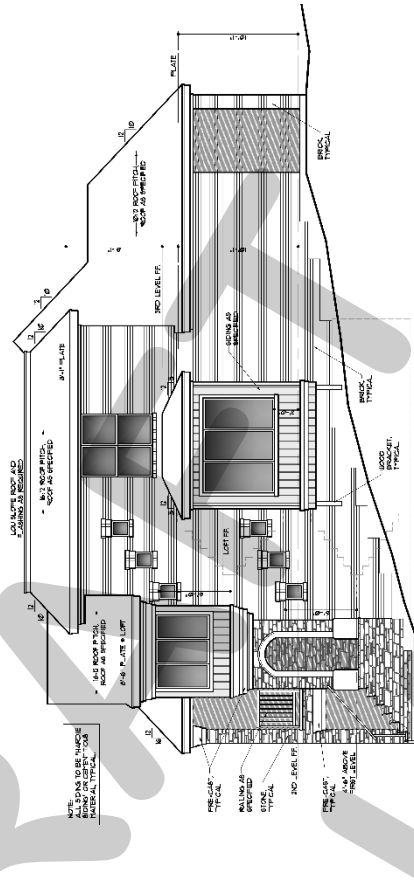
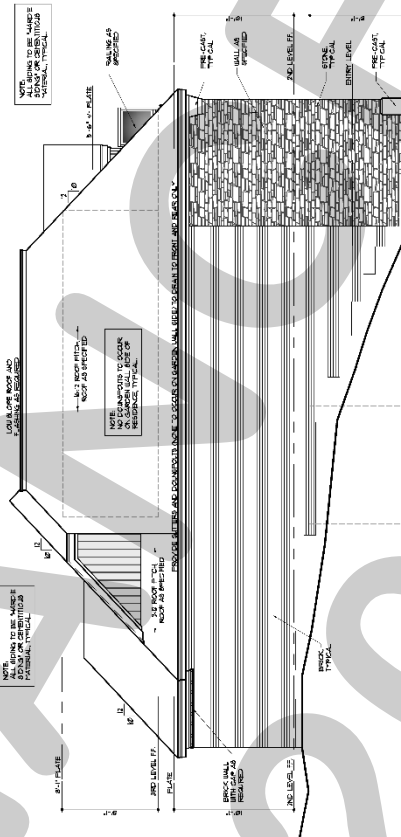


Exhibit 'C': Building Elevations



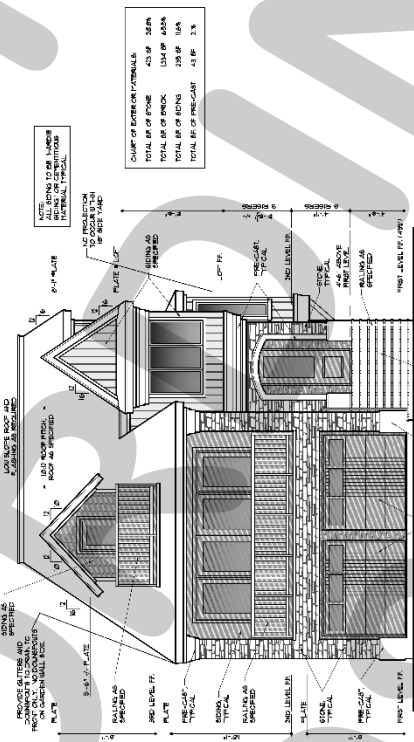
RIGHT SIDE ELEVATION

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



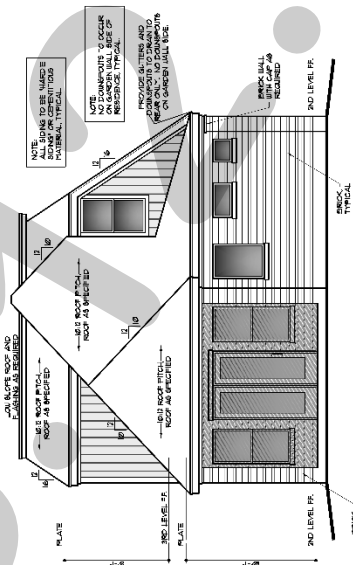
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 18, 2025
APPLICANT: Jim Benson; *Jim Benson Custom Homes, LLC*
CASE NUMBER: Z2025-044; *Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42 [i.e. Case No. 1973-004]*. At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 19 was later amended by *Ordinance No. 85-43* on August 26, 1985. A preliminary plat [*i.e. Case No. PZ1985-045-01*] and a final plat [*i.e. Case No. PZ1985-056-01*] for Phase 19 of the Chandler's Landing Subdivision were approved on July 2, 1985. This established the subject property as Lot 4, Block B, Chandler's Landing, Phase 19. On June 6, 2022, City Council approved *Ordinance No. 22-34 [i.e. Case No. Z2022-021, S-280]* to allow the construction of a single-family home on the subject property; however, work never commenced on the property, and the SUP to expired on June 6, 2023. Currently, the subject property is vacant.

PURPOSE

The applicant -- *Jim Benson of Jim Benson Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 5405 Ranger Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land that make up the remainder of Phase 4 of the Chandler's Landing Subdivision. Beyond this is Phase 18 of the Chandler's Landing Subdivision, which was established on October 1, 1984 and consists of 17 residential lots. North of this is Phase 17 of the Chandler's Landing Subdivision, which was platted on January 15, 1985 and consists of 57 residential lots. All of these subdivisions are zoned Planned Development District 8 (PD-8) for single-family land uses.

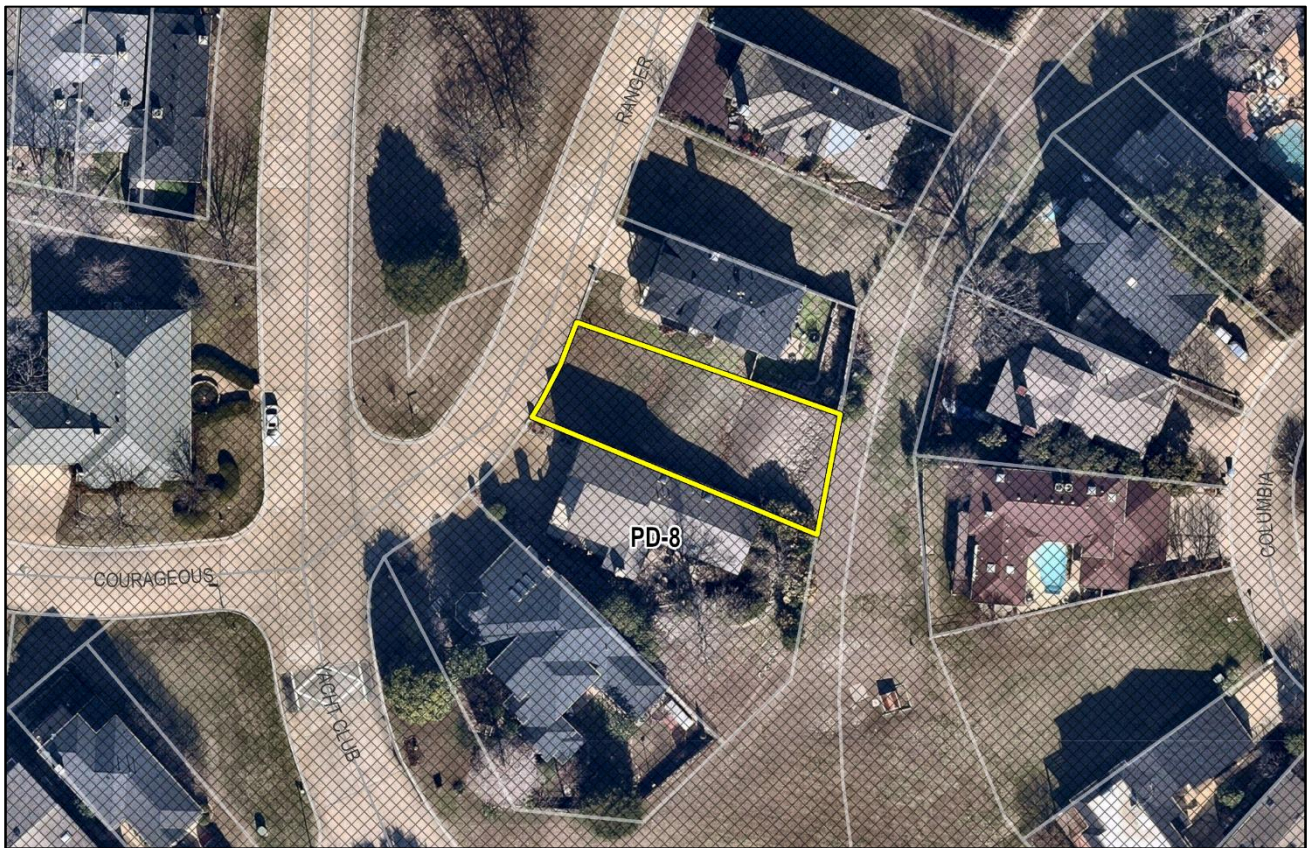
South: Directly south of the subject property are two (2) parcels of land (*i.e. 5401 & 5403 Ranger Drive*) developed with single-family homes. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is Phase 1 of the Chandler's Landing Subdivision, which was platted on July 9, 1973, and consists of 24 residential lots. All of these properties are zoned Planned Development District 8 (PD-8).

