



# 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> 245. <sup>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: 835 Clem Rd Rockwall 75087  
 SUBDIVISION: NorthGate Rockwall LOT: 19 BLOCK: A  
 GENERAL LOCATION: North Rockwall

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

CURRENT ZONING: Res CURRENT USE: Res  
 PROPOSED ZONING: Res PROPOSED USE: \_\_\_\_\_  
 ACREAGE: 3 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: Matthew Benedetto  APPLICANT: \_\_\_\_\_  
 CONTACT PERSON: \_\_\_\_\_ CONTACT PERSON: \_\_\_\_\_  
 ADDRESS: 835 Clem Rd ADDRESS: \_\_\_\_\_  
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP: Same  
 PHONE: 214-454-8033 PHONE: \_\_\_\_\_  
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL: \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

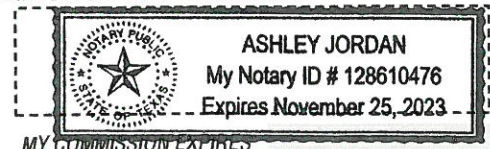
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF December, 2022 BY SIGNING THIS APPLICATION, 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 8 DAY OF December, 2022

OWNER'S SIGNATURE

*[Signature]*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2022-056: Specific Use Permit for Detached Garage at 835 Clem 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.



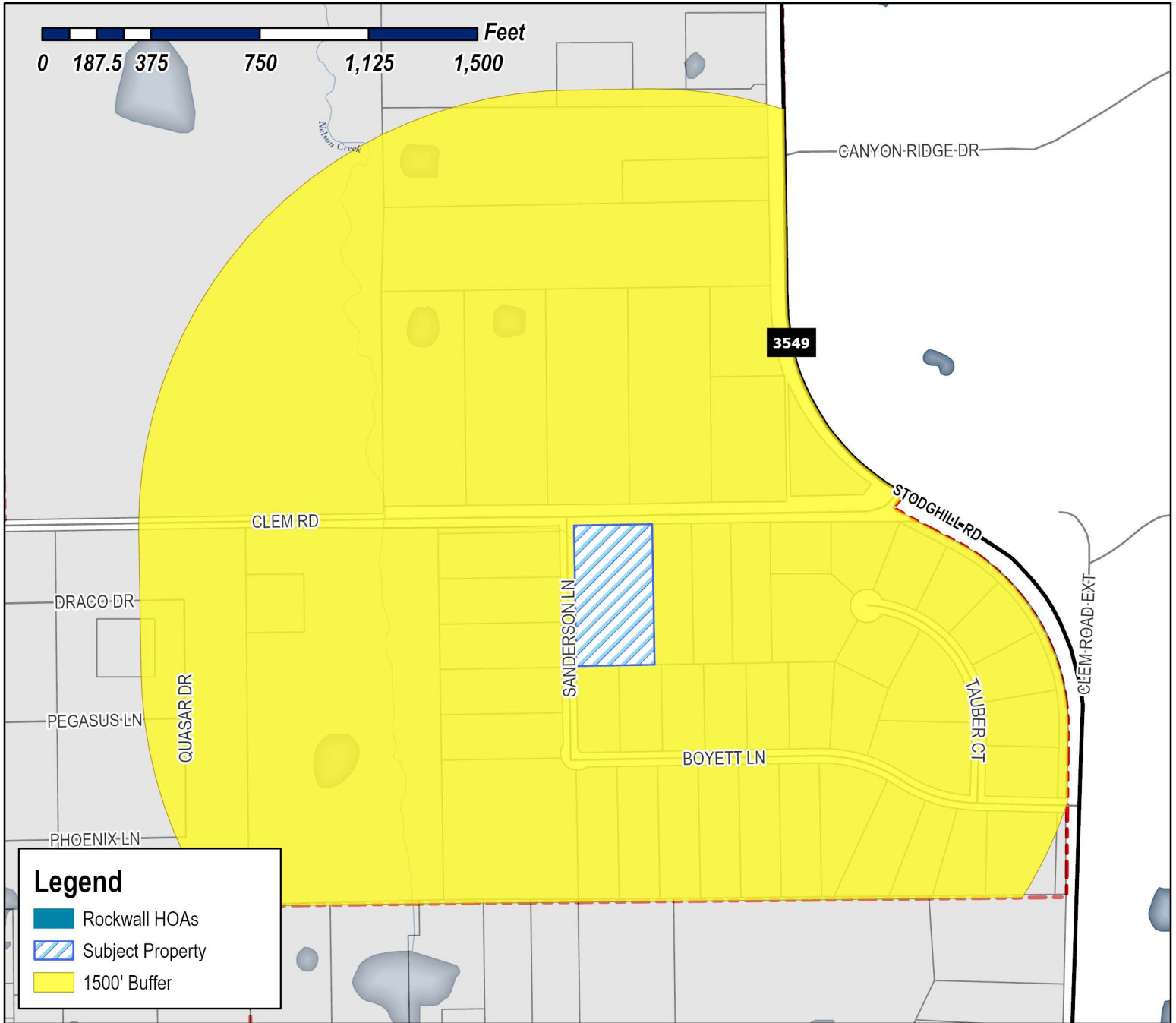




# City of Rockwall

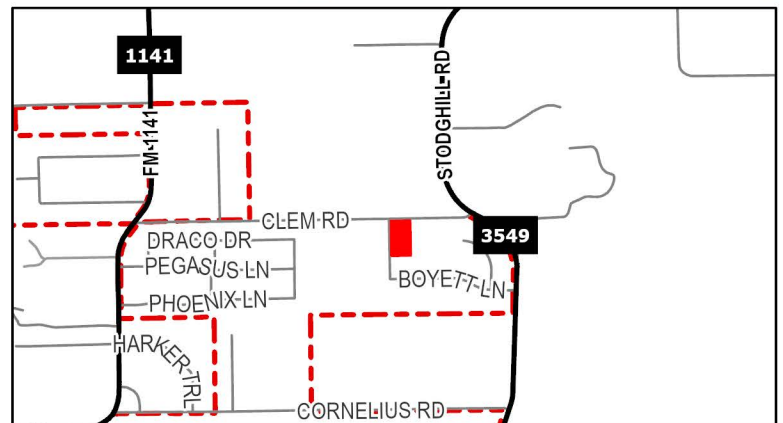
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**Case Number:** Z2022-056  
**Case Name:** SUP for Detached Garage  
**Case Type:** Zoning  
**Zoning:** Planned Development District 88 (PD-88)  
**Case Address:** 835 Clem Road

