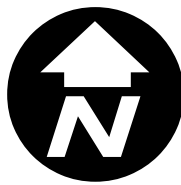




# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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

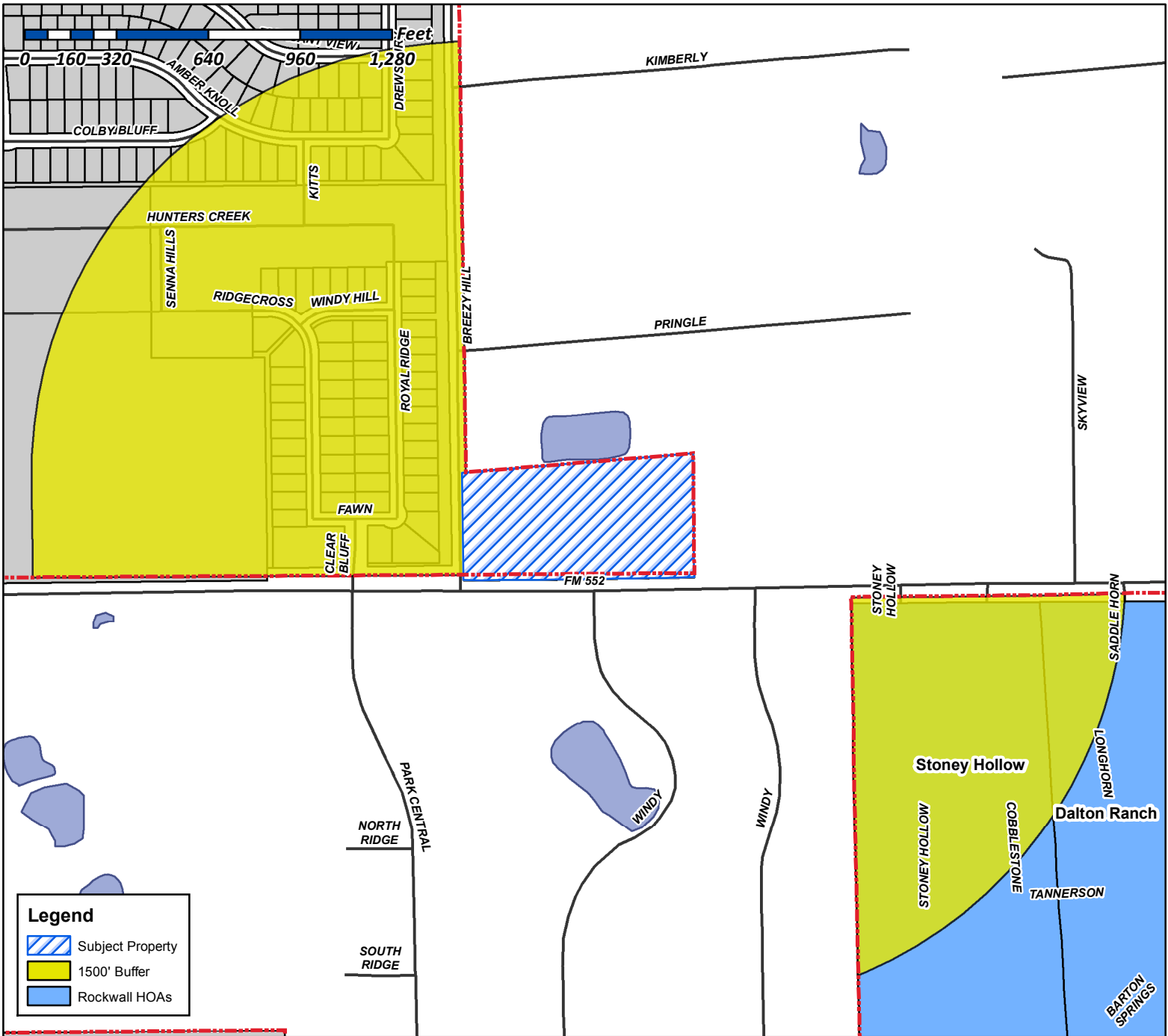




# City of Rockwall

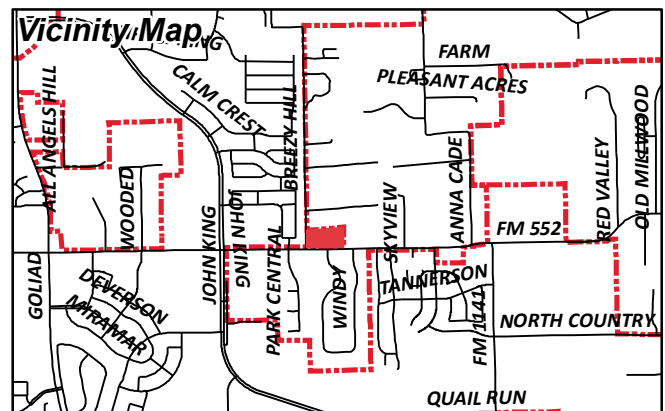
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
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**Case Number:** Z2018-038  
**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agriculture (AG) District  
**Case Address:** 1362 E. FM-552

