



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-020

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

### Notes:

<sup>1</sup>: 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

1308 RIDGE ROAD

Subdivision

Lot

Block

General Location

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

**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

Victoria Kaprantzas

Applicant

Contact Person

Victoria Kaprantzas

Contact Person

Brian Baden

Address

2748 Mira Vista Ln.

Address

20603 CR 3310

City, State & Zip

Rockwall Tx 75032

City, State & Zip

Quinton Tx

Phone

214 228-7055

Phone

214 868-0943

E-Mail

ewiagrk@hotmail.com

E-Mail

bbaden@cityofmesquite.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared VICTORIA KAPRANTZAS [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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of MAY, 2020. 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."

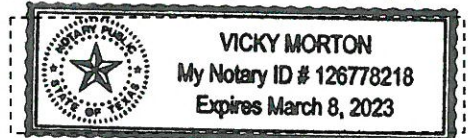
Given under my hand and seal of office on this the 15 day of MAY, 202020

Owner's Signature

Victoria Kaprantzas

Notary Public in and for the State of Texas


Vicky Morton



My Commission Expires



0 30 60 120 180 240 Feet

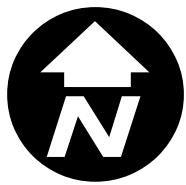
Z2020-020- SUP FOR 1308 RIDGE ROAD  
ZONING - LOCATION MAP = 



# City of Rockwall

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



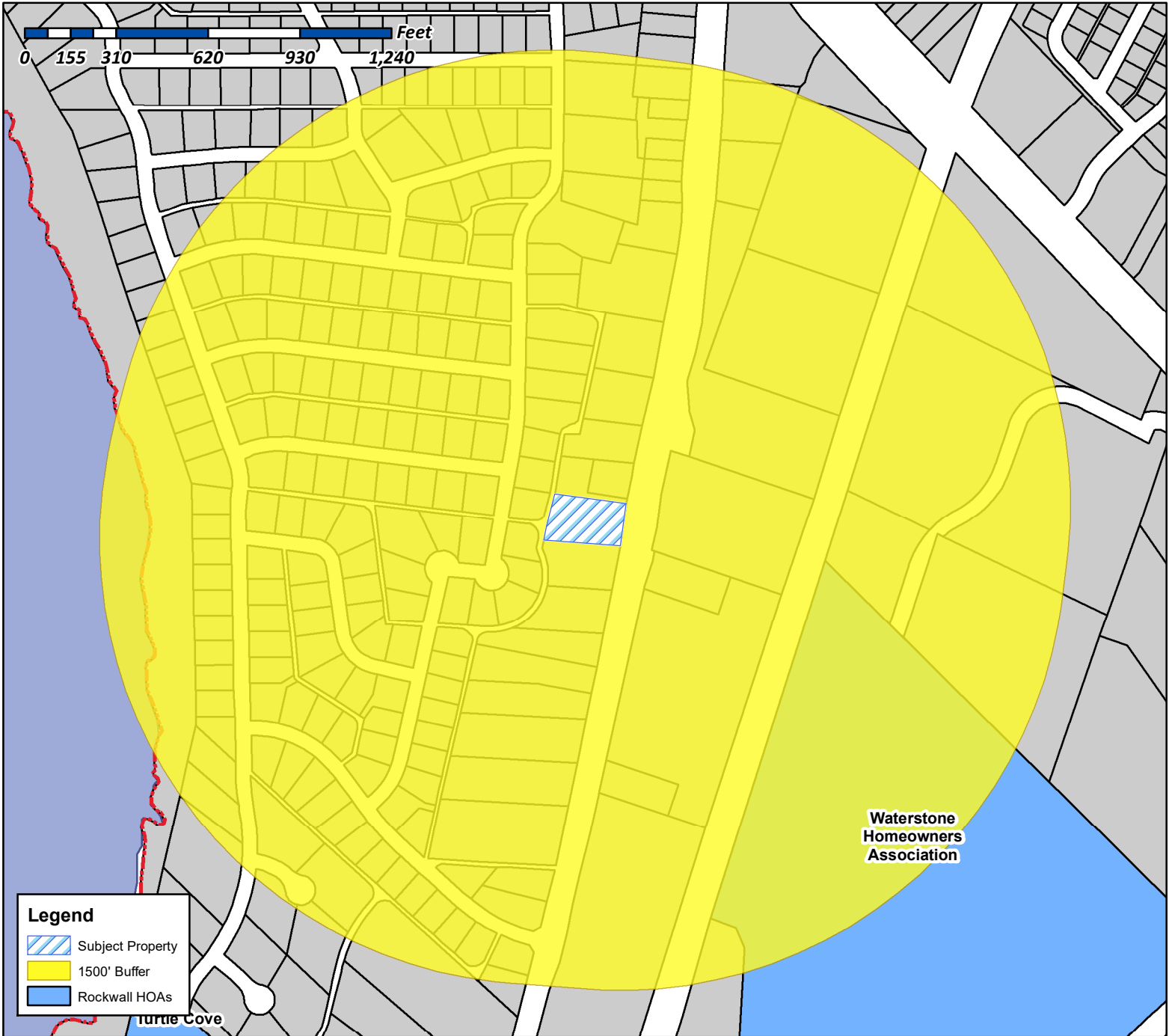
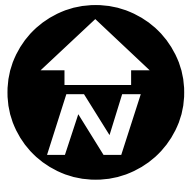




