



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & Z 3 CASE NO. 22022-049

**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 & 2</sup>

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**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.

<sup>2</sup>: 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 1505 S ALAMO ST, ROCKWALL TX 75081

SUBDIVISION Eagle Points Estates LOT 6 BLOCK A

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]

<input type="checkbox"/> OWNER <u>Kenneth &amp; Debbie Wade</u>	<input type="checkbox"/> APPLICANT <u>Sheldon Custom Homes</u>
CONTACT PERSON _____	CONTACT PERSON <u>Deanna Welch-Williams</u>
ADDRESS <u>4760 Secret Cove</u>	ADDRESS <u>227 Pheasant Hill Dr</u>
CITY, STATE & ZIP <u>Rockwall TX 75032</u>	CITY, STATE & ZIP <u>Rockwall TX 75032</u>
PHONE <u>972-285-5976</u>	PHONE <u>214-532-0328</u>
E-MAIL <u>theleaklocator@gmail.com</u>	E-MAIL <u>Deanna@sheldoncustomhomes.com</u>

## NOTARY VERIFICATION [REQUIRED]

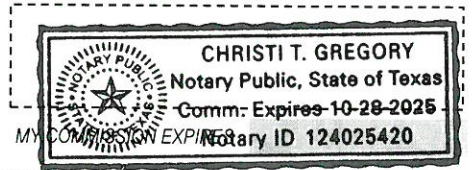
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Deanna Welch Williams [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 19 DAY OF September, 2022


OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2022-049: SUP for Residential Infill at 1505 S. Alamo

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.

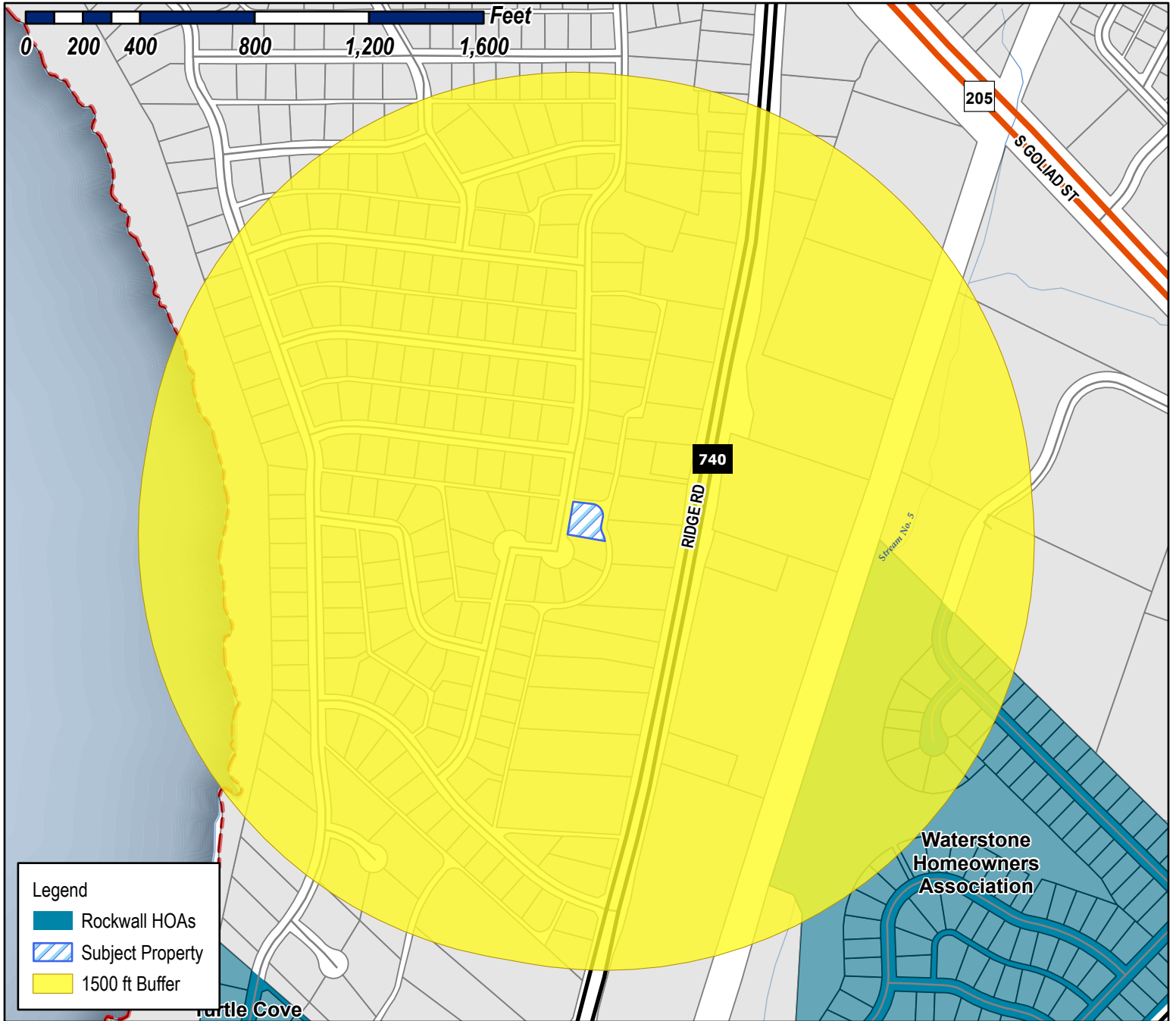




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.



