



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **931 Lexington & 935 Lexington**

SUBDIVISION **Turtle Cove Addition**

LOT **2 & 3** BLOCK **A**

GENERAL LOCATION **North of I-30 & Ridge Road**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-02**

CURRENT USE **Single Family Residential**

PROPOSED ZONING **not changing: PD-02**

PROPOSED USE **not changing: Single Family Residential**

ACREAGE **.287**

LOTS [CURRENT] **62.5'x100', 60'x100'**

LOTS [PROPOSED] **122.5'x100'**

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 **Jonathan Ogle**

APPLICANT **Laura Juarez Baggett Studio, PLLC**

CONTACT PERSON **Kay-Lee Ogle**

CONTACT PERSON **Laura Baggett**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

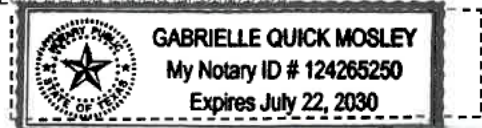
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Ogle [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$220.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2026 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 5th DAY OF June 2026

OWNER'S SIGNATURE

Jonathan Ogle
Gabrielle Mosley




MY COMMISSION EXPIRES July 22, 2030



Z2026-031: Specific Use Permit (SUP) for Residential Infill at 931 & 935 Lexington 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.





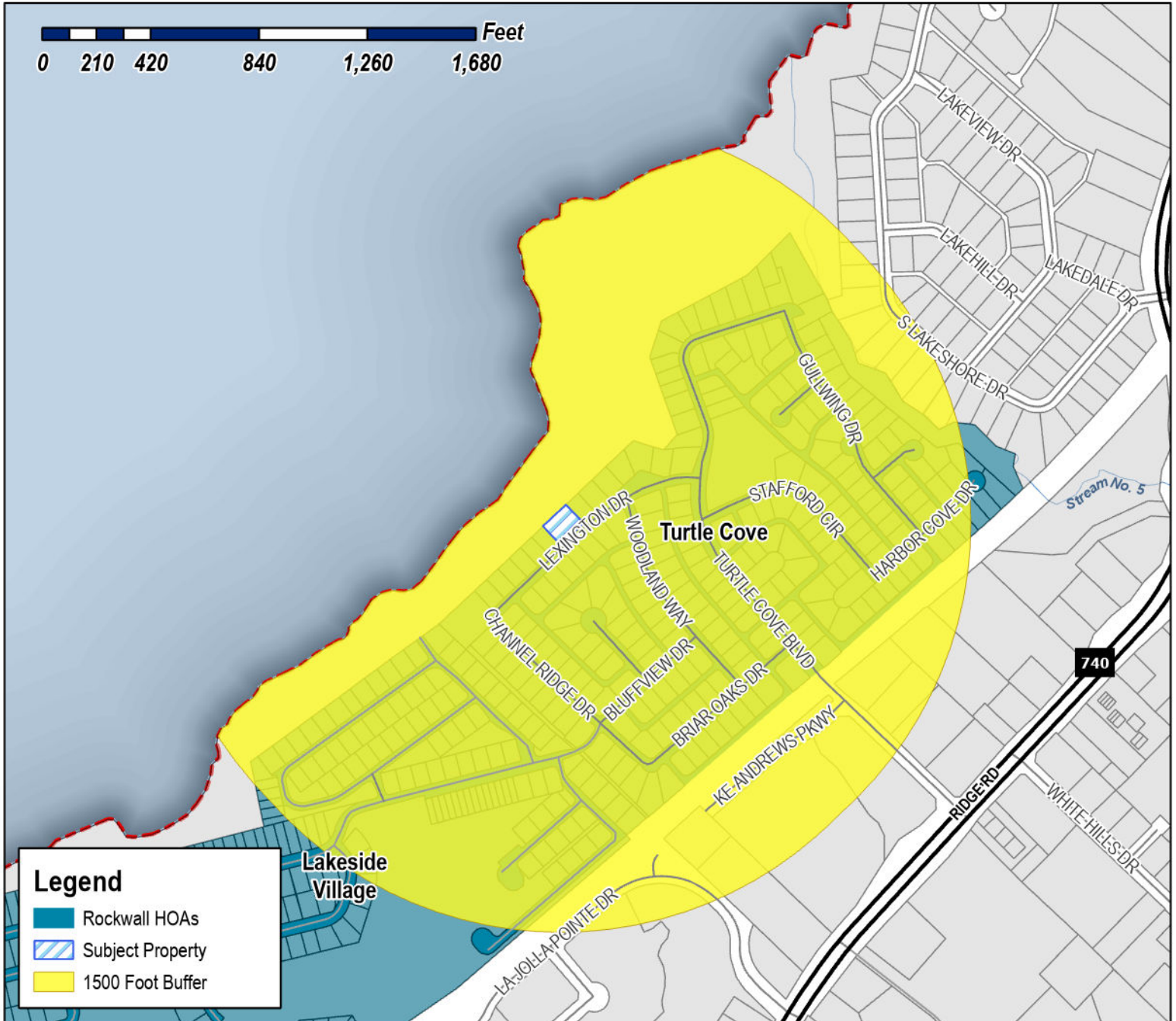
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0 210 420 840 1,260 1,680 Feet



Case Number: Z2026-031
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 2 (PD-2)
Case Address: 931 & 935 Lexington Drive