East: Directly east of the subject property are various parcels of land developed with single-family homes. All of these homes are within Phase 2 of the Chandlers Landing Subdivision, which was established on July 9, 1973 and consists of 57 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Columbia Drive, which is identified as *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ranger Drive, which is identified as an *R2 (i.e. residential, [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is Phase 18/Section 2 of the Chandlers Landing Subdivision, which was established on January 23, 1985 and consists of 42 residential lots. This phase of the Chandler's Landing Subdivision is zoned Planned Development District 8 (PD-8) for single-family land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of Phase 4 of the Chandler's Landing Subdivision, which has been in existence since 1985, consists of 24 residential lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F)

District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Ranger Drive and Yacht Club Drive	Proposed Housing
Building Height	One (1) & Two (2) Story.	Three (3) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Ranger Drive
Year Built	1986-2000	N/A
Building SF on Property	2,051 SF – 7,082 SF	3,644 SF
Building Architecture	Townhomes & Traditional Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (6) foot side yard setback.	0/10-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	15-Feet
Building Materials	Brick, Hardie Board Siding, and Stone	Combination of Hardie-Board Siding and Stone
Paint and Color	White, Cream, Red, Blue, and Brown	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways are all in the front with the orientations being <i>flat front entry</i> , <i>side entry</i> , and ' <i>J</i> ' or <i>traditional swing entry</i> .	The garage will be situated three (3) feet, six (6) inches in front of the front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicants proposed garage is oriented six (6) feet, three (3) inches in front of the front façade of the home. Additionally, Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, within the Unified Development Code (UDC), specifies that "...all residential structures shall be constructed with a minimum of a 3:12 roof pitch." The proposed elevations, however, indicate a roof pitch of 2:12, which does not comply with the requirements set forth in the UDC. Staff should point out that the applicant is proposing a mansard roof (*i.e. a roof that looks pitched but that plateaus at the top*), and has stated that this is to comply with the height requirements of the Chandler's Landing Codes, Covenants, and Restrictions (CC&Rs). Staff should also point out that since the construction range for housing in this area extends from 1986-2000, the houses already have several garage configurations that would be deemed to be legally non-conforming under the City's current requirements (*i.e. they were conforming when they were constructed; however, due to changes in the code they are no longer conforming and would not be permitted to be built in this configuration today*). A waiver to the garage orientation and the roof pitch is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council, upon recommendation by the Planning and Zoning Commission, will be waiving the garage orientation and roof pitch requirement. With this being said, staff should point out -- *that with the exception of these two deviations--* the proposed single-family home meets all of the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Ranger Drive and Yacht Club Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On July 22, 2025, staff mailed 132 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Signal Ridge, Signal Ridge Phase 4, the Cabana's at Chandler's Landing, Match Point Townhomes, Cutter Hill, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received ten (10) notices back in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On August 12, 2025, 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 5405 Ranger Dr
SUBDIVISION Cheneleros Landing LOT 22 BLOCK B
GENERAL LOCATION Yacht Club + Ranger Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD 8 CURRENT USE Residential
PROPOSED ZONING _____ PROPOSED USE " "
ACREAGE 0.12 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>Justine Marengo-Rowe</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Jim Benson</u>
CONTACT PERSON	<u>Jim Benson</u>	CONTACT PERSON	<u>Jim Benson</u>
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 Justine Marengo-Rowe [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

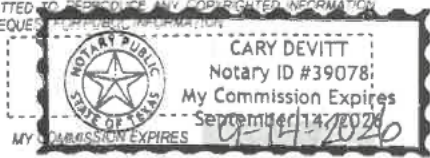
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

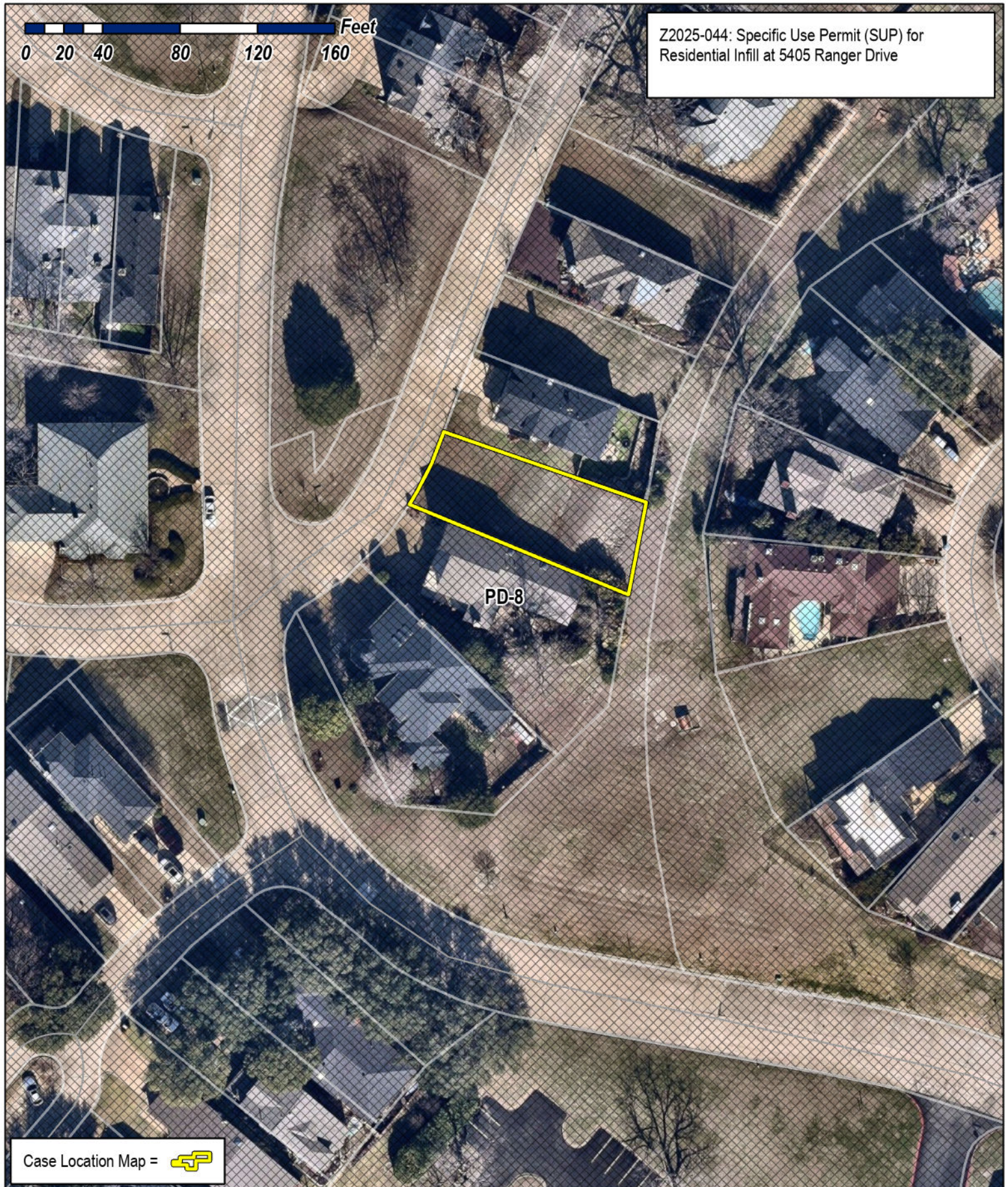
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MAY 2025

OWNER'S SIGNATURE

Justine Marengo-Rowe
Cary Devitt

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2025-044: Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive

PD-8

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.

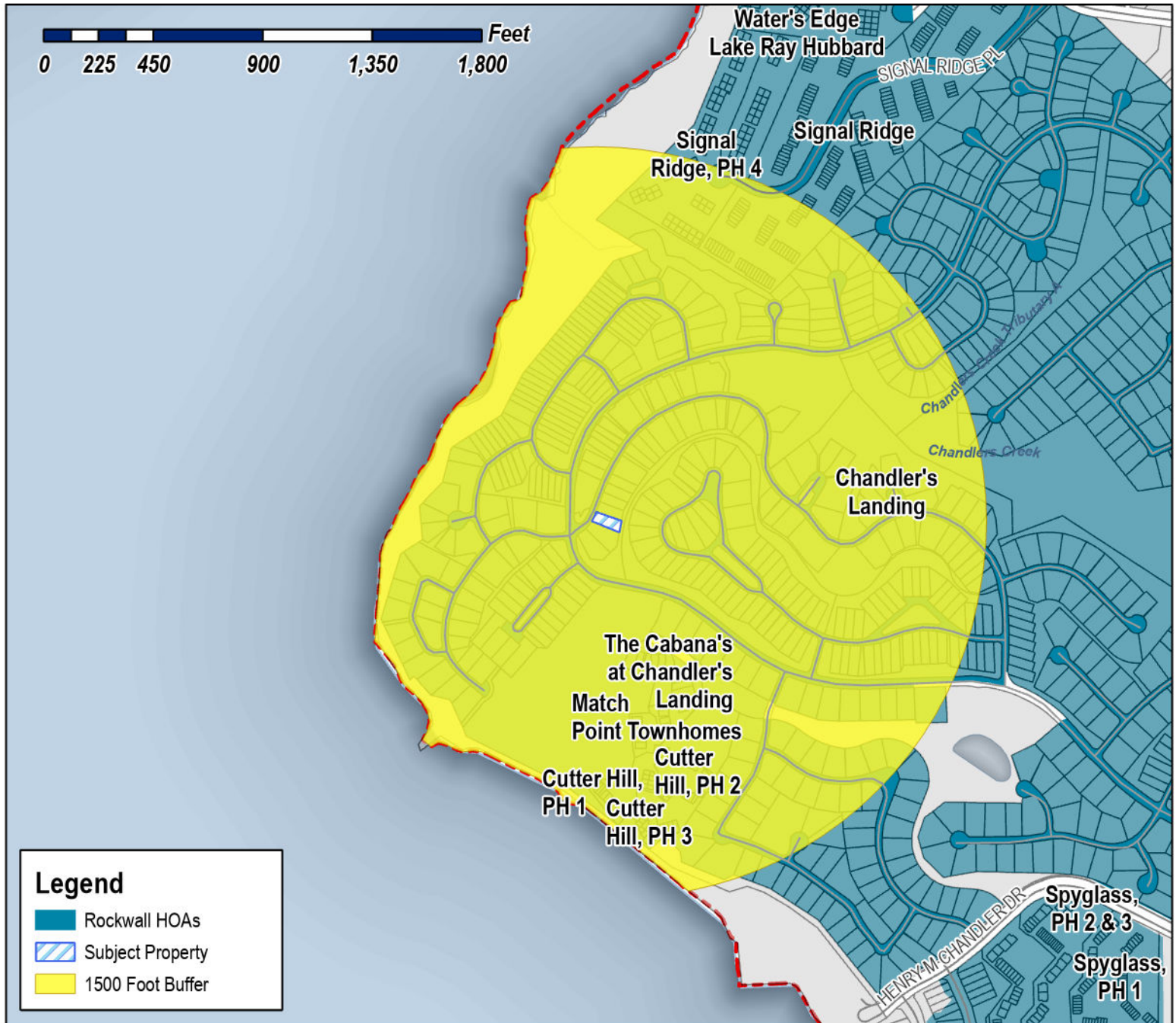




City of Rockwall

Planning & Zoning Department
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Case Number: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/17/2025

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 [Z2025-044]
Date: Wednesday, July 23, 2025 4:34:58 PM
Attachments: [Public Notice \(07.22.2025\).pdf](#)
[HOA Map \(07.17.2025\).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, July, 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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>.

