



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-051

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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5108 Yacht Club Drive, Rockwall, TX

SUBDIVISION Chandlers Landing Addition LOT 4 BLOCK B

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Single Family Residential CURRENT USE Empty Lot

PROPOSED ZONING Single Family Residential PROPOSED USE Single Family Residential

ACREAGE 0.18 LOTS [CURRENT] LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 Henok Fekadu APPLICANT

CONTACT PERSON Henok Fekadu CONTACT PERSON

ADDRESS 5402 Onset Bay Dr ADDRESS

CITY, STATE & ZIP Rowlett TX 75089 CITY, STATE & ZIP

PHONE 214-554-1078 PHONE

E-MAIL Info@openspacebuild.com E-MAIL

NOTARY VERIFICATION [REQUIRED]

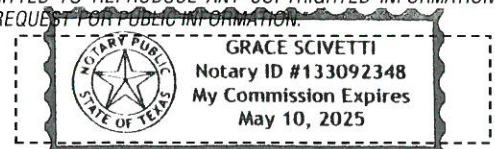
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Henok Fekadu [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 13 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2021. 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.

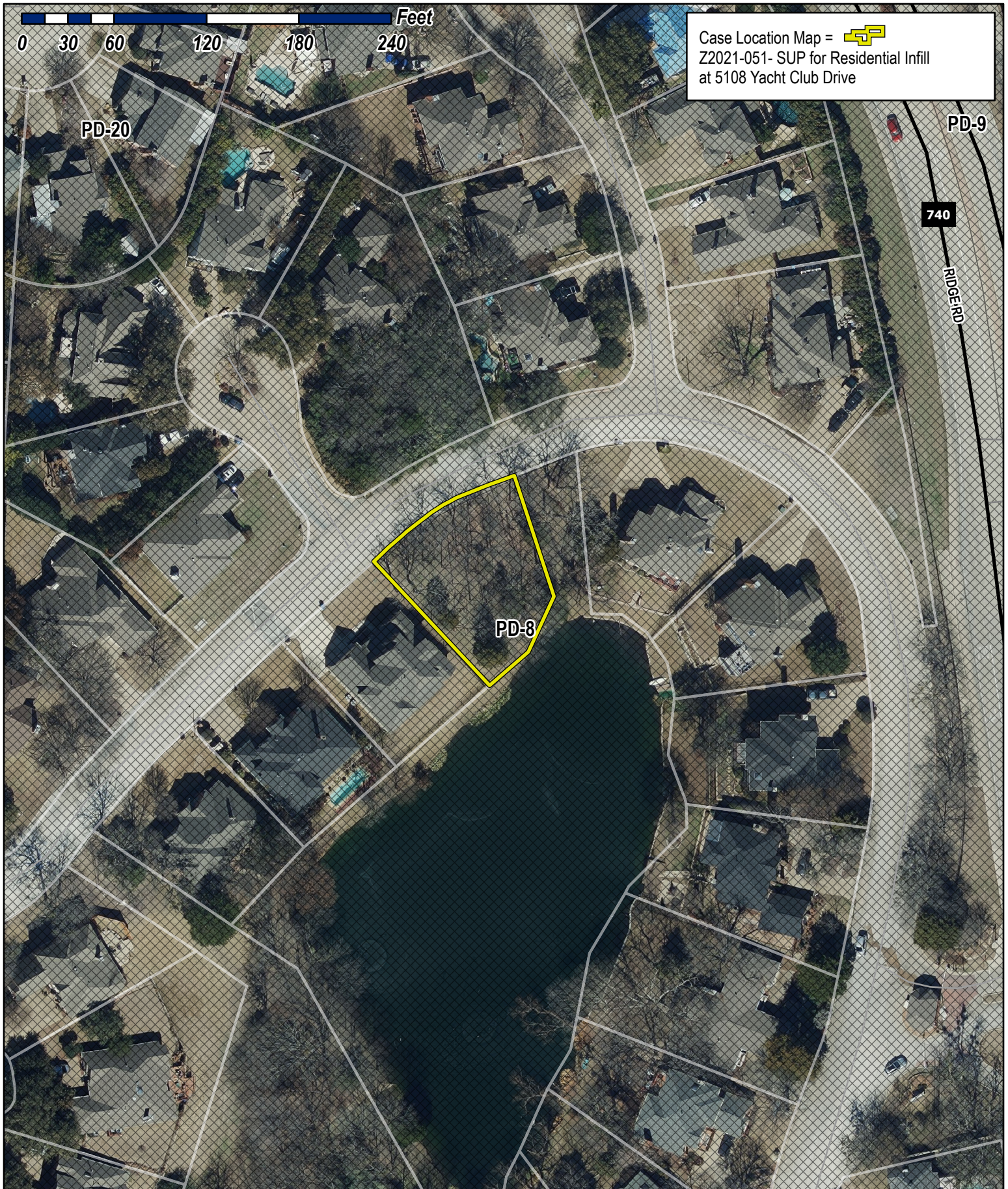
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF December, 2021.


OWNER'S SIGNATURE Henok Fekadu

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Gracie Scivetti



MY COMMISSION EXPIRES 5/10/25



Case Location Map = 
 Z2021-051- SUP for Residential Infill
 at 5108 Yacht Club Drive



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.

