



# 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: 118 Blanche, Rockwall TX 75032

SUBDIVISION: Rockwall Lake Properties Development LOT 837-A BLOCK \_\_\_\_\_

GENERAL LOCATION: County Line Rd, across from baseball field

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

CURRENT ZONING: Residential CURRENT USE: Residential

PROPOSED ZONING: Single-family residential PROPOSED USE: Residential

ACREAGE: 0.167 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 type="checkbox"/> OWNER	<u>MBA Custom Homes</u>	<input type="checkbox"/> APPLICANT	<u>MBA Custom Homes</u>
CONTACT PERSON	<u>Kevin Osornio</u>	CONTACT PERSON	<u>Kevin Osornio</u>
ADDRESS	<u>430 Renee</u>	ADDRESS	<u>430 Renee</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	<u>972-672-7978</u>	PHONE	<u>972-672-7978</u>
E-MAIL	<u>oskevest95@yahoo.com</u>	E-MAIL	<u>oskevest95@yahoo.com</u>

## NOTARY VERIFICATION [REQUIRED]

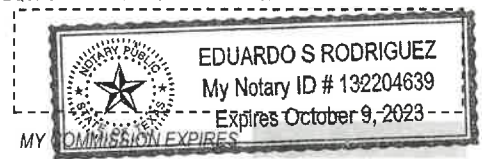
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 43.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 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 17 DAY OF February 2023

OWNER'S SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: \_\_\_\_\_



0 5 10 20 30 40 Feet

Z2023-013: SUP for Residential Infill at 118  
Blanche Drive



COUNTY LINE RD

C

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.