**Case Number:** Z2022-049  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1505 S. Alamo Rd.

**Date Saved:** 10/17/2022  
 For Questions on this Case Call (972) 771-7745

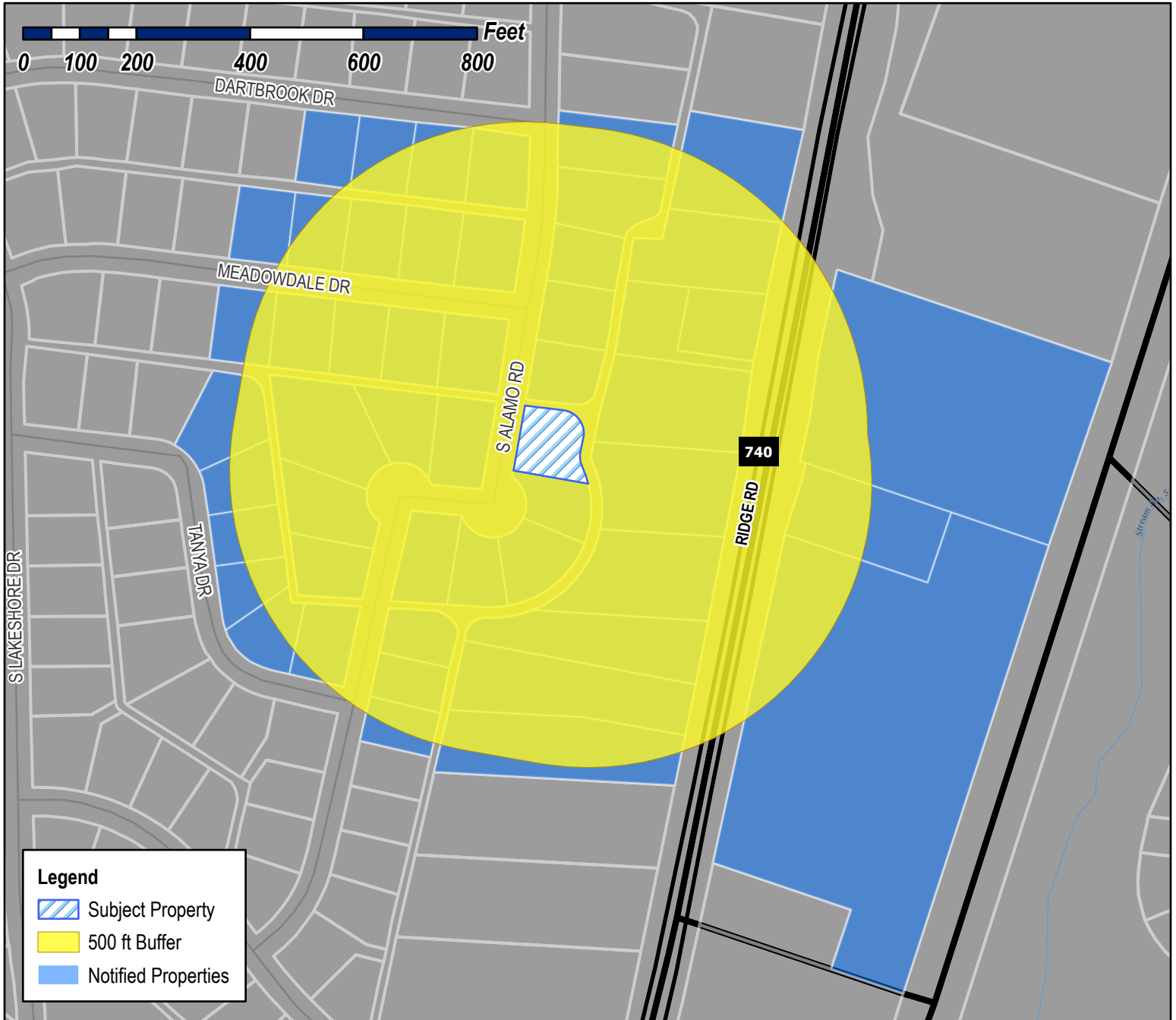




# City of Rockwall

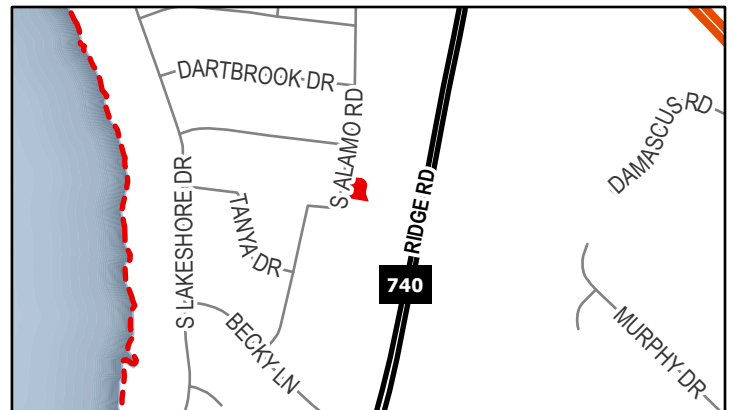
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2022-049  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1505 S. Alamo Rd.

**Date Saved:** 10/17/2022  
 For Questions on this Case Call (972) 771-7745



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

STEGMAN WILLIAM JR  
1300 RIDGE RD  
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC  
1301 RIDGE RD  
ROCKWALL, TX 75087

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

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
1306 RIDGE RD  
ROCKWALL, TX 75087

KAPRANTZAS VICTORIA J  
1308 RIDGE RD  
ROCKWALL, TX 75087

ROCKWALL COMMONS LLC  
1309 RIDGE RD  
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC  
1309 RIDGE RD  
ROCKWALL, TX 75087

PHILIP ALWIN  
1312 RIDGE RD  
ROCKWALL, TX 75087

PHILIP ALWIN  
1316 RIDGE RD  
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L  
1400 RIDGE RD  
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

BANYON MARVIN C & EVELINA A VILLAREAL  
BANYON  
1417 S ALAMO RD  
ROCKWALL, TX 75087

ESTATE OF RICHARD L BROOKS  
1419 S ALAMO RD  
ROCKWALL, TX 75087

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

ARCINIEGA MARK K  
1423 S ALAMO ROAD  
ROCKWALL, TX 75087

PINNELL LIVING TRUST  
CHARLES CRAIG PINNELL AND CATHY JENELL  
PINNELL  
1425 S ALAMO RD  
ROCKWALL, TX 75087

WADE KENNETH AND DEBBIE  
1505 S ALAMO RD  
ROCKWALL, TX 75087

GREEN KRIS  
1507 S ALAMO RD  
ROCKWALL, TX 75087

HERBST LONNIE & AMY  
1509 S ALAMO RD  
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A  
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

BALLI DAVID OMAR AND EMILY FARRIS  
1514 S ALAMO RD  
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR  
1515 S ALAMO RD  
ROCKWALL, TX 75087

TURCIOS MILTON NOE AND  
JUAN RAMON TURCIOS  
1516 S ALAMO RD  
ROCKWALL, TX 75087

GREEN TARA D AND  
JULIA R MCKINNEY  
1518 SOUTH ALAMO ROAD  
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

BURNS LORRAINE MARIETTI  
1605 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

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

VANCE JASON L & DASHA  
202 TANYA DR  
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

