



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
- ☐ 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 902 Aluminum Plant Rd Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

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

☐ APPLICANT

CONTACT PERSON Tim Mutcherson

CONTACT PERSON _____

ADDRESS _____

ADDRESS _____

CITY, STATE & ZIP _____

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Mutcherson [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 \$ 25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF September, 2025. 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 10th DAY OF September, 2025.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



NERY DAVID ESTRADA-CASTRO
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-26-26
Notary ID # 13378409-2

MY COMMISSION EXPIRES 05-26-2026



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.

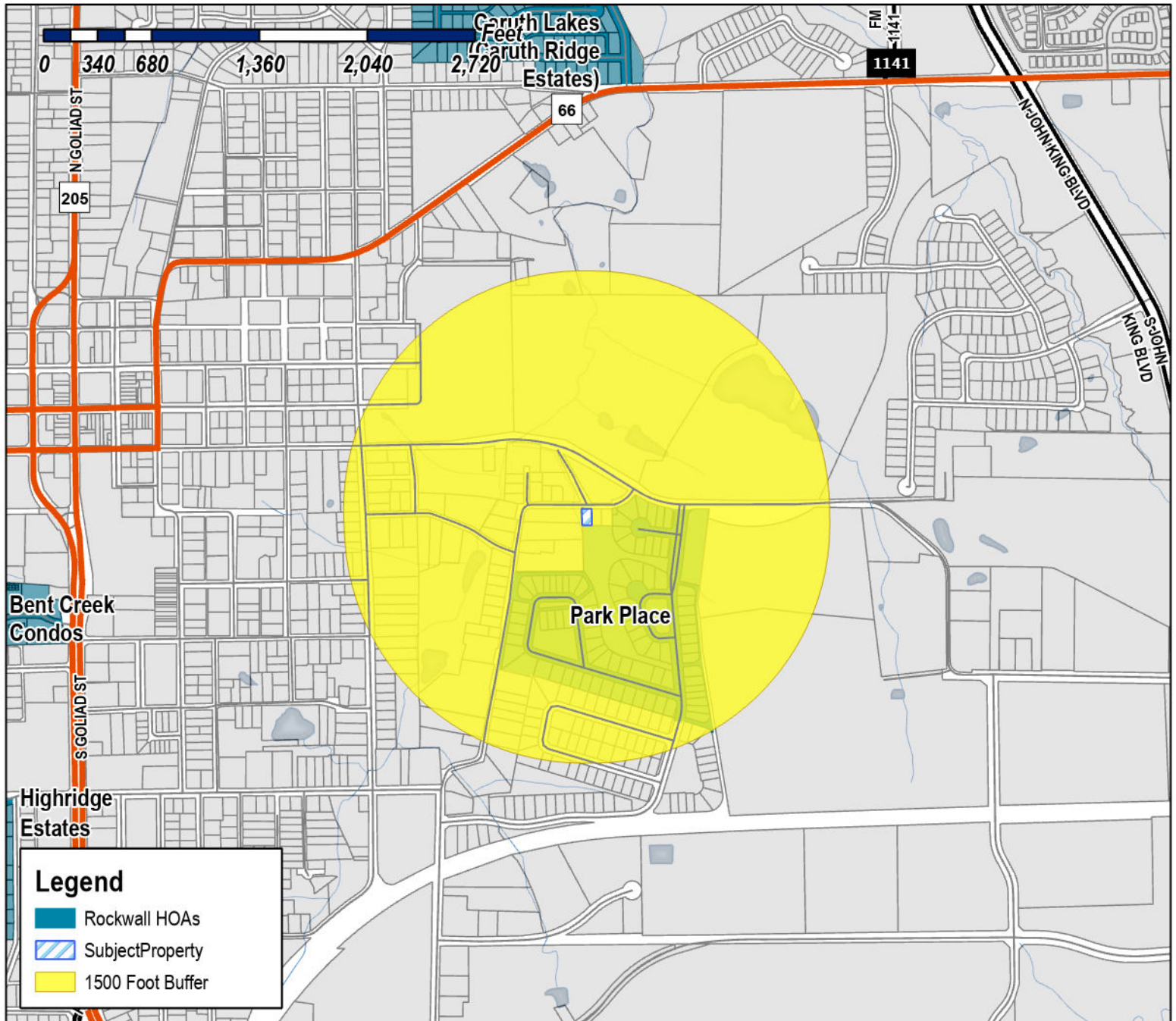




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Case Number: Z2025-063
Case Name: SUP for Residential Infill at 902 Aluminum Plant Road
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 902 Aluminum Plant Road

