



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-044

**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 102 Thistle Place

Subdivision Chandler's Landing

Lot 24 Block A

General Location \_\_\_\_\_

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

Current Zoning Single family

Current Use land

Proposed Zoning Single family

Proposed Use single family home

Acreage 0.21

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 Coastal Plains estates

Applicant SAMC

Contact Person Casey Cox

Contact Person \_\_\_\_\_

Address 8400 sunset blvd

Address AS

City, State & Zip Rowlett TX, 75088

City, State & Zip \_\_\_\_\_

Phone 618-218-5339

Phone \_\_\_\_\_

E-Mail coastalplainsest@gmail.com

E-Mail \_\_\_\_\_

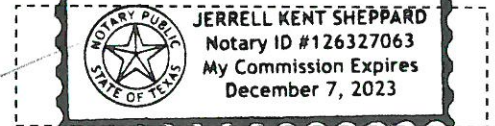
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Casey M. Cox [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 16th day of October, 20 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 16th day of October, 20 20.

Owner's Signature \_\_\_\_\_



Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires \_\_\_\_\_

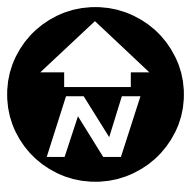




# City of Rockwall

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.







## Miller, Ryan

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**From:** Gamez, Angelica  
**Sent:** Wednesday, October 21, 2020 2:20 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** Public Notice (10.20.2020).pdf; HOA Map Z2020-044.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 was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 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](mailto: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>.

### **Z2020-044 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request by Casey Cox of Costal Plains Estates 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 0.21-acre parcel of land identified as Lot 24, Block A, Chandler's Landing, Phase 7, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 102 Thistle Place, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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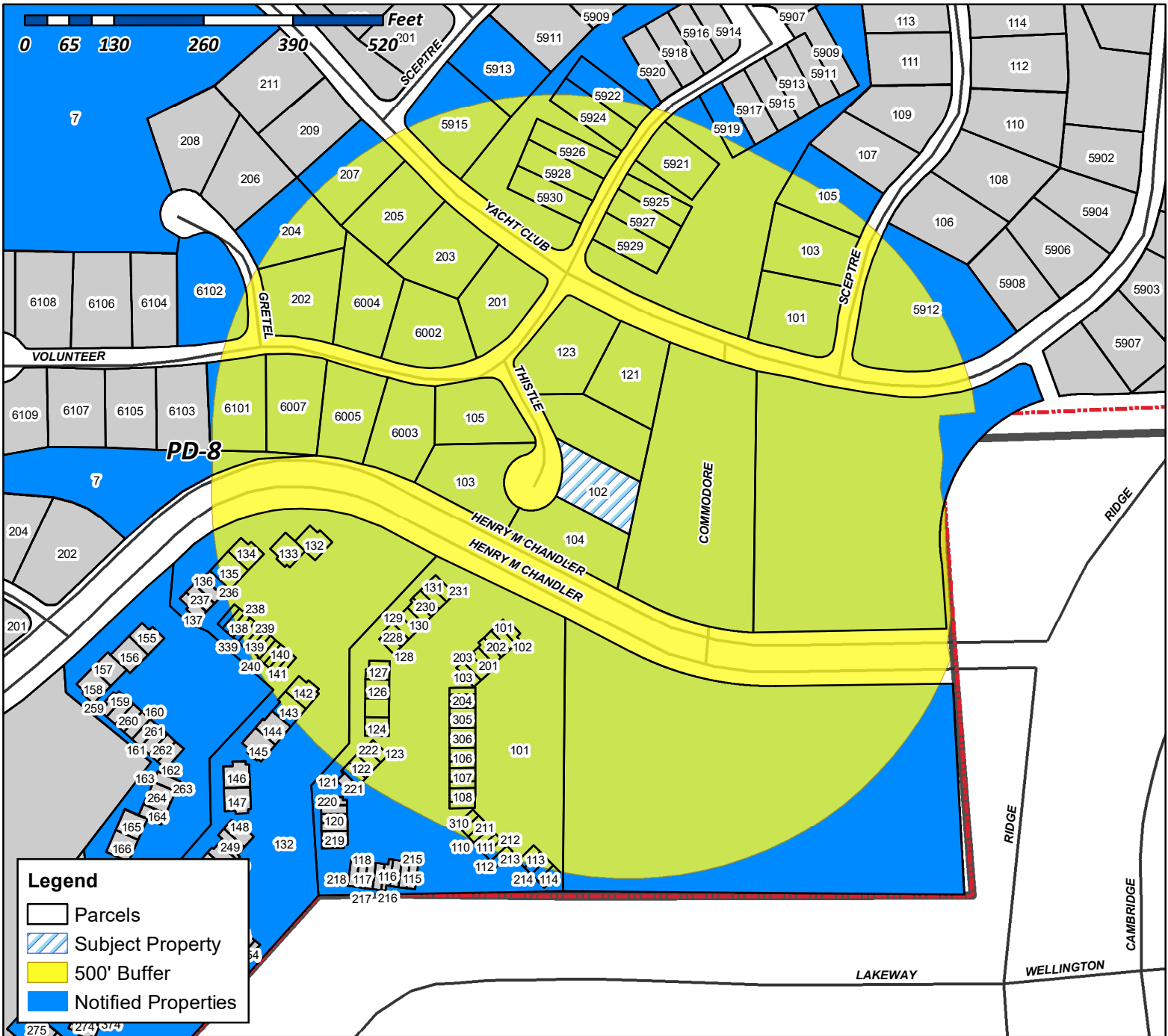
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# City of Rockwall

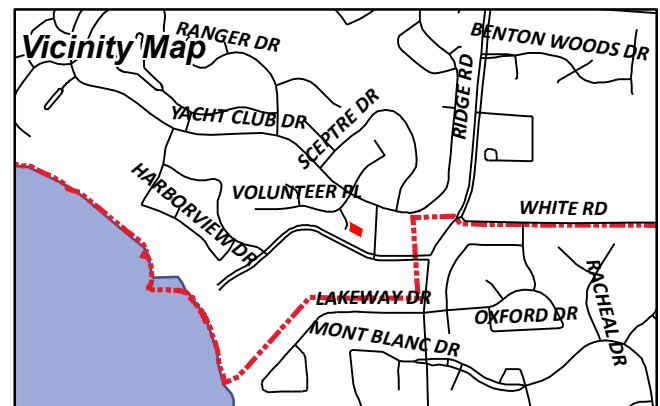
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**Case Number:** Z2020-044  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 102 Thistle Place

**Date Created:** 10/19/2020  
**For Questions on this Case Call (972) 771-7745**



CHANDLERS LANDING COMMUNITY  
ASSOCIATION  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

PRICE JASON ALAN  
10041 W DUBLIN DR  
FORNEY, TX 75126

NIGH INVESTMENTS LIMITED LIABILITY  
COMPANY  
101 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

ARNOLD MICHAEL J & KATHY RENEE  
101 SCEPTRE DR  
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A  
102 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

