



# 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</sup> & <sup>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 1202 GIDEON WAY ROCKWALL, TX 75087

SUBDIVISION GIDEON GROVE - PHASE 1 LOT 7 BLOCK 1

GENERAL LOCATION

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

CURRENT ZONING RESIDENTIAL

CURRENT USE RESIDENTIAL

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 Russ + Kim Dignam

APPLICANT Russ + Kim Dignam

CONTACT PERSON Kim Dignam

CONTACT PERSON Kim Dignam

ADDRESS 1202 GIDEON WAY

ADDRESS 1202 GIDEON WAY

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-523-7020

PHONE 972-523-7020

E-MAIL Kdignam@windsorhomesTX.com

E-MAIL Kdignam@windsorhomesTX.com

**NOTARY VERIFICATION** [REQUIRED]

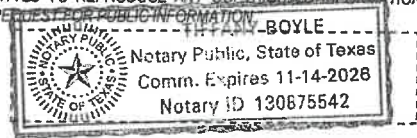
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Dignam [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

<sup>1</sup> 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 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11<sup>TH</sup> DAY OF SEPTEMBER, 20 24 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 11 DAY OF September, 20 24

OWNER'S SIGNATURE Kim Dignam

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Diffany Boyle

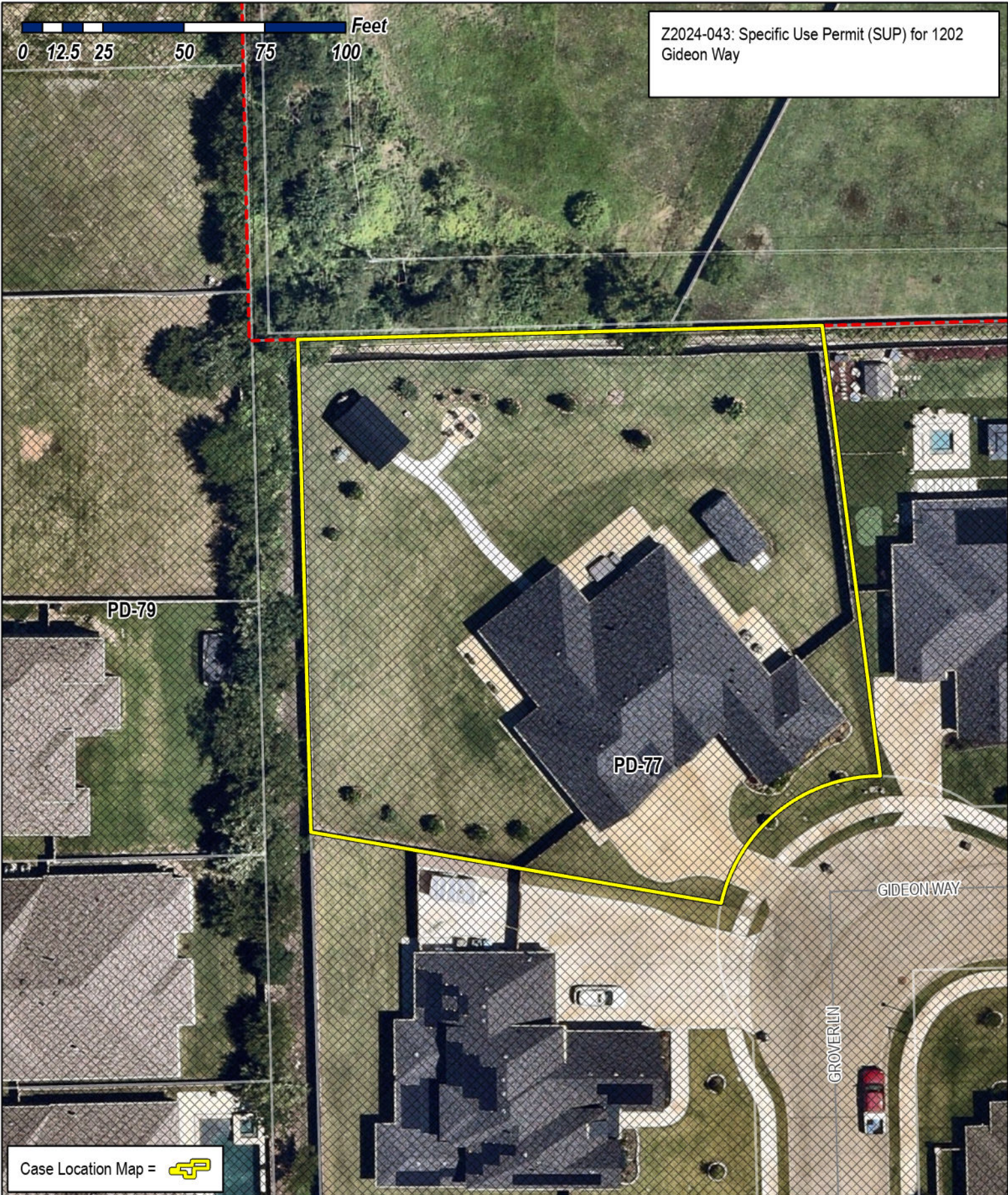



MY COMMISSION EXPIRES 11-14-2028





Z2024-043: Specific Use Permit (SUP) for 1202 Gideon Way



Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



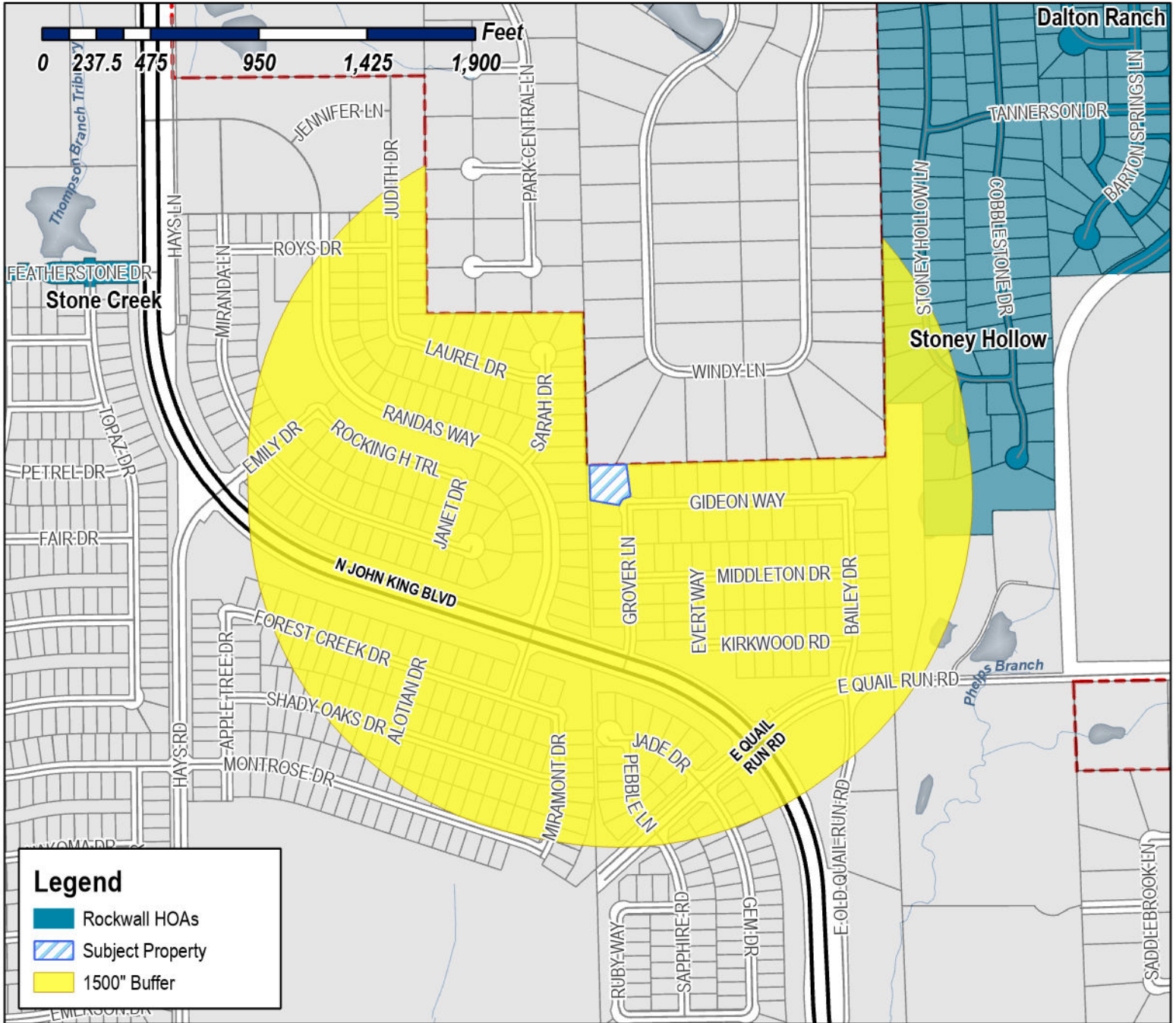




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**Case Number:** Z2024-043  
**Case Name:** SUP to allow more than one (1) accessory structure  
**Case Type:** Zoning  
**Zoning:** Planned Development District 77 (PD-77)  
**Case Address:** 1202 Gideon Way