-
Z2025-044: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

Thank you,

Melanie Zavala

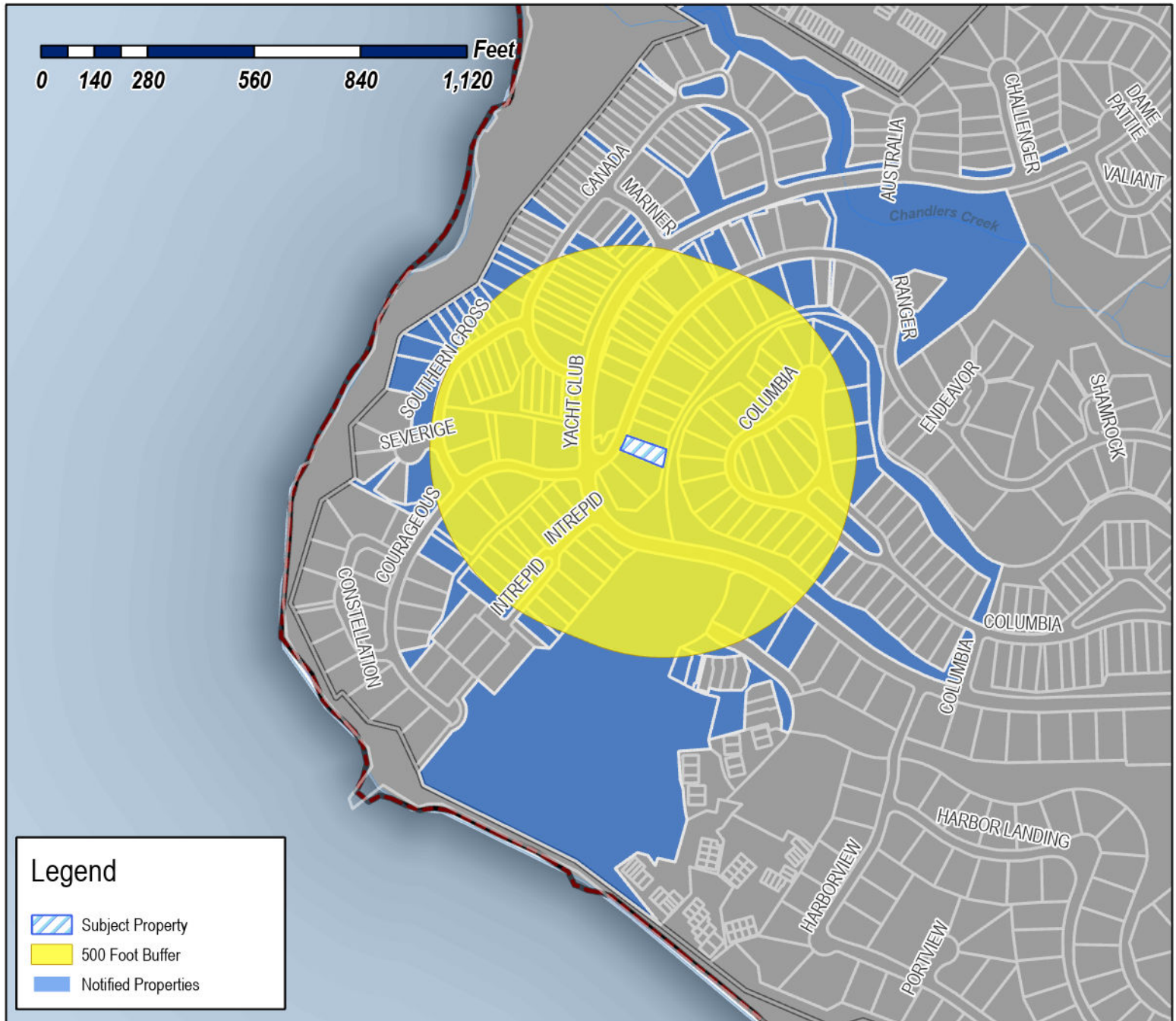
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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: Z2025-044
Case Name: SUP for a Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5405 Ranger Drive

Date Saved: 7/14/2025

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



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

JACCK RESIDENTIAL HOLDINGS LLC - SERIES 5606
CANADA
1000 PULLEN RD
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDER
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

ROBERTS JASON
12 INTREPID CIR
ROCKWALL, TX 75032

MARENGO-ROWE JUSTINE
122 Henry M Chandler Dr # 122
Rockwall, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

POURBEIK POUYAN AND TABASOM
14 Intrepid Cir
Rockwall, TX 75032

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

RESIDENT
16 INTREPID CIR
ROCKWALL, TX 75087

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

PAYNE JOHN R
301 ADAMS ST
GEORGETOWN, TX 78628

PRESERVE CUSTOM HOMES LLC
3021 Ridge Rd # 205
Rockwall, TX 75032

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

BLUM JENNIFER REBECCA
404 MAIN ST
TEAGUE, TX 75860

BAKER JARROD J & HEATHER M
409 YACHT CLUB DR
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

PICKELL JAMES A AND CARRIE A
419 COLUMBIA DRIVE
ROCKWALL, TX 75032

DUPELL JOHN R & STACY L
421 COLUMBIA DR
ROCKWALL, TX 75032

MANASCO MARTIN E & LISA M
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

YANGER DORIS
427 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
428 COLUMBIA DR
ROCKWALL, TX 75087

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

KRISHNAN ASHOK AND
SRIVASTAVA VARUNA
440 COLUMBIA DRIVE
ROCKWALL, TX 75032

STOUFFER JAMES MITCHELL AND AMY ALLEN
442 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
444 COLUMBIA DR
ROCKWALL, TX 75087

RESIDENT
446 COLUMBIA DR
ROCKWALL, TX 75087

JJ ROLAND FAMILY TRUST
JAMES NEWTON ROLAND & DEBRA JAN ROLAND
- TRUSTEES
479 COLUMBIA DR
ROCKWALL, TX 75032

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

ANDERSON-HENDRY KASIE
50008 PETTERS POINT LN
ABERDEEN, MS 39730

RESIDENT
501 YACHT CLUB DR
ROCKWALL, TX 75087

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

VILLARREAL ANDRES II
502 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
503 MARINER DR
ROCKWALL, TX 75087

NORTHCUTT BENJAMIN CHARLES AND LEIGH
ANN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
505 MARINER DR
ROCKWALL, TX 75087

FORSSELL MARI ANNIKA &
KINGSLEY CHRISTOPHER DAVID
505 COLUMBIA DR.
ROCKWALL, TX 75032

IRWIN PATRICIA ANN
506 COLUMBIA DRIVE
ROCKWALL, TX 75032

RESIDENT
507 MARINER DR
ROCKWALL, TX 75087

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

SUTTON KRISTINA
510 COLUMBIA DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

RESIDENT
514 COLUMBIA DR
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 E I30 PMB 629
Rockwall, TX 75087

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

DUNCAN EILEEN
5401 Ranger Dr
Rockwall, TX 75032

JANAK JUDY A
5403 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5405 RANGER DR
ROCKWALL, TX 75087

MAYFIELD STEPHEN ANDREW
5407 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5409 RANGER DR
ROCKWALL, TX 75087

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RESIDENT
5412 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5413 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5414 RANGER DR
ROCKWALL, TX 75087

COOK GREGORY
5416 RANGER DRIVE
ROCKWALL, TX 75032

ELLIS DAVID
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANER DR
ROCKWALL, TX 75032

RESIDENT
5421 RANGER DR
ROCKWALL, TX 75087

RESIDENT
5422 RANGER DR
ROCKWALL, TX 75087

2023 M C LUND REVOCABLE TRUST - 2/14/2023
MICHAEL JAMES LUND AND CHIZUKO
TOKUNAGA LUND - TRUSTEES
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

TANNER GINA LIGHT
5436 Ranger Dr
Rockwall, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5438 RANGER DR
ROCKWALL, TX 75087

DEWITT ROBERT & MADALENA
5441 RANGER DR
ROCKWALL, TX 75032

RESIDENT
5445 RANGER DR
ROCKWALL, TX 75087

ANDREA PIXLEY LIVING TRUST
ANDREA J PIXLEY - TRUSTEE
5560 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5571 CANADA CT
ROCKWALL, TX 75087

WITT JOHN T & NIKI
5573 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5574 CANADA CT
ROCKWALL, TX 75087

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PERRY JAMES L AND SONDRAS
5577 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

ADAMS BRIAN SCOTT
558 Yacht Club Dr
Rockwall, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5581 CANADA CT
ROCKWALL, TX 75087

MARTIN GREGORY LAWRENCE AND CHRISTINE
BRADLEY
5583 CANADA CT
ROCKWALL, TX 75032

RESIDENT
560 YACHT CLUB DR
ROCKWALL, TX 75087

JACKSON DESHANNON
5602 CANADA COURT
ROCKWALL, TX 75032

CLAYTON DREW & LALEH KADJAR & ROBIN W
CLAYTON
5604 CANADA CT
ROCKWALL, TX 75032

RESIDENT
5606 CANADA CT
ROCKWALL, TX 75087

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HAMAD JASON
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

RESIDENT
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75087

RESIDENT
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75087

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

MARK BRIAN POESCHEL & AURORA POESCHEL
LIVING TRUST
MARK BRIAN POESCHEL & AURORA POESCHEL-
TRUSTEES
5711 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

ANDERSON DEREK J & LINDSAY WESTER
5735 Southern Cross Dr
Rockwall, TX 75032

BROWN DORLISKA WADSWORTH IV
6 INTREPID CIRCLE
ROCKWALL, TX 75032

RICHARDSON CHESTER AND SHELLEY
604 COURAGEOUS DR
ROCKWALL, TX 75032

RESIDENT
605 COURAGEOUS DR
ROCKWALL, TX 75087

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

MARTINA L RENVILLE 2009 TRUST
TODD PALLETT & MARTINA L RENVILLE -
TRUSTEES
612 SEVERIGE CT
ROCKWALL, TX 75032

RESIDENT
615-619 COURAGEOUS DR
ROCKWALL, TX 75087

EVERHARDT AARON & AISULU
623 COURAGEOUS DR
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

CARDENAS RODOLFO
705 Lakeside Dr
Rockwall, TX 75032

BOWSHER KATHERINE M
8 INTREPID CIRCLE
ROCKWALL, TX 75032

DIXIE SIMMONS MILLER LIVING TRUST
DIXIE SIMMONS MILLER - TRUSTEE
801 W State St
Terrell, TX 75160

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

LAM PROPERTY
PO BOX 755
ROCKWALL, TX 75087

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

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:

Z2025-044: Specific Use Permit (SUP) for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe 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 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 18, 2025 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, August 18, 2025 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. Z2025-044: Specific Use Permit (SUP) for a 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](#)

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Andy Villarreal

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Derek Anderson

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Appropriate for Chandler's Landing neighborhood.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Erika Udstuen

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

No comments.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

Case No. Z2025-044: Specific Use Permit (SUP) for a 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.

