



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-021**

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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.
²: 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 **405 N. Alamo Rd Rockwall, TX 75087**

SUBDIVISION **North Alamo Addition** LOT **2** BLOCK **A**

GENERAL LOCATION **405 N Alamo Rd. Rockwall, TX 75087**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF10** CURRENT USE **Lot of land**

PROPOSED ZONING **SF7** PROPOSED USE **2 residential homes**

ACREAGE **1.2811** LOTS [CURRENT] **1.2511** LOTS [PROPOSED] **1.2511**

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 **Stringfellow Holdings, LLC** APPLICANT

CONTACT PERSON **Brittney Road or James Stringfellow** CONTACT PERSON

ADDRESS **5023 Parkview** ADDRESS

CITY, STATE & ZIP **Addison, TX 75001** CITY, STATE & ZIP

PHONE **469-450-5326** PHONE

E-MAIL **James@stringfellowholdings.com** E-MAIL

NOTARY VERIFICATION [REQUIRED]

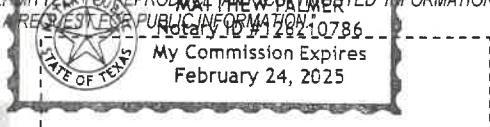
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Brittney Road** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ **214.22** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **12** DAY OF **April**, 20**23** 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." **NOTARY PUBLIC STATE OF TEXAS** Notary ID: 10786

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **12** DAY OF **April**, 20**23**

OWNER'S SIGNATURE **Brittney Road**

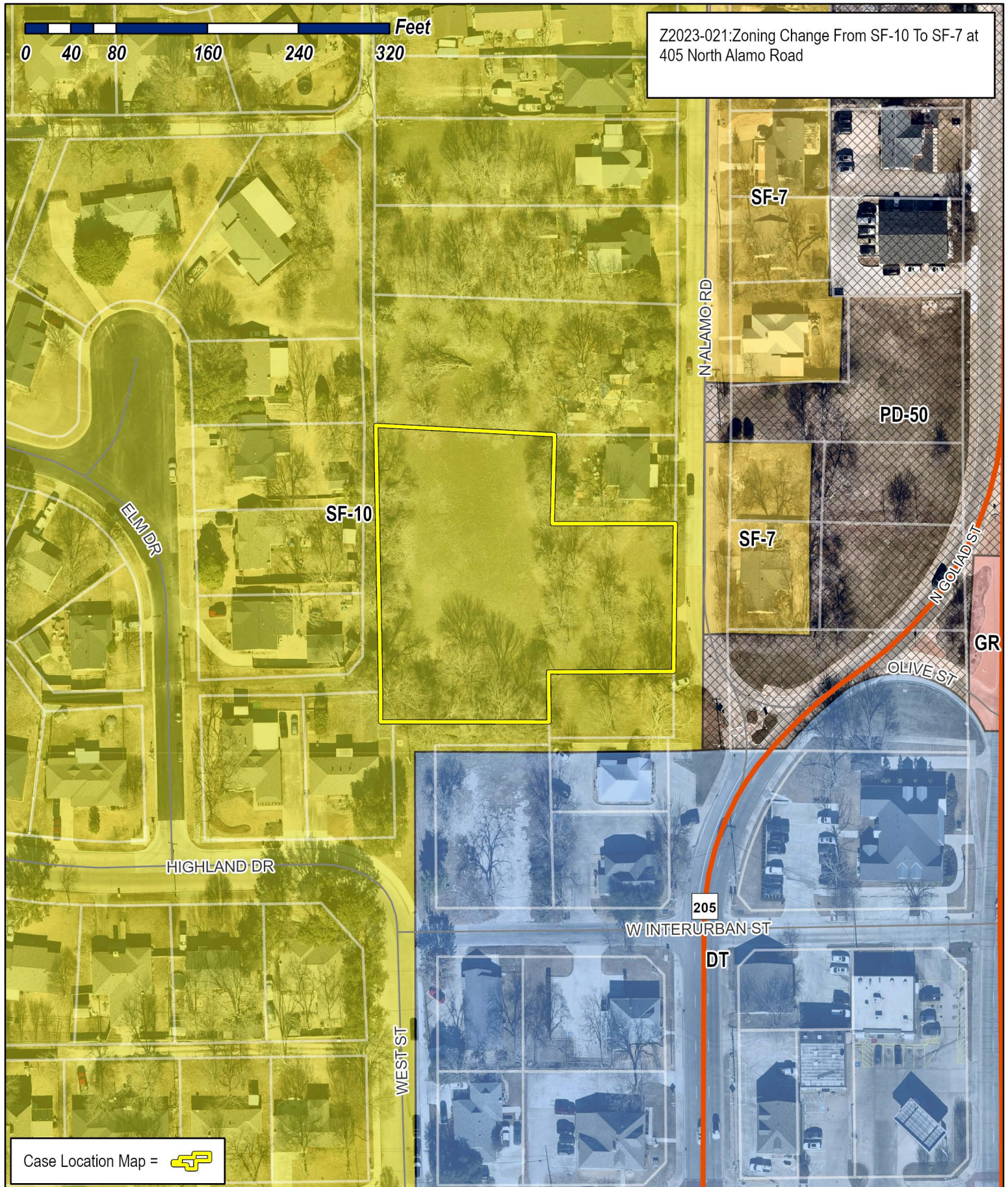
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS **20 with P... [Signature]**



