



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)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

820 E Heath St.

SUBDIVISION

Solar Village

LOT

1

BLOCK

A

GENERAL LOCATION

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

Richard Expo

APPLICANT

CONTACT PERSON

RYSZARD WASZCZUK

CONTACT PERSON

ADDRESS

838 Nash St.

ADDRESS

CITY, STATE & ZIP

Rockwall, TX. 75087

CITY, STATE & ZIP

PHONE

972-400-8047

PHONE

E-MAIL

Richardexpo@hotmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYSZARD WASZCZUK (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

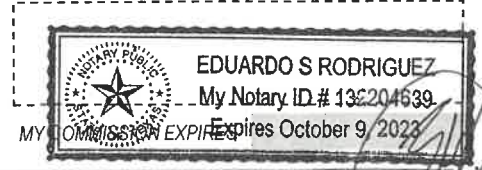
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF July, 2023 BY SIGNING THIS APPLICATION, 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 14th DAY OF July, 2023

OWNER'S SIGNATURE

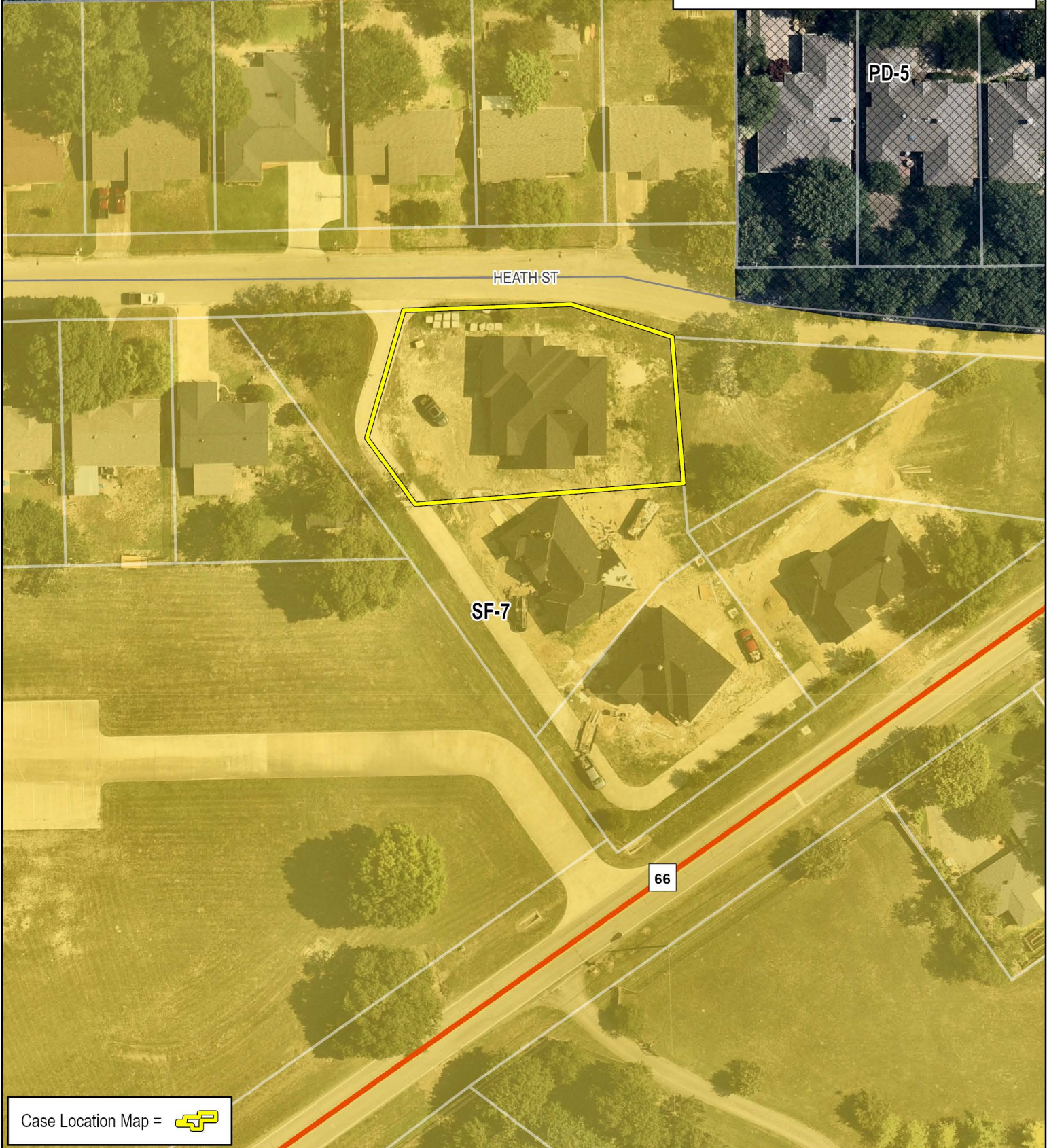
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2023-036: Specific Use Permit for a Carport at 820 E. Heath Street



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.

