



# 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 & 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 2310 Sarah Dr

SUBDIVISION Saddle Star Estates South Phase 2 LOT 17 BLOCK F

GENERAL LOCATION Windy Dr & 552

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

CURRENT ZONING Residential.

CURRENT USE Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE .445

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

CONTACT PERSON

Leonard Lynskey  
Debra Lynskey

ADDRESS

[REDACTED]

☐ APPLICANT

CONTACT PERSON

Debra Lynskey  
Debra Lynskey

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

E-MAIL

[REDACTED]

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [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 \$ [REDACTED] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE [REDACTED] DAY OF [REDACTED], 20 [REDACTED]. 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 AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

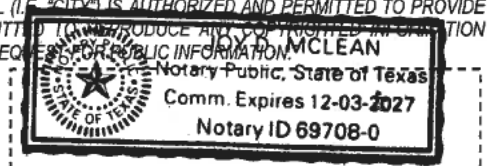
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF August, 2025.

OWNER'S SIGNATURE

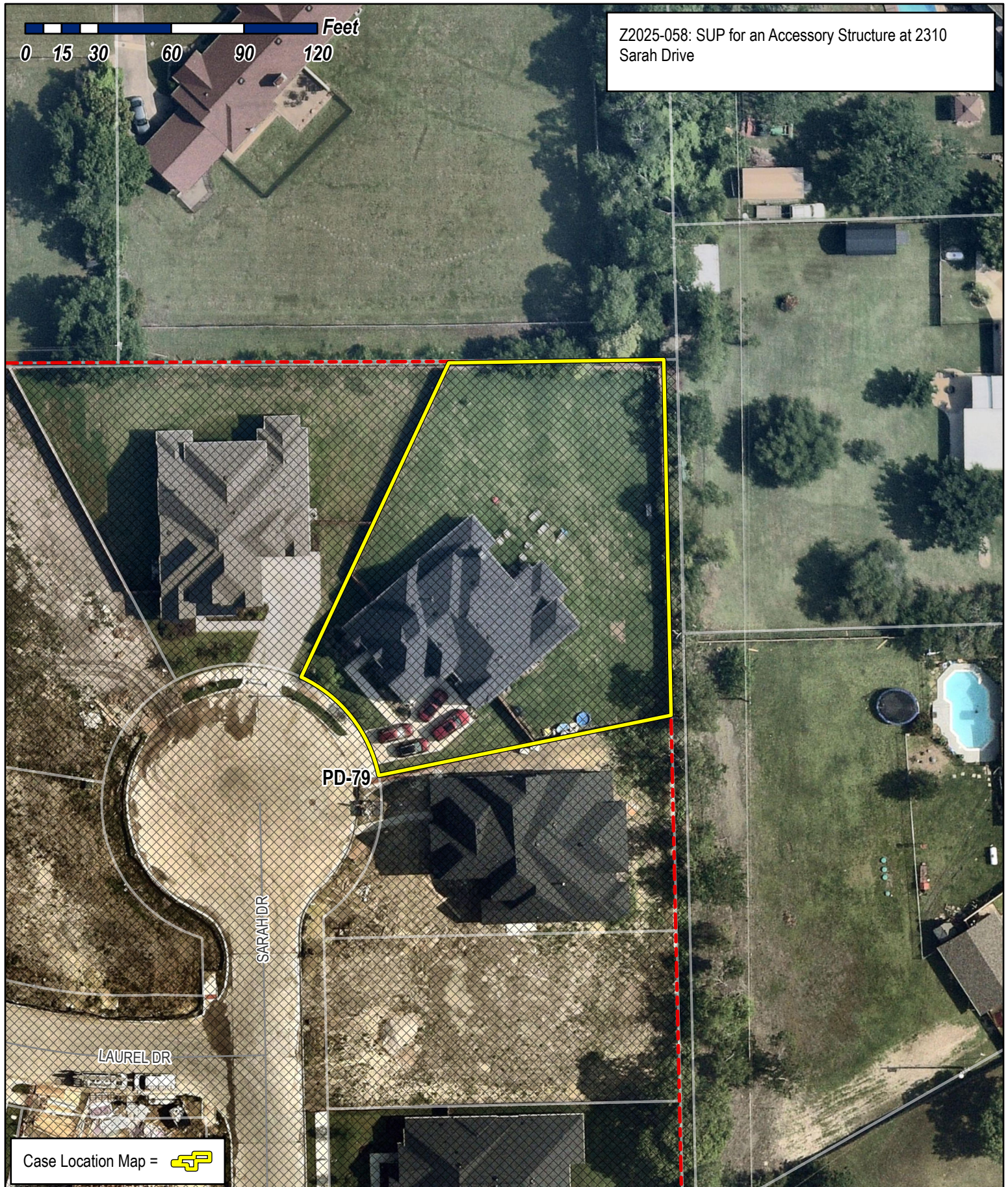
Debra Lynskey  
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES



