



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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1400 Ridge Rd, Rockwall TX, 75087

Subdivision _____ Lot _____ Block _____

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]

<input checked="" type="checkbox"/> Owner	<u>Rafael Hidalgo</u>	<input type="checkbox"/> Applicant	<u>NEXCOURT, INC</u>
Contact Person		Contact Person	<u>JEFF WOLF</u>
Address	<u>1400 Ridge Rd Rockwall TX 75087</u>	Address	<u>1127 S. AIRPORT CIRCLE</u>
City, State & Zip		City, State & Zip	<u>EULESS, TX 76040</u>
Phone	<u>419 966 9281</u>	Phone	<u>682-556-2187</u>
E-Mail	<u>aa.weaver93@gmail.com</u>	E-Mail	<u>jeff.wolf@nexcourt.com</u>

NOTARY VERIFICATION [REQUIRED]

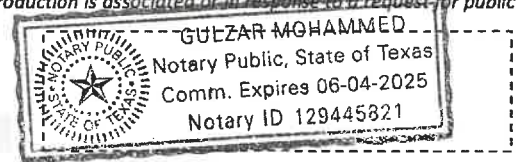
Before me, the undersigned authority, on this day personally appeared RAFAEL BLAZO HIDALGO [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of SEP, 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 SEP, 2023.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 06/04/2025



Z2023-047: Specific Use Permit (SUP) for 1400 Ridge Road

0 30 60 120 180 240 Feet

S ALAMO RD

SF-10

RIDGE RD
740

PD-1

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.