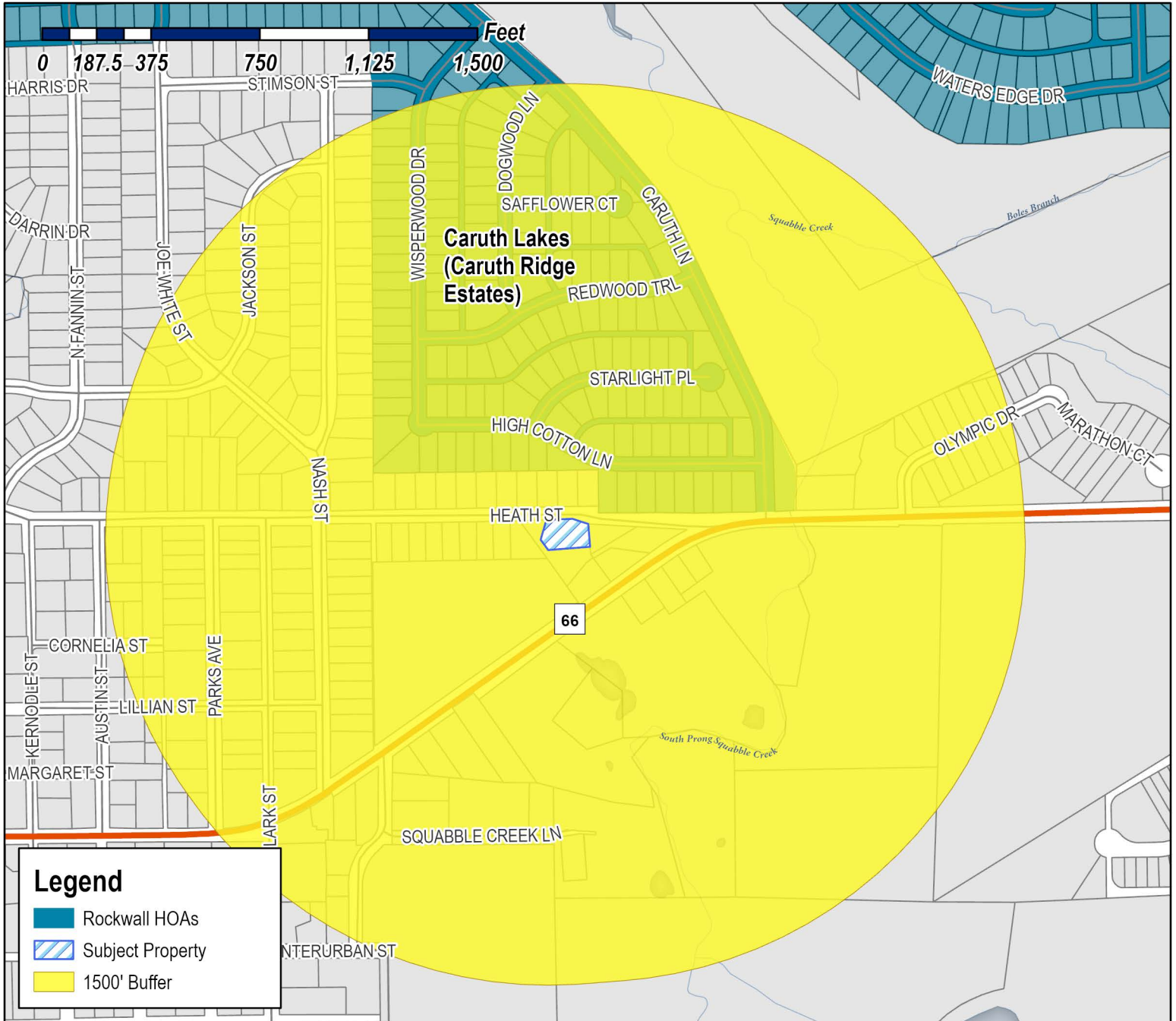




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Case Number: Z2023-036
Case Name: SUP for a Carport
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 820 E. Heath Street



Date Saved: 7/14/2023

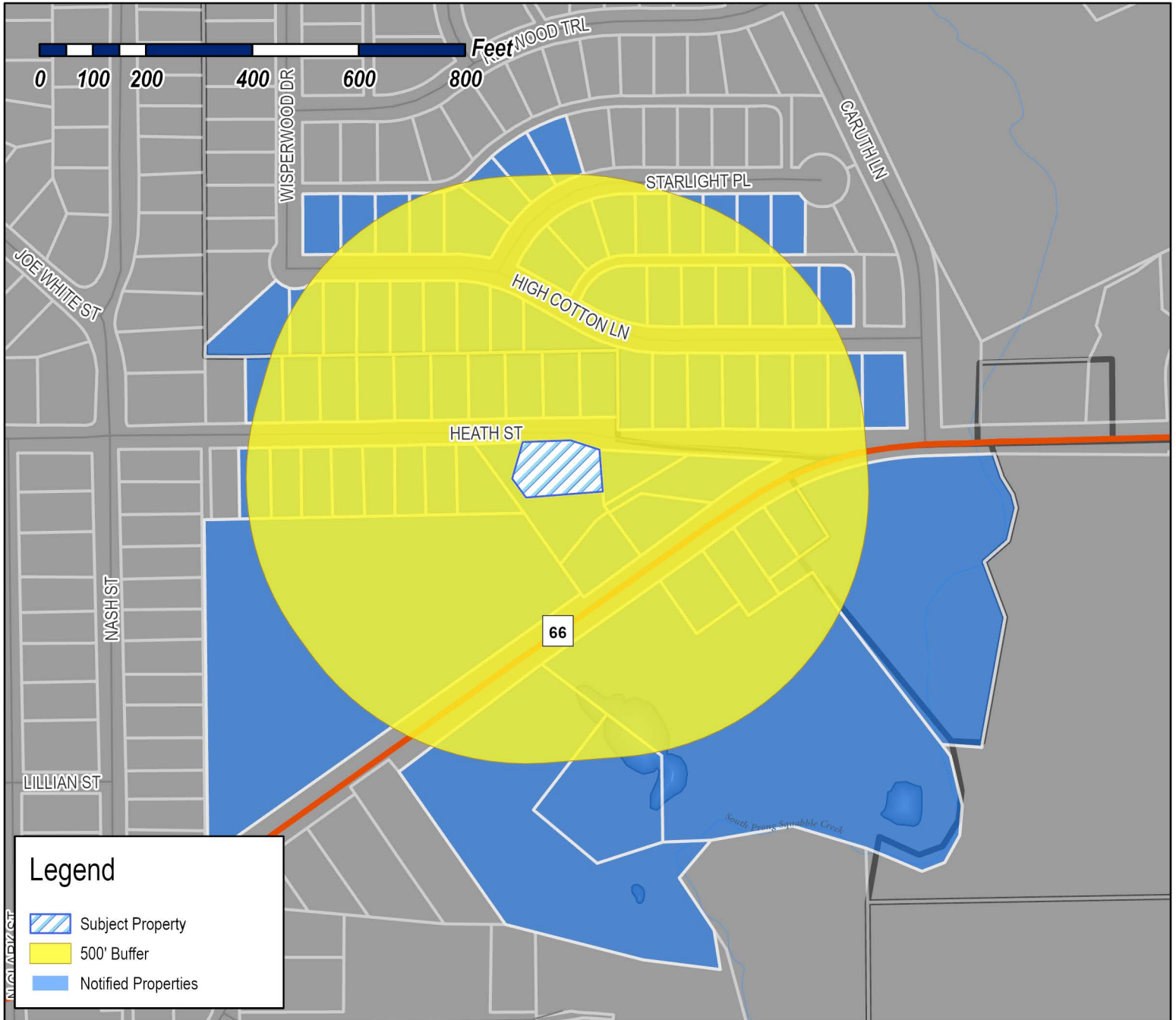
For Questions on this Case Call (972) 771-7745



