



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023 -

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 124 Lynne DR Rockwall TX 75087  
 SUBDIVISION Rockwall Lake Properties LOT 905A BLOCK  
 GENERAL LOCATION Rockwall, TX

## 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]

OWNER/APPLICANT	CONTACT PERSON
<input checked="" type="checkbox"/> OWNER <u>Urbano Fernandez</u>	<input type="checkbox"/> APPLICANT
CONTACT PERSON	CONTACT PERSON
ADDRESS 1235 W CR 3423 Wills Point TX 75169	ADDRESS
CITY, STATE & ZIP	CITY, STATE & ZIP
PHONE 469 474 4213	PHONE (469) 474-4213
E-MAIL Urbano	E-MAIL cfc_homes75@gmail.com

## NOTARY VERIFICATION [REQUIRED]

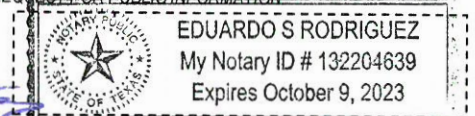
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Urbano Fernandez Alvarez [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 20th DAY OF January, 2023. 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 20th DAY OF January, 2023

OWNER'S SIGNATURE

Urbano Fernandez



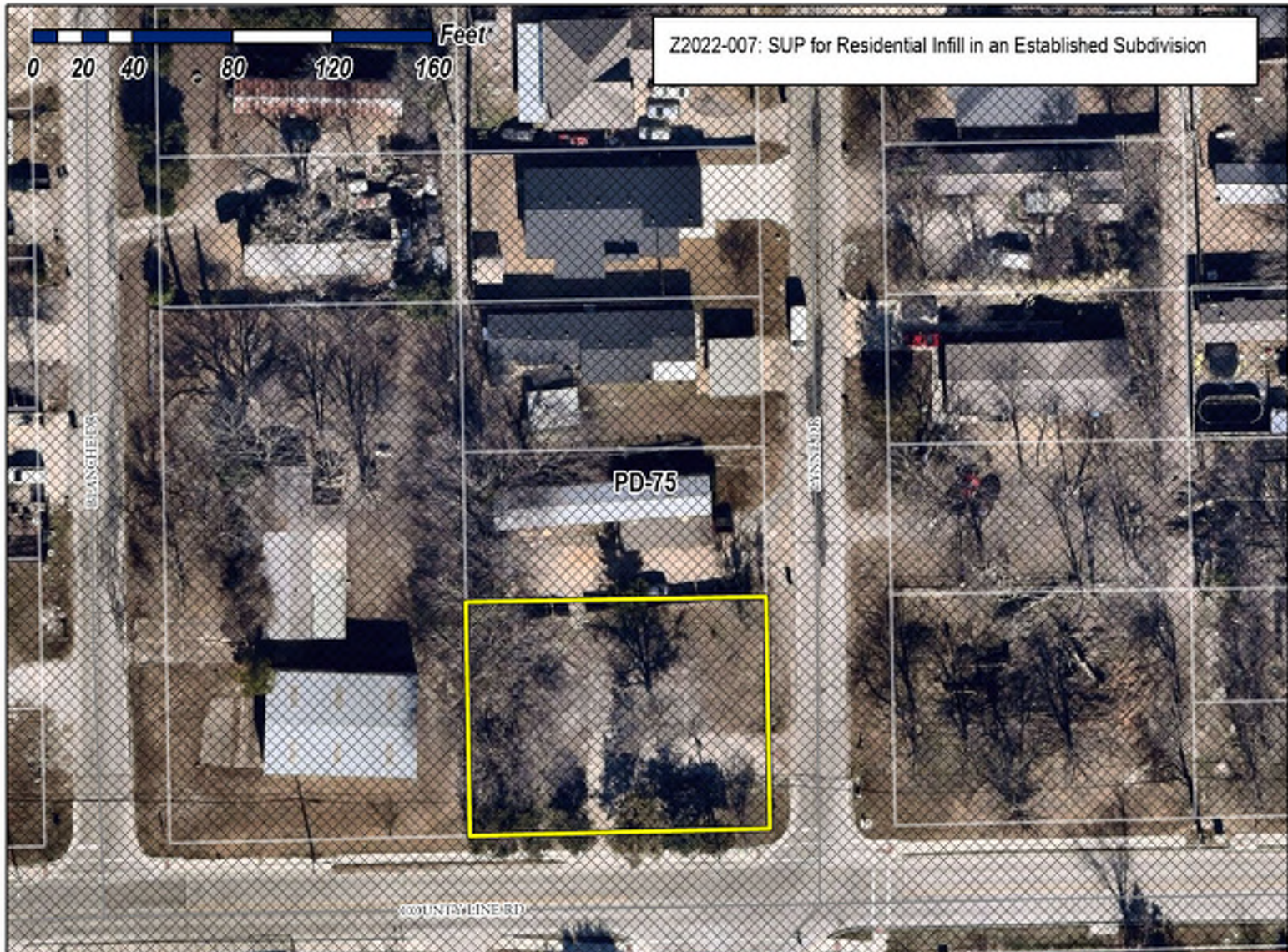
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eduardo S. Rodriguez

