



# 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)<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 790 County Line Road  
 SUBDIVISION Rockwall Lake Estates LOT 2 BLOCK L  
 GENERAL LOCATION End of County Line Road East of Horizon

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

CURRENT ZONING Residential PD-75 CURRENT USE Single Family Residence PD-75  
 PROPOSED ZONING Residential PD-75 PROPOSED USE Single Family Residence PD-75  
 ACREAGE .4078 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]

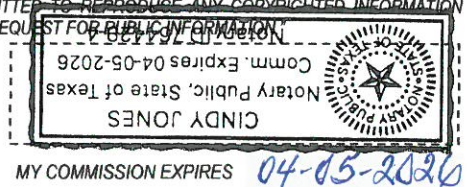
<input checked="" type="checkbox"/> OWNER	<u>Shepherd Place Homes Inc</u>	<input type="checkbox"/> APPLICANT	<u>Shepherd Place Homes Inc</u>
CONTACT PERSON	<u>Cindy Jones</u>	CONTACT PERSON	<u>Dianna McCarty</u>
ADDRESS	<u>10527 Church Rd St 201</u>	ADDRESS	<u>10527 Church Rd St 201</u>
CITY, STATE & ZIP	<u>Dallas TX 75238</u>	CITY, STATE & ZIP	<u>Dallas TX 75238</u>
PHONE	<u>972) 475-1100</u>	PHONE	<u>972 475-1100</u>
E-MAIL	<u>cjones@robbiehalehomes.com</u>	E-MAIL	<u>dianna@rhhomes@yahoo.com</u>

### NOTARY VERIFICATION [REQUIRED]

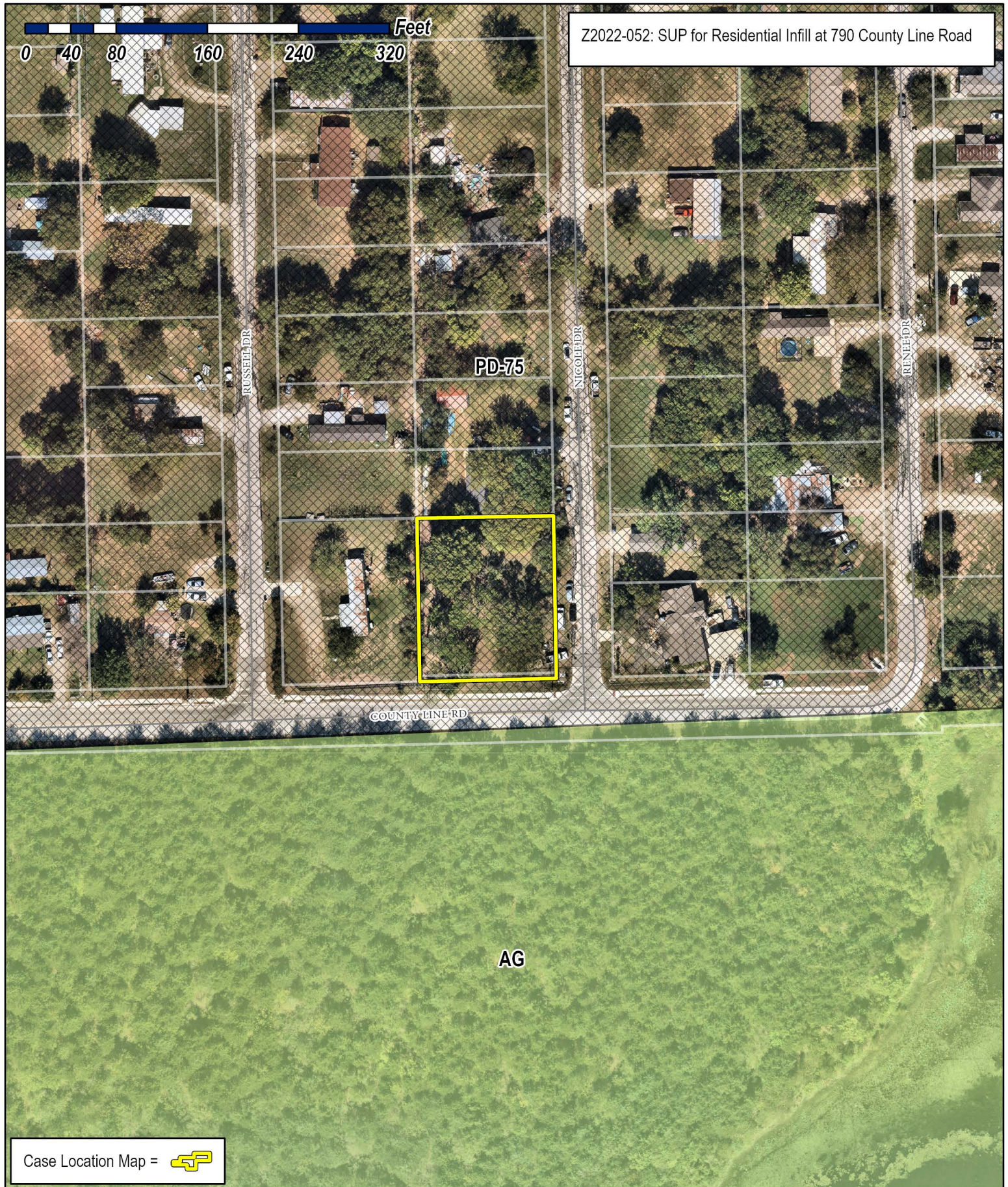
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBBIE LEE HALE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11/11/22 DAY OF NOVEMBER 2022 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 November, 2022  
 OWNER'S SIGNATURE Robbie Lee Hale  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kendy Jones