TOMPKINS JAMES MICHAEL & LAURIE CARLENE  
GARVIN  
102 THISTLEPL  
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH  
1029 SILVERTHORN CT  
MESQUITE, TX 75150

SHIVERS MARGARET ANN  
103 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

SELL KIMBERLEE Z  
103 SCEPTRE DR  
ROCKWALL, TX 75032

FISHER TED Y  
103 THISTLE PL  
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L  
REVOCABLE LIVING TRUST  
104 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

JONES ANGELA DENISE  
104 THISTLE PLACE  
ROCKWALL, TX 75032

SELZER DEANNA  
105 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

MCPMAHON PATRICK AND CHERYL  
105 SCEPTRE DR  
ROCKWALL, TX 75032

RAY LAURA MATTESON  
105 THISTLE PLACE  
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &  
MANDY E YNIGUEZ  
106 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE  
IRENE  
107 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

KEITH BENJAMIN AND  
SHERYL KEITH  
108 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN  
109 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN  
110 CODY CIR N  
SULPHUR SPRINGS, TX 75482

PARNES ALEXANDRA  
110 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

COOK JEAN QUILL  
1102 HERITAGE  
GARLAND, TX 75043

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1105 51ST ST W  
BRADENTON, FL 34209

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111 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR  
112 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E  
113 HENRY M CHANDLER DRIVE  
ROCKWALL, TX 75032

N & S PROPERTIES LLC  
114 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

HPA US1 LLC  
120 RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

ELLISTON DANIEL MARK  
121 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

RAGLE VICKIE  
122 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A  
123 HENRY M CHANDLER DRIVE  
ROCKWALL, TX 75032

HPA US1 LLC  
123 YACHT CLUBDR  
ROCKWALL, TX 75032

CGN SPYGLASS LLC  
124 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

ESTRERA AARON S ETUX  
125 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES  
125 SHEPHERDS GLEN  
ROCKWALL, TX 75032

KEITH BENJAMIN AND  
SHERYL KEITH  
126 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

JONES JONATHAN  
127 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN  
128 HENRY M CHANDLERDR  
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ROCKWALL HOMES LLC  
C/O SAUNDRA HOLLAND  
129 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

HAYS DANNY W & JOAN  
130 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH  
131 HENRY M CHANDLERDR  
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JERRY C NELSON AND MARIBETH NELSON-  
TRUSTEES  
132 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

WRIGHT RHONDA  
133 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST  
JERROLD F AND KATHLEEN A CROUCH TRUSTEES  
134 HENRY M. CHANDLER DR.  
ROCKWALL, TX 75032

CGN SPYGLASS LLC  
135 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

CGN SPYGLASS LLC  
138 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

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139 HENRY M CHANDLERDR  
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SAHARA AGUIRRE  
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STEWART BEVERLY AND JAMES  
142 HENRY M CHANDLERDR  
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ADDISON, TX 75001

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15 KESTREL CT  
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MATTHEW WEST BALLARD  
155 HENRY M CHANDLERDR  
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IRENE  
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FOREST HILLS, NY 11375

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201 HENRY M CHANDLER DR  
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MACFARLANE VICTOR L TRUST  
VICTOR B & THADERINE D MACFARLANE  
TRUSTEES  
201 SPEAR ST STE 1000  
SAN FRANCISCO, CA 94105

MACFARLANE VICTOR L TRUST  
VICTOR B & THADERINE D MACFARLANE  
TRUSTEES  
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MATTESON EVAN RICHARD & VIRGINIA ANN  
202 GRETEL PL  
ROCKWALL, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB  
202 HENRY M CHANDLER DR  
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SELZER DEANNA  
202 RAINBOW DR  
ROCKWALL, TX 75032

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203 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

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203 YACHT CLUB DR  
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204 GRETEL PLACE  
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY  
204 HENRY M CHANDLER DRIVE  
ROCKWALL, TX 75088

ALLEN FRANCIS C  
204 SOVEREIGN CT  
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST  
MICHAEL D KNABLE TRUSTEE  
205 BENTON DRIVE APT 1202  
ALLEN, TX 75013

GARDNER DAVID L REV LIV TR  
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MANDY E YNIGUEZ  
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SUNNYVALE, TX 75182

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205 YACHT CLUB DR  
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING  
TRUST  
206 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

HENZEN CARLA  
207 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

GROVE JERRY DAVID  
207 YACHT CLUB DR  
ROCKWALL, TX 75032

E C LIVING LLC  
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ROCKWALL, TX 75032

J&R HUNT INVESTMENTS LLC  
211 HENRY M CHANDLER DR  
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JOHN C & ARLENE C FREDERIKSEN TRUSTEES  
212 HENRY M CHANDLER DR  
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FLORES EMILY RODELA  
221 HENRY M CHANDLER DRIVE  
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E C LIVING LLC  
222 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J  
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ROCKWALL, TX 75032

TULK SHARON K  
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ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY  
COMPANY  
230 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

KEITH BENJAMIN AND  
SHERYL KEITH  
231 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

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2311 NORWICH DR  
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MICHAEL D KNABLE TRUSTEE  
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ROCKWALL, TX 75032

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239 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA  
240 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

MORALE PATRICIA L  
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HOUSTON, TX 77027

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HOUSTON, TX 77027

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MATTHEW WEST BALLARD  
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SPRING, TX 77386

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SHERYL KEITH  
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ANDERSON MARK ANDREAS  
303 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC  
304 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

DOMINGUE JON  
305 HENRY M CHANDLER DR UNIT 305  
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN  
306 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC  
307 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND  
DONNA L WINDSOR  
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ROCKWALL, TX 75032

JOHNSON FAMILY TRUST  
338 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

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339 HENRY M CHANDLER DR  
ROCKWALL, TX 75032

THOMPSON PAIGE ELIZABETH  
340 HENRY M CHANDLER  
ROCKWALL, TX 75032

N & S PROPERTIES LLC  
3402 ANTHONY CIR  
ROWLETT, TX 75088

WEBSTER MARY ANN  
341 HENRY M CHANDLERDR  
ROCKWALL, TX 75032

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3810 COVE RD  
ROWLETT, TX 75088

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TRUST  
4048 ROBIN ST  
BAY ST LOUIS, MS 39520

TULK SHARON K  
408 COLUMBIA DR  
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST  
JERRY C NELSON AND MARIBETH NELSON-  
TRUSTEES  
410 COLUMBIA DRIVE  
ROCKWALL, TX 75032

J&R HUNT INVESTMENTS LLC  
427 PRIVATE ROAD 2939  
PITTSBURG, TX 75686

WRIGHT RHONDA  
428C YACHT CLUB DR  
ROCKWALL, TX 75032

FISHER TED Y  
4404 PLACIDIA AVE  
TOLUCA LAKE, CA 91602

DAVIS NITA  
5 DARR ROAD  
HEATH, TX 75032

LIECHTY FAMILY PARTNERSHIP LP  
502 TERRY LN  
HEATH, TX 75032

CASTER JAMES E JR AND MILINDA J  
512 PRIVATE RD 52444  
LEESBURG, TX 75451

FREDERIKSEN JOHN C & ARLENE C REV LIV TR  
JOHN C & ARLENE C FREDERIKSEN TRUSTEES  
5518 CHALLENGER CT  
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN  
5575 CANADA CT  
ROCKWALL, TX 75032