THIS WILL PRETTY MUCH BUILD OUT OUR NEIGHBORHOOD — ^{GH}

Name: W. GRIFFIN AND BARBARA S. JONES

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Judy Janak

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in favor, provided that the Planning and Zoning Commission examines and approves the proposed plans for grading, as multiple homeowners on this end of Ranger Drive have experienced occasional water entering homes from heavy rains running down the hill.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

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☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Justine Marengo-Rowe

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The architectural design is beautiful. Will be a stunning and well built house!

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:


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☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

From: [Madalena DeWitt](#)
To: [Planning](#)
Subject: Zoning Approval - Case No. Z2025-044
Date: Thursday, July 31, 2025 3:02:47 PM

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

It's fine with us to have another house on the street.

Madalena DeWitt


Madalena DeWitt


CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Mike Vanhooser/ 5 to 1 Living Trust

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Approve new housing construction

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

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☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Stacy Dyer

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Beautiful plans.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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PHONE: (972) 771-7745
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CASE NUMBER Z2025-044

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Steve Otten

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I have not problem with a house being built in the lot.

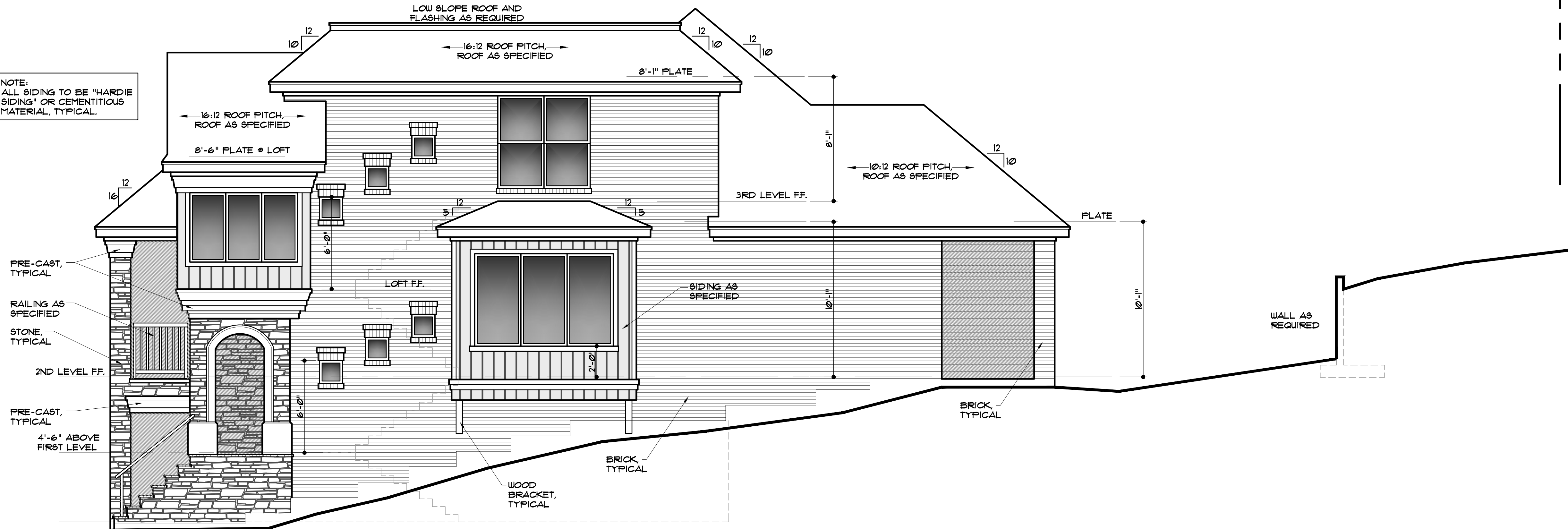
PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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☐ Other:

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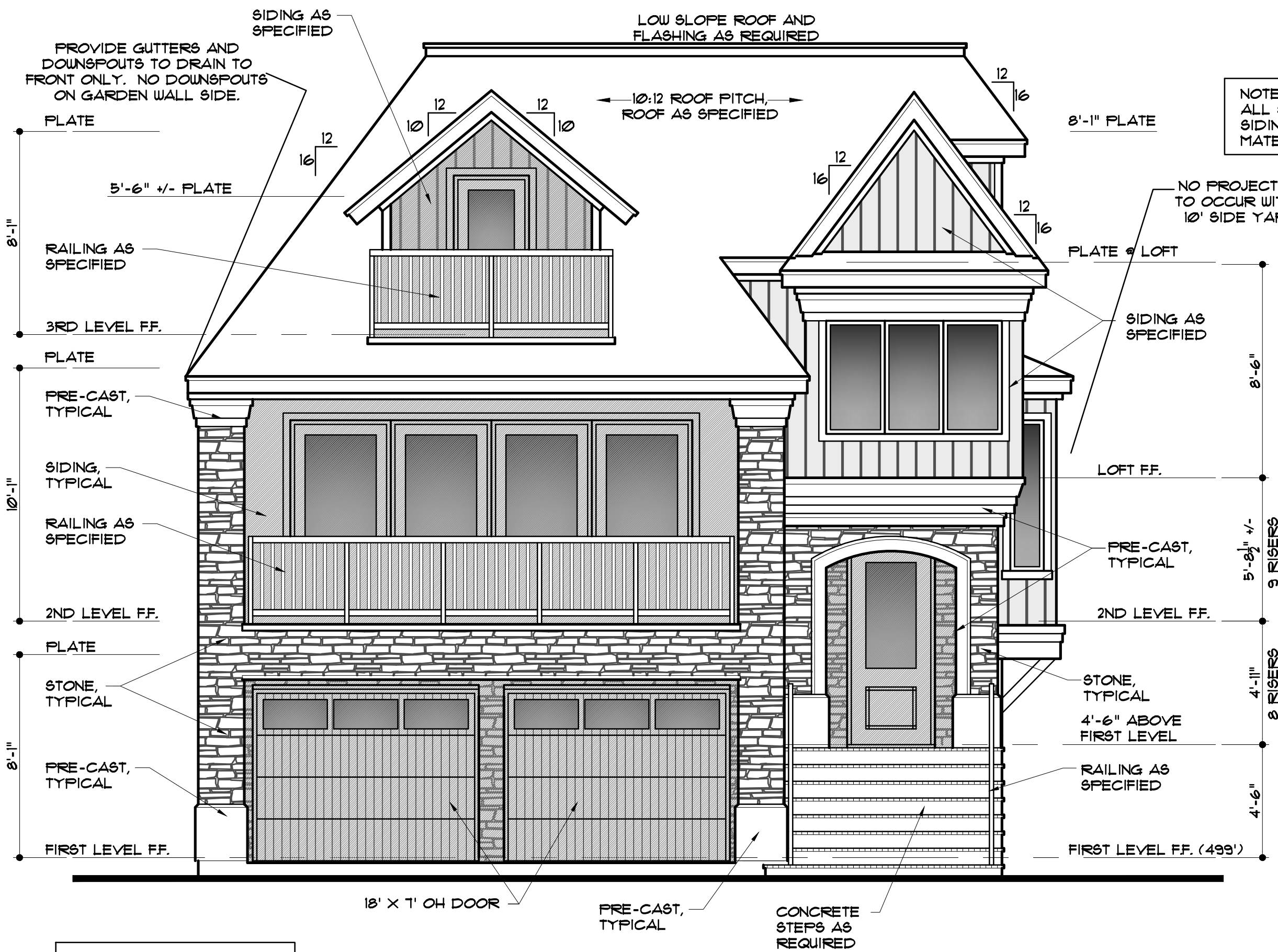
NOTE:
ALL SIDING TO BE "HARDIE
SIDING" OR CEMENTITIOUS
MATERIAL, TYPICAL.



