



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 911 N ALAMO RD

SUBDIVISION GARNER LOT 3 BLOCK 5

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFR CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE .317 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>Ben Lewis</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Ben Lewis</u>
CONTACT PERSON	<u>Ben Lewis</u>	CONTACT PERSON	<u>Ben Lewis</u>
ADDRESS	<u>911 N Alamo RD</u>	ADDRESS	<u>911 N Alamo RD</u>
CITY, STATE & ZIP	<u>Rockwall TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall TX 75087</u>
PHONE	<u>214 504 4544</u>	PHONE	<u>214 504 4544</u>
E-MAIL	<u>benlewis@tce.com</u>	E-MAIL	<u>benlewis@tce.com</u>

NOTARY VERIFICATION [REQUIRED]

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

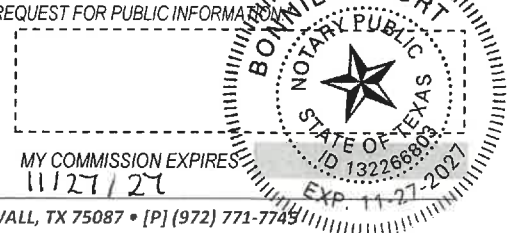
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF June, 2024. BY SIGNING THIS APPLICATION, 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 12 DAY OF June, 2024.

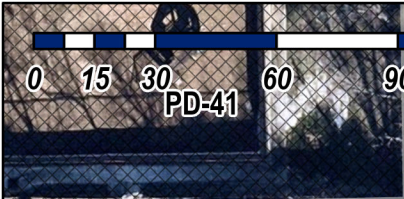
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