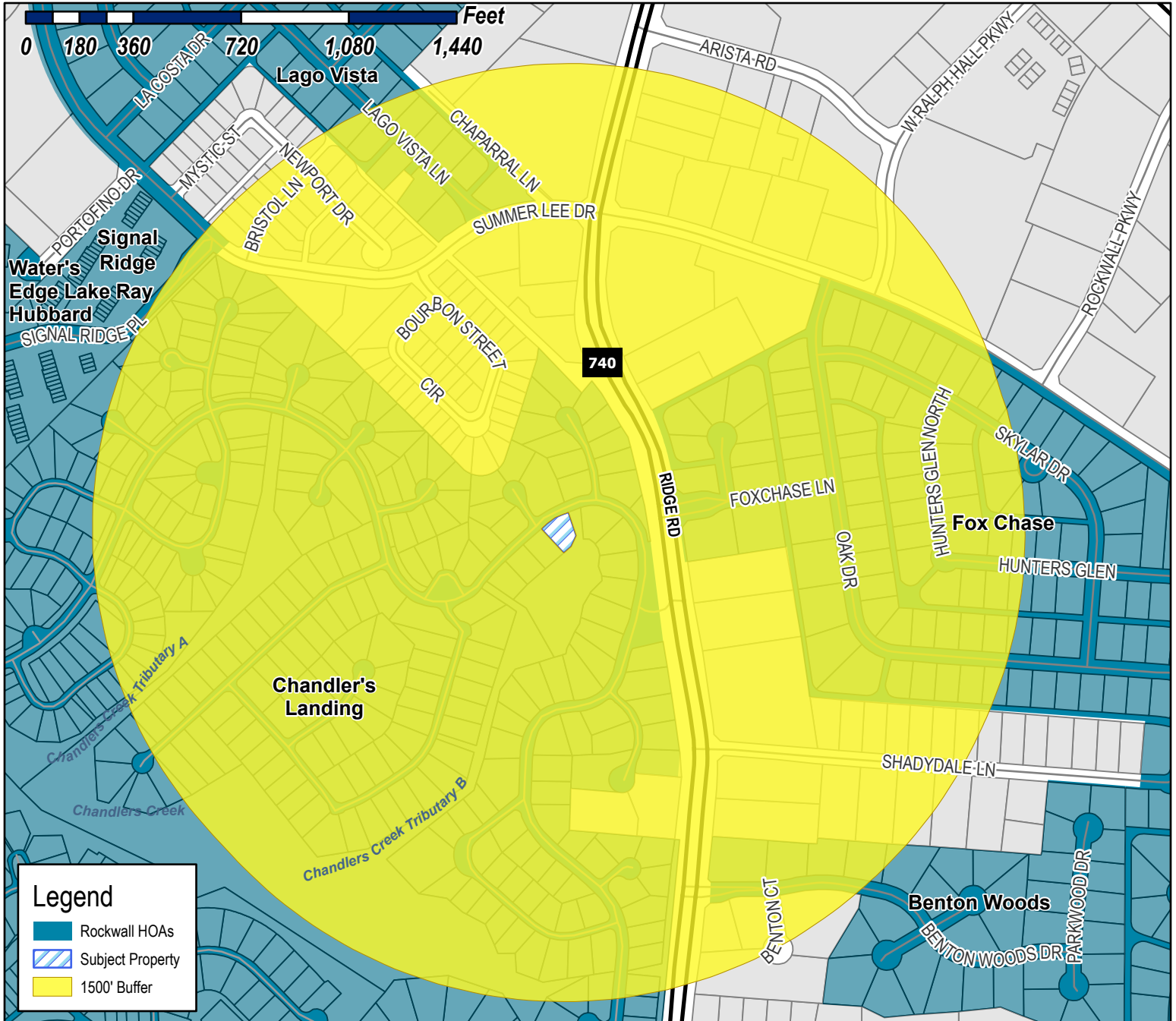




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Case Number: Z2021-051
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 5108 Yacht Club Drive