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Zoning: Single-Family 7 (SF-7) District
Case Address: 820 E. Heath Street



Date Saved: 7/14/2023

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

KINDELL GROUP LLC
1 TABER LANE
ROCKWALL, TX 75087

RESIDENT
1001 STARLIGHT PL
ROCKWALL, TX 75087

RESIDENT
1002 HIGH COTTON LN
ROCKWALL, TX 75087

ADAMS JOHNNY R JR & JEANNE K
1005 HIGH COTTON LN
ROCKWALL, TX 75087

RESIDENT
1007 STARLIGHT PL
ROCKWALL, TX 75087

SPENCE JODY L
1010 HIGH COTTON LN
ROCKWALL, TX 75087

KINSELLA ERIC P & CARLA J
1011 HIGH COTTON LN
ROCKWALL, TX 75087

RUST WILLIAM KA ND TERRI DAWN
1013 STARLIGHT PL
ROCKWALL, TX 75087

JENNINGS RICHARD
1016 HIGH COTTON LN
ROCKWALL, TX 75087

LAMBERT MILDRED L & NORMAN R
1017 HIGH COTTON LN
ROCKWALL, TX 75087

WIENBARG KIMBERLY
1019 STARLIGHT
ROCKWALL, TX 75087

HEIN KYLE G & VERONICA L
1022 HIGH COTTON LN
ROCKWALL, TX 75087

WOODS WILLIAM & RITA
1023 HIGH COTTON LN
ROCKWALL, TX 75087

JARESH DONALD & COLETTE
1025 STARLIGHT PL
ROCKWALL, TX 75087

PRESLEY DELISA & RANDALL
1028 HIGH COTTON LANE
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT SINGH
1029 HIGH COTTON LN
ROCKWALL, TX 75087

BAKER CHRISTOPHER MILLER AND MONICA
NAHIR
1031 STARLIGHT PL
ROCKWALL, TX 75087

BASHAM TOMMY & JAMIE
1034 HIGH COTTON LN
ROCKWALL, TX 75087

KEGLEY SCOTT
1035 HIGH COTTON LN
ROCKWALL, TX 75087

JOHNSON ROBERT AND
VIRGINIA LEE
1040 HIGH COTTON LN
ROCKWALL, TX 75087

GAJEWSKI MISTY
1041 HIGH COTTON LANE
ROCKWALL, TX 75087

BACK STACY ANN & CHARLES BACK JR
1049 HIGH COTTON LANE
ROCKWALL, TX 75087

HOPEWELL MARILYN E
1056 WISPERWOOD DR
ROCKWALL, TX 75087

SWH 2017-1 BORROWER LP
1131 W WARNER RD STE 102
TEMPE, AZ 85284

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2018-1 MS LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

ROCKWALL ENTERPRISES LLC
1309 MORAINNE PL
HEATH, TX 75032

DORAZIO RICHARD & SHARON LIVING TRUST
RICHARD A & SHARON L DORAZIO TRUSTEES
143 SHEPHERDS GLEN RD
HEATH, TX 75032

SHUGART MELODY S
1511 FT DUQUESNA DR
SUN CITY CENTER, FL 33573

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

THE BRANCH OFFICE PROPERTIES LLC
25 NOBLE CT
HEATH, TX 75032

HOLLAND PAUL
2534 CR 3419
HAWKINS, TX 75765

R FIFTY GREEN HOMES
2704 FOXCHASE LN
ROCKWALL, TX 75032

CAS INVESTMENT PROPERTIES LLC- SERIES 809
HEATH
521 WILLOW SPRINGS DR.
HEATH, TX 75032

TAYLOR WANDA
803 E HEATH ST
ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS
804 E HEATH ST
ROCKWALL, TX 75087

KRUEGER CHARLES H & JENNY L
805 E HEATH ST
ROCKWALL, TX 75087

CONLEY JANONA & THOMAS J
806 E. HEATH ST
ROCKWALL, TX 75087

MOHEDANO MARTIN
807 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
808 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
809 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
810 E HEATH ST
ROCKWALL, TX 75087

WARDELL LUKE A
811 E HEATH ST
ROCKWALL, TX 75087

KINSEY HILLARY
812 EAST HEATH STREET
ROCKWALL, TX 75087

GULLEY STAN LAVERE ETUX
813 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
814 E HEATH ST
ROCKWALL, TX 75087

HODGES BRIAN CODY & CHRISTY MICHELLE
815 E HEATH ST
ROCKWALL, TX 75087

NICHOLS CORY
816 E HEATH ST
ROCKWALL, TX 75087

RODRIGUEZ PAULA CANDACE
817 E HEATH STREET
ROCKWALL, TX 75087

RESIDENT
818 E HEATH ST
ROCKWALL, TX 75087

MOORE MIRIAM
819 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
820 HEATH ST
ROCKWALL, TX 75087

RESIDENT
821 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
824 HEATH ST
ROCKWALL, TX 75087

RESIDENT
828 HEATH ST
ROCKWALL, TX 75087

RESIDENT
832 WILLIAMS ST
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

RESIDENT
836 HEATH ST
ROCKWALL, TX 75087

RESIDENT
840 HEATH ST
ROCKWALL, TX 75087

DOTSON DUNCAN L & DOLORES J
841 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

WEAVER BONNIE & SCOTT
847 HIGH COTTON LN
ROCKWALL, TX 75087

CHUNG WON S & HYE Y
850 HIGH COTTON LN
ROCKWALL, TX 75087

MEYER LANEY AND RANDAL
853 HIGH COTTON LANE
ROCKWALL, TX 75087

LAIN JACOB & SARAH
856 HIGH COTTON LANE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT
859 HIGH COTTON LANE
ROCKWALL, TX 75087