RIGHT SIDE ELEVATION

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

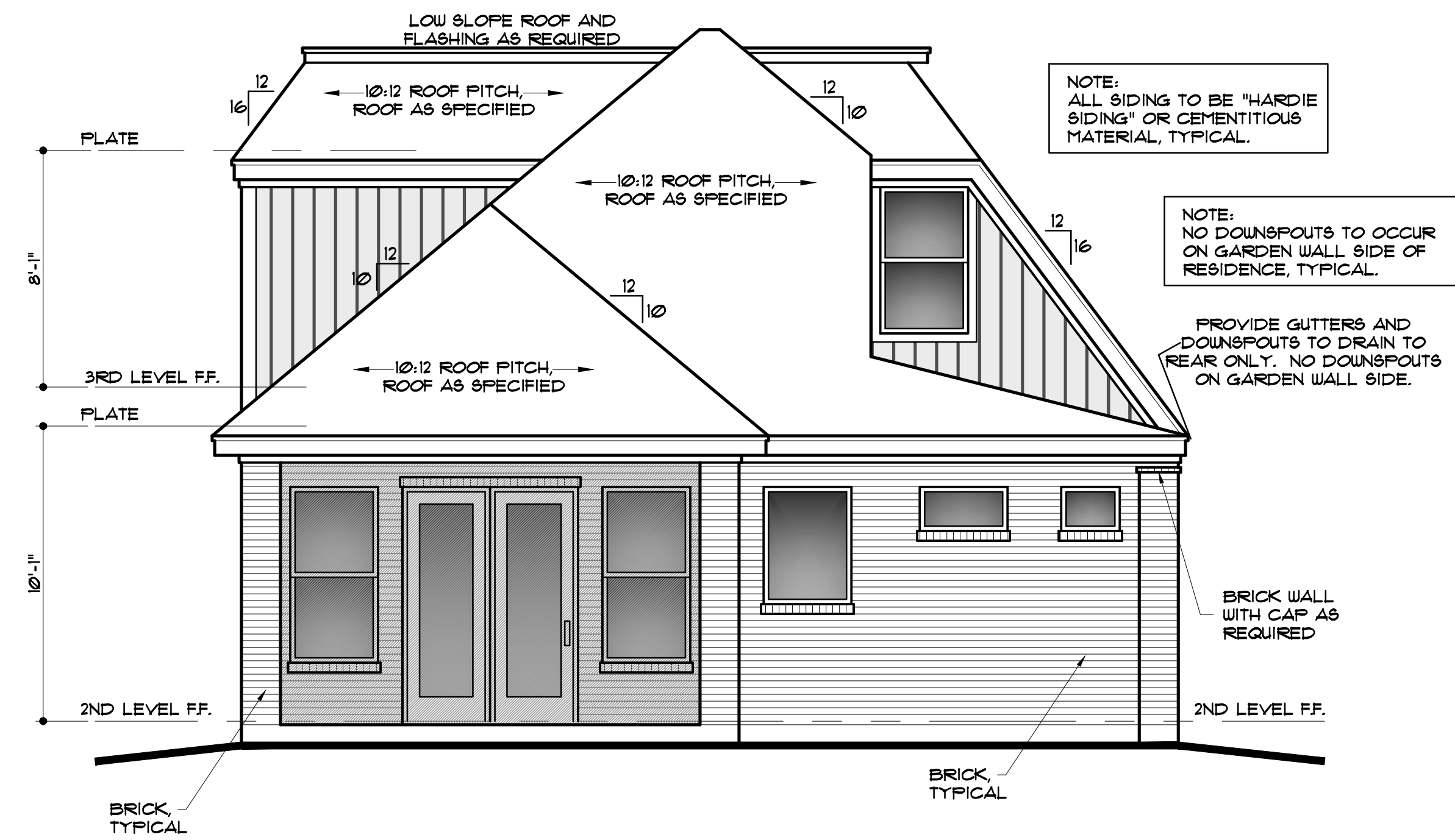
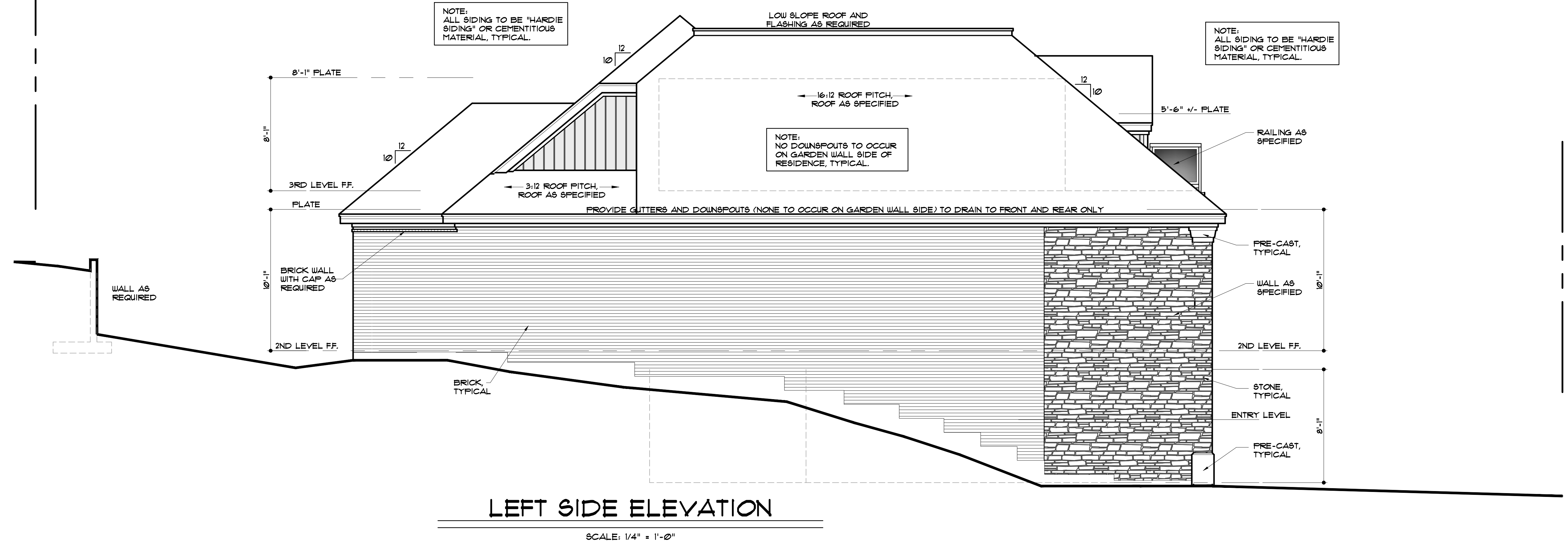
NOTE:
NO DOWNSPOUTS TO OCCUR
ON GARDEN WALL SIDE OF
RESIDENCE, TYPICAL.

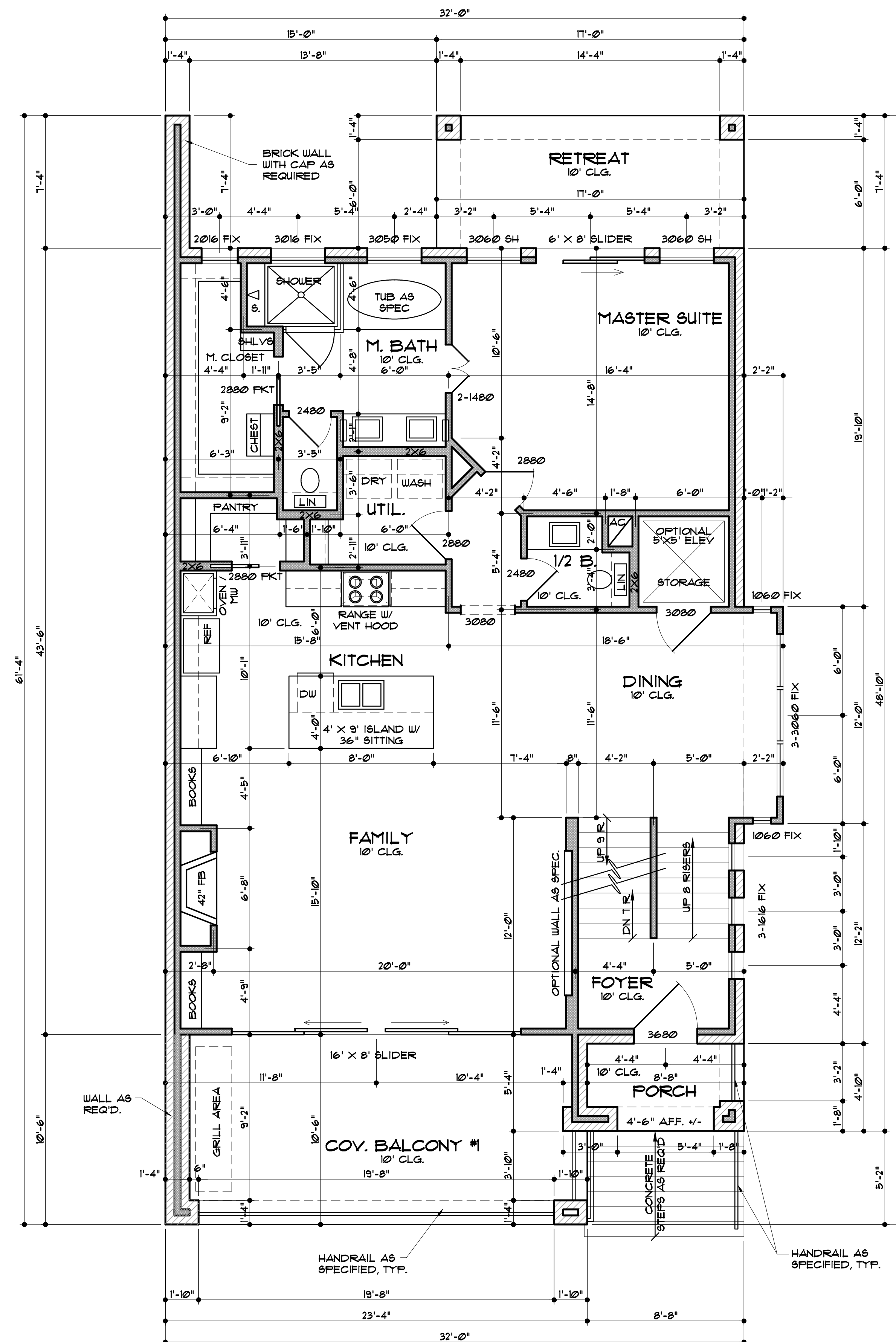
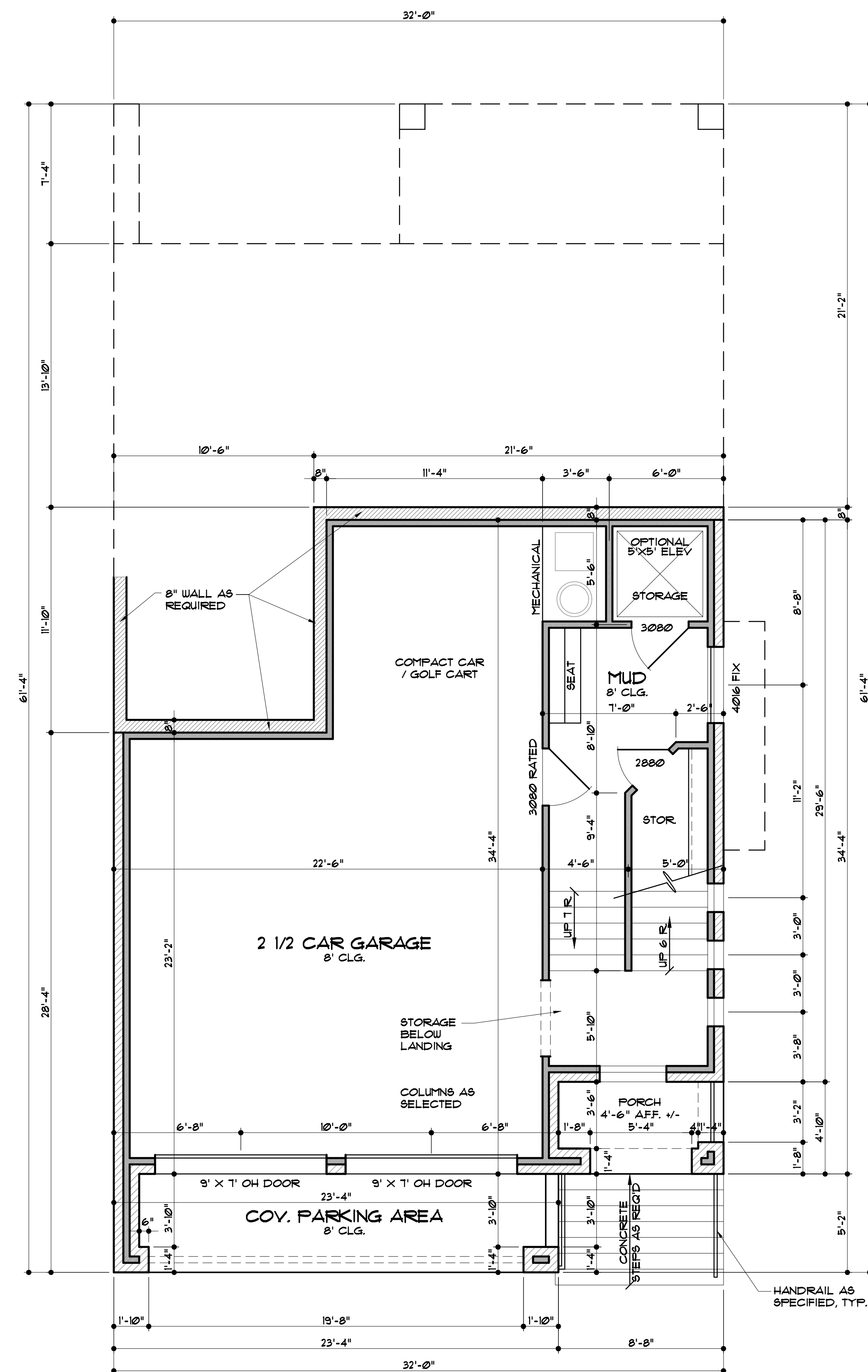