Date Saved: 12/16/2021
 For Questions on this Case Call (972) 771-7745

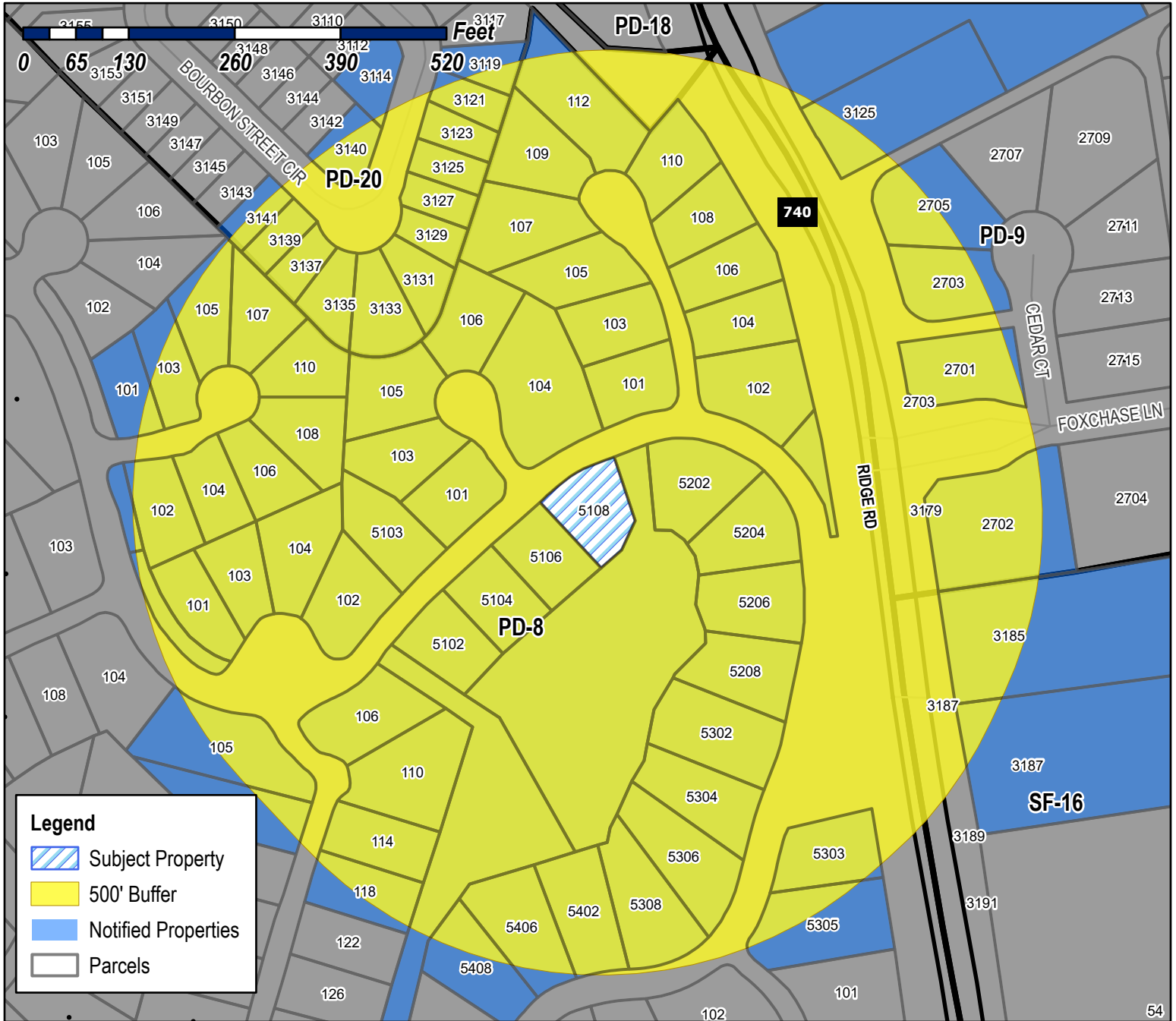








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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties
-  Parcels

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Zoning: Planned Development District 8 (PD-8)
Case Address: 5108 Yacht Club Drive

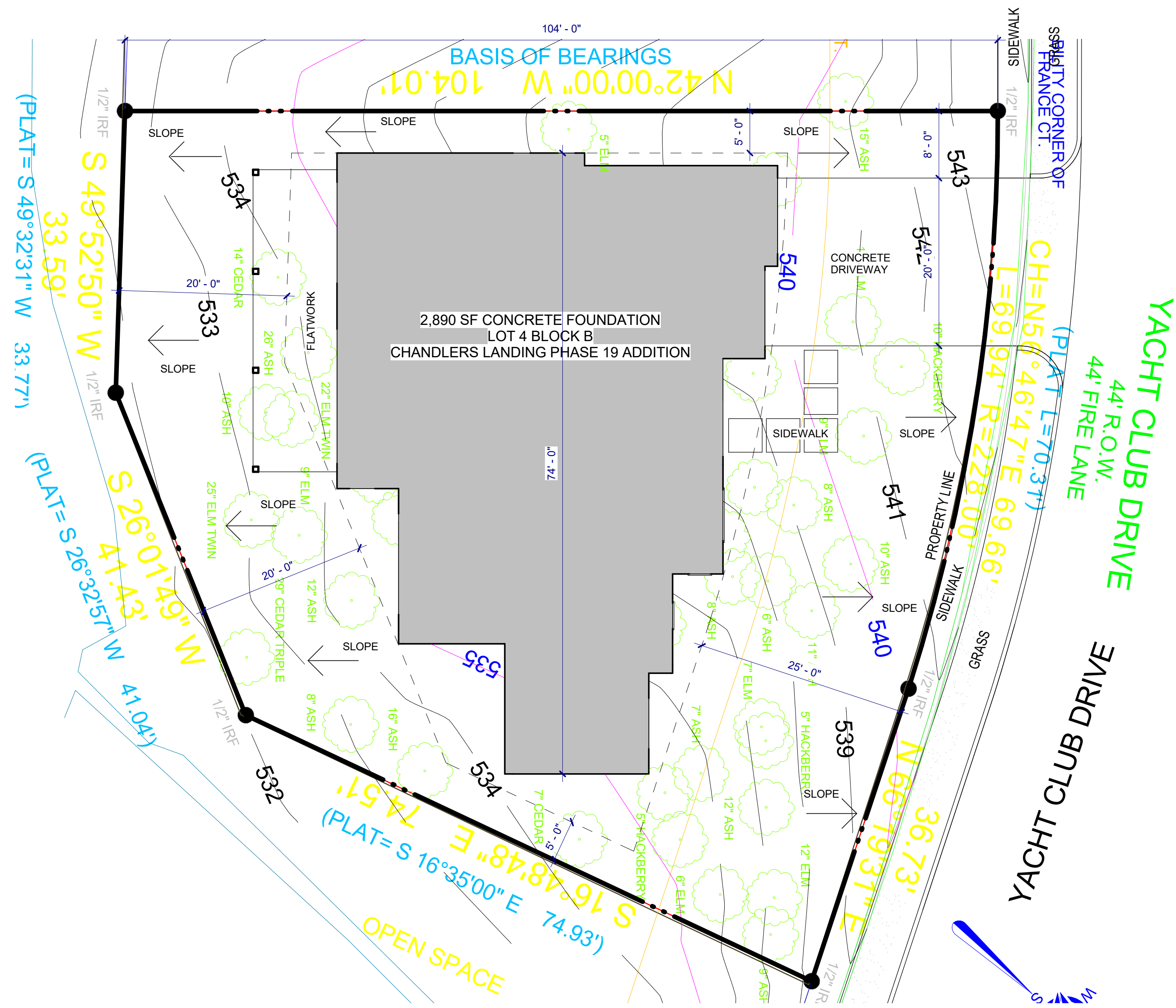
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SITE PLAN

SCALE: 1" = 10'-0"