COTTI MICHAEL A
862 HIGH COTTON LANE
ROCKWALL, TX 75087

RESIDENT
865 HIGH COTTON LN
ROCKWALL, TX 75087

MCKNIGHT SCOTT A & KAY A
871 HIGH COTTON LN
ROCKWALL, TX 75087

MCKINNEY ROBERT A & JENNIFER J
877 HIGH COTTON LN
ROCKWALL, TX 75087

RESIDENT
901 WILLIAMS ST
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND
DARLENE SINGLETON
928 WILLIAMS ST
ROCKWALL, TX 75087

SINGLETON ROY LEE SR & LINDA D
930 WILLIAMS ST
ROCKWALL, TX 75087

CANTRELL JANET SUE
932 WILLIAMS ST
ROCKWALL, TX 75087

SAKOLEVIDIS DESTINY AND JOHN COOK JR
934 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
936 WILLIAMS ST
ROCKWALL, TX 75087

SANCHEZ RAQUEL
938 WILLIAMS STREET
ROCKWALL, TX 75087

SPILLMAN JAMES T
940 WILLIAMS ST
ROCKWALL, TX 75087

HILL HEATH D & JENNIFER S
974 STARLIGHT PL
ROCKWALL, TX 75087

SHARP MARCUS & STELLA
980 STARLIGHT PL
ROCKWALL, TX 75087

RESIDENT
983 STARLIGHT PL
ROCKWALL, TX 75087

KEIFER R MATTHEW & KRISTEN C
986 STARLIGHT PL
ROCKWALL, TX 75087

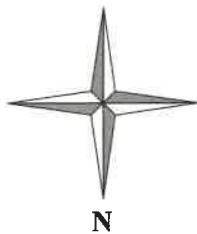
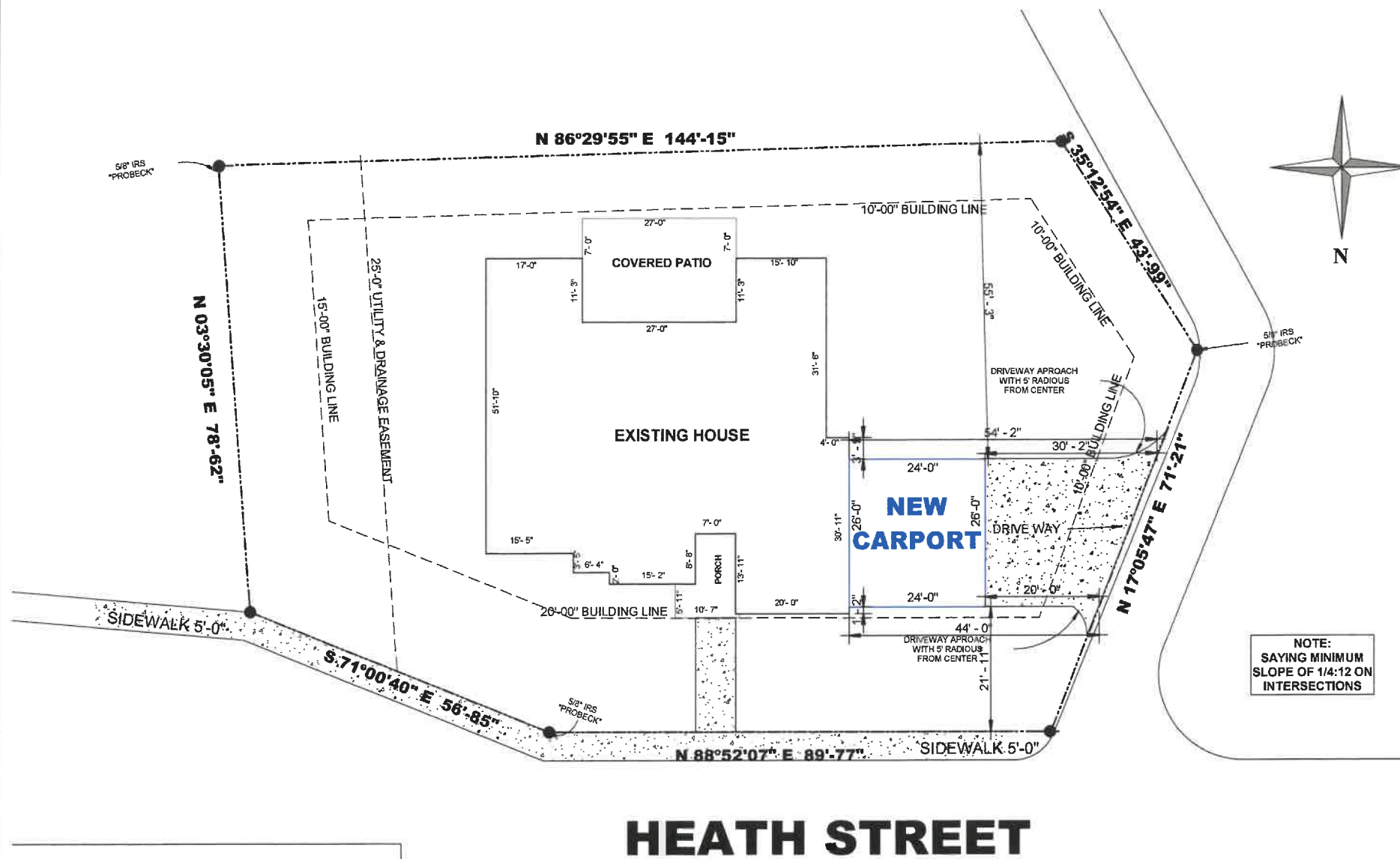
RESIDENT
991 STARLIGHT PL
ROCKWALL, TX 75087

POMROY SHAWN AND PATRICIA
992 STARLIGHT PL
ROCKWALL, TX 75087

GRANBERRY EDITH
M/R
, TX 75087

CARUTH RIDGE EST HOMEOWNERS ASSOC INC
C/O GOODWIN MANAGEMENT, INC.
PO BOX 203310
AUSTIN, TX 78720

ROCKWALL ASSEMBLY OF GOD
C/O DAVID SPIEGEL
PO BOX 33
ROCKWALL, TX 75087



VICINITY MAP

820 E HEATH ST
ROCKWALL, TX 75087

EXISTING HOUSE	3,681.5 SG/FT
NEW CARPORT	624 SG/FT
TOTAL NEW CONSTRUCTION	624 SG/FT
LOT AREA	0.3492 ACRES

NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS

1 Site Plan
1/16" = 1'-0"

HEATH STREET



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REVISIONS AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THE JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, MEASUREMENTS AND SURVEILLANCE BEFORE BEGINNING CONSTRUCTION OF ANY WORK. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