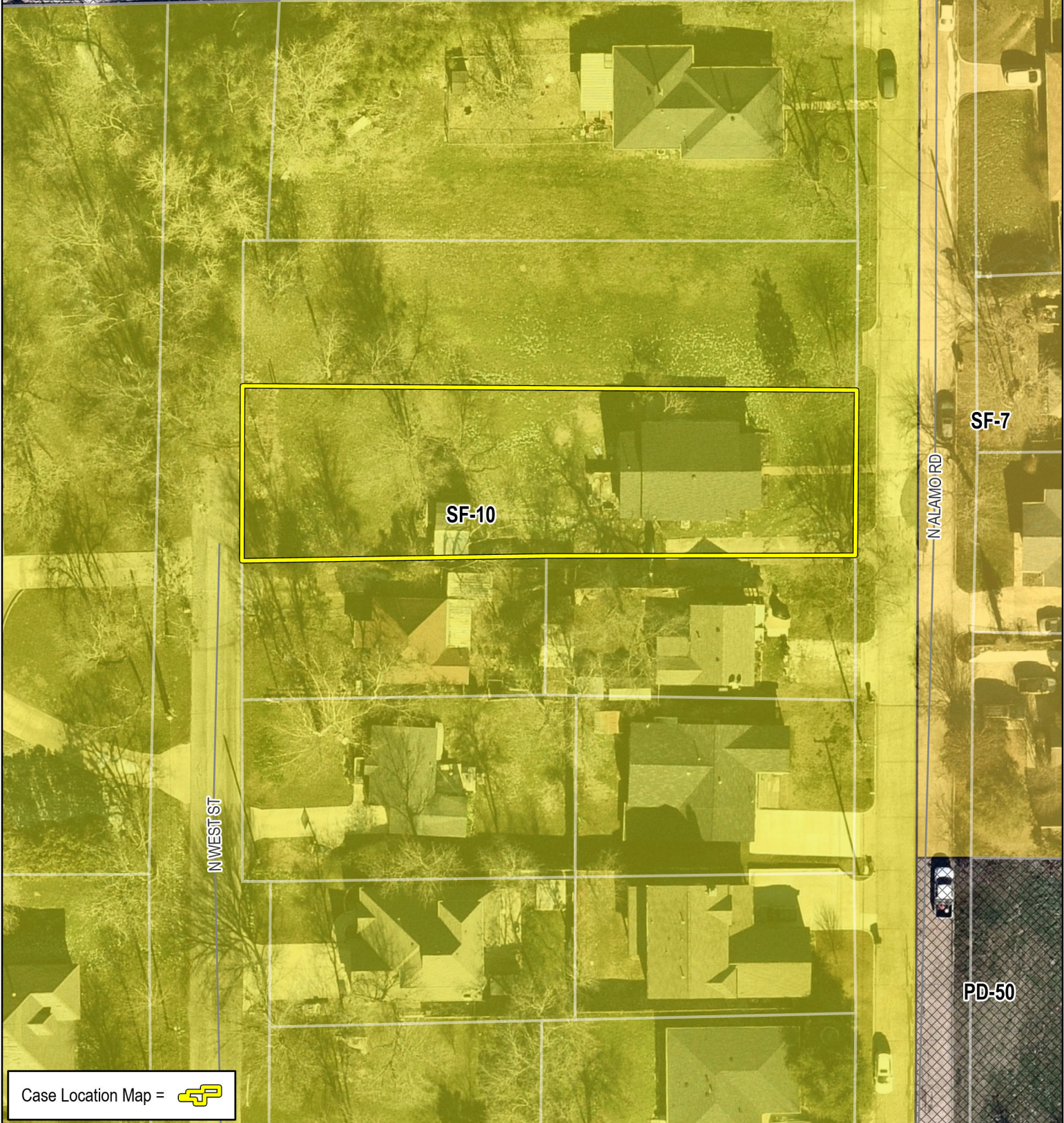
Ben Lewis
Bonni Orpuit



MY COMMISSION EXPIRES 11/27/27



Z2024-029: Specific Use Permit (SUP) for an Accessory Building at 911N. 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.