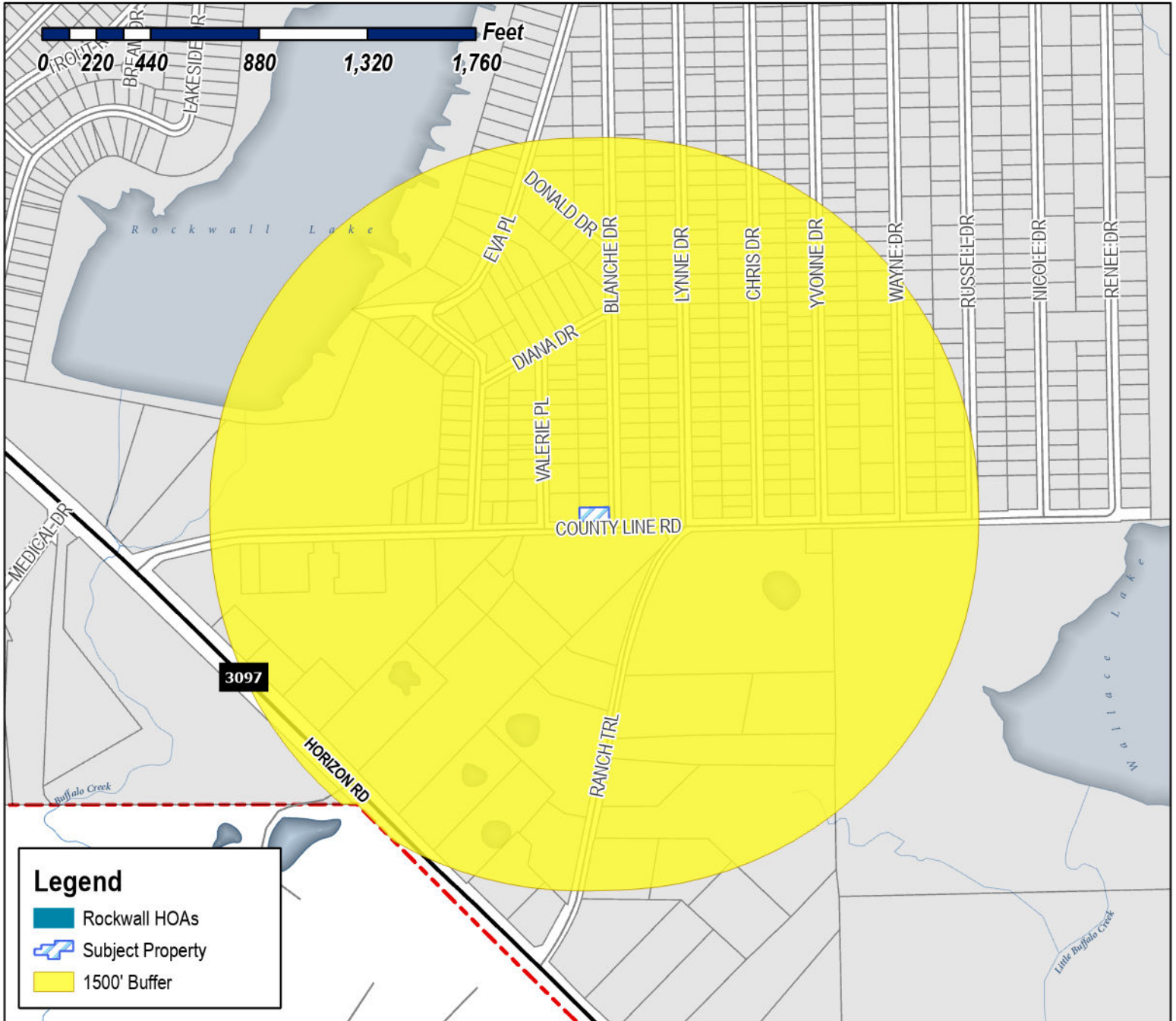




# City of Rockwall

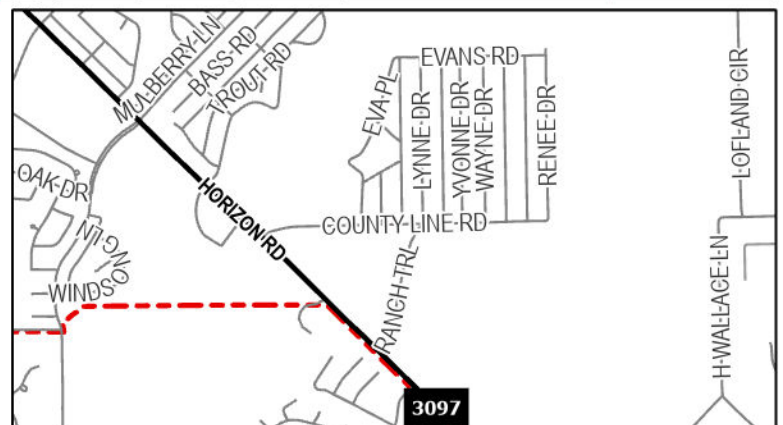
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**Case Number:** Z2023-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development 75 (PD-75) District  
**Case Address:** 118 Blanche Drive

