



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-010

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
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 204 Lake hill Dr Rockwall 75087

Subdivision Lakeridge Park Lot 17 Block B

General Location _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SF2

Current Use Single Family

Proposed Zoning SF2

Proposed Use Single Family w/Accessory Bldg

Acreage 0.28 Lots [Current] 1 Lots [Proposed] N/C

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Edwin Echols

Applicant

Contact Person self

Contact Person _____

Address 204 Lakehill Dr.

Address _____

City, State & Zip Rockwall Tx 75087

City, State & Zip _____

Phone 469 261 2483

Phone _____

E-Mail ed.echols@hotmail.com

E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Edwin Echols [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 _____ day of _____, 20 ____.

Owner's Signature

Notary Public in and for the State of Texas

My Commission Expires

0 20 40 80 120 160 Feet

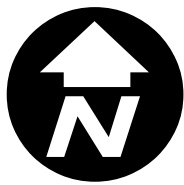
Z2020-010- SUP FOR 204 LAKEHILL DRIVE
ZONING - LOCATION MAP = 



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.

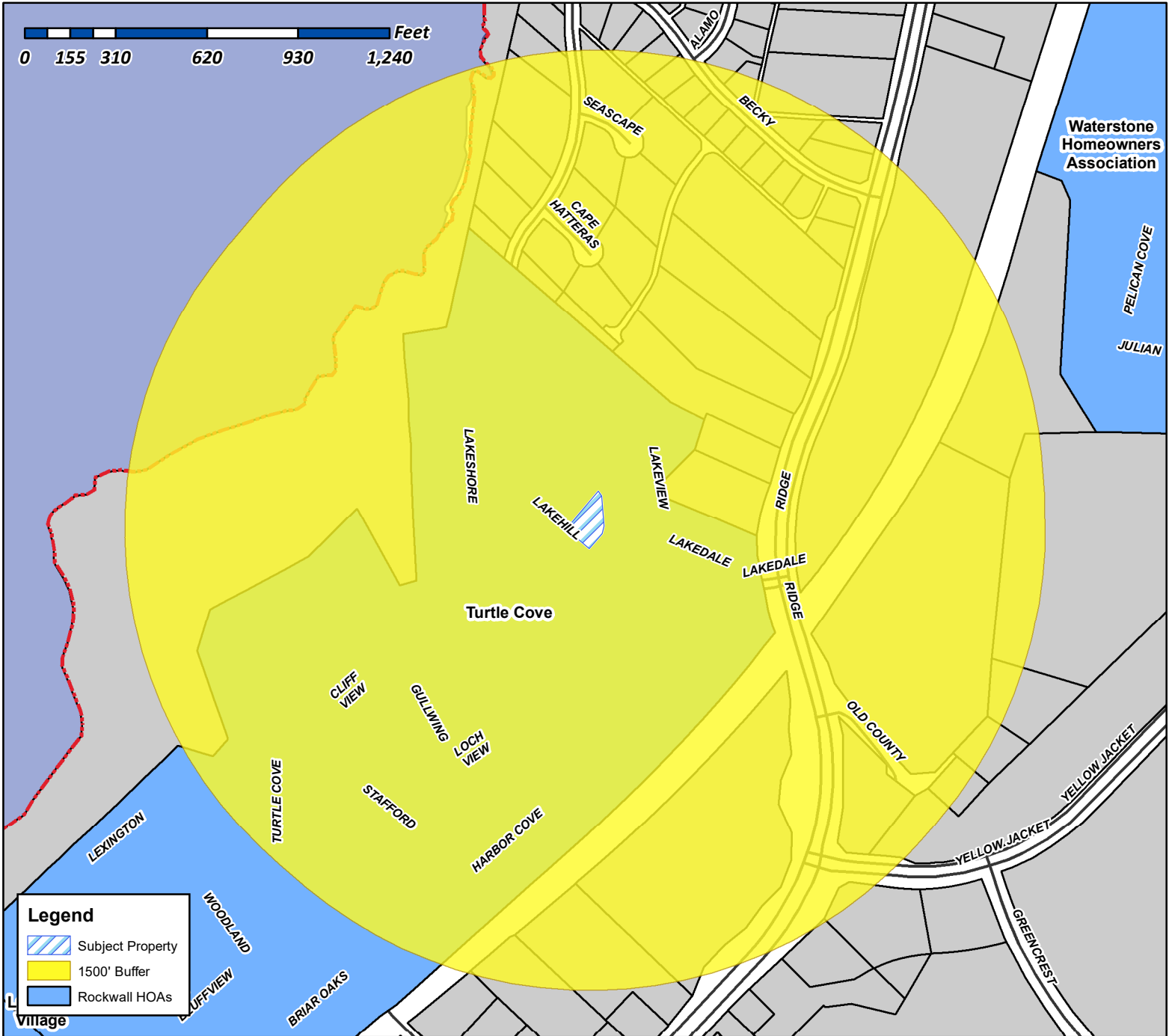




City of Rockwall

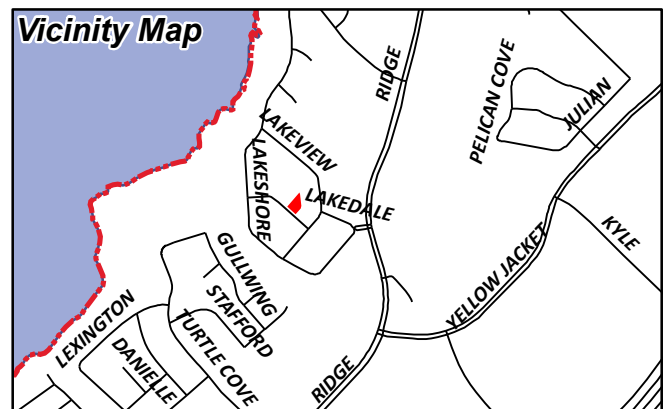
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Case Number: Z2020-010
Case Name: SUP for 204 Lakehill Dr.
Case Type: Specific Use Permit
Zoning: Single Family 10 (SF-10) District
Case Address: 204 Lakehill Dr.

Date Created: 3/24/2020
For Questions on this Case Call (972) 771-7745

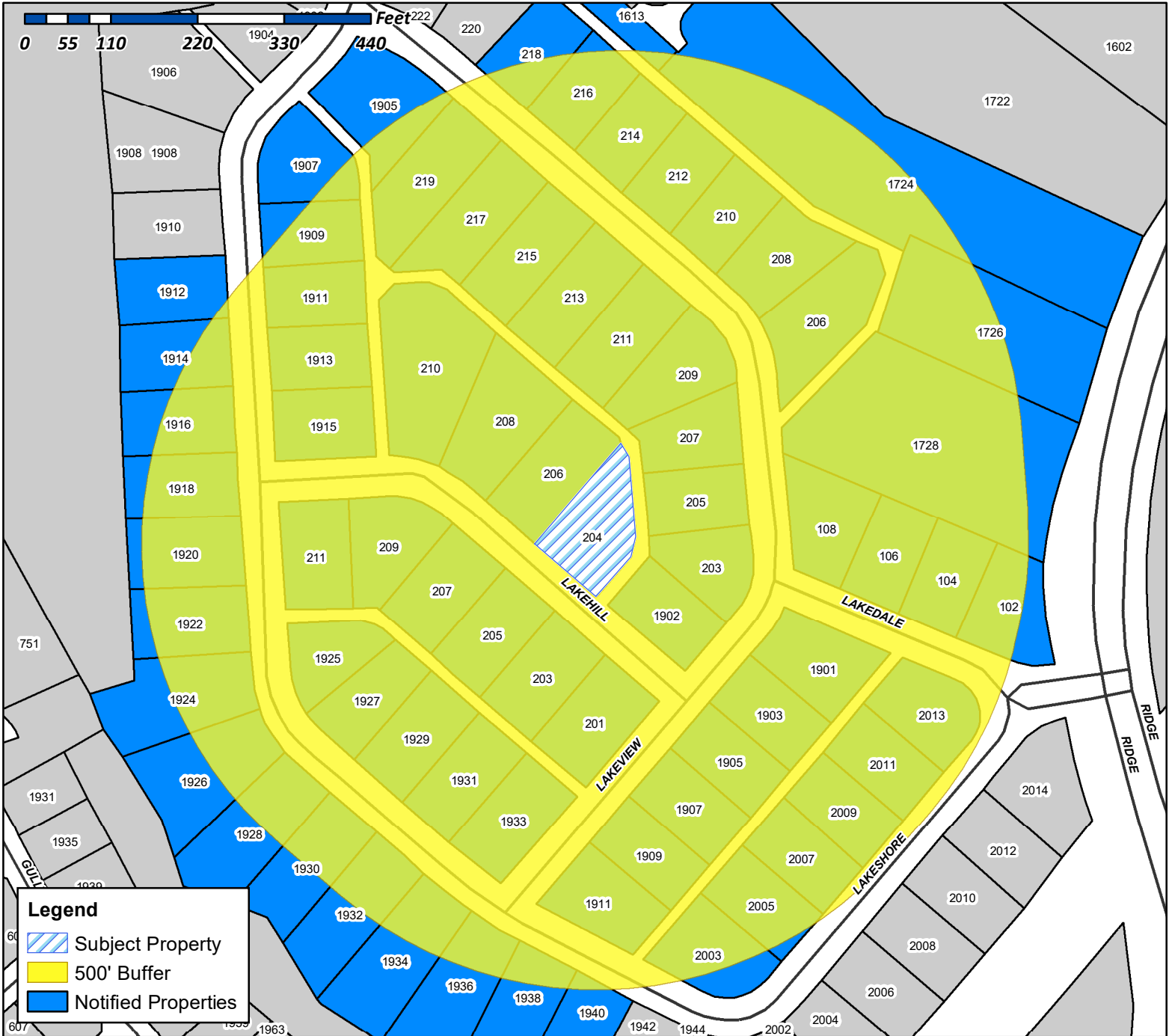




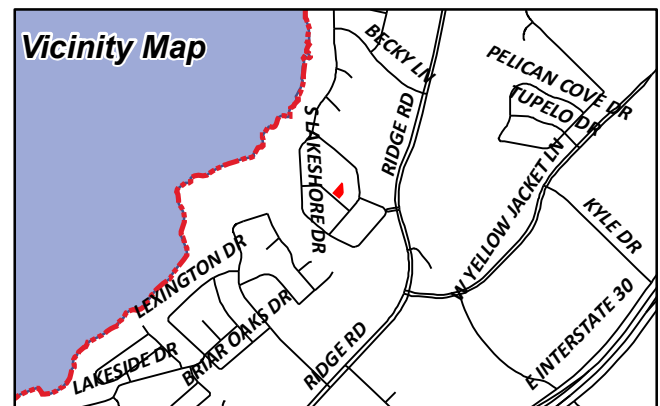
City of Rockwall

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CURRENT RESIDENT
LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
102 LAKEDALE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