**Date Saved:** 9/13/2024  
 For Questions on this Case Call (972) 771-7745

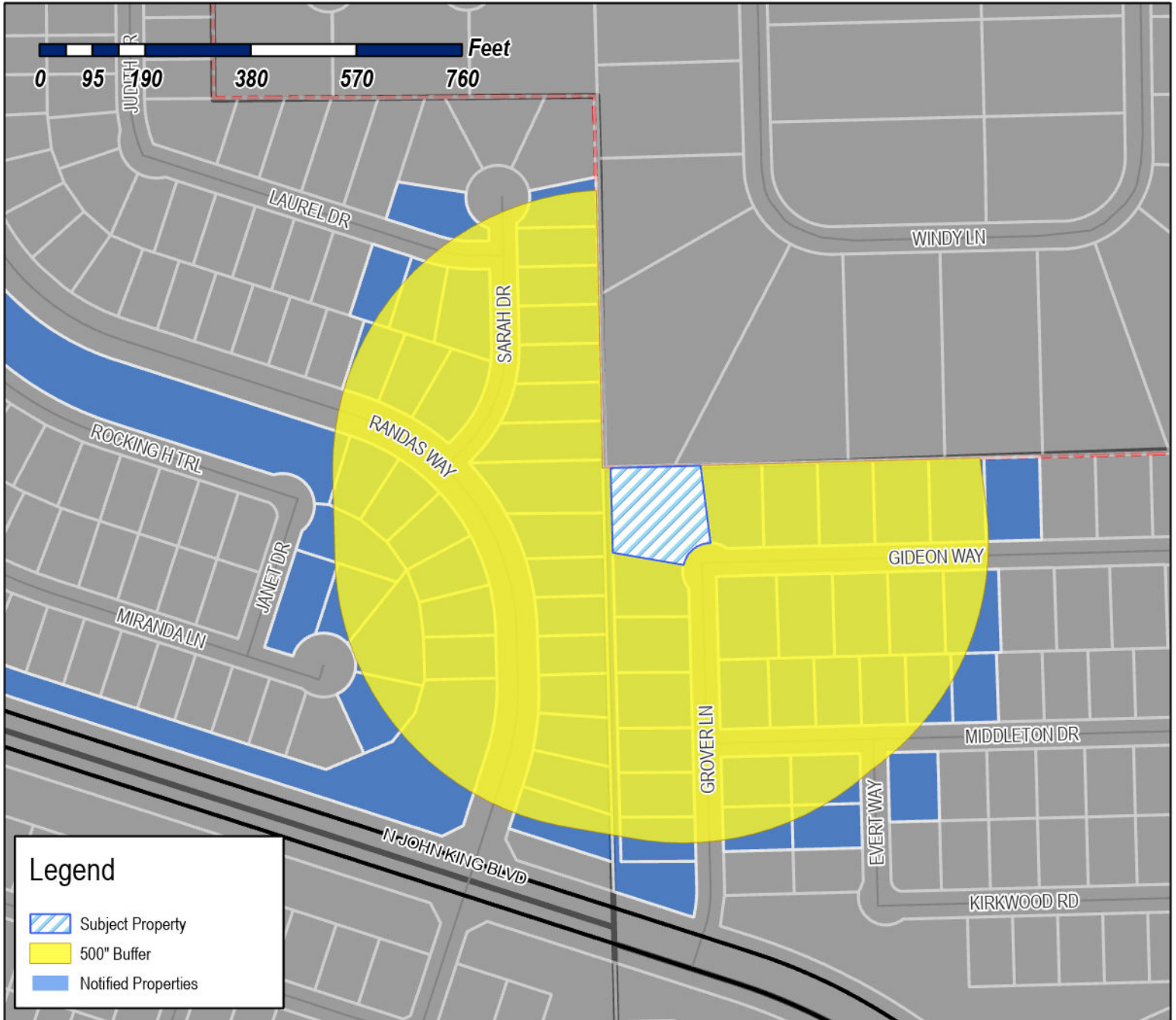




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**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

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GIDEON GROVE HOMEOWNERS ASSOCIATION  
INC  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

DIGNAM KIMBERLY SUE AND RUSSELL JEREMY  
1202 GIDEON WAY  
ROCKWALL, TX 75087

HUSAIN SYED SAMAR AND SURAYA SAMAR  
1204 MIDDLETON DRIVE  
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D  
1206 GIDEON WAY  
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST  
1207 GIDEON WAY  
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN  
1208 MIDDLETON DRIVE  
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY  
1210 GIDEON WAY  
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN  
1211 GIDEON WAY  
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC  
1212 MIDDLETON DRIVE  
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY  
1214 GIDEON WAY  
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE  
1215 GIDEON WAY  
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER  
1302 MIDDLETON DRIVE  
ROCKWALL, TX 75087

GAGA TESFAYE &  
1303 MIDDLETON DR  
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE  
1304 GIDEON WAY  
ROCKWALL, TX 75087

SAFAR JOHN A  
1305 GIDEON WAY  
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE  
1306 MIDDLETON DRIVE  
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A  
1308 GIDEON WAY  
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY  
EASLEY  
1309 GIDEON WAY  
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M  
1310 MIDDLETON DRIVE  
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B  
1312 GIDEON WAY  
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND  
14400 THE LAKES BLVD BUILDING C SUITE 200  
PFLUGERVILLE, TX 78660

GERENA PRISCILLA SCHAR- AND  
2007 GROVER LANE  
ROCKWALL, TX 75087

SCHAR ROY  
2008 GROVER LANE  
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S  
2009 EVERT WAY  
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN  
2011 GROVER LANE  
ROCKWALL, TX 75087

RESIDENT  
2012 GROVER LANE  
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M  
2013 EVERT WAY  
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA  
2015 GROVER LANE  
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA  
2105 GROVER LANE  
ROCKWALL, TX 75087

BUSCHOLD BRANDON ULRICH AND CATHERINE  
2106 JANET DR  
FATE, TX 75087

CHINN CHARLES MICHAEL AND JANICE IRWIN  
AND  
2109 GROVER LN  
ROCKWALL, TX 75087

ALLUM MICHAEL D JR & CHERIE M  
2113 GROVER LN  
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR AND LAURA JEAN  
2120 RANDAS WAY  
ROCKWALL, TX 75087

