



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-023

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 54 Shadydale
 Subdivision BEST Addition Lot 1 Block A
 General Location Ridge Rd / Shadydale

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning CF-16 Current Use VACANT
 Proposed Zoning _____ Proposed Use SF Home
 Acreage 2.7 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]

Owner JAMES Kimberly Best Applicant GAME
 Contact Person JAMES Contact Person _____
 Address 7235 S. FM 549 Address _____
 City, State & Zip Heath TX 75032 City, State & Zip _____
 Phone 214 927 8331 Phone _____
 E-Mail JBEST@BESTLAWCENTER.COM E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared James & Kimberly Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

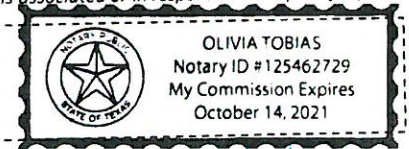
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 239, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of June, 2020. By signing this application, 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 10 day of June, 2020

Owner's Signature

Notary Public in and for the State of Texas

[Handwritten signatures]



My Commission Expires 10/14/21



Z2020-023- SUP FOR 54 SHADYDALE LANE
 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.

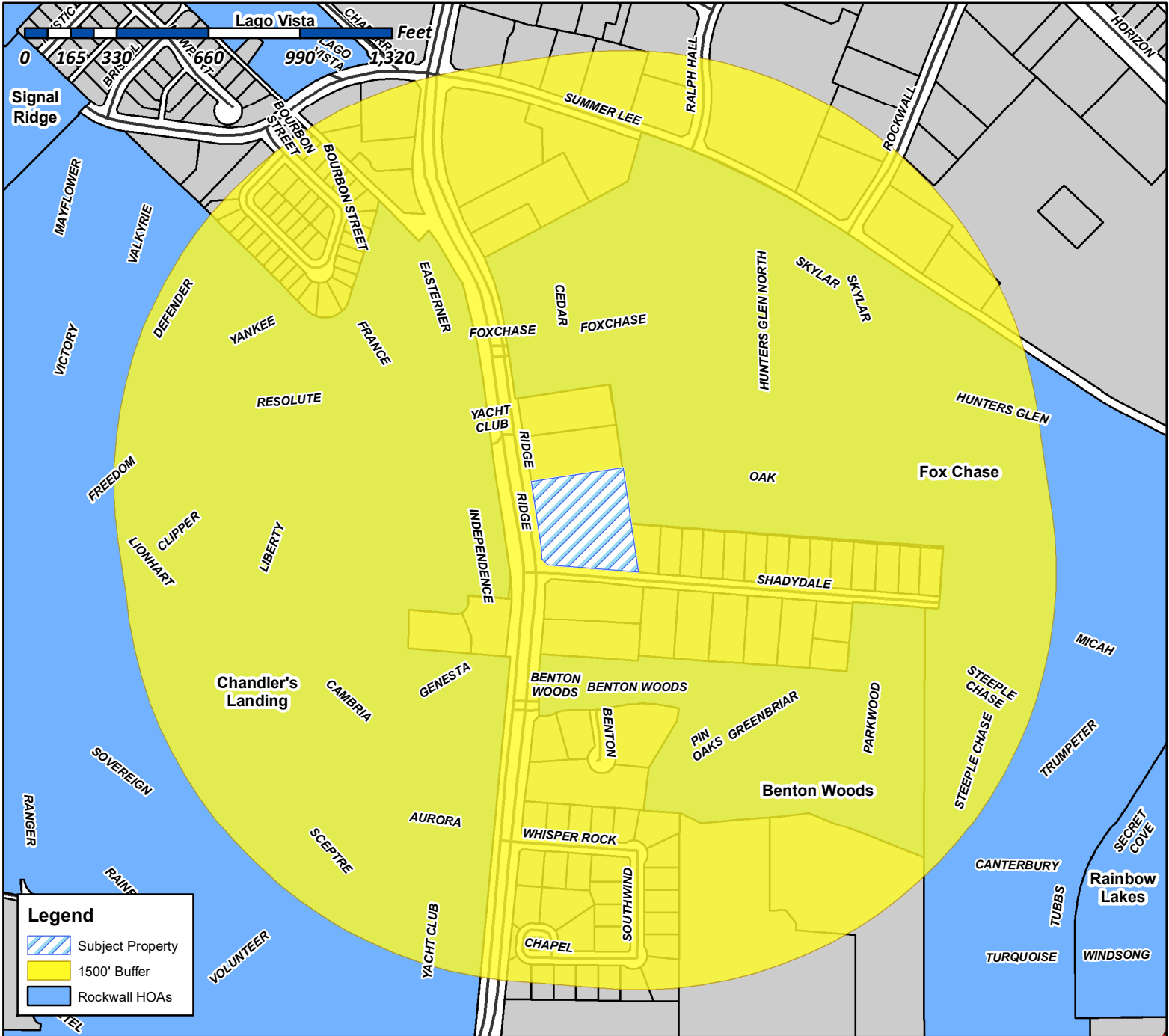
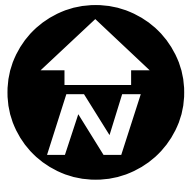