RABAH MUSTAFA-HASAN AND MILAN  
5912 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

HALL GLENN D & JUDY K  
5913 SCEPTRE DR  
ROCKWALL, TX 75032

HUNT ROBERT W & MARY E  
5915 SCEPTRE DR  
ROCKWALL, TX 75032

PRICE JASON ALAN  
5919 VOLUNTEER PL  
ROCKWALL, TX 75032

RIVERA ENRIQUE JR AND  
SAHARA AGUIRRE  
5921 VOLUNTEER PL  
ROCKWALL, TX 75032

LENOX NANCY H  
5922 VOLUNTEER PL  
ROCKWALL, TX 75032

HEFFERNAN MARILYN  
5924 VOLUNTEER PL  
ROCKWALL, TX 75032

SRP SUB, LLC  
5925 VOLUNTEER PL  
ROCKWALL, TX 75032

CONE YVONNE MARIE REVOCABLE LIVING  
TRUST  
5926 VOLUNTEER PL  
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI  
5927 VOLUNTEER PL  
ROCKWALL, TX 75032

ALLEN FRANCIS C  
5928 VOLUNTEER PL  
ROCKWALL, TX 75032

SCHIRATO LISA  
5929 VOLUNTEER PLACE  
ROCKWALL, TX 75032

LEATHERWOOD CATHY R  
5930 VOLUNTEER PLACE  
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES  
6002 VOLUNTEER PL  
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE  
6003 VOLUNTEER PL  
ROCKWALL, TX 75032

WOOD TERESA E  
6004 VOLUNTEER PL  
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M  
6005 VOLUNTEER PL  
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA  
6007 VOLUNTEER PL  
ROCKWALL, TX 75032

DWYER REX W AND AMY  
6101 VOLUNTEER PL  
ROCKWALL, TX 75032

MACALIK OTTO JEFFREY  
6102 VOLUNTEER PL  
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST  
628 SHADOW WOOD LN  
HEATH, TX 75032

HAYS DANNY W & JOAN  
639 STAFFORD CIR  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
7 GREENBELT  
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L  
REVOCABLE LIVING TRUST  
782 HANOVER DR  
ROCKWALL, TX 75087

E C LIVING LLC  
7926 ENCLAVE WAY  
DALLAS, TX 75218

ARMSTRONG D  
804 EAGLE PASS  
HEATH, TX 75032

SRP SUB, LLC  
8665 EAST HARTFORD DRIVE SUITE 200  
SCOTTSDALE, AZ 85255

ESTRERA AARON S ETUX  
9011 CLEARHURST DR  
DALLAS, TX 75238

ROCKWALL HOMES LLC  
C/O SAUNDRA HOLLAND  
909 CULLINS RD  
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING  
TRUST  
963 W YELLOWJACKET LN APT 302  
ROCKWALL, TX 75087

ENGEL MARIA  
994 GREEN RIVER RD  
WAYNESBORO, TN 38485

VIERLING DENNIS & LISA  
PO BOX 1506  
ROCKWALL, TX 75087

MACALIK OTTO JEFFREY  
PO BOX 2110  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087



# 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. Z2020-044: Specific Use Permit for Residential Infill**

*Hold a public hearing to discuss and consider a request by Casey Cox of Costal Plains Estates 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 0.21-acre parcel of land identified as Lot 24, Block A, Chandler's Landing, Phase 7, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 102 Thistle Place, 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, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 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:

**Henry Lee**  
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](mailto: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, November 16, 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. Z2020-044: Specific Use Permit for 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.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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.

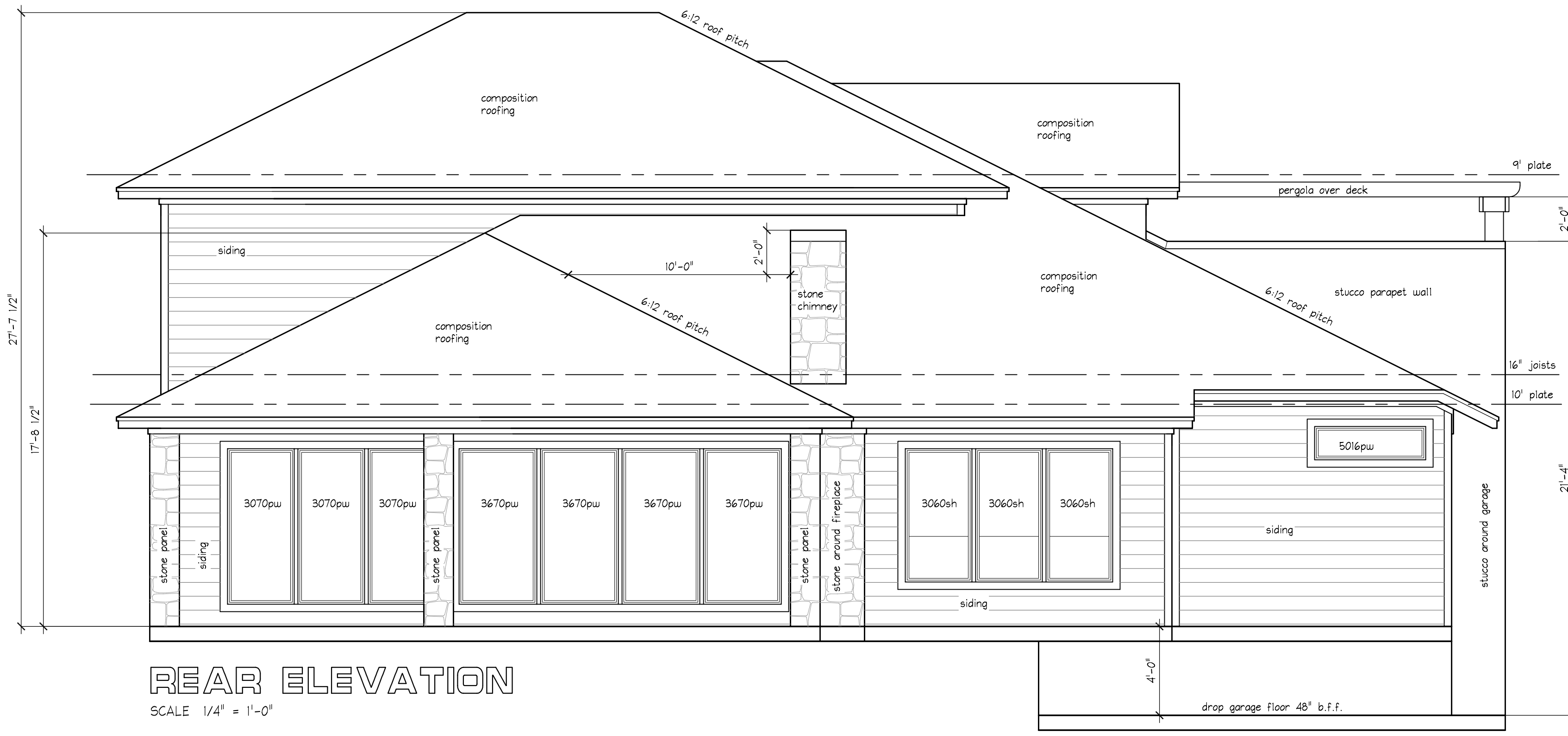
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

Residential stucco requires lath & expanded wire mesh with cement plaster.