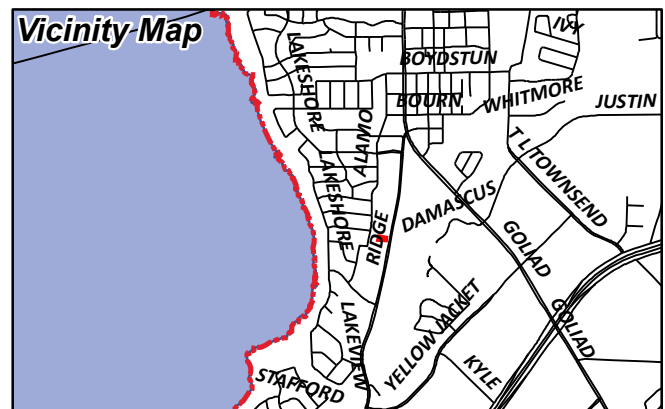
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**Case Number:** Z2020-020  
**Case Name:** SUP for 1308 Ridge Road  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1308 Ridge Road



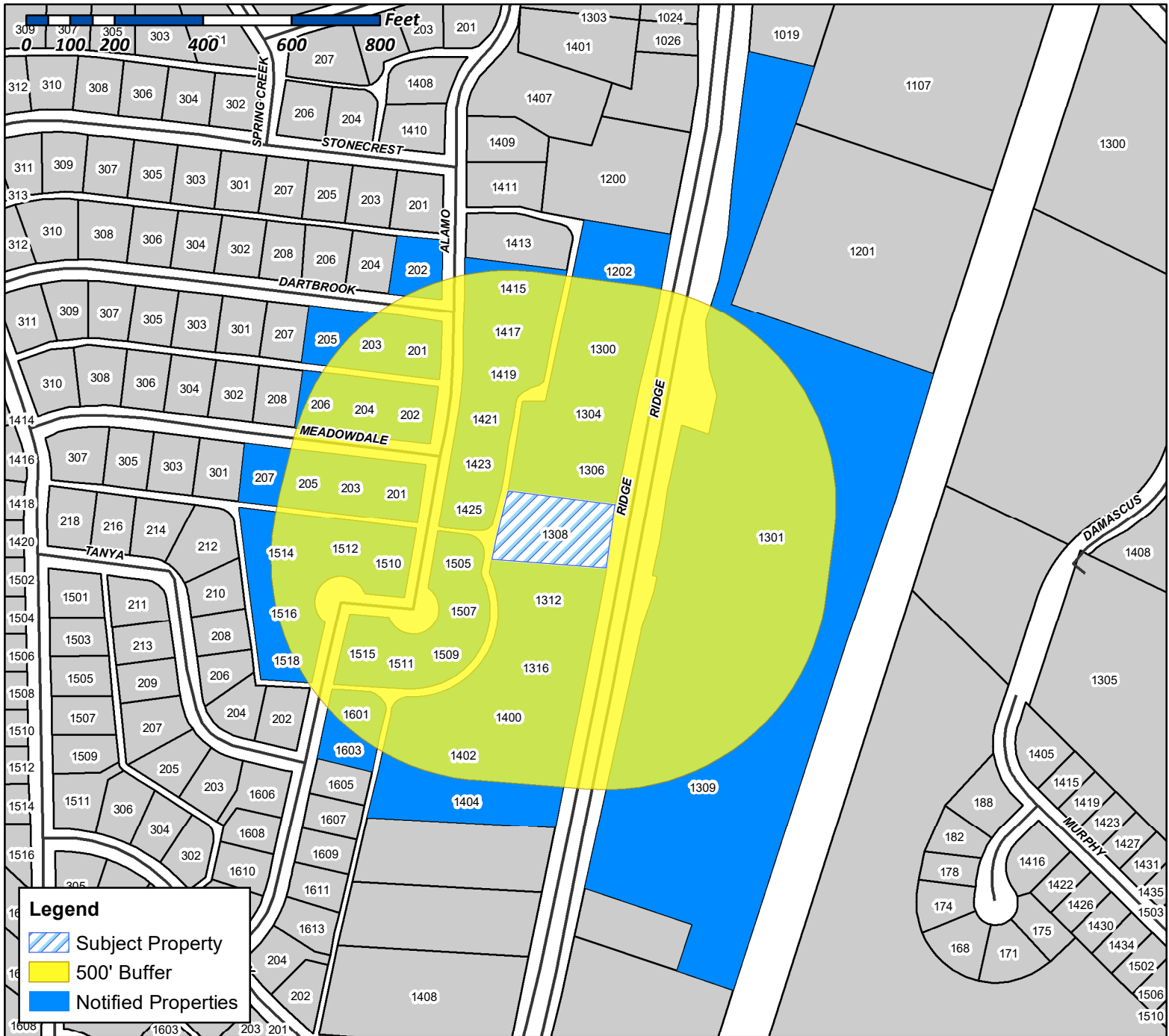
**Date Created:** 5/18/2020  
 For Questions on this Case Call (972) 771-7745