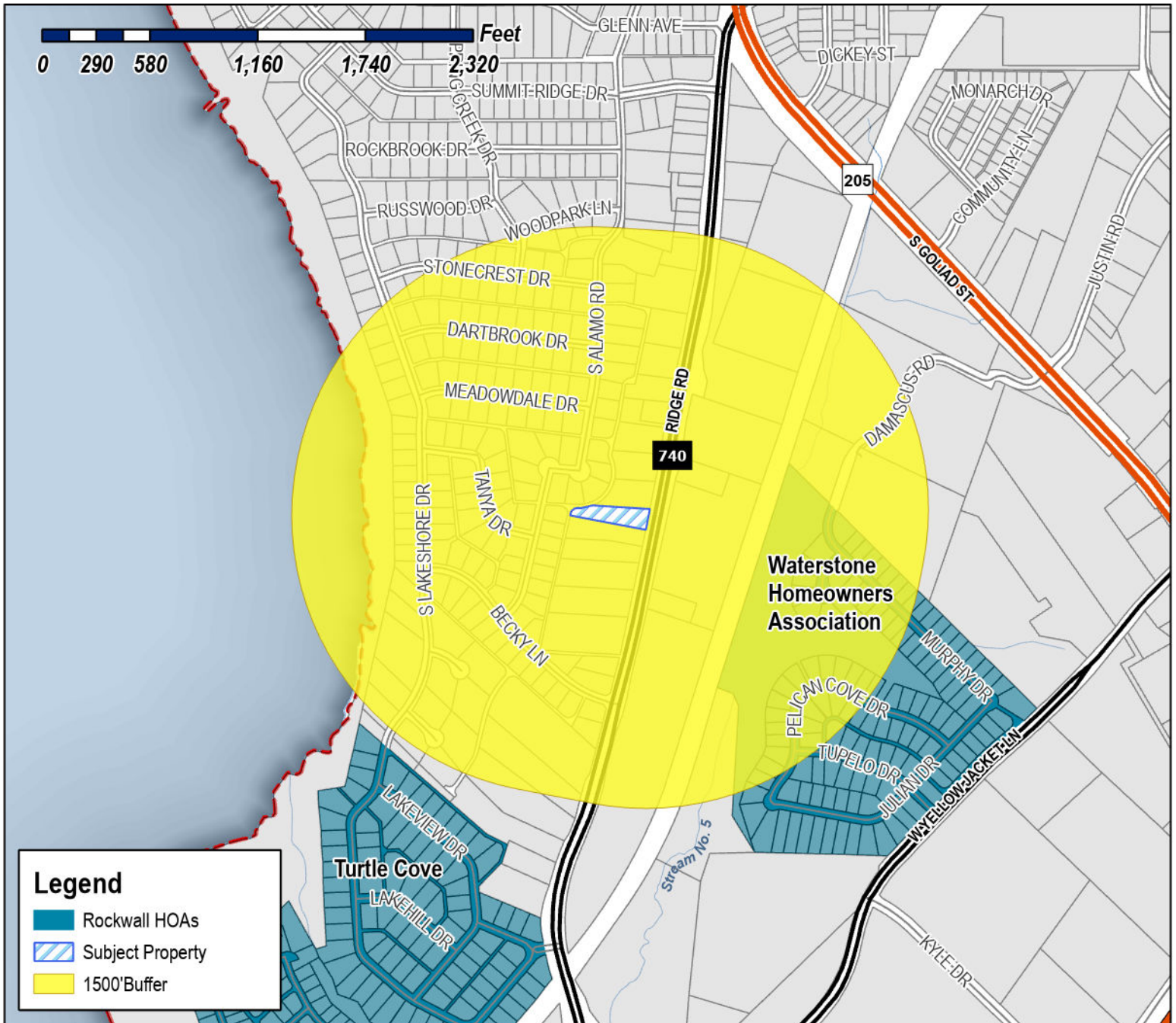




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Case Number: Z2023-047
Case Name: SUP for 1400 Ridge Road
Case Type: Zoning
Zoning: Single-Family 10 (SF-10)
Case Address: 1400 Ridge Road