MY COMMISSION EXPIRES **2/24/25**



Z2023-021:Zoning Change From SF-10 To SF-7 at 405 North Alamo 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.

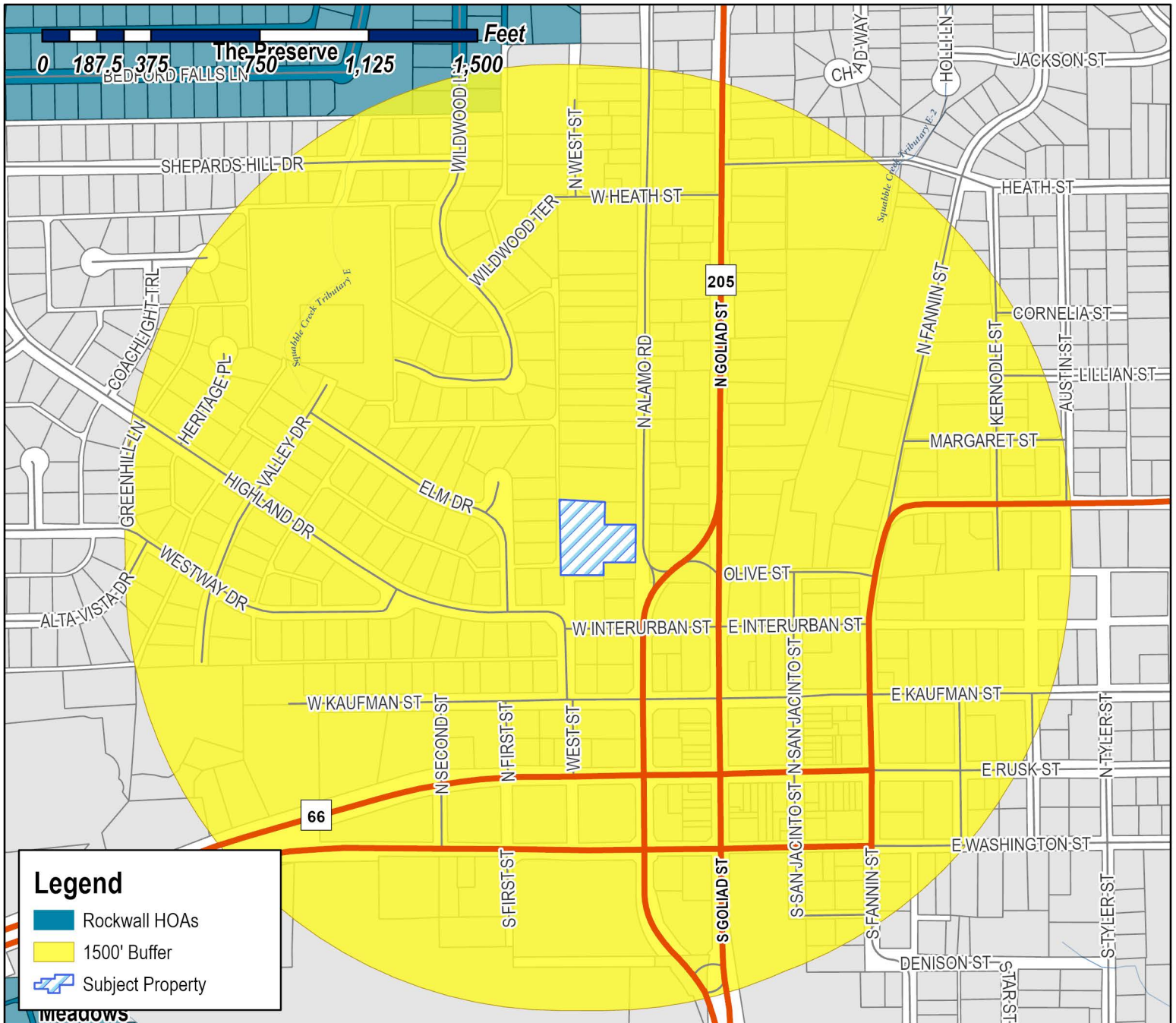




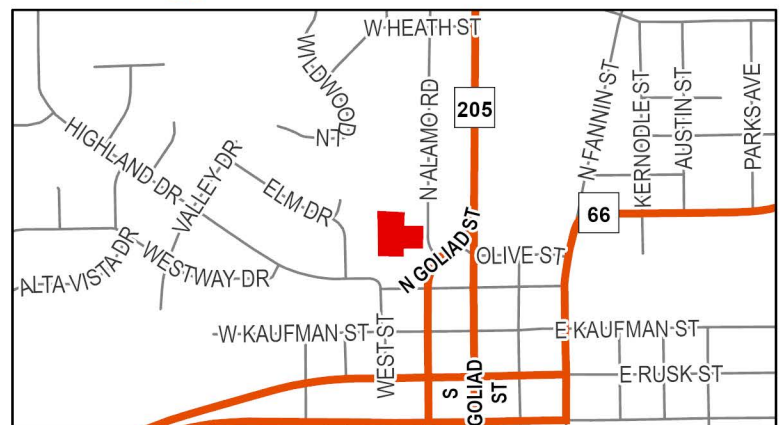