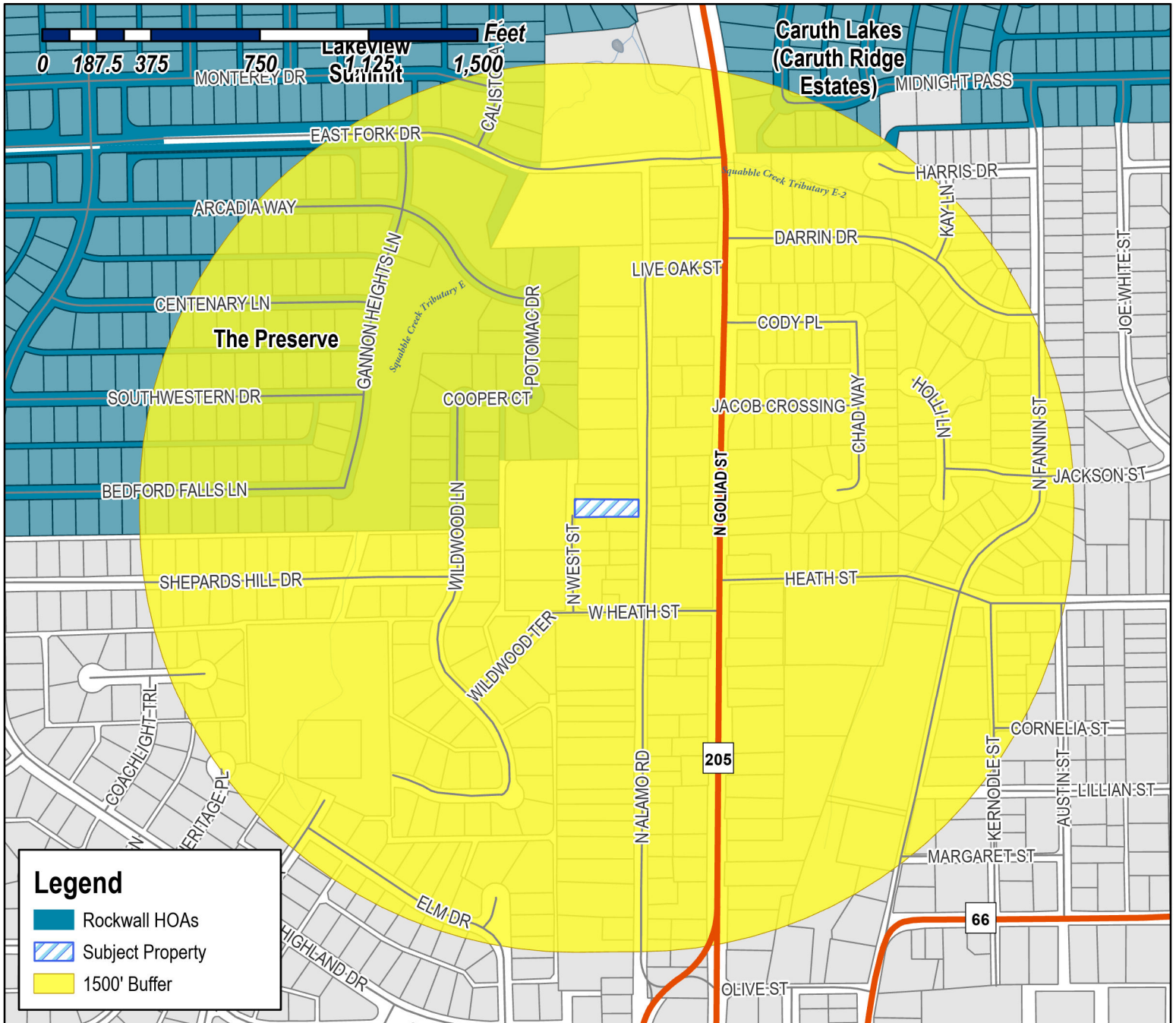




City of Rockwall

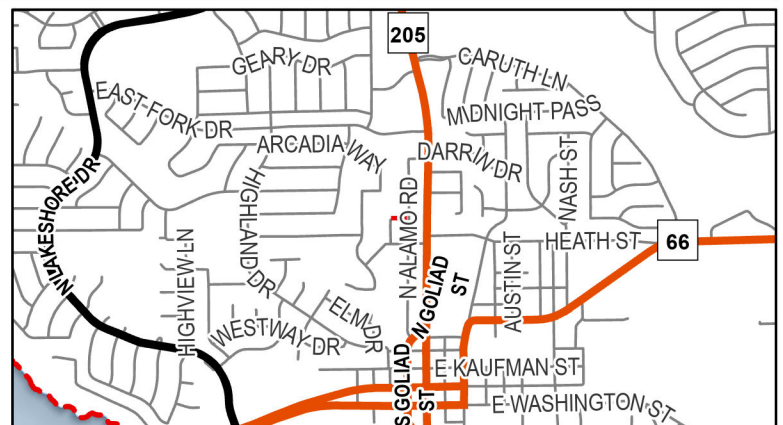
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Case Number: Z2024-029
Case Name: SUP for 911 N Alamo Rd
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 911 N Alamo Rd