Date Saved: 9/12/2025

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

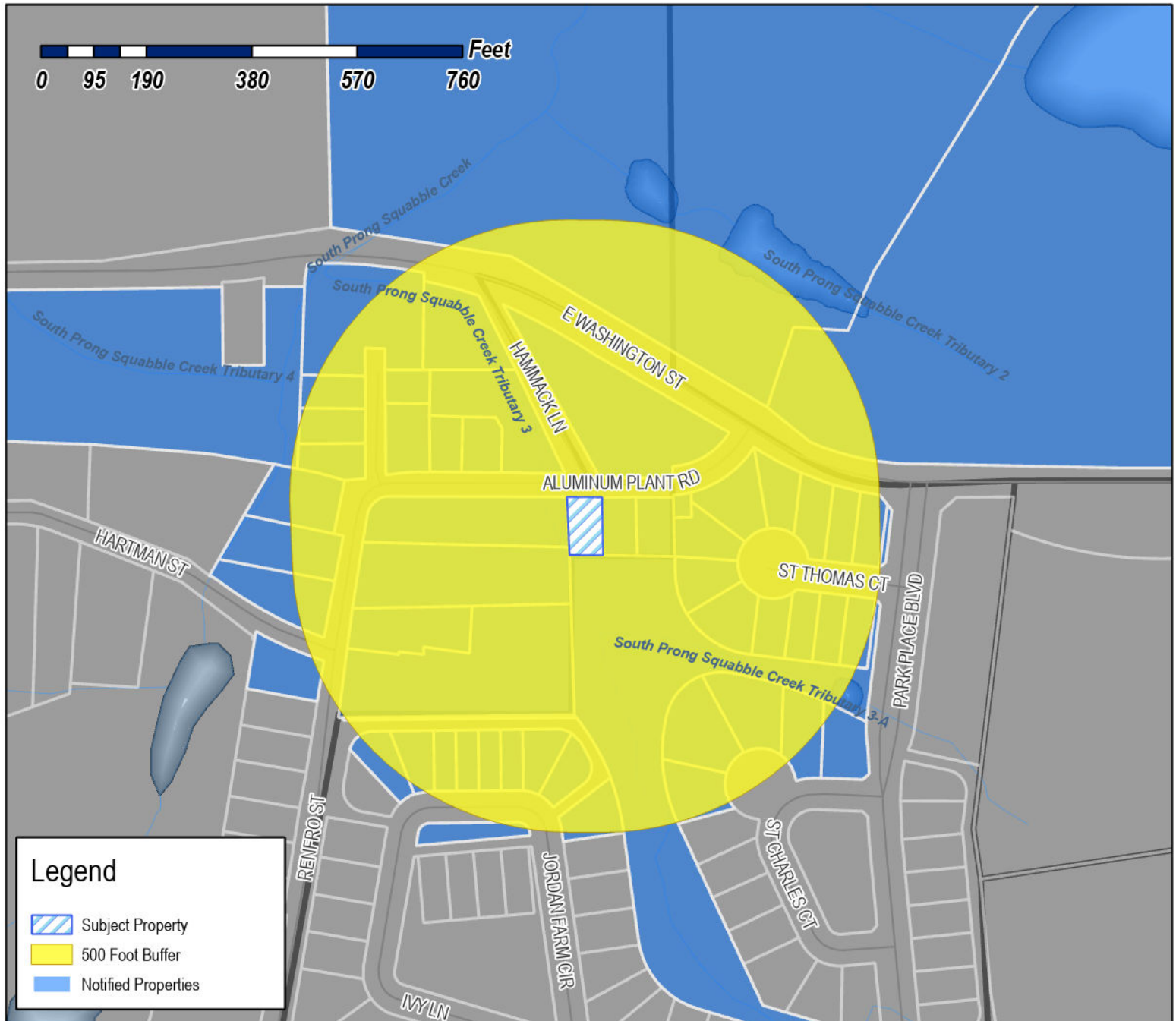




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Legend

- Subject Property
- 500 Foot Buffer
- Notified Properties

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Date Saved: 9/12/2025

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HONER PENNY MCNEIL
1001 SAINT CHARLES CT
ROCKWALL, TX 75087

RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

LEE WILLIAM R & DEBRA
1002 SAINT CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND
JUDY HELENE DUBREUIL
1023 ST THOMAS COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