Date Saved: 9/15/2023
 For Questions on this Case Call (972) 771-7745

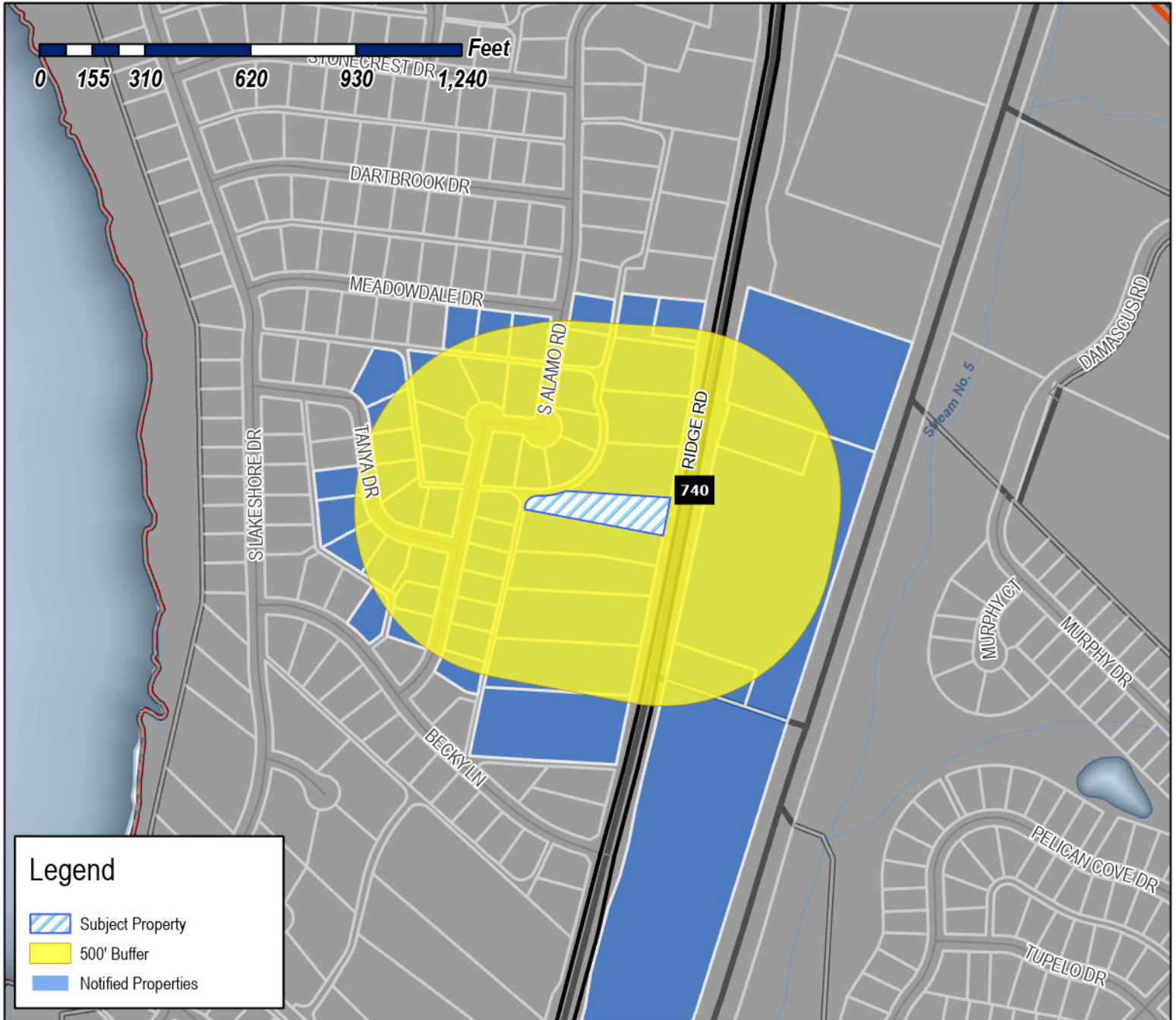




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HFS MANAGEMENT INC
C/O HANNA SAHLIYEH
122 W JOHN CARPENTER FWY STE 400
IRVING, TX 75039

RESIDENT
1301 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1308 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1309 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1309 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1312 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1316 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1400 RIDGE RD
ROCKWALL, TX 75087

MASON RONALD E & GLORIA M
1402 RIDGE RD
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST
MICHAEL WAYNE ROGERS AND RELLA
VILLASANA ROGERS, TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1405 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
1406 RIDGE RD
ROCKWALL, TX 75087

NORMAN LINDA
1406-B RIDGE RD
ROCKWALL, TX 75087

PADILLA OSCAR GAMALIEL AND MELISSA
AZUSENA
1408 RIDGE ROAD
ROCKWALL, TX 75087

ARCINIEGA MARK K
1423 S ALAMO ROAD
ROCKWALL, TX 75087

PINNELL LIVING TRUST
CHARLES CRAIG PINNELL AND CATHY JENELL
PINNELL
1425 S ALAMO RD
ROCKWALL, TX 75087

HAIRE HELENA GAIL
1425 SAW RD
CHINA GROVE, NC 28023

RESIDENT
1505 S ALAMO RD
ROCKWALL, TX 75087

GREEN KRIS
1507 S ALAMO RD
ROCKWALL, TX 75087

HERBST LONNIE & AMY
1509 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
1510 S ALAMO RD
ROCKWALL, TX 75087

BARRETT HOWARD & MARVALEE
1511 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS JUSTIN D
1512 S ALAMO RD
ROCKWALL, TX 75087

BALLI DAVID OMAR AND EMILY FARRIS
1514 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
1515 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
1516 S ALAMO RD
ROCKWALL, TX 75087

GREEN TARA D AND
JULIA R MCKINNEY
1518 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

WEDDLE TRUST
JOHN C WEDDLE AND PAULETTE S WEDDLE
TRUSTEES
1601 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
1603 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
1605 ALAMO RD
ROCKWALL, TX 75087

BATTEN NANCY L
1606 S ALAMO RD
ROCKWALL, TX 75087

MASON PATRICK AND JANEL R
1607 ALAMO RD
ROCKWALL, TX 75087

PITTO OSHRI
1608 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

WEBB BILLY AND PEGGY
1609 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
1610 ALAMO ST
ROCKWALL, TX 75087

CHILDS WILLIAM C & SHERYL L
1611 S ALAMO RD
ROCKWALL, TX 75087

MORGAN PAUL RICHARD
1613 S ALAMO ROAD
ROCKWALL, TX 75087

T ROCKWALL APARTMENTS TX LLC
16600 DALLAS PARKWAY SUITE 300
DALLAS, TX 75248

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY SUITE 300
DALLAS, TX 75248

