



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 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING _____ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0499</u>	PHONE	_____
E-MAIL	<u>JSC@Rockwall@yahoo.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

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

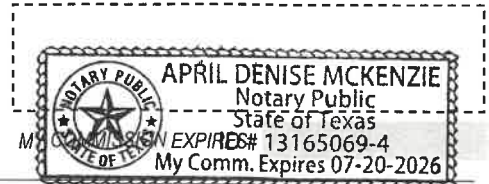
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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."

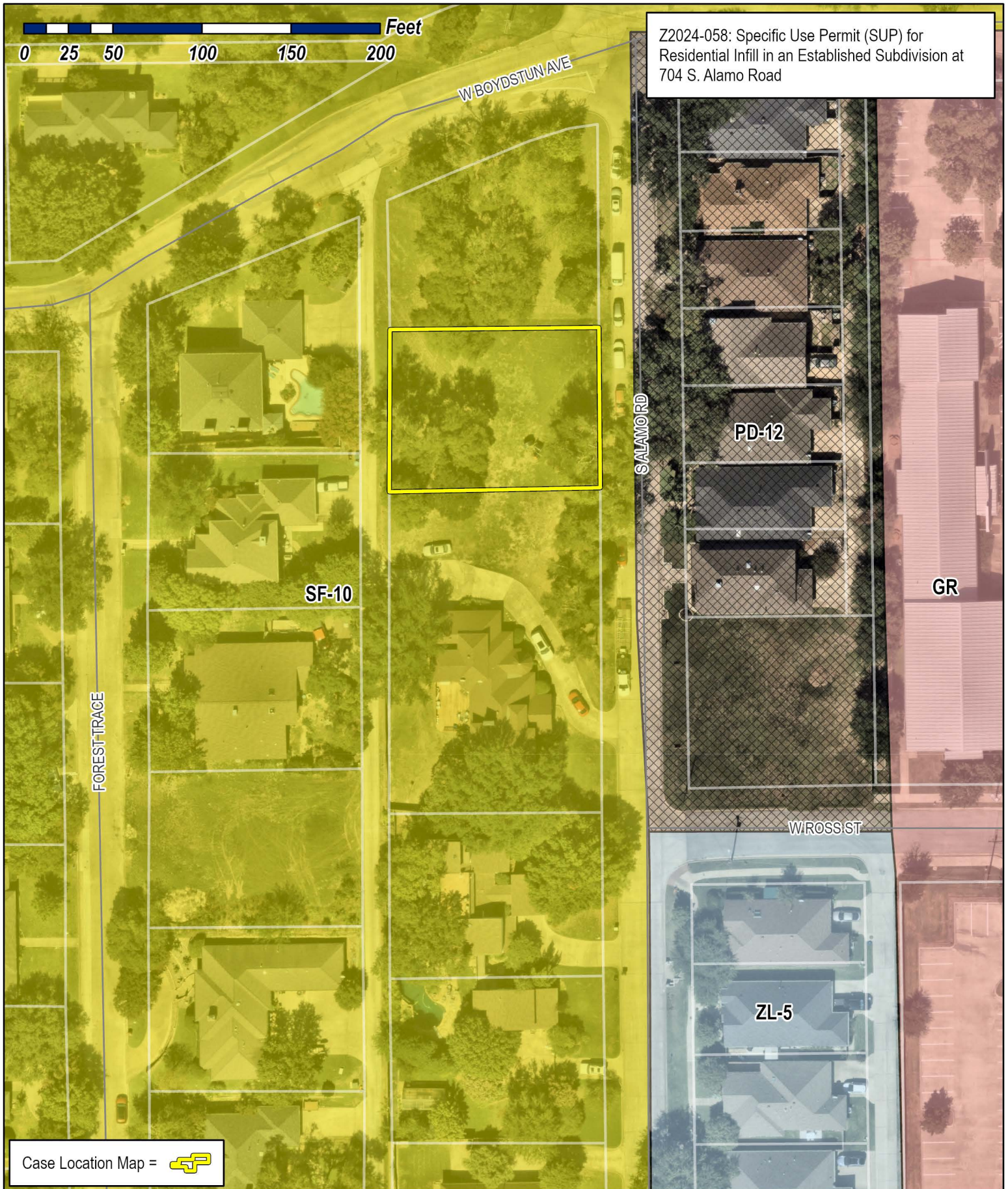
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
April Denise McKenzie





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.