**Date Saved:** 12/9/2022  
 For Questions on this Case Call (972) 771-7745

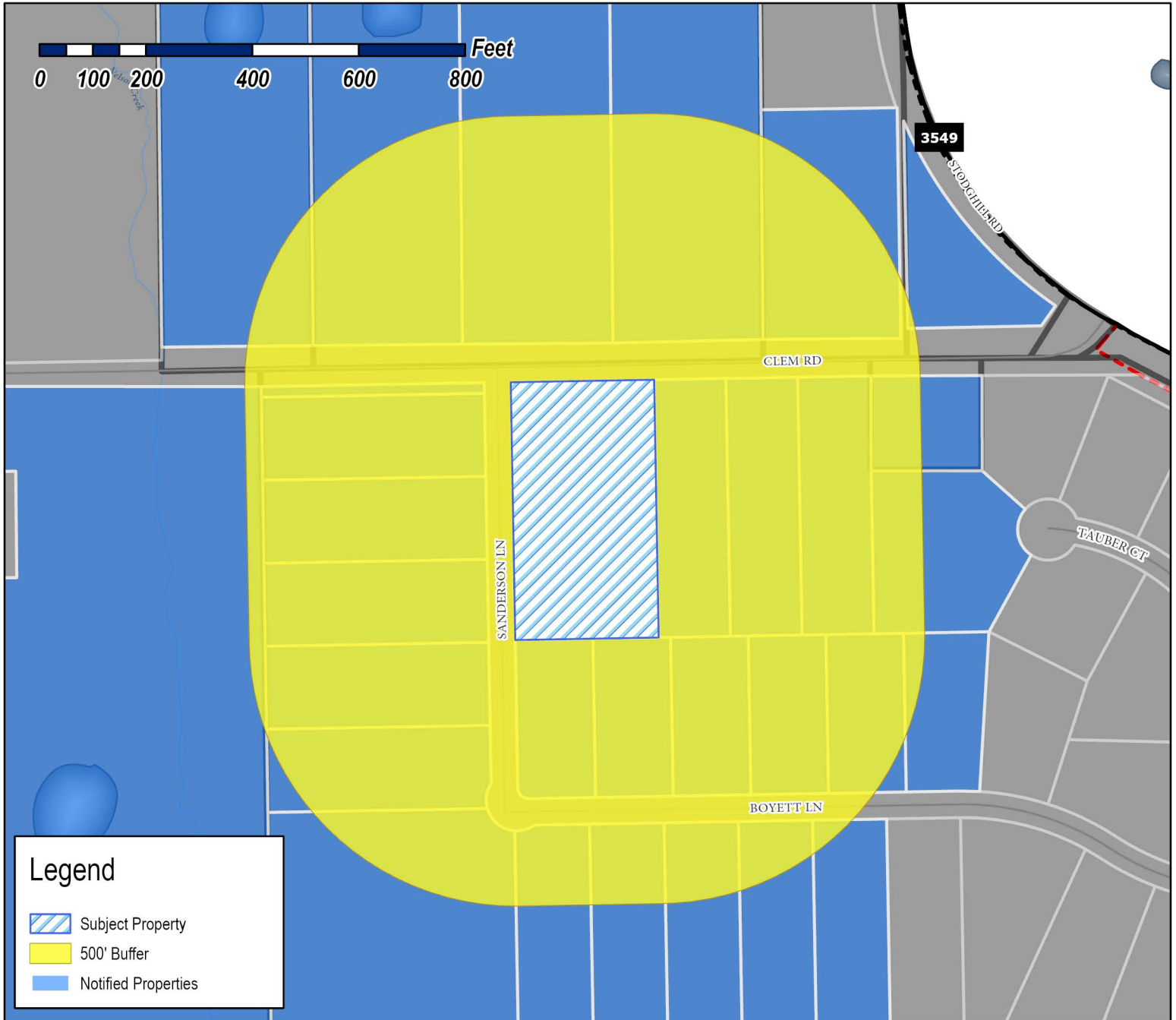




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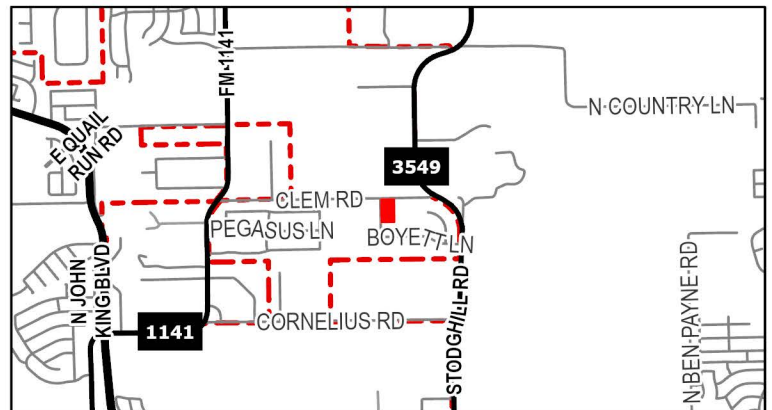
**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

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



SWIATKIEWICZ CHRISTINE AND GABRIEL  
1167 ROLLING MEADOW  
LAVON, TX 75166

JOYCE MICHAEL RYAN AND MEREDITH MCLEROY  
1189 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

INSPIRED HOMES TX LLC  
1189 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

NORTHGATE ROCKWALL HOMEOWNERS  
ASSOCIATIONS INC  
1189 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

WOLFF RYAN & RACHEL  
1306 SALINAS DRIVE  
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