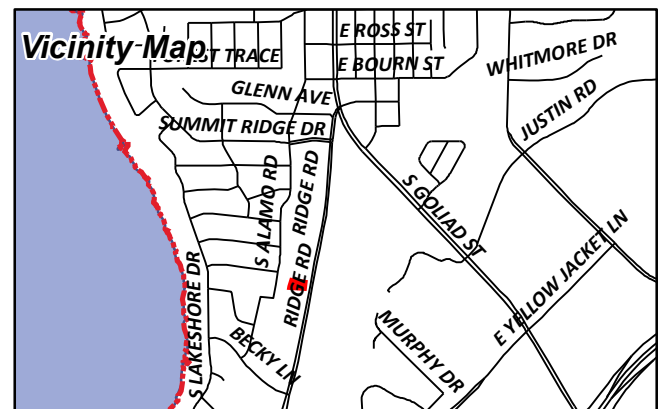
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**For Questions on this Case Call** (972) 771-7745

VICMAR I LTD &  
E LOFLAND  
105 KAUFMAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1202 RIDGE  
ROCKWALL, TX 75087

STEGMAN WILLIAM JR  
12640 EAST NORTHWEST HWY SUITE 409  
DALLAS, TX 75228

CURRENT RESIDENT  
1300 RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1301 RIDGE  
ROCKWALL, TX 75087

JACOBS DAVID R & BEVERLY  
1304 RIDGE RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1306 RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1308 RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1309 RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1312 RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1316 RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1400 RIDGE  
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M  
1402 RIDGE RD  
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST  
MICHAEL WAYNE ROGERS AND RELLA  
VILLASANA ROGERS TRUSTEES  
1404 RIDGE RD  
ROCKWALL, TX 75087

GILLOCK MICHAEL J AND JEANETTE L  
1415 S ALAMO RD  
ROCKWALL, TX 75087

UNDERWOOD MARK ALLAN  
1417 S ALAMO  
ROCKWALL, TX 75087

BROOKS RICHARD L  
1419 S ALAMO RD  
ROCKWALL, TX 75087

DEEN JASON AND JENNIFER  
1421 S ALAMO RD  
ROCKWALL, TX 75087

ROSS JOSHUA A  
1423 S ALAMO RD  
ROCKWALL, TX 75087

PINNELL CHARLES C & GENEVA  
1425 S ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1505 S ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1507 S ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1509 S ALAMO  
ROCKWALL, TX 75087