FRONT ELEVATION

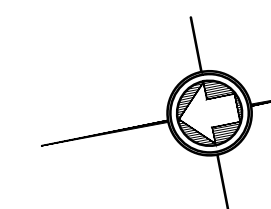
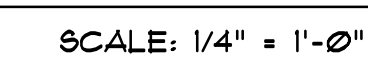
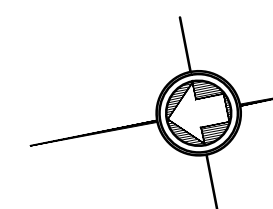
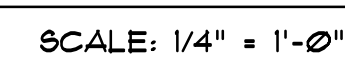
SCALE: 1/4" = 1'-0"

CHART OF EXTERIOR MATERIALS:			
TOTAL S.F. OF STONE	423 SF	20.8%	
TOTAL S.F. OF BRICK	1334 SF	65.5%	
TOTAL S.F. OF SIDING	235 SF	11.6%	
TOTAL S.F. OF PRE-CAST	43 SF	2.1%	





AREAS	
LOWER LEVEL AC:	124 SF
SECOND LEVEL AC:	1,432 SF
THIRD LEVEL AC:	617 SF
HOUSE PROPER AC:	2,233 SF
GARAGE & STOR:	803 SF
COVERED PARKING:	120 SF
PORCH:	42 SF
COV. BALCONY #1:	233 SF
MASTER RETREAT:	124 SF
COV. BALCONY #2:	89 SF



PLAN NO. 2233

[illegible]



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

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
5401 Ranger Drive	Single-Family Home	1995	5,197	N/A	Brick
5403 Ranger Drive	Single-Family Home	1988	3,856	N/A	Brick and Siding
5405 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5407 Ranger Drive	Single-Family Home	1996	3,270	N/A	Brick and Siding
5409 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5411 Ranger Drive	Single-Family Home	2000	3,429	N/A	Brick and Stone
5412 Ranger Drive	Townhouse	1986	2,299	N/A	Siding
5413 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
5416 Ranger Drive	Townhouse	1986	2,051	N/A	Siding
5419 Ranger Drive	Single-Family Home	1998	3,676	N/A	Brick
5421 Ranger Drive	Vacant	N/A	N/A	N/A	N/A
701 Yacht Club Drive	Single-Family Home	1997	7,082	N/A	Brick
AVERAGES:		1993	3,858	N/A	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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5401 Ranger Drive



5403 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5405 Ranger Drive



5407 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5409 Ranger Drive



5411 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5412 Ranger Drive



5413 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5416 Ranger Drive



5419 Ranger Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-044

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5421 Ranger Drive



701 Yacht Club Drive

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 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 Jim Benson of Benson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Zero Lot line (ZL-5) District land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.10, *Zero Lot line (ZL-5) 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 2ND DAY OF SEPTEMBER, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 18, 2025