WADE JON AND JENNIFER  
1985 CLUB LAKE CIRCLE  
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA  
208 CHATFIELD DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2121 TAUBER CT  
ROCKWALL, TX 75087

RESIDENT  
2201 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2207 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2213 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2219 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2225 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2231 SANDERSON LN  
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA  
255 COUNTRY CLUB DR  
HEATH, TX 75032

PARTNERS IN BUILDING LP  
2901 WEST SAM HOUSTON PARKWAY NORTH  
SUITE C-250  
HOUSTON, TX 77043

PARTNERS IN BUILDING LP  
2901 WEST SAM HOUSTON PARKWAY NORTH  
SUITE C-250  
HOUSTON, TX 77043

MEREDITH WILLIAM AND AMBER  
3005 SPYGLASS  
FORNEY, TX 75126

SANDERSON PERRY AND AMY  
4013 ENCLAVE LANE  
ROWLETT, TX 75089

ARTERBURN TREVOR AND DESIRI  
402 COUNTRY RIDGE  
ROCKWALL, TX 75087

WALRAVEN KEITH & MEREDITH  
402 FLORENCE DR  
FATE, TX 75087

BRYANT ERIC AND SAMANTHA  
593 LOUDER WAY  
ROCKWALL, TX 75087

ARTERBURN ANDREW  
605 HIGHLAND DRIVE  
ROCKWALL, TX 75087

RESIDENT  
611 CLEM RD  
ROCKWALL, TX 75087

RECHTIENE JOSEPH S AND LARISA A  
619 ELEANOR DRIVE  
FATE, TX 75087

MASON RICHARD L  
682 CANNON DRIVE  
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA  
714 CLEM RD  
ROCKWALL, TX 75087

BELL SALLY REDDICK  
768 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
803 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
804 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
807 BOYETT LN  
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A  
808 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
813 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
814 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
819 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
820 BOYETT LN  
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A  
820 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
825 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
826 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
832 BOYETT LN  
ROCKWALL, TX 75087

RESIDENT  
835 CLEM RD  
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN C  
891 CLEM RD  
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L  
892 CLEM ROAD  
ROCKWALL, TX 75087

BUTLER ZACHARY AND COURTNEY  
9 CRESTVIEW CIR  
ROCKWALL, TX 75087

RESIDENT  
901 CLEM RD  
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE  
907 W HOLIDAY ROAD  
ROCKWALL, TX 75087

BENNETT JILL M  
936 CLEM RD  
ROCKWALL, TX 75087

TURNHAM DAVID & LORI  
950 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
961 CLEM RD  
ROCKWALL, TX 75087

AIRHEART REBECCA  
961 CLEM RD  
ROCKWALL, TX 75087

COUCH DAVID AND JULIE  
988 SAFFLOWER  
ROCKWALL, TX 75087



BENEDETTO RESIDENCE  
 ROCKWALL, TX 75087

**ISSUE LOG**

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO  
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC  
 mattbenedetto@highviewhomes.com 214-544-8333  
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN  
 patra@fanningphilips.com 214-264-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

**A2.1**

COVER/ SITE PLAN CARRIAGE HOUSE

FRONT ELEVATION  
**BENEDETTO RESIDENCE**  
**CARRIAGE HOUSE**

**SHEET INDEX**

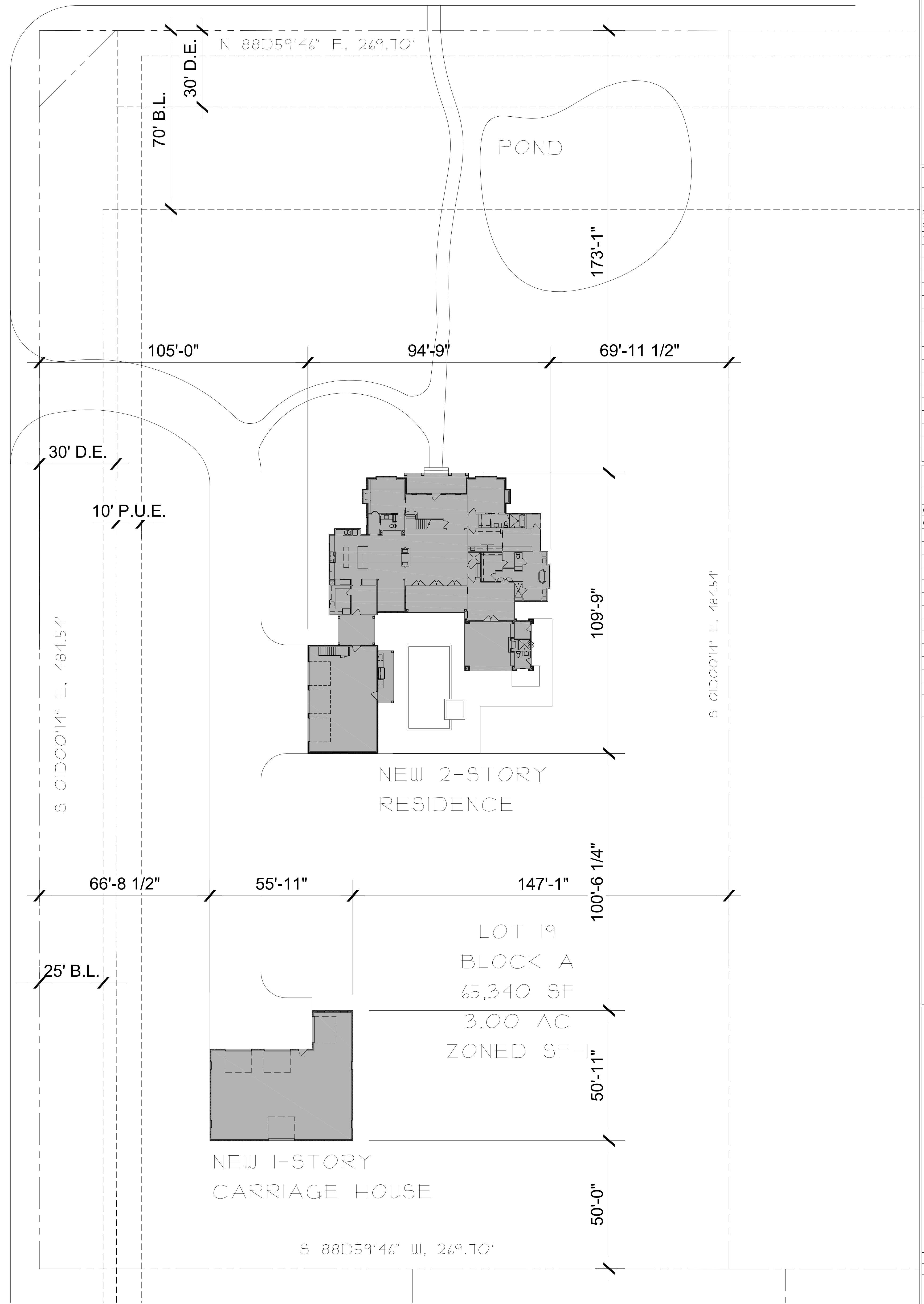
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