**REAR ELEVATION**

SCALE 1/4" = 1'-0"

REVISIONS:

8/3/2020
8/11/2020
9/2/2020

**J. Karlovich**  
Home Design  
(214) 674-0290 : Phone  
jkarlovichhomedesign.com

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Like most home designers, this firm, J. Karlovich Home Design, does not provide structural or engineering design. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If any error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of J. Karlovich Home Design. These plans are intended to be a one time use for this address ONLY.

Coastal Plains Estates  
(618) 218-5339

A Custom House for :  
**Spec House**  
102 Thistle Place  
Lot 24, Block A  
Chandlers Landing #7  
City of Rockwall, Texas

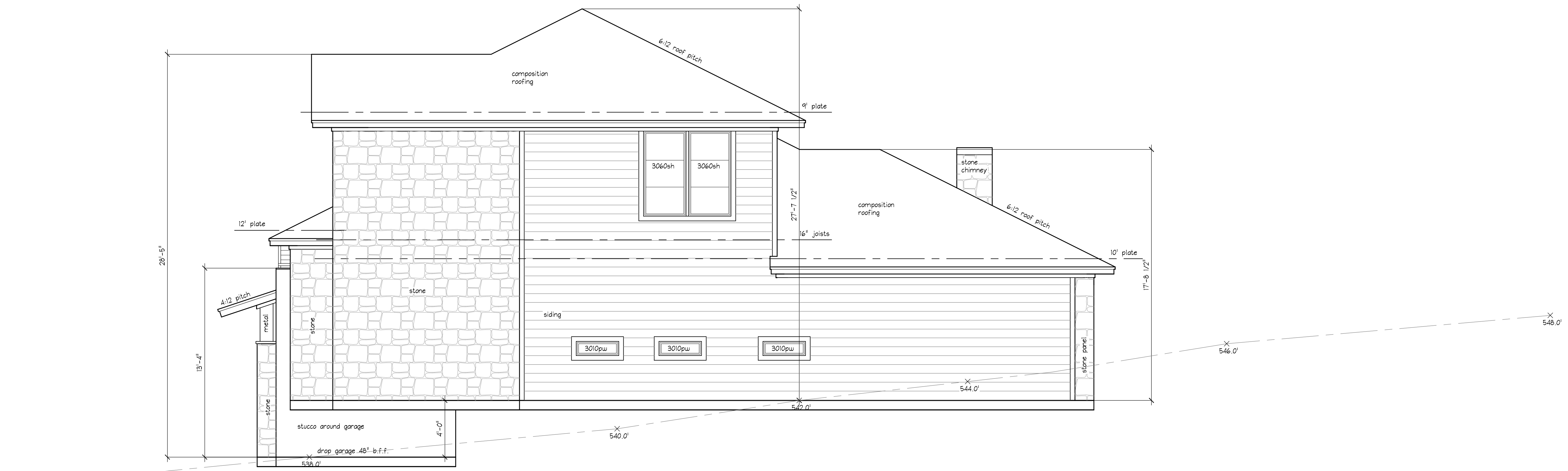
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A Custom House for :

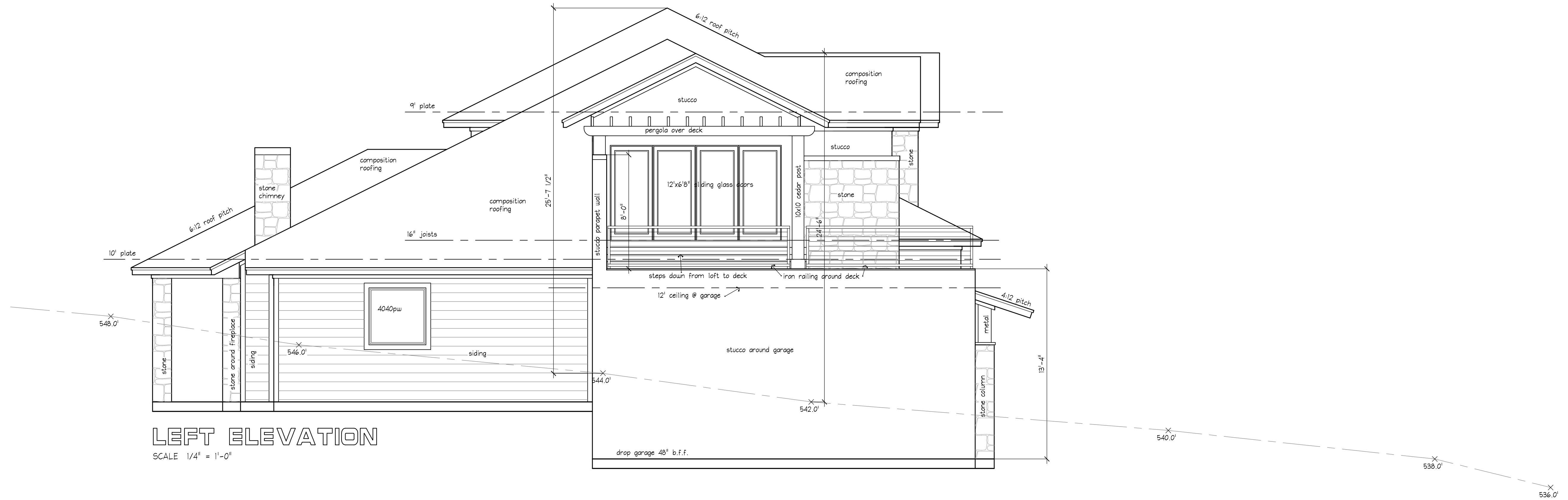
**Spec House**

102 Thistle Place  
Lot 24, Block A  
Chandlers Landing #7  
City of Rockwall, Texas



**RIGHT ELEVATION**

SCALE 1/4" = 1'-0"



**LEFT ELEVATION**

SCALE 1/4" = 1'-0"