WHITWORTH JULIE A
1031 ST THOMAS COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

BEER TERRY L AND
CYNTHIA OLSON
1039 ST THOMAS CT
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER
1043 ST THOMAS COURT
ROCKWALL, TX 75087

RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTIN, CA 92780

RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75087

RESIDENT
202 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
203 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
204 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
206 HAMMACK LN
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
207 WADE DRIVE
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
256 WINDY LN
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

RESIDENT
301 RENFRO ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

RESIDENT
305 RENFRO ST
ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION
INC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
3514 LAKESIDE DR
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY
369 JORDAN FARM CIR
ROCKWALL, TX 75087

JOHNSON DANA
373 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

RESIDENT
374 RENFRO ST
ROCKWALL, TX 75087

YOUNT STEPHEN & PHYLLIS J
377 JORDAN FARM CIR
ROCKWALL, TX 75087

SIKES MARK EUGENE AND AMY CHRISTINE
381 JORDAN FARM CIR
ROCKWALL, TX 75087

RESIDENT
382 RENFRO ST
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

MOSBY CYNTHIA ANN BURTON
385 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

FAUCON SERGE AND JENNIFER
389 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

PEURIFOY REBECCA
393 JORDAN FARM CIR
ROCKWALL, TX 75087

LADD CHARLES
397 Jordan Farm Cir
Rockwall, TX 75087

RESIDENT
400 RENFRO ST
ROCKWALL, TX 75087

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

MARSHA FREDERICK FAMILY LIVING TRUST
MARSHA R FREDERICK - TRUSTEE
405 JORDAN FARM CIR
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
428 COACHLIGHT TRL
ROCKWALL, TX 75087

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

HARNED CHRISTOPHER SHAWN & SHONDA AND
RHONDA SUSAN CASKEY
701 LONE RIDER CT
ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M
724 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75087

RESIDENT
815 E WASHINGTON ST
ROCKWALL, TX 75087

WARDELL JOHN AND
JAKE WARDELL
880 IVY LN
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75087

RESIDENT
904 ALUMINUM PLANT RD
ROCKWALL, TX 75087

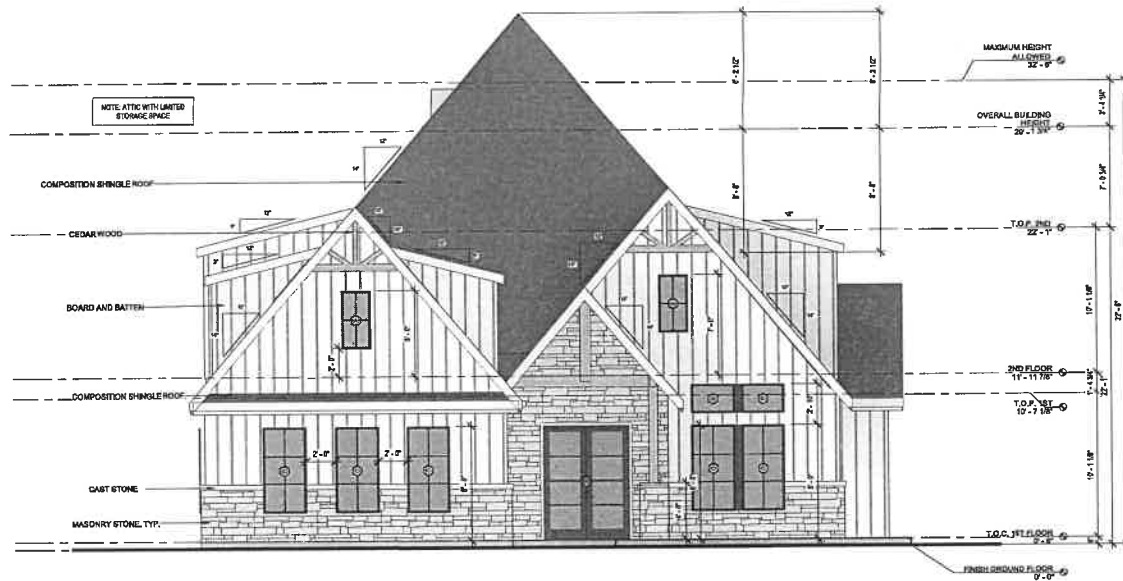
STATON CARL E & BOBBIE JANE
906 ALUMINUM PLANT RD
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