**Date Created:** 8/16/2018  
**For Questions on this Case Call** (972) 771-7745





BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

CURRENT RESIDENT  
1033 FAWN TRAIL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1037 FAWN TRAIL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 75087

MEGATEL HOMES INC  
1800 VALLEY VIEW LANE SUITE 400  
FARMERS BRANCH, TX 75234

CHERUBINI VICTOR & ASHLEY DOLLAR  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3306 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3307 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3310 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3310 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3311 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3314 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3314 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3315 ROYAL RIDGE DR  
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO  
3318 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL  
WAYNE  
3318 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3319 ROYAL RIDGE DR  
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN  
3322 RIDGECROSS DRIVE  
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY  
WENTWORTH  
3322 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3402 RIDGECROSS DR  
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE  
3402 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3405 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3406 RIDGECROSS DR  
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J  
3406 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3409 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3410 RIDGECROSS DR  
ROCKWALL, TX 75087

SMITH ELOISE & JAMES  
3410 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

DOOLEY MARINA K  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

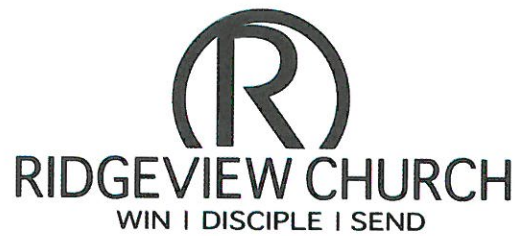
FRIERSON KEVIN & REBECCA  
3414 ROYAL RIDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N HWY 161 #150  
IRVING, TX 75038

DREES CUSTOM HOMES LP  
6225 N STATE HIGHWAY 161 STE 150  
IRVING, TX 75038

BH 60'S POD LTD  
8214 WESTCHESTER DR SUITE 710  
DALLAS, TX 75225



**July 13, 2018**

City of Rockwall  
Planning and Development  
385 S. Goliad, Rockwall, Texas 75087

**Dear City of Rockwall:**

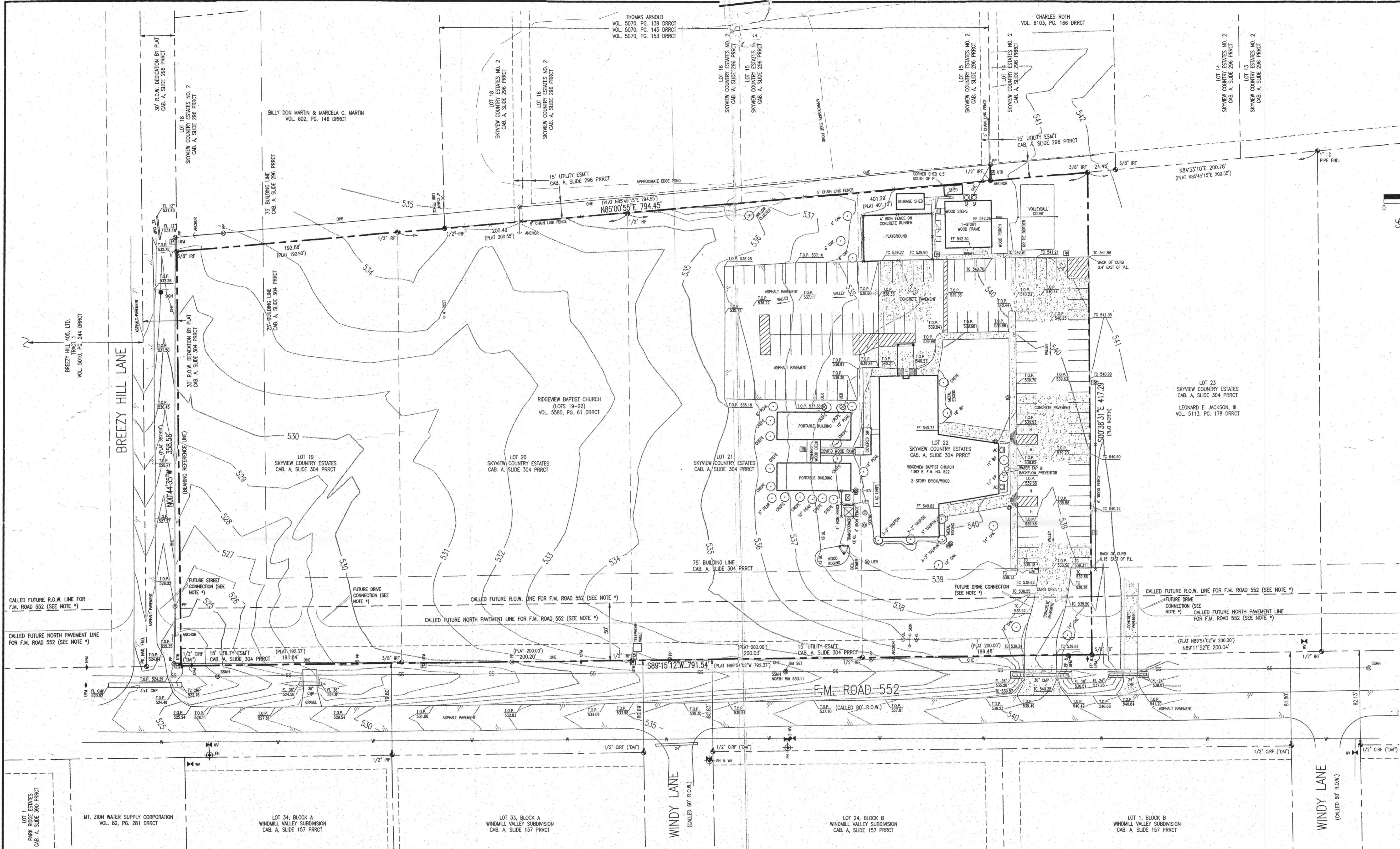
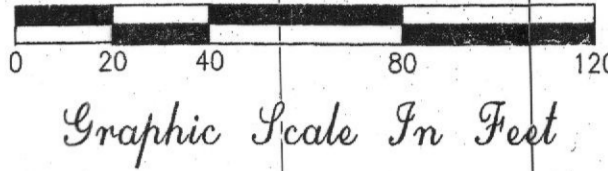
I, Scott A. Simants, on behalf of Ridgeview Church, located at 1362 East F.M 552, Rockwall, Tx 75087, at the intersection of Breezy Hill Lane and F.M. 552, Skyview Country Estates, Lots 19-22. The church sits on 7.67 acres and is currently zoned for Agriculture.