VANBOLDEN KRISTEN AND  
2121 RANDAS WAY  
ROCKWALL, TX 75087

LOCKRIDGE DIANNE M AND GEORGE F  
2125 RANDAS WAY  
ROCKWALL, TX 75087

BONORDEN THOMAS EVERETT AND SHERRY  
LYNN  
2131 RANDAS WAY  
ROCKWALL, TX 75087

SIMON BICKY AND RUBY  
2135 RANDAS WAY  
ROCKWALL, TX 75087

EDMONDSON DANIELA VELASQUEZ AND  
CHRISTOPHER R SUAREZ  
2136 RANDAS WAY  
ROCKWALL, TX 75087

SADDEL STAR HOMEOWNERS ASSOCIATION  
2200 ROSS AVENUE SUITE 4200W  
DALLAS, TX 75201

RESIDENT  
2201 LAUREL DR  
ROCKWALL, TX 75087

DAVIS APRIL SHERIE AND ANTHONY B  
2201 MIRANDA LANE  
ROCKWALL, TX 75087

CAMPION ANGELA  
2201 RANDAS WAY  
ROCKWALL, TX 75087

BRAMALL JESSE WAYNE AND DANIELLE NICOLE  
2202 MIRABDA LANE  
ROCKWALL, TX 75087

CARES CRAIG MAYO  
2202 RANDAS WAY  
ROCKWALL, TX 75087

BROWN KYLE AND KELLI  
