AGENDA® PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS <u>FEBRUARY 25, 2020</u> IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

#### (I) CALL TO ORDER

#### (II)**OPEN FORUM**

#### (III)**APPOINTMENTS**

(1) Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

#### (IV) CONSENT AGENDA

(2) Approval of Minutes for the February 11, 2020 Planning and Zoning Commission meeting.

#### (3) P2020-007 (KOREY BROOKS)

Consider a request by John Arnold of BH Phase XI, LTD on behalf of the owners Cory Knowlton and Chuck Sinks for the approval of a Final Plat for Lots 1-4, Block A, Breezy Hill Lane Addition being a 23.13-acre tract of land identified as Tract 33-1 & 33-02 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated at the terminus of Breezy Hill Road, and take any action necessary.

#### (4) P2020-008 (DAVID GONZALES)

Consider a request by Tom Martin of the Skorburg Co. on behalf of Tom Lynch of Pacesetter Homes, LLC for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove - North Addition, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

## (5) P2020-009 (DAVID GONZALES)

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941acre tract of land identified as Lots 6, 7 & 20, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

#### **DISCUSSION ITEMS** (V)

#### (6) Z2020-001 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 844 Zion Hill Circle, and take any action necessary.

#### (7) Z2020-002 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 8, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 702 Parks Avenue, and take any action necessary.

#### (8) Z2020-003 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre parcel of land identified as Lot 7, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 610 Parks Avenue, and take any action necessary.

#### (9) Z2020-004 (KOREY BROOKS)

Hold a public hearing to discuss and consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 705 Peters Colony, and take any action necessary.

#### (10) Z2020-005 (KOREY BROOKS)

Hold a public hearing to discuss and consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Peters Colony, and take any action necessary.

#### (11) Z2020-006 (KOREY BROOKS)

Hold a public hearing to discuss and consider a request by the owner Greg Givens for the approval of a <u>Specific Use Permit (SUP)</u> for an accessory building that exceeds the maximum size requirements on a one (1) acre parcel of land identified as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane, and take any action necessary.

#### (12) Z2020-007 (RYAN MILLER)

Hold a public hearing to discuss and consider a request for the approval of a <u>*Text Amendment*</u> to amend Article 08, Landscape and Screening, of the Unified Development Code (UDC) for the purpose of changing the fence standards for existing and infill single-family and duplex properties, and take any action necessary.

#### (13) Z2020-008 (KOREY BROOKS)

Hold a public hearing to discuss and consider a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf of Suzanne Russo of Home Depot USA, Inc. for the approval of a Specific Use Permit (SUP) to allow the *Rental, Sales and Service of Heavy Machinery and Equipment* in conjunction with an existing general retail store on an 11.389-acre parcel of land identified as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 765 E. IH-30, and take any action necessary.

#### (14) SP2020-003 (KOREY BROOKS)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an <u>Amending Site</u> <u>Plan</u> for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

#### (15) SP2019-049 (KOREY BROOKS)

Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC on behalf of Water's Edge at Lake Ray Hubbard Condominiums Owner's Association, Inc. for the approval of a <u>Site Plan</u> for two (2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-2038 Portofino Circle, and take any action necessary.

(16) *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2020-006: Preliminary Plat of Saddle Star South Subdivision (APPROVED)
- MIS2020-001: Alternative Tree Mitigation Plan for 2930 Ridge Road (APPROVED)

## (VI) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *February 21, 2020* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA A ARCHITECTURAL REVIEW BOARD MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS FEBRUARY 25, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 6:00 PM

#### (I) CALL TO ORDER

#### (II)**OPEN FORUM**

#### (III)**ACTION ITEMS**

#### (1) SP2020-003 (KOREY BROOKS)

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an Amending Site Plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

#### (IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 21, 2020 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# PLANNING AND ZONING COMMISSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

# FEBRUARY 11. 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

#### 2 Ι. **CALL TO ORDER**

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12 13 Chairman Eric Chodun called the meeting to order at 6:00 PM. The Commissioners present at the meeting were John Womble, Tracey Logan, Sedric Thomas, Mark Moeller, Annie Fishman, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning Manager David Gonzales, Senior Planner Korey Brooks, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams, and Civil Engineers Jeremy White and Sarah Johnston.