We are requesting that the property be re-zoned to Commercial for future addition to the existing building and/or new storage facilities.

**Sincerely,**

Scott A. Simants  
214) 538-0314

Sasimants@msn.com



- LEGEND**
- |        |                                                       |      |                                            |       |                      |
|--------|-------------------------------------------------------|------|--------------------------------------------|-------|----------------------|
| IRF    | IRON ROD FOUND                                        | RCP  | REINFORCED CONCRETE PIPE                   | SH    | SPRINKLER HEAD (SH)  |
| CRF    | CAPPED IRON ROD FOUND                                 | CMP  | CORRUGATED METAL PIPE                      | SIGN  | SIGN                 |
| IPF    | IRON PIPE FOUND                                       | FL   | FLOWLINE                                   | MB    | MAIL BOX (MB)        |
| IRS    | 1/2" IRON ROD SET WITH "DISCULLO & TERRY" PLASTIC CAP | P.L. | PROPERTY LINE                              | AC    | AIR CONDITIONER (AC) |
| PRRCT  | PLAT RECORDS OF ROCKWALL COUNTY, TEXAS                | GM   | GAS MANHOLE                                | CREPE | CREPE MYRTLE         |
| DRRCT  | DEED RECORDS OF ROCKWALL COUNTY, TEXAS                | GM   | GAS METER (GM)                             | BP    | BRADFORD PEAR        |
| OHE    | OVERHEAD ELECTRIC LINE                                | WM   | WATER METER (WM)                           | PMT   | PAVEMENT             |
| OHT    | OVERHEAD TELEPHONE LINE                               | TTB  | TELEPHONE TERMINAL BOX                     |       |                      |
| OHTV   | OVERHEAD CABLE TELEVISION LINE                        | LP   | LIGHT POLE (LP)                            |       |                      |
| UGE    | UNDERGROUND ELECTRIC LINE                             | GL   | GROUND LIGHT (GL)                          |       |                      |
| BC     | BACK OF CURB                                          | PP   | POWER POLE (PP) / ELECTRIC RISER (UER)     |       |                      |
| TC     | TOP OF CURB                                           | UTM  | UNDERGROUND TELEPHONE MARKER (UTM)         |       |                      |
| T.O.P. | TOP OF PAVEMENT                                       | UFM  | UNDERGROUND FIBER OPTIC CABLE MARKER (UFM) |       |                      |
| C&G    | CURB & GUTTER                                         | UGM  | UNDERGROUND GAS MARKER (UGM)               |       |                      |
| ASPH   | ASPHALT                                               | SGM  | SANITARY SEWER MANHOLE (SSMH)              |       |                      |
| CONC   | CONCRETE                                              | SSCO | CLEANOUT (SSCO)                            |       |                      |
| W      | WATER LINE                                            | WV   | WATER VALVE (WV)                           |       |                      |
| SS     | SANITARY SEWER MAIN                                   | FH   | FIRE HYDRANT (FH)                          |       |                      |
|        |                                                       | ICV  | IRRIGATION CONTROL VALVE (ICV)             |       |                      |