MY COMMISSION EXPIRES

10/9/2023





## 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.



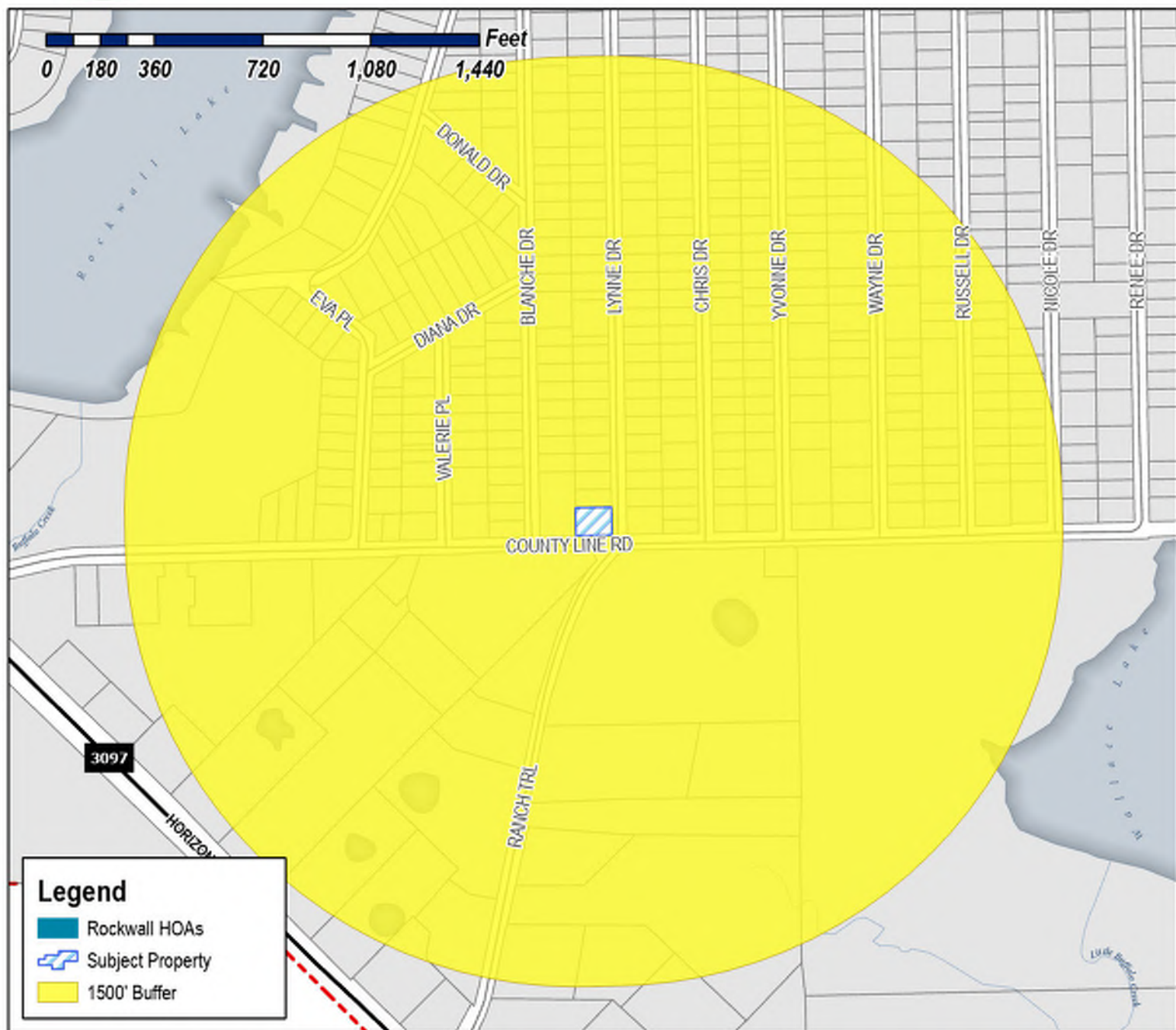




# City of Rockwall

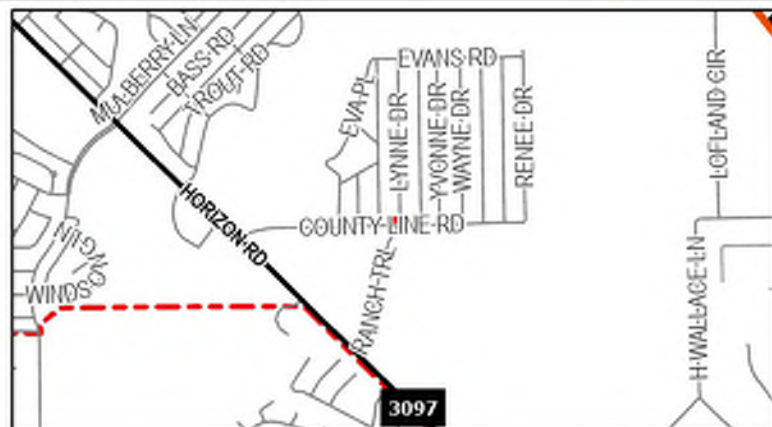
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**Case Number:** Z2023-007  
**Case Name:** SUP for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75)  
**Case Address:** 124 Lynne Drive