MY COMMISSION EXPIRES 04-05-2026



Z2022-052: SUP for Residential Infill at 790 County Line Road

Case Location Map = 



# 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.

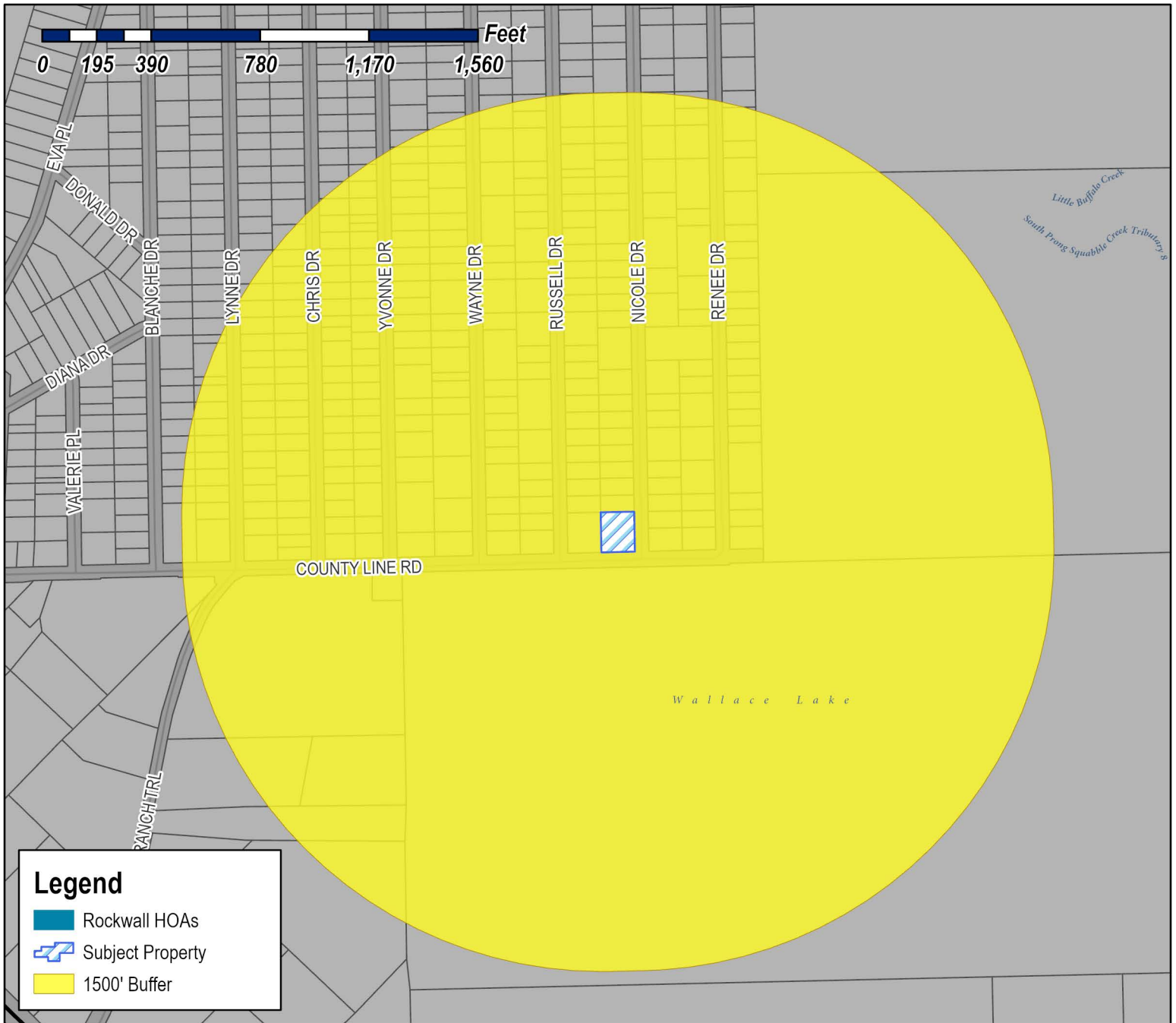
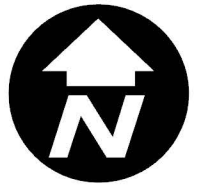