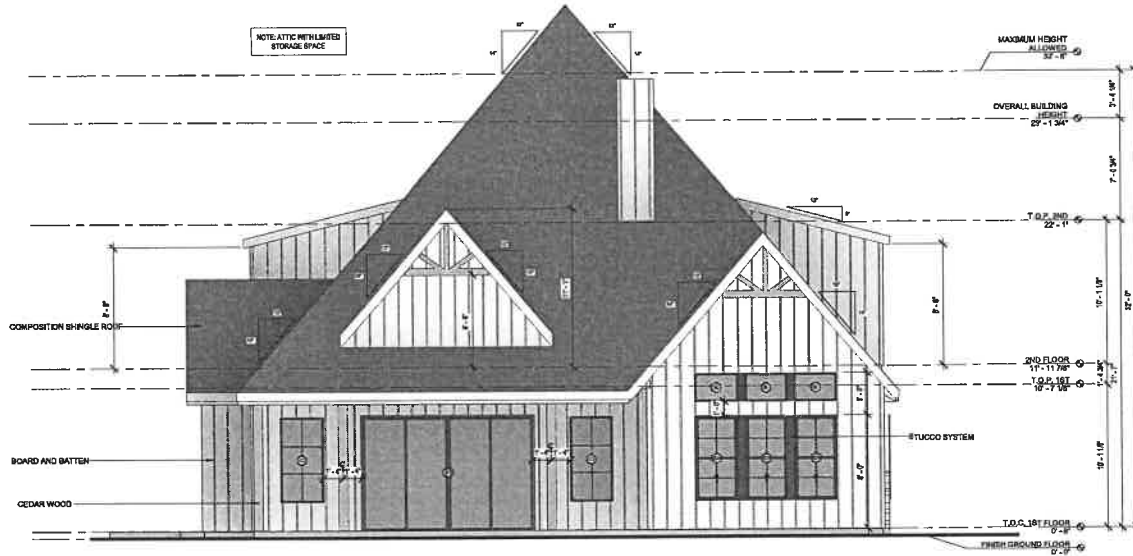
RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

HARRIS HOLLI J
PO BOX 2191
ROCKWALL, TX 75087



02 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, L.L.C.
JOHNNY LINDSEY
info@vizualarchitecture.com
www.vizualarchitecture.com