City of Rockwall

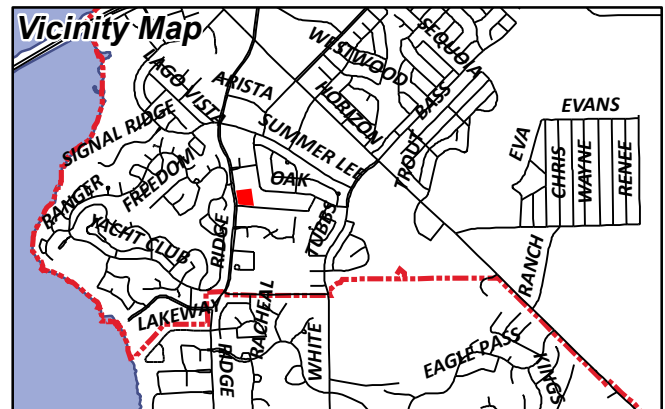
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-023
Case Name: SUP for 54 Shadydale Lane
Case Type: Specific Use Permit
Zoning: Single-Family 16 (SF-16) District
Case Address: 54 Shadydale Lane

Date Created: 6/15/2020
For Questions on this Case Call (972) 771-7745

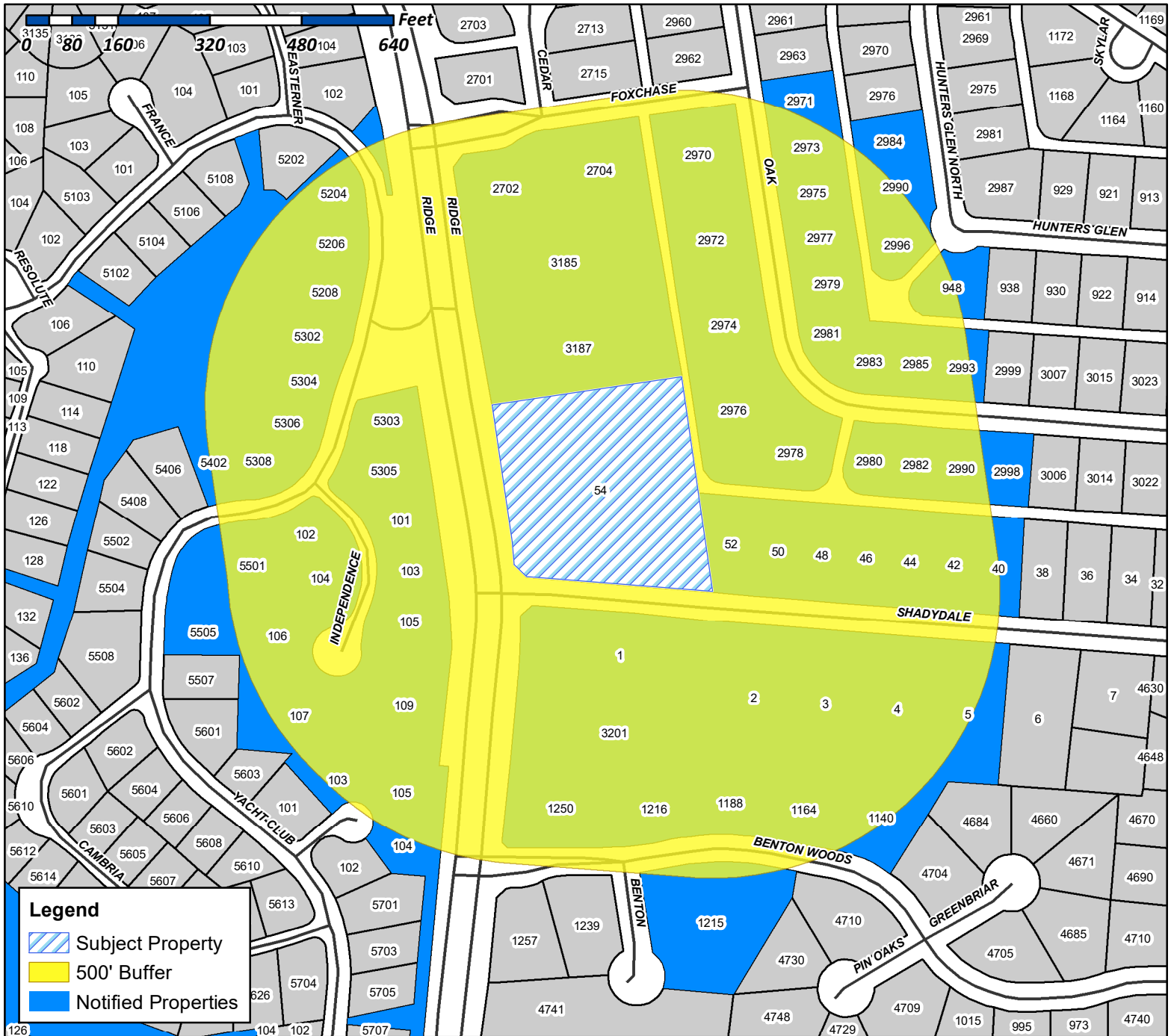




City of Rockwall

Planning & Zoning Department
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Case Number: Z2020-023
Case Name: SUP for 54 Shadydale Lane
Case Type: Specific Use Permit
Zoning: Single-Family 16 (SF-16) District
Case Address: 54 Shadydale Lane

Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745



HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

HUDSON CHAD J & LINDSAY B
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S
1164 BENTON WOODS DR
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
JOSEPH HENRY AND KRISINE ELIZABETH ZYLKA
1215 BENTON WOODS
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

BARNES MARVIN J
19592 CHAMPION CIRCLE
GULFPORT, MS 39503

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
2408 PRIMROSE DR
RICHARDSON, TX 75082

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2704 FOXCHASE
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE PATRICIA A
2971 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

GLASS HUNTER J
2975 OAK DRIVE
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA
2978 OAK DR
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

CONFIDENTIAL
2981 OAK DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2982 OAK
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON
COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND
WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

HALL VIRGINIA M
2990 N HUNTERS GLEN
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND
PHYLLIS COTTON AND KERI LACY ZUCKERBROW
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M
2998 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3 SHADYDALE
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND
JOSEPH HENRY AND KRISINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M
3026 ANDREW DR
FARMERSVILLE, TX 75442

CURRENT RESIDENT
3185SRIDGE
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

BISHOP DENNIS AND SHANNON A
4 SHADY DALE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
40 SHADY DALE
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

MARTINEZ MAYRA
44 SHADY DALE LANE
ROCKWALL, TX 75032

NORTON JO ANN
4540 BANYAN LN
DALLAS, TX 75287

VITALE LINDA A
46 SHADY DALE LN
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS
48 SHADY DALE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
5 SHADYDALE
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

CURRENT RESIDENT
52 SHADY DALE
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5206 YACHT CLUB
ROCKWALL, TX 75032

ALLEN KEITH
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5303 YACHT CLUB
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B
5304 YACHT CLUB DR
ROCKWALL, TX 75032

CURTIS DEVIN AND THOMAS
5305 YACHT CLUB DRIVE
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5308 YACHT CLUB
ROCKWALL, TX 75032

CURRENT RESIDENT
54 SHADY DALELN
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
5505 YACHT CLUB
ROCKWALL, TX 75032