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Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road



Date Saved: 4/13/2023

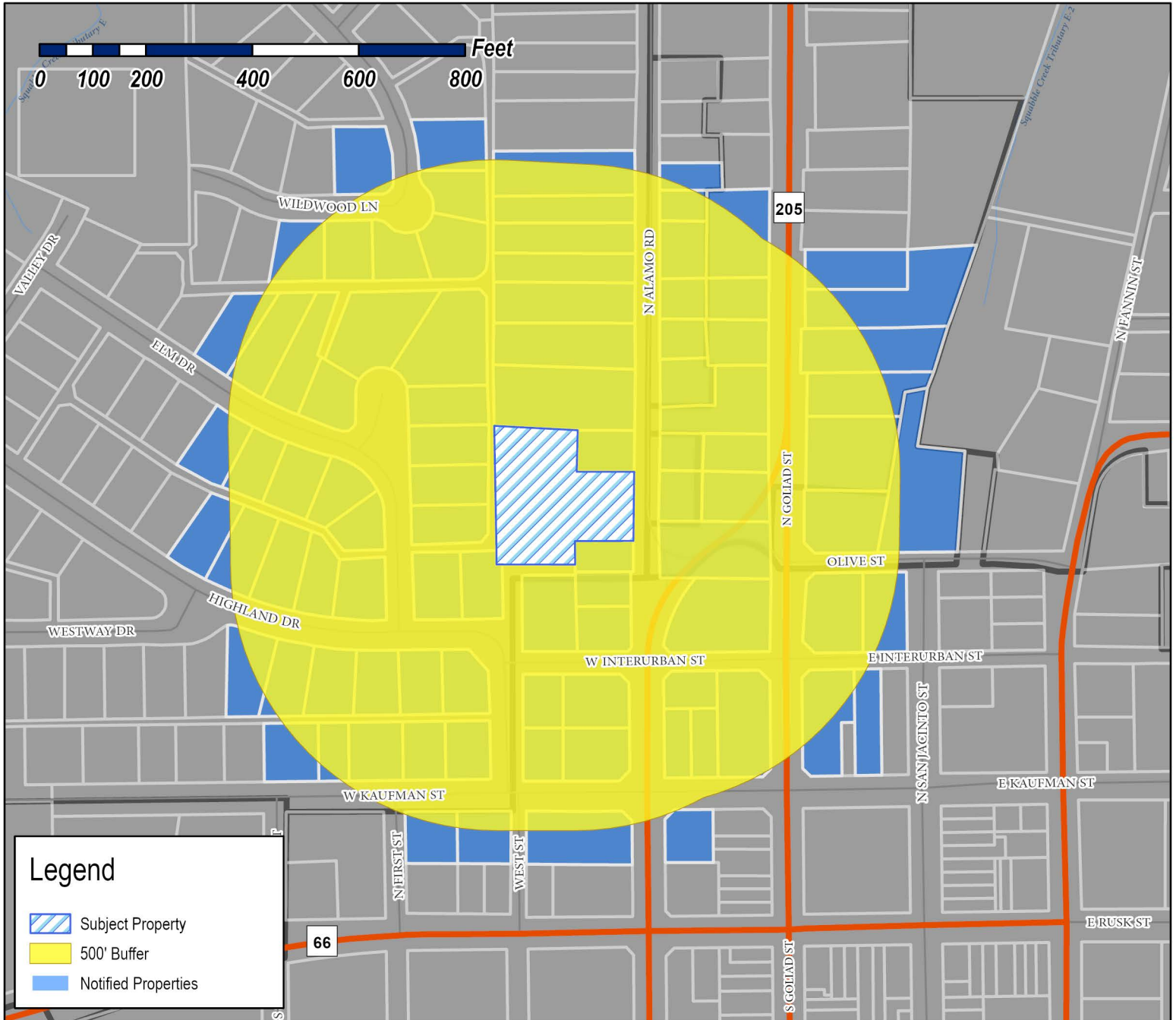
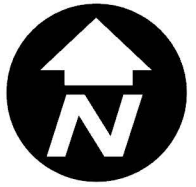
For Questions on this Case Call (972) 771-7745