#### 9 Ш. **OPEN FORUM**

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

- Jim Turner
- 14 1691 Old, E. Quail Run Rd.
- 15 Rockwall, TX 75087 16

17 Mr. Turner came forward and addressed the Commission. He explained two (2) particular issues in regards to the rules and regulations 18 of John King. The first issue being the requests for tree mitigations from developers. Mr. Turner stated that there could only be a certain 19 amount of trees donated to the Parks department or placed in a tree bank. He expressed that by mitigating trees, developers gain 20 square footage, lots, and extra money. The second issue highly concerning him is the placement of a playground close to the street that will eventually turn into a state highway. He worried about how they're going to be putting a state highway between two (2) schools. In 21 22 regards to the master plan issued at the time of building John King, Mr. Turner stated how none of what was promised had been 23 implemented. He understood that the master plan is a guideline but there was a reason why it was there. 24

25 Chairman Chodun asked Planning and Zoning Director Ryan Miller whether he wanted to provide input to address the concerns stated 26 by Mr. Turner. 27

28 Mr. Miller gave a brief background and explanation in regards to the concerns. He explained how the playground mentioned by Mr. 29 Turner is a private HOA playground that was placed when zoning came in in 2015 and setback requirements were thirty (30) feet off 30 the property line. The playground is actually built fifty-seven (57) feet off the right-of-way. The developer was asked to change the 31 location but he did not comply with that. Based on a safety standpoint, he was then asked to place some two (2) ton boulders to provide 32 separation and provide additional canopy trees between the playground and the boulders to better screen the area. The developer was 33 also asked to provide a wrought iron gates to prevent kids getting out of the area. Mr. Miler expressed how there are no legal 34 mechanisms in the ordinances to change the placement of that playground since it is a private HOA amenity. 35

36 Chairman Chodun asked if anyone else wished to speak to come forward at this time, there being no one else-Chairman Chodun closed 37 the Open Forum.

#### **APPOINTMENTS** 39 **III.**

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- 1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
- 43 44 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the 45 Architectural Review Board meeting.

#### 47 IV. CONSENT AGENDA 48

2. Approval of Minutes for the January 28, 2020 Planning and Zoning Commission meeting.

## 3. P2020-006 (DAVID GONZALES)

Consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle 52 53 Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a Master 55 56

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## 4. SP2020-002 (KOREY BROOKS)

Featherstone Drive John King Boulevard, and take any action necessary.

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a Site Plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

Plat/Open Space Plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract

of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-

205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

# 68 V. ACTION ITEMS

## 5. MIS2020-001 (DAVID GONZALES)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

77 Planning manager David Gonzales provided a brief explanation and background in regards to the request. He explained to the 78 Commission how a site plan for a strip retail center was approved in November and it's located in PD-32 (Planned Development 79 District 32), which is commonly referred to as the Harbor District. City Council replatted the site which included dedicating a right-80 of -way for Glen Hill Way and creating an entrance into the Harbor District. At the time of approval of the replat, a condition was 81 established for the City Council to consider a request by the applicant for an Alternative Tree Mitigation Settlement Agreement for 82 the purpose of creating a park area for Lot 30. The treescape plan indicates a total of 557-inches being removed from the site and 83 requiring mitigation. After the removal of those inches, there is still a total mitigation balance due of 212-iches. Mr. Gonzales 84 explained that the applicant's request is intended to relieve the total mitigation balance by providing the City with the small park 85 that will contain an entry sign to the Harbor district, as well as trees and park benches. He further stated that the cost of the park 86 will be in excess of \$100,000 at the time of dedication to the City, and will exceed the cost of associated with the mitigation balance 87 due of 212-inches which is \$21, 200. According to the Unified Development Code (UDC), City Council has the ability to approve 88 an Alternative Tree Mitigation Settlement Agreement on a case-by-case basis pending a recommendation from the Planning and 89 Zoning Commission. Should this request be approved, the applicant's overall mitigation balance due of 212-inches would be 90 dissolved and the construction of the small park will move forward. Should it not be approved, the applicant must then settle the 91 remaining mitigation balance. On February 4, 2020, the Parks and Recreation Board reviewed the request for the pocket park and 92 approved a motion to recommend approval of the request to the Planning and Zoning Commission and City Council by a vote of 93 5-0. In addition, the Architectural Review Board (ARB) will provide a recommendation to the Planning and Zoning Commission 94 concerning the proposed signage at their meeting on February 11, 2020. Mr. Gonzales then advised the Commission that the 95 applicant and staff were present and available for questions.