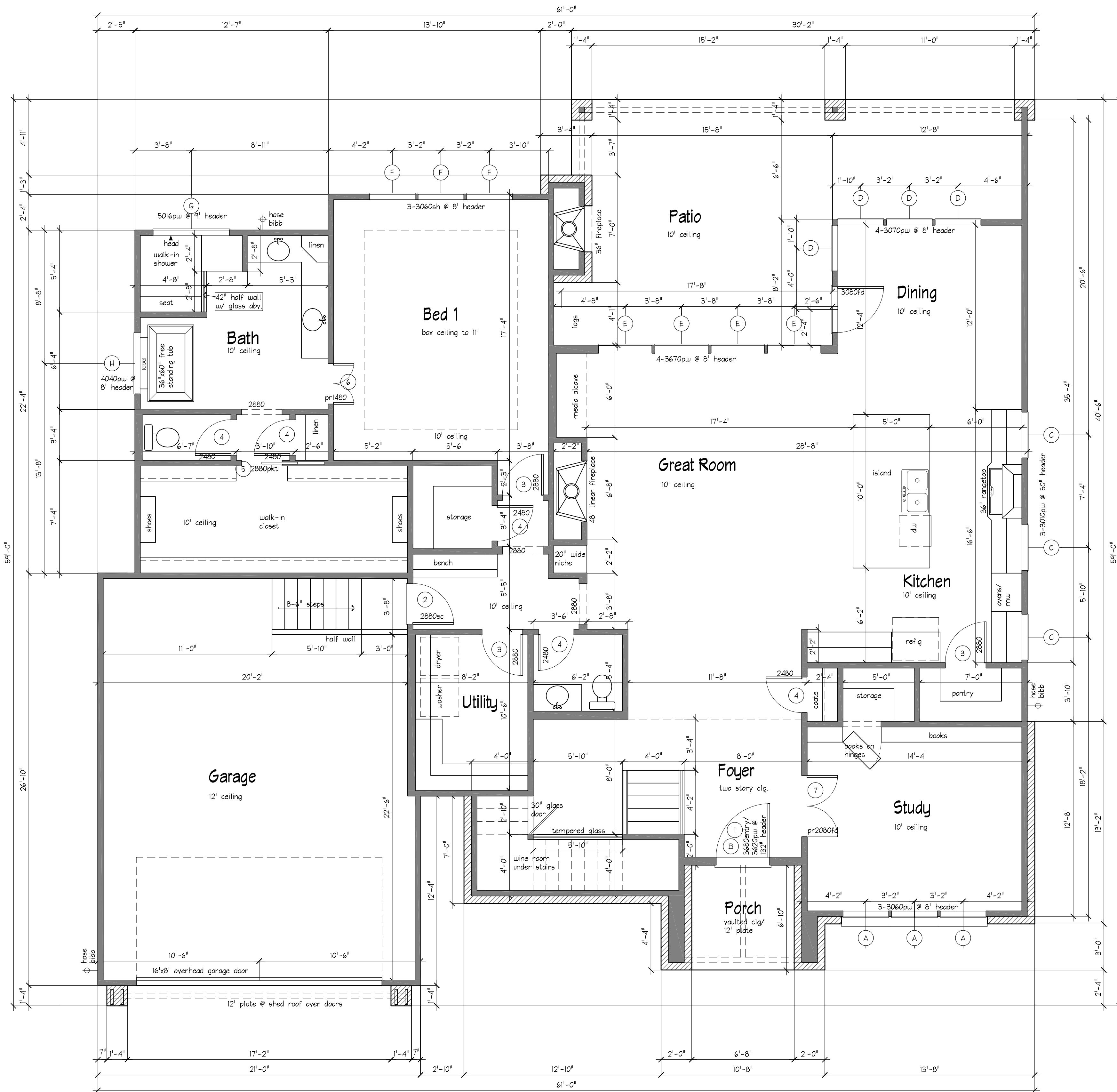






# PLAN NOTES

- All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
- All dimensions are from face of stud to face of stud unless otherwise noted.
- Window sizes indicated on plans are noted by approximate rough opening size. Refer to plans and exterior elevations for window types.
- Coordinate location of utility meters with site plan and locate away from public view. Visual impact shall be minimized, i.e. mount as low as possible.
- Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code. Overall flue height shall be coordinated to match height shown on plans and shall not exceed the top of chimney chase as constructed.
- Contractor shall coordinate all closet shelving requirements.
- Do not scale drawings, follow dimensions only.
- Contractor shall field verify all cabinet dimensions before fabrication.
- Bedroom windows shall have a minimum net clear opening of 5.7 sq. ft., a minimum net clear operable width of 20", a minimum net clear operable height of 24", and have a maximum finish sill height of 43" from finish floor.
- All glass located within 18" of floor, 24" of a door or located within 60" of floor at bathtubs, whirlpools, showers, saunas, steam rooms, or hot tubs shall be tempered.
- All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450.
- Provide combustion air vents, with screen and back damper. For fireplaces, wood stoves and any appliance with an open flame.
- Bathrooms and utility rooms shall be vented to the outside with a minimum of a 90 cfm fan. Range hoods shall also be vented to outside.
- Attic hvac units shall be located within 20' of its service opening. Return air grilles shall not be located within 10 feet of a gas fired appliance.
- All walls and ceilings in garage and garage storage areas to have 5/8" type-X gyp. board w/ 1-hour fire rating. All ext. doors in garage to be metal or solid core doors including doors entering heat/cooled portion of residence.
- All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing 6" (R-19) insulation between 2x4 joists.
- All interior walls shall be covered with 1/2" gypsum board, with metal corner reinforcing, tape float and sand. (3 coats) Use 5/8" gypsum board on ceilings when supporting members are 24" o.c. or greater. Use 1/2" gypsum board on ceiling members less than 24" o.c.
- All bath and toilet area walls and ceilings shall have water resistant gypsum boards.
- All plumbing walls (first and second floor) shall be 2x6.



## Areas:

First Floor Living Area	2,054 sq. ft.
Second Floor Living Area	918 sq. ft.
Total Living Area	2,972 sq. ft.
Garage	546 sq. ft.
Front Porch	60 sq. ft.
Covered Patio	385 sq. ft.
Total Slab Area	3,056 sq. ft.
Total Under Roof	3,974 sq. ft.
Deck (uncovered)	501 sq. ft.

## Doors Schedule:

ID#	Size	Description	Quantity
1	3680	Special Front Entry as Selected	1
2	2880	Interior Solid Core (1 hour rated)	1
3	2880	Interior as Selected	3
4	2880	Interior as Selected	3
5	2880	Interior as Selected	3
6	2880	Interior as Selected	2
7	2080	Interior as Selected	2
8	2468	Interior as Selected	2
9	2068	Interior as Selected	2
10	2468	Interior as Selected	2
11	2668	Interior Solid Core (1 hour rated)	2
12	12 x 6 8"	Exterior Sliding Glass Doors	2

## Windows Schedule:

ID#	Size	Description	Quantity
A	3060	Picture Window	5
B	3070	Picture Window	1
C	3070	Picture Window	3
D	3670	Picture Window	4
E	3060	Single Hung	6
F	5016	Picture Window	1
G	4040	Picture Window	1
H	2060	Picture Window	1
J	2030	Picture Window	2
K			

A Custom House for:  
**Spec House**  
 102 Thistle Place  
 Lot 24, Block A  
 Chandlers Landing #7  
 City of Rockwall, Texas

# FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

## REVISIONS:

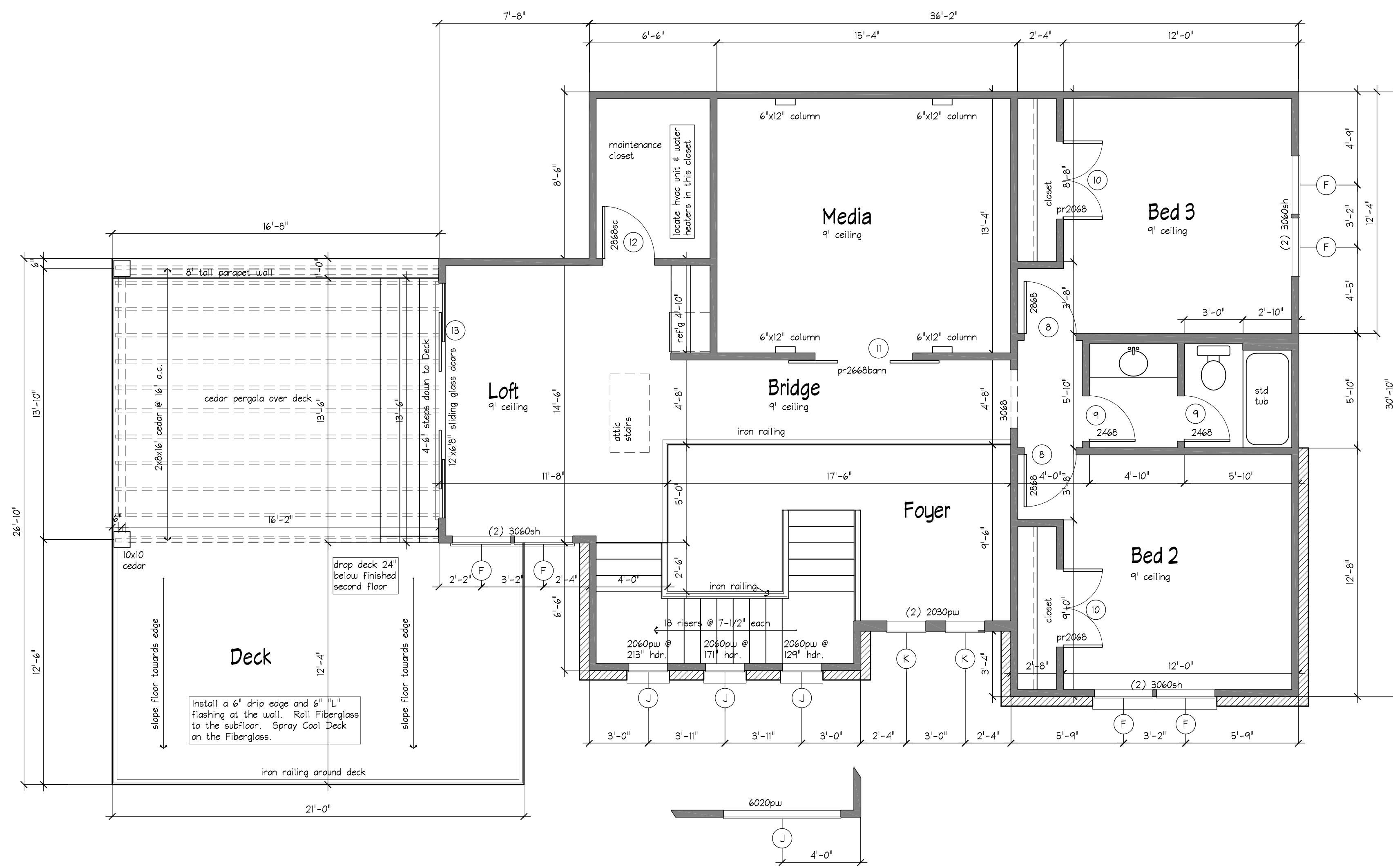
8/3/2020
8/11/2020
9/2/2020

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A Custom House for:  
**Spec House**  
 102 Thistle Place  
 Lot 24, Block A  
 Chandlers Landing #7  
 City of Rockwall, Texas



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

REVISIONS:

8/3/2020
8/11/2020
9/2/2020

**J. Karlovich**  
Home Design  
(214) 674-0290 : Phone  
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A Custom House for :  
**Spec House**  
102 Thistle Place  
Lot 24, Block A  
Chandlers Landing #7  
City of Rockwall, Texas



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.21-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK A, CHANDLER'S LANDING, PHASE 7, 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 from Major Rush for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.21-acre parcel of land being described as Lot 24, Block A, Chandler's Landing, Phase 7, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 102 Thistle Place, 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 the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) 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 the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) 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* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, 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

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- 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 7<sup>TH</sup> DAY OF DECEMBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: November 16, 2020

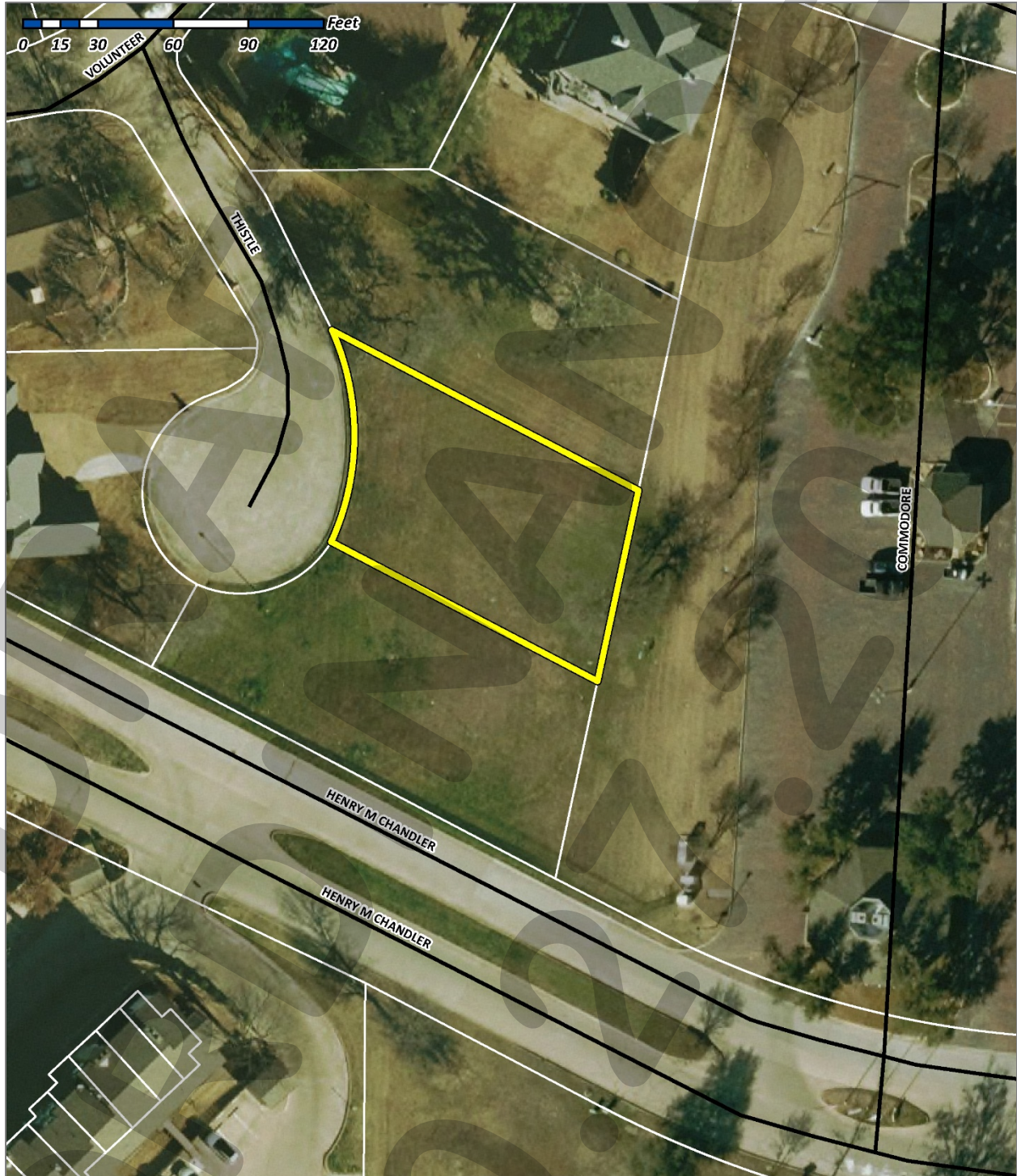
2<sup>nd</sup> Reading: December 7, 2020