Date Saved: 6/8/2026
For Questions on this Case Call (972) 771-7745

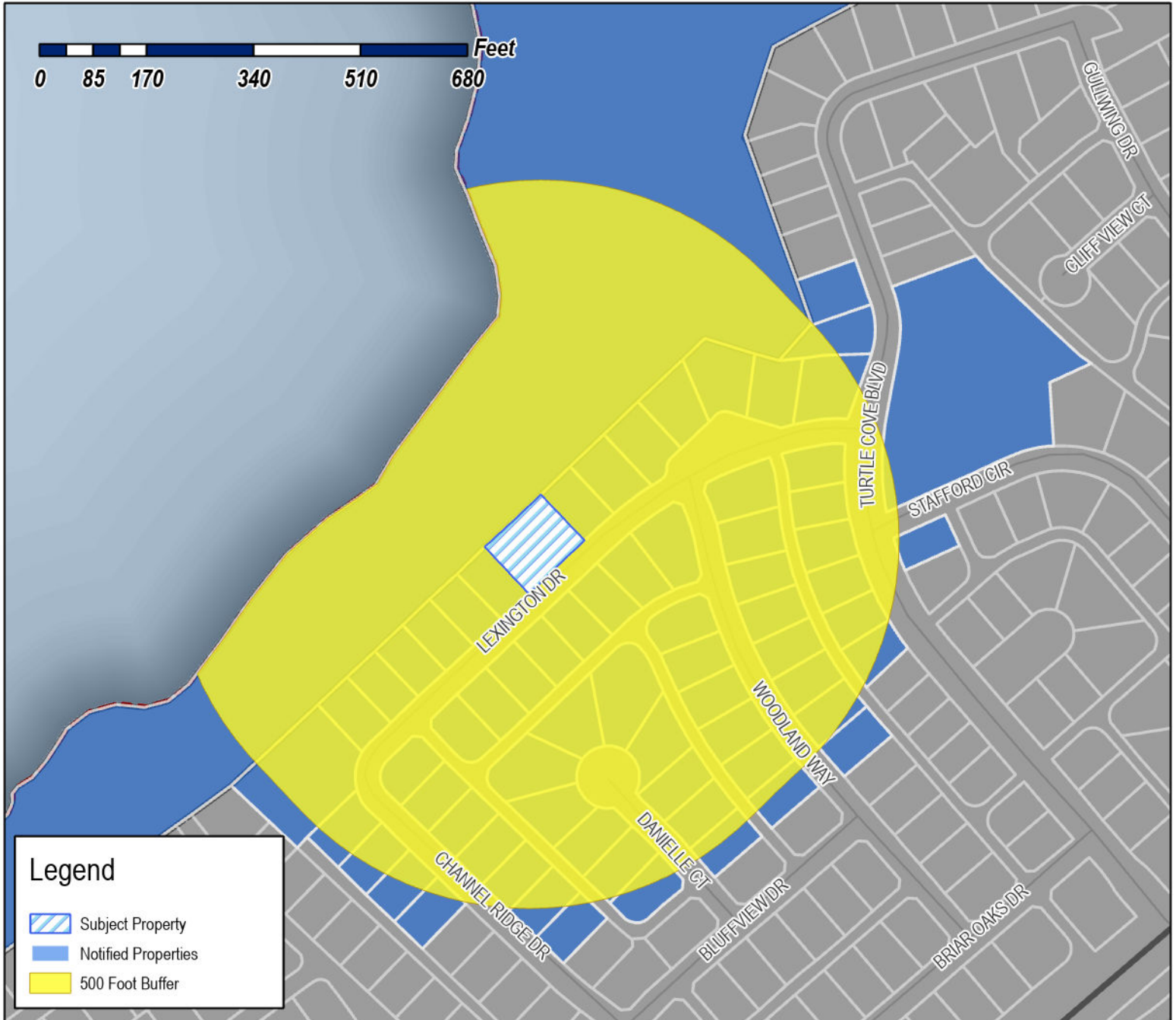




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ARTIGA ROBERTO C & THERESA M
201 PRODIGAL WAY
KYLE, TX 78640

KELLUM CINDY
24500 Wildwood Park Rd Apt 7106
Richmond, TX 77469

HO JUI LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

RESIDENT
659 WOODLAND WAY
ROCKWALL, TX 75087

ELLIOTT KENNETH J
660 WOODLAND WAY
ROCKWALL, TX 75087

WENDT JEFFREY & CARON
663 DANIELLE CT
ROCKWALL, TX 75087

ELLEDGE DERRICK J & SUSAN
663 TURTLE COVE BLVD
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA
RUTH
663 WOODLAND WAY
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER
EDWARD
664 DANIELLE COURT
ROCKWALL, TX 75087

DORAN JULIE
664 WOODLAND WAY
ROCKWALL, TX 75087

KING WILLIAM KENNETH &
BARBARA KAY HENNINGTON-KING
667 DANIELLE CT
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST
VICTORIA S MORGAN- TRUSTEE
667 WOODLAND WAY
ROCKWALL, TX 75087