Planning Director Ryan Miller added that there was no room on the property for additional trees which is why the applicant is having to go through the tree mitigation plan.

Chairman Chodun asked the applicant to come forward.

Russell Martin 102 Smallwood Drive Westworth Village, TX 76114

Mr. Martin came forward and gave a brief explanation of the request.

Commissioner Moeller made a motion to approve item MIS2020-001 with staff recommendations. Vice-Chairman Welch seconded the motion which passed by a vote of 7-0.

## 6. SP2019-047 (DAVID GONZALES)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a Site Plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the

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Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

117 Planning Manager David Gonzales provided a brief explanation and background in regards to the request. The applicant is 118 requesting the approval of a site plan that was shown at the January 28, 2020 meeting. There are several variances and exceptions 119 associated with this site plan such as building materials, building articulation, landscape screening fence, and driveway spacing 120 requirements. Back in January, the applicant indicated that they would be storing vehicles on the back side of the property and the 121 Unified Development Code (UDC) calls for that to be screened by two (2) options. Both of those options require three (3) tiered 122 screening and the applicant did make changes to the site where it would be possible to have. The applicant is also providing some 123 small trees, accent trees and canopy trees, and wrapping them around the east and west sides to provide the screening. The one 124 (1) item that needs to be brought up again is that the applicant is requesting to place a chain link fence with vinyl coating for the 125 three (3) tiered screening in lieu of a wrought iron fence. Mr. Gonzales noted that the proposed fence would be adjacent to other 126 industrial use properties and does not appear to have a negative impact on them. In the Light (LI) Industrial district, the chain link 127 fence with vinyl coating is allowable by right but it is a discretionary decision for the Planning and Zoning Commission which has 128 been included as a condition of approval. 129

130 Mr. Gonzales explained that based on the information provided by the applicant, the following seven (7) variances were identified 131 as requirements of the IH-30 Overlay (OV) and the UDC. When it comes to primary materials, in regards to the building materials, 132 the North and South building elevations meet the requirements. When the applicant met with the Architectural Review Board (ARB), they asked that they make changes to the building to meet the articulation requirements. They also asked that the North side of 133 134 the building, which faces IH-30, be dressed up to resemble the South side of the building and meet the standards associated with 135 the IH-30 OV district. After changes were made by the applicant, ARB unanimously approved the request as well as the remaining 136 requested variances. The other remaining variances are associated with the East and the West sides of the building. The 137 requirements for stone are being met by all sides of the building except the East and West sides. In the case of the secondary 138 materials, the applicant is providing an exterior wood panel system on the primary entrance to the facility and on the rear of the 139 building and exceeds the permitted amount of metal/steel on the east and west building facades. With the secondary building 140 façade requirements, they are meeting it only on the front elevation of the building. According to the UDC, a four (4) sided structure 141 should have all four (4) matching sides which, in this case, the requirement is not meant on two (2) sides of the structure. Due to 142 the width of the site at the street and the fact that the property is partially only accessible by a cul-de-sac, the applicant is requesting 143 the variance to accommodate two (2) driveways for the purpose of providing two (2) points of ingress and egress.