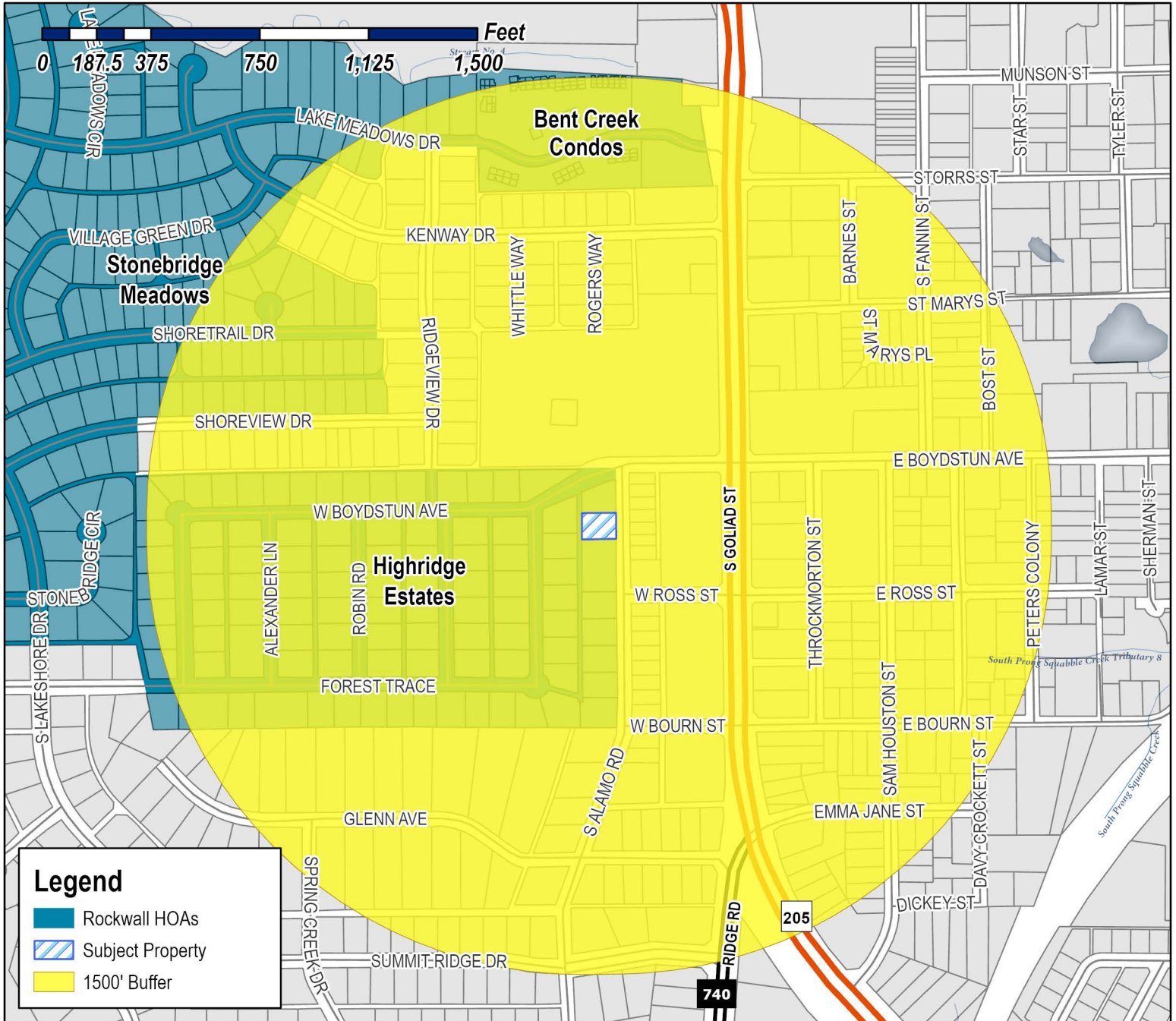




City of Rockwall

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.



Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
 For Questions on this Case Call (972) 771-7745