ROSEN ADAM GRAY AND EMILY JANE
713 COUNTRY CLUB
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

BEST JAMES
870 W I-30 SUITE 100
GARLAND, TX 75043

HERVEY GAIL
948 HUNTERS GLN
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
PO BOX 8333
GREENVILLE, TX 75404

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:

Case No. Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane

Hold a public hearing to discuss and consider a request by James Best 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 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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:

David Gonzales
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, July 20, 2020 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. Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane

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:

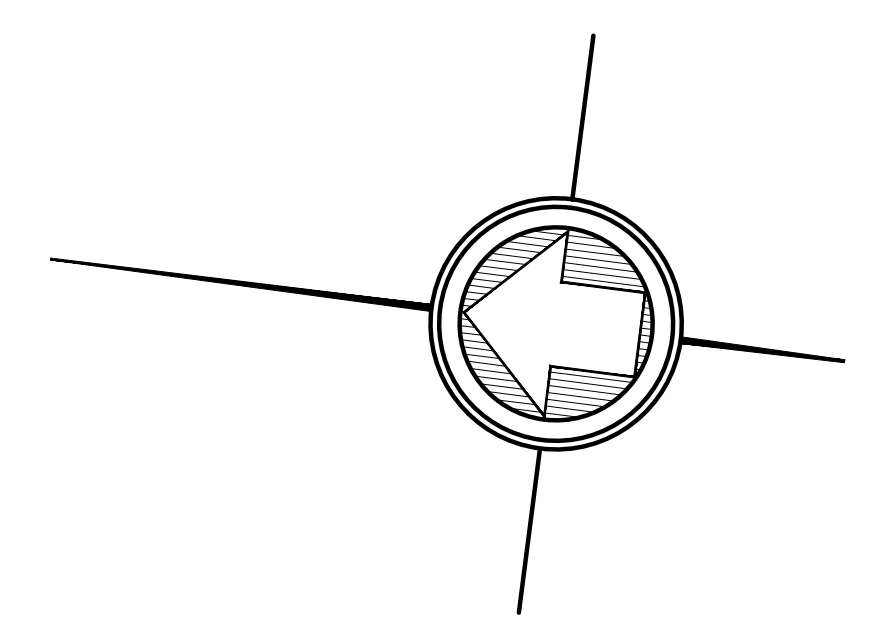
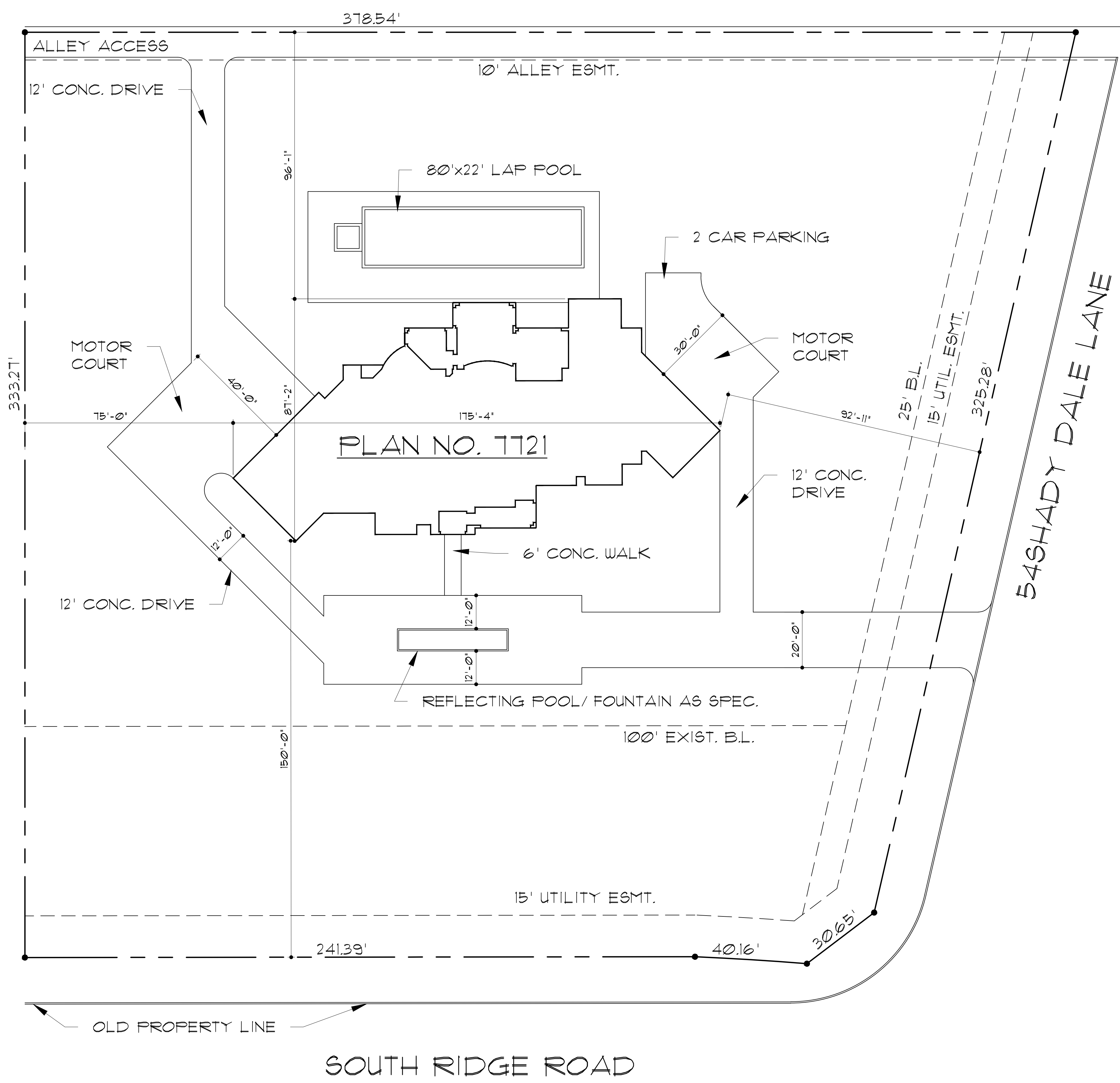
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