DAVIS RODNEY BLAKE
668 Channel Ridge Dr
Rockwall, TX 75087

DICKERSON JEAN AND MICHAEL
668 DANIELLE CT
ROCKWALL, TX 75087

HALL JAMES L & LETA L
668 TURTLE COVE BLVD
ROCKWALL, TX 75087

WELCH MARY KAREN
668 Woodland Way
Rockwall, TX 75087

HURT C AMANDA
669 Turtle Cove Blvd
Rockwall, TX 75087

WOMACK JAMES & MICHELE
671 DANIELLE CT
ROCKWALL, TX 75087

COUCH LISA Y
671 Turtle Cove Blvd
Rockwall, TX 75087

EDGECOMB REVOCABLE LIVING TRUST
MICHAEL DEAN EDGECOMB AND BETH ANN
EDGECOMB- TRUSTEES
671 WOODLAND WAY
ROCKWALL, TX 75087

BOYD RITA M
672 Channel Ridge Dr
Rockwall, TX 75087

DIRKSE RICK AND
TAMARA DIRKSE
672 DANIELLE CT
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA
672 WOODLAND WAY
ROCKWALL, TX 75087

VAUGHN MARILYN
673 TURTLE COVE BLVD
ROCKWALL, TX 75087

ANDERSON PATRICK D
675 DANIELLE CT
ROCKWALL, TX 75087

KIGER TIFFANI
675 TURTLE COVE BLVD
ROCKWALL, TX 75087

GITTER DANIEL
675 Woodland Way
Rockwall, TX 75087

SPEYRER CINDY
676 CHANNEL RIDGE DR
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU
676 DANIELLE COURT
ROCKWALL, TX 75087

FLOETER SHIRLEY A AND JOHN S
676 WOODLAND WAY
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE
679 DANIELLE CT
ROCKWALL, TX 75087

BEAKEY MARJORIE
679 WOODLAND WAY
ROCKWALL, TX 75087

MEINHARDT CAROL
680 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY
TRUST
DAVID MILTON TRAW AND PAMELA JANE
TRAW- TRUSTEES
680 DANIELLE CT
ROCKWALL, TX 75087

AMBLER PETER WILLIAM ARTHUR AND
CHRISTINE MARY AMBLER
680 WOODLAND WAY
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE
681 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

STONE GRETCHEN & JUSTIN
684 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN
684 Danielle Ct
Rockwall, TX 75087

CASTANEDA DAVID
684 WOODLAND WAY
ROCKWALL, TX 75087

ADANG MERCY
685 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GARCIA LATONYA D
688 CHANNEL RIDGE DR
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA
688 WOODLAND WAY
ROCKWALL, TX 75087

HERELD SHERRELL
689 CHANNEL RIDGE DR
ROCKWALL, TX 75087

MECA CECILIA & PHILIPPE
692 CHANNEL RIDGE DR
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH
693 CHANNEL RIDGE
ROCKWALL, TX 75087

RESIDENT
700 TURTLE COVE BLVD
ROCKWALL, TX 75087

HADAWI LASENA MAREE & KEVIN FRANCIS
723 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

MOORE SUSAN K
901 LEXINGTON DR
ROCKWALL, TX 75087

COURBIER YVES & JENNIFER
907 LEXINGTON DR
ROCKWALL, TX 75087

BAPAT ANJALI AND
JARED MANLY
911 LEXINGTON DRIVE
ROCKWALL, TX 75087

PHOU LIDA
915 LEXINGTON DR
ROCKWALL, TX 75087

LINANE MARK
919 LEXINGTON DR
ROCKWALL, TX 75087

GOODSON LIVING TRUST
TOMMY GOODSON & LISA GOODSON -
TRUSTEES
923 LEXINGTON DR
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA
926 LEXINGTON DR
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M
927 LEXINGTON DR
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND
MARSHALL H DRENNAN III
930 LEXINGTON DRIVE
ROCKWALL, TX 75087

OGLE JONATHAN
931 LEXINGTON DR
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND
EXEQUIEL ALVAREZ
934 LEXINGTON DRIVE
ROCKWALL, TX 75087

RESIDENT
935 LEXINGTON DR
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO
938 LEXINGTON DRIVE
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE
939 LEXINGTON DRIVE
ROCKWALL, TX 75087

MCKENZIE TARAN & JESSICA
942 LEXINGTON DR
ROCKWALL, TX 75087

FREESE PAUL R
943 LEXINGTON DR
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E
946 LEXINGTON DR
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST
947 LEXINGTON DRIVE
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G
950 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
951 LEXINGTON DR
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY
954 LEXINGTON DRIVE
ROCKWALL, TX 75087

POLUNSKY BRENT AND
APRIL WILSON
955 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
959 LEXINGTON DR
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

June 3, 2026

Re: Specific Use Permit Application

We are working towards replat of addresses 931 Lexington and 935 Lexington, adjacent properties, in to one property. The houses on the two properties will be demolished after replat and a permit will be submitted for a new residence on the entire property. Drawings attached for proposed residence.