RICHARDSON RANDAL & BARBARA  
204 TANYA DR  
ROCKWALL, TX 75087

NOLAN DANIEL & DENISE  
205 DARTBROOK  
ROCKWALL, TX 75087

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

HAIGNEY PETER F  
206 MEADOWDALE DR  
ROCKWALL, TX 75087

KELLEY STEPHAN BRANT & VIVIANA ELIZABETH  
206 TANYA DRIVE  
ROCKWALL, TX 75087

HAWKINS THOMAS & REBECCA  
207 DARTBROOK  
ROCKWALL, TX 75087

WHITT NICHOLE  
207 MEADOWDALE DRIVE  
ROCKWALL, TX 75087

TROUTT GRETA D  
208 MEADOW DALE  
ROCKWALL, TX 75087

PERRY RICHARD L  
208 TANYA DR  
ROCKWALL, TX 75087

FLOYD DOROTHY RHEA  
210 TANYA DR  
ROCKWALL, TX 75087

BREWER GLENDA O  
212 TANYA DR  
ROCKWALL, TX 75087

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

KAPRANTZAS VICTORIA J  
2748 MIRA VISTA LN  
ROCKWALL, TX 75032

PHILIP ALWIN  
279 ASHWOOD LN  
SUNNYVALE, TX 75182

PHILIP ALWIN  
279 ASHWOOD LN  
SUNNYVALE, TX 75182

GLASS JERRY  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

FARNSWORTH JARED P AND ASHLEY N  
302 MEADOWDALE DR  
ROCKWALL, TX 75087

PEOPLES J P & B W JR  
302 S GOLIAD SST  
ROCKWALL, TX 75087

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

ROCKWALL COMMONS LLC  
341 VERA CLIFF CT  
OVIDO, FL 32765

BURNS LORRAINE MARIETTI  
403 W WASHINGTON ST  
ROCKWALL, TX 75087

WADE KENNETH AND DEBBIE  
4760 SECRET COVE  
ROCKWALL, TX 75032

TURCIOS MILTON NOE AND  
JUAN RAMON TURCIOS  
7227 HILLSHIRE LANE  
SACHSE, TX 75048

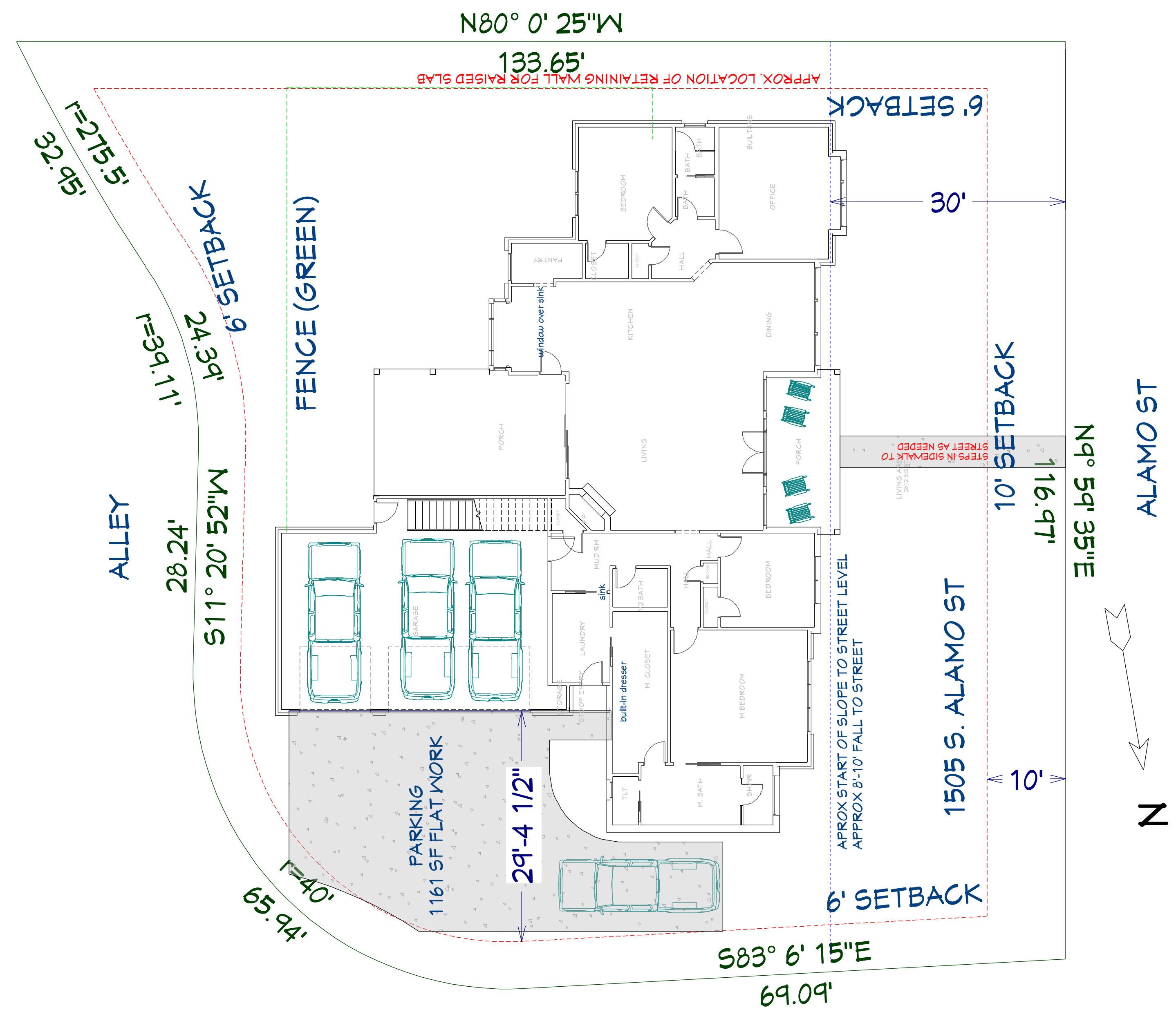
LYLE WILLIAM M JR & ERICA  
9605 ARDEN DR  
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A  
P. O. BOX 2468  
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR  
PO BOX 1717  
ROCKWALL, TX 75087



PLOT PLAN, SAT



PLOT PLAN

1/10"=1' SCALE

REV 08

HOME DESIGNED BY:  
 AARON HAMILTON  
 ABIDE HOME DESIGNS  
 ROYSE CITY, TX / 972-583-0959  
 AARON@ABIDEHOMEDESIGNS.COM

PLOT PLAN

WADE RESIDENCE  
 1505 S ALAMO ST.  
 ROCKWALL, TX



DATE:

8/18/2022

SCALE:

1/4"=1'

SHEET:

5



ELEVATIONS

WADE RESIDENCE  
 1505 S ALAMO ST.  
 ROCKWALL, TX



DATE:

8/18/2022

SCALE:

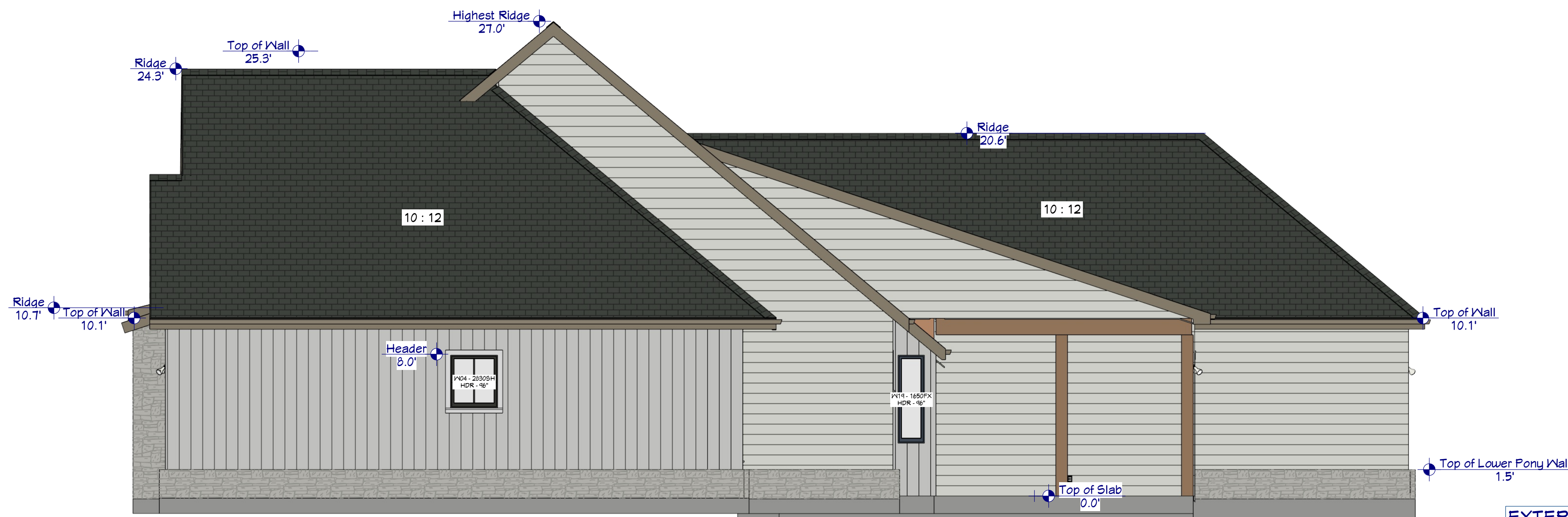
1/4"=1'

SHEET:

2

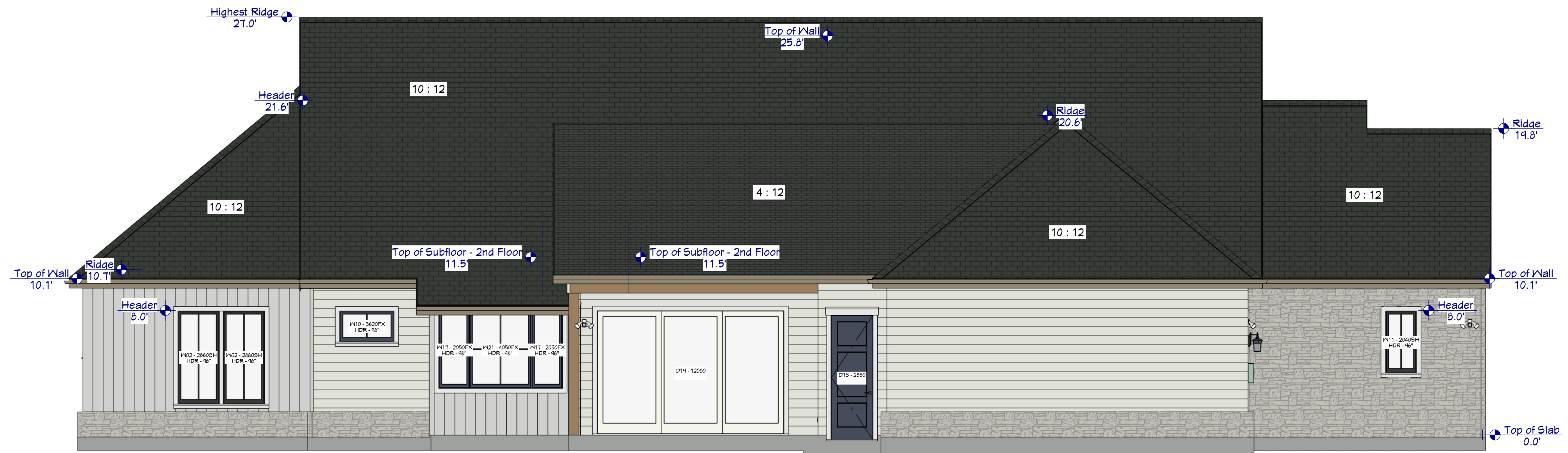


Exterior Elevation Front

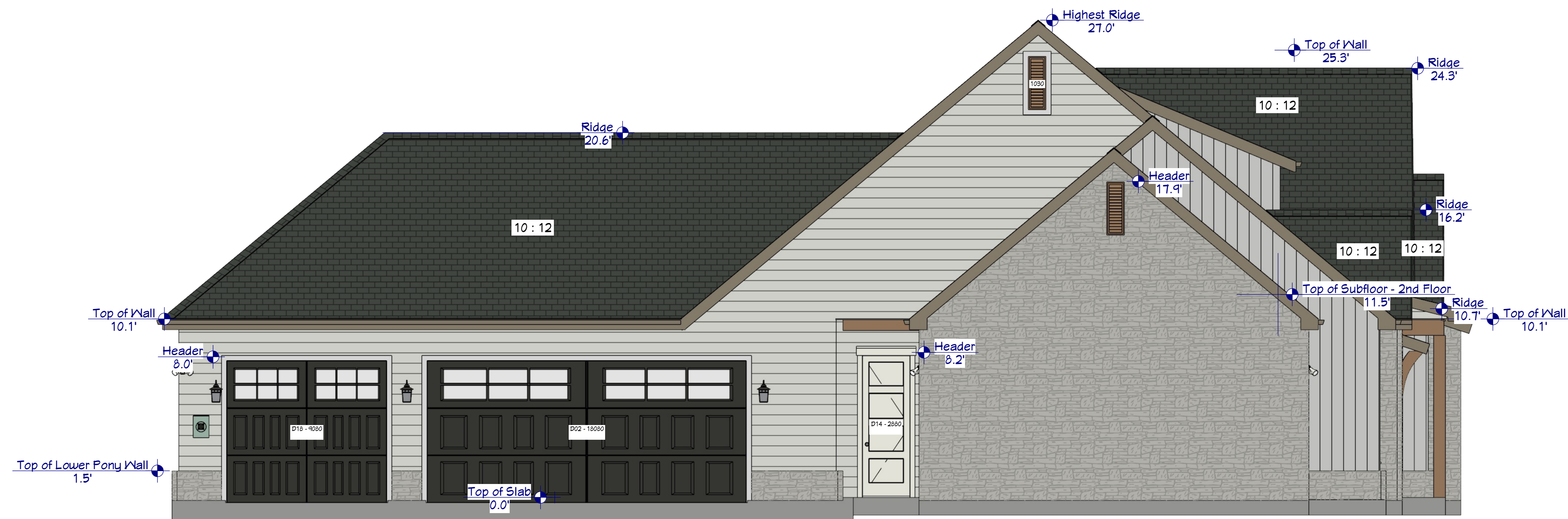


Exterior Elevation Right

EXTERIOR MATERIALS:	
SOFFIT:	HARDI PLANK TRIM AND SOFFIT
SIDING:	HARDI 8.25" LAP SIDING
SIDING:	HARDI BOARD AND BATTEN
STONE:	CHOPPED LEUDER - CHALK/CREAM & SMOKE MIX - 18" PONY WALL V
ROOF:	COMPOSITE SHINGLES (GRAY)
ROOF/ANNINGS:	R PANEL (BLACK)
PORCH POSTS:	8" CEDAR, ROUGH SAWN
POST BASES (IF APPLICABLE):	
CORNER BOARD TRIM:	YES
(SEE STYLE SHEET FOR ADDITIONAL INFO.)	



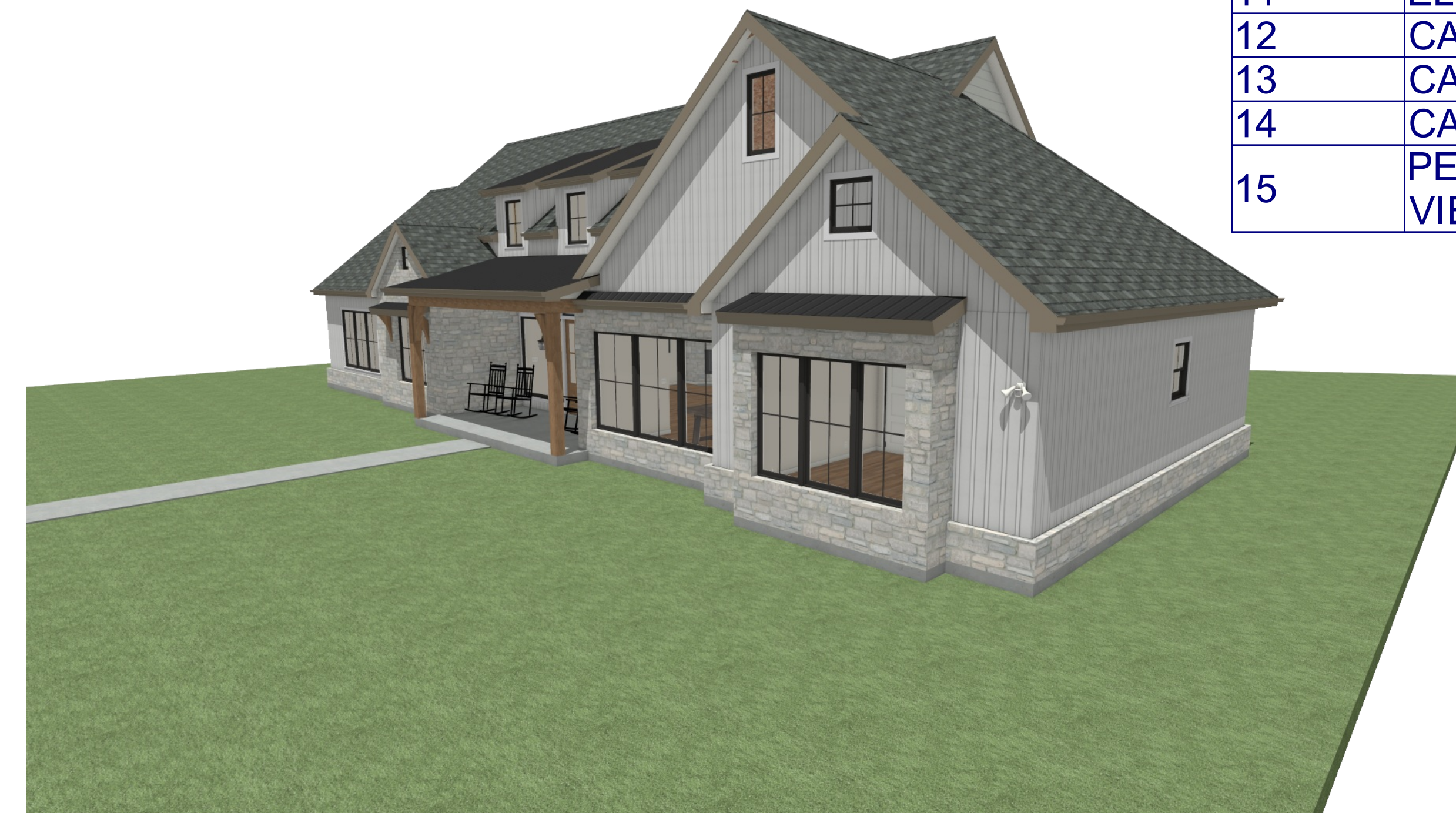
Exterior Elevation Back



Exterior Elevation Left



FRONT-LEFT



FRONT-RIGHT



BACK-LEFT



BACK-RIGHT

**GENERAL NOTES:**

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**BUILDING PERFORMANCE:**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS: PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