VANCE JASON L & DASHA
202 TANYA DR
ROCKWALL, TX 75087

RESIDENT
203 TANYA DR
ROCKWALL, TX 75087

HERRIN MARVIN ET UX
203 MEADOWDALE DR
ROCKWALL, TX 75087

RICHARDSON RANDAL & BARBARA
204 TANYA DR
ROCKWALL, TX 75087

DICKSON JUDITH TAYLOR & KENNETH D
205 MEADOWDALE DR
ROCKWALL, TX 75087

BARNETT DEYSI
205 TANYA DR
ROCKWALL, TX 75087

KELLEY STEPHAN BRANT & VIVIANA ELIZABETH
206 TANYA DRIVE
ROCKWALL, TX 75087

OEHLER GREGORY M & KATHRYN A
207 TANYA DR
ROCKWALL, TX 75087

PERRY RICHARD L
208 TANYA DR
ROCKWALL, TX 75087

BOUNDS JOY
209 TANYA DR
ROCKWALL, TX 75087

FLOYD DOROTHY RHEA
210 TANYA DR
ROCKWALL, TX 75087

BREWER GLENDA O
212 TANYA DR
ROCKWALL, TX 75087

BOBST DANIEL W AND JENNIFER L
2701 SUNSET RIDGE SUITE 610
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J
2748 MIRA VISTA LN
ROCKWALL, TX 75032

PHILIP ALWIN
279 ASHWOOD LN
SUNNYVALE, TX 75182

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279 ASHWOOD LN
SUNNYVALE, TX 75182

VILLA PEDRO E
302 BECKY LN
ROCKWALL, TX 75087

PEOPLES J P & B W JR
302 S GOLIAD SST
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