REVISIONS	BY

BEST RESIDENCE
 54 SHADY DALE LN, ROCKWALL, TX. 75032
 LOT #1, BLK "A" BEST ESTATE ADDITION

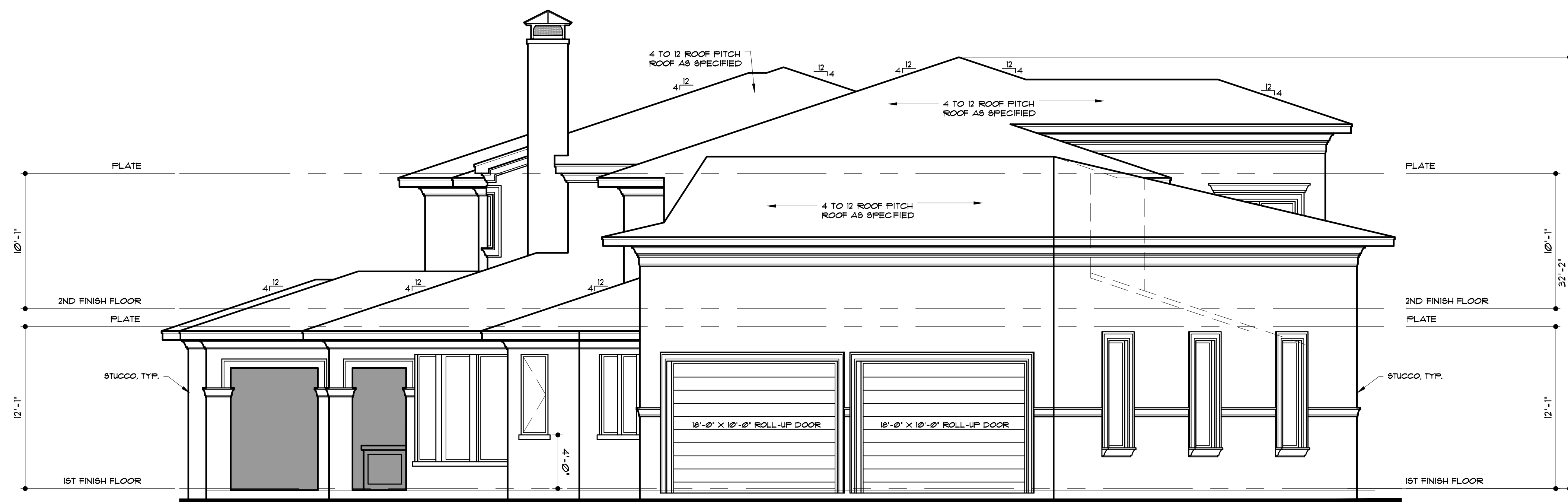
RICK SHIPLEY
 CUSTOM HOMES
 DESIGN - BUILD - DEVELOP
Since 1982 - www.rickshipleycustomhomes.com - Dallas Area Builder



