



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 1511 Orion Drive, Rockwall, Texas

SUBDIVISION Winding Creek LOT 10 BLOCK D

GENERAL LOCATION North Rockwall - Less than 1 mile southeast of Rockwall ISD 9th Grade Campus

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-91 CURRENT USE Single-family residential

PROPOSED ZONING PD-91 PROPOSED USE Single-family residential

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 Shaddock Homes

APPLICANT

CONTACT PERSON JAY HANNA
ADDRESS 2400 Dallas Pkwy Ste 460

CONTACT PERSON Cameron Thatcher
ADDRESS 724 Fletcher Drive

CITY, STATE & ZIP Plano, TX 75093
PHONE 214-762-7405
E-MAIL jay@shaddockhomes.com

CITY, STATE & ZIP Fate, Texas 75087
PHONE (214) 846-2502
E-MAIL camthatcher@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Hanna/Shaddock Homes [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

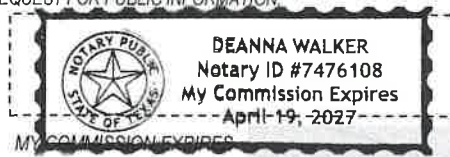
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 10 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE _____

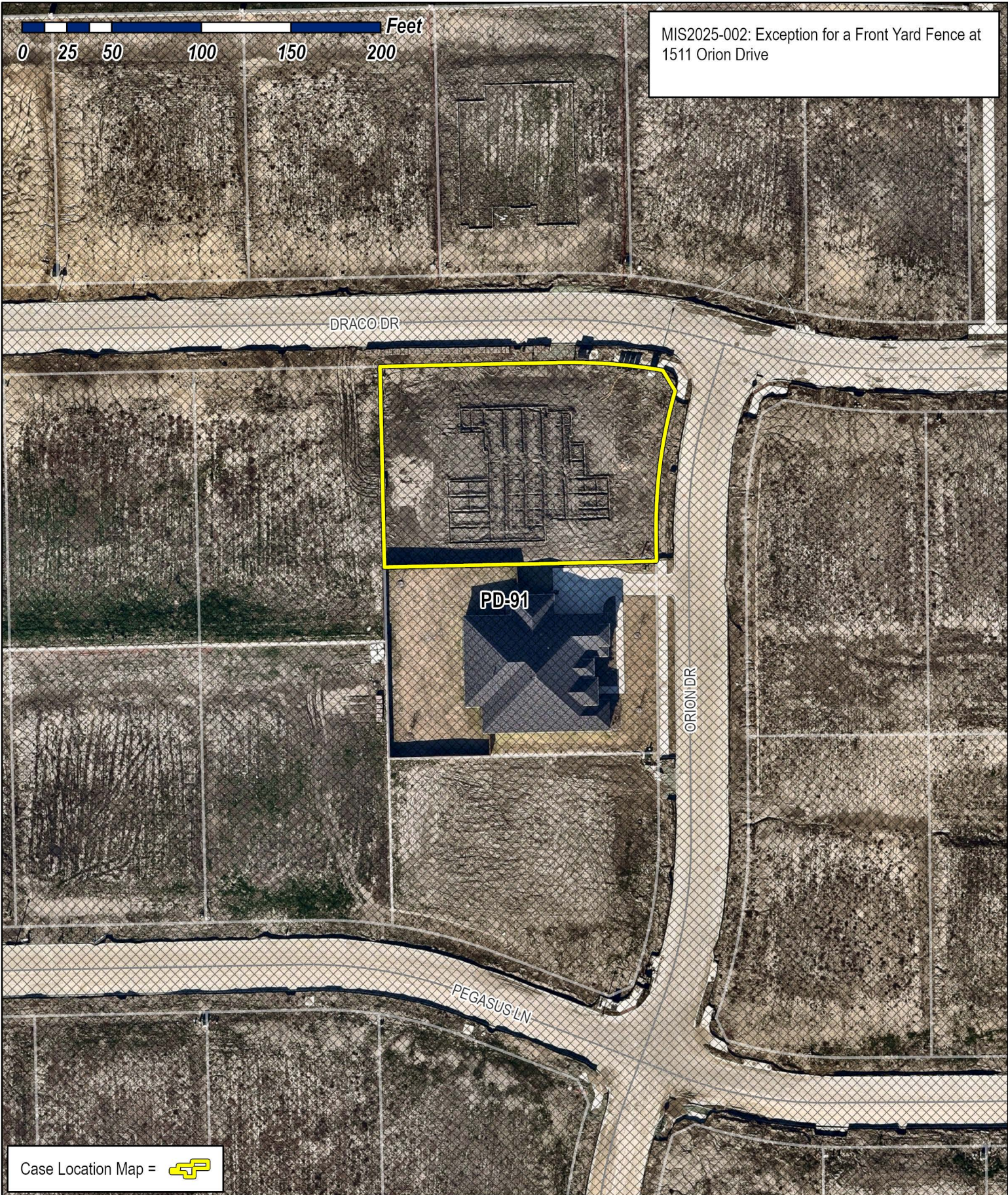
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deanna Walker