**Date Saved:** 2/17/2023  
 For Questions on this Case Call (972) 771-7745

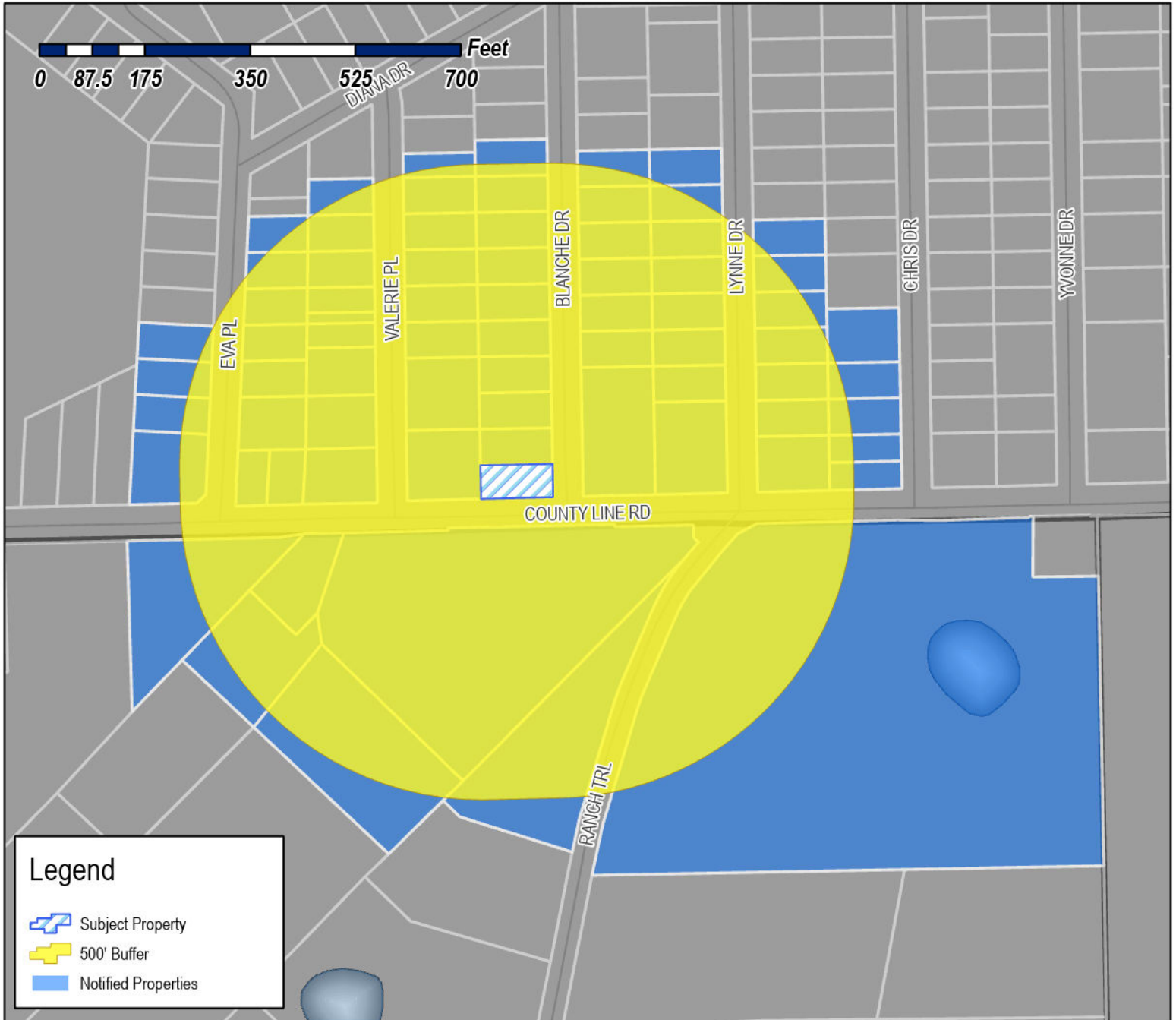




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For Questions on this Case Call: (972) 771-7746



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

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

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

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX  
75032

CRUZ MARIA D AND IGNACIO D  
212 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

RAMIREZ PETRA  
384 COUNTY LINE RD  
ROCKWALL, TX  
75032

MONTELONGO MOISES  
135 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
810 E. DOUGHERTY DR  
GARLAND, TX  
75041

PAVON MARISOL  
132 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
178 VALERIE PL  
ROCKWALL, TX  
75032

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX  
75189

MORALES RAMIRO JR  
173 EVA PL  
ROCKWALL, TX  
75032

TOVAR JUAN GABRIEL  
202 VALERIE PL  
ROCKWALL, TX  
75032

CASTANEDA AARON JAIME CHAPELA  
154 EVA PL  
ROCKWALL, TX  
75032

DEL RIO ALBERTO & MONICA  
162 EVA PL  
ROCKWALL, TX  
75032

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

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

OCCUPANT  
185 BLANCHE DR  
ROCKWALL, TX  
75032

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

OCCUPANT  
192 LYNNE DR  
ROCKWALL, TX  
75032

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

RETANA JOSE L  
187 LYNNE 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  
115 EVA PL  
ROCKWALL, TX  
75032

SILVA JUAN C  
8766 CR 2586  
ROYSE CITY, TX  
75189

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

VARGAS RICARDO  
163 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

ORTEGA RUBEN  
187 EVA PL  
ROCKWALL, TX  
75032

HERNANDEZ BENJAMIN AND  
172 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
168 VALERIE PL  
ROCKWALL, TX  
75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX  
75087

OCCUPANT  
209 VALERIE PL  
ROCKWALL, TX  
75032

CANADY JERRY ANN  
199 VALERIE PLACE  
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