**SQUARE FOOTAGE**

2,247 SF	CARRIAGE HOUSE
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SANDERSON LANE

CLEM ROAD





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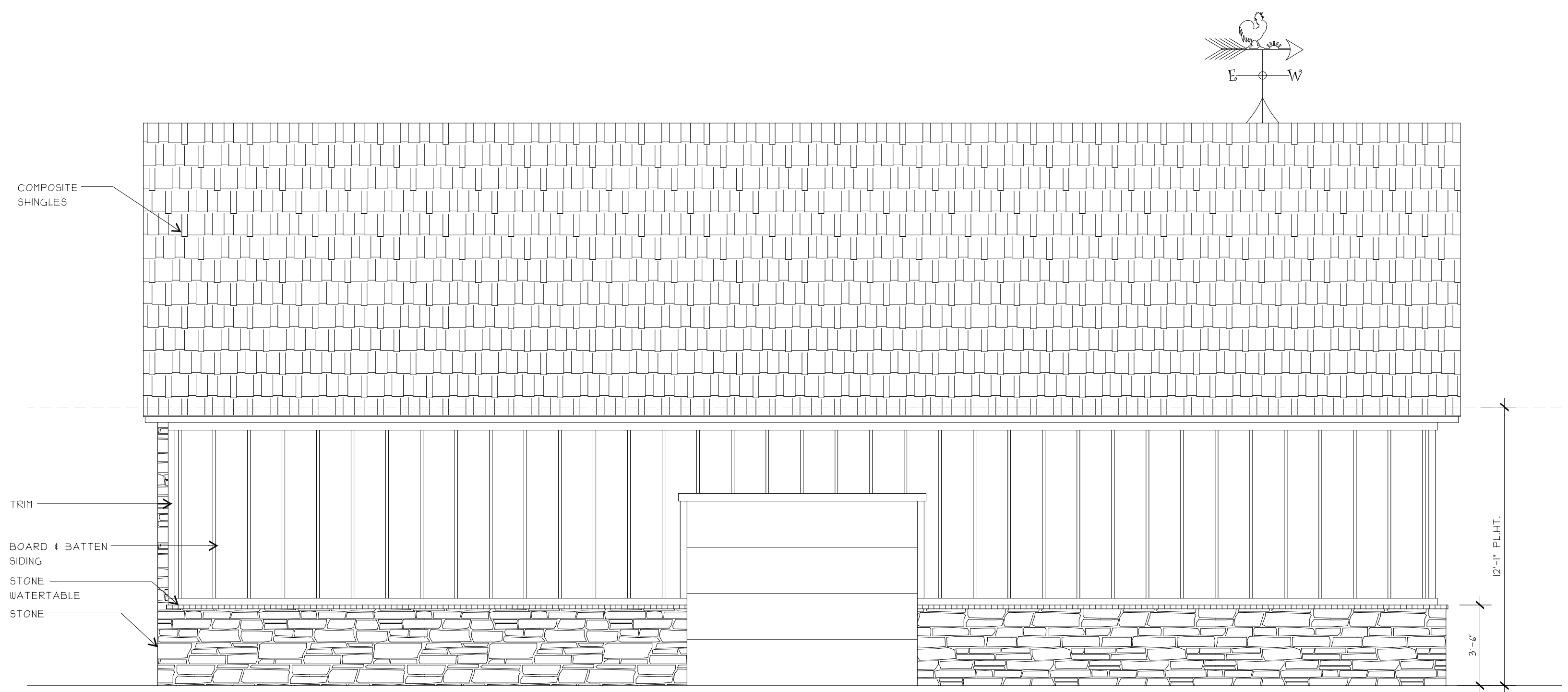
OWNER: MATT AND STEPHANIE BENEDETTO  
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC  
 mattbeneditto@highviewhomes.com 214-544-0333  
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN  
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. NO. 20401 SCALE: REF. DRAWING