2204 MIRANDA LANE  
ROCKWALL, TX 75087

RESIDENT  
2204 MIRANDA LN  
ROCKWALL, TX 75087

RESIDENT  
2205 LAUREL DR  
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND  
2206 RANDAS WAY  
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA GILLILAND  
2207 RANDAS WAY  
ROCKWALL, TX 75087

VASQUEZ ANTONIO RAMOS JR AND MELISSA  
ELOHIM  
2208 MIRANDA LANE  
ROCKWALL, TX 75087

RESIDENT  
2208 SARAH DR  
ROCKWALL, TX 75087

RESIDENT  
2209 LAUREL DR  
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA  
2210 RANDAS WAY  
ROCKWALL, TX 75087

RESIDENT  
2212 SARAH DR  
ROCKWALL, TX 75087

RESIDENT  
2216 SARAH DR  
ROCKWALL, TX 75087

RESIDENT  
2220 SARAH DR  
ROCKWALL, TX 75087

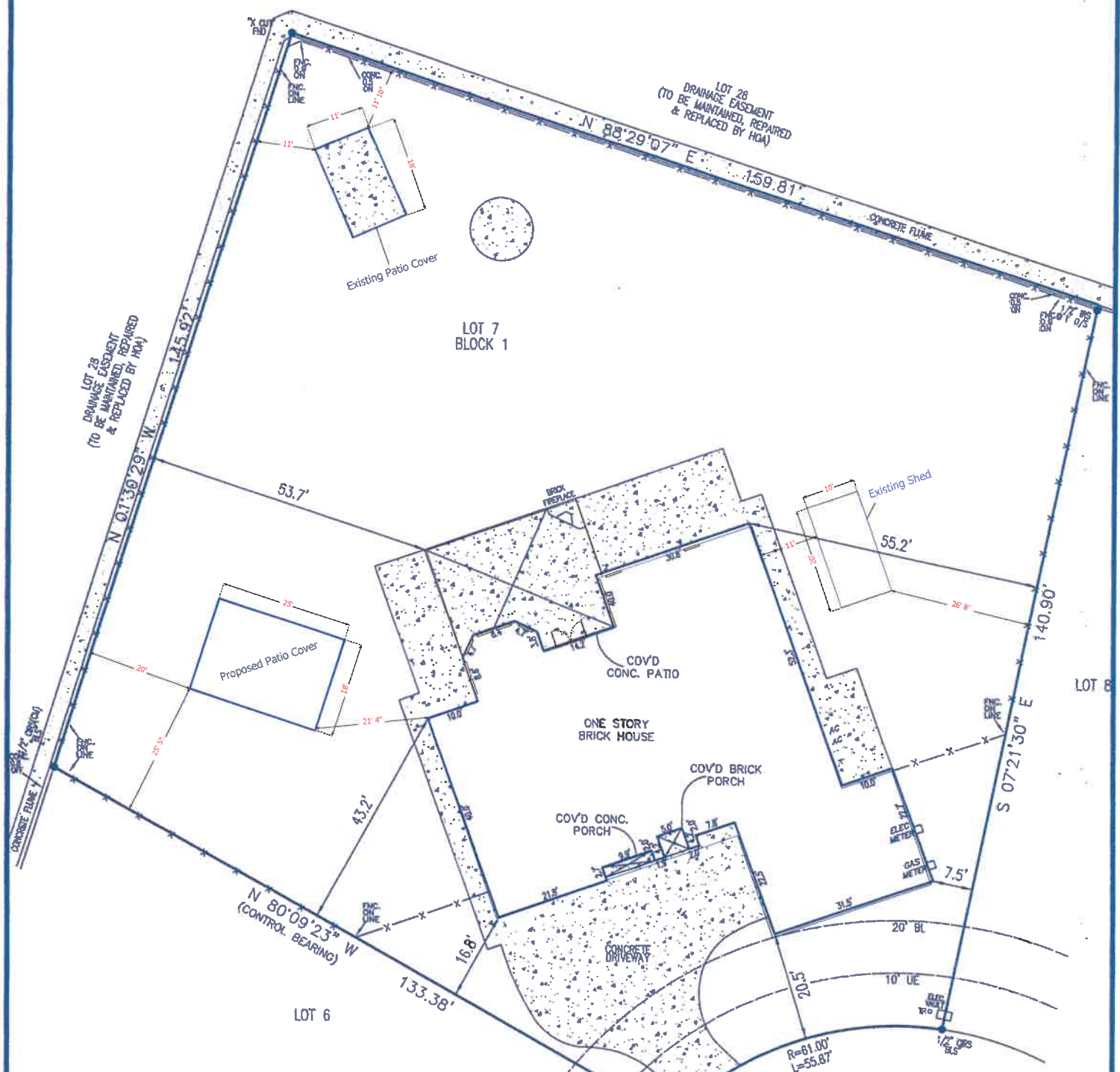
RESIDENT  
2302 SARAH DR  
ROCKWALL, TX 75087