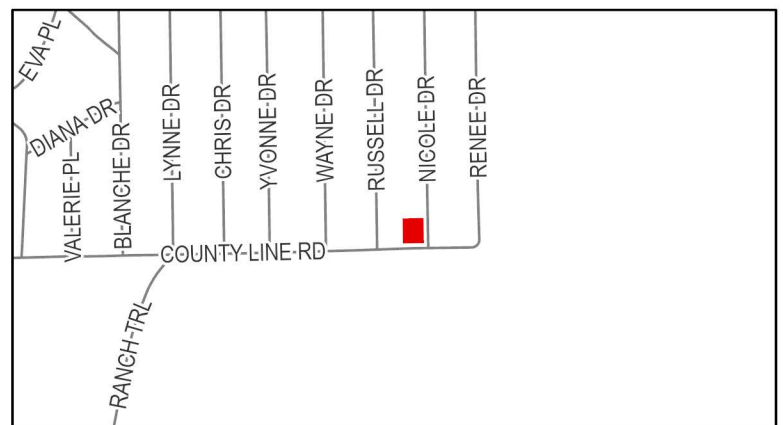
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**Case Number:** Z2022-052  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 790 County Line Rd



**Date Saved:** 11/15/2022

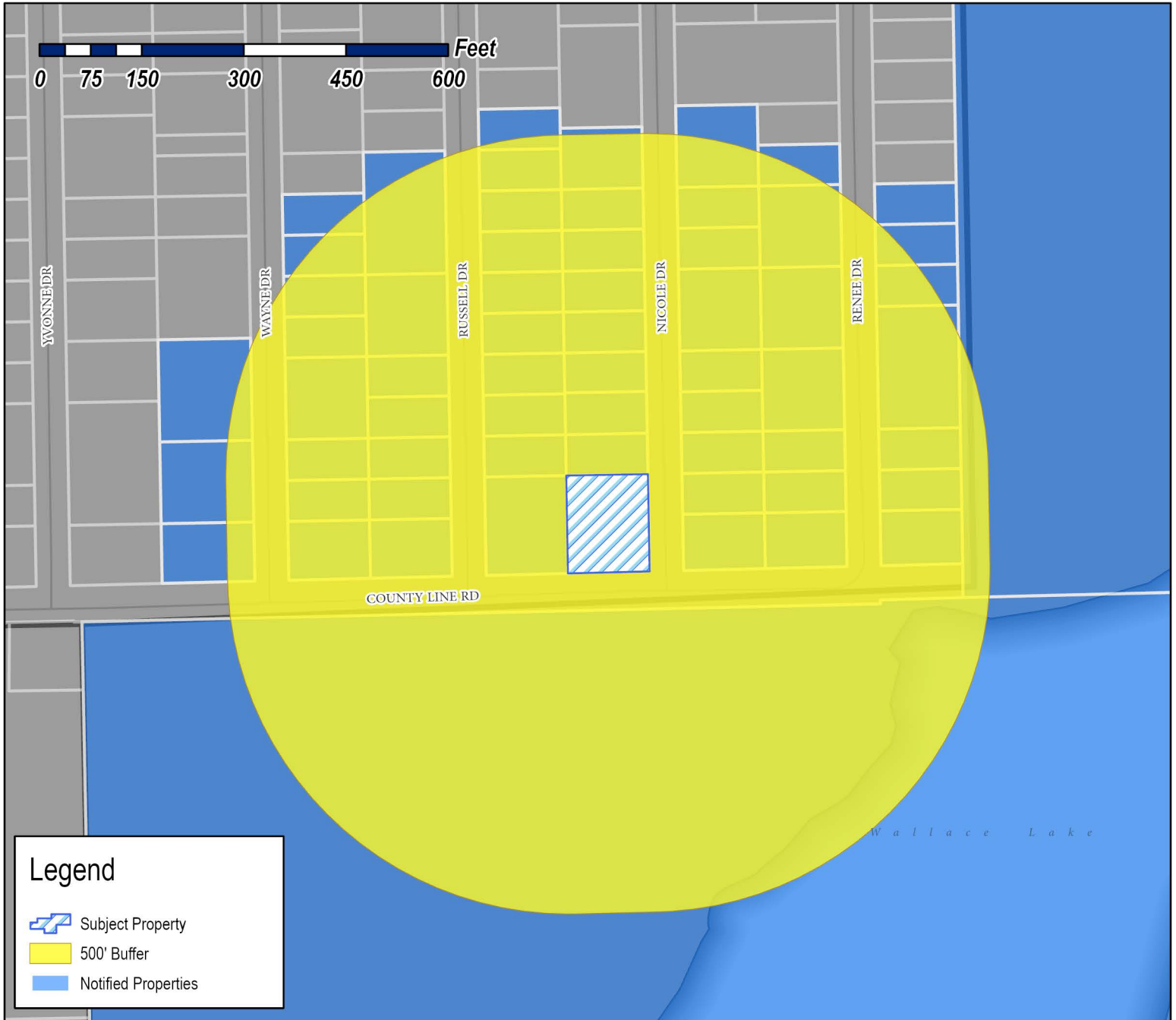
For Questions on this Case Call (972) 771-7745