PARRISH GERALD L JR AND JENNIFER F  
1510 S ALAMO RD  
ROCKWALL, TX 75087

BARRETT HOWARD & MARVALEE  
1511 S ALAMO RD  
ROCKWALL, TX 75087

SCROGGS JUSTIN D  
1512 S ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1514 S ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1515 S ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1516 S ALAMO  
ROCKWALL, TX 75087

CARLSEN SCOTT & JAMIE  
1518 S ALAMO  
ROCKWALL, TX 75087

BALLI DAVID OMAR AND EMILY FARRIS  
1592 EDMONDSON TRL  
ROCKWALL, TX 75087

WEDDLE TRUST  
JOHN C WEDDLE AND PAULETTE S WEDDLE  
TRUSTEES  
1601 S ALAMO RD  
ROCKWALL, TX 75087

LYLE WILLIAM M JR & ERICA  
1603 S ALAMO RD  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
16600 DALLAS PARKWAY SUITE 300  
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC  
16600 DALLAS PKWY SUITE 300  
DALLAS, TX 75248

HOTT SARI D  
201 DARTBROOK  
ROCKWALL, TX 75087

VIZZINI SABARINA L  
201 MEADOWDALE DR  
ROCKWALL, TX 75087

BARNHILL BARNEY  
202 DARTBROOK  
ROCKWALL, TX 75087

HIRIGOYEN IGNACIO A & LISA RAE  
202 MEADOWDALE DRIVE  
ROCKWALL, TX 75087

MURPHREE MICHAEL G AND AMANDA L  
203 DARTBROOK  
ROCKWALL, TX 75087

HERRIN MARVIN ET UX  
203 MEADOWDALE DR  
ROCKWALL, TX 75087

TSARDOULIAS HRISTOS  
204 MEADOWDALE DRIVE  
ROCKWALL, TX 75087

NOLAN DANIEL & DENISE  
205 DARTBROOK  
ROCKWALL, TX 75087

DICKSON JUDITH TAYLOR & KENNETH D  
205 MEADOWDALE DR  
ROCKWALL, TX 75087

HAGNEY PETER F  
206 MEADOWDALE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
207 MEADOWDALE  
ROCKWALL, TX 75087

CAMERON LAND HOLDINGS LLC  
2081 WHITNEY BAY DR  
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L  
2701 SUNSET RIDGE SUITE 610  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

ROCKWALL COMMONS LLC  
341 VERA CLIFF CT  
OVIEDO, FL 32765

REID STEPHEN M II AND JAN K  
3437 W 7TH ST #123  
FORT WORTH, TX 76107

WON HOME CORPORATION  
4321 BUCKNELL DRIVE  
GARLAND, TX 75042

GREEN KRIS  
5626 CAMBRIA DRIVE  
ROCKWALL, TX 75032

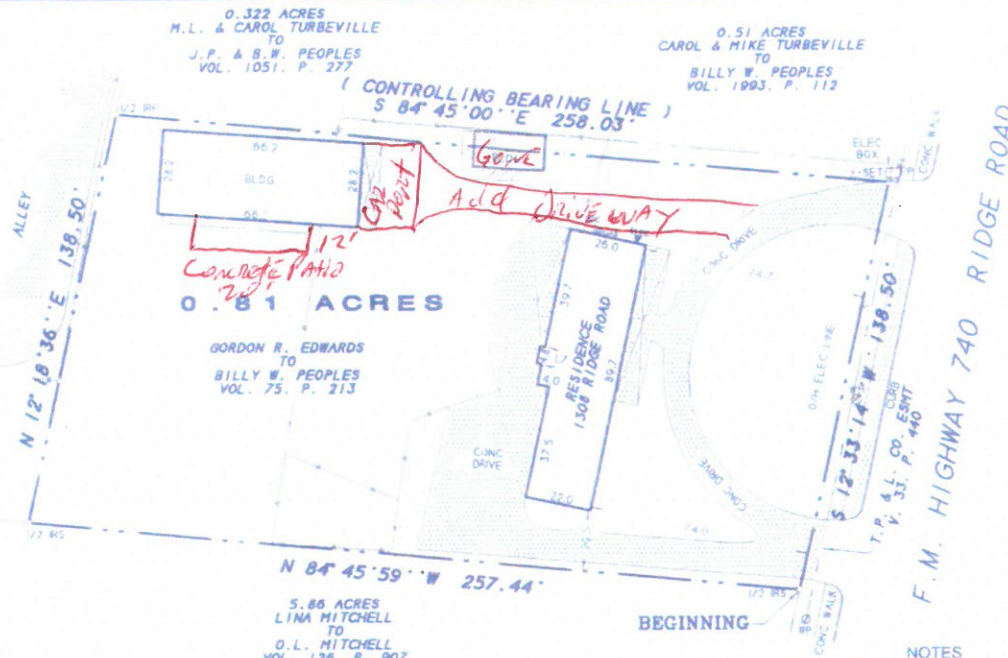
KEEGAN MARTHA SUE  
LIBERTY HEIGHTS GRACIOUS RETIREMENT  
LIVING  
936 W. YELLOW JACKET LANE  
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR  
PO BOX 1717  
ROCKWALL, TX 75087