145 The UDC states that in cases where variances or exceptions are being requested, the applicant shall provide compensatory 146 measures that directly offset the requested exception or variance. In this case, the applicant has provided letters explaining the 147 exceptions and variances being requested and the proposed compensatory measures for such. The Planning and Zoning 148 Commission is tasked with determining if the compensatory measures properly off-set the requested variances. Mr. Gonzales 149 explained that this is a discretionary decision for the Planning and Zoning Commission that requires approval by a super majority 150 vote or three fourths (3/4) of the majority vote. Although the ARB did not meet in December, they did provide recommendations in 151 January and passed a motion to approve the building elevations and the exceptions and variances associated with the building. 152 The Planning and Zoning Commission was given different options when approving the request such as the following: (1) Approving 153 the site plane separately; (2) Approve the variances all in one motion; or (3) Approve the variances one by one. Mr. Gonzales then 154 advised the Commission that the applicant and staff were present and available for questions.

- Chairman Chodun asked the applicant to come forward.
- 157 158 Jeff Carroll 159 750 E. I-30
- 160 Rockwall, TX 75087 161

Mr. Carroll came forward and provided further information in regards to the request. He explained that the reason for not adding stone to the west side of the building is because they will be starting construction on Phase 2 and he hoped that the trees would provide sufficient coverage. Mr. Carroll did not provide a timeline for the beginning of construction for Phase 2.

Commissioner Thomas made a motion to approve the site plan for item SP2019-047 as well as the variances, with Commissioner Womble seconding the motion which passed by a vote of 7-0.

## 169 VI. DISCUSSION ITEMS

- 7. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
  - P2020-002: Replat for Lot 1, Block A, RHDC Addition [APPROVED]
  - P2020-003: Replat for Lot 7, Block A, Maverick Ranch Addition [APPROVED]

<ul> <li>P2020-004: Replat for Lots 29 &amp; 30, Block A, Lake</li> </ul>	Ridge Estates Addition [APPROVED]
<ul> <li>P2020-005: Preliminary Plat for Lots 1-7, Block A, S</li> </ul>	SH-276 Rockwall Addition [APPROVED]
<ul> <li>Z2019-027: 2nd Reading of SUP for Big Tex Traile</li> </ul>	rs [APPROVED]
<ul> <li>Z2019-028: 2nd Reading Unified Development Cod</li> </ul>	le (UDC) [APPROVED]
Planning and Zoning Director Ryan Miller provided a brid	ef update about the outcome of the above referenced cases at the City
Council meeting.	
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ADJOURNMENT	
Chairman Chodun adjourned the meeting at 6:36 pm.	
PASSED AND APPROVED BY THE PLANNING & ZONI	NG COMMISSION OF THE CITY OF ROCKWALL, Texas, this
day of	, 2020.
	Eric Chodun, Chairman
Attest:	
Angelica Gamez, Planning and Zoning Coordinator	
	Council meeting. ADJOURNMENT Chairman Chodun adjourned the meeting at 6:36 pm. PASSED AND APPROVED BY THE PLANNING & ZONI



CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	February 25, 2020
APPLICANT:	John Arnold; BH Phase XI, LTD
CASE NUMBER:	P2020-007; Lots 1-4, Block A, Breezy Hill Lane Addition

## **SUMMARY**

Consider a request by John Arnold of BH Phase XI, LTD on behalf of the owners Cory Knowlton and Chuck Sinks for the approval of a *Final Plat* for Lots 1-4, Block A, Breezy Hill Lane Addition being a 23.13-acre tract of land identified as Tract 33-1 & 33-02 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated at the terminus of Breezy Hill Road, and take any action necessary.