MCCULLAR EMILY JEAN
104 LAKEDALE DRIVE
ROCKWALL, TX 75087

MILLER KATIE BROOKE AND PETER JR
106 LAKEDALE DR
ROCKWALL, TX 75087

PECK RUTH H
108 LAKEDALE DR
ROCKWALL, TX 75087

SCHULTZ STEVEN LUKE
1333 OLD SPANISH TRAIL APT 4154
HOUSTON, TX 77054

NOBLE DAVID D & LESLIE A
1613 CAPE HATTERAS PL
ROCKWALL, TX 75087

CASSELMAN STEVEN AND JEANNETTE
1724 RIDGE ROAD
ROCKWALL, TX 75087

PALOS MICKEY SUE &
CODY S & MARIA T LOWERY
1726 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1728 RIDGE
ROCKWALL, TX 75087

HPA TEXAS SUB 2017-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

PETTIGREW TERESA VIOLA
1901 LAKEVIEW DR
ROCKWALL, TX 75087

FULKERSON CHARLES D & LANA C
1902 LAKEVIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1903 LAKEVIEW
ROCKWALL, TX 75087

CURRENT RESIDENT
1905 LAKESHORE
ROCKWALL, TX 75087

KERN ROBERT JR & LORNA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX
1907 LAKEVIEW DR
ROCKWALL, TX 75087

COWAN JOHNNY L ET UX
1907 S LAKESHORE DR
ROCKWALL, TX 75087

LALUMIA JOE AND LAURA GAMBILL
1909 LAKEVIEW DR
ROCKWALL, TX 75087

MCADEN CURTIS D AND MELISSA L
1909 S LAKESHORE DR
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT
1911 LAKEVIEW DR
ROCKWALL, TX 75087

CRANE GEORGE R
1911 S LAKESHORE DR
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA
1912 S LAKESHORE ROAD
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE
1913 S LAKESHORE DR
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS
1914 S LAKESHORE DRIVE
ROCKWALL, TX 75087

MILLER DAVID M
1915 S LAKESHORE DR
ROCKWALL, TX 75087

MASSAR STACY L & BERNARD A
1916 S LAKESHORE DRIVE
ROCKWALL, TX 75087

SPENCER GARY S
1918 S LAKESHORE DR
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R
1920 S LAKESHORE DR
ROCKWALL, TX 75087

TAYLOR LARRY S AND APRIL
1922 SOUTH LAKESHORE DRIVE
ROCKWALL, TX 75087

LUIZ ALBERT H
1924 S LAKESHORE DR
ROCKWALL, TX 75087

MCCLARD HARRY A
1925 S LAKESHORE DRIVE
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C
1926 S LAKESHORE DR
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER
1927 S LAKESHORE DR
ROCKWALL, TX 75087

BAHN ERIC AND
JANET JONES
1928 S LAKESHORE DR
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES
1929 LAKESHORE DR
ROCKWALL, TX 75087

RAY CYNTHIA
1930 S LAKESHORE DR
ROCKWALL, TX 75087

STRACK KENNETH E & SHARON C TRUSTEES
STRACK FAMILY LIVING TRUST
1931 S LAKESHORE DR
ROCKWALL, TX 75087

GOSH GUY P & REBECCA
1932 S LAKESHORE DR
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR
1933 S LAKESHORE DR
ROCKWALL, TX 75087

TERRELL DEBRA
1934 S LAKESHORE DR
ROCKWALL, TX 75087

MOORE SAMUEL & MARION
1936 S LAKESHORE DR
ROCKWALL, TX 75087

MOORE RHONDA
1938 SOUTH LAKESHORE DRIVE
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E
1940 S LAKESHORE DR
ROCKWALL, TX 75087

BOSWELL MICHAEL AND ANN
2003 S LAKESHORE DRIVE
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

COOK PAUL W ETUX
201 LAKEHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2011 LAKESHORE
ROCKWALL, TX 75087

FREEMAN C L
2013 S LAKESHORE DR
ROCKWALL, TX 75087

INGRAM KENNY DON
203 LAKEHILL DR
ROCKWALL, TX 75087

RIIS RICK LEE
203 LAKEVIEW DRIVE
ROCKWALL, TX 75087

ECHOLS EDWIN & BRITTEN
204 LAKEHILL DR
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A
205 LAKEHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
205 LAKEVIEW
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA RICKERSON
206 LAKEHILL DRIVE
ROCKWALL, TX 75087

SIMS CHRISTOPHER P AND KRISTEN
206 LAKEVIEW DR
ROCKWALL, TX 75087

STEGMAN SARAH A
207 LAKEHILL DR
ROCKWALL, TX 75087

BROYLES LYNN
207 LAKEVIEW DR
ROCKWALL, TX 75087

JOHNSON DAVID L & MELODY D
208 LAKEHILL DR
ROCKWALL, TX 75087

ESTES AMY RACHELLE & JOSHUA ELDEN
208 LAKEVIEW DR
ROCKWALL, TX 75087

STEVENS JOSHUA D
209 LAKEHILL DR
ROCKWALL, TX 75087

KELLY HUGH LAWRENCE
209 LAKEVIEW DR
ROCKWALL, TX 75087

LARUE PATRICIA D & TIMOTHY L
210 LAKEHILL DRIVE
ROCKWALL, TX 75087

SHELLITO SUSAN G
210 LAKEVIEW DR
ROCKWALL, TX 75087

MOORE MIKE T & DIANA
211 LAKEHILL DR
ROCKWALL, TX 75087

TURNER KENNETH K
211 LAKEVIEW DR
ROCKWALL, TX 75087

LYON ROBERT L SR & PATRICIA R
212 LAKEVIEW DR
ROCKWALL, TX 75087

TAYLOR RONALD R & ELIZABETH R
213 LAKEVIEW DR
ROCKWALL, TX 75087

FENTON DONYELLE
214 LAKEVIEW DRIVE
ROCKWALL, TX 75087

STOOKSBERRY CECIL R AND KIM
215 LAKEVIEW DR
ROCKWALL, TX 75087

ODEN ELRA C
216 LAKEVIEW DR
ROCKWALL, TX 75087

MCCRACKEN SUSAN M
217 LAKEVIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
218 LAKEVIEW
ROCKWALL, TX 75087

BURKS JANETTA BETH
219 LAKEVIEW DR
ROCKWALL, TX 75087

JUNKER SHAWN W & LEANNE
519 E. INTERSTATE 30 # 631
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

ALLEN DENNIS L & GLENNA L
PO BOX 801161
BALCH SPRINGS, TX 75180

RUTH DOWER LIVING TRUST DATED JUNE 3
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

3/19/20

To City of Rockwall

From Edwin Echols

204 Lakehill Dr 75087

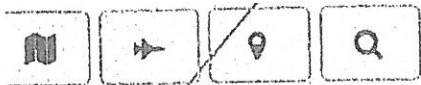
SUBJECT Variance Request

I am in need of a workshop to enable wood working projects and moving power tools out of our garage. The design in mind is 14 x 28 to be on the west side of our driveway. Placement here may need a variance on the 6ft. property offset and the structure height limit of 15 ft.

I plan to keep the offset from the Alleyway approximately 14 ft even though Accessory structure allowance is 3 ft.