PEOPLES BILLY W  
PO BOX 35  
ROCKWALL, TX 75087

CRUSE ROBERT B AND MARGARET A  
PO BOX 5468  
ROCKWALL, TX 75087

RIDGE ROAD VILLAGE  
CAB. A. SLIDE 131



0.322 ACRES  
M.L. & CAROL TURBEVILLE  
TO  
J.P. & B.W. PEOPLES  
VOL. 1051, P. 277

0.51 ACRES  
CAROL & MIKE TURBEVILLE  
TO  
BILLY W. PEOPLES  
VOL. 1993, P. 112

0.81 ACRES  
GORDON R. EDWARDS  
TO  
BILLY W. PEOPLES  
VOL. 75, P. 213

5.86 ACRES  
LINA MITCHELL  
TO  
O.L. MITCHELL  
VOL. 126, P. 907

*Buyer's Order 7-12-04*

DESCRIPTION

All that certain lot, tract or parcel of land situated in the DANIEL ATKINS SURVEY, ABSTRACT NO. 1, City of Rockwall, Rockwall County, Texas, and being all of that 0.817 acres tract of land as described in a Warranty deed from Gordon R. Edwards to Billy W. Peoples, dated March 31, 1966 and being recorded in Volume 75, Page 213 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of F.M. Highway 740 Ridge Road, at the Southeast corner of said 0.817 acres tract of land, said point being at the Northeast corner of a 5.86 acres tract of land as described in a Deed from Linda Mitchell to O.L. Mitchell, as recorded in Volume 126, Page 907 of the Deed Records of Rockwall County, Texas.

THENCE N. 84 deg. 45 min. 59 sec. W. along the North line of said Mitchell tract, a distance of 257.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East boundary line of RIDGE ROAD VILLAGE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 131 of the Plat Records of Rockwall County, Texas.

THENCE N. 12 deg. 18 min. 36 sec. E. along the East line of said Addition, a distance of 138.50 feet to a 1/2" iron rod found for corner at the Northwest corner of said Peoples tract;

THENCE S. 84 deg. 45 min. 00 sec. E. (Controlling bearing line) along the North line of said Peoples tract, a distance of 258.03 feet to an "X" cut in concrete for corner at the Northeast corner of same, said point being in the West right-of-way line of F.M. Highway 740 Ridge Road;

THENCE S. 12 deg. 33 min. 14 sec. W. along said right-of-way line, a distance of 138.50 feet to the POINT OF BEGINNING and containing 0.81 acres of land

BEGINNING

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 75, PG. 213, D.R.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY, WMC MORTGAGE CORP., and BILLY W. PEOPLES at 1308 RIDGE ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 13th day of May, 2004.