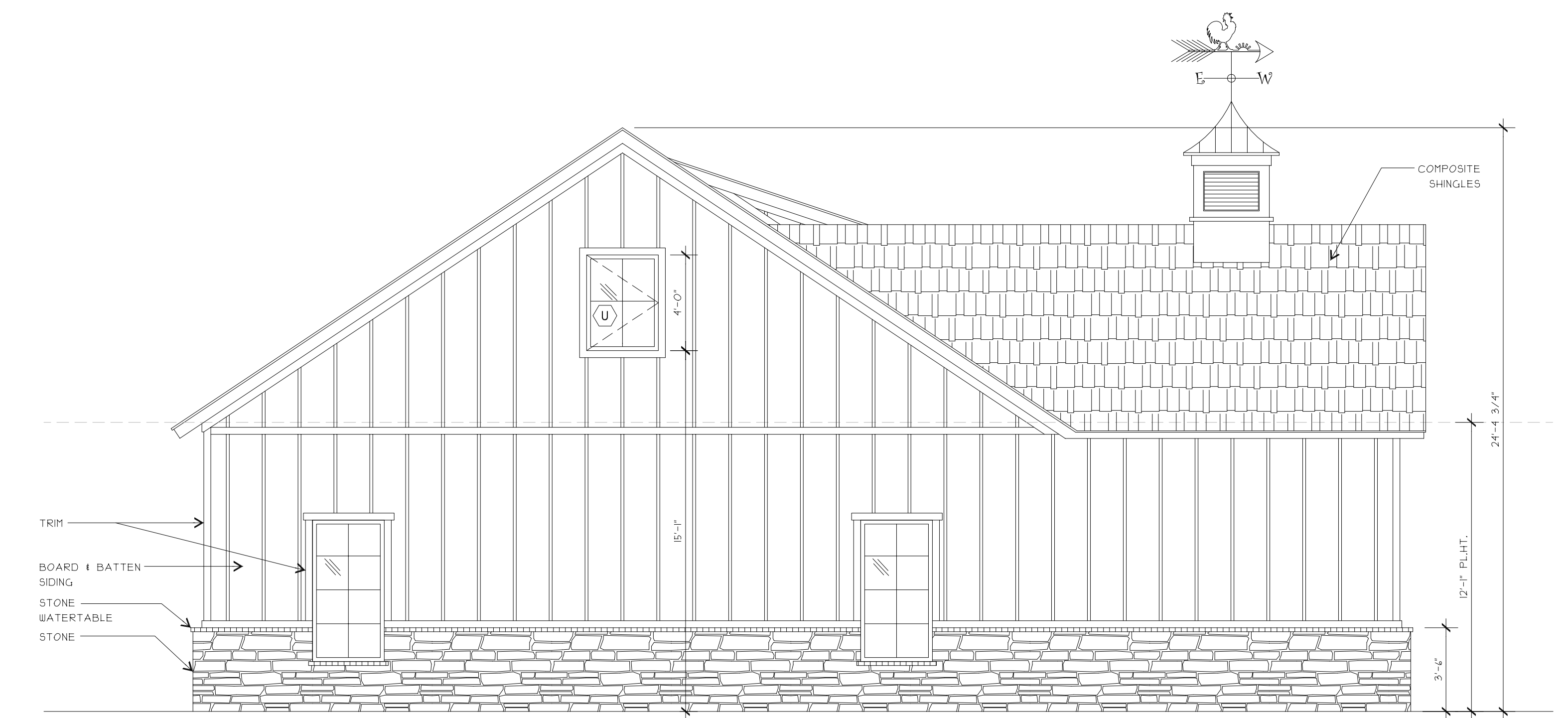
SHEET NO.