# 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.

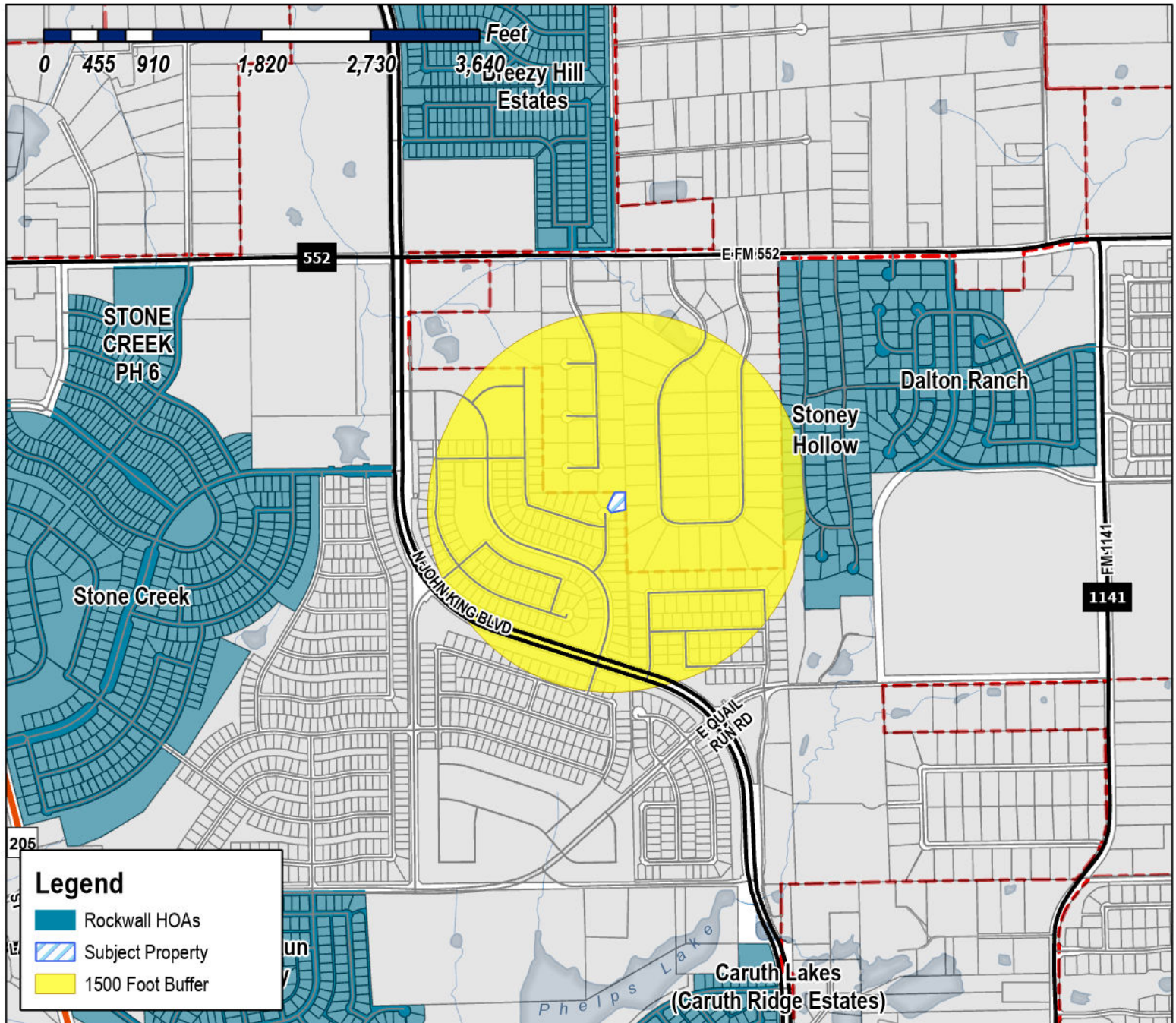




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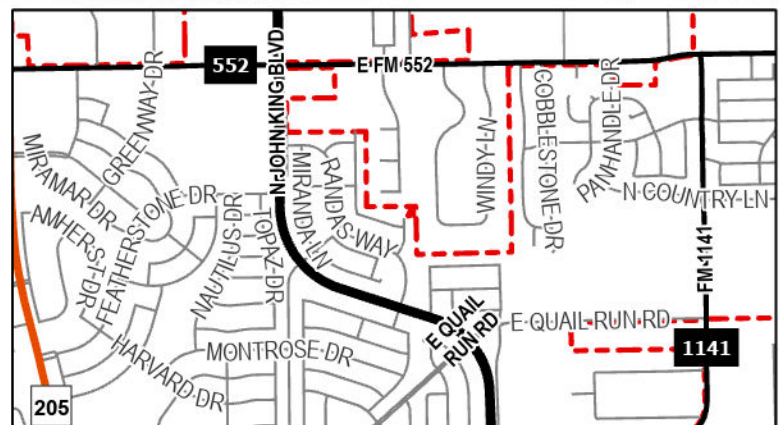
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**Case Number:** Z2025-058  
**Case Name:** SUP for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Planned Development 79 (PD-79)  
District  
**Case Address:** 2310 Sarah Drive

**Date Saved:** 8/15/2025

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





DOMINY MARGARET J  
10 PARK CENTRAL CIR  
ROCKWALL, TX 75087

KRAUSE WILLIAM T ETUX  
11 PARK CENTRAL CIR  
ROCKWALL, TX 75087

GARDNER DONALD L & JENNIE (PARKS)  
TRUSTEES  
OF THE GARDNER LIVING TRUST  
12 PARK CENTRAL CIR  
ROCKWALL, TX 75087

GAGE BOBBY G & LESA L  
13 PARK CENTRAL CIR  
ROCKWALL, TX 75087

HILL SAMUEL JOSEPH AND MADELYN  
14 PARK CENTRAL CIRCLE  
ROCKWALL, TX 75087

BOELEN DAVID JAMES AND RACHEL  
15 SOUTH RIDGE CIRCLE  
ROCKWALL, TX 75087

DFH COVENTRY LLC  
16980 NORTH DALLAS PARKWAY SUITE 100  
DALLAS, TX 75248

DOUGLASS SAMUEL K AND JOANNE W  
177 RIDGE POINT CIR  
HEATH, TX 75126