*[Signature]*

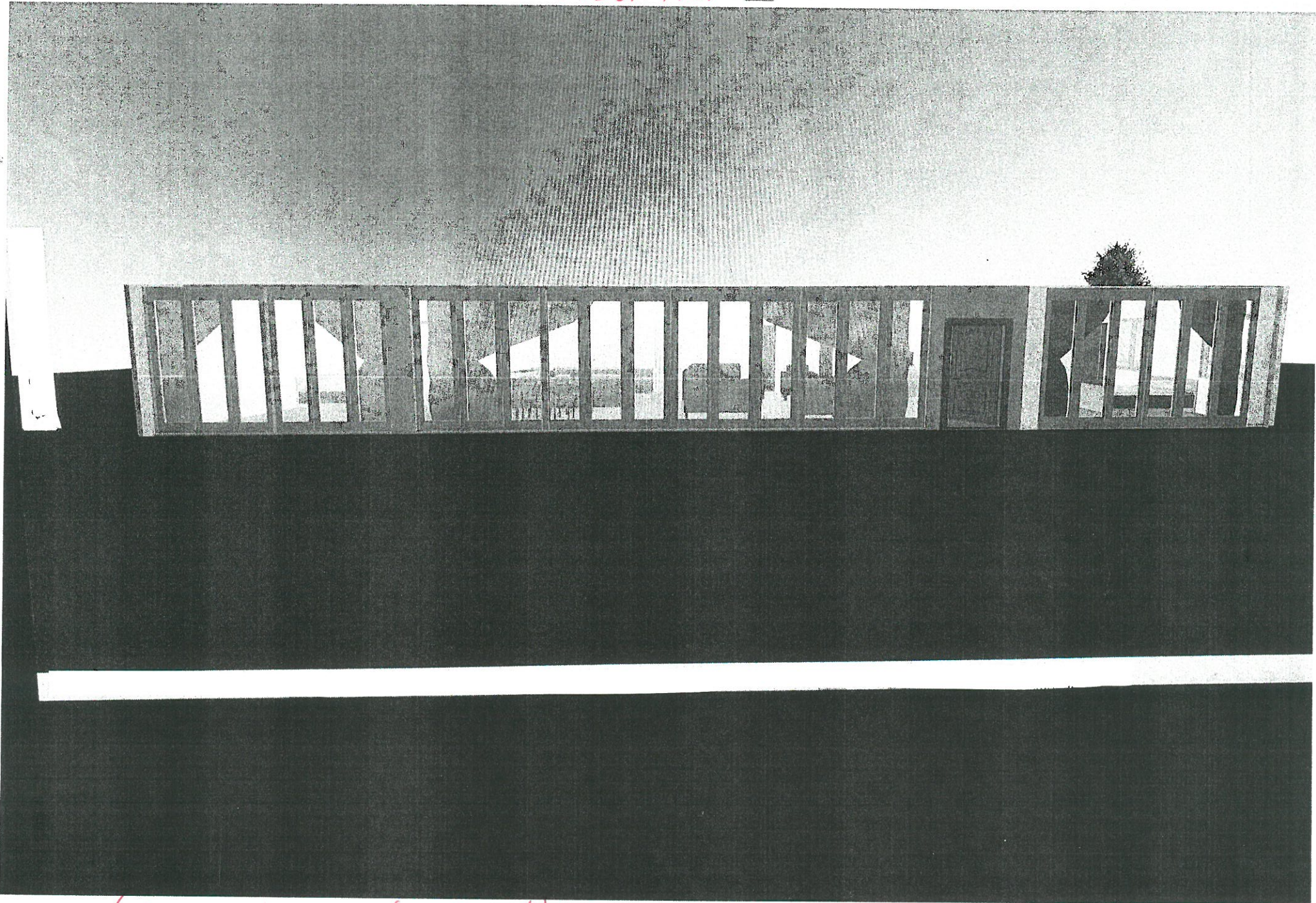
Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
1/2" IRON ROD	1/2" IRON ROD
1/4" IRON ROD	1/4" IRON ROD
1/8" IRON ROD	1/8" IRON ROD
1/16" IRON ROD	1/16" IRON ROD
1/32" IRON ROD	1/32" IRON ROD
1/64" IRON ROD	1/64" IRON ROD
1/128" IRON ROD	1/128" IRON ROD
1/256" IRON ROD	1/256" IRON ROD
1/512" IRON ROD	1/512" IRON ROD
1/1024" IRON ROD	1/1024" IRON ROD
1/2048" IRON ROD	1/2048" IRON ROD
1/4096" IRON ROD	1/4096" IRON ROD
1/8192" IRON ROD	1/8192" IRON ROD
1/16384" IRON ROD	1/16384" IRON ROD
1/32768" IRON ROD	1/32768" IRON ROD
1/65536" IRON ROD	1/65536" IRON ROD