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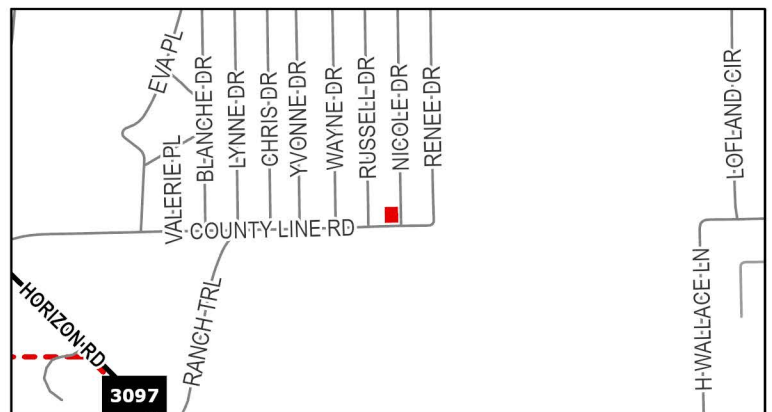
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**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 790 County Line Road

**Date Saved:** 11/15/2022

For Questions on this Case Call: (972) 771-7746



LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

SHEPHERD PLACE HOMES INC  
10527 CHURCH RD SUITE 201  
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY  
1101 RIDGE RD  
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND  
SULEIMA Y MONTERROSO  
111 NICOLE DRIVE  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
115 RENEE DR  
ROCKWALL, TX 75032

AGUILLON JOSE LUIS  
115 WAYNE DR  
ROCKWALL, TX 75032

DIAZ CARLOS O &  
YOVANA M CHAVEZ  
115 RUSSELL DR  
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC  
116 NICOLE  
ROCKWALL, TX 75032

GLEASON DIANE  
116 RUSSELL DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
118 RENEE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

DE SANTIAGO OSCAR MANUEL ACOSTA  
124 WAYNE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

BARRON GILDARDO  
125 WAYNE DR  
ROCKWALL, TX 75032

VASQUEZ FRANCISCO  
125 NICOLE DR  
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI  
125 NICOLE DR  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
127 RENEE DR  
ROCKWALL, TX 75032

GLEASON DIANE  
128 RUSSELL DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
130 RENEE DR  
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI  
132 WAYNE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
133 RUSSELL DR  
ROCKWALL, TX 75032

JUNFA USA, LLC  
137 NICOLE DR  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
139 RENEE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

CLEM MILFORD  
142 RUSSELL DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
143 RUSSELL DR  
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC  
143 WAYNE DR  
ROCKWALL, TX 75032

RUIZ SONIA  
149 NICOLE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
152 NICOLE DR  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
155 RUSSELL DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
157 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO  
158 WAYNE DR  
ROCKWALL, TX 75032

RUIZ SONIA  
159 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA  
162 RENEE DR  
ROCKWALL, TX 75032

AGUILLON JOSE LUIS  
163 BASS RD  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
164 NICOLE DR  
ROCKWALL, TX 75032

ROCKWALL HABITAT FOR HUMANITY  
167 RUSSELL DR  
ROCKWALL, TX 75032

VASQUEZ JESUS  
167 RENEE DR  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
168 RUSSELL DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
169 WAYNE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
176 NICOLE DR  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
181 RUSSELL DR  
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ  
181 RENEE DR  
ROCKWALL, TX 75032

ACUNA NINFA  
182 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
191 RENEE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