**Date Saved:** 1/21/2023  
 For Questions on this Case Call (972) 771-7745

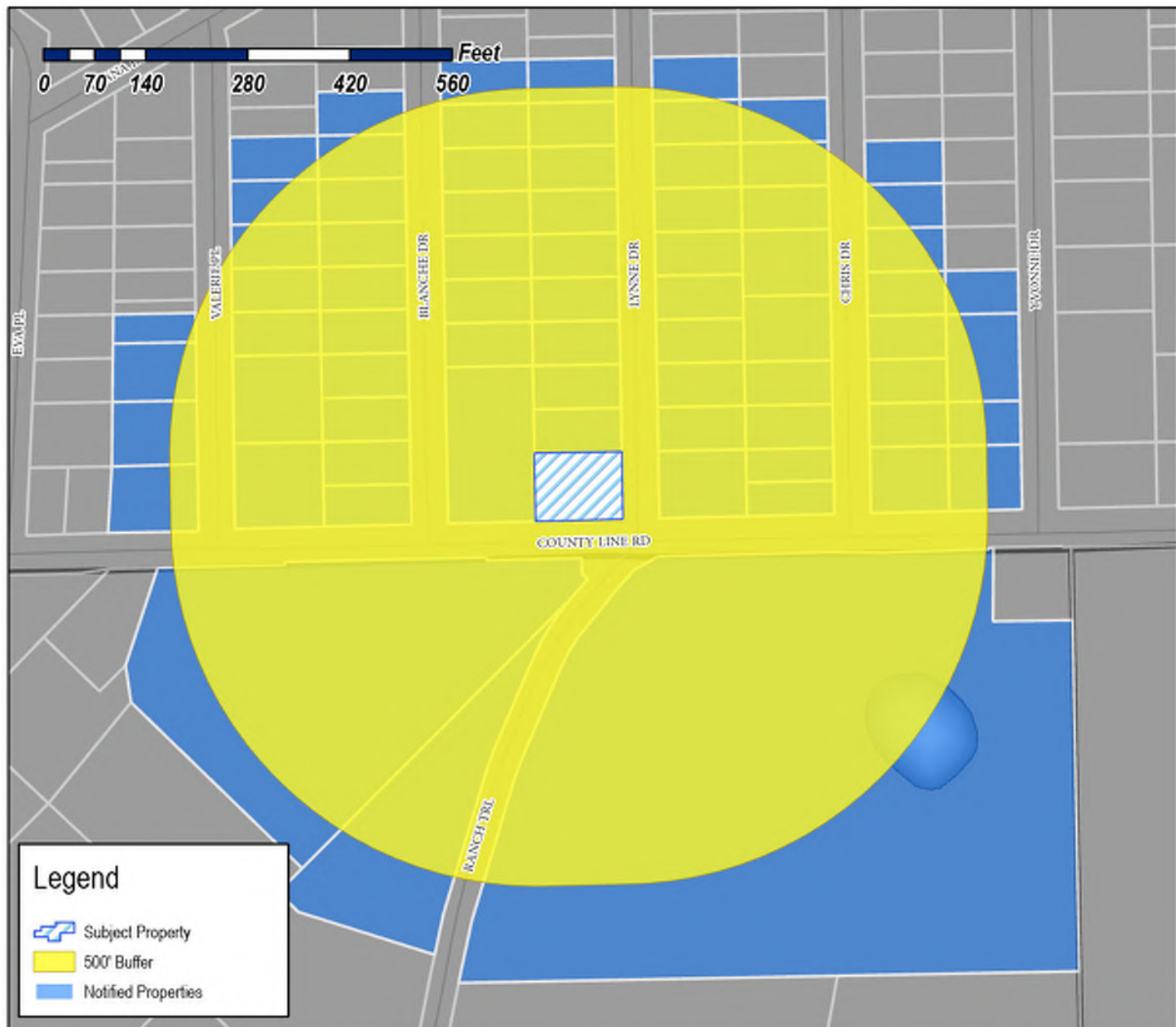




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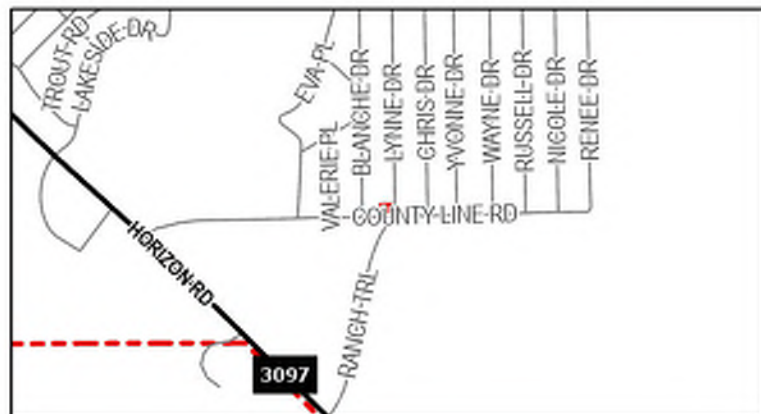
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**Case Address:** 124 Lynne Drive

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



OCCUPANT  
121 LYNNE DR  
ROCKWALL, TX 75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX 75032

OCCUPANT  
112 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
124 YVONNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

OCCUPANT  
131 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
130 CHRIS DR  
ROCKWALL, TX 75032

CARES HOME BUILDER INC  
705 LAKESIDE DR  
ROCKWALL, TX 75032

RANGEL ADELA  
125 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
144 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
143 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