PLOT PLAN
 SCALE: 1" = 20'-0"
 LOT #1, BLK. "A"
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. 7721

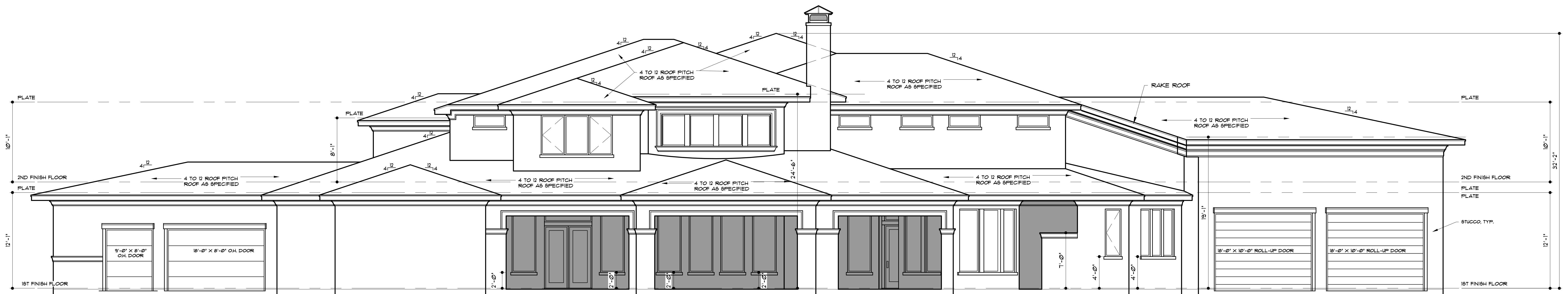
Date: 2-26-20
 Scale:
 Draun: SEK
 Job:
 Sheet: **PLOT**
 Of 6 Sheets