Date Saved: 6/13/2024
 For Questions on this Case Call (972) 771-7745

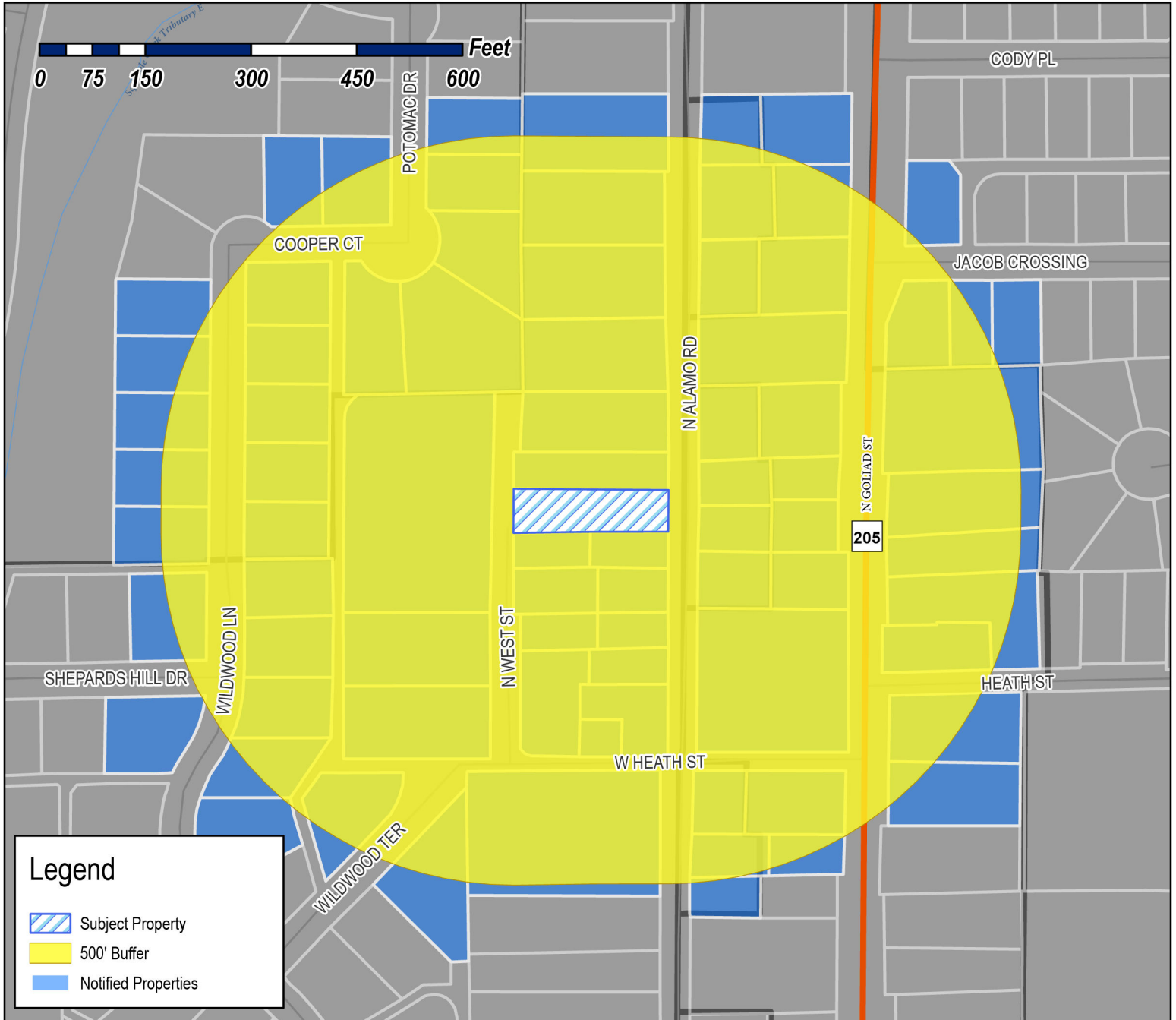




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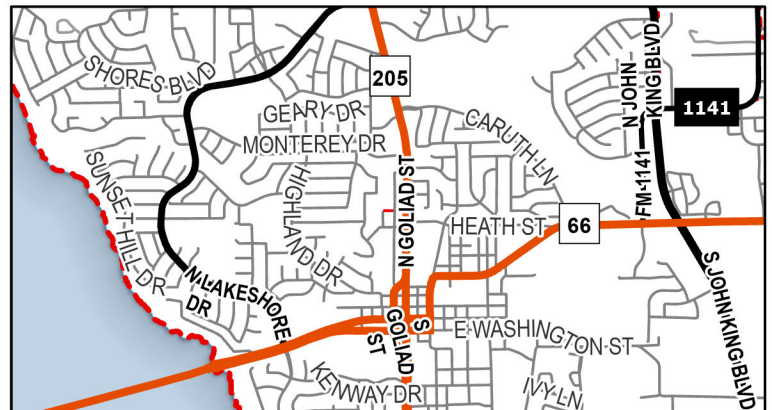
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Case Number: Z2024-029
Case Name: SUP for 911 N Alamo Rd
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 911 N Alamo Rd

Date Saved: 6/13/2024

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



FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

RESIDENT
301 SHEPARDS HILL DR
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

VICK JOHN C AND ANDREA E
302 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

ALLEN TRACY
508 WILDWOOD LANE
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 WILDWOOD LN
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

EIZELDIN SAM AND RAZITA
701 WILDWOOD LANE
ROCKWALL, TX 75087

FRANK RYAN ANDREW AND WHITNEY JANE
702 WILDWOOD LANE
ROCKWALL, TX 75087

ROSENBERGER PERRY D & MARY LEHRMANN
715 WILDWOOD LANE
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL
DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

MAYNARD JEREMY SHAME AND
AMY ELIZABETH FLORES
731 WILDWOOD LANE
ROCKWALL, TX 75087

FLITCRAFT CHRISTOPHER BERNARD AND NANCY
MARGO
734 WILDWOOD LANE
ROCKWALL, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 JUSTIN RD
ROCKWALL, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD HAROLD E JR
763 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
768 WILDWOOD LN
ROCKWALL, TX 75087

SMUU INC
7892 FM 35
ROYSE CITY, TX 75189

JONES WILLIAM P AND DEBRA L STODDARD-
JONES
790 ELK REST RD.
EVERGREEN, CO 80439

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

RESIDENT
808 N ALAMO
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
812 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE
901 N ALAMO
ROCKWALL, TX 75087