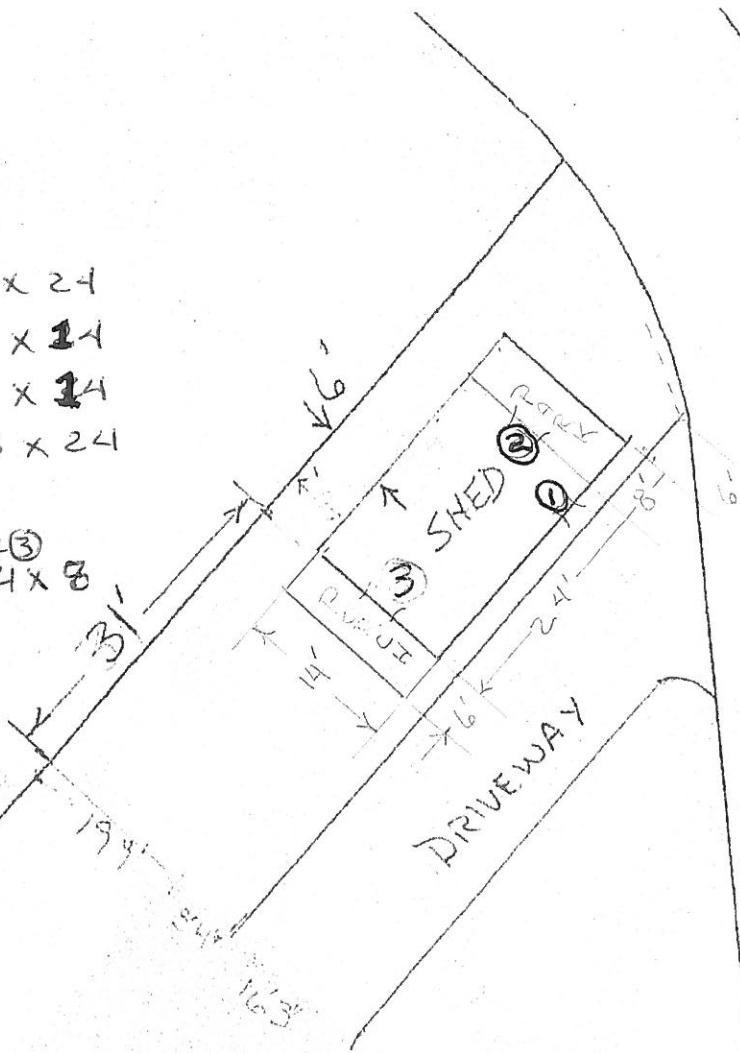
Thanks for your consideration

EM Echols



SHED 14 x 24
 Park 8 x 14
 Porch 6 x 14
 SLAB 28 x 24
 Main door ①
 Roll UP DOORS ②+③ 4 x 8

18950

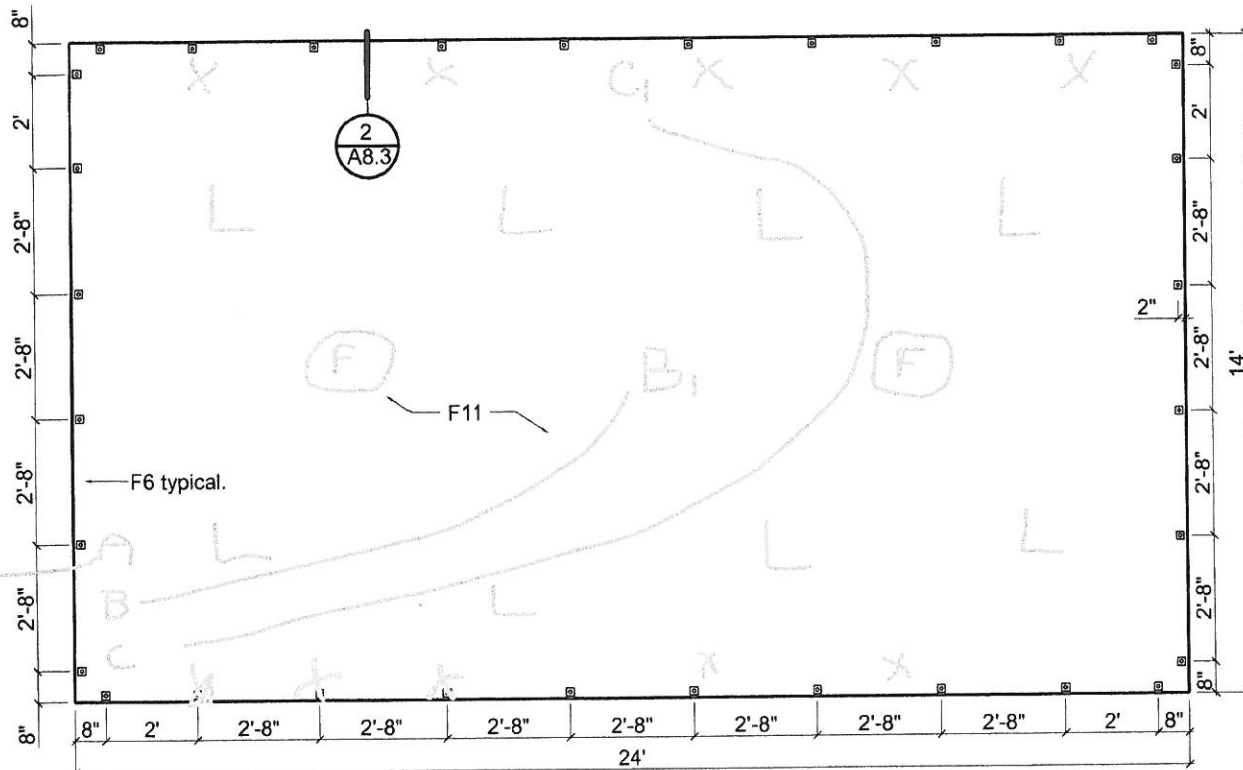


18949

204
 LAKEHILL

3- 2" Conduit
 1 - to end of slab to "A" House to Submain
 1 - to mid slab B-B, (120V SAW)
 1 to mid West Wall (240V HVAC)

Drill to set anchors
 w/ framing



NOTES:

- ~~1/2" x 10" ANCHOR BOLTS ARE TO BE PLACED AT 6" O.C. AND WITHIN 12" FROM ENDS MINIMUM.~~
- USING A CONCRETE SLAB INSTEAD OF A FRAMED FLOOR WILL LOWER THE FLOOR HEIGHT BECAUSE YOU ARE NOT INSTALLING 6" FLOOR JOISTS.
- CHECK LOCAL BUILDING REQUIREMENTS FOR FROST PENETRATION DEPTHS AND REQUIRED DEPTH OF FOOTINGS.

FOUNDATION MATERIALS

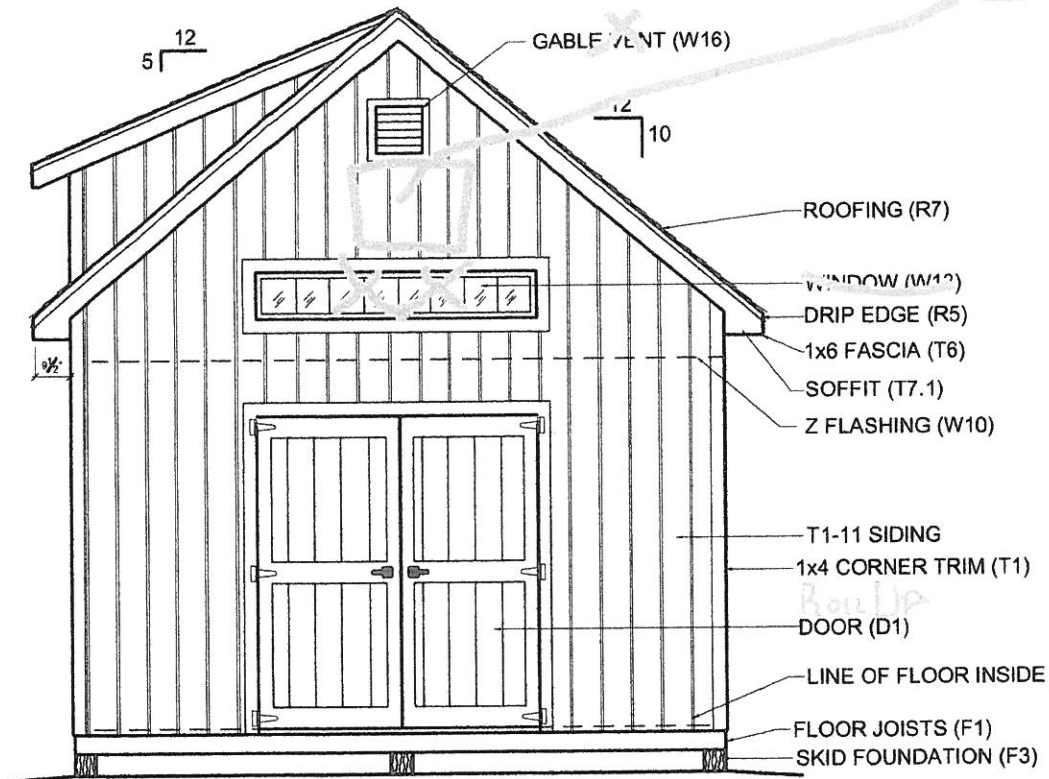
CODE	DESCRIPTION	LENGTH	QTY.
F5	1/2" Gravel		
F6	Anchor Bolt Washer	1/2" x 10"	30
F11	Concrete		

CONCRETE SLAB FLOOR PLAN

Bolt layout pattern will vary depending on door location. Verify door location and install a bolt within 6" of the door opening and not in the door opening.