Please reach out to the architect for additional information or questions:

Laura Juarez Baggett
10026 Coppedge Lane
Dallas, Texas
Email: laura@ljbstudio.me
Phone: 214-803-3847

GENERAL NOTES

- Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the contractor to insure compliance with said codes and modify specifications as needed to comply.
- Contractor shall verify all site utilities and their locations prior to construction.
- Dimensions are from stud face to stud face unless otherwise noted. DO NOT SCALE DRAWINGS. Contractor shall use written dimensions only.
- Should the contractor, subcontractor or suppliers find any discrepancy or omissions of any dimensions, notes or specifications they shall notify architect and receive directions to clarify any questions before proceeding with any work or ordering of any materials.
- In cases of conflict between or within the various contract documents, the more stringent (as determined by architect) shall govern, and the greater quantity and the higher quality (as determined by architect) be furnished.
- For General Conditions, refer to AIA Document A201, latest edition, which is hereby made part of the Contract Documents.
- All products shall be fabricated and installed in accordance with manufacturer's standards and specifications.

square footages:

first floor	2,460 s.f.	garage	1,018 s.f.
second floor	2,224 s.f.	covered patio 1st	600 s.f.
		balcony 2nd	115 s.f.
total a/c space	4,684 s.f.	total covered	1,733 s.f.

lot coverages

total lot area:	xxx s.f.
total lot coverage:	xxx s.f.
total lot coverage:	XX%
total allowable coverage:	60%

OGLE RESIDENCE

JUNE 3, 2026

931 Lexington

Rockwall, Texas

Lot 1, Block A, Turtle Cove Addition, Phase III, an addition to the City of Rockwall. Rockwall County, Texas according to the Map or Plat recorded in Cabinet D, Side 253, Plat Records of Rockwall County, Texas.

SYMBOLS

Room Symbol:

room number $\frac{107}{\text{Primary Bath}}$
 room name
 ceiling height $\frac{12'0''}{\text{Primary Bath}}$

Elevation Symbol:

detail number $\frac{A2.0}{\text{Primary Bath}}$
 sheet number

Section Symbol:

detail number $\frac{A3.0}{\text{Primary Bath}}$
 sheet number

Detail Symbol:

detail number $\frac{A3.0}{\text{Primary Bath}}$
 sheet number

Window Symbol:

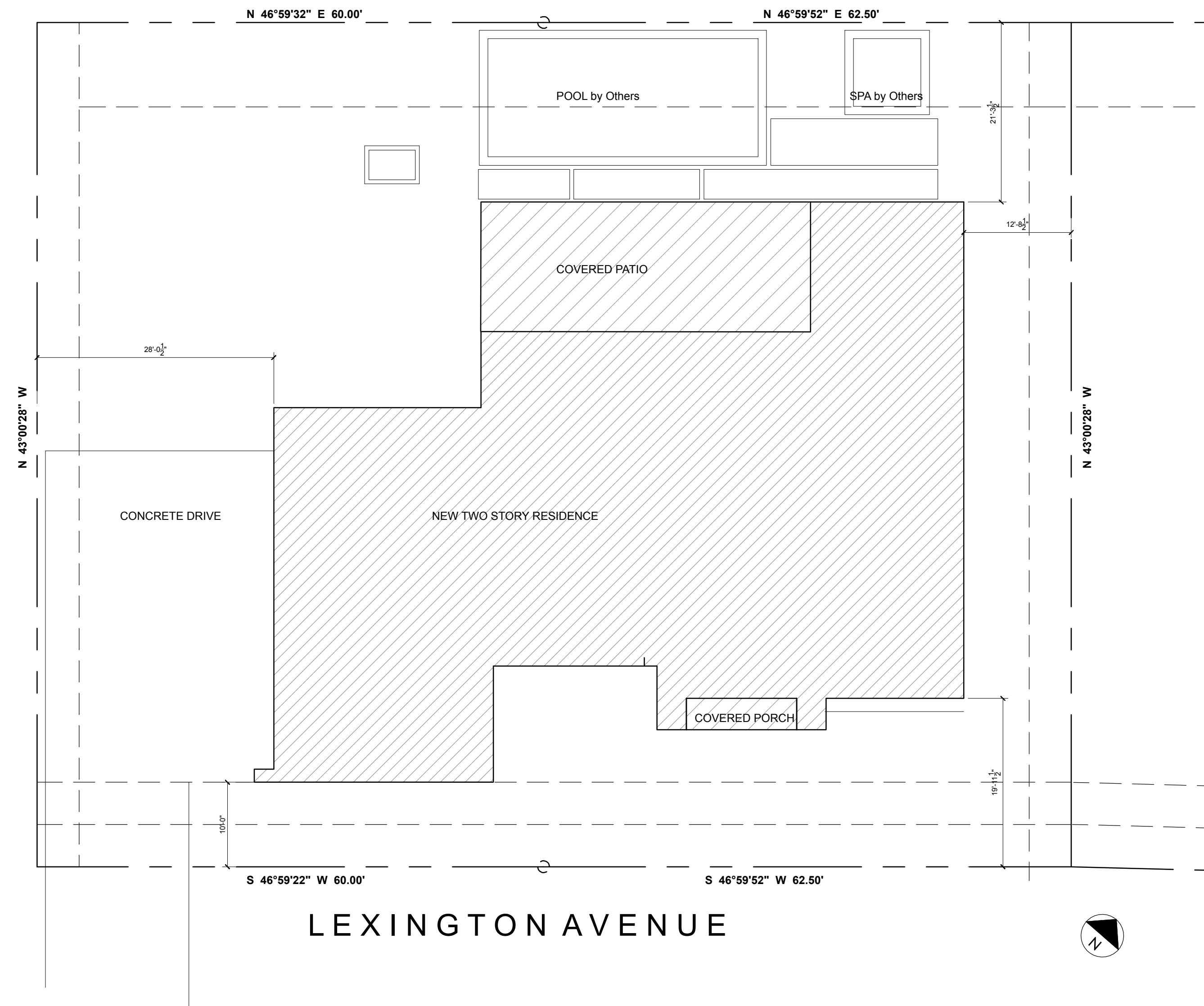
window number $\frac{W1}{\text{Primary Bath}}$