0 25 50 100 150 200 Feet

MIS2025-002: Exception for a Front Yard Fence at 1511 Orion Drive



Case Location Map = 

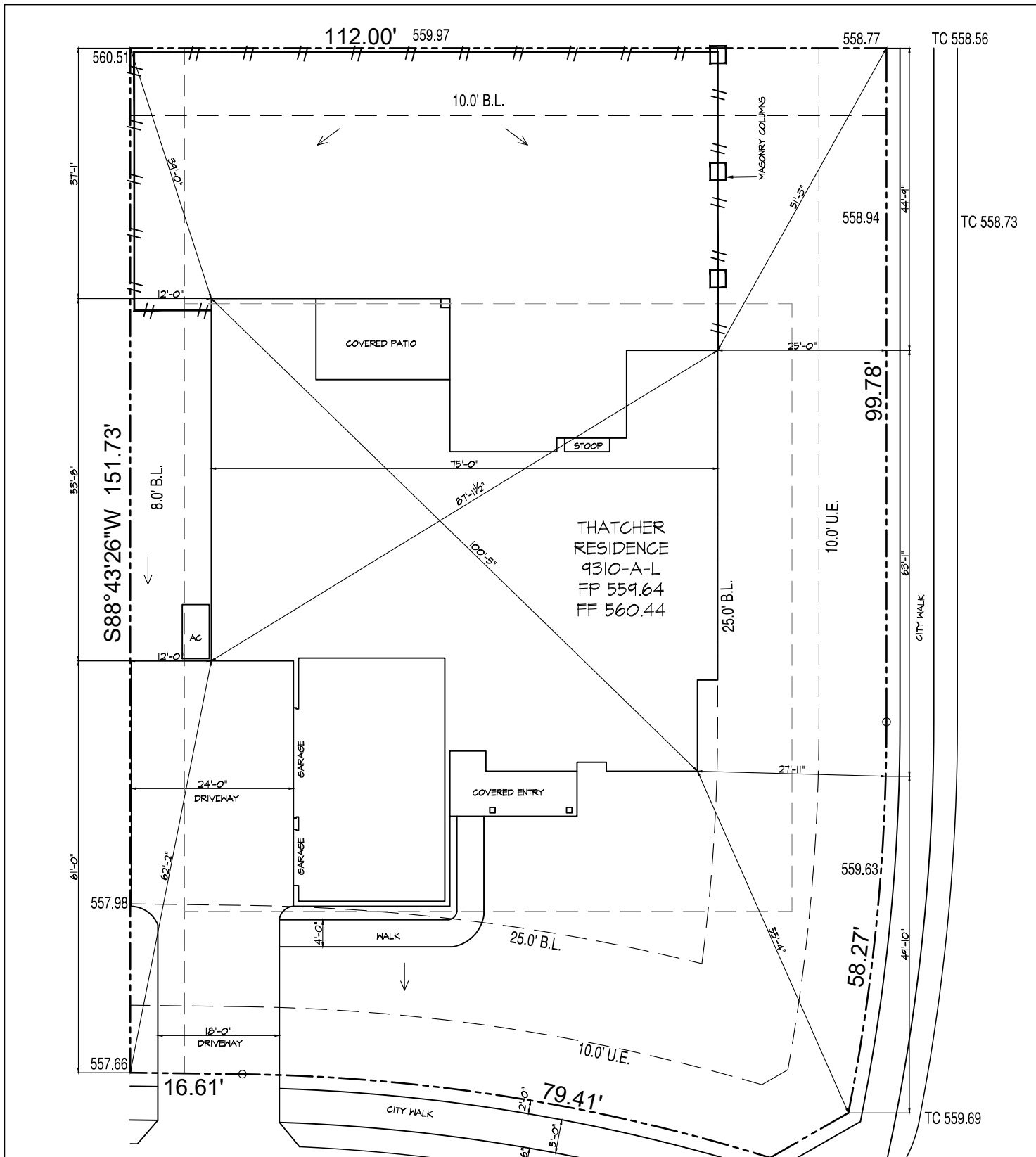


City of Rockwall

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.





THATCHER RESIDENCE
 9310-A-L
 FP 559.64
 FF 560.44

| SQUARE FOOTAGES | |
|------------------|-------|
| LOT | 16040 |
| SLAB | 4918 |
| LOT COVERAGE | 0.307 |
| APPROACH | 203 |
| DRIVEWAY | 1257 |
| CITY WALK | 1326 |
| LEAD WALK | 177 |
| AC PAD | 32 |
| PATIO (FLATWORK) | 0 |
| FENCE | 293 |
| SOD | 1379 |

NOTE: NO INLETS ON THIS LOT
 1511 ORION DRIVE

N →
 NORTH
 SITE PLAN
 SCALE: 1" = 20'-0"