ALUMINUM HOUSE
902 ALUMINUM PLANT ROAD
ROCKWALL, TEXAS 75087

CURRENT REVISION

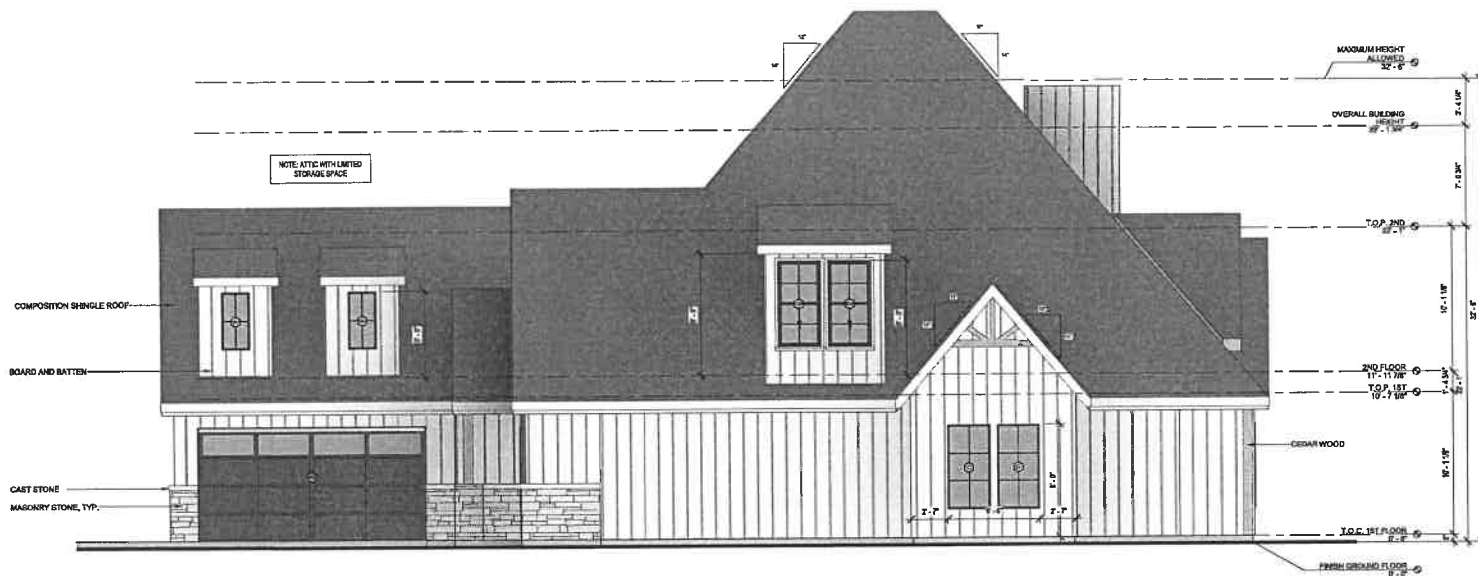


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EXTERIOR
ELEVATIONS

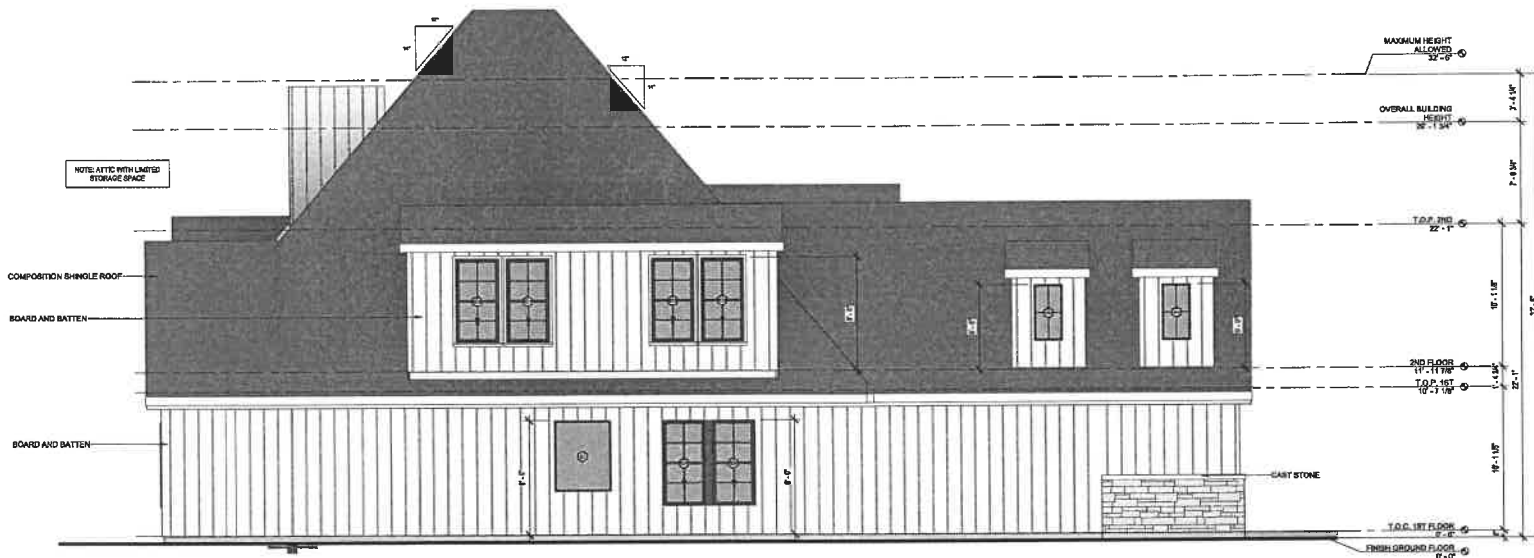
A5.1

Project # 1111-01
Scale 1/4" = 1'-0"



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

CITY APPROVAL STAMP



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



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
info@vizualarchitecture.com
www.vizualarchitecture.com