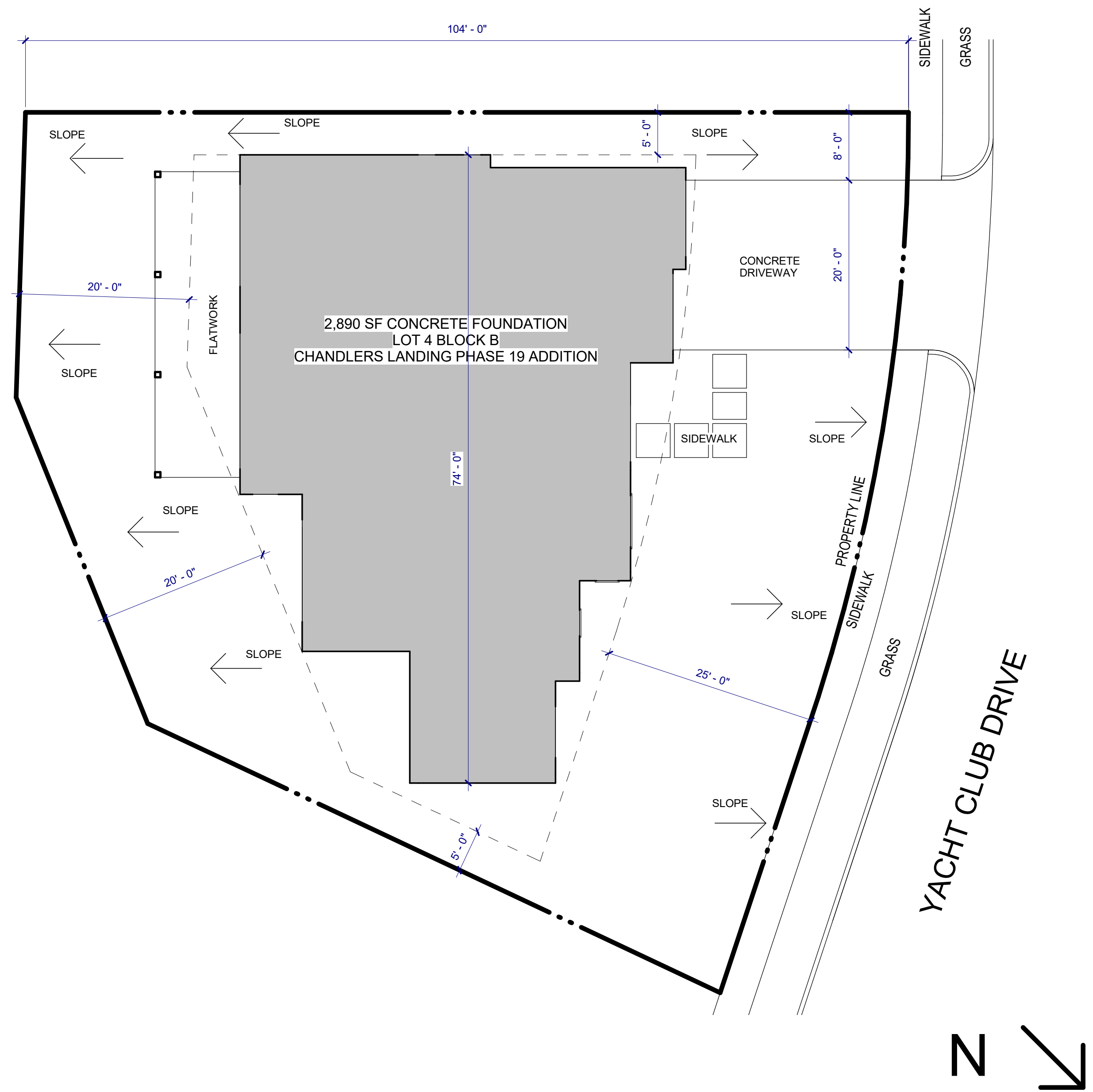
2



SITE PLAN

SCALE: 1" = 10'-0"

1



5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

THESE PLANS ARE THE PROPERTY OF RYAN JACOBSON DESIGN LLC AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF RYAN JACOBSON DESIGN LLC. THESE PLANS ARE INTENDED TO PROVIDE ALL PROSPECTIVE CONTRACTORS, AND/OR BUILDING MANUFACTURERS THE NECESSARY INFORMATION NEEDED TO DESIGN, BID, AND CONSTRUCT THIS BUILDING. OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEE PAID FOR PLANS.

No.	Description	Date
1	PERMIT SET	12-09-2021

RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

SITE PLAN

Project number YACHT CLUB
Date 12/09/2021

A01.00

Scale 1" = 10'-0"



WHITE BRICK	=	165 SF	16.4 %
WHITE BOARD & BATT	=	841 SF	83.6 %

REAR ELEVATION

SCALE: 1/4" = 1'-0"