THOMAS GENE AND NINA  
2136 RANDAS WAY  
ROCKWALL, TX 75087

GRAHAM FAMILY REVOCABLE TRUST  
GINGER LEIGH GRAHAM- TRUSTEE  
216 WINDY LN  
ROCKWALL, TX 75087

BURKHARDT JAMES E & SHARLA J  
217 WINDY LN  
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MCDANIEL WILLARD  
218 WINDY LN  
ROCKWALL, TX 75087

CANSLER JAMES L AND KAYLA L  
219 WINDY LN  
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BENTLEY RICK  
220 WINDY LN  
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC  
2201 LAUREL DR  
ROCKWALL, TX 75087

CARES CRAIG MAYO  
2202 RANDAS WAY  
ROCKWALL, TX 75087

HIGHLAND HOMES - DALLAS, LLC  
2205 LAUREL DR  
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HERMONSTINE LESLYN ANN AND  
EDDYE LORIS LOVELY  
2206 RANDAS WAY  
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ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC  
2700 Commerce St Ste 1600  
Dallas, TX 75226

HIGHLAND HOMES - DALLAS, LLC  
5601 Democracy Dr Ste 300  
Plano, TX 75024

ROBERTS CORY & JILL  
8 PARK CENTRAL DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
9 PARK CENTRAL DR  
ROCKWALL, TX 75087