ALUMINUM HOUSE
902 ALUMINUM PLANT ROAD
ROCKWALL, TEXAS 75087

CURRENT REVISION



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EXTERIOR
ELEVATIONS

A5.2

Project # 1111-01
Scale 1/4" = 1'-0"



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
info@vvisualarchitecture.com
www.vvisualarchitecture.com

ALUMINUM HOUSE
902 ALUMINUM PLANT ROAD
ROCKWALL, TEXAS 75087

CURRENT REVISION



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COVER SHEET/
INDEX

A0.1

Project # 1111-01
Scale 1/2" = 1'-0"



VICINITY MAP



PROJECT NOTES

NET AREA: 3073 SF
BUILDING FOOTPRINT: 2897 SF
POUR AND GARAGE
LOT COVERAGE: 41.9%

NET AREA SQUARE FOOTAGES			
ROOM NAME	LEVEL	AREA	
LEVEL 1	T.O.C. 1ST FLOOR	2897 SF	
LEVEL 2	2ND FLOOR	176 SF	
Grand total 2		3073 SF	

GROSS AREA SQUARE FOOTAGES			
Name	Area	Level	
PORCH	51 SF	T.O.C. 1ST FLOOR	
PATIO	145 SF	T.O.C. 1ST FLOOR	
2 CAR GARAGE	531 SF	T.O.C. 1ST FLOOR	
LEVEL 1	2171 SF	T.O.C. 1ST FLOOR	
T.O.C. 1ST FLOOR: 4	2897 SF		
LEVEL 2	176 SF	2ND FLOOR	
2ND FLOOR: 1	176 SF		
Grand total 5	3798 SF		

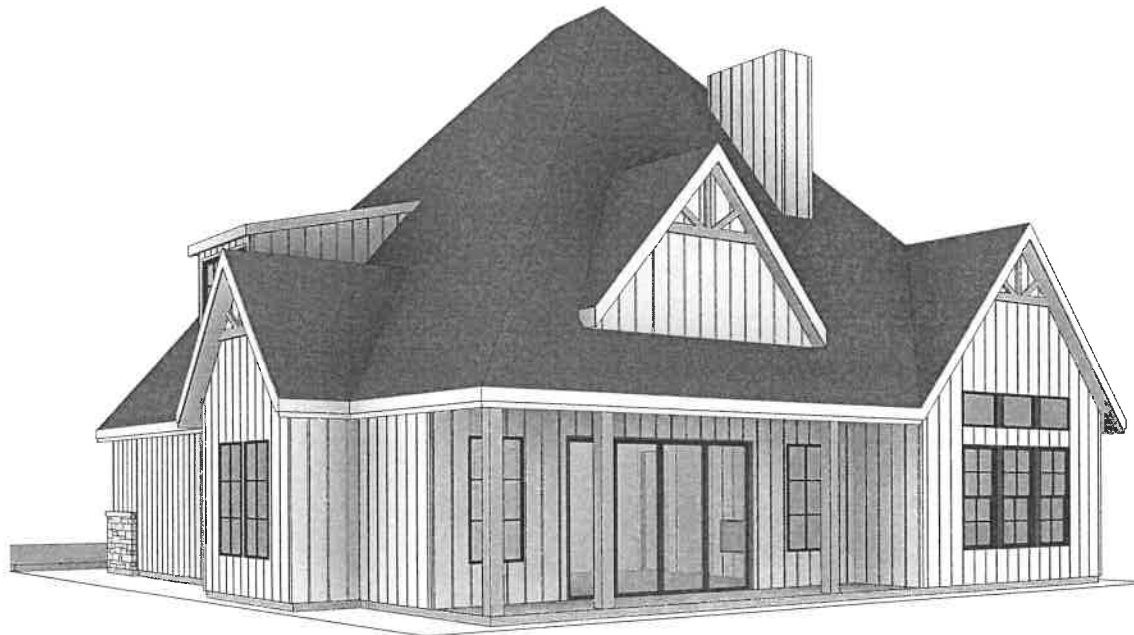


SHEET INDEX	
#	SHEET NAME
AA.1	COVER SHEET/INDEX
AA.2	SCHEDULES/ CODE ANALYSIS
AA.3	WINDOW/DOOR SCHEDULE
AA.4	SITE PLAN
AA.5	FOUNDATION PROFILE
AA.6	FLOOR PLAN
AA.7	FLOOR PLAN
AA.8	ROOF PLAN
AA.9	REFLECTED CEILING PLAN/ELECTRICAL
AA.10	REFLECTED CEILING PLAN/ELECTRICAL
AA.11	PLUMBING PLAN