**Exhibit 'A'**  
*Location Map and Survey*

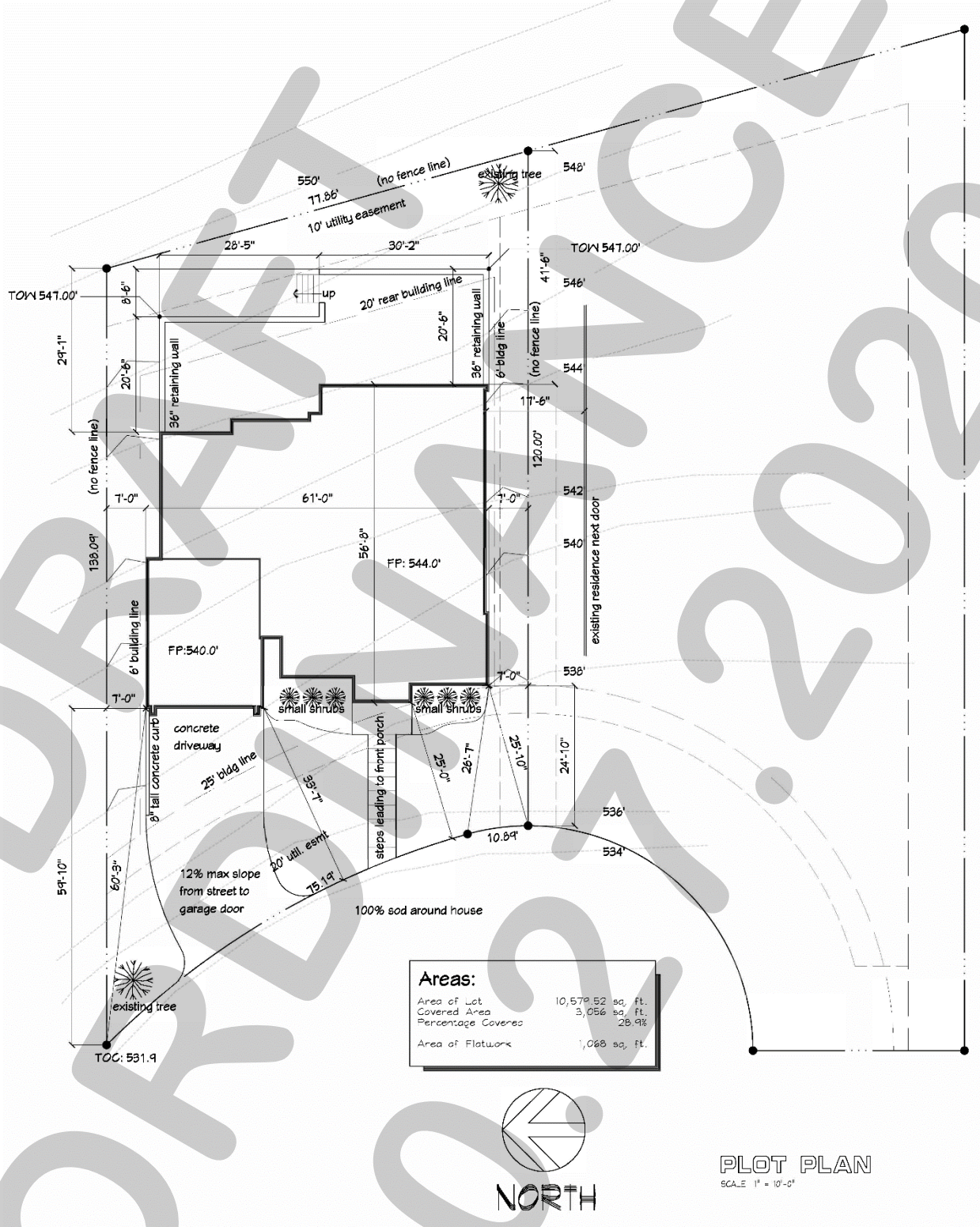
Address: 102 Thistle Place

Legal Description: Lot 24, Block A, Chandler's Landing, Phase 7

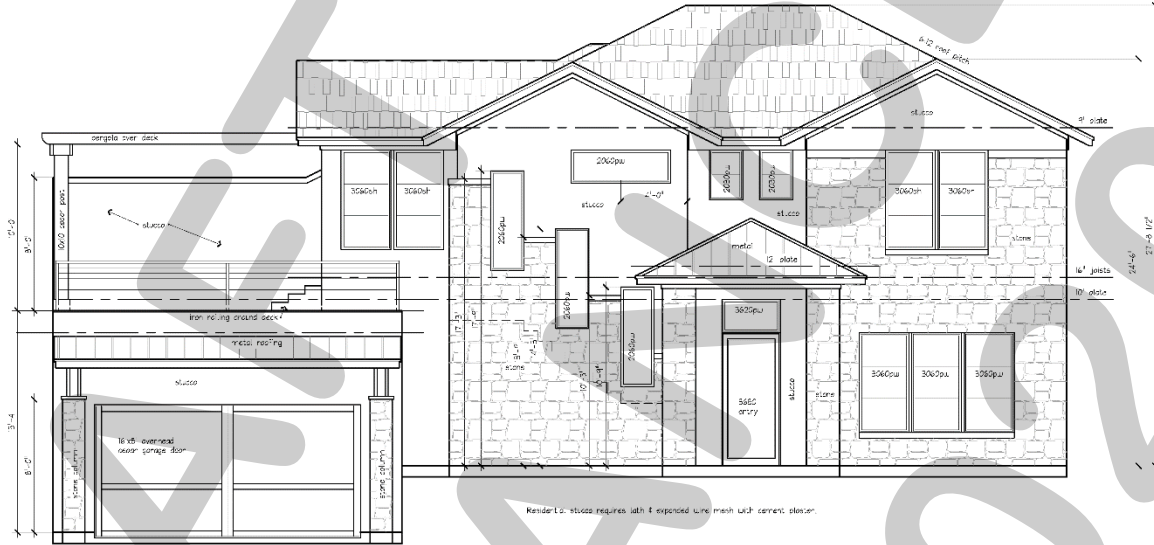




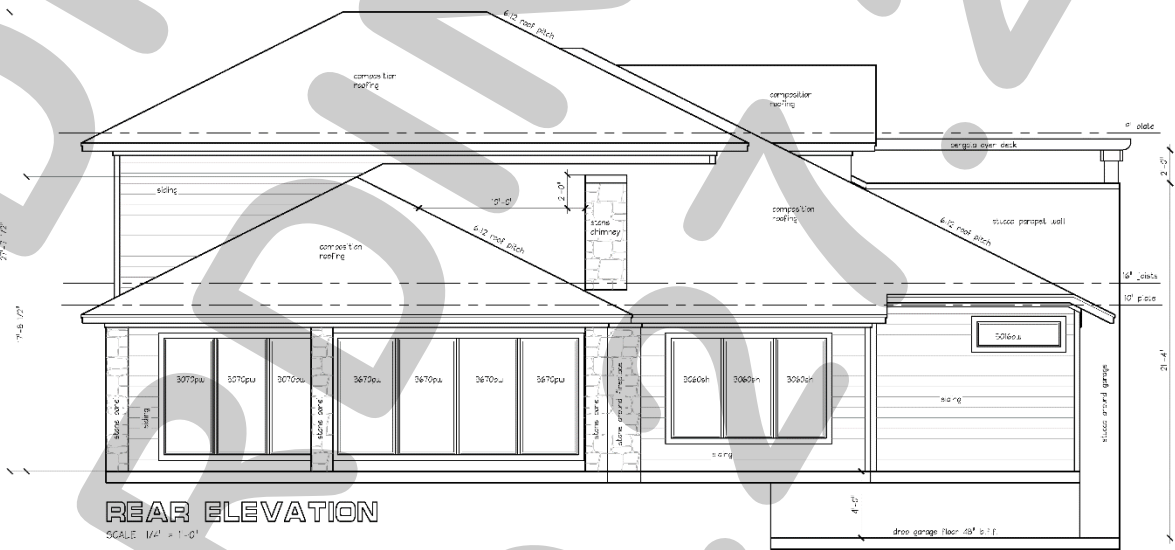
**Exhibit 'B':  
Residential Plot Plan**



**Exhibit 'C':  
Building Elevations**