City of Rockwall

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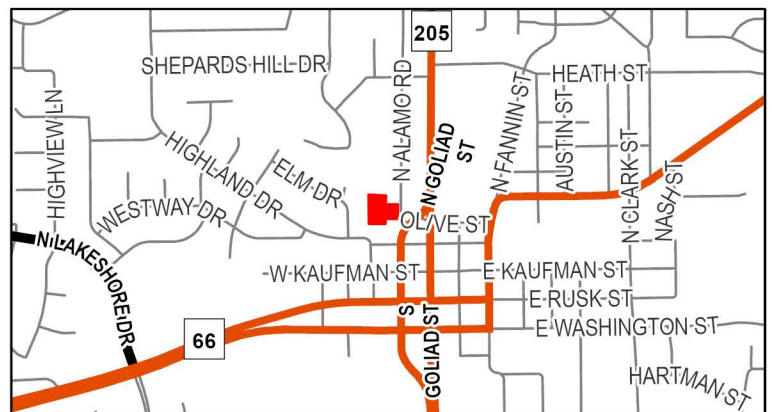


Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road

Date Saved: 4/13/2023
 For Questions on this Case Call: (972) 771-7746



RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

105 N ALAMO LLC
105 N ALAMO
ROCKWALL, TX 75032

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC
120 S RIVERSIDE PLAZA #2000
CHICAGO, IL 60606

LEAL CAROL RHEA
1307 RIDGE ROAD #2317
ROCKWALL, TX 75087

PLACE TIM & LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
201 N ALAMO
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

CANO OSCAR & NANCY
203 N. ALAMO RD
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
208 W HEATH ST
ROCKWALL, TX 75087

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

SMITH IFTACH
2917 CHERRY SPRING CT
PLANO, TX 75025

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
301 W KAUFMAN
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
303 N ALAMO
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C
304 WEST KAUFMAN STREET
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
307 WILDWOOD LN
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
ROCKWALL, TX 75087

BRADEN DAVID WAYNE
308 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
309 WILDWOOD LN
ROCKWALL, TX 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
310 HIGHLAND DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
314 HIGHLAND DR
ROCKWALL, TX 75087

KINSEY BRIAN & TERESA
316 ELM DRIVE
ROCKWALL, TX 75087

SIDES DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

FURGUSON RANDY AND ANGELA
317 ELM DR
ROCKWALL, TX 75087

TALLEY JANICE
318 ELM DRIVE
ROCKWALL, TX 75087

RESIDENT
319 ELM DR
ROCKWALL, TX 75087

RESIDENT
320 ELM DR
ROCKWALL, TX 75087

RESIDENT
321 ELM DR
ROCKWALL, TX 75087

EVANS SHARON
322 ELM DRIVE
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
508 N ALAMO
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