SHEET INDEX	
#	SHEET NAME
AA.12	PLUMBING PLAN
AA.13	EXTERIOR ELEVATIONS
AA.14	EXTERIOR ELEVATIONS
AA.15	WALL SECTIONS
AA.16	WALL SECTIONS
AA.17	BUILDING SECTIONS
AA.18	PERSPECTIVE VIEWS
AA.19	AXONOMETRIC VIEWS
Grand total: 19	

ARCHITECT
VIZUAL ARCHITECTURE LLC
1430 DRAGON ST, SUITE 25
DALLAS, TX 75207
CONTACT: JOHNNY LIMONES
E: JOHNNY@VIZUALARCHITECTURE.COM

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.



CITY APPROVAL STAMP



VIZUAL
ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LINDNER
info@vvisualarchitecture.com
www.vvisualarchitecture.com

ALUMINUM HOUSE
902 ALUMINUM PLANT ROAD
ROCKWALL, TEXAS 75087

CURRENT REVISION



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PERSPECTIVE
VIEWS

A8.1

Project #
Scale 1/16"=1'

CITY APPROVAL STAMP

SITE NOTES

1. WATER METER MAY NOT BE LOCATED IN DRIVEWAY OR APPROACH
2. KEEP 30' X 30' VISIBILITY TRIANGLES AT ALLEY CLEAR. SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE POINT
3. FENCE WILL REQUIRE A SEPARATE PERMIT.
4. POOL DESIGN SHALL REQUIRE A SEPARATE PERMIT.
5. SITE IMPROVEMENTS SUBJECT TO FIELD INSPECTIONS APPROVAL
6. GENERAL CONTRACTOR TO VERIFY ALL OR ANY DEED RESTRICTIONS BEFORE ANY SITE WORK IS STARTED.
7. GENERAL CONTRACTOR TO VERIFY ALL OR ANY STRADDLE EASEMENTS BEFORE ANY SITE WORK IS STARTED.
8. GENERAL CONTRACTOR TO VERIFY ALL OR ANY EASEMENTS BEFORE ANY SITE WORK IS STARTED.
9. GENERAL CONTRACTOR TO VERIFY MINIMUM SQUARE FOOTAGE ALLOWED ON THE PROPERTY.
10. UTILITY AND DRAINAGE EASEMENTS MUST REMAIN OPEN AND UNOBSTRUCTED. NO ENCROACHMENTS PERMITTED
11. WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJACENT PRIVATE PROPERTY
12. FIREPLACE MAXIMUM ENCROACHMENT 7' INTO BACKSET UP TO 12' TOTAL. FIELD VERIFY.
13. WATER COURSE ARROWS DENOTE WATER FLOW. DRAINAGE TO BE DESIGNED BY GRADER.
14. SET FENCE TO BE INSTALLED PER CITY REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM DRAINAGE AND CONSTRUCTION ACCESS.
15. PROVIDE MINIMUM REQUIRED TREES PER CITY ORDINANCE.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT PLACEMENT OF THE BUILDING.
17. PERMIT MUST BE APPROVED BEFORE ANY SITE WORK IS STARTED.
18. UNLESS NOTED OTHERWISE GENERAL CONTRACTOR TO VERIFY FINISHED FLOOR HEIGHT ABOVE FINISHED GROUND FLOOR FOR ACCURATE DRAINAGE PER CODE.
19. DESIGN TEAM SHALL NOT BE HELD LIABLE PRIOR TO ANY DRAINAGE OF BUILDING FOOTPRINT AND THE GENERAL CONTRACTOR WILL HAVE FULL LIABILITY AND RESPONSIBILITY FOR ANY WORK THAT IS DONE.