LOT 10 BLOCK D
 WINDING CREEK PHI
 ROCKWALL, TEXAS

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 NOTE: FENCE LINE IS SUBJECT TO CHANGE PER COMMUNITY GUIDELINES

| UPDATE LOG |
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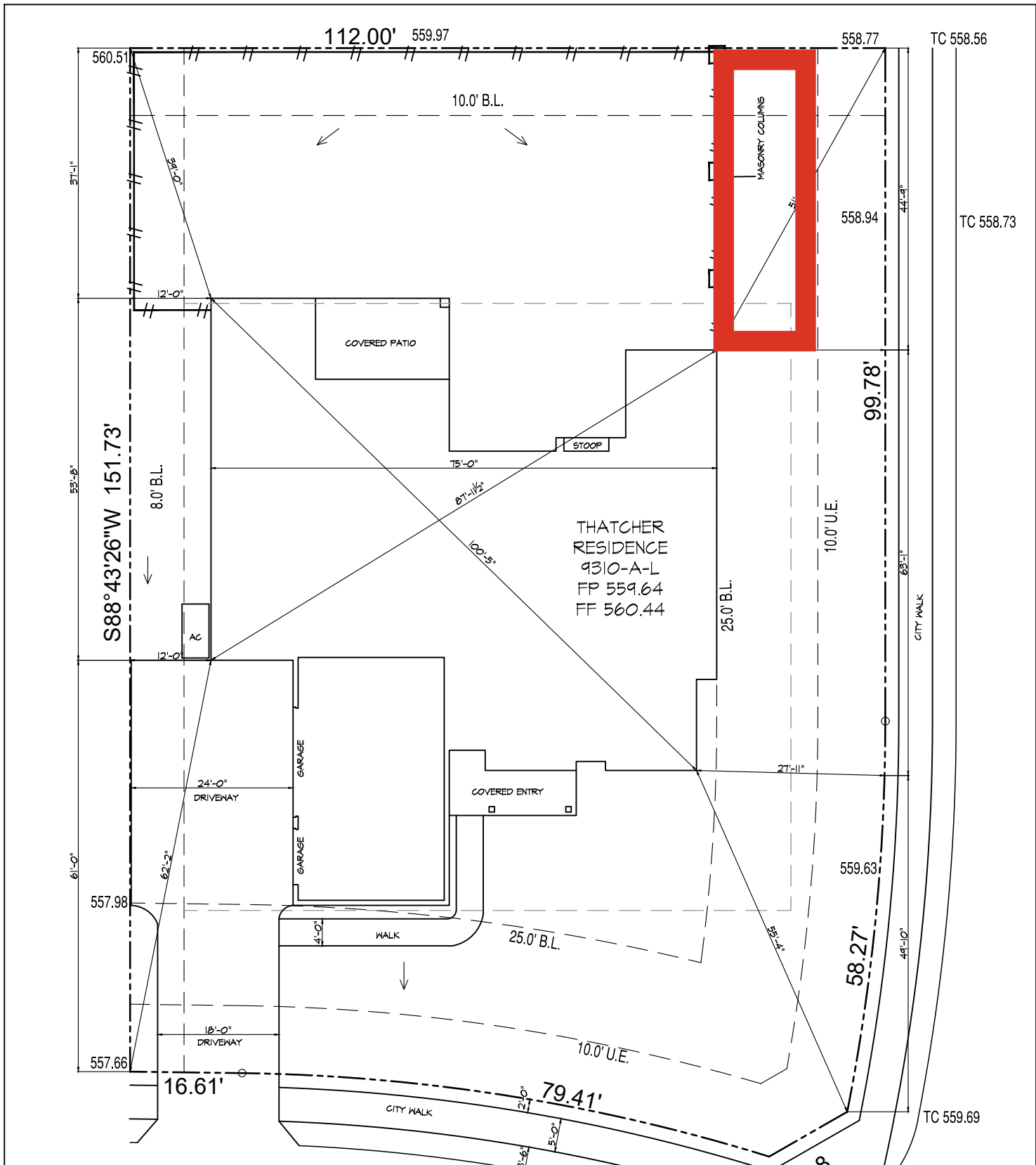


SHADDOCK
— HOMES —

DRAWN BY

DJ

| | |
|-------------------------|-----------------|
| ADDRESS | |
| 1511 ORION DRIVE | |
| CITY | |
| ROCKWALL, TEXAS | |
| PLAN | DATE |
| 9310-A-L | 10/03/24 |



| SQUARE FOOTAGES | |
|------------------|-------|
| LOT | 16040 |
| SLAB | 4918 |
| LOT COVERAGE | 0.307 |
| APPROACH | 203 |
| DRIVEWAY | 1257 |
| CITY WALK | 1326 |
| LEAD WALK | 177 |
| AC PAD | 32 |
| PATIO (FLATWORK) | 0 |
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NOTE: NO INLETS ON THIS LOT
1511 ORION DRIVE



SCALE: 1" = 20'-0"
 LOT 10 BLOCK D
 WINDING CREEK PHI
 ROCKWALL, TEXAS

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| UPDATE LOG |
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SHADDOCK
— HOMES —

DRAWN BY

DJ

| | |
|-------------------------|-----------------|
| ADDRESS | |
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| CITY | |
| ROCKWALL, TEXAS | |
| PLAN | DATE |
| 9310-A-L | 10/03/24 |