MONTOYA YVONNE  
193 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
195 NICOLE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
195 WAYNE DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
195 WAYNE DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
196 NICOLE DR  
ROCKWALL, TX 75032

RENO PATRICIA JEAN  
198 RUSSELL DR  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
207 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
208 NICOLE DR  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
211 WAYNE DR  
ROCKWALL, TX 75032

RENO PATRICIA JEAN  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
222 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
223 RUSSELL DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

EMZ REAL ESTATE LLC  
235 RUSSELL DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

CLEM MILFORD  
433 THISTLE DR  
GARLAND, TX 75043

WALLACE LAND PARTNERS L P  
6271 HORIZON RD  
ROCKWALL, TX 75032

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESPARZA NORA  
7723 GLENMERE TRAIL  
SACHSE, TX 75048

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7723 GLENMERE TRAIL  
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

JUNFA USA, LLC  
910 MELISSA LN  
GARLAND, TX 75040

EMZ REAL ESTATE LLC  
9110 TAMPAS LANE  
DALLAS, TX 75227

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DALLAS, TX 75227

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

BARRON GILDARDO  
P.O. BOX 2044  
ROCKWALL, TX 75087

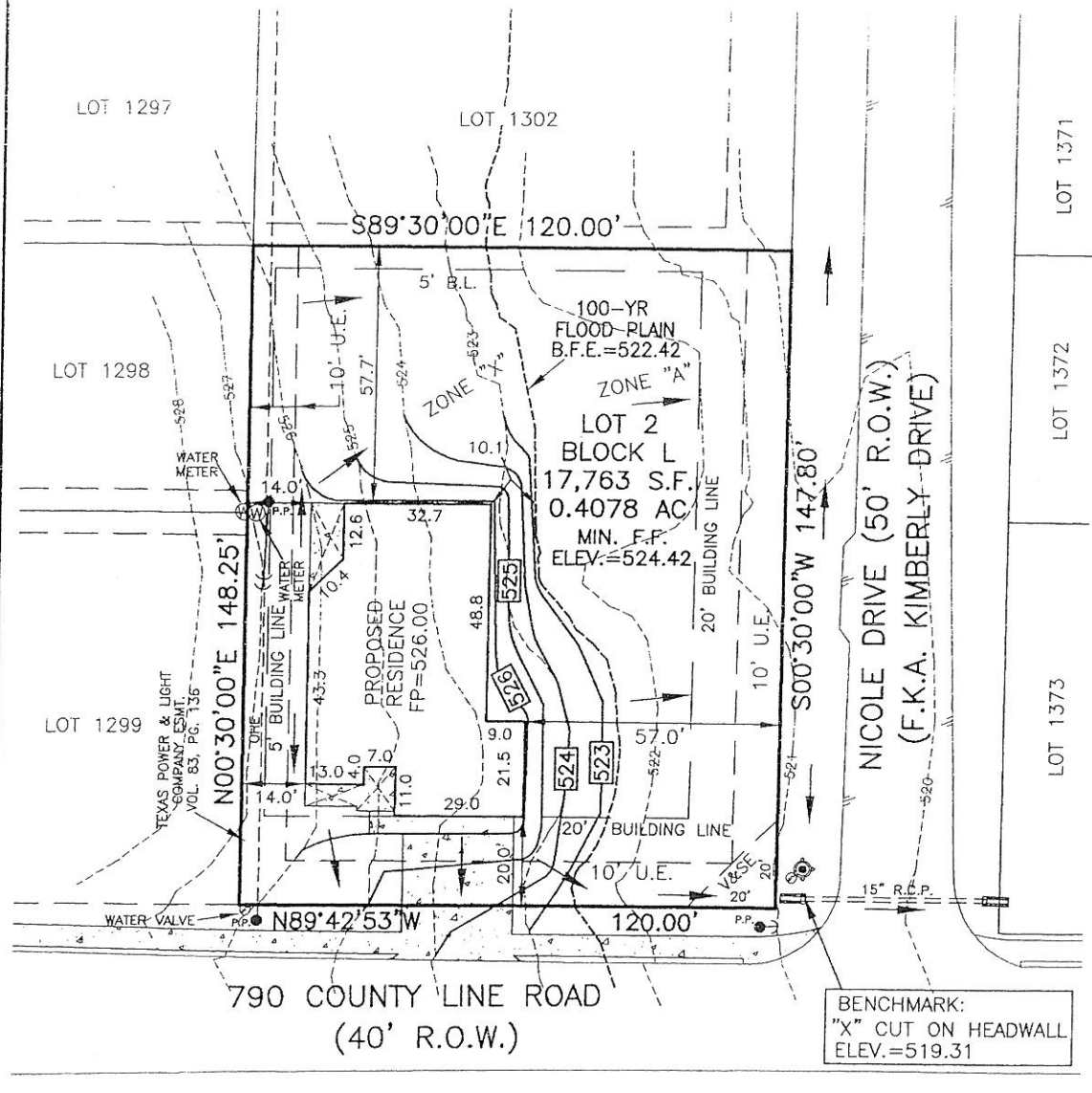
GLEASON DIANE  
PO BOX 670041  
DALLAS, TX 75367

GLEASON DIANE  
PO BOX 670041  
DALLAS, TX 75367



# GRADING PLAN

BEING LOT 2, BLOCK L, OF LAKE ROCKWALL ESTATES EAST ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20220000015610, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS.

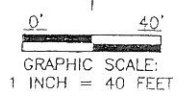
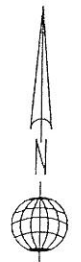


LEGEND	
B.F.E.	— BASE FLOOD ELEVATION
V&SE	— 20'x20' VISIBILITY AND SIDEWALK EASEMENT
	— EXISTING WATER VALVE
	— EXISTING FIRE HYDRANT
	— EXISTING POWER POLE
	— EXISTING WATER METER
—524—	— EXISTING CONTOURS
	— PROPOSED CONTOURS



*Henry G Niblo*  
9/28/2022

790 County Line Road  
Rockwall TX 75032  
Lot 2 Block L  
Rockwall Lake Estates Addition



BENCHMARK:  
"X" CUT ON HEADWALL  
ELEV.=519.31

NOTES:  
BEARINGS, BUILDING LINES, R.O.W.S,  
EASEMENTS, DIMENSIONS, ETC. ARE  
PER PLAT REFERENCED IN LEGAL  
DESCRIPTION ABOVE.

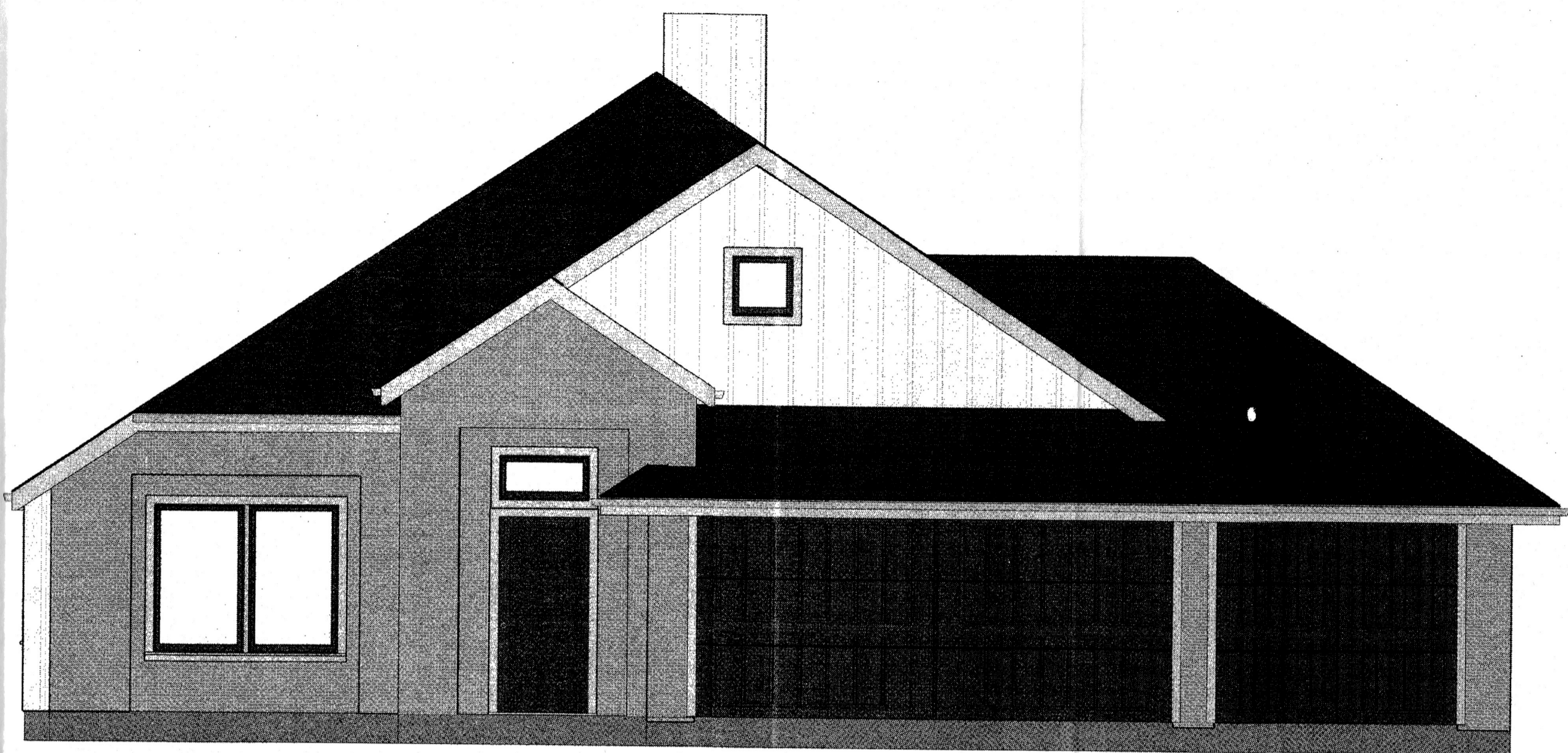
**CARROLL CONSULTING GROUP, INC.**  
P.O. BOX 11  
LAVON, TEXAS 75166  
Phone (972) 742-4411  
TBPELS REGISTRATION NO.: F-21608  
TEXAS FIRM REGISTRATION NO.: 10007200  
COPYRIGHT © CARROLL CONSULTING GROUP