CARDENAS IGNACIO  
147 EVA PL  
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

OCCUPANT  
197 EVA PL  
ROCKWALL, TX  
75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX  
75032

JIMENEZ HERIBERTO FERRER AND  
CRISTINA MORENO SALAZAR  
192 VALERIE PL  
ROCKWALL, TX  
75032

OCCUPANT  
411 COUNTY LINE RD  
ROCKWALL, TX  
75032

RAMIREZ RAUL & TERESA  
358 TROUT ST  
ROCKWALL, TX  
75032

RAMIREZ RAUL  
358 TROUT ST  
ROCKWALL, TX  
75032

MIRELES RAYMUNDO  
124 EVA PL  
ROCKWALL, TX  
75032

OCCUPANT  
146 EVA  
ROCKWALL, TX  
75032

SILVA BERTHA  
1041 E FM 552  
ROCKWALL, TX  
75087

OCCUPANT  
505 COUNTY LINE RD  
ROCKWALL, TX  
75032

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

MEZA FRANKIE LYNN AND  
MIRNA YADIRA GARCIA ZAPATA  
150 CHRIS DR  
ROCKWALL, TX  
75032

CHEPETLA ANTHONY  
167 LYNNE DR  
ROCKWALL, TX  
75032

OCCUPANT  
367 COUNTY LINE RD  
ROCKWALL, TX  
75032

PROSPECT PLUMBING INC  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX  
75032

MORALES RAMIRO JR  
159 EVA PL  
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

C2LA LLC  
525 E CENTERVILLE ROAD  
GARLAND, TX  
75041

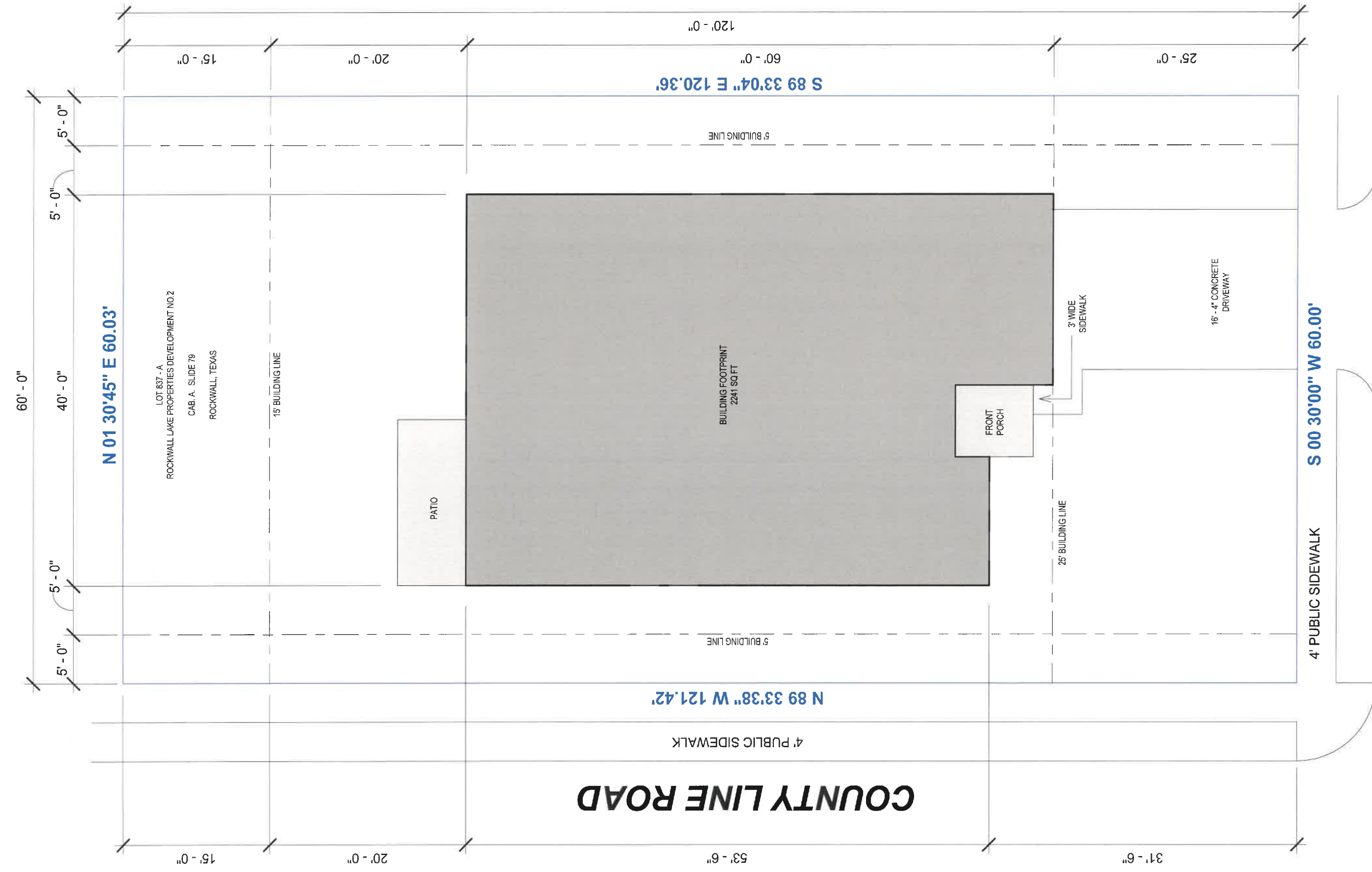
OCCUPANT  
405 RANCH TRL  
ROCKWALL, TX  
75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX  
75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
124 CHRIS DR  
ROCKWALL, TX  
75032