2



WHITE BRICK	=	902 SF	84.7 %
STONE	=	163 SF	15.3 %

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1

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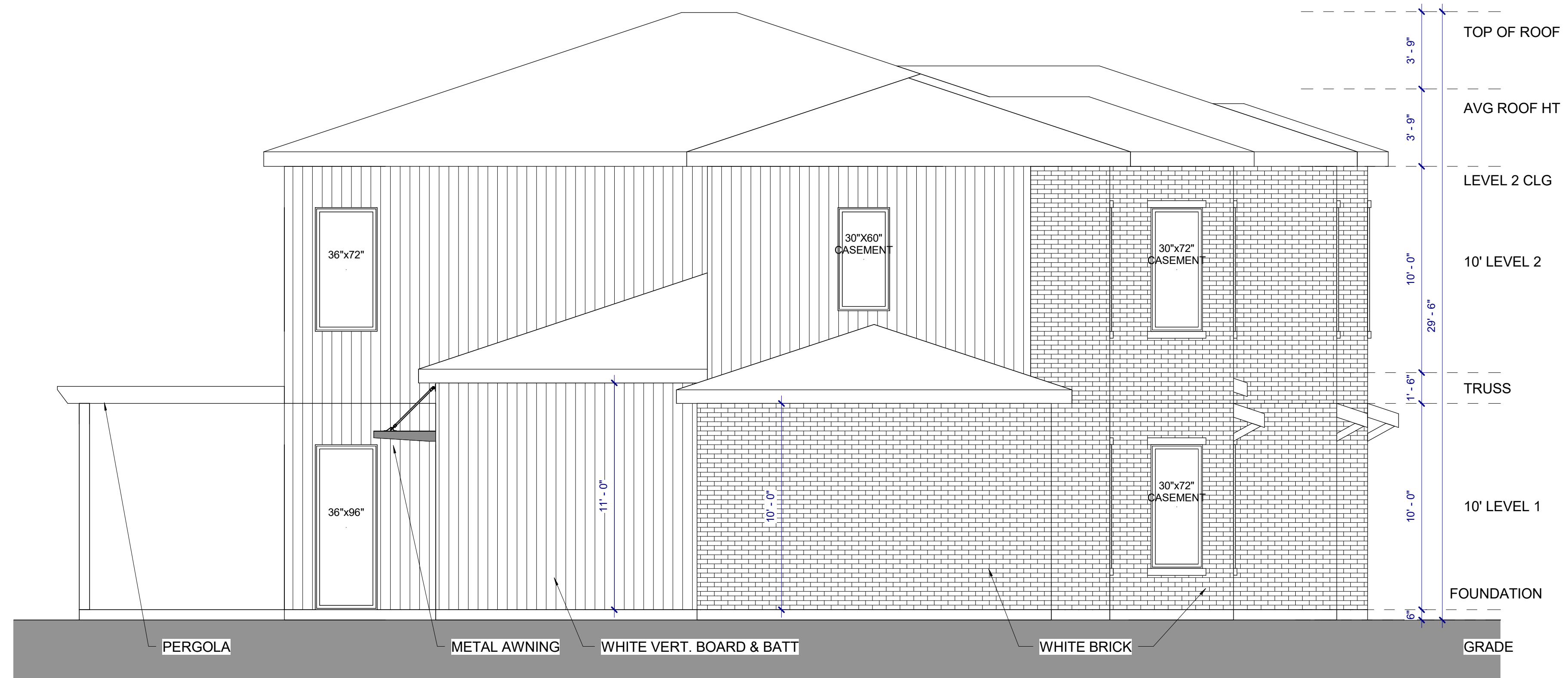
RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

ELEVATIONS

Project number YACHT CLUB
Date 12/09/2021

A03.01

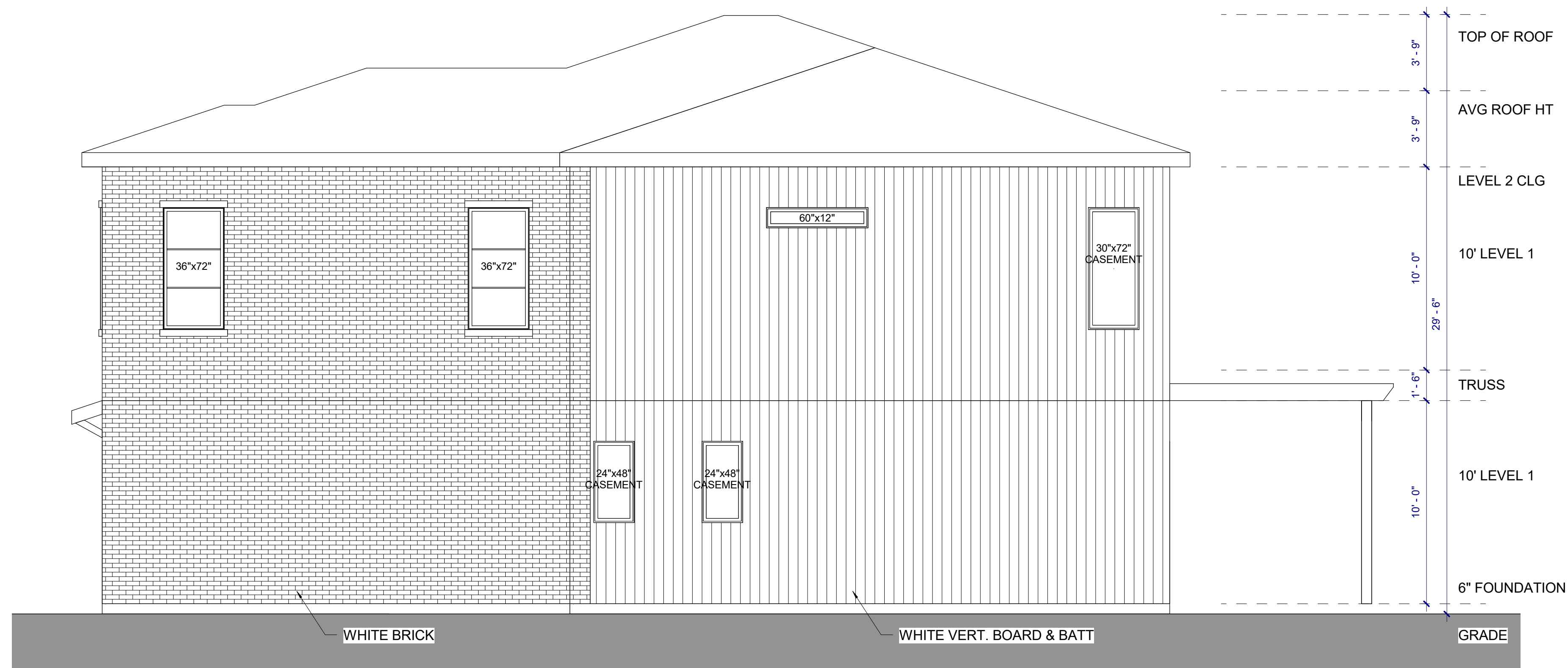
Scale 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2