**A7.2**

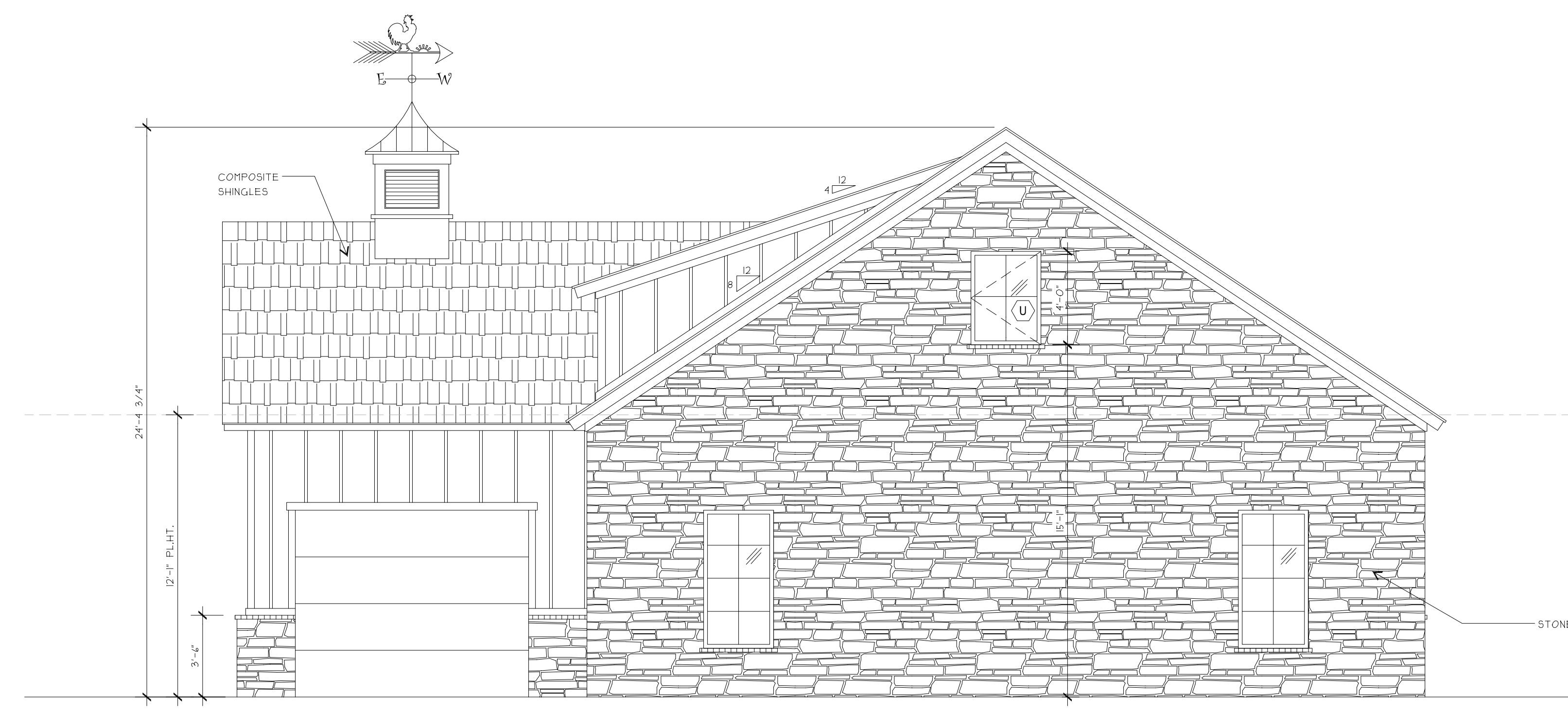
CARRIAGE HOUSE PLAN ELEVATIONS



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



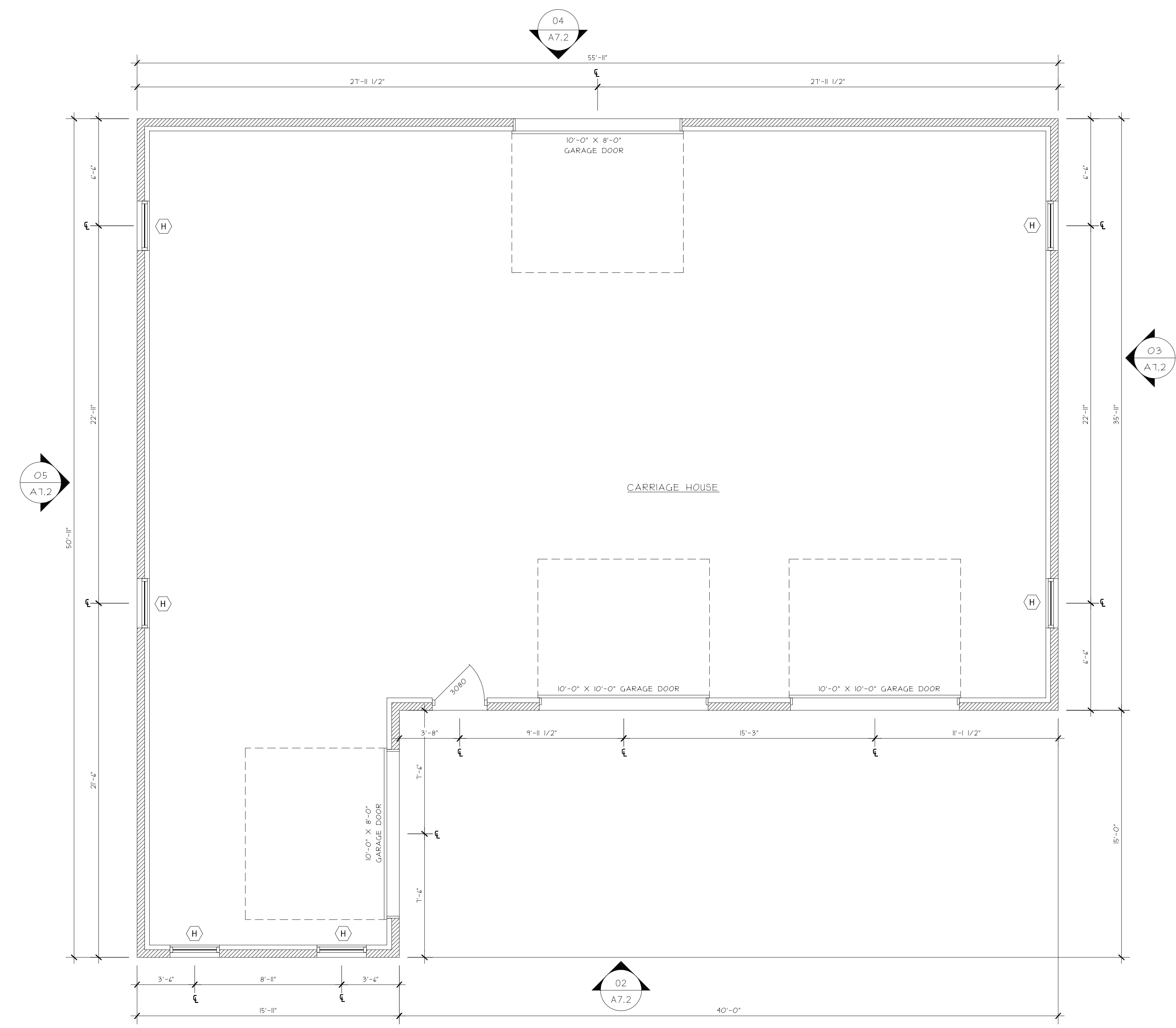
**05 WEST ELEVATION**  
SCALE: 1/4"=1'-0"



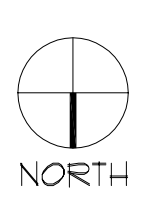
**03 EAST ELEVATION**  
SCALE: 1/4"=1'-0"