WALLACE LAND PARTNERS, L.P.  
VOL. 2017, PG. 76  
D.R.R.C.T.

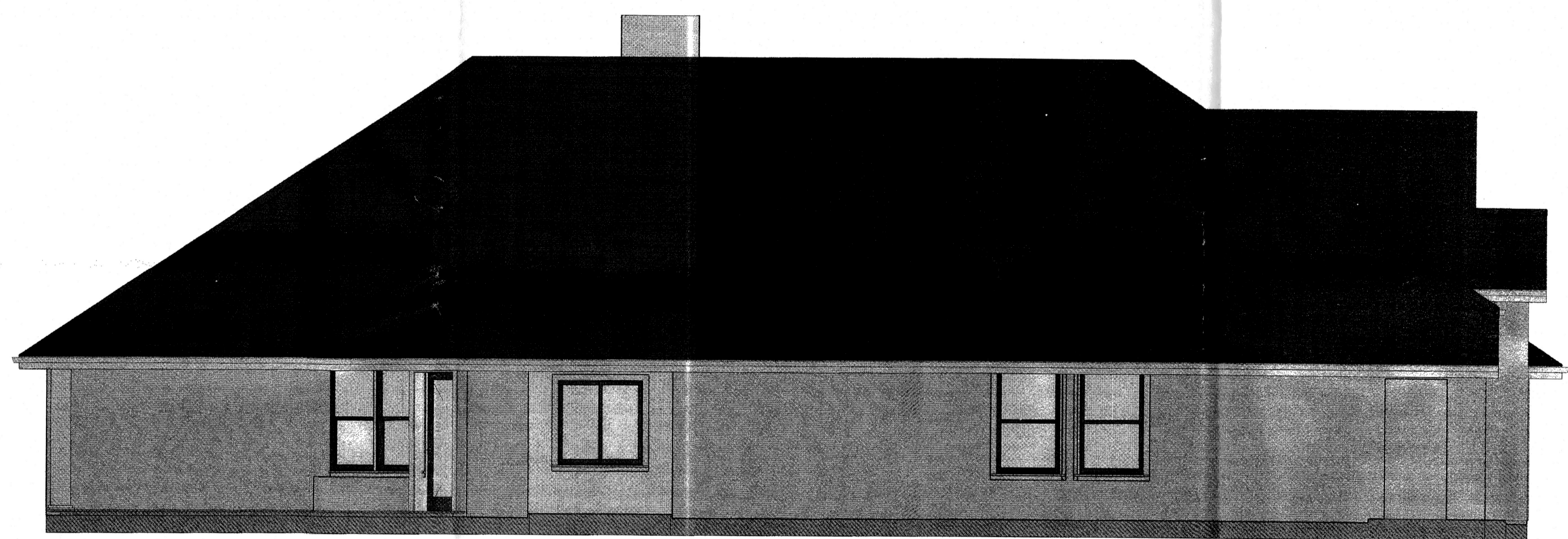
FLOOD NOTE:  
According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, a portion of the subject property lies within Zone "A" (special flood hazard areas subject to inundation by the 1% annual chance flood; no base flood elevations determined) and a portion lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



Laura Lowe Design, LLC  
home design since 1980  
972-462-9300

ROBBIE HALE  
HOMES

PLAN 2115  
B elevation  
3 CAR GARGAE

DATE:

4/19/2022

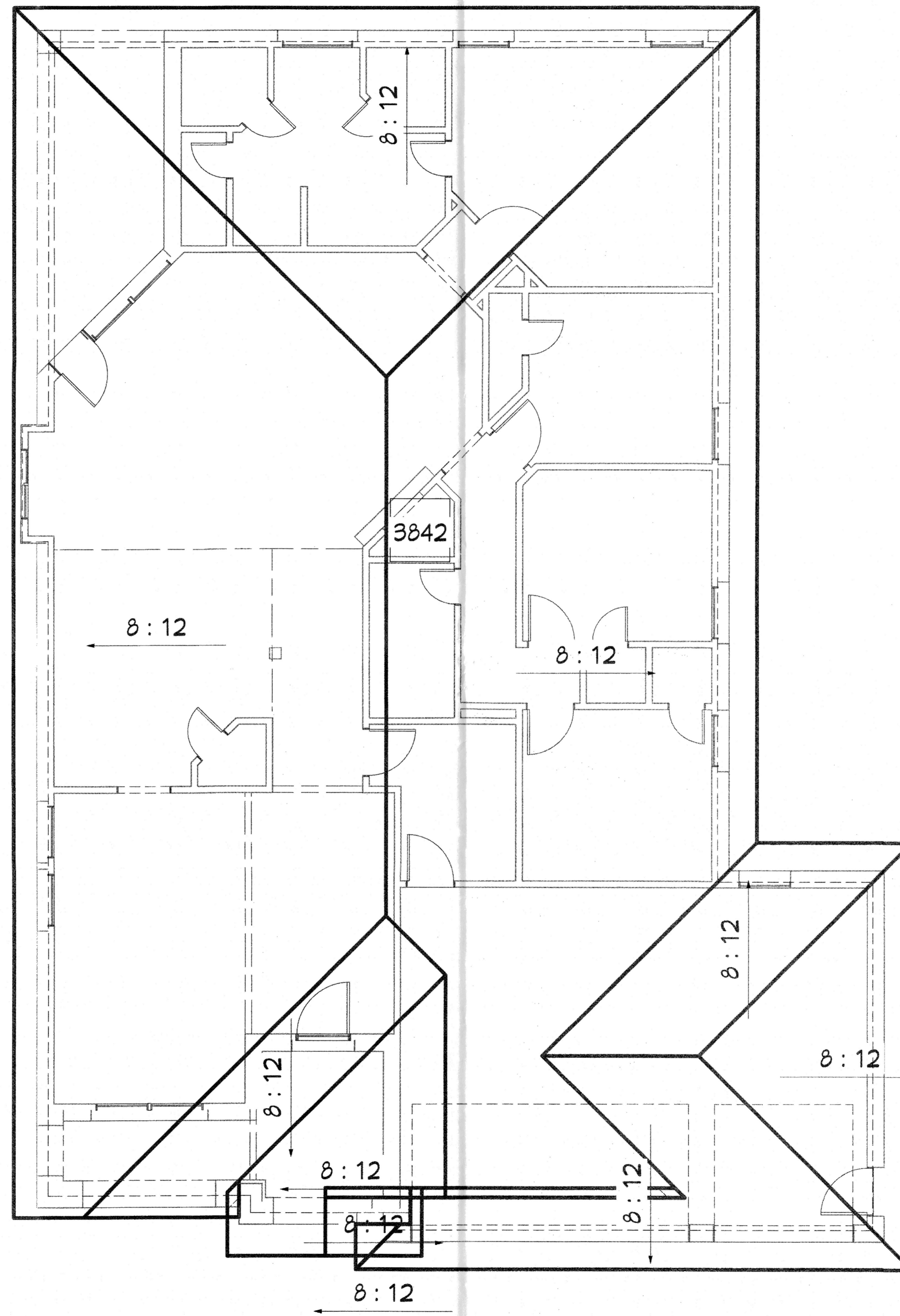
SCALE:

1/4"=1'0"

SHEET:

These plans must comply with  
2018 IRC and 2014 NEC

790 County Line Road  
Rockwall TX 75032  
Lot 2 Block L  
Rockwall Lake Estates Addition



Laura Lowe Design, LLC  
 home design since 1980  
 972-462-9300

ROBBIE HALE  
 HOMES

PLAN 2115  
 B elevation  
 3 CAR GARGAE

DATE:  
 4/19/2022  
 SCALE:  
 1/4"=1'0"  
 SHEET:

These plans must comply with  
 2018 IRC and 2014 NEC

790 County Line Road  
 Rockwall TX 75032  
 Lot 2 Block L  
 Rockwall Lake Estates Addition