**Layout Page Table**

Number	Title
1	PROJECT OVERVIEW
2	ELEVATIONS
3	ELEVATIONS (CONT.)
4	SCHEDULES & STYLE
5	PLOT PLAN
6	FOUNDATION/ROUGH-IN PLAN
7	ROOF PLAN - 1F
8	ROOF PLAN W/ RAFTERS - 1F
9	FRAMING PLAN - 1F
10	FRAMING PLAN - 2F
11	ELECTRICAL PLAN - 1F
12	CABINET PLAN
13	CABINET ELEVATIONS
14	CABINET ELEVATIONS CONT.
15	PERSPECTIVE INTERIOR VIEWS

TOTAL HEATED SF:	2812 SF
TOTAL SLAB SF:	4433 SF
TOTAL 1ST FLOOR HEATED:	2812 SF
TOTAL PORCHES UNDER ROOF:	625 SF
TOTAL GARAGE & UTILITY:	966 SF
TOTAL BRICK LEDGE:	30 SF
TOTAL UNDER ROOF SF:	4433 SF

Revision Table				
Label	Date	Revised By	Description	
REV 01	1/12/2021	AJH	INITIAL PLAN DEVELOPMENT	
REV 04	4/7/2022	KMS	BID PLANS--NOT FOR CONSTRUCTION	
REV 05	4/21/2022	AJH	EXT. MATL REVISION	
REV 06	5/10/2022	AJH	BUILD PLANS	
REV 07	6/15/2022	AJH	REVISED KITCHEN WINDOW	
REV 08	6/16/2022	AJH	REMOVED DINING WINDOW TO PORCH, RELOCATED GARAGE SWING DOOR.	

-INTERIOR & EXTERIOR 3D MODEL AVAILABLE (AS NEEDED) UPON REQUEST  
 -2D ELECTRONIC CAD FILE AVAILABLE (.DWG, .DXF) UPON REQUEST  
 -PLEASE REQUEST EITHER HOMEOWNER OR VIA DESIGNER CONTACT INFO

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Hamilton Handcrafted/Abide Home Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, LOCAL CODE/BUILDER REQUIREMENTS & CONNECTIONS BEFORE CONSTRUCTION BEGINS.

MIN. CODE RECOMMENDATIONS:  
 ELECTRICAL SYSTEM CODE: SEC.2701  
 MECHANICAL SYSTEM CODE: SEC.2801  
 PLUMBING SYSTEM CODE: SEC.2901  
 (CONSULT LOCAL/CITY BUILDING REQUIREMENTS)

REV 08

HOME DESIGNED BY:  
 AARON HAMILTON  
 ABIDE HOME DESIGNS  
 ROYSE CITY, TX | 972-593-0959  
 AARON@ABIDEHOMEDESIGNS.COM

PROJECT OVERVIEW

WADE RESIDENCE  
 1505 S ALAMO ST.  
 ROCKWALL, TX



DATE:

8/18/2022

SCALE:

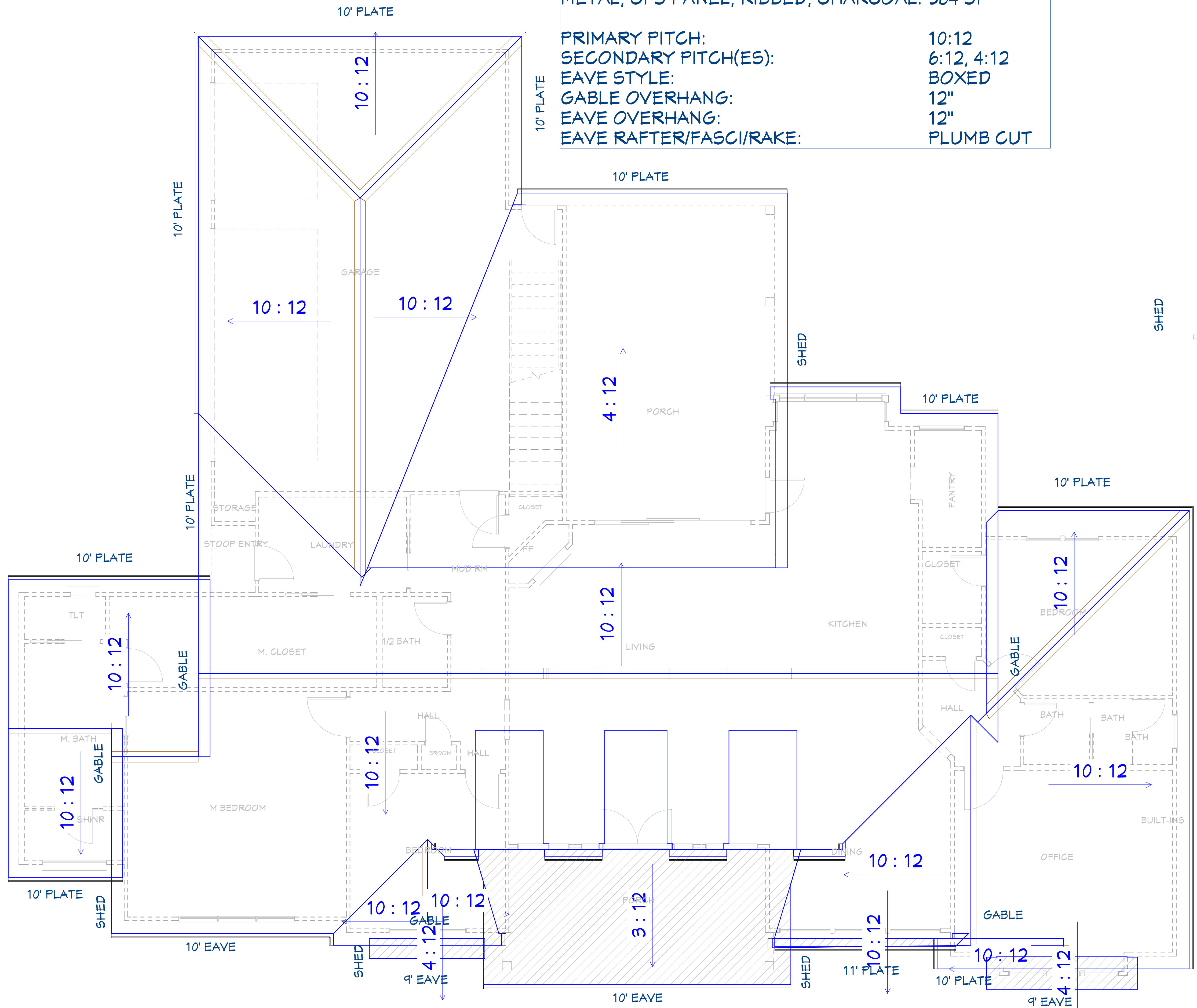
1/4"=1'