Door Symbol:

room number $\frac{101}{\text{Primary Bath}}$
 door number

INDEX

A0.0	Cover/Site Plan
A0.1	Roof Plan
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A1.1	Second Floor Plan
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A2.1	Exterior Elevations
A2.2	Building Sections
A3.0	Window & Door Schedule
E1.0	Electrical Plan First Floor
E1.1	Electrical Plan Second Floor



LEXINGTON AVENUE

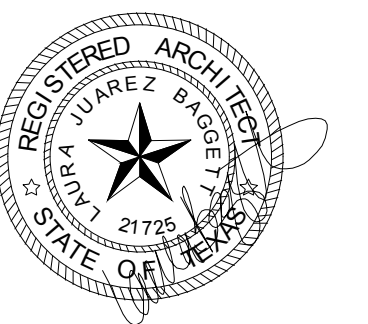


project

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residence
 931 lexington
 rockwall, tx

seal

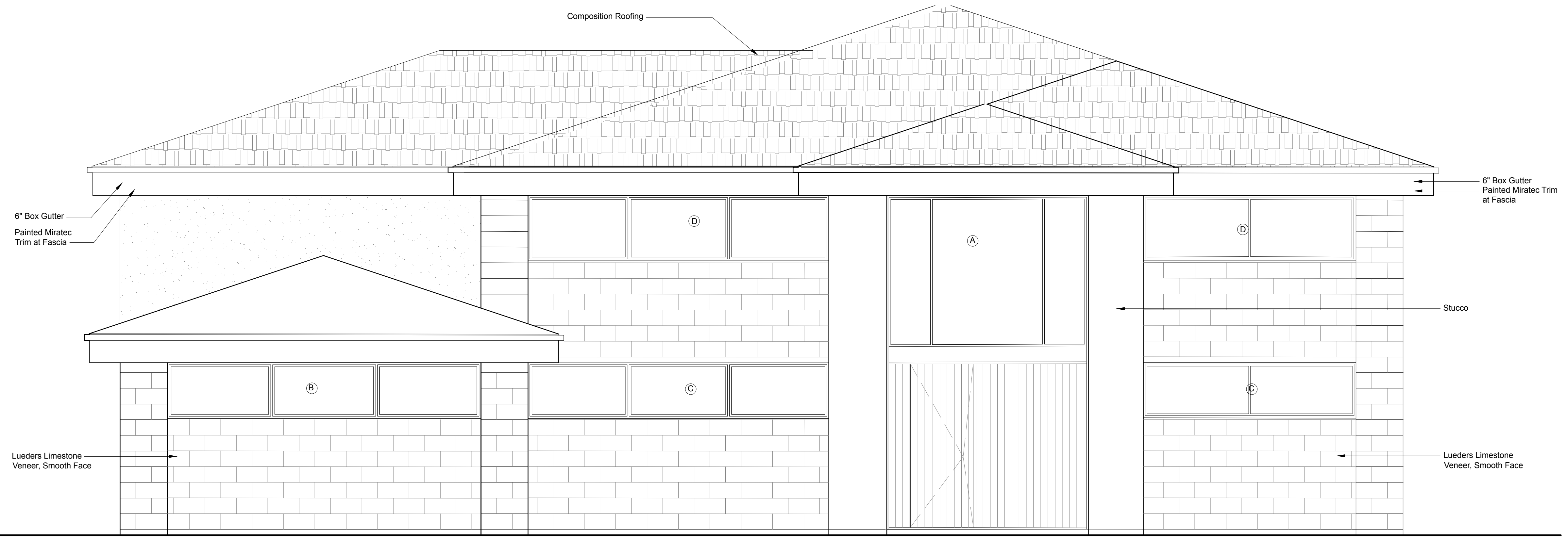


permit set

3 JUN 2026

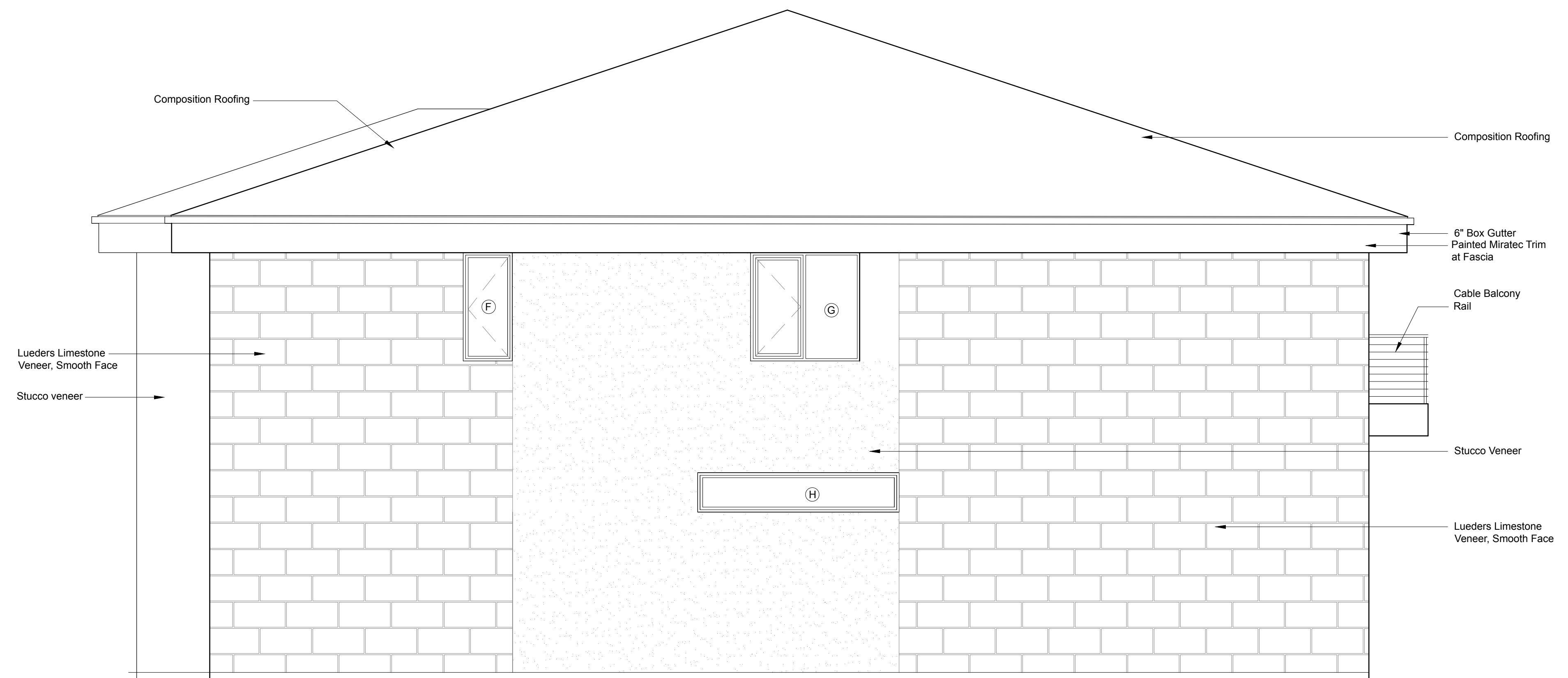
site plan

A0.0



1. EXTERIOR ELEVATION: front, southeast

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



2. EXTERIOR ELEVATION: side elevation, southwest

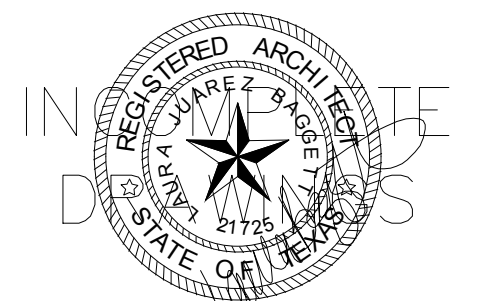
scale: 1/4" = 1'-0"

project

olge

residence
927 lexington
rockwall, tx

seal



Incomplete drawings not to be used for permit or construction.
Laura Juarez Baggett
TBAE #21725