OCCUPANT  
787 HAIL DRIVE  
ROCKWALL, TX  
75032





**BLANCHE DR.**

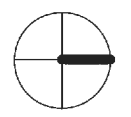
1 118 BLANCHE DR. - SITE PLAN  
 1" = 10'-0"

**limón**

118 BLANCHE DR.  
 ROCKWALL, TX

Daisy Limon  
 469.441.0924  
 2702 Briarbrook Ln. Garland, TX 75040  
 daisy.limon96@gmail.com

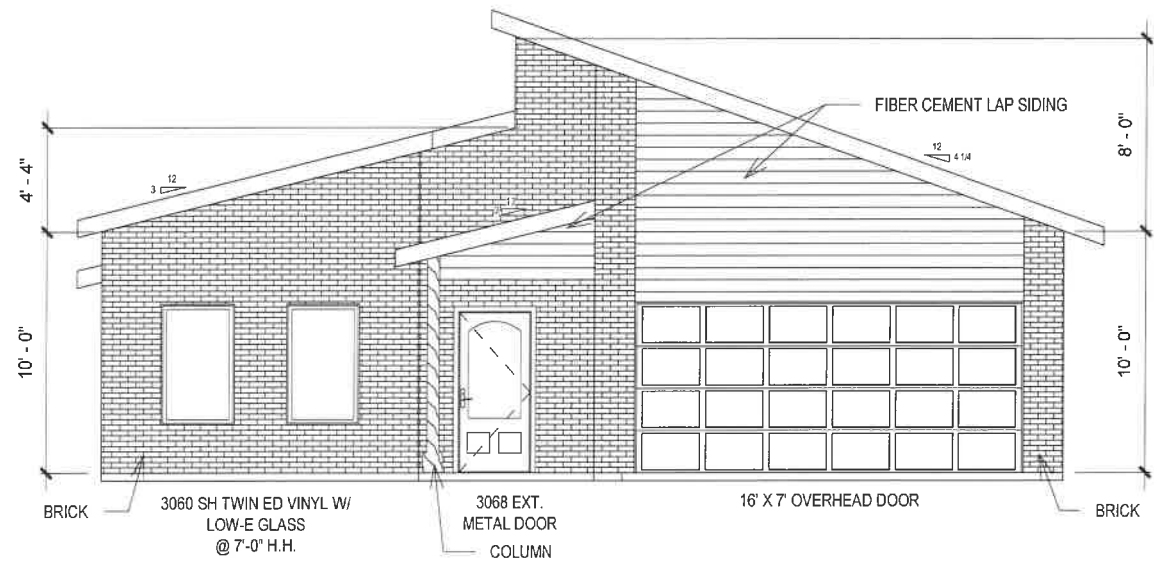
DESIGNER:  
 Daisy Limon  
 OWNER:  
 OCTAVIO GALLEGOS