WHITE BRICK	=	630 SF	56.9 %
WHITE BOARD & BATT	=	478 SF	43.1 %



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

1

WHITE BRICK	=	467 SF	44.7 %
WHITE BOARD & BATT	=	578 SF	55.3 %

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RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

ELEVATIONS

Project number YACHT CLUB
Date 12/09/2021

A03.02

Scale 1/4" = 1'-0"



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No.	Description	Date
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RYAN JACOBSON
DESIGN LLC

SINGLE FAMILY

RENDERINGS

Project number YACHT CLUB
Date 12/09/2021

A09.01

Scale



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ROCKWALL, TX 75032

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A09.02

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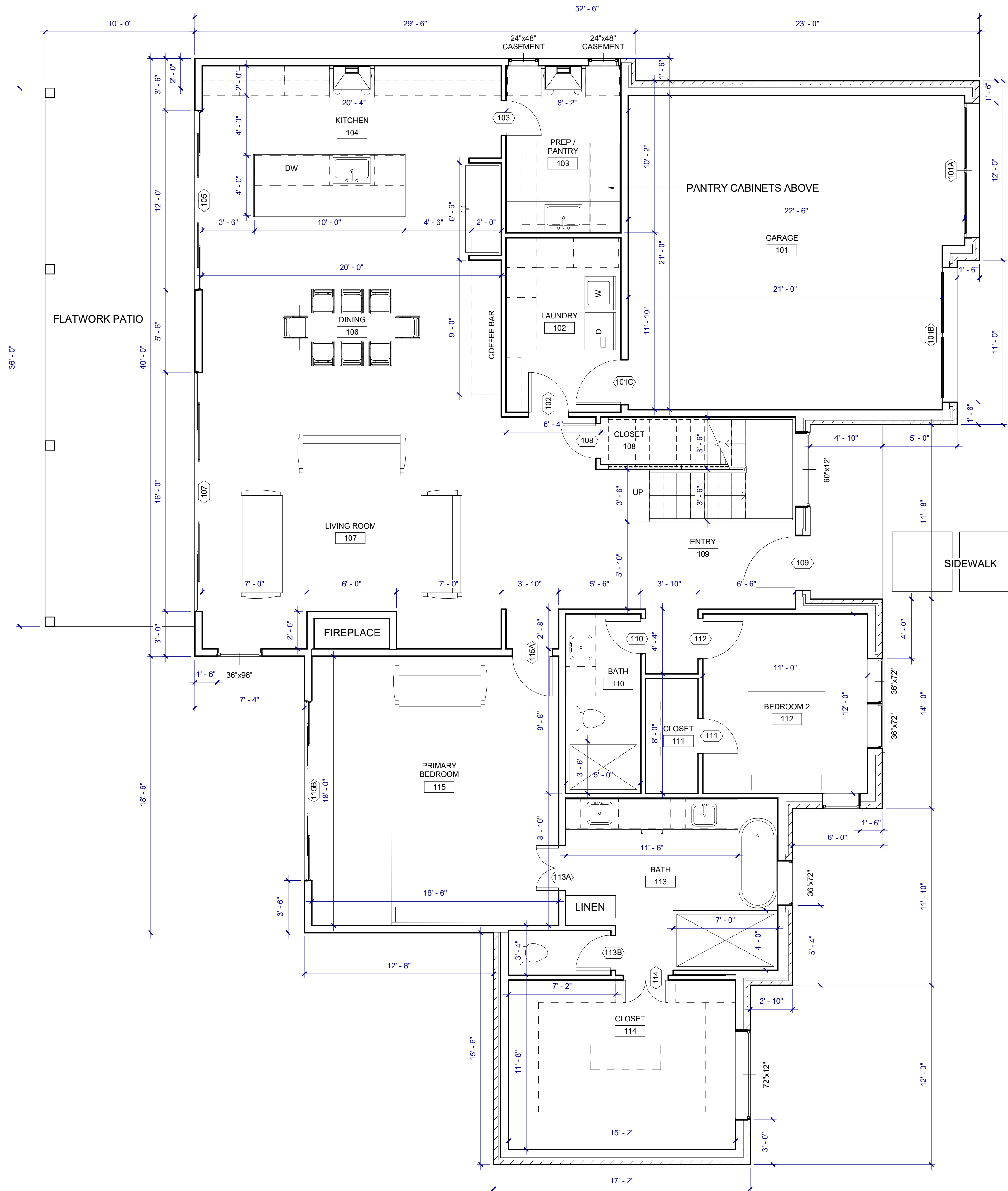
A09.03