5 120 outlets ea. West & East Walls "X"
 8 4' LED Shop lights - "L"
 2 " " - Loft

2 Fans (F)



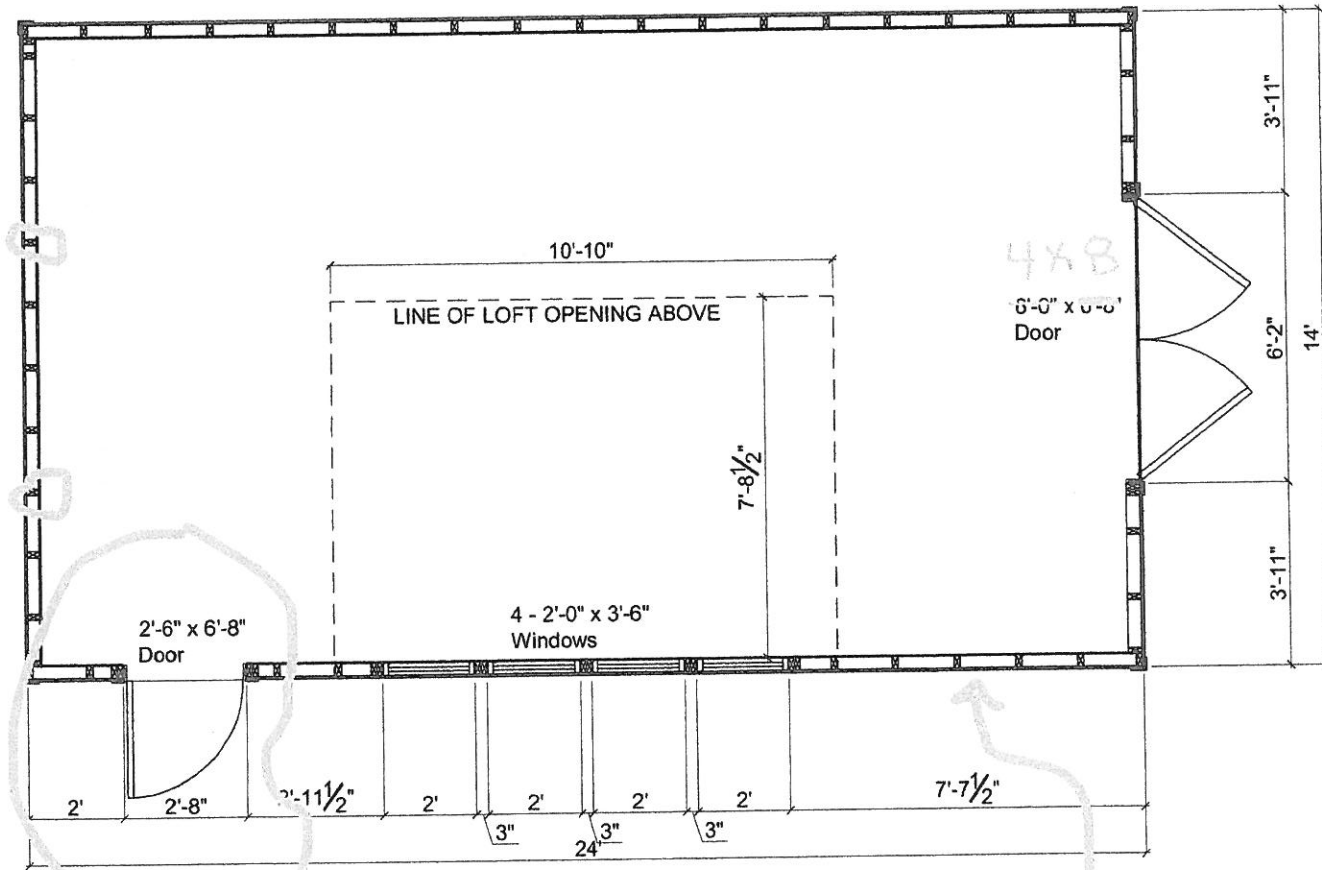
FRONT ELEVATION

SIDING AND ROOFING MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
W7	4ft. x 8ft. T1-11	per plan	27
W7.1	4ft. x 8ft. Textured ply. Soffit		3
T4	1x4 Wood Trim	16'-0"	16
T6	1x6 Trim Fascia	16'-0"	9
R5	Roof Drip Edge	1½"x1½"x10'	15
R6	15lb. Roofing Felt	540+ sf.	
R7	Shingles	540+ sf.	6 sq.
W10	"Z" Metal Flashing	10'-0"	8
W12	2036 SH Window	2'-0" x 3'-6"	4
W13	2010 Fixed Window	6'-0" x 1'-0"	1
W14	3016 Fixed window	3'-0" x 1'-6"	3
W15	Pre-made gable vent	12" x 12"	2
D1	2668 Door	2'-6" x 6'-8"	1
D2	6068 Double door	6'-0" x 5'-0"	1

Ramp or stair materials are not shown

4x8
Roll Up

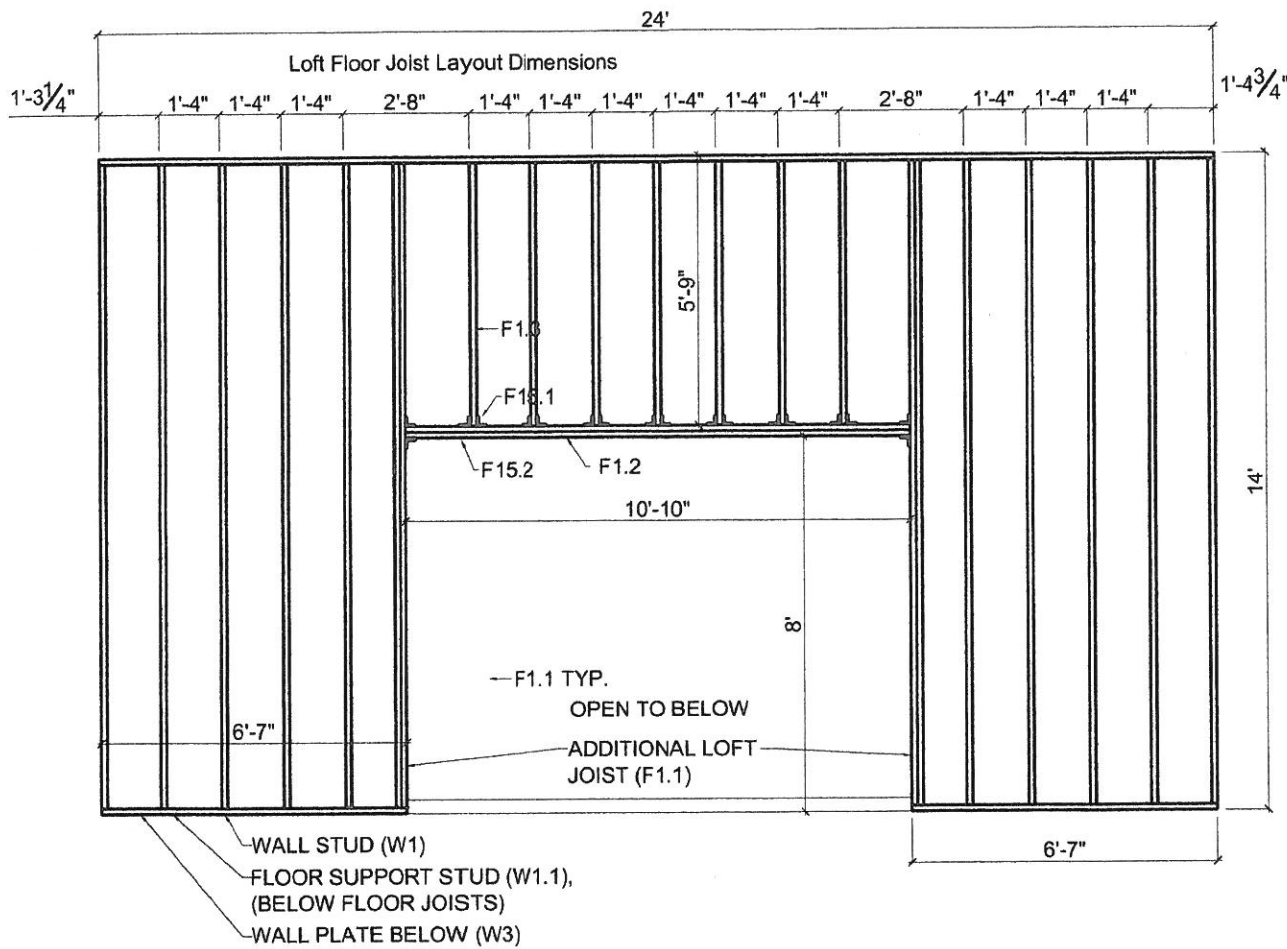


Rollup

FLOOR PLAN

1/4" = 1'-0" See wall framing plans for stud layout and material take off.

Reverse
Wall
Door on Right



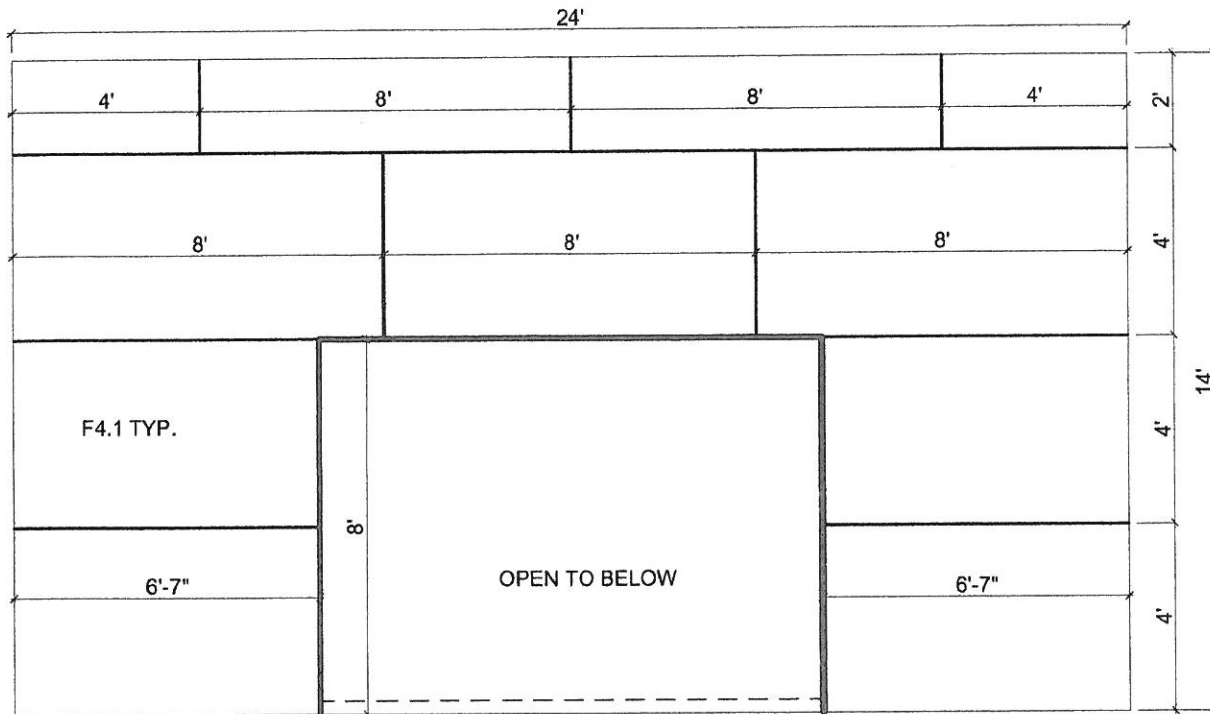
LOFT FLOOR FRAMING MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
F1.1	2x8 Loft Floor Joist	14'-0"	14
F1.2	2x8 Loft Floor Joist	12'-0"	2
F1.3	2x8 Loft Floor Joist	8'-0"	7
F4.1	Full Face O.S.B. T.&G.	4'x8'x3/4"	9
F15.1	Simpson Hanger	LUS26	7
F15.2	Simpson Hanger	LUS46	2