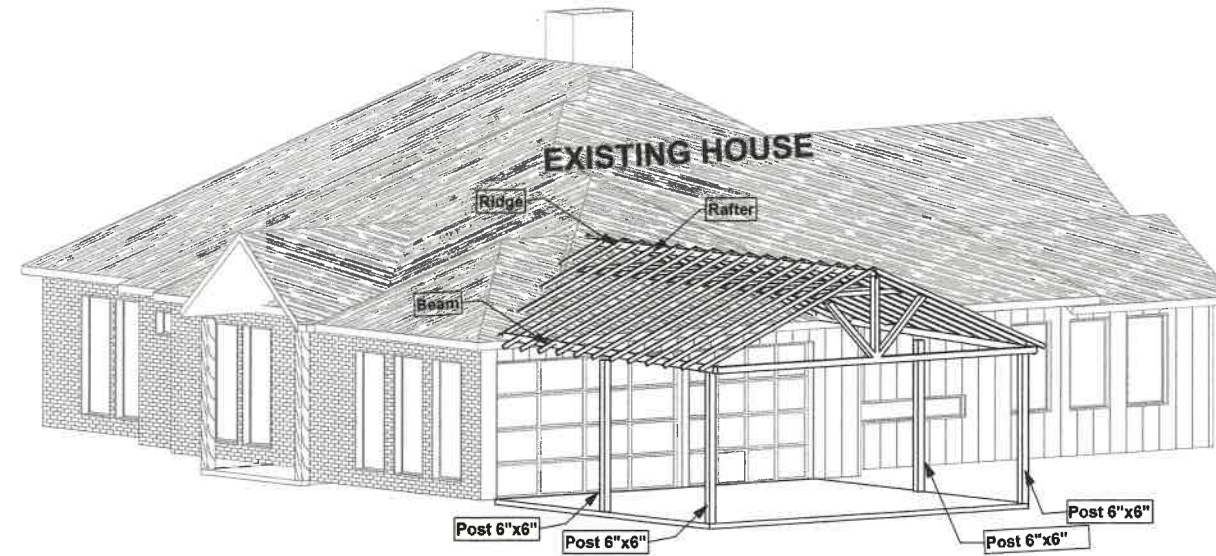
GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR REVISIONS ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPIES, TRACES, OR ALTERATIONS OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
820 E HEATH ST
ROCKWALL, TX 75087

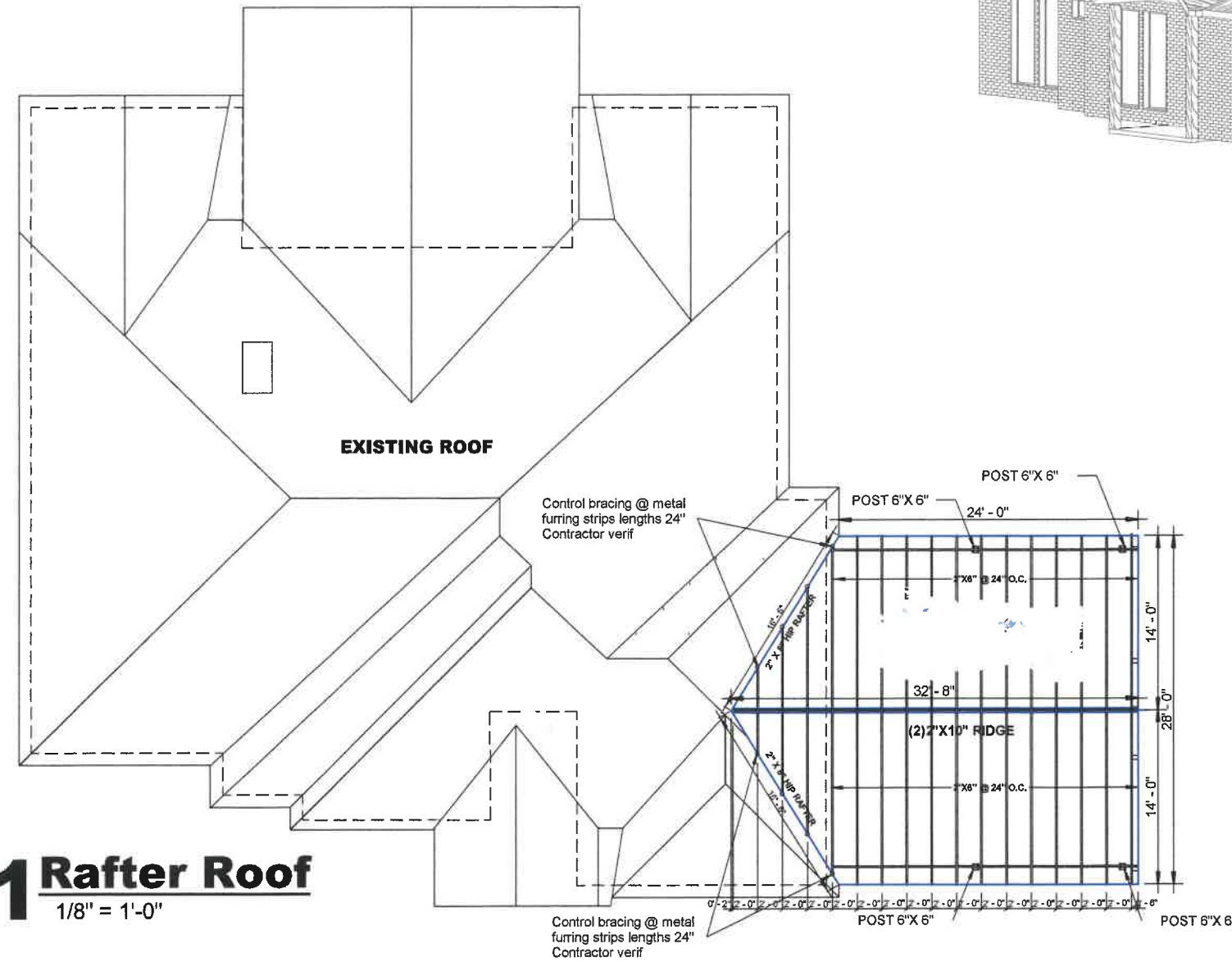
Legal Description
LOT 7

SITE PLAN	
Project number:	
Date:	6/23/2023
Scale:	1/16" = 1'-0"
Drawn by: Projects & Construction Araque	