RPSC ROCKWALL PROPERTIES LLC
3201 E PRESIDENT GEORGE BUSH HIGHWAY
SUITE 101
RICHARDSON, TX 75082

ROCKWALL COMMONS LLC
341 VERACLIFF CT
OVIEDO, FL 32765

BURNS LORRAINE MARIETTI
403 W WASHINGTON ST
ROCKWALL, TX 75087

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

WADE KENNETH AND DEBBIE
4760 SECRET COVE
ROCKWALL, TX 75032

LONGRUN HOLDINGS LLC SERIES B
5941 GLENDOWER LANE
PLANO, TX 75093

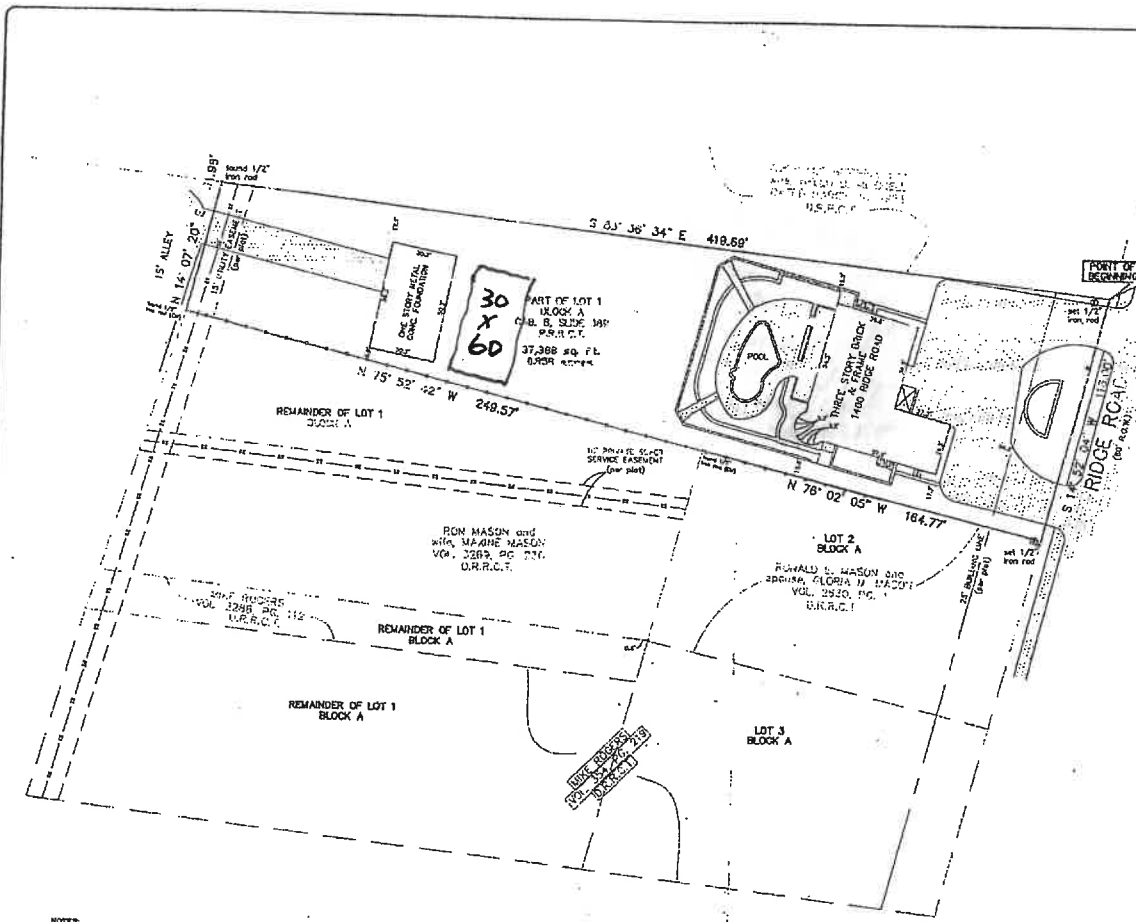
TURCIOS MILTON NOE AND
JUAN RAMON TURCIOS
7227 HILLSHIRE LANE
SACHSE, TX 75048

LYLE WILLIAM M JR & ERICA
9605 ARDEN DR
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
P. O. BOX 2468
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

BURKE CASEY JOE AND ANDREA GAYDEN
PO BOX 2514
ROCKWALL, TX 75087



PROPERTY DESCRIPTION
 BEING a 0.836 of an acre tract situated in the Daniel Atkins Survey, Abstract No. 1, in Rockwall County, Texas, and being a part of Lot 1, Block A of Carroll Estates, as Addition to the City of Rockwall, Rockwall County, Texas, according to the revised plat thereof recorded in Slide B, Page 289, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Lot 1 and being the Southeast corner of a tract of land conveyed to Owen Lee Mitchell and wife, Helen D. Mitchell by deed dated March 20, 1954, Deed Records, Rockwall County, Texas and also lying in the West right-of-way line of Ridge Road (an 80 foot right-of-way):

THENCE South 14 degrees 02 minutes 04 seconds West along the common line of said Lot 1 and West right-of-way line of said Ridge Road, a distance of 118.90 feet to a 1/2 inch iron rod set for corner, said corner being the most Easterly Southeast corner of said Lot 1, the Northeast corner of Lot 2 of said Block A and also lying in the West right-of-way line of said Ridge Road, same also being the Northeast corner of a tract of land conveyed to Donald E. Mason and spouse, Glorva M. Mason by deed recorded in Volume 2830, Page 1, Deed Records, Rockwall County, Texas;

THENCE North 78 degrees 03 minutes 05 seconds West along the most Easterly South line of said Lot 1, same being the common line of said Lot 2 and said Mason tract, a distance of 161.77 feet to a 1/2 inch iron rod found for corner, said corner being an old corner of said Lot 1, the Northwest corner of said Lot 2 and said Mason tract and also being the Northwest corner of a tract of land conveyed to Ron Mason and wife, Wanda Mason by deed recorded in Volume 3228, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 73 degrees 52 minutes 42 seconds West along the North line of said Mason tract (Vol. 2838, Pg. 250), a distance of 249.57 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Mason tract (Vol. 2838, Pg. 250), the East line of said Lot 1 and also lying in the East line of a 15 foot alley right-of-way;

THENCE North 14 degrees 07 minutes 20 seconds East along the common line of said Lot 1 and said alley right-of-way, a distance of 41.88 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 1, the Northeast corner of said alley right-of-way and also lying in the South line of said Mitchell tract;

THENCE South 63 degrees 25 minutes 30 seconds East along the common line of said Lot 1 and said Mitchell tract, a distance of 418.88 feet to the POINT OF BEGINNING and containing 37,288 square feet or 0.836 of an acre of land.