(NOTE: Use manufacturers recommended nails for Simpson Hangers)

NOTE: OWNER VERIFY DESIRED STRENGTH AND BOARDS TO ACHIEVE THAT STRENGTH FOR LOFT JOISTS)

LOFT FLOOR JOIST PLAN

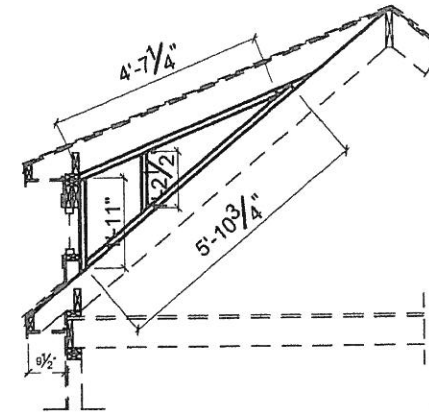
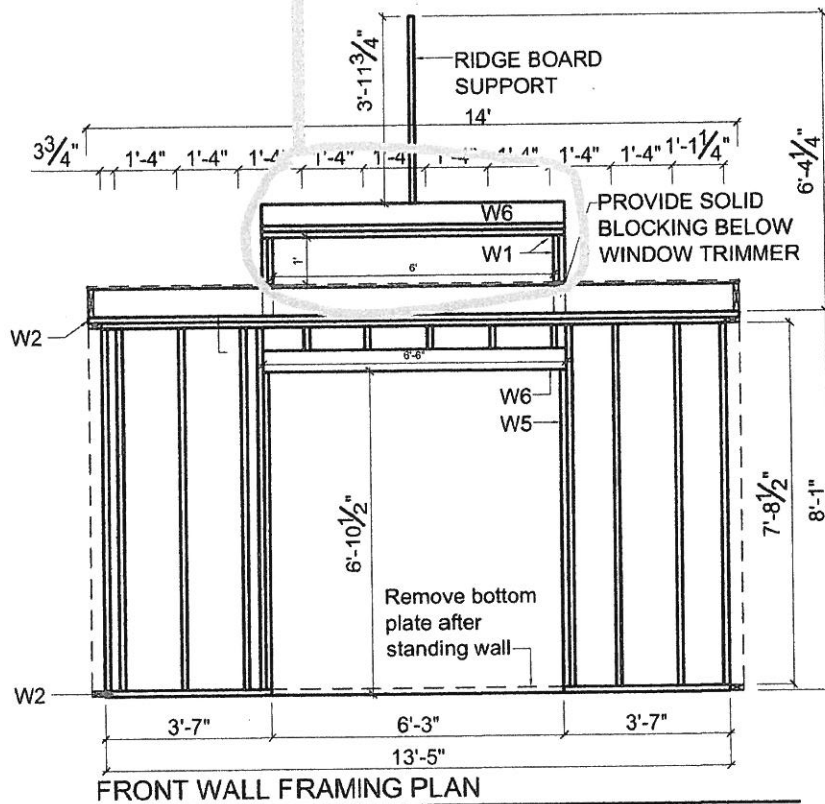


LOFT FLOOR SHEETING PLAN

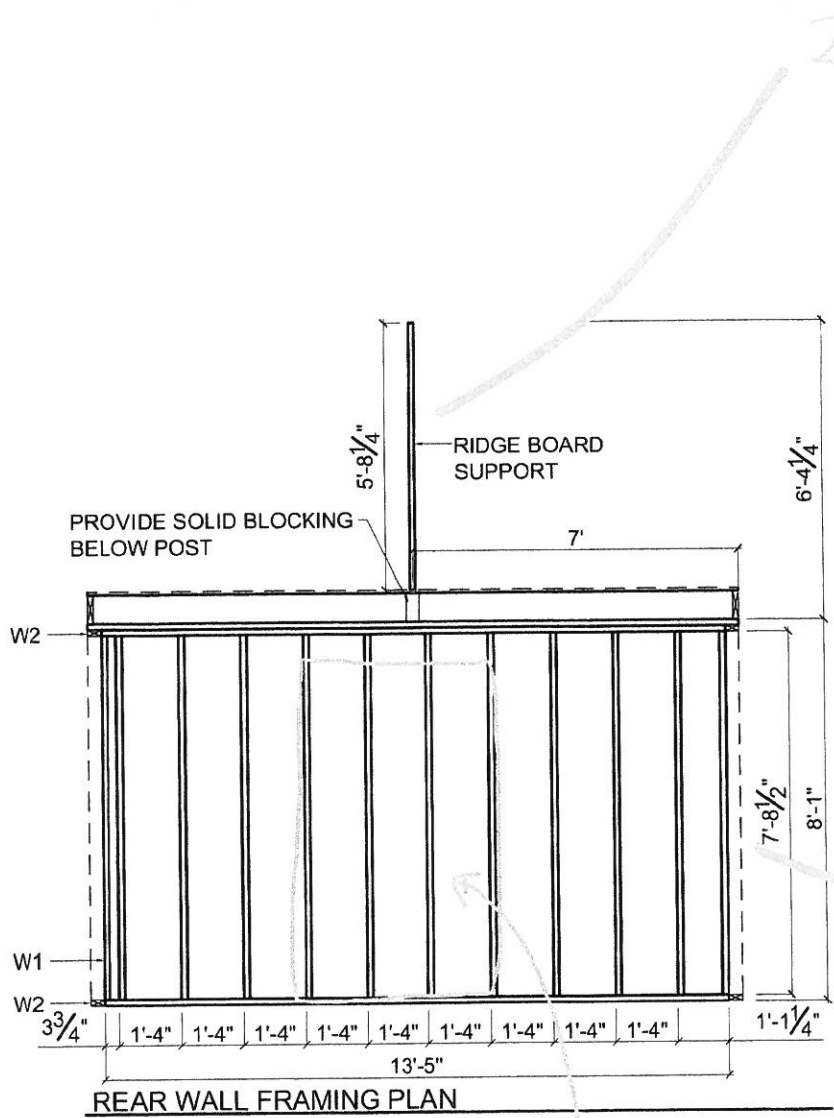
LOFT FLOOR FRAMING NOTES

- UPPER FLOOR JOISTS (F1.1) MUST BE INSTALLED EVEN IF YOU DO NOT INTEND TO USE THE AREA AS STORAGE SPACE. THE JOISTS ACT AS A REINFORCEMENT TO HOLD THE WALLS SECURE.
- PROVIDE BLOCKING BETWEEN FLOOR JOIST ENDS
- NAIL FLOOR SHEETING EDGES AT 6" O.C., FIELD 12" O.C.
- INSTALL 2X4 PLATE ON FLOOR TO SUPPORT ROOF RAFTERS.

2x3 window



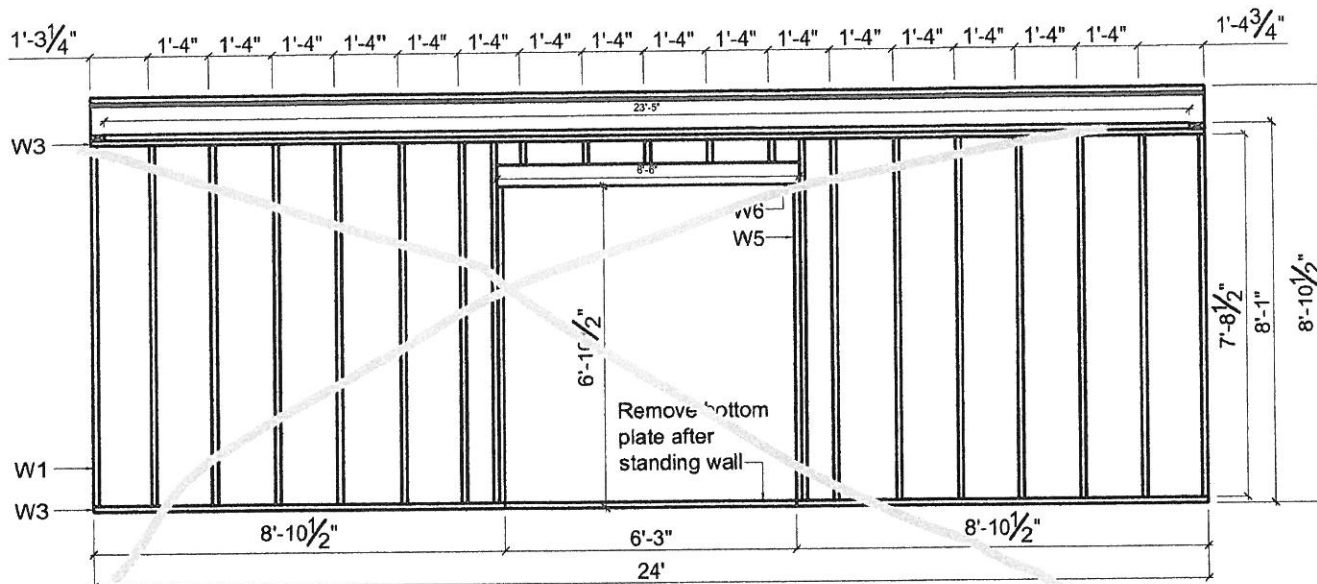
UPPER SIDE WALL FRAMING PLAN
 NAIL PONY WALL TO ROOF FRAMING AFTER ROOF IS INSTALLED.
 VERTICAL STUDS = 4/12 TOP CUT, 10/12 BOTTOM CUTS