1



2 Framing Carport



1 Rafter Roof

1/8" = 1'-0"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE DESIGN PROFESSIONAL AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, PERMITS AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY WORK. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCES IN SURROUNDING LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY CHANGES DUE TO ERRORS, OMISSIONS, OR REVISIONS OF THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THE HOUSE ONLY ONCE. ANY CORRECTIONS OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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ROCKWALL, TX 75087

Legal Description

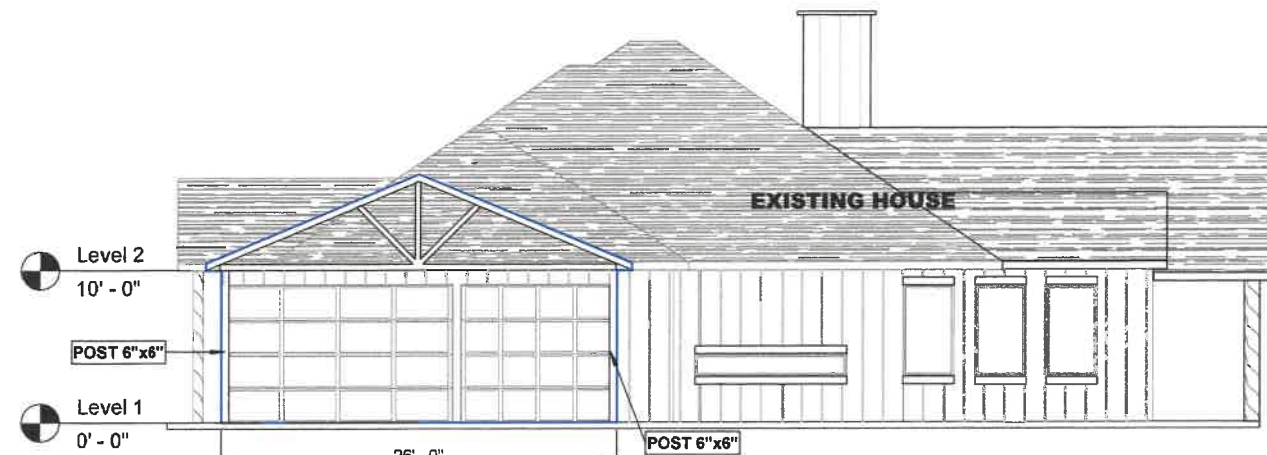
LOT 7

RAFTER ROOF

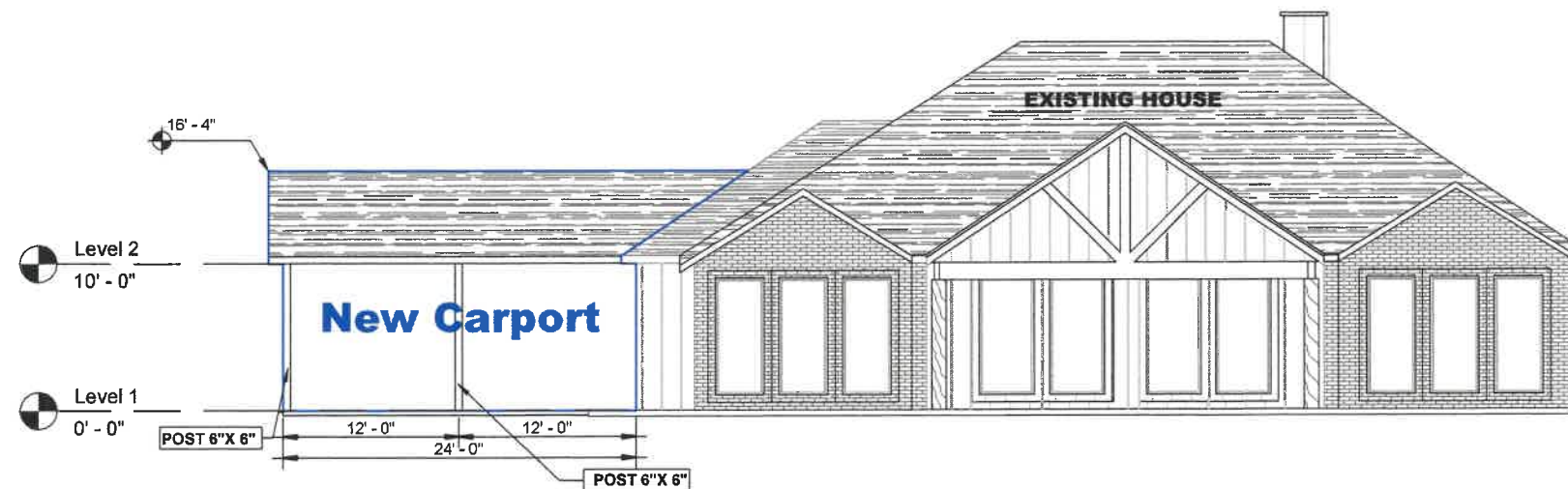
Project number:

Date: 6/23/2023 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



1 Front Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



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820 E HEATH ST
ROCKWALL, TX 75087