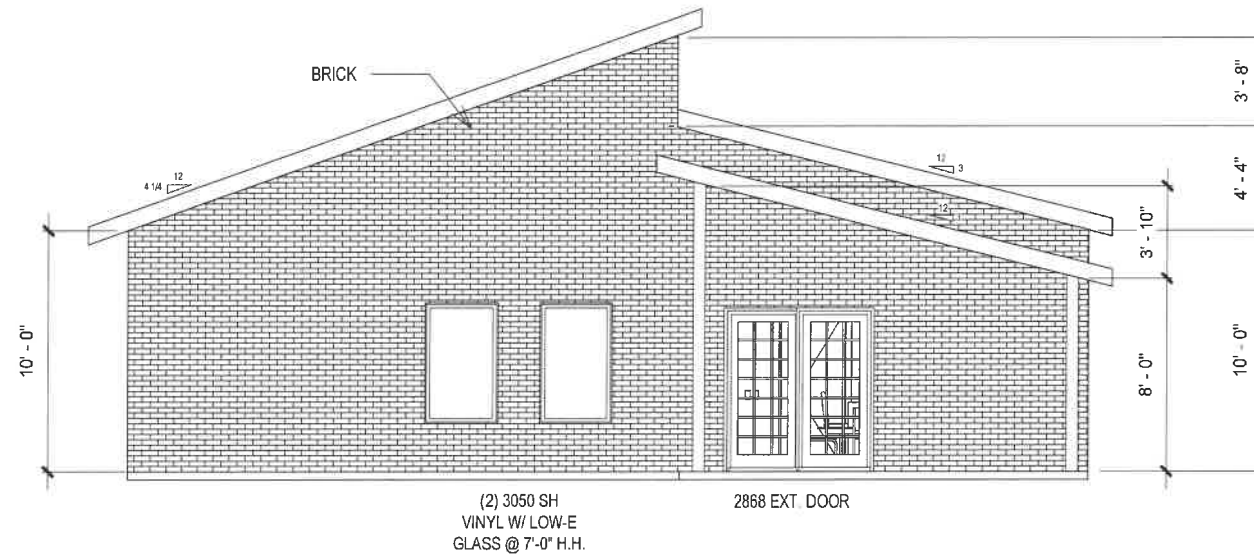
PROJECT NO 11.01  
 DATE 05/22/2022

Site Plan

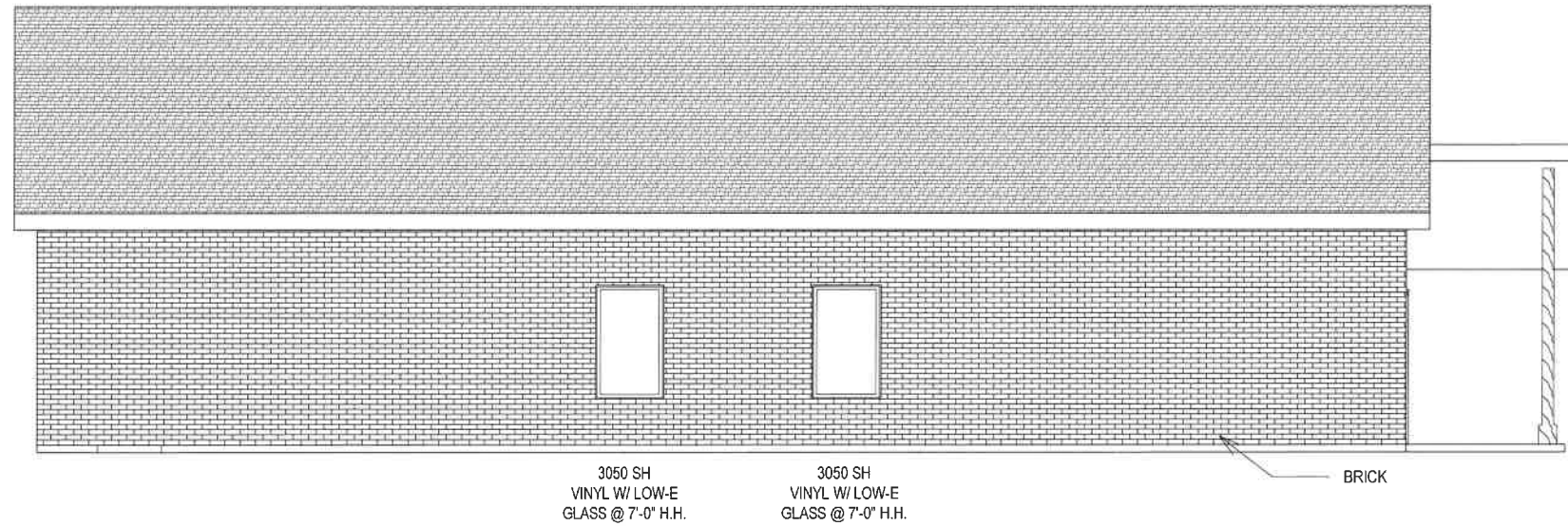
**A-003**



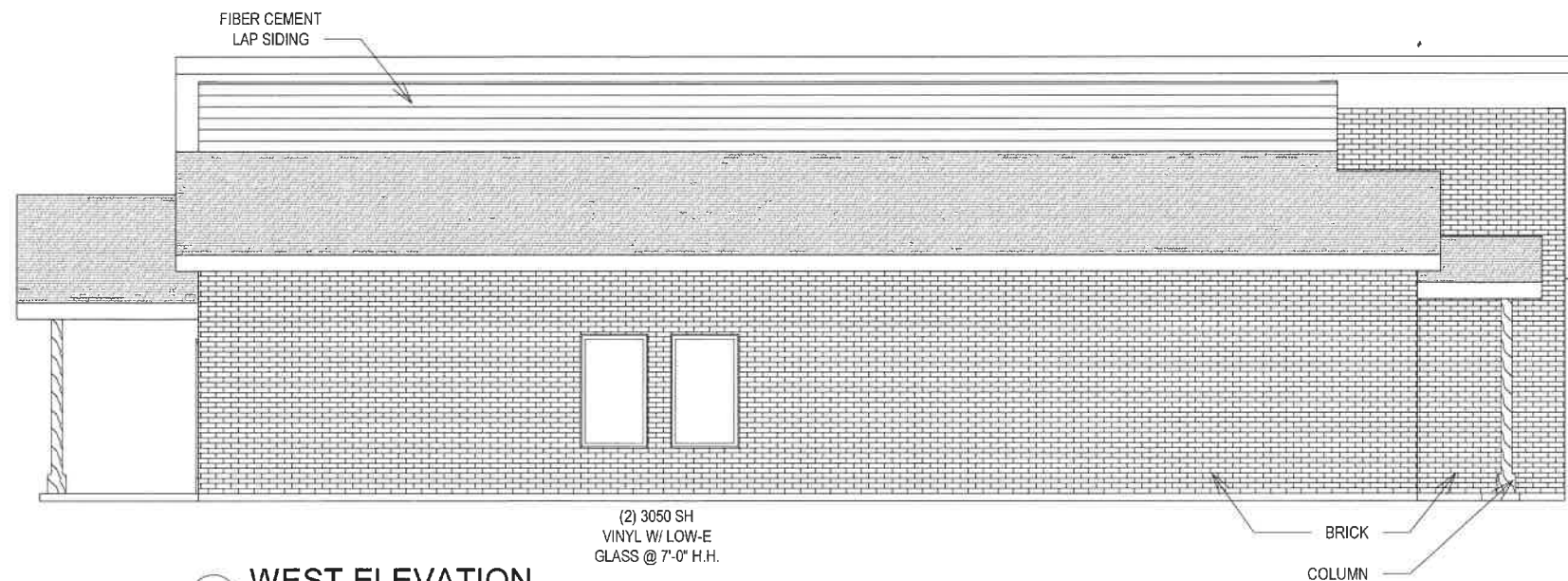
4 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

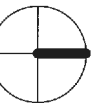
**limón**

118 BLANCHE DR.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com

DESIGNER:  
Daisy Limon

OWNER:  
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

**A-105**