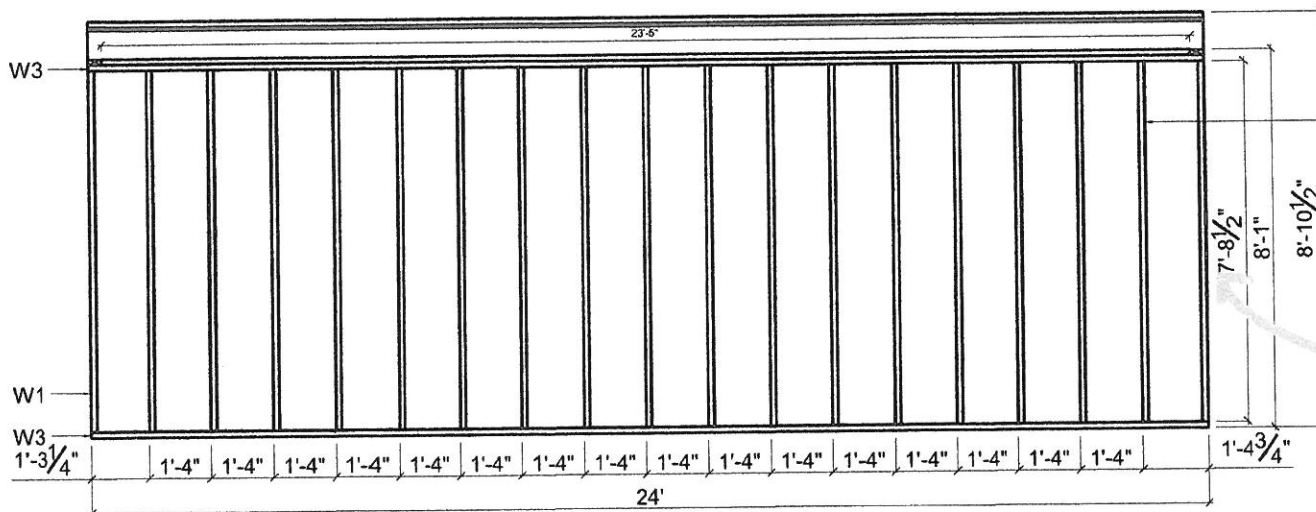
2x2 window

10' studs

4x8 Roll Up Door

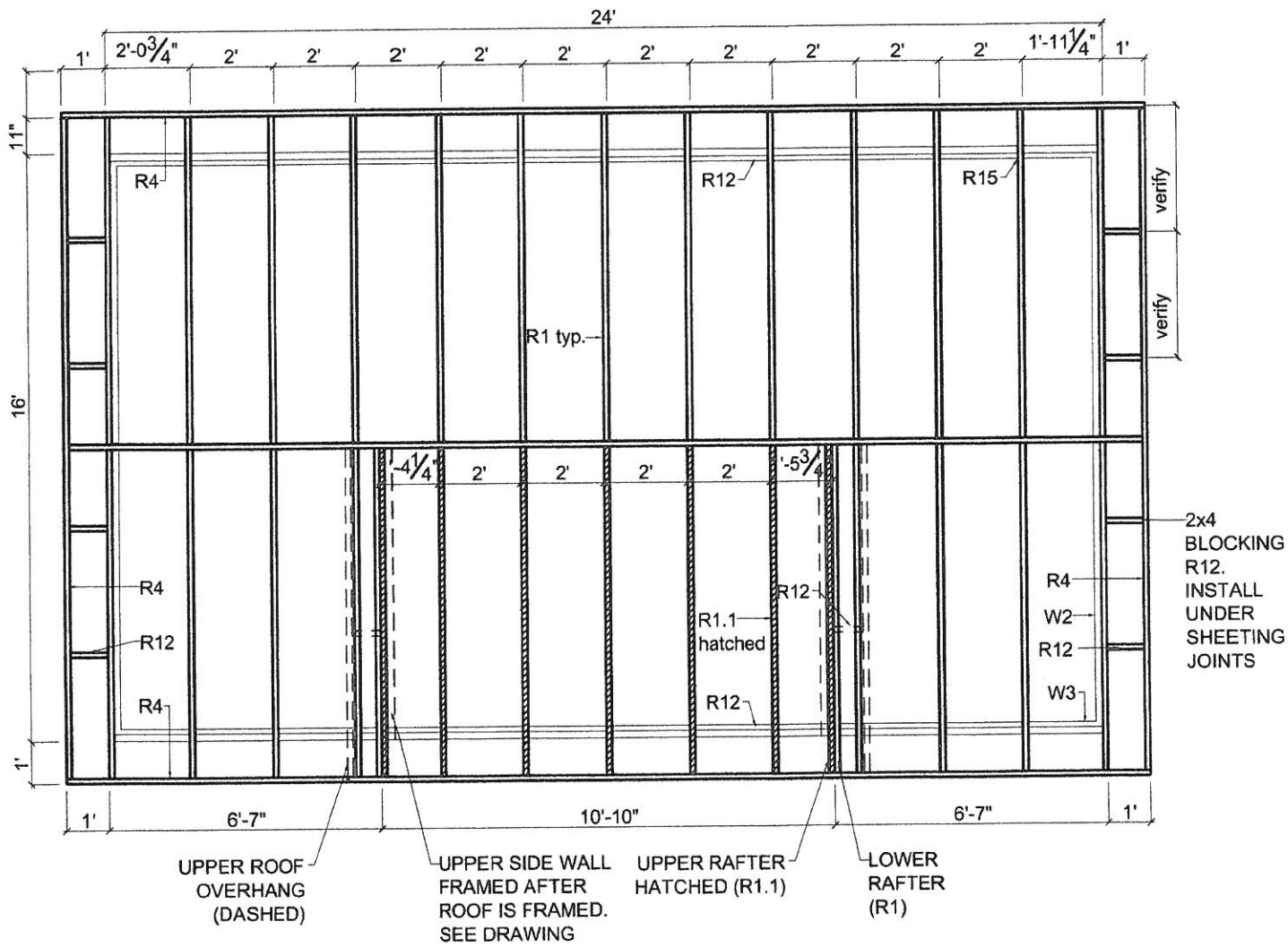


ALTERNATE RIGHT WALL FRAMING PLAN

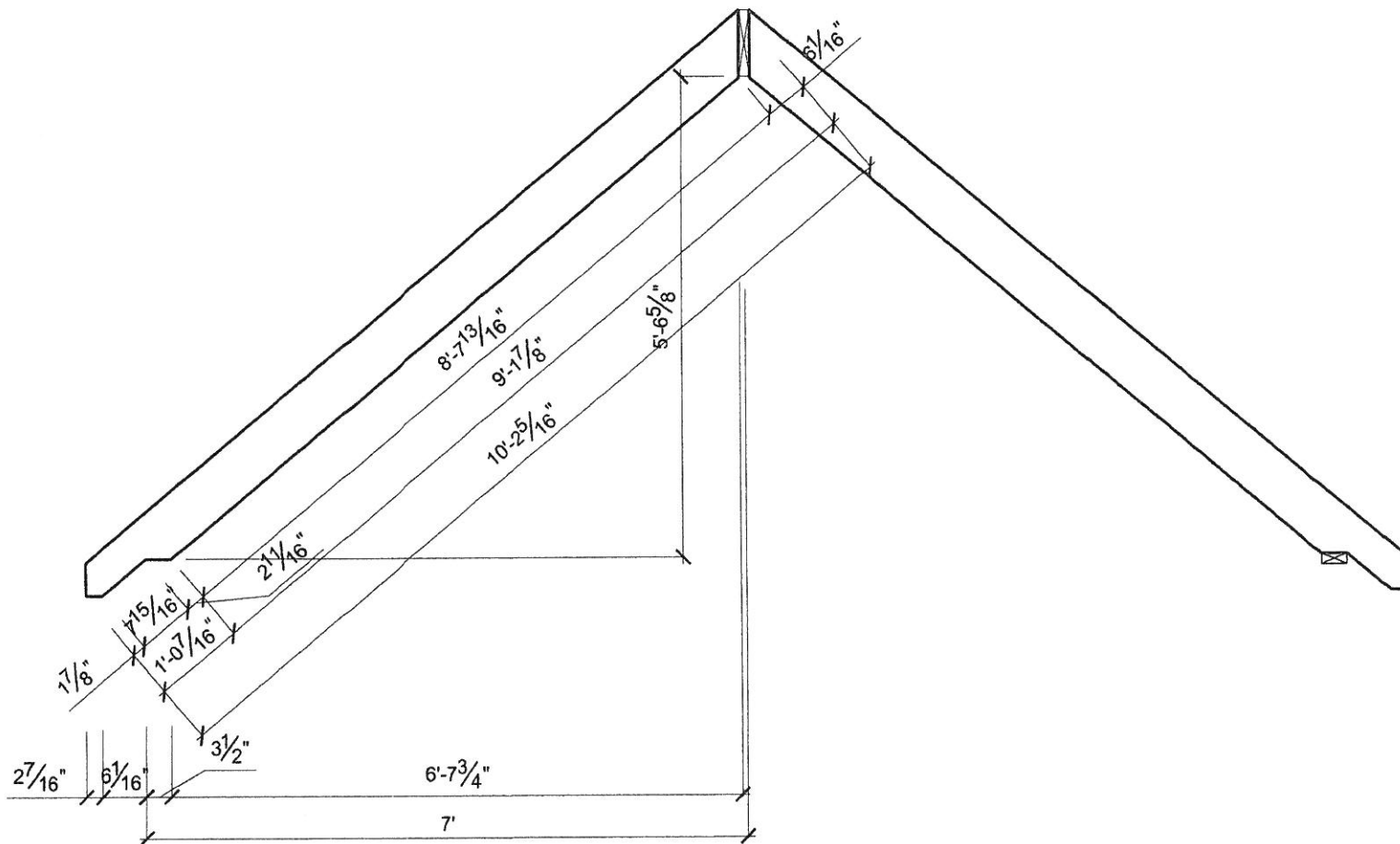


RIGHT WALL FRAMING PLAN

NOTE: WHEN STANDING WALLS MAKE SURE THAT THE STUDS IN THE LONG WALLS ARE ALIGNED WITH THE OPPOSING SIDE SO THAT THE LOFT FLOOR JOISTS WILL ATTACH TO THE SIDE OF THE WALL STUDS CORRECTLY.

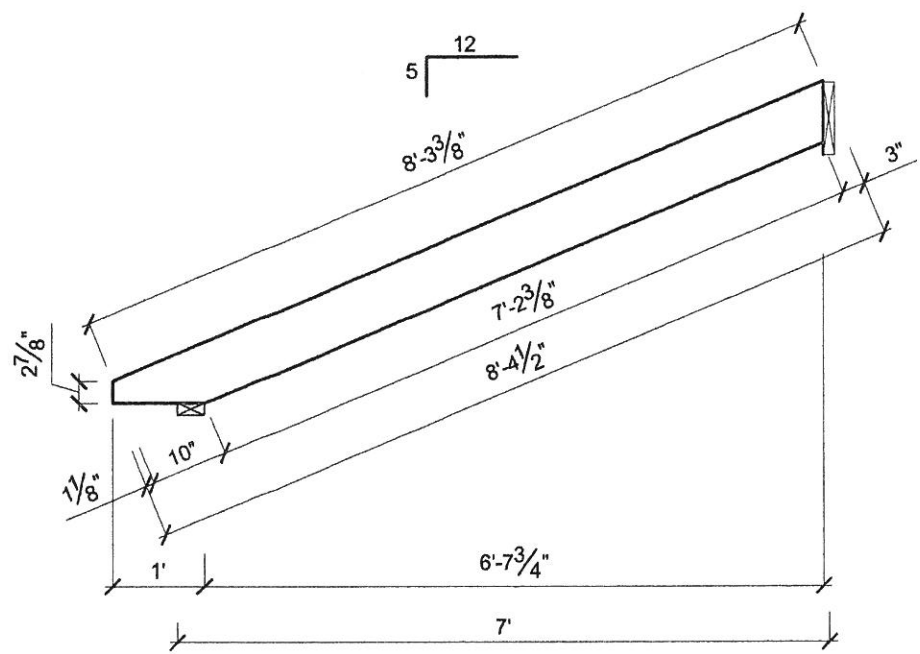