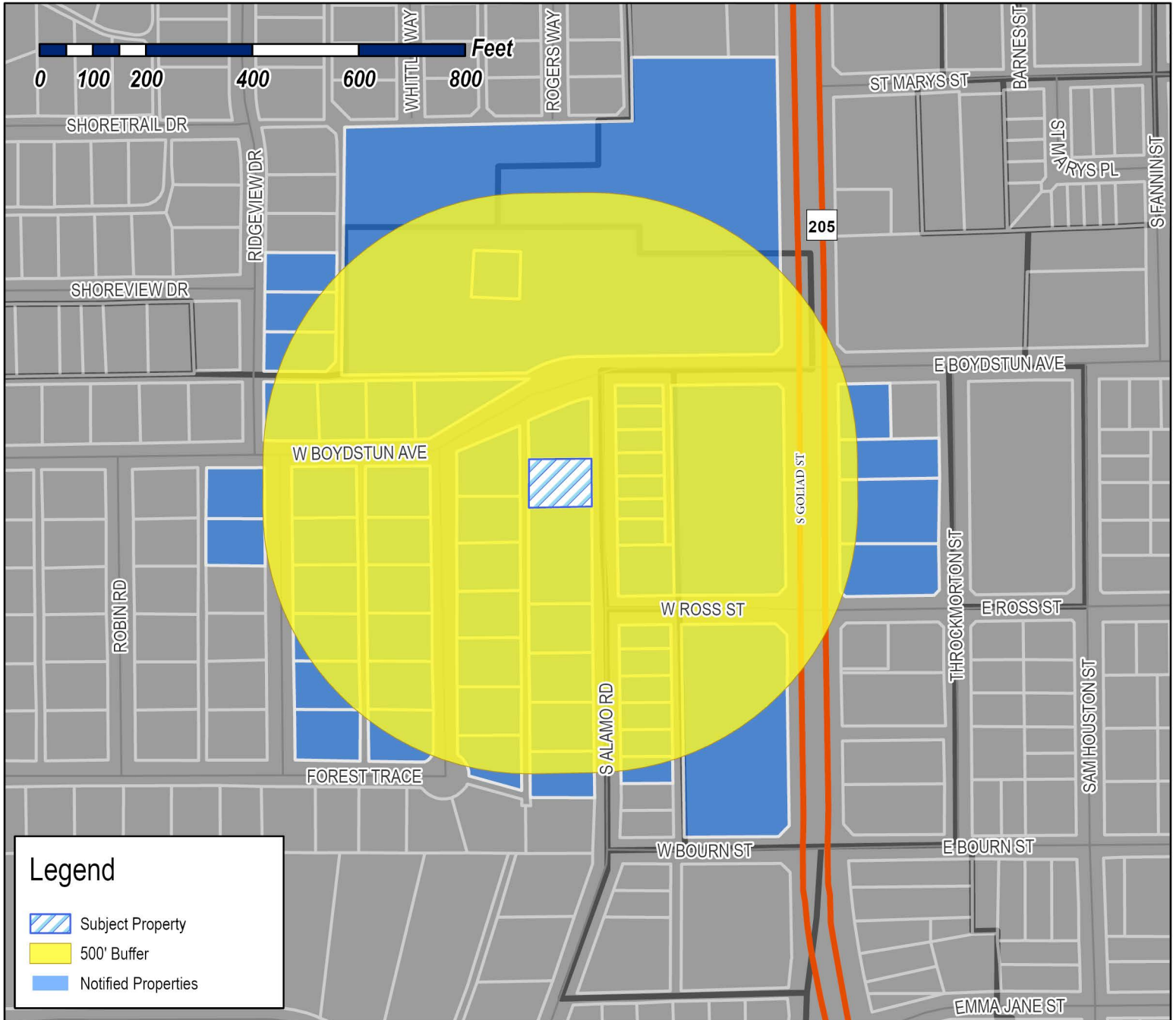




City of Rockwall

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

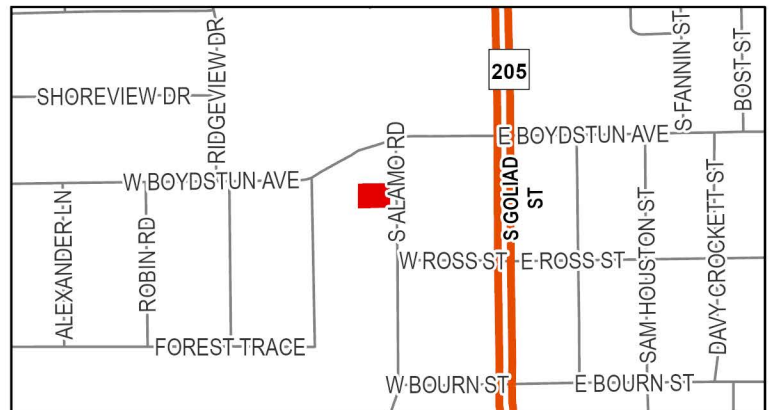
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024