bid set

2 SEP 2025

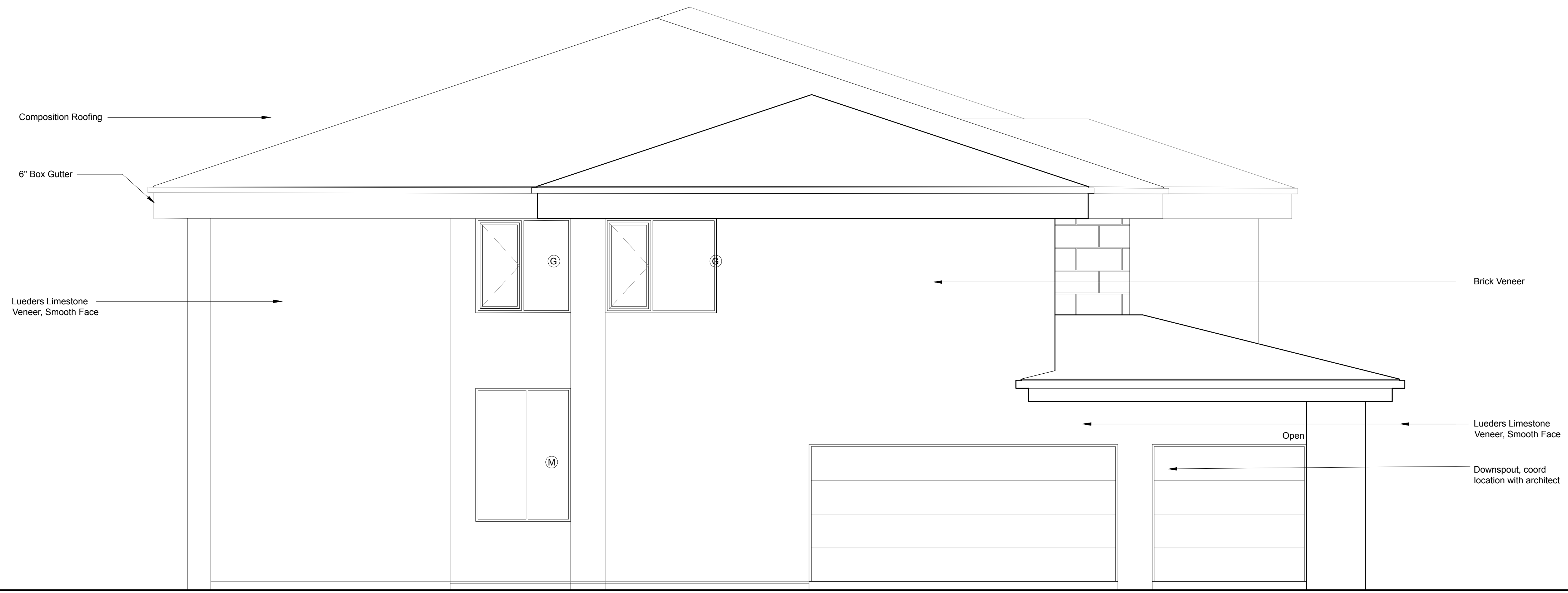
elevations

A2.0



3. EXTERIOR ELEVATION: rear, northwest

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



4. EXTERIOR ELEVATION: side, northeast

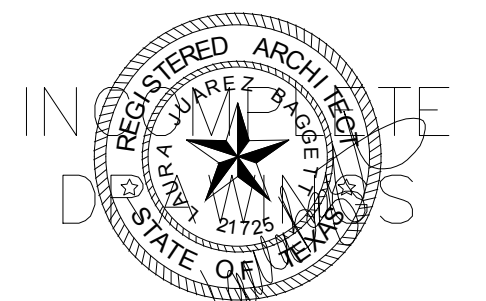
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project

olge

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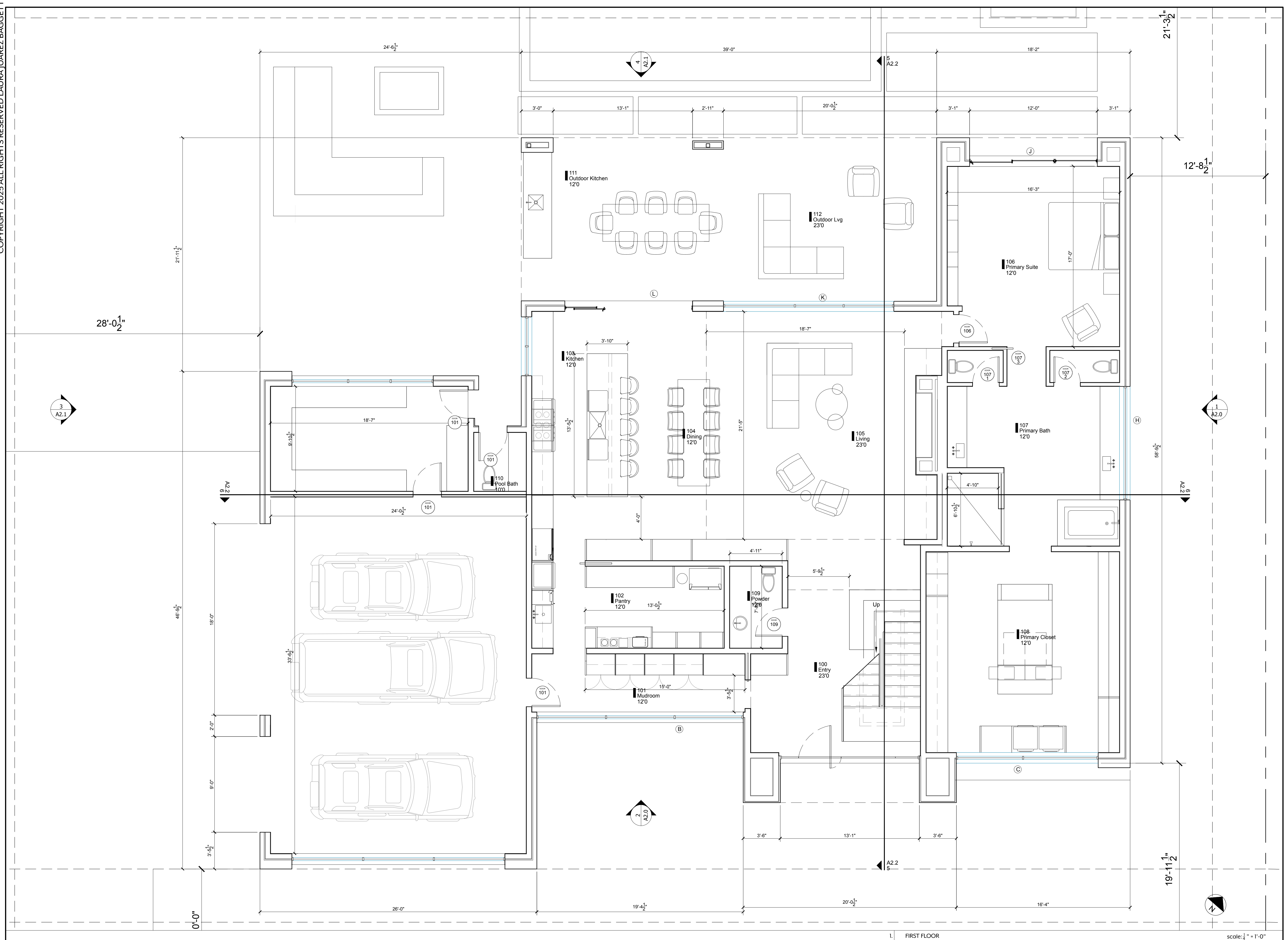
Incomplete Drawings not to be used for permit or construction.
Laura Juarez Baggett
TBAE #21725