SANCHEZ ROSA & ISMAEL PALACIOS  
140 CHRIS DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
154 LYNNE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

PEREZ GILBERTO AND  
JUANITA PEREZ  
157 LYNNE DR  
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ  
147 CHRIS DR  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
215 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
204 CHRIS DR  
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M  
603 S CREEK DR  
ROYSE CITY, TX 75189

OCCUPANT  
225 LYNNE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

OCCUPANT  
219 BLANCHE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNNE DR  
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ  
159 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
149 VALERIE PL  
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
204 LYNNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
196 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
193 CHRIS DR  
ROCKWALL, TX 75032

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

OCCUPANT  
132 VALERIE PL  
ROCKWALL, TX 75032

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

OCCUPANT  
420 COUNTY LINE RD  
ROCKWALL, TX 75032

NAVA GUILLIERMO & VANESSA  
1167 SMITH ACRES DR  
ROYSE CITY, TX 75189

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
159 CHRIS DR  
ROCKWALL, TX 75032

BETETA RUTH E  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA  
160 YVONNE DR  
ROCKWALL, TX 75032

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX 75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
179 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
212 LYNNE DR  
ROCKWALL, TX 75032

CARRILLO JORGE  
173 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUTIERREZ DONATILO & BLANCA  
192 LYNNE DR  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

ESQUIVEL ZAIDA  
186 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
187 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J  
190 BLANCHE DR  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PL  
ROCKWALL, TX 75032

ARROYO MARGARITO &  
LUCIA ARROYO-ESPINOSA  
202 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
109 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
124 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

JIMENEZ ALMA RODRIGUEZ  
181 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
163 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
144 BLANCHE DR  
ROCKWALL, TX 75032

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

OCCUPANT  
168 BLANCHE DR  
ROCKWALL, TX 75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
137 VALERIE PL  
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR  
6379 KLONDIKE RD  
RIPLEY, NY 14775

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
118 BLANCHE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
120 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO 80403

OCCUPANT  
132 BLANCHE DR  
ROCKWALL, TX 75032

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

OCCUPANT  
214 BLANCHE DR  
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ  
1000 W YELLOWJACKET LANE APT 2507  
ROCKWALL, TX 75087



OCCUPANT  
175 VALERIE PL  
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG  
1414 BUFFALO WOODS CT  
KATY, TX 77494

OCCUPANT  
178 BLANCHE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DR  
ROCKWALL, TX 75032

HILTON THOMAS  
135 CHRIS DR  
ROCKWALL, TX 75032

OCCUPANT  
150 CHRIS DR  
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S  
3778 PR 3843  
QUINLAN, TX 75474