PROJECT NOTES

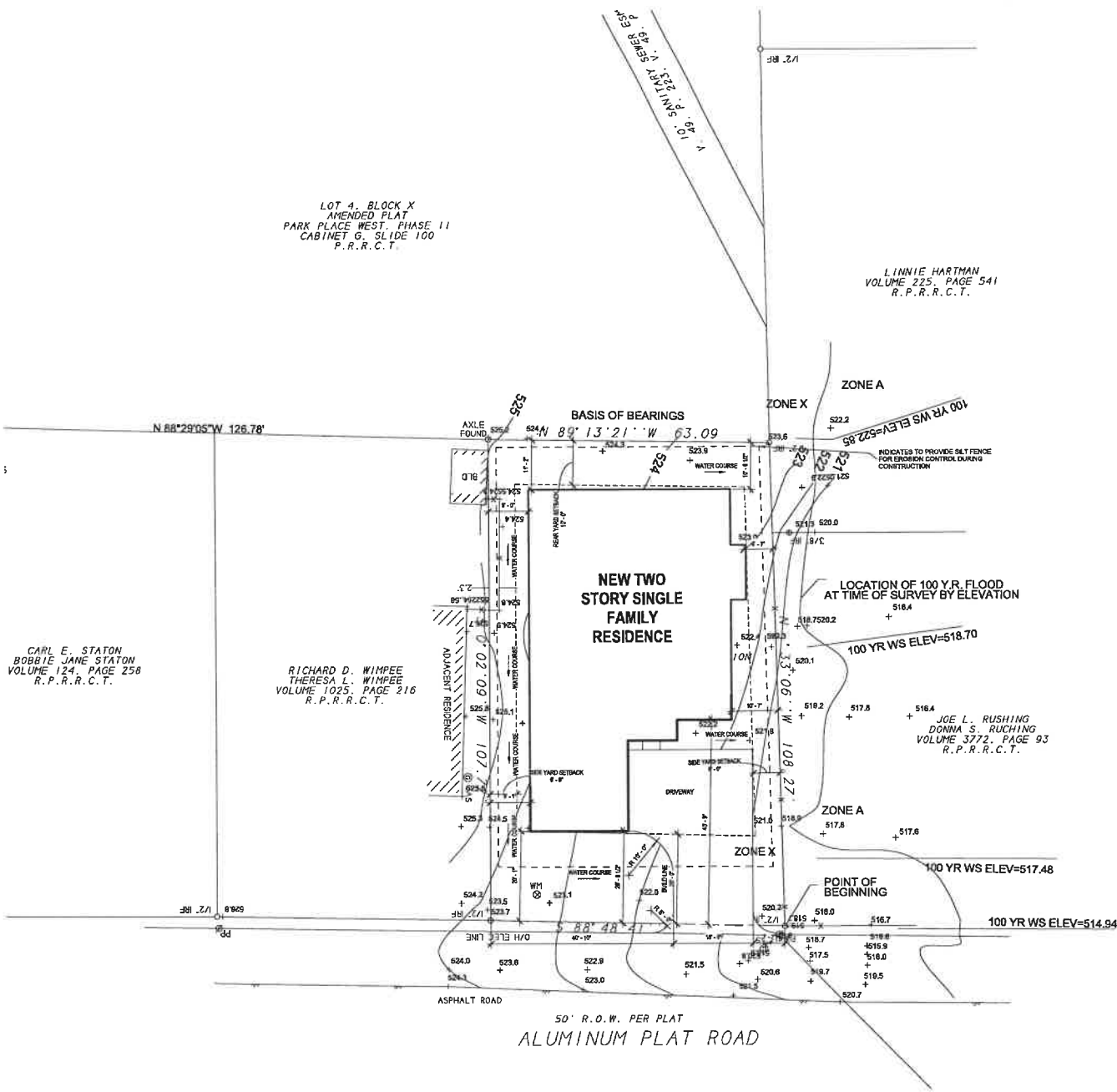
SITE AREA: 1,000.00 SF
BUILDING FOOTPRINT: 1,111.00 SF
(POUR AND GARAGES)
LOT COVERAGE: 41.00%

CURRENT REVISION



SITE PLAN

A1.1



GROSS AREA SQUARE FOOTAGES		
Name	Area	Level
PORCH	51 SF	T.O.C. 1ST FLOOR
PATIO	145 SF	T.O.C. 1ST FLOOR
2 CAR GARAGE	531 SF	T.O.C. 1ST FLOOR
LEVEL 1	2171 SF	T.O.C. 1ST FLOOR
T.O.C. 1ST FLOOR 4	2887 SF	
LEVEL 2	902 SF	2ND FLOOR
2ND FLOOR 1	902 SF	
Grand Total 5	3798 SF	