REVISIONS	BY



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

PLAN NO. 7721

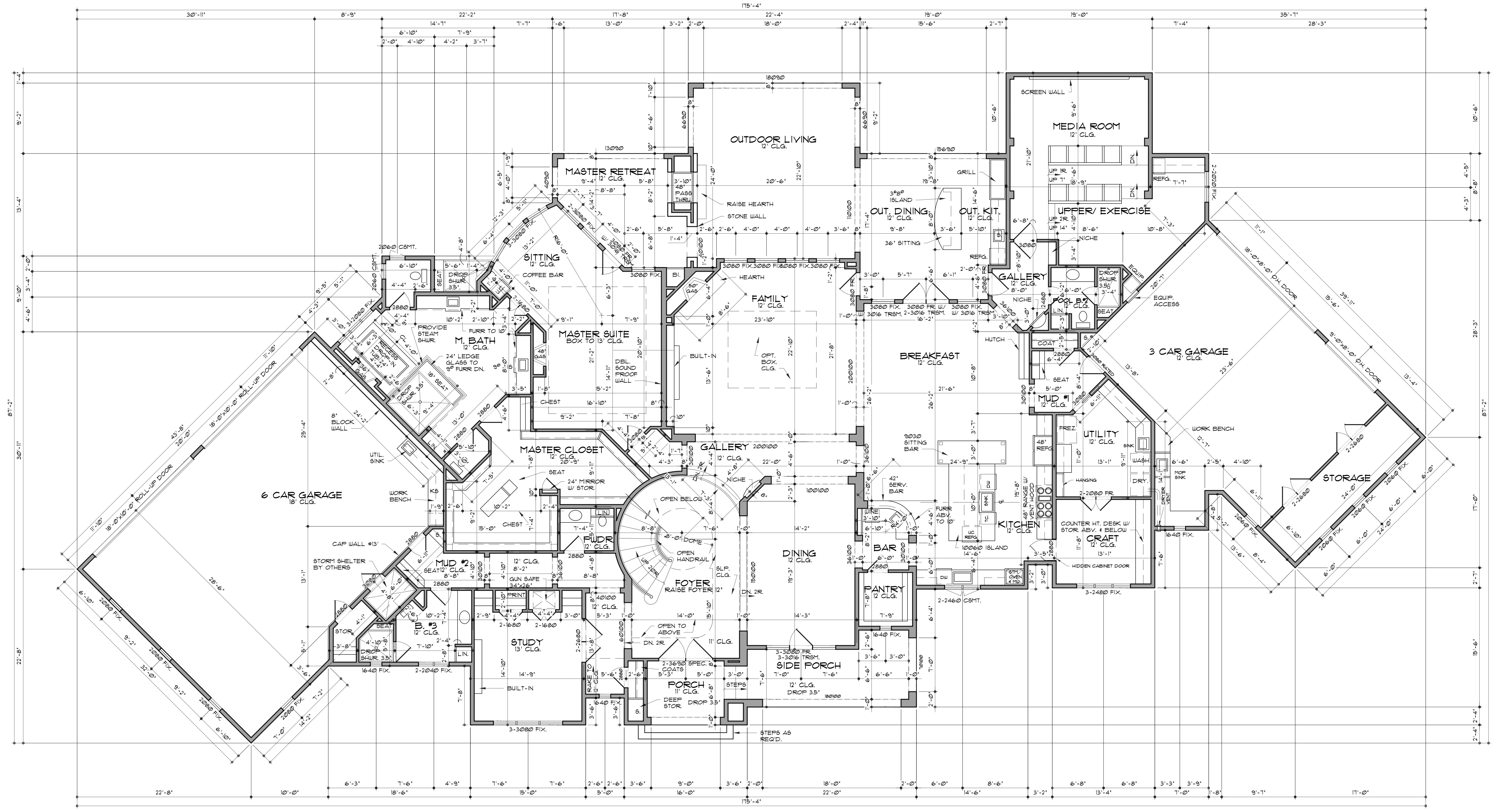
BEST RESIDENCE
 54 SHADY DALE LN, ROCKWALL, TX, 75032
 LOT #1, BLK "A" BEST ESTATE ADDITION

RICK SHIPLEY
 CUSTOM HOMES
 DESIGN - BUILD - DEVELOP
 Since 1982 - www.rickshipleycustom.com - Dallas Best Builder

Date: 2-26-20
 Scale:
 Draun: SEK
 Job:
 Sheet:
 Of 6 Sheets

4
 Of 6 Sheets

REVISIONS	BY



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:

- ALL PLUMBING WALLS TO BE 2X6.
- ALL EXTERIOR WALLS WITH FLUTE HEIGHT HIGHER THAN 12'-0" AFF. TO BE 2X6.
- TANKLESS WATER HEATERS
- DROP ALL SHOWER FLOORS 3/4"
- FOAM ENCAPSULATION PROJECT