RESIDENT
902 N GOLIAD
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N ALAMO RD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE
ELIZABETH
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

OLDEN FREDERICK EINER AND LISA HALSTEAD
PO BOX 671288
DALLAS, TX 75367



911 N Alamo Rd
Rockwall TX 75087
Proposed Shop

P1 -Shop Details And Photos

P2- Shop Schedule

P3-Photos and Description of Current property

Current Condition

Currently the property has a 12x12x17 accessory building that backs up to a dead end road. Once in good shape the storms have had their way with it. The placement of the requested building is in the same location as the current shop. My proposed shop will allow me to clean up the property, make the area look much more appealing. This shop is intend to improve the over all look of the area and will allow me to store a boat and other items that are applicable to the city and lake. (I plan to have an 8ft cedar fence also put in place with gate entry. This will also make the area much more appealing.



Expected timeline



CONCRETE



IF YES,
IF NO, SKIP
TO BUILDING

[SEE CONCRETE
WAIVER](#)

1-3 WEEKS

If there are any items pending in Processing, we cannot start this process.

Holidays, weather, peak seasons, schedule accommodations, 3rd party permit inspections, may cause delays.



BUILDING



REQUIRED 3-5 WEEKS

[SEE EQUIPMENT
WAIVER](#)

If there are any items pending in Processing or Concrete, we cannot start this process.

Holidays, weather, peak seasons, schedule accommodations, 3rd party permit inspections may cause delays.

****Tubular & red iron projects differ in timeframes****



ACCESSORIES



IF YES,
IF NO,
YOU'RE
DONE!

1-3 WEEKS

If there are any items pending in Building we cannot start these.

Accessories may include overheads, sprayfoam, gutters, custom windows, cedar posts, etc.

Style: Vertical Garage
 Base Price: 26'x35'
 Installation Surface: Concrete
 Roof: Black
 Trim: Black
 Gable End Wall: Royal Blue
 Side Wall: Royal Blue
 Gable Ends Deluxe (Wainscot): Black
 Side Walls Deluxe (Wainscot): Black
 Roof Style: A-Frame Vertical
 Roof Pitch: 3 / 12
 Roof Overhang: 6"
 Trusses: Triple Wide
 Gauge: 14-Gauge Framing
 Brace: Standard Brace
 Wind Warranty: 100mph Wind Warranty Package (Concrete)

Height: 20'
 Left Side: Fully Enclosed
 Left Side Siding: Vertical
 Right Side: Fully Enclosed
 Right Side Siding: Vertical
 Front End: Fully Enclosed
 Front End Siding: Vertical
 Back End: Fully Enclosed
 Back End Siding: Vertical

Roll-Up Doors
 10' x 12' Roll-Up Door
 with Header Seal
 10' x 10' Roll-Up Door
 with Header Seal
 10' x 10' Roll-Up Door
 with Header Seal
Walk-In Doors
 Walk-In Door (36 x 80)
 Walk-In Door (36 x 80)

Windows
 36W x 36H Single Pane w/ Grid
 36W x 36H Single Pane w/ Grid
 36W x 36H Single Pane w/ Grid
 36W x 36H Single Pane w/ Grid

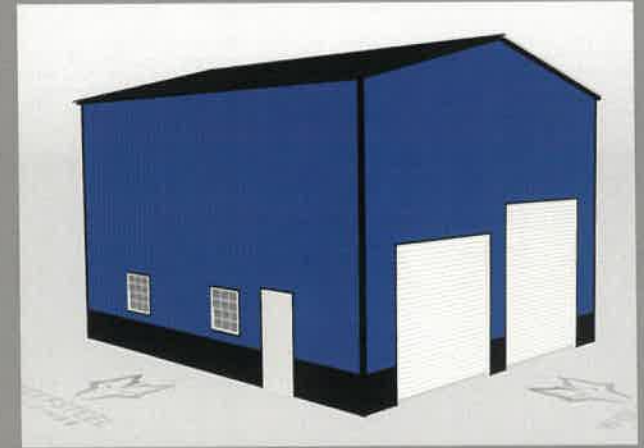
Frameouts
 Corner Style: Square (Traditional)
 Corner Style: Square (Traditional)
 Corner Style: Square (Traditional)