2nd Reading: September 2, 2025

Exhibit 'A':
Location Map

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing #4 Addition

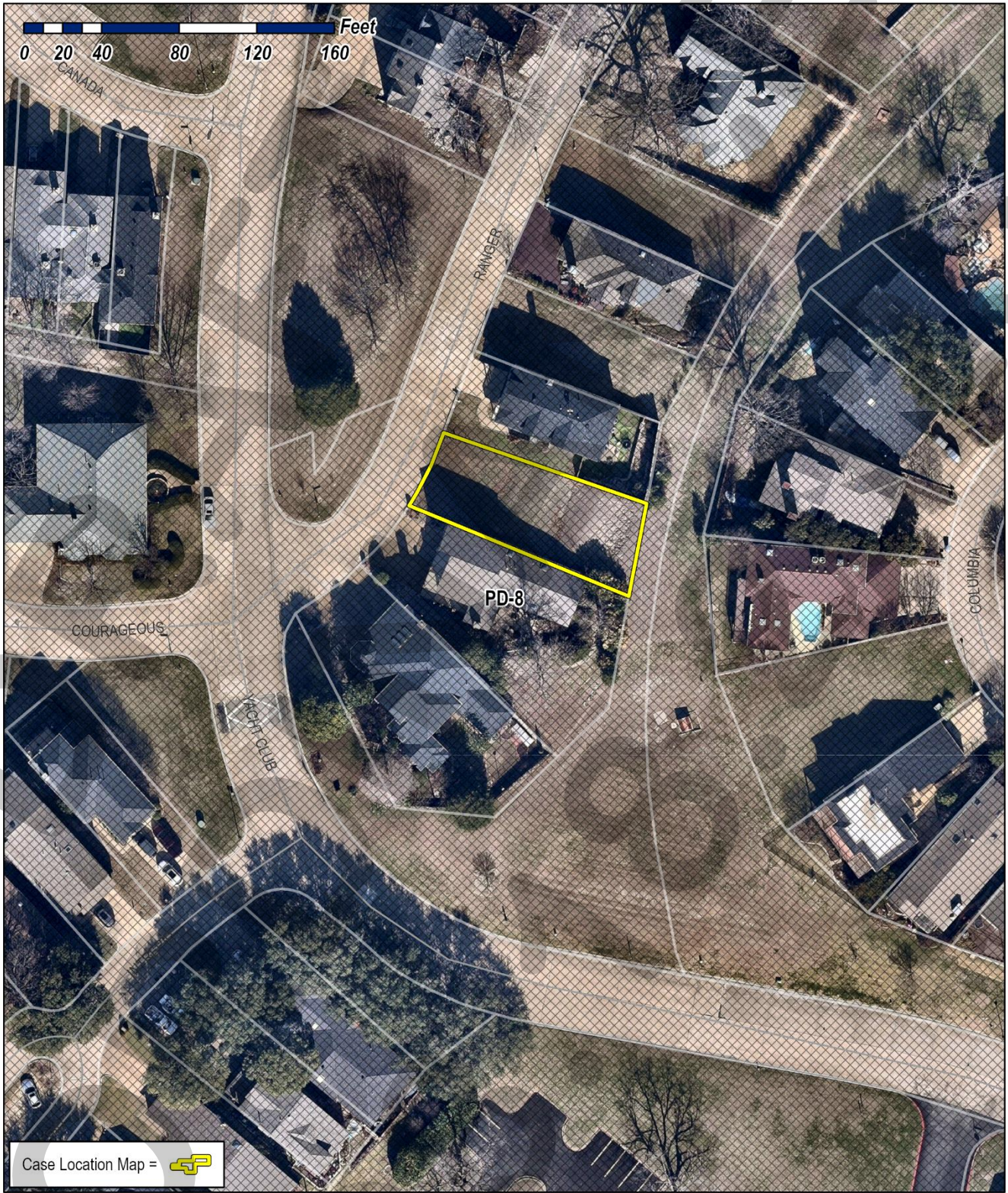


Exhibit 'B':
Residential Plot Plan

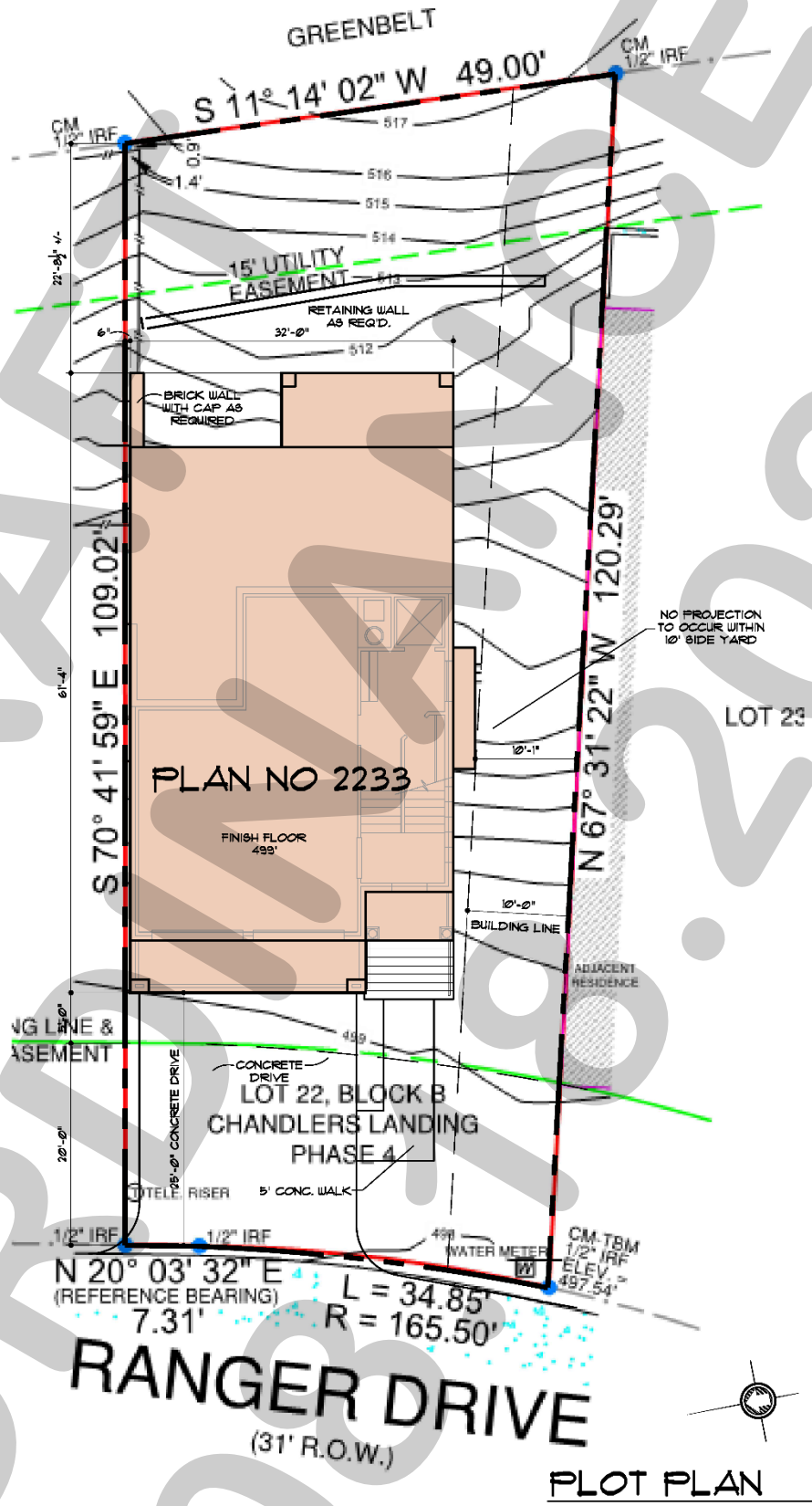
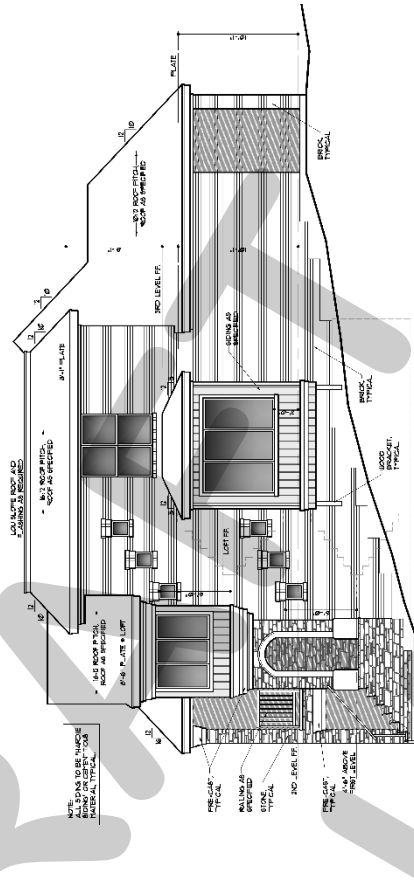
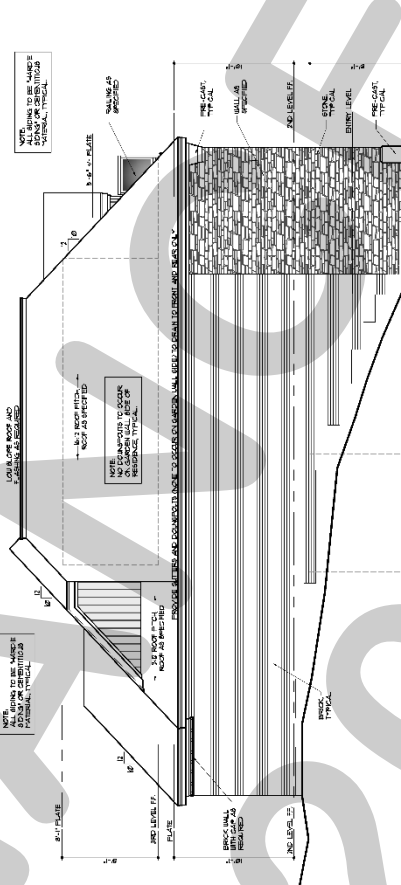


Exhibit 'C': Building Elevations



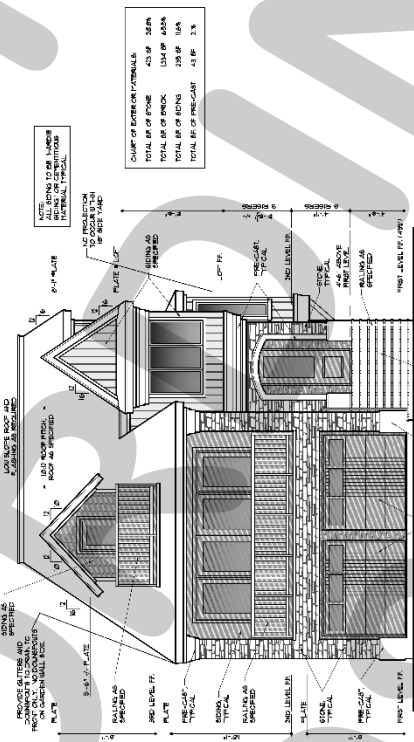
RIGHT SIDE ELEVATION

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



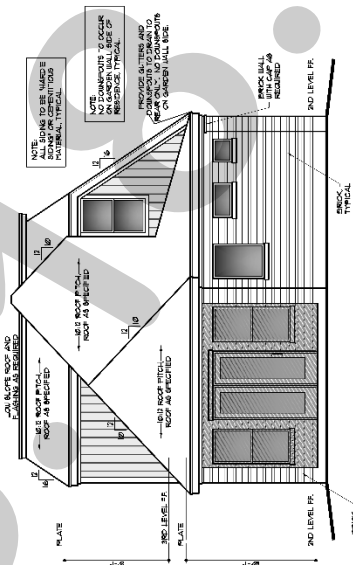
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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



September 3, 2025

TO: Jim Benson
Jim Benson Custom Homes
730 Starlight Pass
Heath, TX 75032

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

SUBJECT: Z2025-044; *Specific Use Permit (SUP) for Residential Infill at 5405 Ranger Drive*

Mr. Benson:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 2, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) 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.
 - (c) 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.

Planning and Zoning Commission

On August 12, 2025, 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 August 18, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Lewis absent.

On September 2, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-52, S-377*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6438.

Sincerely,

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

CITY OF ROCKWALL

ORDINANCE NO. 25-52

SPECIFIC USE PERMIT NO. S-377

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 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 Jim Benson of Benson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Zero Lot line (ZL-5) District land uses, addressed as 5405 Ranger Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.10, *Zero Lot line (ZL-5) 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.

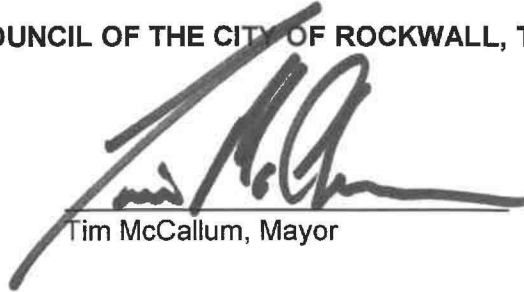
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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.

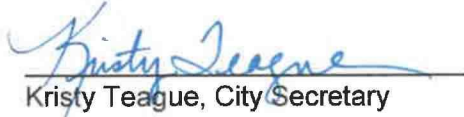
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

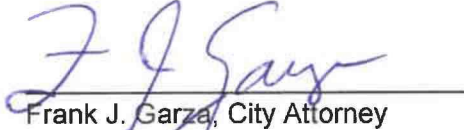
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF SEPTEMBER, 2025.