Scale

Window Schedule			
Mark	Type	Sill Height	Head Height
103A	24" x 48" CASEMENT	4' - 0"	8' - 0"
103B	24" x 48" CASEMENT	4' - 0"	8' - 0"
107	36" x 96"	0"	8' - 0"
109	60" x 12"	7' - 0"	8' - 0"
112A	3 Panel 36"x72"	2' - 0"	8' - 0"
112B	3 Panel 36"x72"	2' - 0"	8' - 0"
112C	30" x 72" CASEMENT	2' - 0"	8' - 0"
113	3 Panel 36"x72"	2' - 0"	8' - 0"
114	72" x 12"	7' - 0"	8' - 0"
201A	3 Panel 36"x72"	2' - 0"	8' - 0"
201B	30" x 60" CASEMENT	3' - 0"	8' - 0"
203	60" x 12"	7' - 0"	8' - 0"
205A	3 Panel 36"x72"	2' - 0"	8' - 0"
205B	3 Panel 36"x72"	2' - 0"	8' - 0"
205C	30" x 72" CASEMENT	2' - 0"	8' - 0"
206A	3 Panel 36"x72"	2' - 0"	8' - 0"
206B	3 Panel 36"x72"	2' - 0"	8' - 0"
206C	3 Panel 36"x72"	2' - 0"	8' - 0"
208A	36" x 72"	2' - 0"	8' - 0"
208B	48" x 72"	2' - 0"	8' - 0"
208C	48" x 72"	2' - 0"	8' - 0"
208D	48" x 72"	2' - 0"	8' - 0"
208E	48" x 72"	2' - 0"	8' - 0"
209A	30" x 72"	2' - 0"	8' - 0"
209B	30" x 72"	2' - 0"	8' - 0"
209C	30" x 72" CASEMENT	2' - 0"	8' - 0"
210	60" x 12"	7' - 0"	8' - 0"
212A	3 Panel 36"x72"	2' - 0"	8' - 0"
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212C	3 Panel 36"x72"	2' - 0"	8' - 0"
212D	3 Panel 36"x72"	2' - 0"	8' - 0"
212E	3 Panel 36"x72"	2' - 0"	8' - 0"
212F	3 Panel 36"x72"	2' - 0"	8' - 0"

Door Schedule		
Mark	Type	DOORS Material
101A	9' x 8'	
101B	9' x 8'	
101C	36" x 96"	WOOD
102	32" x 96"	WOOD
103	28" x 96"	WOOD
105	12' x 8' Sliding Glass Door	GLASS
107	16' x 8' Sliding Glass Door	GLASS
108	28" x 96"	WOOD
109	42" x 96"	
110	28" x 96"	WOOD
111	28" x 96"	WOOD
112	32" x 96"	WOOD
113A	36" x 96"	WOOD
113B	28" x 96"	WOOD
114	36" x 96"	WOOD
115A	32" x 96"	WOOD
115B	12' x 8' Sliding Glass Door	GLASS
201	32" x 96"	WOOD
202	28" x 96"	WOOD
203	28" x 96"	WOOD
204	28" x 96"	WOOD
205	32" x 96"	WOOD
209	32" x 96"	WOOD
210	28" x 96"	WOOD
211	28" x 96"	WOOD
212	60" x 96"	GLASS

SQUARE FOOTAGE:	
5108 YACHT CLUB DRIVE	
FIRST FLOOR SF:	2,305 SF
SECOND FLOOR SF:	1,619 SF
TOTAL LIVABLE SF:	3,924 SF
GARAGE SF:	530 SF
TOTAL SF:	4,454 SF



5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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1	PERMIT SET	12-09-2021

RYAN JACOBSON DESIGN LLC
SINGLE FAMILY

LEVEL 1 FLOOR PLAN

Project number YACHT CLUB
Date 12/09/2021

A02.01

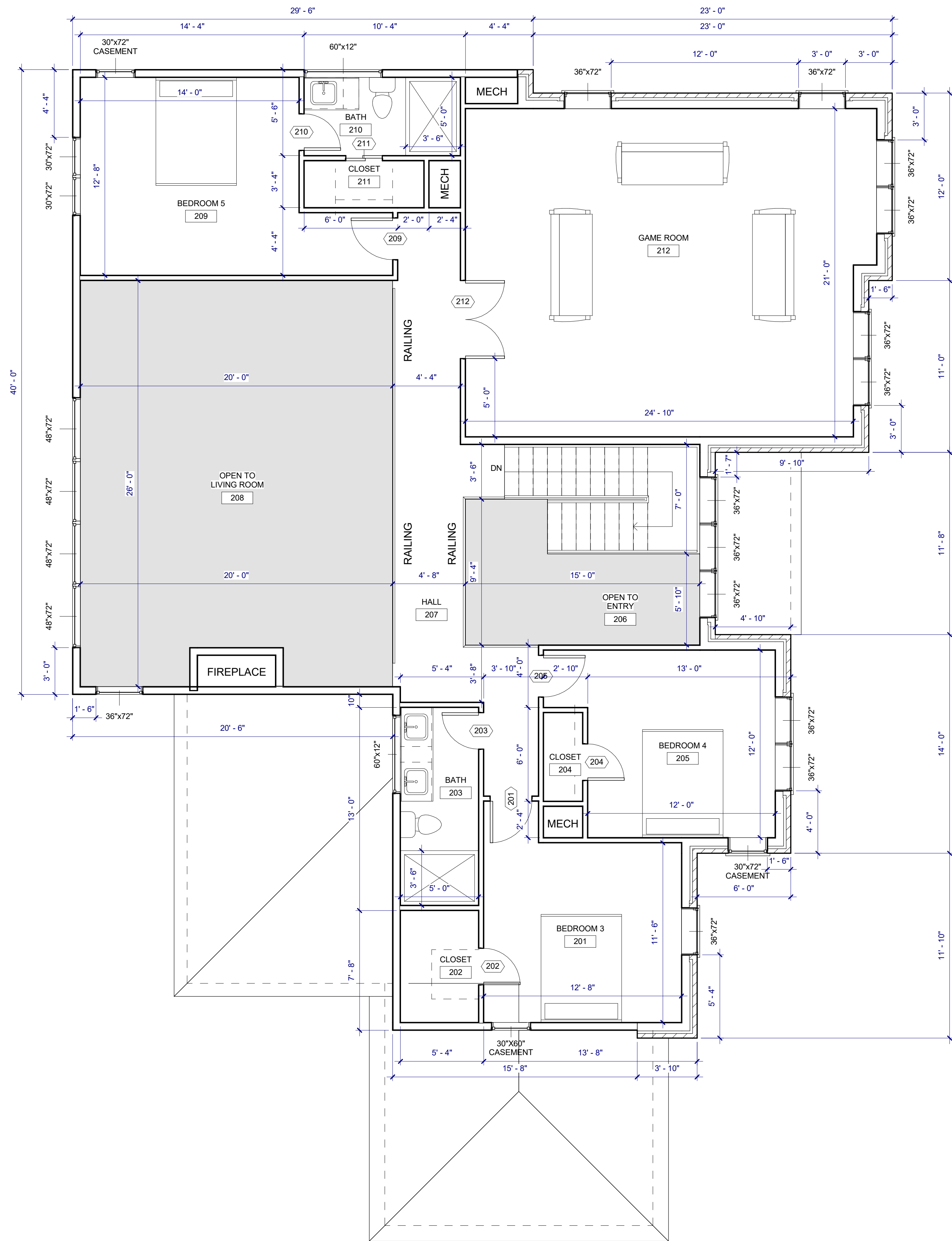
Scale 1/4" = 1'-0"