Additional Options
 R16 Bubble Insulation: Left Sidewall
 R16 Bubble Insulation: Right Sidewall
 R16 Bubble Insulation: Back Wall
 R16 Bubble Insulation: Front Wall
 R16 Bubble Insulation: Roof
 29 Gauge Ag Panel (Standard)

Labor Fee
 Colored Screws

Foam Enclosure (Doors and Windows Not Included)

Garage Doors Facing the Alley

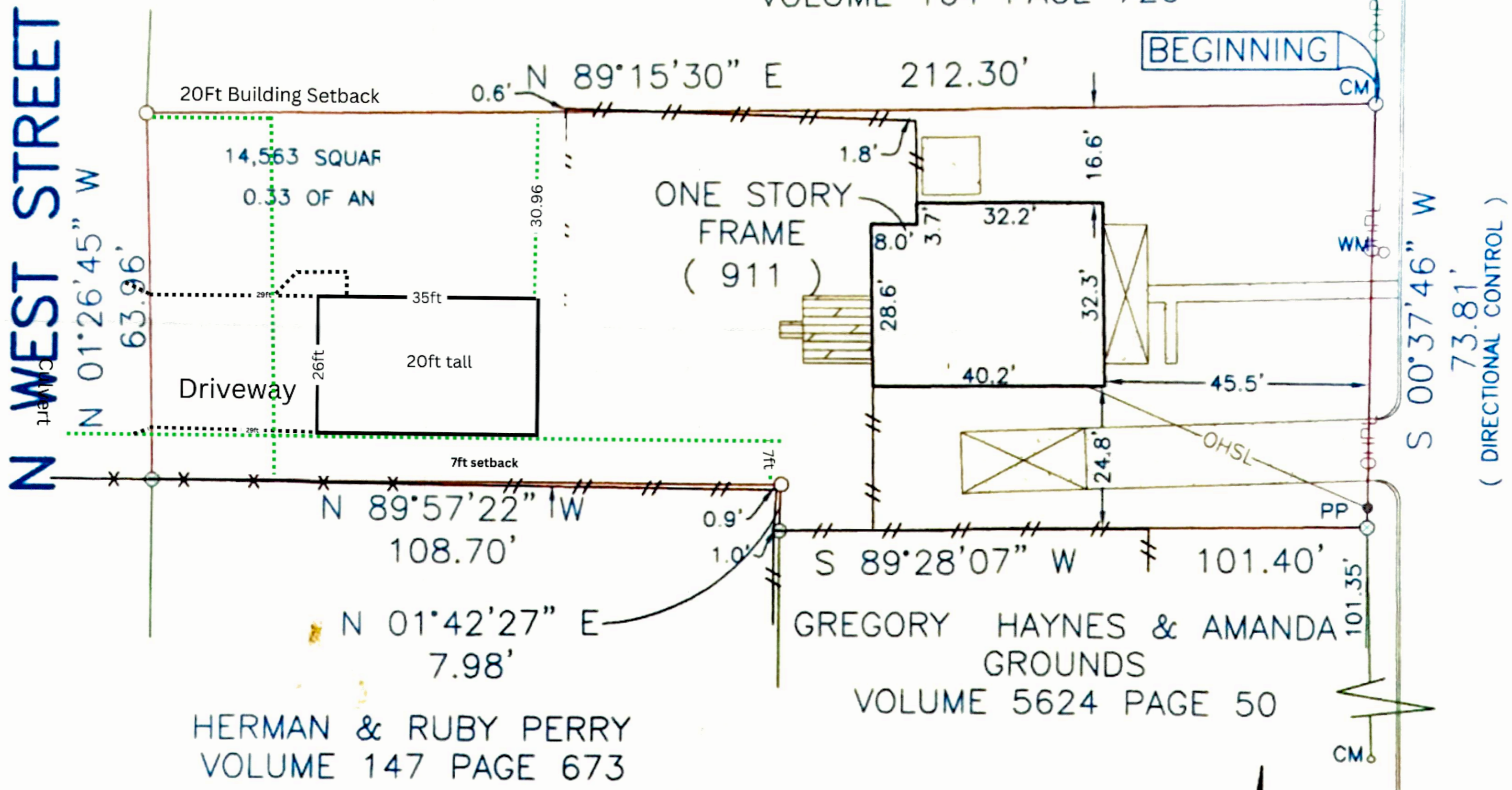


Portion Facing the Home





DERYL & DEBRA PEOPLES
VOLUME 164 PAGE 720



SCALE 1" = 40'