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



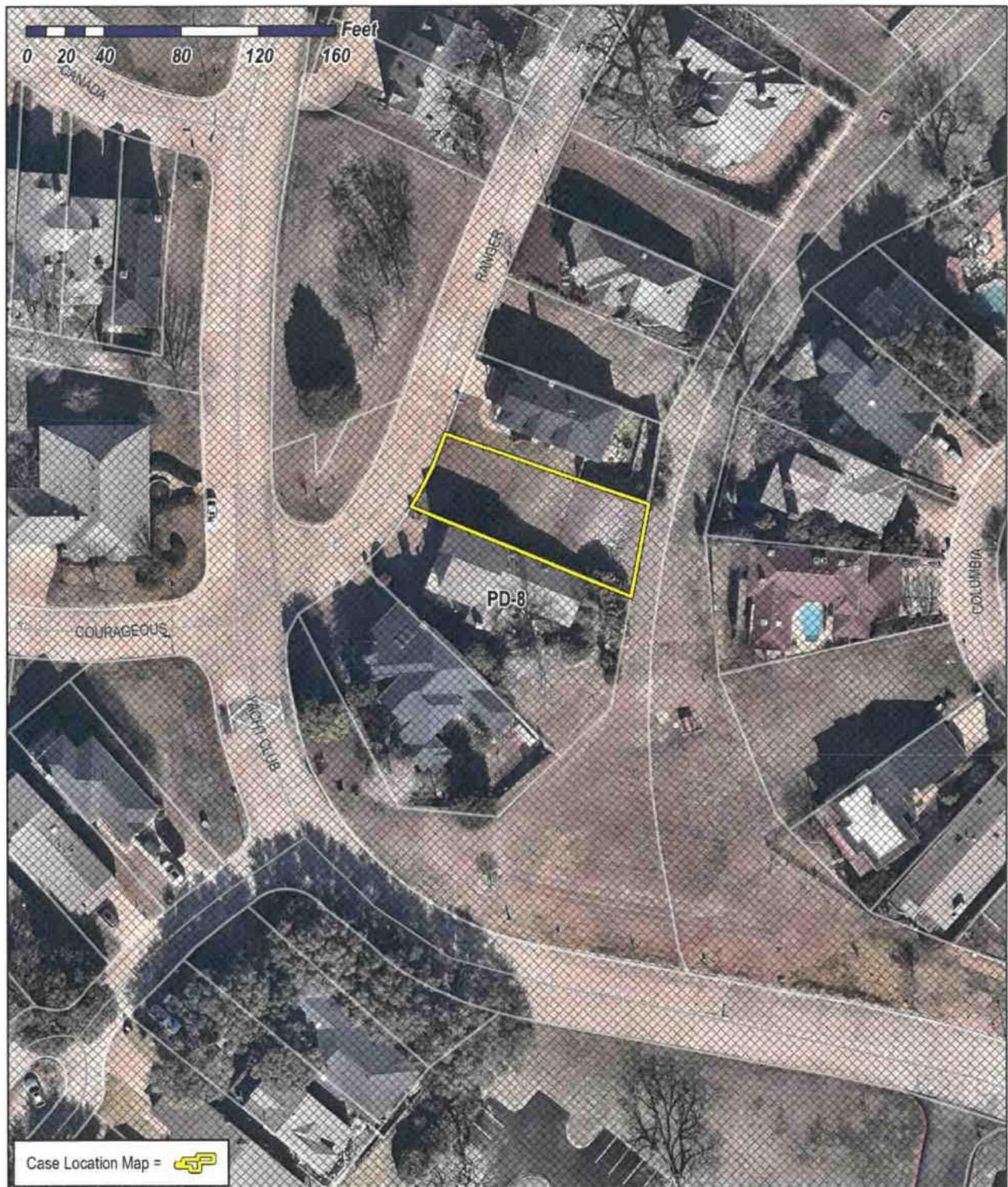
1st Reading: August 18, 2025

2nd Reading: September 2, 2025

**Exhibit 'A':
Location Map**

Address: 5405 Ranger Drive

Legal Description: Lot 22, Block B, Chandler's Landing #4 Addition



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

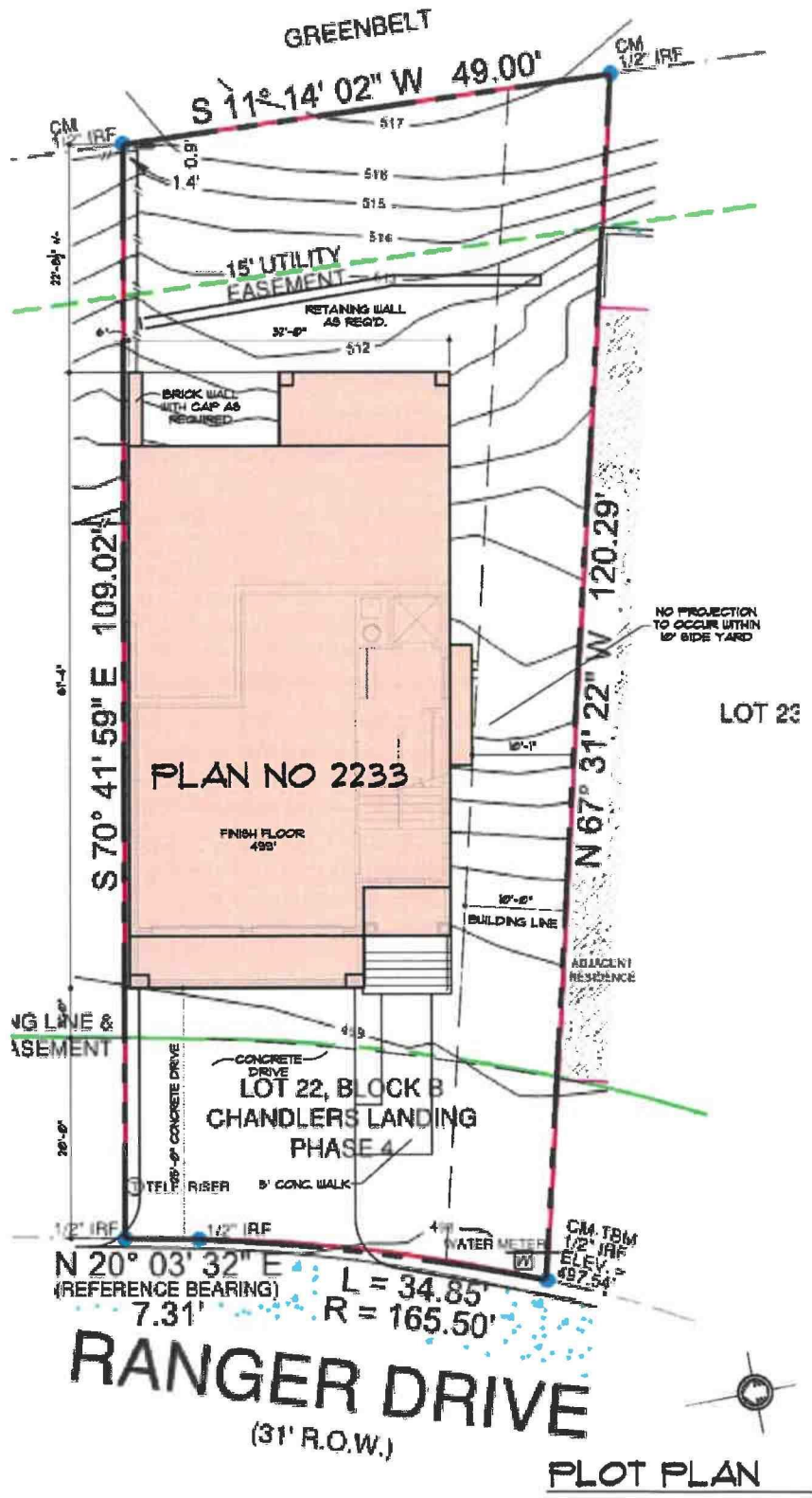
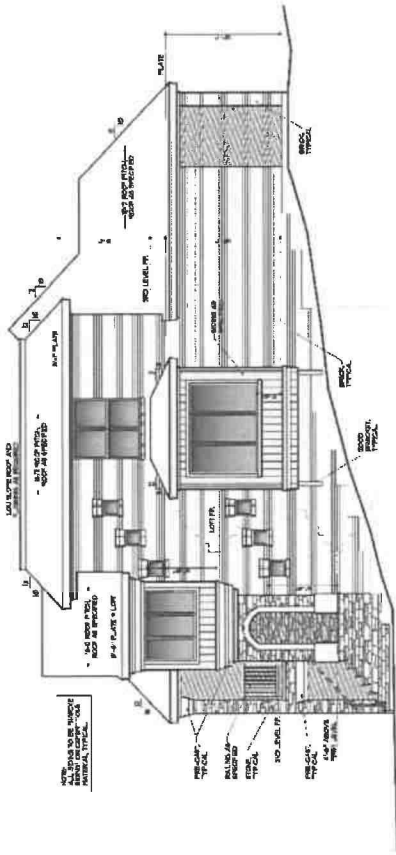
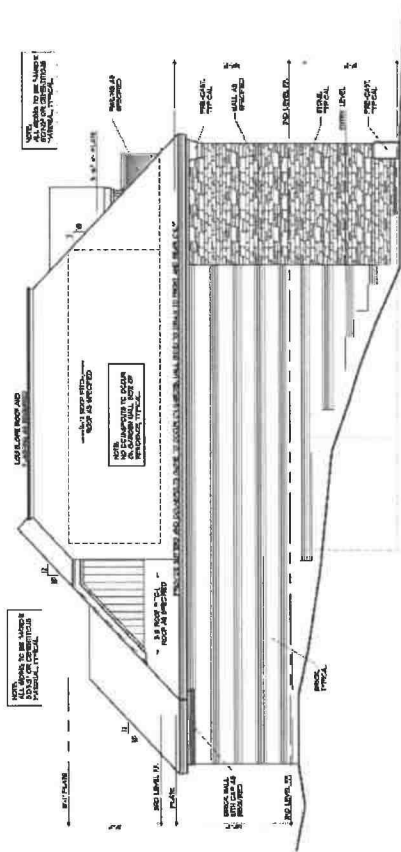


Exhibit 'C': Building Elevations



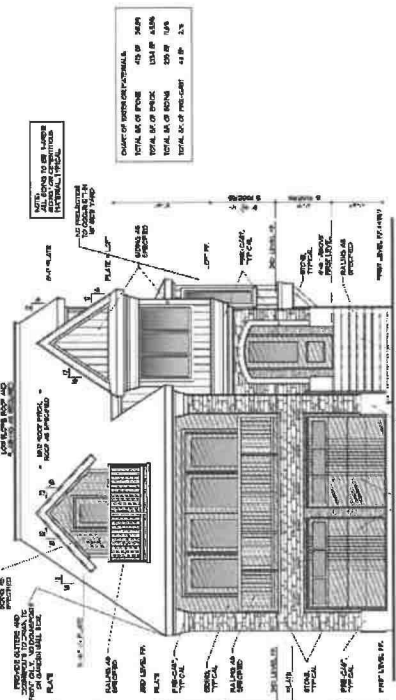
RIGHT SIDE ELEVATION

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



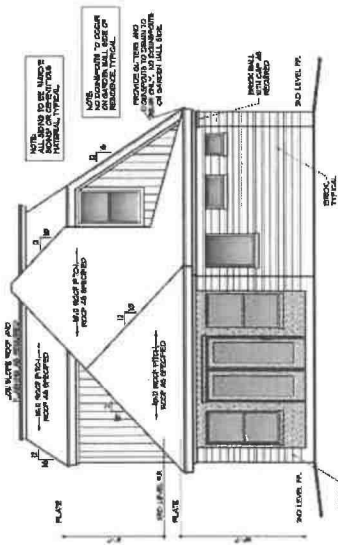
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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