**NOTES:**

Coordinates and bearings recited hereon are referenced to the NAD83 State Plane Coordinate System, Texas North Central Zone 4202 (reference line ~ monumented east right-of-way line of Breezy Hill Lane along subject property N00°44'35"W).

Location of underground utilities is approximate. Locations and sizes shown are taken from plans and are adjusted to fit visible objects shown. All underground utilities must be exposed prior to construction to verify location and size.

Only trees 4" in trunk diameter and larger are shown.

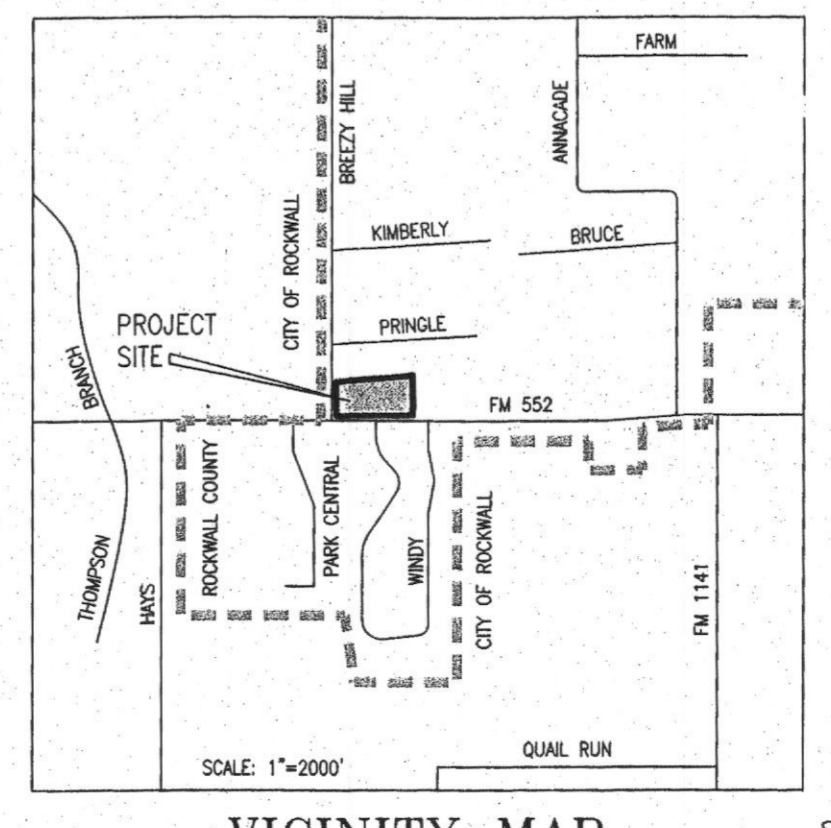
\* Future right-of-way & pavement lines shown plotted hereon are according to TXDOT Draft Preferred Alignment & Access Plan for FM 552 (CSJ: 1017-01-015 ~ From SH 205 to FM 1141) dated June 2011.

Easements shown plotted hereon are according to plats for subject & adjoining properties. No additional easement research was performed.

**BENCH MARK:**

BM No. 1 (Set): North rim of sanitary sewer manhole located on north side of FM Road 552, approximately 220 feet west of drive entrance to Ridgeview Church and approximately 95 feet north of west intersection of Windy Lane.

ELEVATION: 533.11



**TOPOGRAPHIC SURVEY**  
**RIDGEVIEW BAPTIST CHURCH**  
 1362 E. F.M. NO. 522  
 ROCKWALL COUNTY, TEXAS

JOHN SIMMONS SURVEY ~ ABSTRACT NO. 190

DATE: JULY 2011    SCALE: 1"=40'    FILE: P:\GHLA\RIDGEVIEW CHURCH-ROCKWALL TOP

**DISCULLO-TERRY, STANTON & ASSOCIATES, INC.**  
 ENGINEERING AND SURVEYING  
 FIRM #615    ESTABLISHED, 1953

401-A WEST ABRAM STREET \* P.O. BOX 506  
 ARLINGTON, TEXAS 76010 \* 817-275-3361

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