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



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

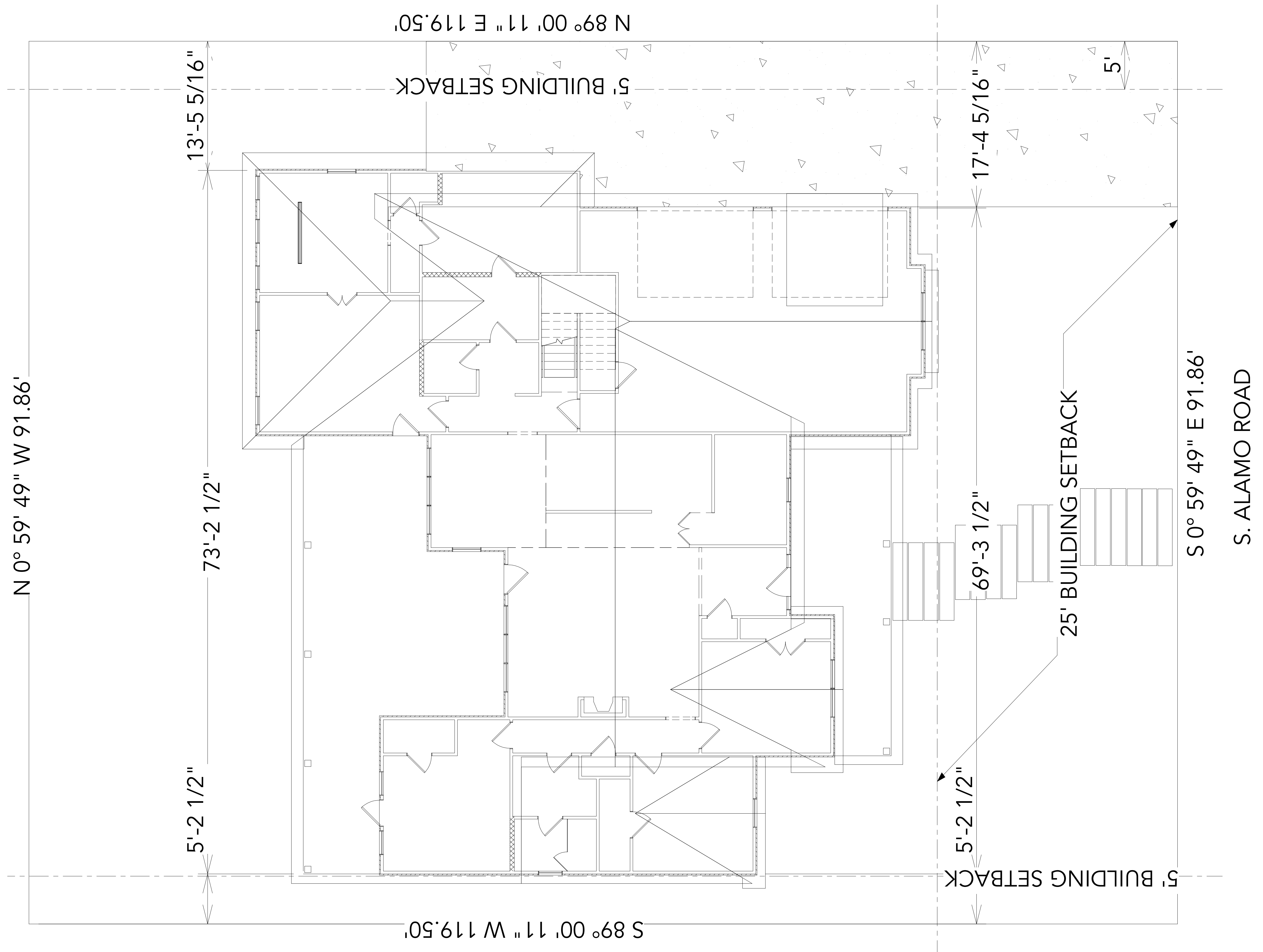
RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087



N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

5' BUILDING SETBACK

N 89° 00' 11" E 119.50'

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5'

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

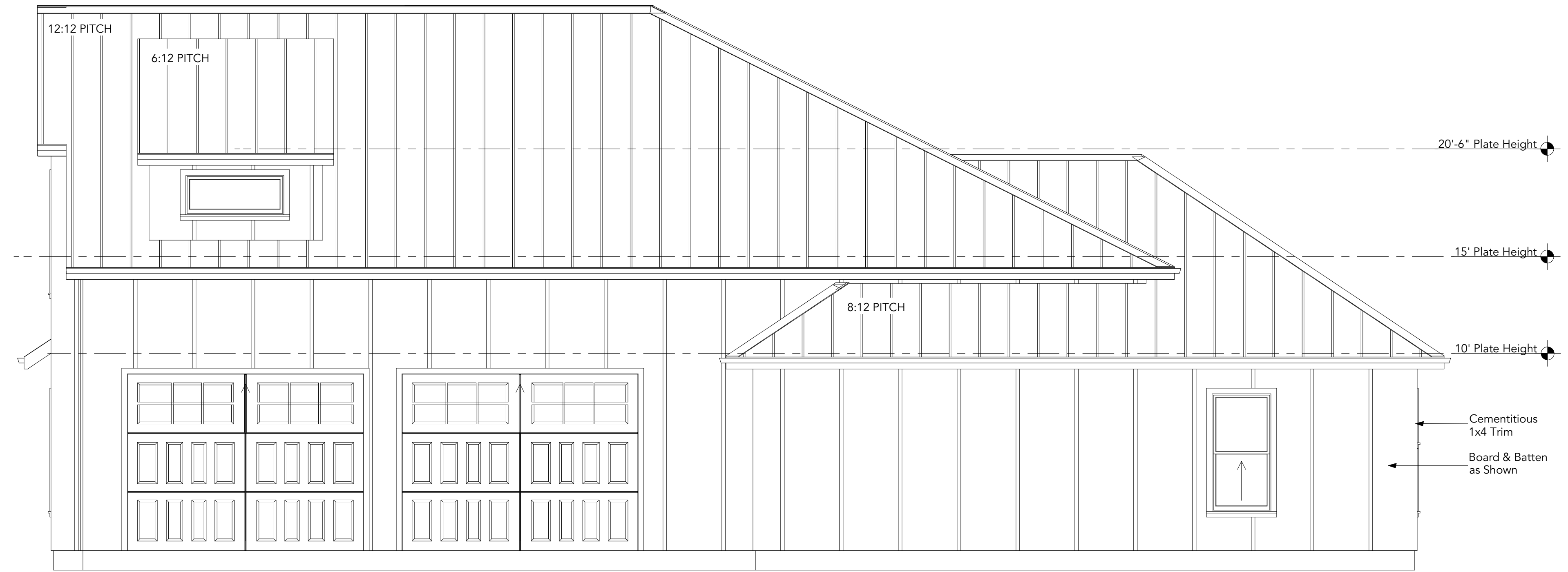
2/20/2023

SCALE:

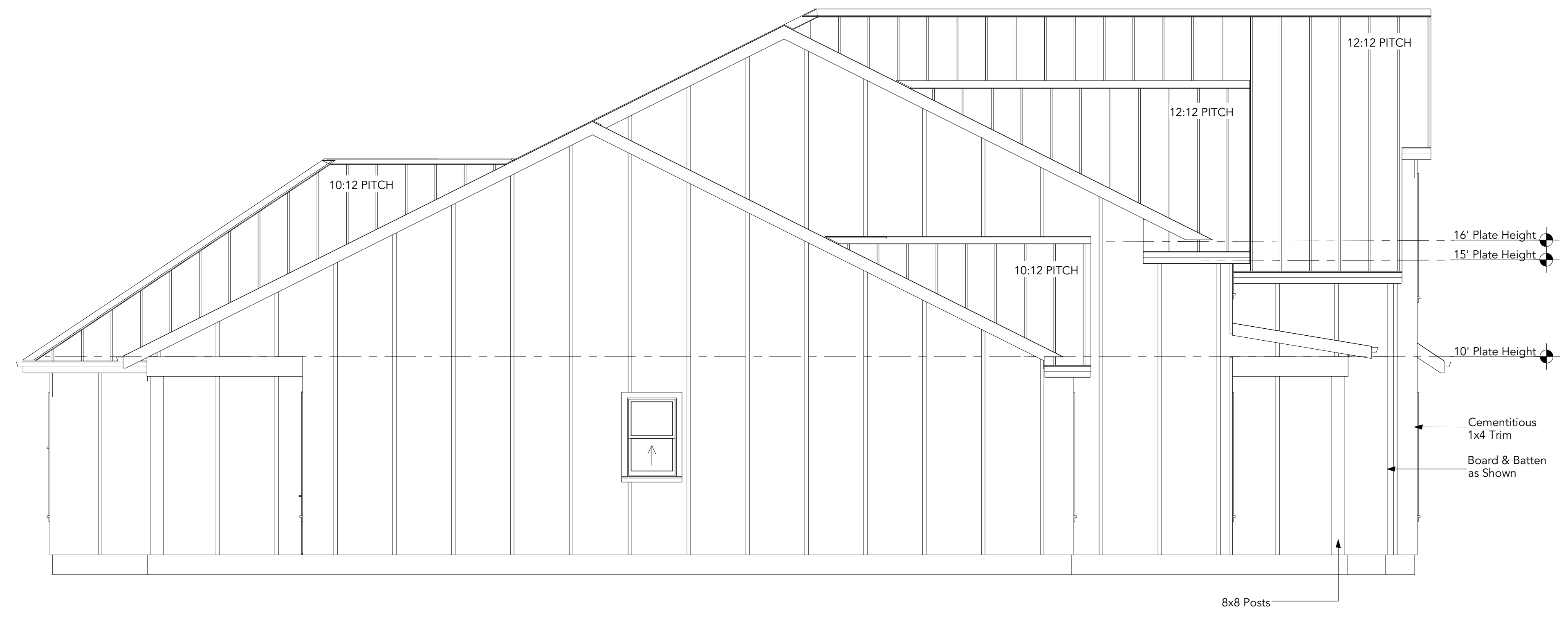
As Noted

SHEET:

A-2



RIGHT ELEVATION
SCALE - 1/4" = 1'-0"



LEFT ELEVATION
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 409-338-1194

DATE:

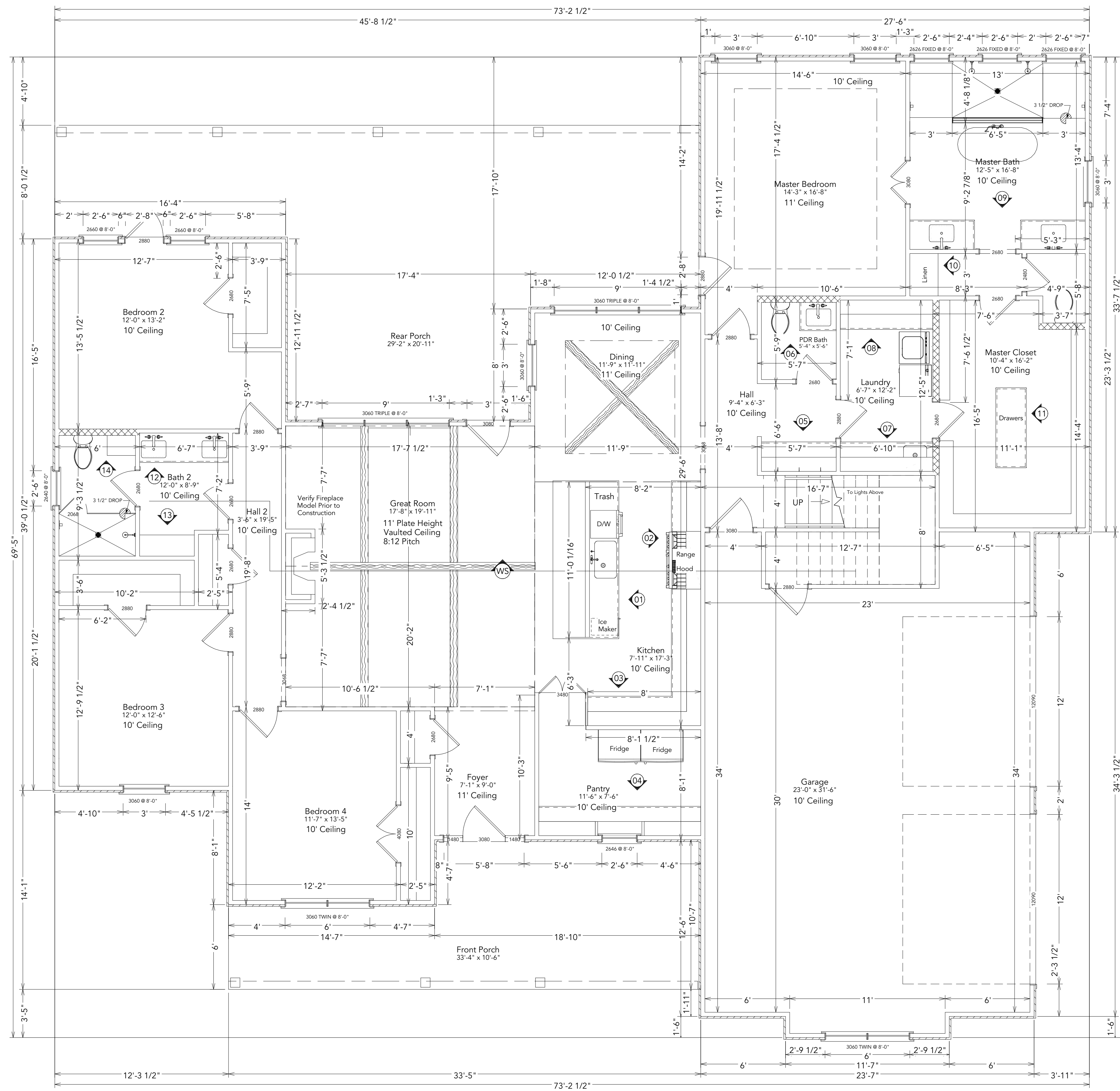
2/20/2023

SCALE:

As Noted

SHEET:

A-4



1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC
 704 S. ALAMO DR. ROCKWALL, TX

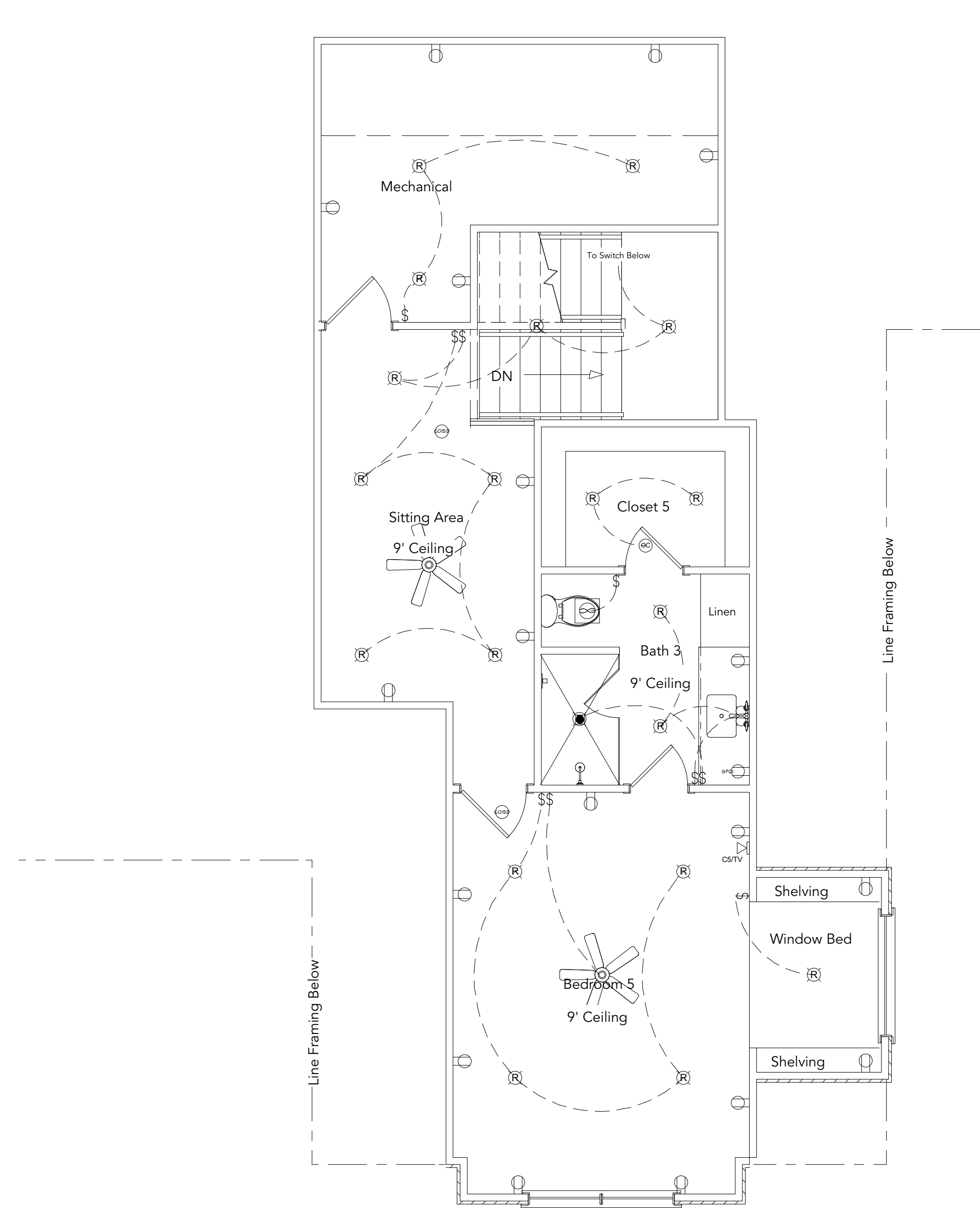
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele
 Drafting
 Royse City, TX 409-338-1194