LEVEL 1 FLOOR PLAN
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SECOND FLOOR SF:	1,619 SF
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GARAGE SF:	530 SF
TOTAL SF:	4,454 SF



LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

5108 YACHT CLUB DRIVE
ROCKWALL, TX 75032

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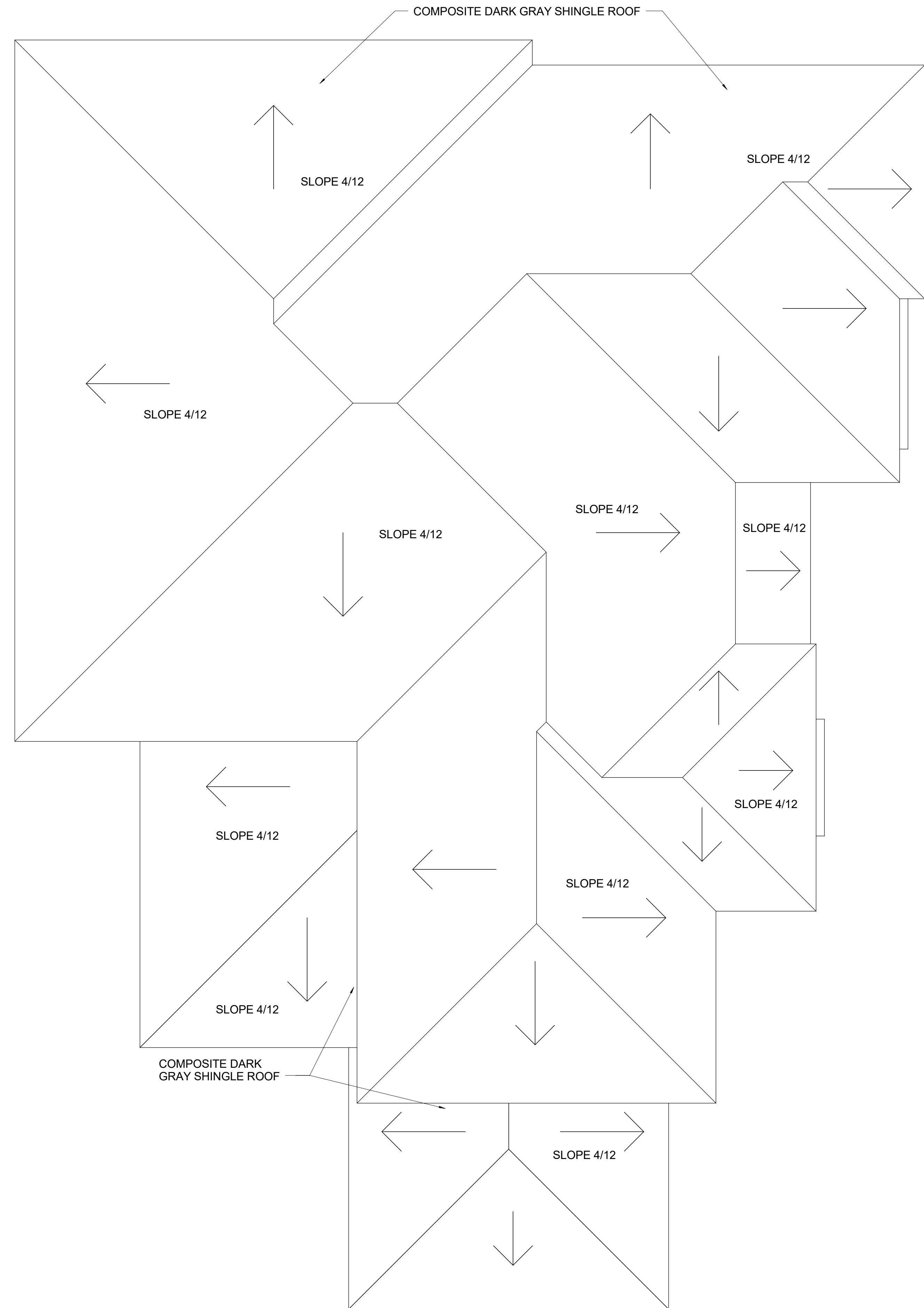
RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

LEVEL 2 FLOOR PLAN

Project number YACHT CLUB
Date 12/09/2021

A02.02

Scale 1/4" = 1'-0"



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No.	Description	Date
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RYAN JACOBSON
DESIGN LLC
SINGLE FAMILY

ROOF PLAN

Project number YACHT CLUB
Date 12/09/2021

A02.03

Scale 1/4" = 1'-0"