SHEET:

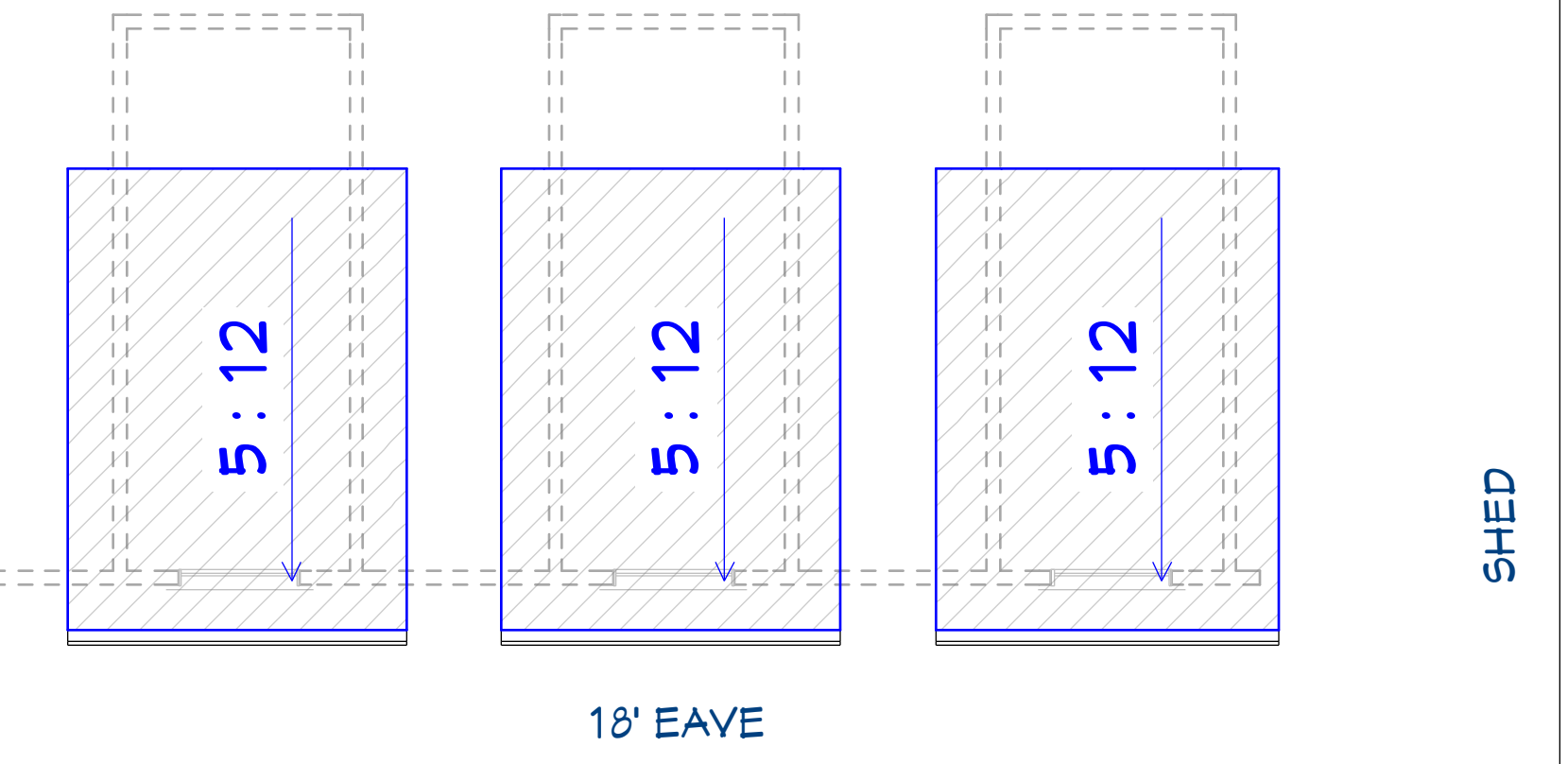
1

TOTAL ROOF SF: 5943 SF  
 COMPOSITE SHINGLES, GRAY: 5379 SF  
 METAL, CFS PANEL, RIBBED, CHARCOAL: 564 SF

PRIMARY PITCH: 10:12  
 SECONDARY PITCH(ES): 6:12, 4:12  
 EAVE STYLE: BOXED  
 GABLE OVERHANG: 12"  
 EAVE OVERHANG: 12"  
 EAVE RAFTER/FASCI/RAKE: PLUMB CUT