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



**01 CARRIAGE HOUSE PLAN**  
SCALE: 1/4"=1'-0"



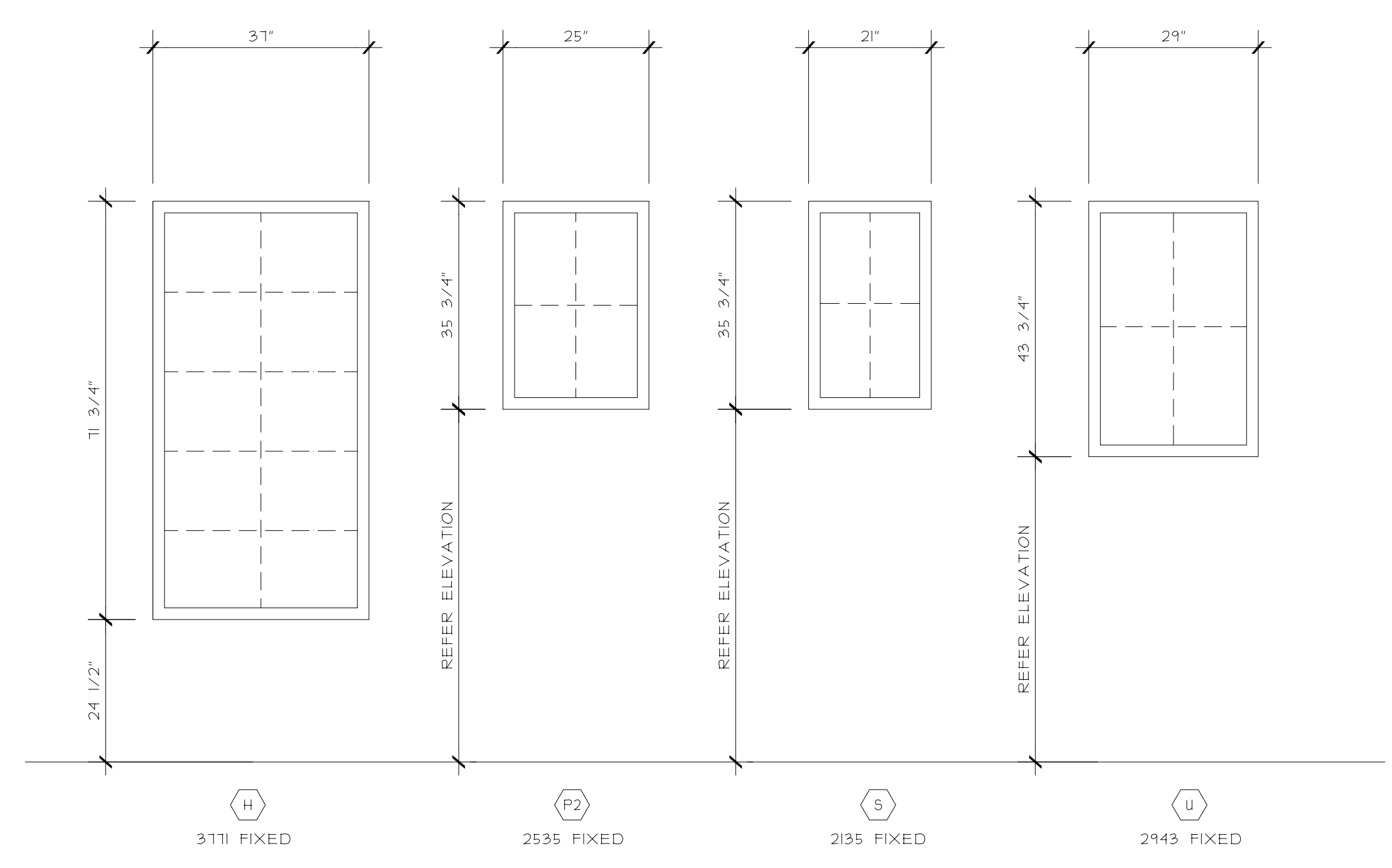


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
  - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
  - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
  - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
  - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
  - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
  - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
  - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
  - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
  - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
  - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL. HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊡	SINGLE POLE SWITCH
⊡	3 WAY SWITCH
⊡	110V OUTLET
⊡	220V OUTLET
⊡	FLOOR OUTLET
⊡	RECESSED CAN FIXTURE
⊡	CEILING MOUNT PENDANT FIXTURE
⊡	PENDANT FIXTURE
⊡	EXHAUST FAN
⊡	FLUORESCENT FIXTURE
⊡	OVER OR UNDERCOUNTER LIGHTING
⊡	SMOKE DETECTOR
⊡	C DETECTOR
⊡	VP---VAPOR PROOF
⊡	GFCI---WEATHER PROOF
⊡	GFI---GROUND FAULT INTERCEPTOR
⊡	LV---LOW VOLTAGE
⊡	OS---OUTSIDE
⊡	GD---GARAGE DISPOSAL
⊡	DW---DIRECT WIRE

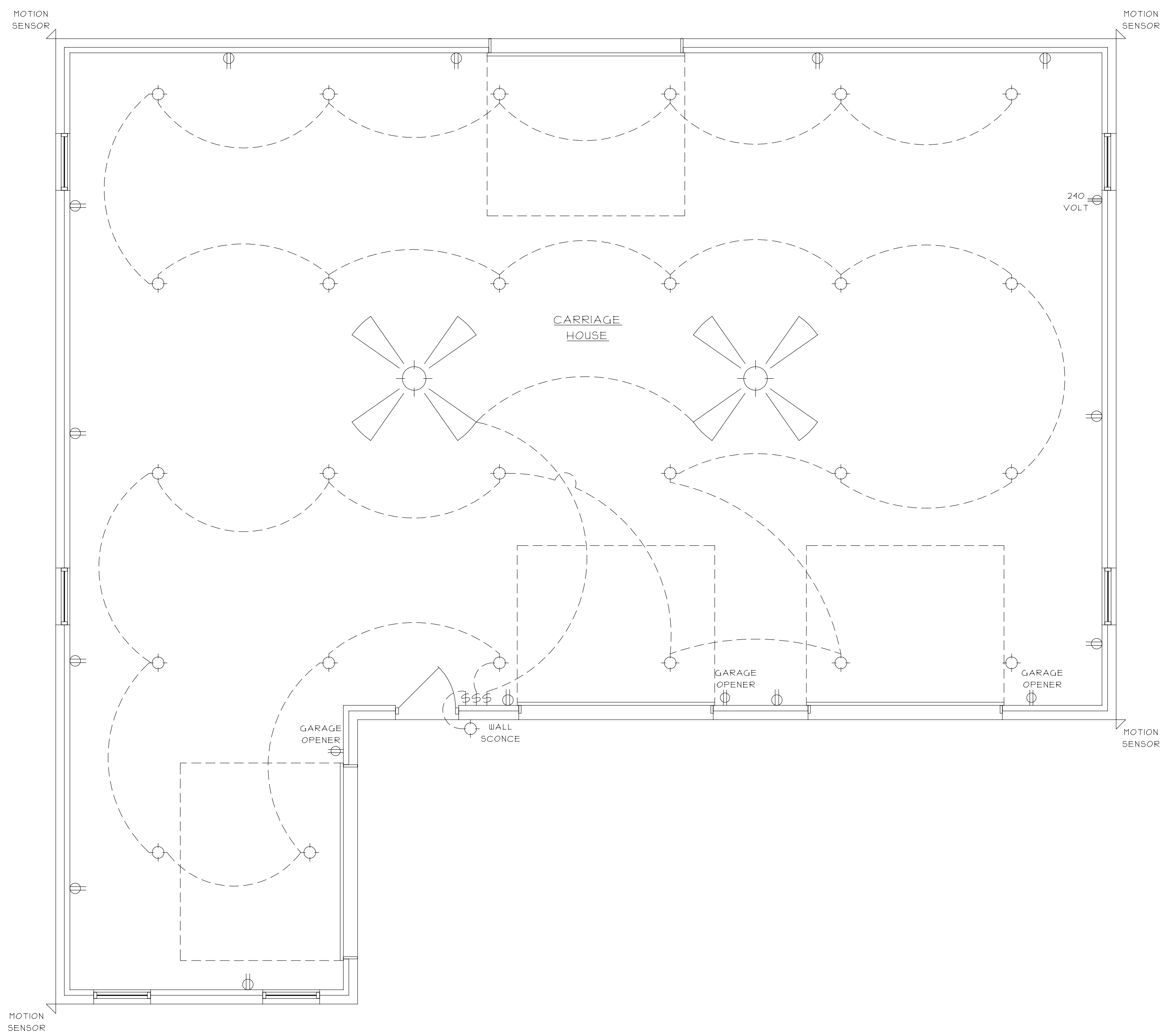
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
  2. ROOF PITCH TO BE 12/12 U.A.O.
  3. PROVIDE KITCHEN SINKS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
  4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
  5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GULLED AND WEALED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
  6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
  7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