ROOF FRAMING PLAN



RAFTER DETAIL (R1) 14'-0" SPAN - 10/12 PITCH - RIDGE BOARD

$\frac{1}{2}" = 1'-0"$



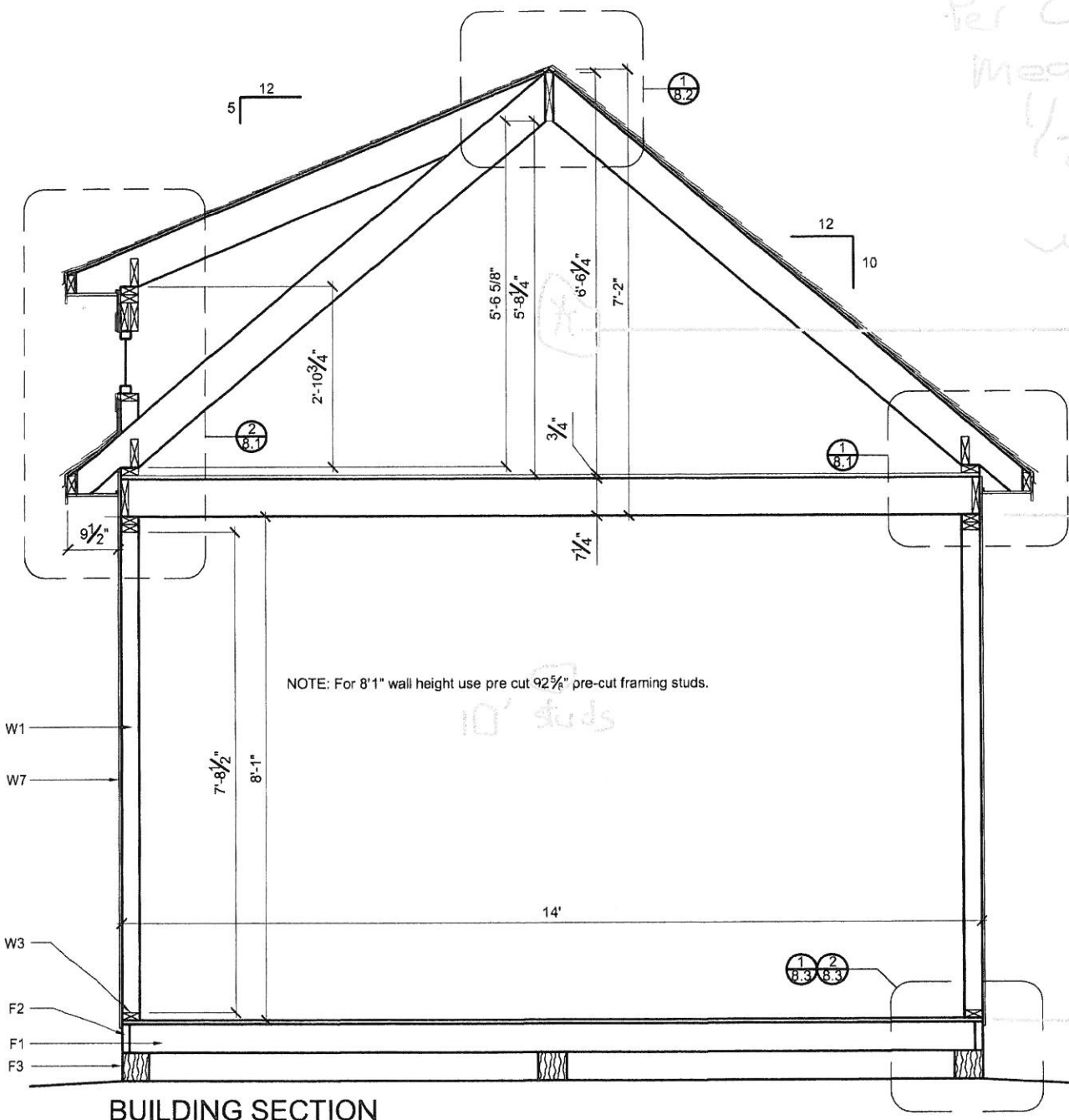
LOFT RAFTER DETAIL (R1.1) 14'-0" SPAN - 5/12 PITCH - RIDGE BOARD

1/2" = 1'-0"

Per City -
 Measure Height to
 1/2 of Gable (*)
 w/ 10' studs 13-11 3/8

$$\frac{7'-2''}{2} = 3'-7''$$

$$10'-4 \frac{3}{8}''$$



NOTE: For 8'1" wall height use pre cut 92 5/8" pre-cut framing studs.