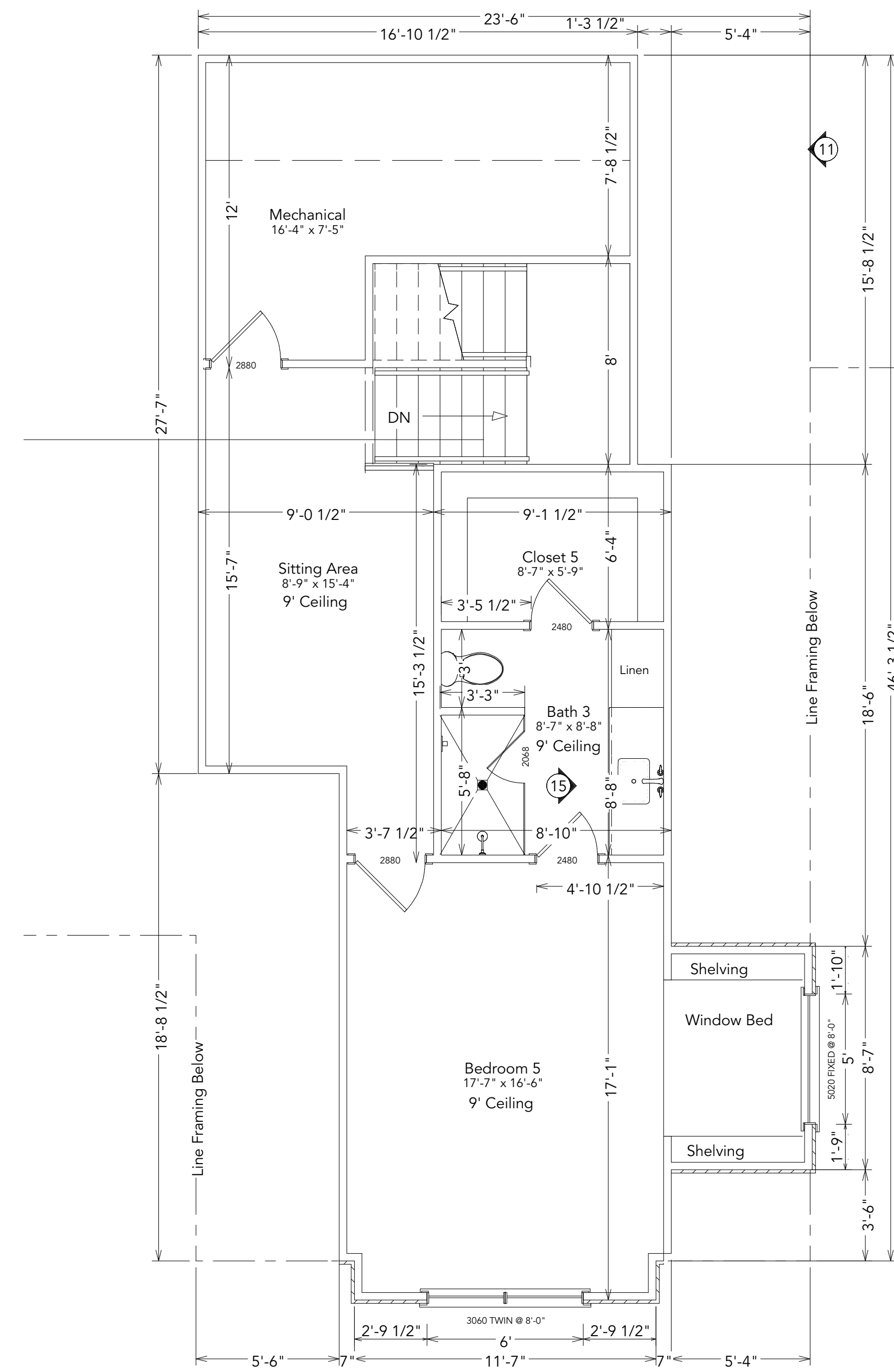
DATE:
 2/20/2023

SCALE:
 As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:

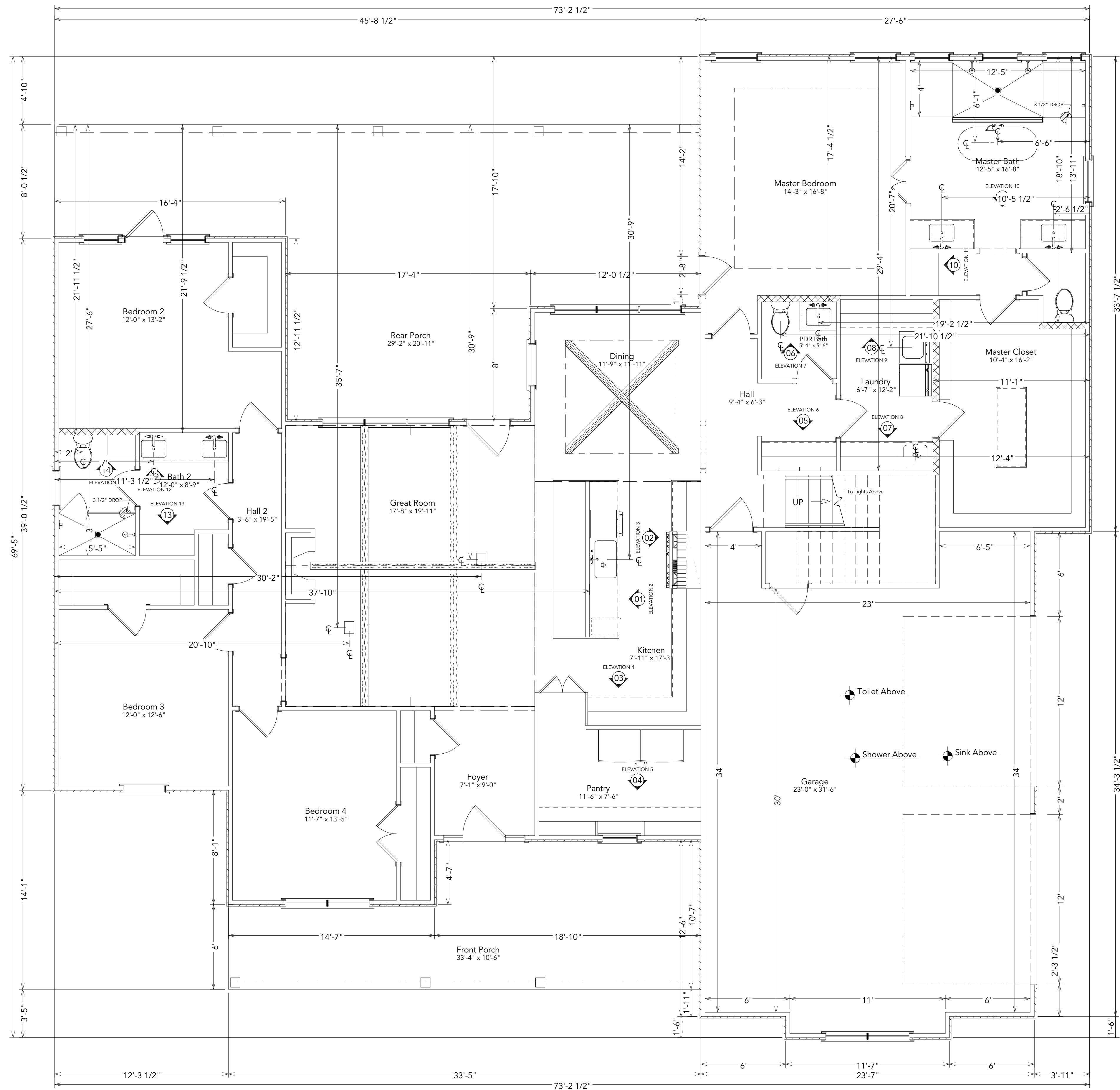
2/20/2023

SCALE:

As Noted

SHEET:

A-6



FOUNDATION/PLUMBING PLAN

SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/
Plumbing Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 409-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-9