1/131072" IRON ROD	1/131072" IRON ROD
1/262144" IRON ROD	1/262144" IRON ROD
1/524288" IRON ROD	1/524288" IRON ROD
1/1048576" IRON ROD	1/1048576" IRON ROD
1/2097152" IRON ROD	1/2097152" IRON ROD
1/4194304" IRON ROD	1/4194304" IRON ROD
1/8388608" IRON ROD	1/8388608" IRON ROD
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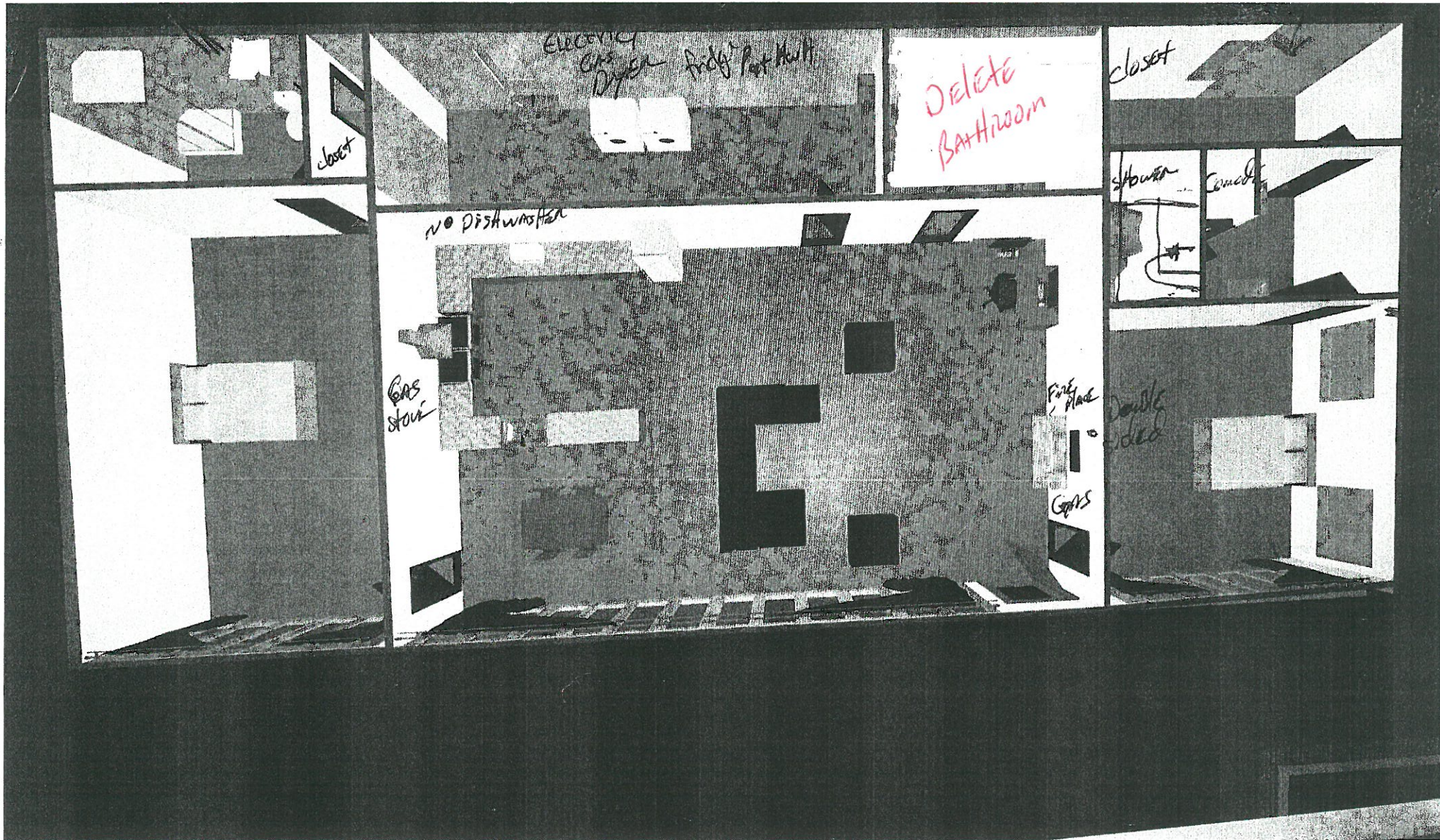


FRONT ELEVATION



(ENTIRE HOME HARDIE PLANK)





closet

ELECTRIC  
GAS  
Dryer  
Fridge  
Pest Hunt

Delete  
Bathroom

closet

NO DISHWASHER

Shower

Comod

GAS  
stove

Fire  
Place

Double  
sided

Cupbs

Floor Plan