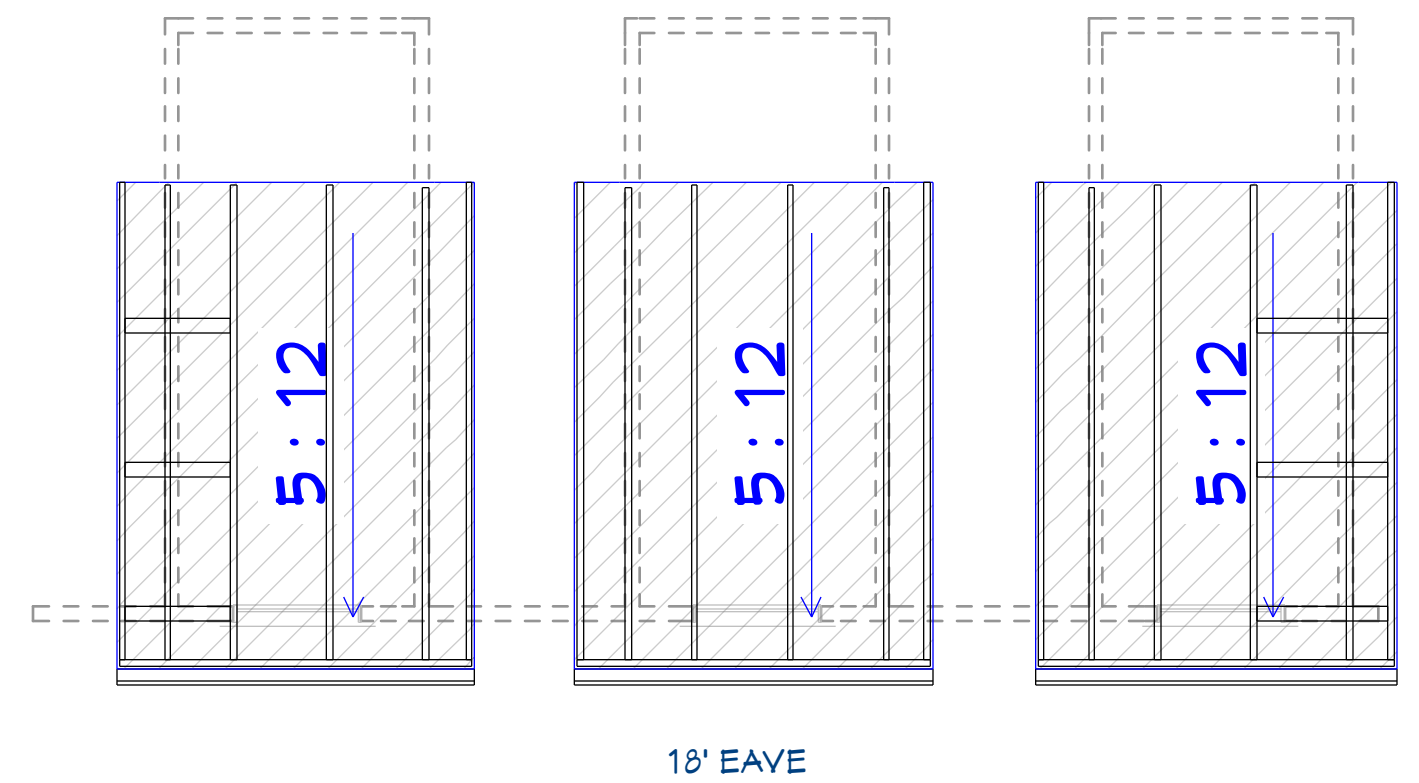
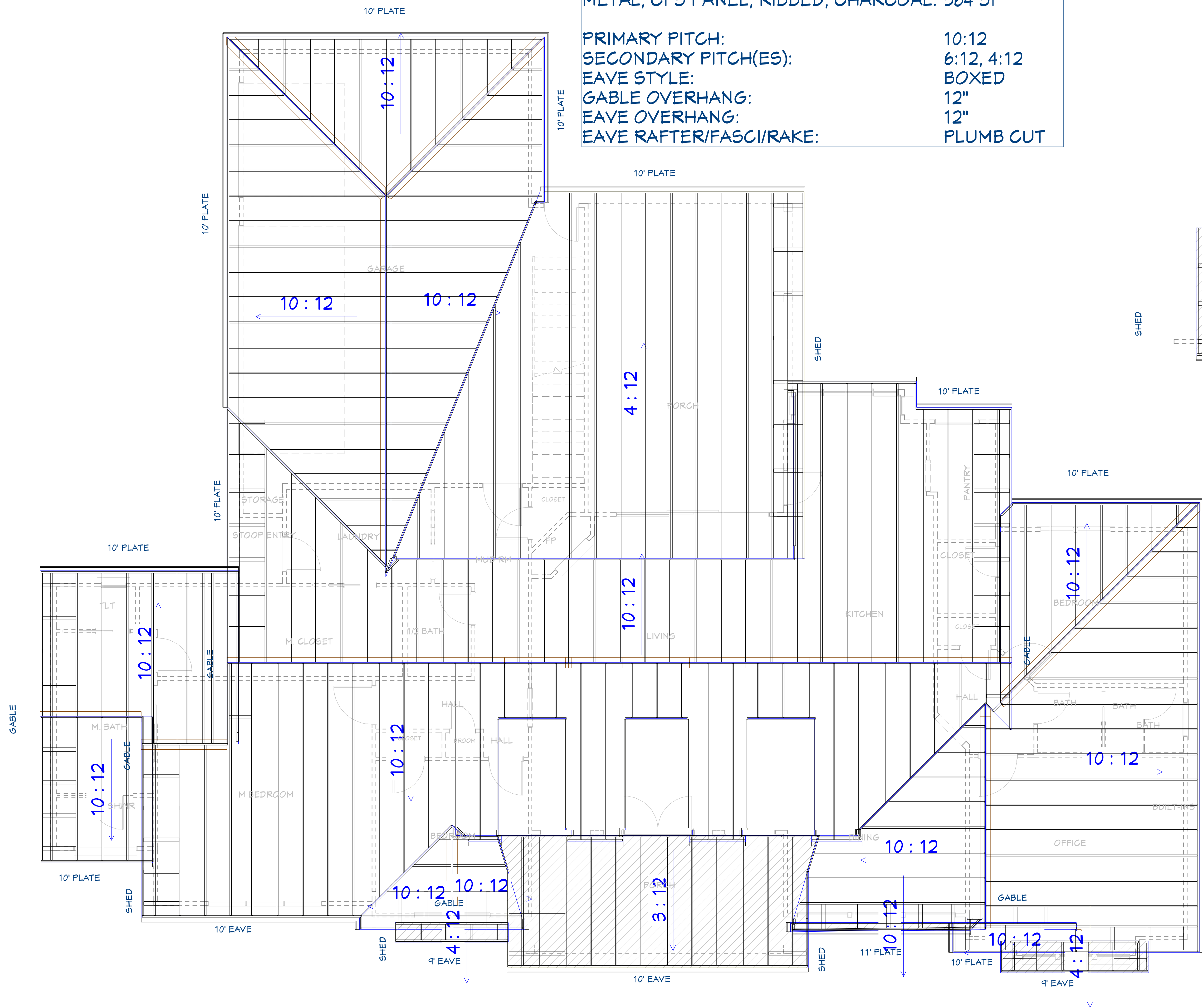
ROOF PLAN



ROOF PLAN 2F

TOTAL ROOF SF: 5943 SF  
 COMPOSITE SHINGLES, GRAY: 5379 SF  
 METAL, CFS PANEL, RIBBED, CHARCOAL: 564 SF

PRIMARY PITCH: 10:12  
 SECONDARY PITCH(ES): 6:12, 4:12  
 EAVE STYLE: BOXED  
 GABLE OVERHANG: 12"  
 EAVE OVERHANG: 12"  
 EAVE RAFTER/FASCI/RAKE: PLUMB CUT



ROOF PLAN W/ RAFTERS 2F

ROOF PLAN W/ RAFTERS