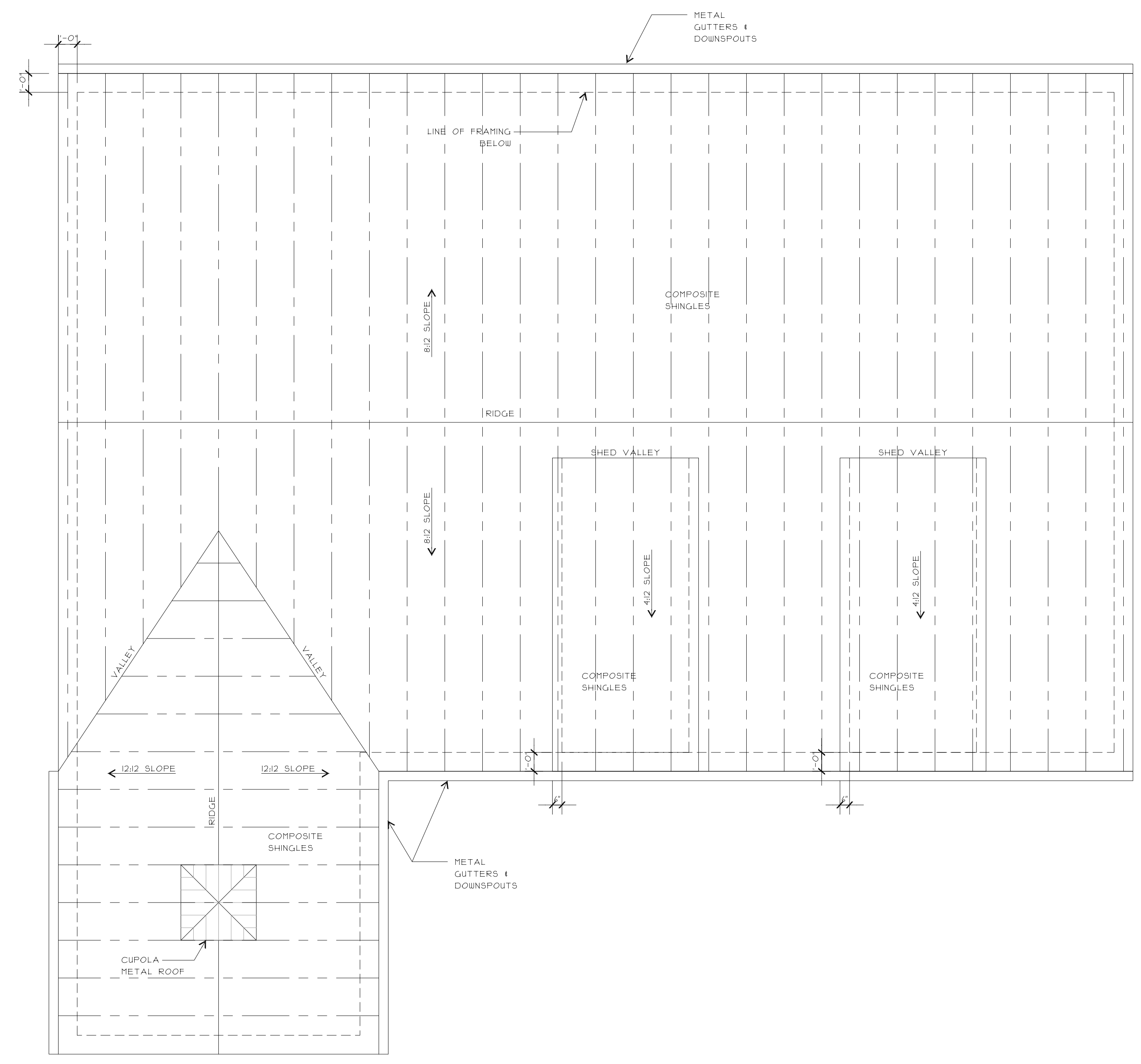


**WINDOW TYPES**

NOTE:  
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.  
 2. FINAL MULLION DESIGN TO BE BY OWNER.



**02 CARRIAGE HOUSE POWER PLAN**  
 SCALE: 1/4"=1'-0"



**01 CARRIAGE HOUSE ROOF PLAN**  
 SCALE: 1/4"=1'-0"



**BENEDETTO RESIDENCE**  
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 pfanning@fanningphilips.com 214-284-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO. **A7.3**

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA  
767 Justin Road  
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Ryan Joyce', is written over the printed name.

Michael Ryan Joyce  
Northgate Rockwall HOA  
President