RESIDENT  
2303 SARAH DR  
ROCKWALL, TX 75087

RESIDENT  
2306 SARAH DR  
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC  
2700 COMMERCE ST SUITE 1600  
DALLAS, TX 75226

**PLAT SHOWING**  
 Lot 7, Block 1 of GIDEON GROVE - NORTH, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Clerk's File No. 2020000008939, Official Public Records, Rockwall County, Texas.  
**1202 GIDEON WAY**



- NOTES:**  
 To the best of my knowledge and belief:  
 I certify to Alliant National Title Insurance Company and Benchmark Title:
- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark Title; Title Commitment GF No. PL20-28085, Effective Date: 10/28/2020.
  - 2) Subject to building lines and easements referenced and/or depicted under Clerk's File No. 2020000008939, O.P.R.R.C.T.(plat), Instr. No. 2019000008883 (plat), and the aforementioned Title Commitment.
  - 3) Easements recorded in Vol. 82, Pg. 358, D.R.R.C.T. and Vol. 5951, Pg. 84, O.P.R.R.C.T., appear to be subsurface easement for under pipelines.
  - 4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
  - 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

**VERTICAL DATUM**  
 ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

**BEARING SOURCE**  
 BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 2020000008939, O.P.R.R.C.T. (PLAT)



"The Plat herein is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distances from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent encroachments, except as shown."

**SURVEY DATE:** 11/25/2020

**LEGEND**  
 BL = BUILDING LINE  
 UE = UTILITY EASEMENT  
 DE = DRAINAGE EASEMENT  
 CM = CONTROLLING MONUMENT  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET  
 IR = IRON ROD  
 X = FENCE  
 - - = DIRECTION OF FLOW

**SCALE:** 1" = 20'  
**DRAWN BY:** SAR  
**JOB #** W-070-01-07  
**BLS JOB #** 2000215-05

**WINDSOR**

**BARROW LAND SURVEYING**

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE  
 FORT WORTH, TEXAS 76137  
 PHONE (817) 961-0082  
 FAX (817) 961-0086  
 FIRM REGISTRATION NO. 10183700

**FLOOD CERTIFICATION**  
 Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48397C030 L. Map Revised: September 26, 2008

Zone X (unshaded)  
 Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

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 Craft Water Pools

Craft Water Pools | Kurt Clusteen



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 **Craft Water  
Pools**

Craft Water Pools | Kurt Chasteen