THIS IS TO DECLARE that on this date a survey was made on the ground under my direction and supervision of the above described tract of land.

There are no visible monuments, visible evidence of easements or right-of-way, or prohibitions except as shown, and that this data the easements, right-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to be within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48115G0000 J, dated AUGUST 22, 2001. This statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the exclusive use of Rockwall County Abstract A Title Company only and this survey is made pursuant to that one certain title commitment under the CF number 800010312, provided by the title company named herein.

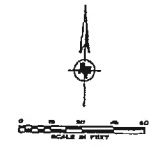
NOTES
 CM - CONTROLLING MONUMENT.
 SURVEY PROPERTY IS NOT ATTACHED BY THE FOLLOWING:
 1st - EASEMENT TO T.F. & L.C. CO. RECORDED IN VOLUME 33, PAGE 440, B.R.R.C.T.
 2nd - EASEMENT TO CITY OF ROCKWALL RECORDED IN VOLUME 04, PAGE 660, B.R.R.C.T.
 ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
 THE BEARINGS FOR THIS SURVEY ARE BASED ON ELEV MEASURED IN GROUND B, SLIDE 389, P.I.R.C.T. (THE MOST SOUTHWEST EAST LINE OF LOT 1)

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DAVID J. SMITH SURVEYING, INC.
 A DIVISION OF
 PRECISE LAND SURVEYING, INC.
 2111 W. STATE ST. SUITE 100
 ROCKWALL, TEXAS 75087
 (972) 962-1111
 FAX (972) 962-1112
 WWW.PRECISELANDSURV.COM

LEGEND

—	1" PER FOOT	⊙	IRON ROD
---	2" PER FOOT	⊙	WOOD POST
---	3" PER FOOT	⊙	WOOD NAIL
---	4" PER FOOT	⊙	WOOD STAKE
---	5" PER FOOT	⊙	WOOD SIGN
---	6" PER FOOT	⊙	WOOD MARK
---	7" PER FOOT	⊙	WOOD BOLT
---	8" PER FOOT	⊙	WOOD SCREW
---	9" PER FOOT	⊙	WOOD NAIL
---	10" PER FOOT	⊙	WOOD STAKE
---	11" PER FOOT	⊙	WOOD SIGN
---	12" PER FOOT	⊙	WOOD MARK
---	13" PER FOOT	⊙	WOOD BOLT
---	14" PER FOOT	⊙	WOOD SCREW
---	15" PER FOOT	⊙	WOOD NAIL
---	16" PER FOOT	⊙	WOOD STAKE
---	17" PER FOOT	⊙	WOOD SIGN
---	18" PER FOOT	⊙	WOOD MARK
---	19" PER FOOT	⊙	WOOD BOLT
---	20" PER FOOT	⊙	WOOD SCREW
---	21" PER FOOT	⊙	WOOD NAIL
---	22" PER FOOT	⊙	WOOD STAKE
---	23" PER FOOT	⊙	WOOD SIGN
---	24" PER FOOT	⊙	WOOD MARK
---	25" PER FOOT	⊙	WOOD BOLT
---	26" PER FOOT	⊙	WOOD SCREW
---	27" PER FOOT	⊙	WOOD NAIL
---	28" PER FOOT	⊙	WOOD STAKE
---	29" PER FOOT	⊙	WOOD SIGN
---	30" PER FOOT	⊙	WOOD MARK



BOUNDARY SURVEY
 1400 RIDGE ROAD
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 0.832 OF AN ACRE
 DANIEL ATKINS SURVEY,
 ABSTRACT NO. 1