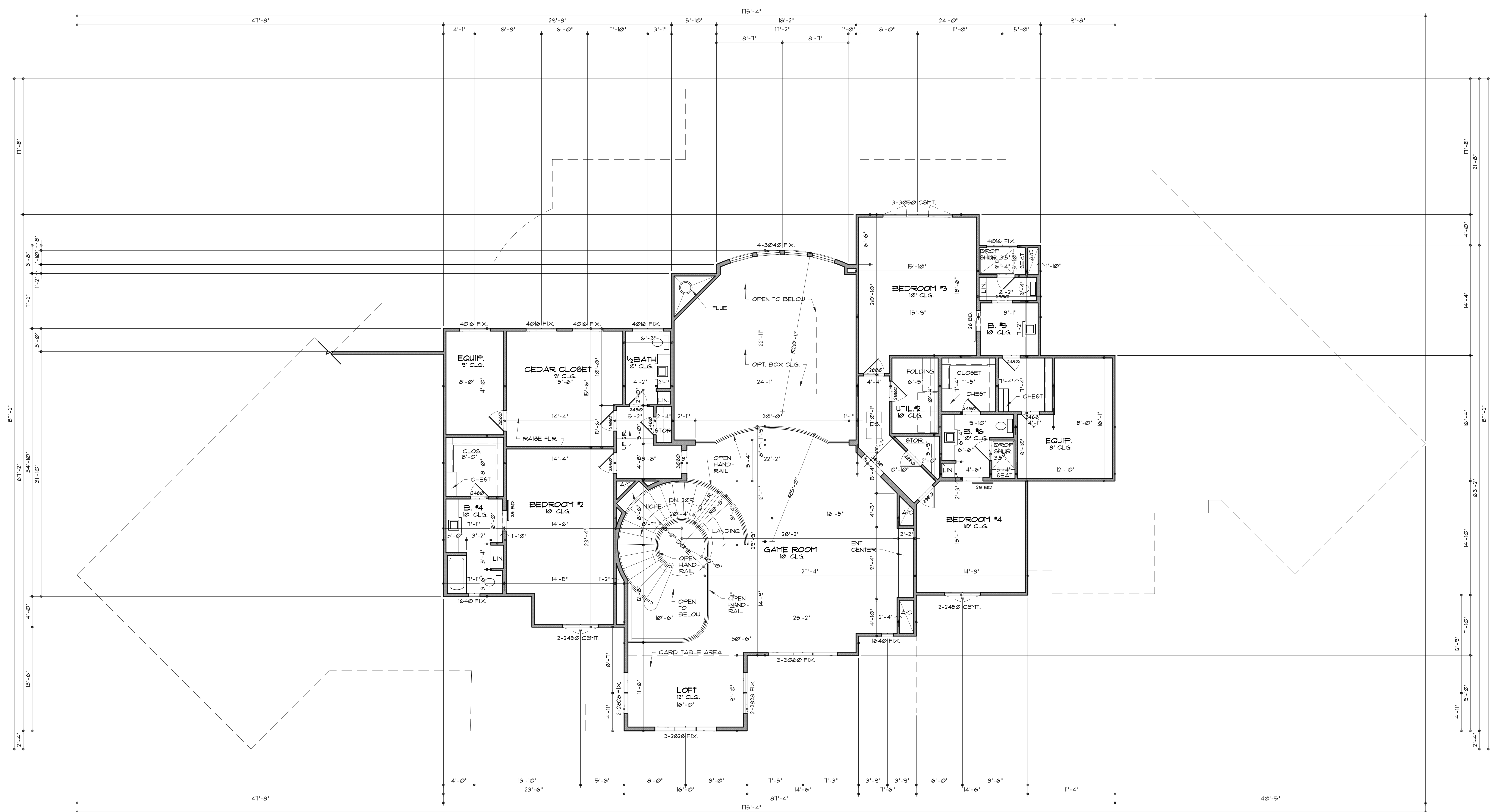
AREAS	
FIRST FLOOR	5,242 SF
SECOND FLOOR	2,419 SF
TOTAL A/C	7,121 SF
GARAGE + STOR. (3 CAR)	1,042 SF
GARAGE + STOR. (6 CAR)	1,366 SF
PORCH + SIDE PORCH	311 SF
OUTDOOR LIVING TOTAL	1,068 SF
EQUIP/ CEDAR CLOSETS	508 SF
OUTDOOR SHOWER	29 SF

PLAN NO. 7721

BEST RESIDENCE
54 SHADY DALE LN. ROCKWALL, TX. 75032
LOT #1, BLK "A" BEST ESTATE ADDITION

RICK SHIPLEY
CUSTOM HOMES
DESIGN - BUILD - DEVELOP
Since 1985 - www.rickshipleycustom.com - Dallas Area Builder

Date: 2-26-20
Scale:
Drawn: SEK
Job:
Sheet:
Of 6 Sheets



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:
 ALL PLUMBING WALLS TO BE 2X6.
 ALL EXTERIOR WALLS WITH FLUTE HEIGHT HIGHER THAN 12'-0" AFE. TO BE 2X6.
 TANKLESS WATER HEATERS
 DROP ALL SHOWER FLOORS 3/4"
 FOAM ENCAPSULATION PROJECT

PLAN NO. 7721

Date: 2-26-20
 Scale:
 Drawn: SEK
 Job:
 Sheet:
 Of 6 Sheets

2