bid set

2 SEP 2025

elevations

A2.1



1. FIRST FLOOR

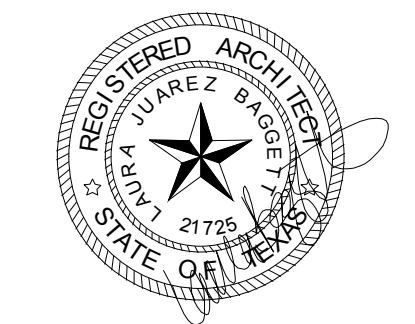
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laura juarez baggett
studio

214.803.3847
www.laura juarez baggett.com

project
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residence
931 lexington
rockwall, tx

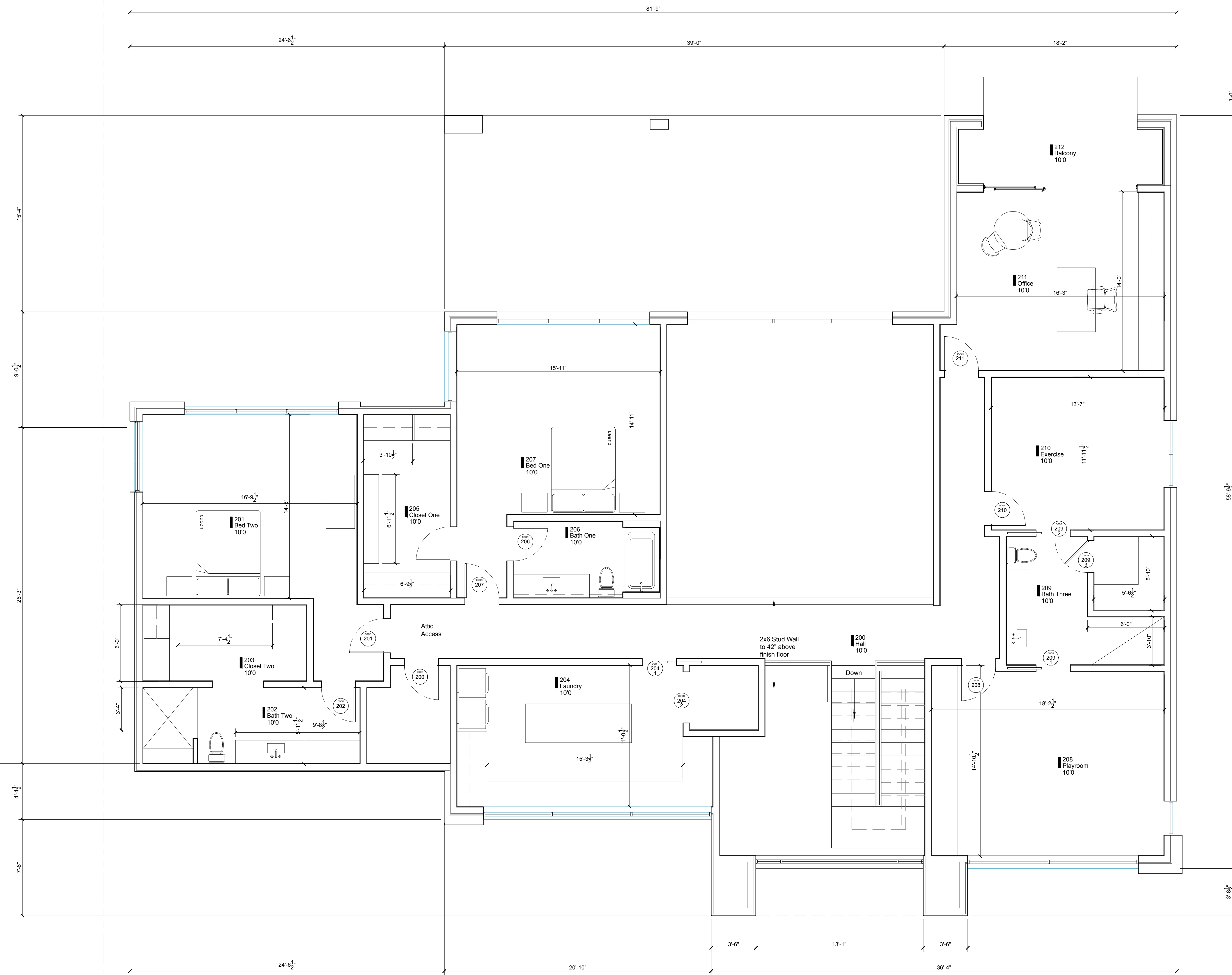
seal



permit set
3 JUN 2026

first floor

A1.0



project
ogle
residence
931 lexington
rockwall, tx

seal



Incomplete drawings not to be used for permit or construction.
Laura Juarez Baggett
TBAE #21725

permit set
3 JUN 2026

second floor

A11