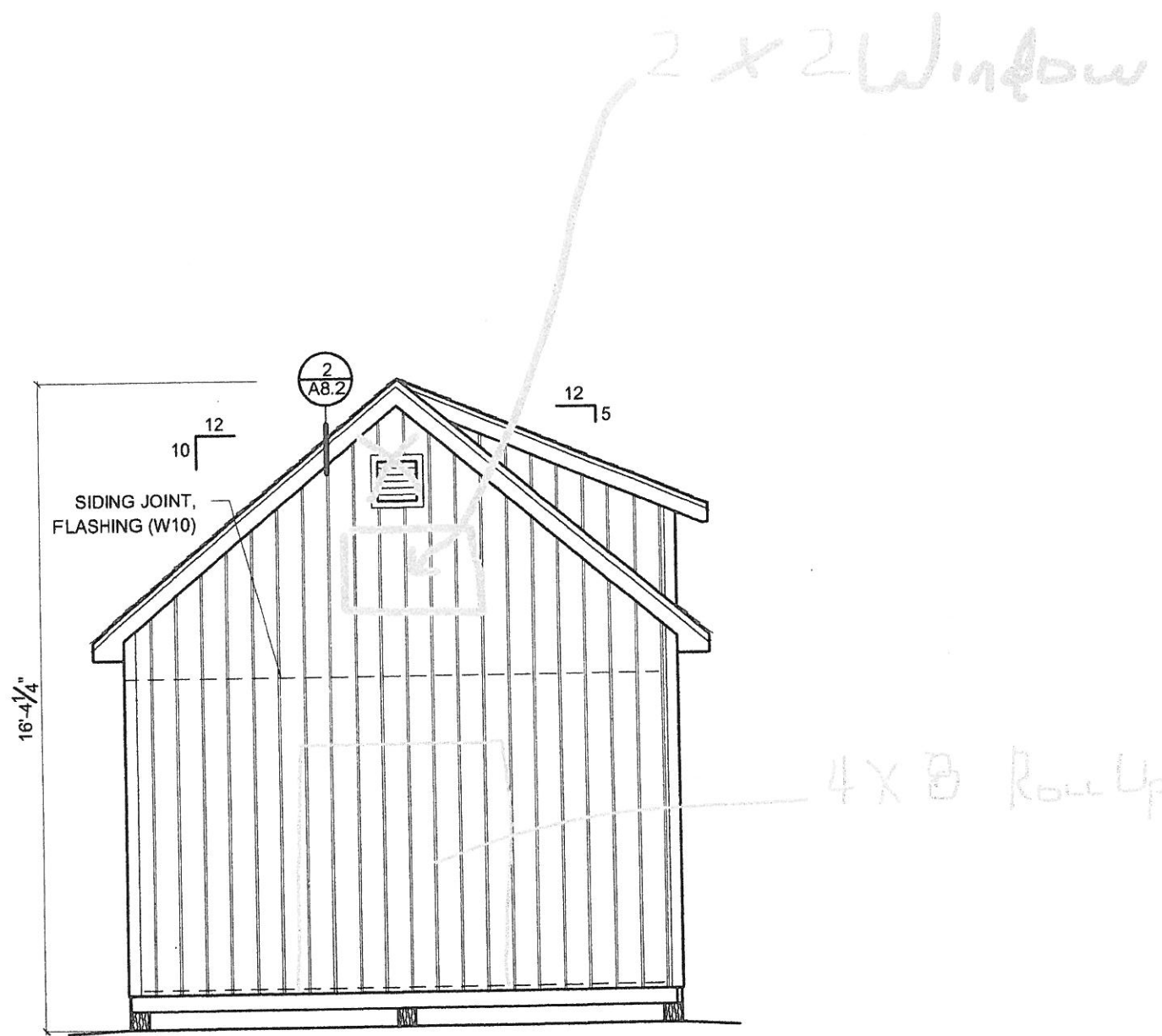
10' studs

BUILDING SECTION

NOT TO SCALE: See floor and wall plans for material call out definitions.

Section 8





2 x 2 Window

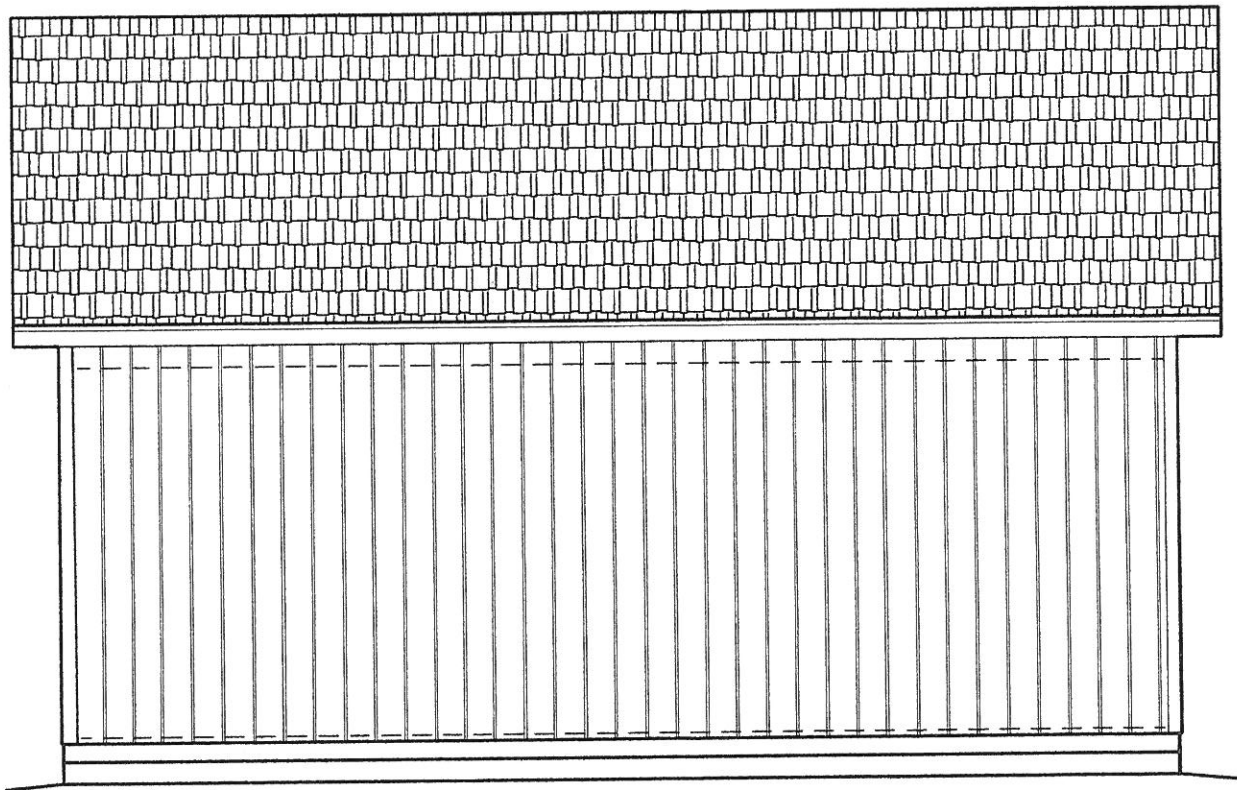
4 x 8 Row Up

REAR ELEVATION

SOUTH

Exterior Elevations 3.2

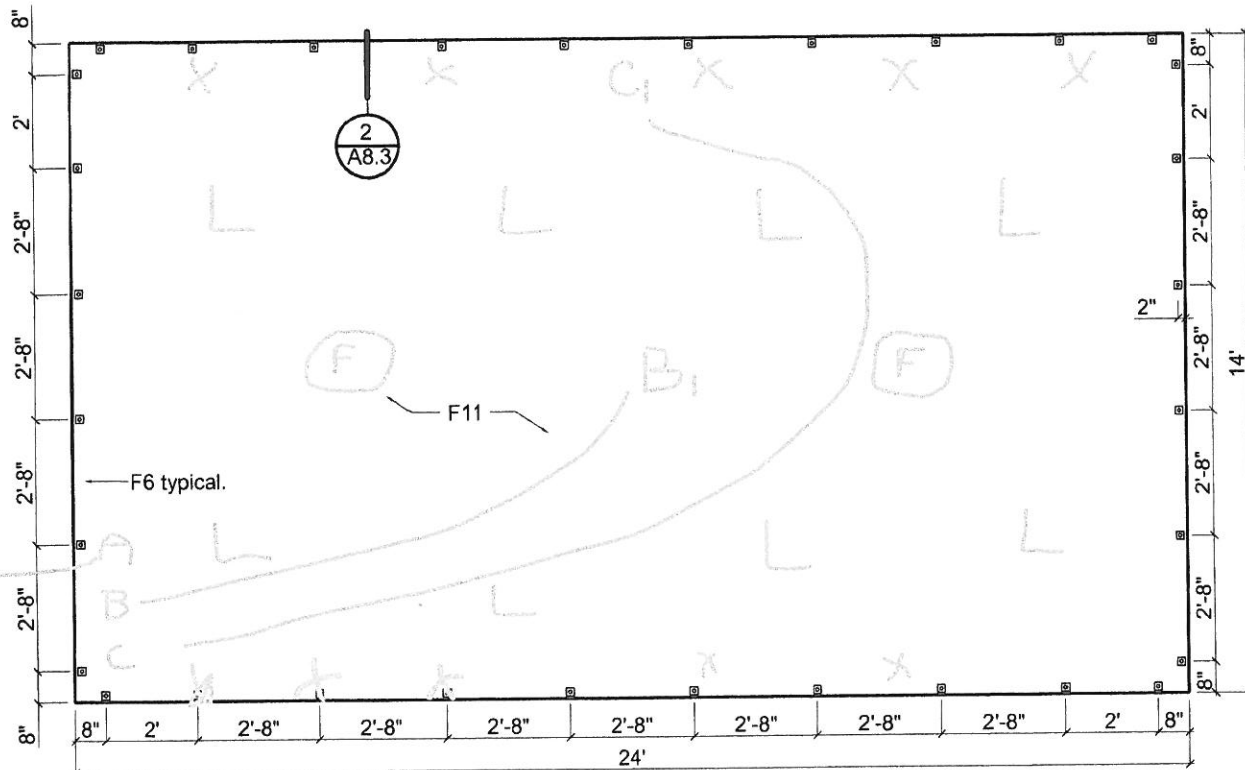
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RIGHT ELEVATION

3- 2" Conduit
 1 - to end of slab to "A" House to Submain
 1 - to mid slab B-B, (120V SAW)
 1 to mid West Wall (240V HVAC)

Drill to set anchors
 w/ framing



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 2 " " - Loft

2 Fans (F)