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

VALDEZ MARY ESTHER  
148 VALERIE PL  
ROCKWALL, TX 75032

DURAN ROCIO  
160 VALERIE PL  
ROCKWALL, TX 75032

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

OCCUPANT  
382 RANCH TRL  
ROCKWALL, TX 75032

ARMS OF AMERICA LLC AND  
C2LA LLC  
525 E CENTERVILLE RD  
GARLAND, TX 75041

OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

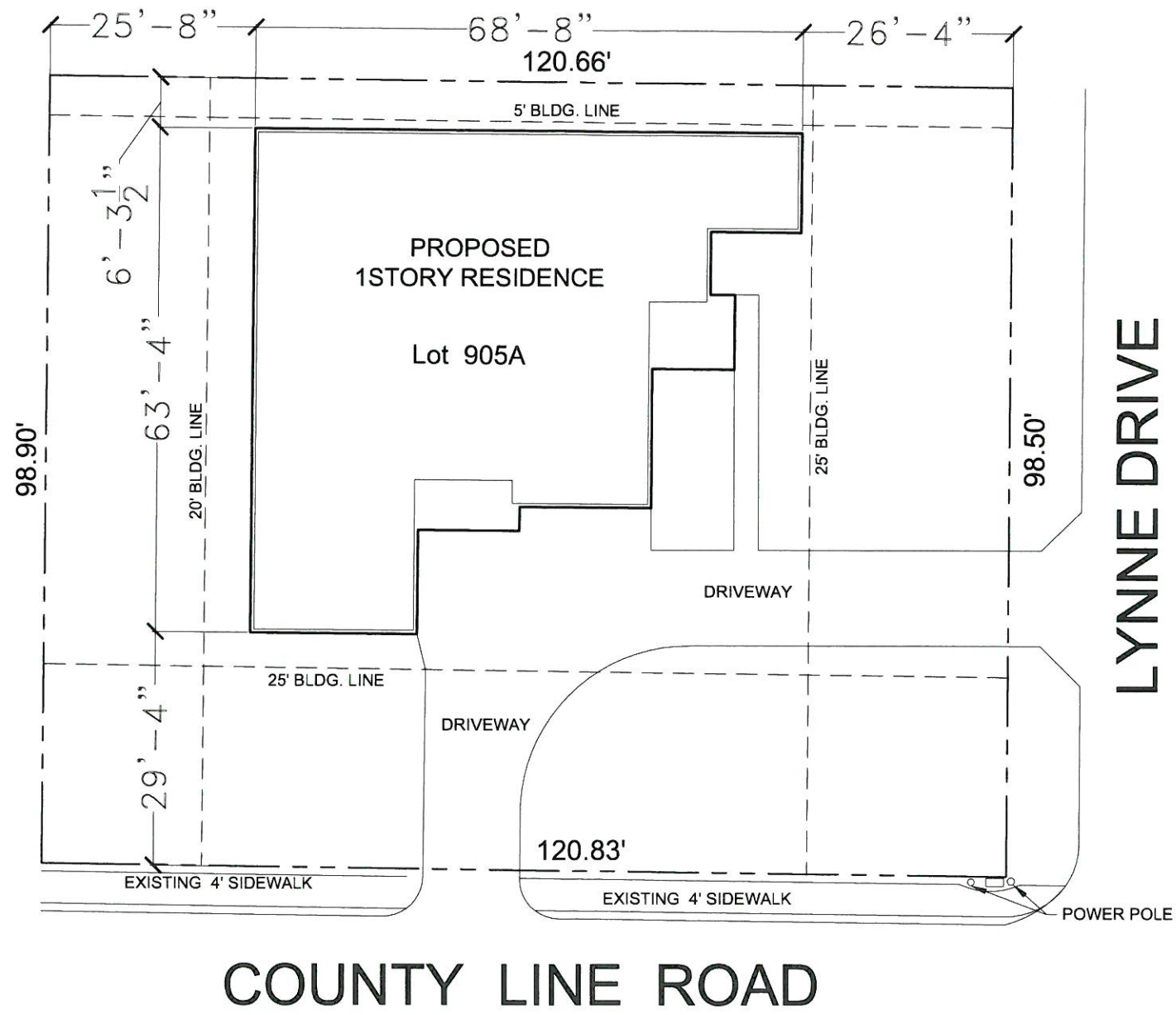
OCCUPANT  
124 CHRIS DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032





SCALE: 1" = 20'-0"



REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
540 County Line Road  
124 LYNNE DR.  
Rockwall, Texas

DRAWN BY:

vg

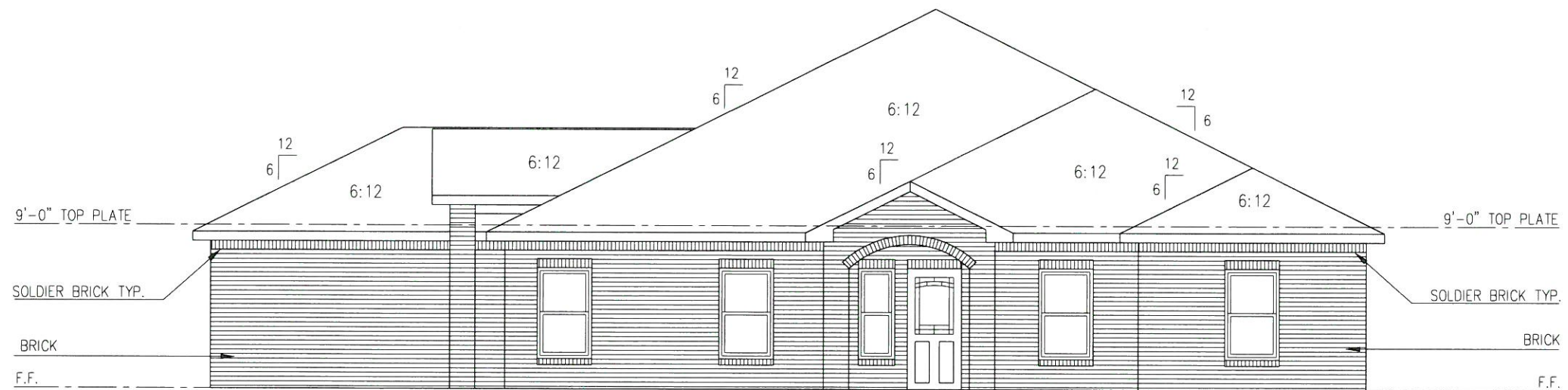
ISSUED ON:

10/14/2022

PLAN NAME:

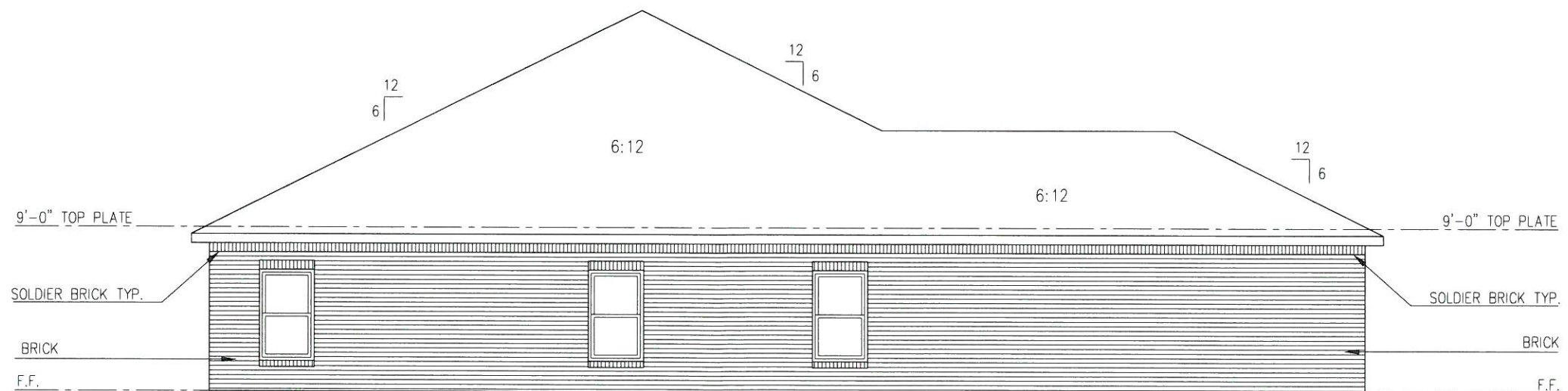
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SHEET  
PL1



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"

REVISIONS:

- 1
- 2
- 3
- 4

NEW REISDENCE  
 540 County Line Road  
 124 LYNN DR.  
 Rockwall, Texas

DRAWN BY:

vg

ISSUED ON:

10/14/2022

PLAN NAME:

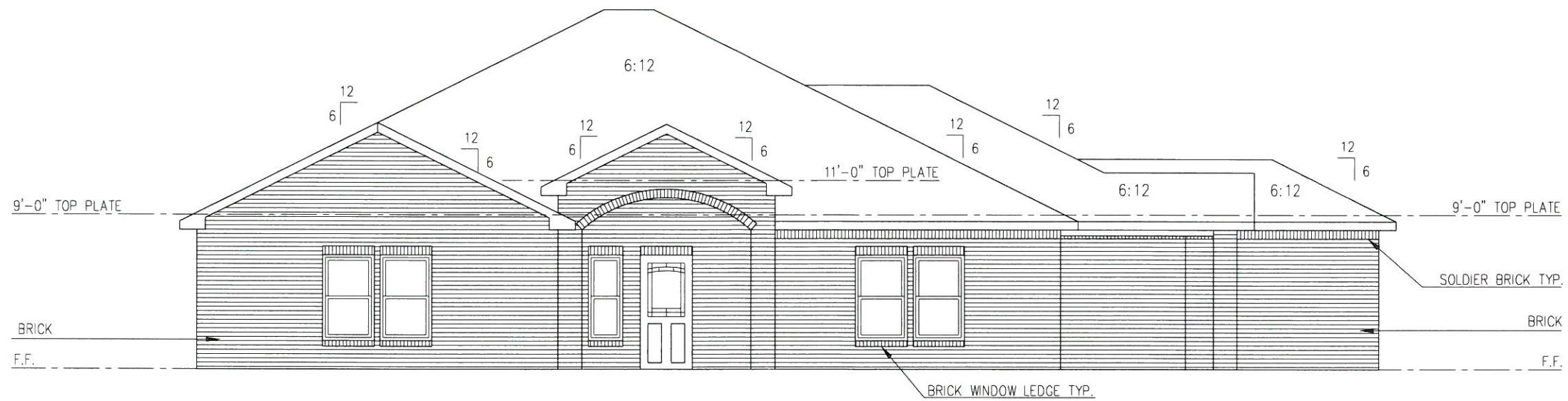
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**SHEET**

**A1**

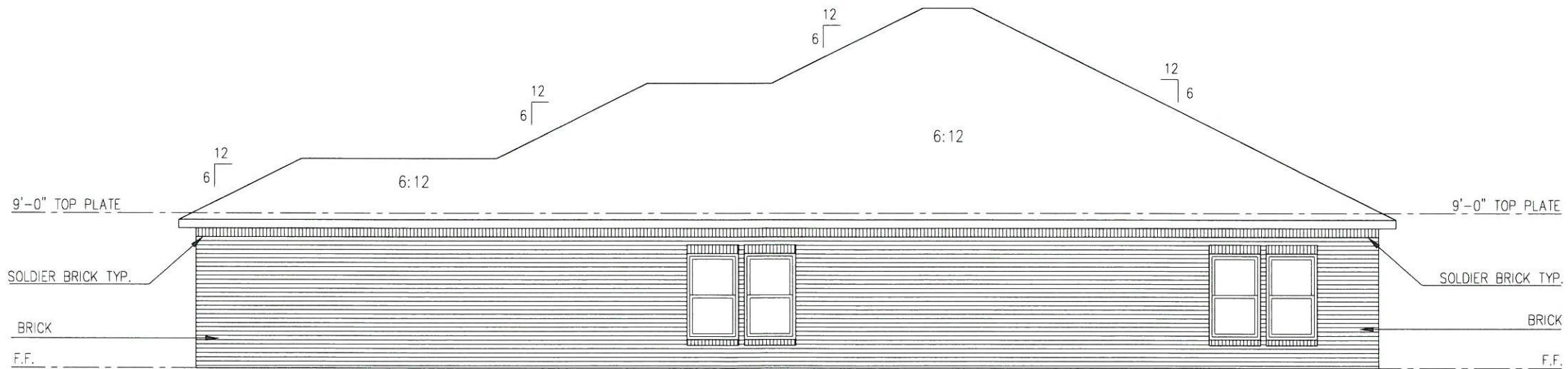
3 of 10





**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

REVISIONS:



NEW REISDENCE  
 540 County Line Road  
 124 LYNNIE DR  
 Rockwall, Texas

DRAWN BY:  
 vg  
 ISSUED ON:  
 10/14/2022  
 PLAN NAME:  
 custom

**SHEET  
 A2**