



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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 1912 S. Lakeshore DR.
 SUBDIVISION Lakeridge Park LOT BLOCK
 GENERAL LOCATION Ridge Rd. & S. Lakeshore

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PROPOSED ZONING
 CURRENT USE Residential
 PROPOSED USE
 ACREAGE 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 Angela Hoffman APPLICANT
 CONTACT PERSON Angela or Michael Hoffman CONTACT PERSON
 ADDRESS 1912 S. Lakeshore Dr. ADDRESS
 CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP
 PHONE (352) 216-2085 PHONE
 E-MAIL angela@eccxi.com E-MAIL

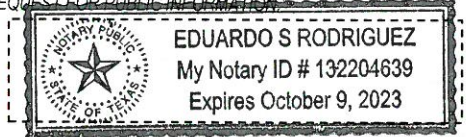
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Angela Dawn Hoffman [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF OCTOBER, 20 22. 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 10th DAY OF October, 20 22
 OWNER'S SIGNATURE Angela Hoffman


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



MIS2022-020: Special Exception for a Front Facing Garage at 1912 S. Lakeshore Drive

Case 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.



Ross, Bethany

From: Lee, Henry
Sent: Monday, October 10, 2022 4:42 PM
To: Guevara, Angelica; Ross, Bethany
Subject: FW: Request for 1912 S. Lakeshore Dr., Rockwall, TX
Attachments: Garage plan Lakeshore.jpg



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Angela H <angela@eccxi.com>
Sent: Monday, October 10, 2022 4:17 PM
To: Lee, Henry <HLee@rockwall.com>
Subject: Re: Request for 1912 S. Lakeshore Dr., Rockwall, TX

Dear Mr. Lee,

We, Michael and Angela Hoffman, are the owners of the residential property at 1912 S. Lakeshore Dr. in Rockwall. We are writing you to request a special exemption through a variance request for our home. We are in the Lakeridge Park Subdivision off of Ridge.

We would request to change our J swing garage to a street facing garage. The reason for the change is that whoever built the house built a bedroom on the front of the house that blocks the garage and the ability of both cars to properly exit the garage. We have driven through our whole neighborhood and of all of the houses with the J driveway none of them have their exits blocked such as ours. We have measured the front side of the garage and we could easily switch the garage door to the front of the house and fill in the present entry of the garage with brick. We would like to update this house which we bought as a fixer-upper and this change would be apart of that. Our present concrete driveway which includes also a circular drive needs to be replaced. If we can switch the garage opening placement we would get rid of the circular drive and just have a straight driveway into the garage and a sidewalk installed to the front door.

Included with this letter is a simple drawing of the proposed change. We love the view of the lake on our property and would like to proceed with updating our house. We thank you for considering our request and look forward to answering any questions that the Counsel has regarding it.

Sincerely,
Michael and Angela Hoffman

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

HOUSE

STREET



Bedroom

Bath

Bedroom

present garage

proposed garage & driveway