Legal Description

LOT 7

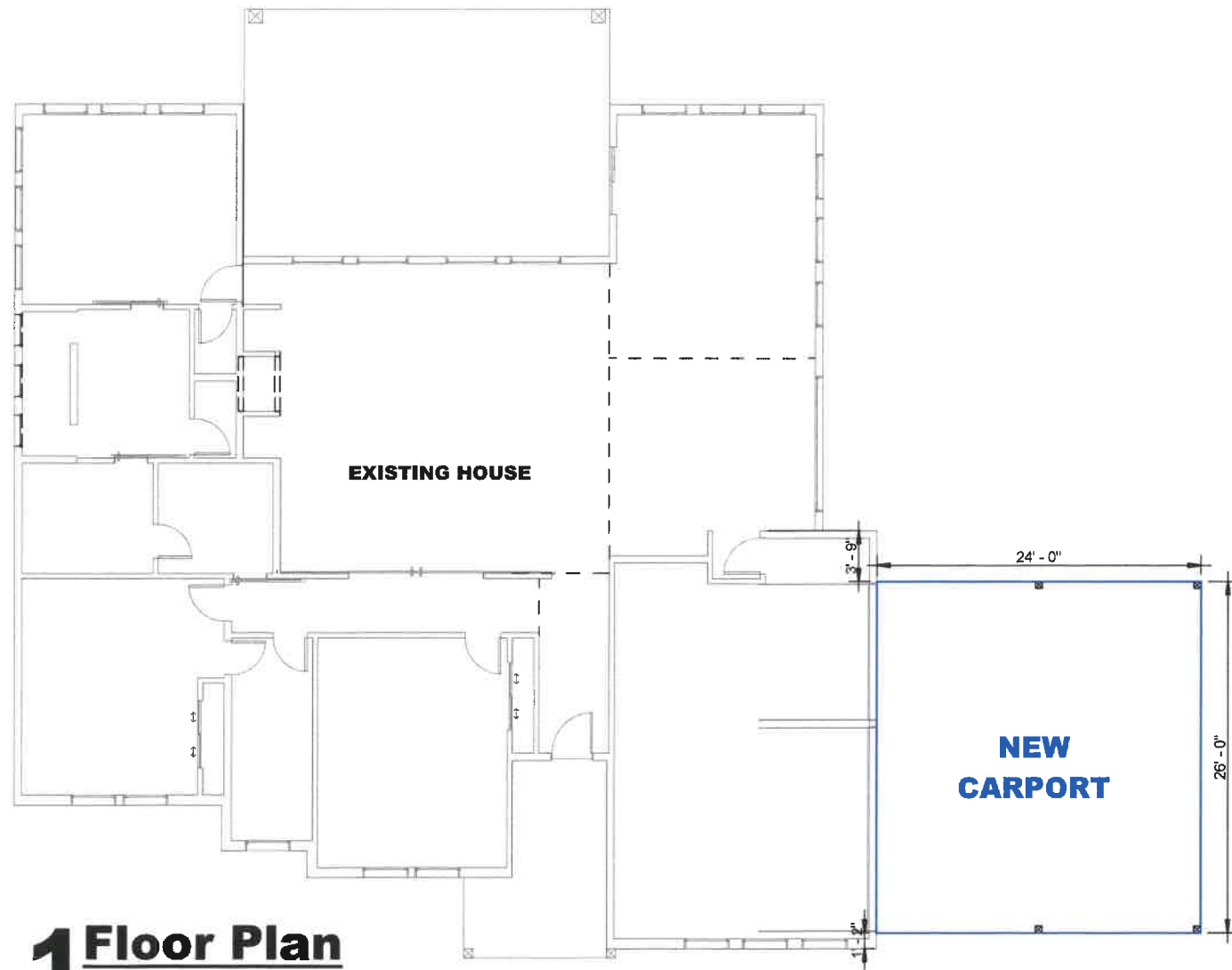
ELEVATIONS

Project number:

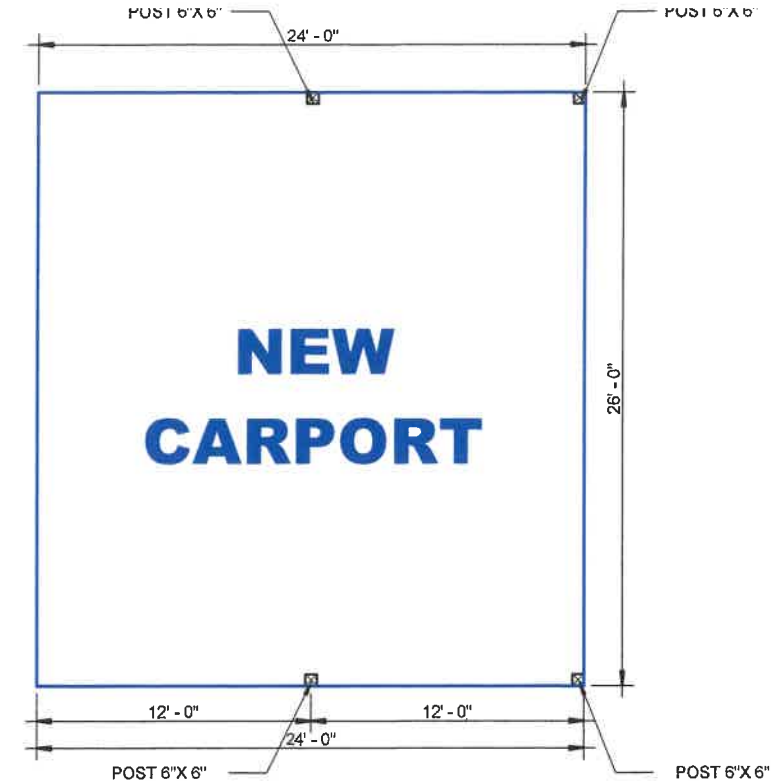
Date: 6/23/2023

Scale 1/8" = 1'-0"

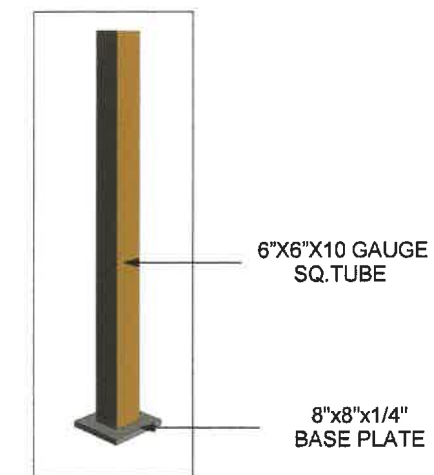
Drawn by: Projects & Construction Araque



1 Floor Plan
1/8" = 1'-0"



2 Top View Post
3/16" = 1'-0"



3 Detail Post



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Project Name & Address

820 E HEATH ST
ROCKWALL, TX 75087

Legal Description

LOT 7

FLOOR PLAN

Project number:

Date:

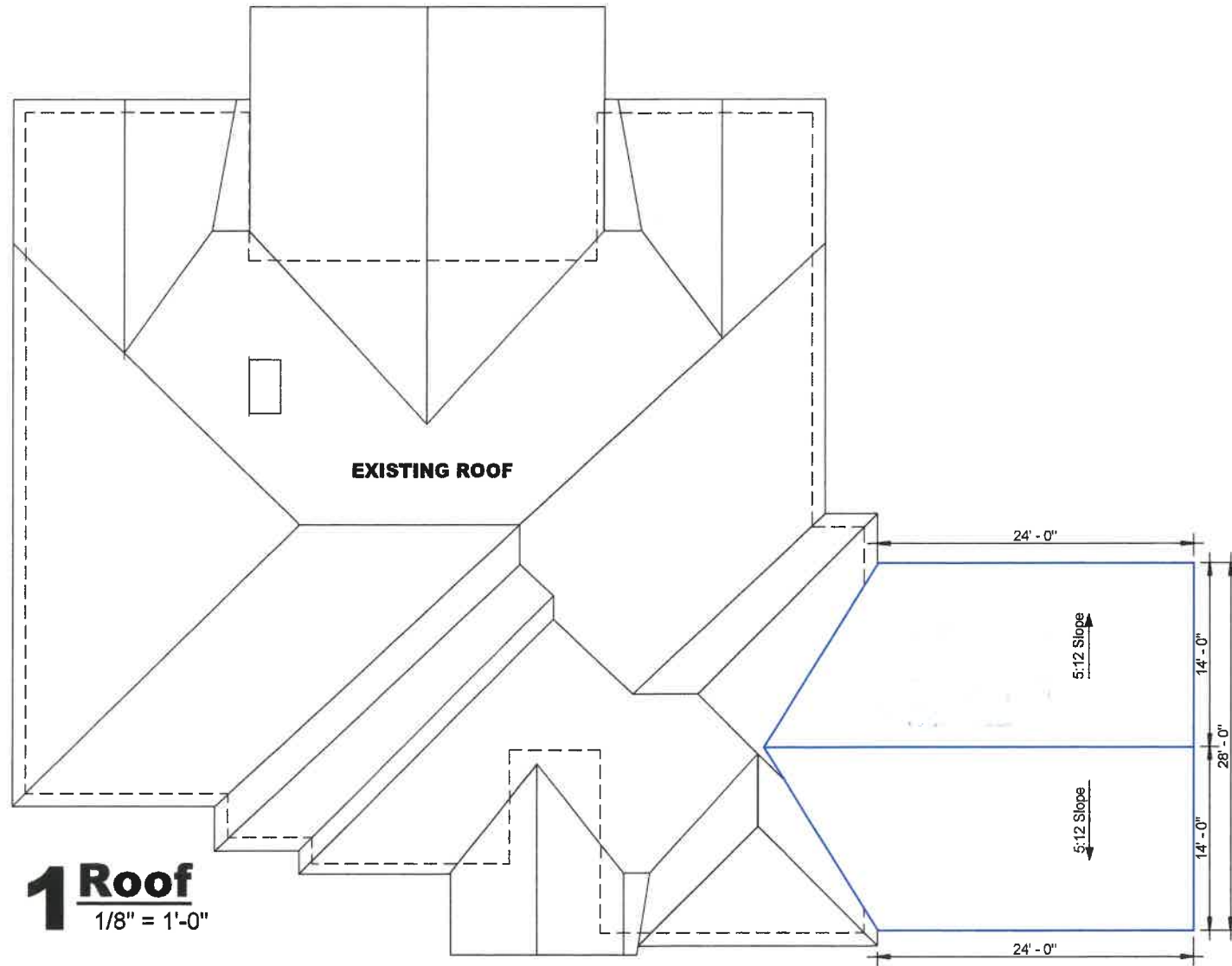
6/23/2023

Scale

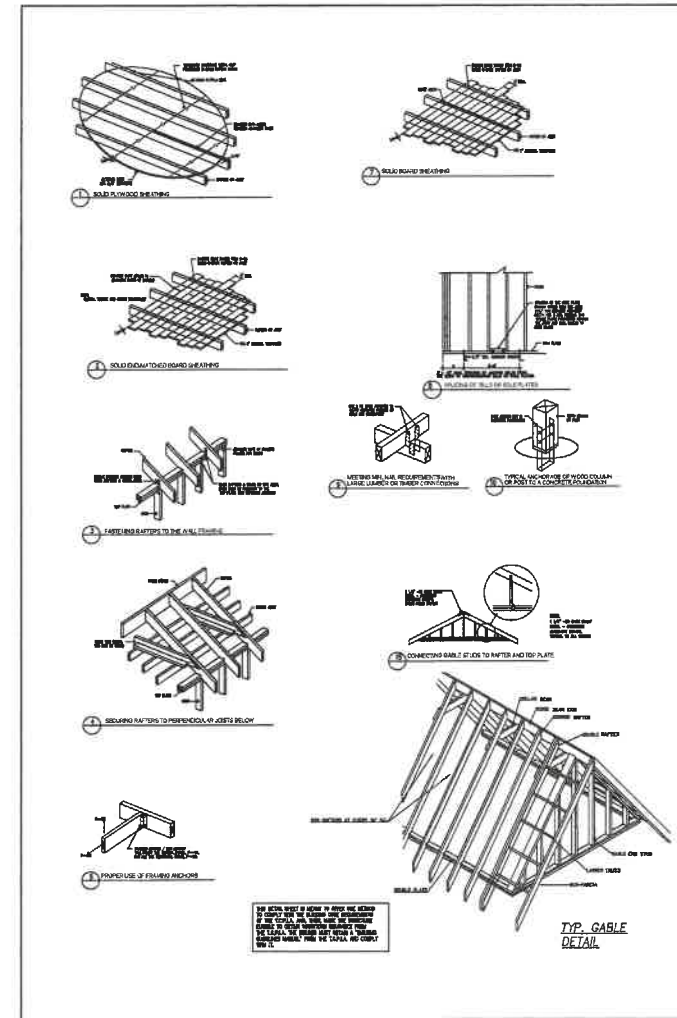
As indicated

Drawn by: Projects & Construction Araque

2



FRAMING NOTES



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Project Name & Address
820 E HEATH ST
ROCKWALL, TX 75087

Legal Description
LOT 7

ROOF

Project number:

Date: 6/23/2023 Scale As indicated

Drawn by: Projects & Construction Araque

3