RISE ACADEMY LEARNING CENTER LLC
7106 LIBERTY GROVE RD
ROWLETT, TX 75089

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

BACKCOUNTRY HOLDINGS LLC AND
KYLEE KNIGHT
8078 WHITEWING DRIVE
FRISCO, TX 75034

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

PRECISION GLOBAL CORPORATION
9330 LBJ FREEWAY SUITE 900
DALLAS, TX 75243

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

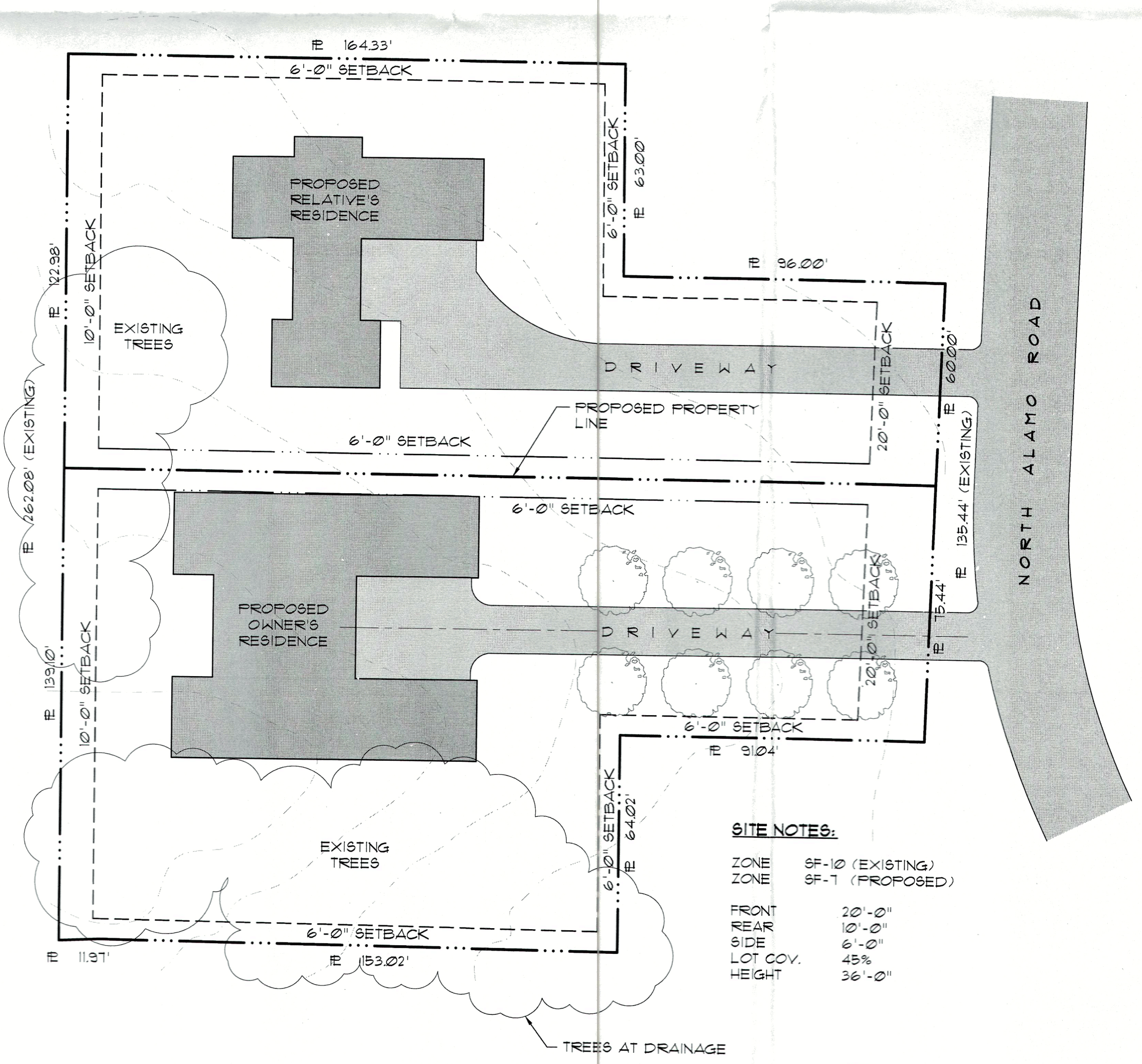
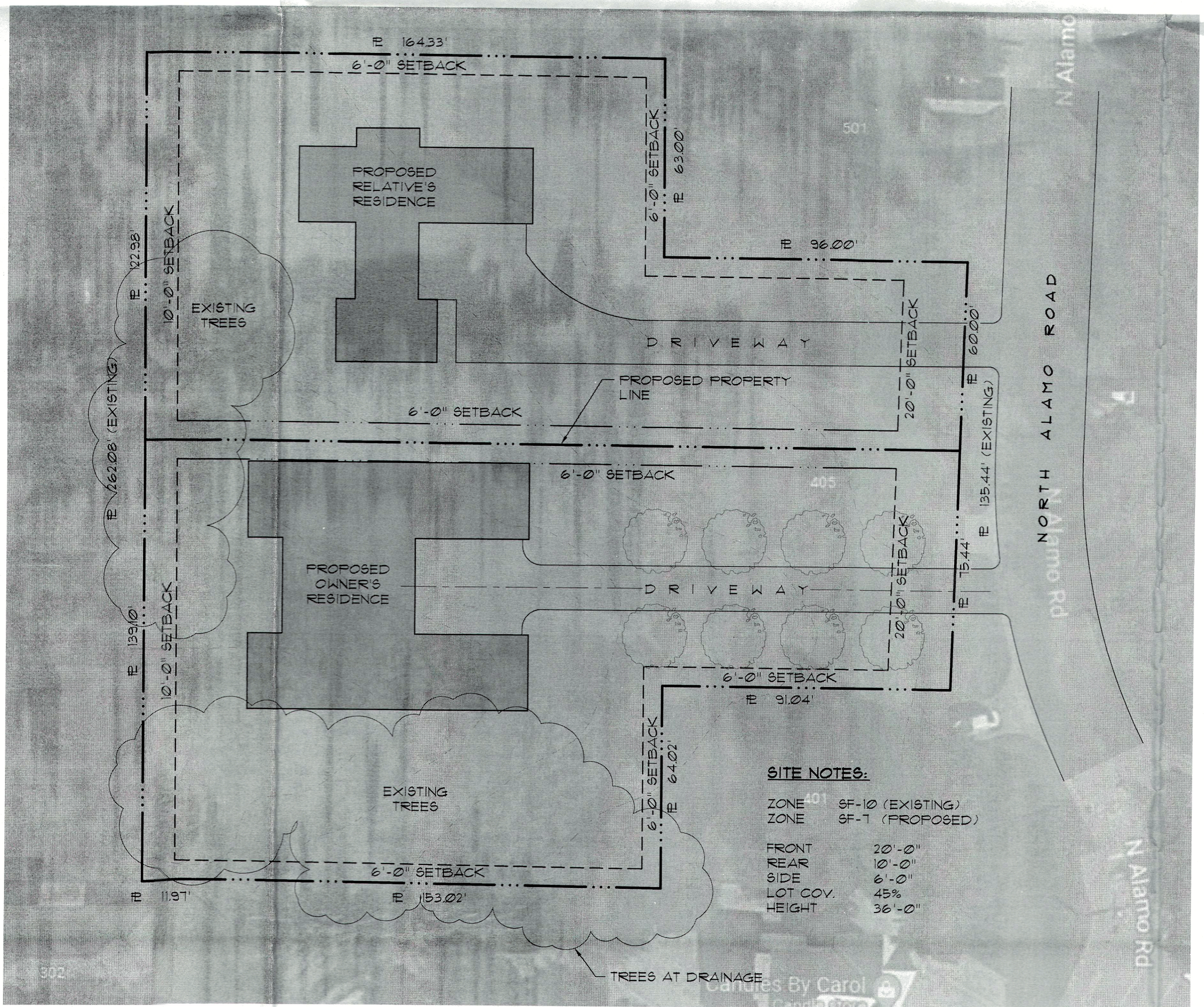
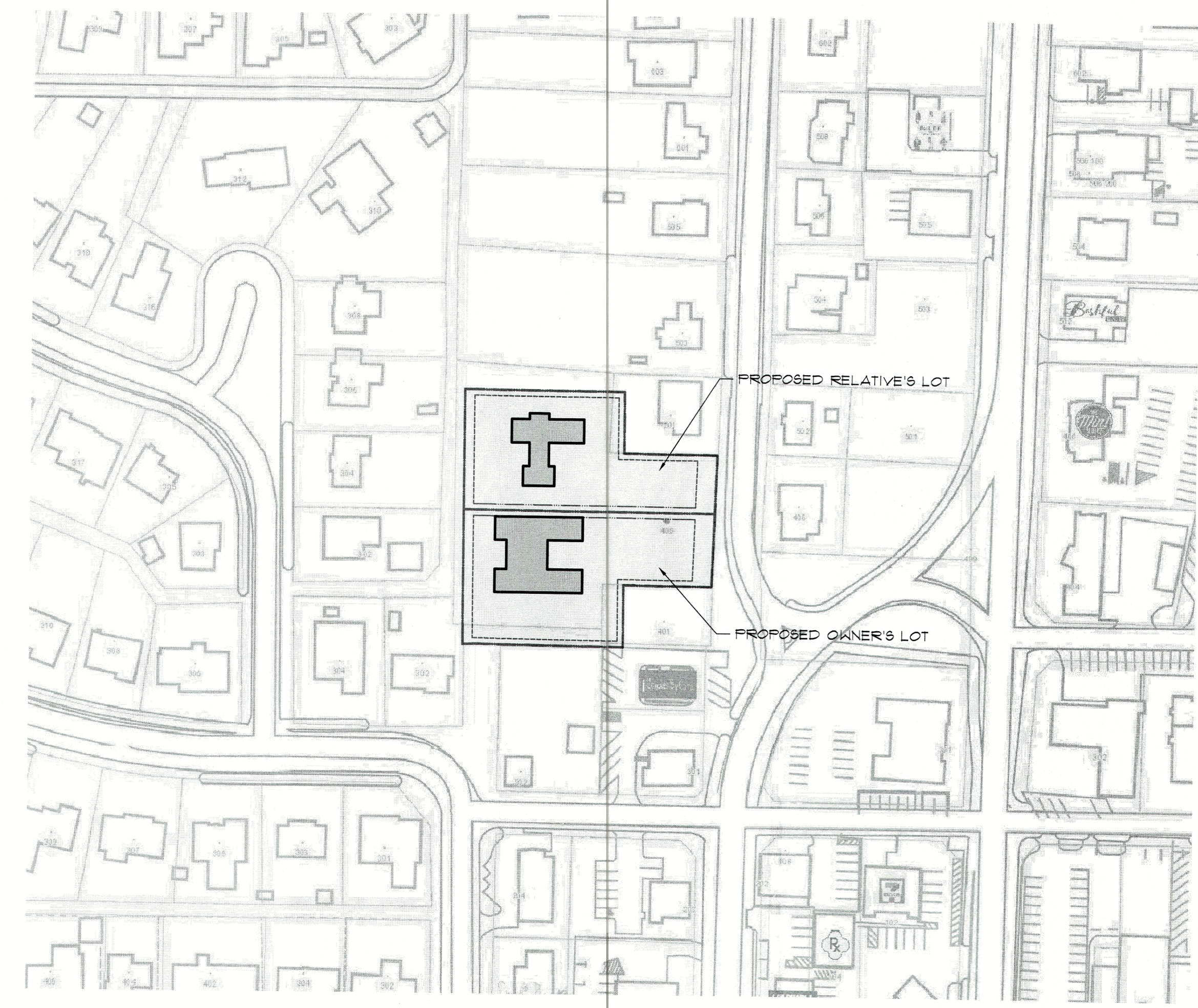
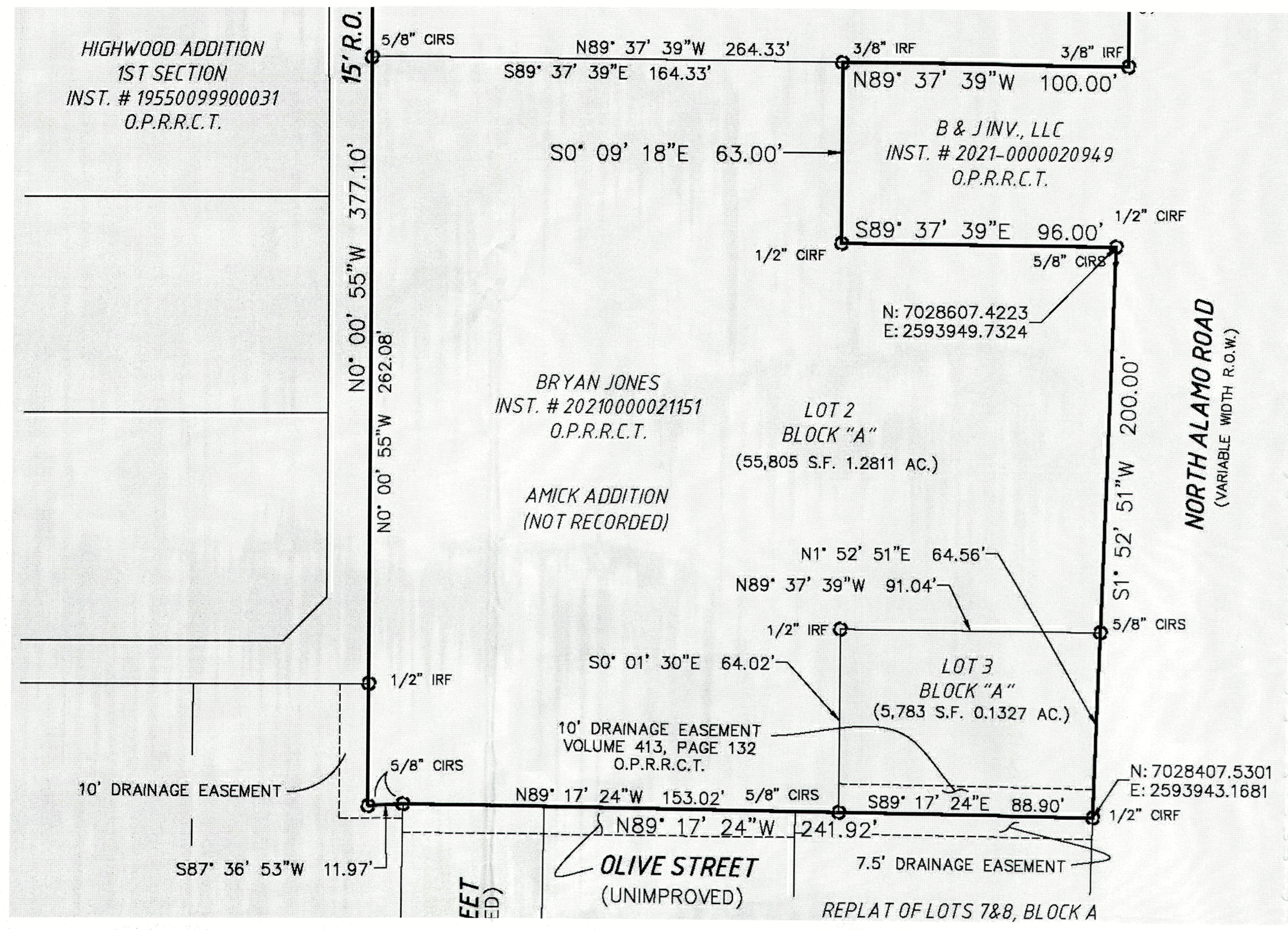
GGX6 LLC
PO BOX 999
ROCKWALL, TX 75087

Letter Of Explanation

The land at 405 N Alamo Rd. Rockwall, TX 75087 is currently zoned as SF10. We are requesting it to be rezoned as SF7 which lowers to required street clearance to 60ft. Once the lot is rezoned then we will be able to request for the large lot to be replated into two lots. We are requesting these changes in order to build two personal homes on the large lot. I am wanting to build my personal home with my family and my sister will build the other personal home for her and her family. We are wanting to build our homes next to each other to be able to provide each other support with raising our children.

James Stringfellow

469-450-8826



robert durrant
Residential Design LLC

Stringfellow / Rood Residence
405 North Alamo Street, Word
Rockwall, Texas
April 11, 2023

PROPERTY ID: 14020
LEGAL DESCRIPTION: NORTH ALAMO ADDITION,
BLOCK A, LOT 2, ACRES 1.2811