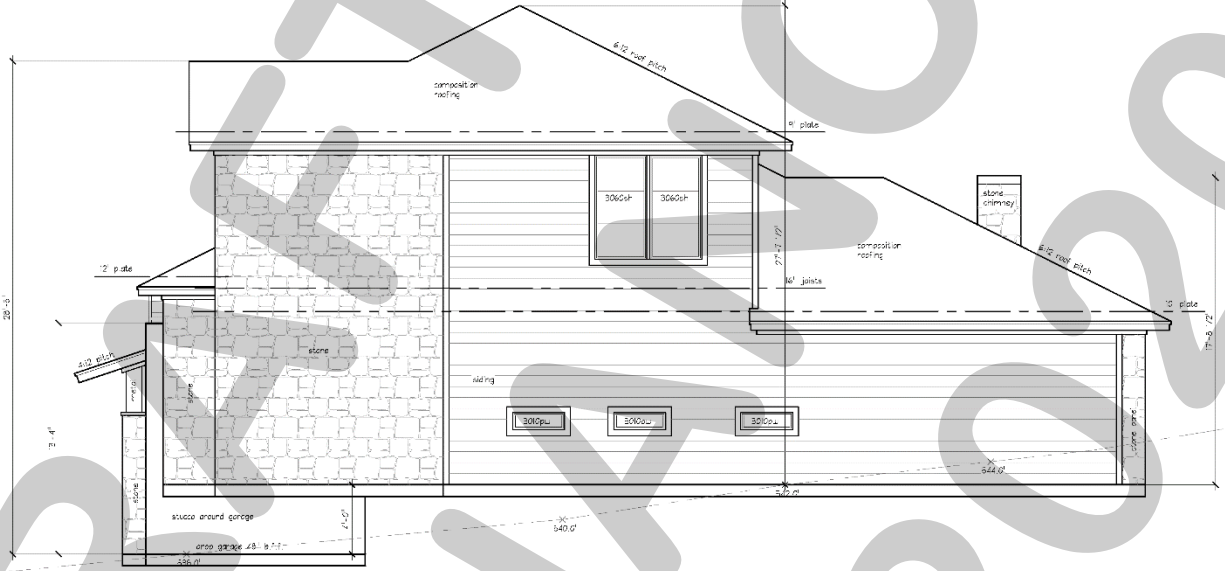


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

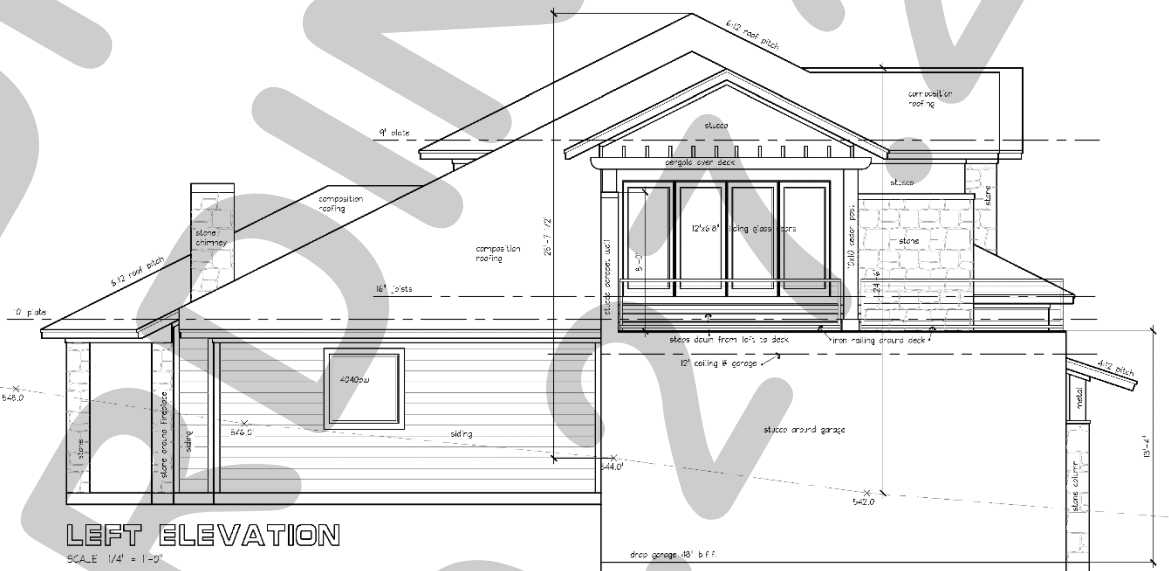


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**Exhibit 'C':  
Building Elevations**



**RIGHT ELEVATION**  
SCA. E 1/4" = 1'-0"



**LEFT ELEVATION**  
SCA. E 1/4" = 1'-0"