MCBAY TERRY  
PO BOX 25  
ROCKWALL, TX 75087

WILLIAMS JOHN FRANCIS &  
SHIRLEY R  
PO BOX 785  
ROCKWALL, TX 75087

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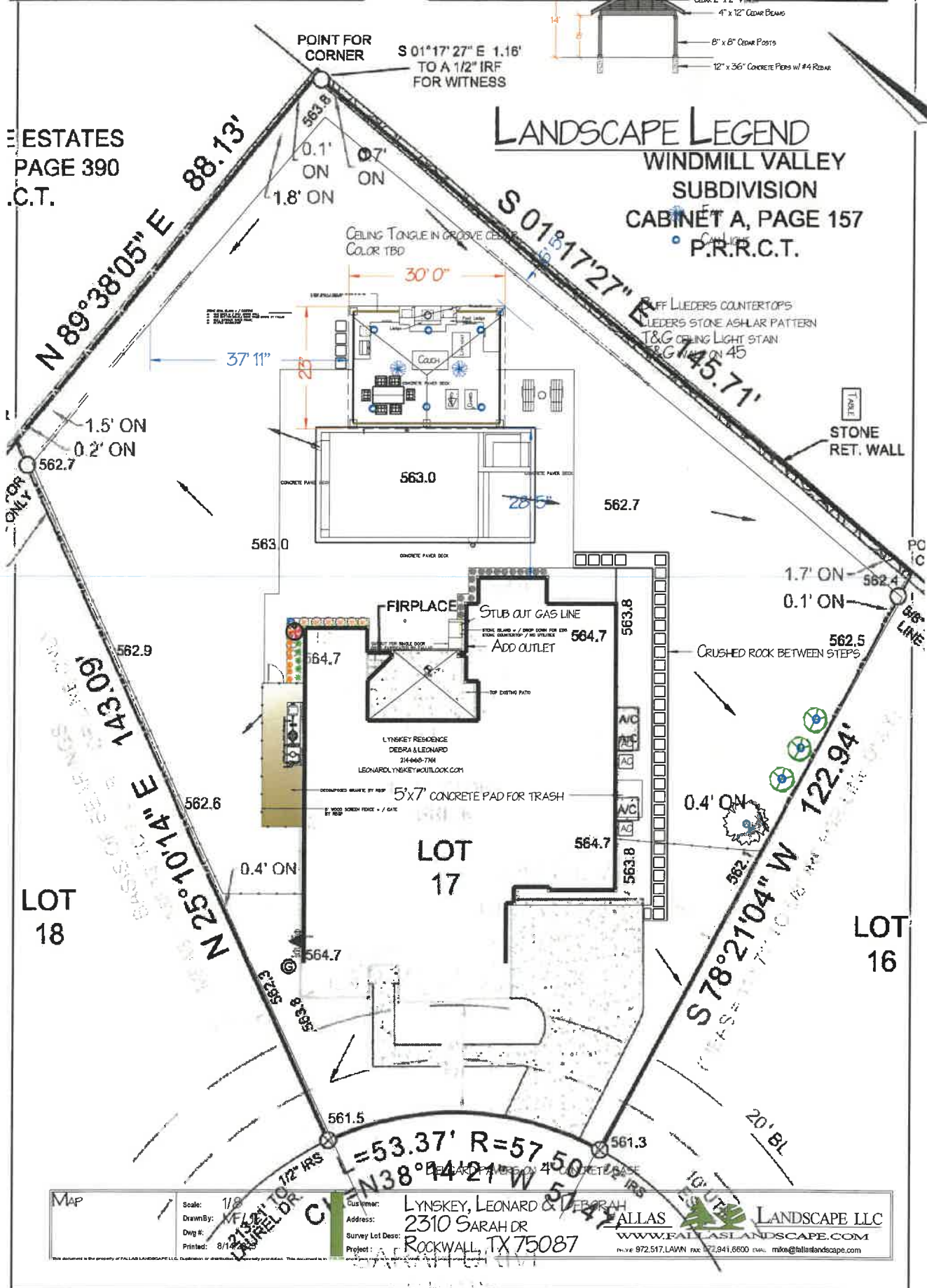
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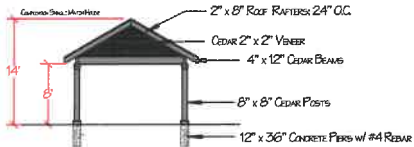
WILLIAMS JOHN FRANCIS &  
SHIRLEY R  
PO BOX 785  
ROCKWALL, TX 75087

ad:

**REOF**

Cou





# LANDSCAPE LEGEND