## PLAT INFORMATION

- ☑ The applicant is requesting approval of a final plat for the purpose of establishing Lots 1-4, Block A and dedicating the right-of-way necessary for the development of Breezy Hill Lane. This plat is also being submitted in accordance with the requirements of a *Reciprocal Development Agreement* that was entered into by the two (2) property owners and the City.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lots 1-4*, *Block A*, *Breezy Hill Lane Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The final plat shall be subject to the terms outlined within the *Reciprocal Development Agreement* for Breezy Hill Lane; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

	City of Rockwa	Coning Departme		PLANNI <u>NOTE:</u> T CITY UN SIGNED	HE APPLICATION IS NOT CONSI TIL THE PLANNING DIRECTOR A BELOW. DR OF PLANNING:	DERED ACCEPTED BY THE ND CITY ENGINEER HAVE		
Please check the	appropriate box below to	indicate the type of devi	elopment requ	est [SEI	ECT ONLY ONE BOX1			
Platting Applica [] Master Plat [] Preliminary [] Final Plat (\$300 [] Amending o [] Plat Reinstat Site Plan Applica [] Site Plan (\$2	Ation Fees: (\$100.00 + \$15.00 Acre) <sup>1</sup> Plat (\$200.00 + \$15.00 Acre) <sup>1</sup> 300.00 + \$20.00 Acre) <sup>1</sup> 0.00 + \$20.00 Acre) <sup>1</sup> r Minor Plat (\$150.00) tement Request (\$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 (\$100.00)         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.					
PROPERTY INF	ORMATION [PLEASE PRIN	T]						
Subdivisio	s Breezy Hill	Lane						
		1 6 +			Lot	Block		
	Current en	d of Breezy	Hill Lav	ne				
	PLAN AND PLATTING I		SE PRINT]					
Current Zoning	<sup>3</sup> Agricultura <sup>3</sup> No change	1	Current l	Jse F	fgricultural			
Proposed Zoning	No change		Proposed L		3			
Acreage	23.13	Lots [Current]			Lots [Proposed]	3		
SITE PLANS AN	<b>D PLATS</b> : By checking this box yo lure to address any of staff's com	ou acknowledge that due to	the passage of <u>HI</u>	<u>83167</u> th	e City no longer has flexibility			
	, , <u>,</u> ,	ine date provided of	in the Developmen	l Calenad	ir will result in the denial of you	r case.		
	CANT/AGENT INFORM	IATION [PLEASE PRINT/C			ACT/ORIGINAL SIGNATURES A	RE REQUIRED]		
Contact Person	Covey knowlto	'n	[ ] Applica	P	H Phase XI, Lt	д.		
Address	Corey Knowlto	n	Contact Perso	-	ohn Arnold			
	1460 Anna Cade		Addre	ss 8	214 Westches	ter Drive#710		
City, State & Zip	Rockwall, TX 7	15087	City, State & Zi	P De	Illas, TX 7522	5		
Phone			Phon	e (2	14) 522-4945	-		
E-Mail	advwild@aol.	com	E-Ma	il i	arnold @skor	burgcompany.com		
Before me, the undersig	CATION [REQUIRED] gned authority, on this day persor ue and certified the following:	nally appeared			vner] the undersigned, who			
that the City of Rockwa	m the owner for the purpose of th plication, has been paid to the Cit II (i.e. "City") is authorized and p any copyrighted information sub-	permitted to provide information with the	aay of tion contained wit su	hin this d		ng this application, I agree City is also authorized and		
Given under my hand ar	nd seal of office on this the	Due to owner			   			
	and the second se	Miller said si	grature					
	Owner's Signature	can come lat	er					
Notary Public in a	and for the State of Texas				My Commission Expires			

DEVELOPMENT APPLICATION . CITY OF ROC

WALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727

## **City of Rockwall**



## **Project Plan Review History**

Project NameBreTypePLSubtypePR	020-007 eezy Hill Lane Addition AT RELIMINARY aff Review		Owne Appli		Corey Knowlton BH Phase XI, LTD			App Clo	ired	2/14/2020	КВ	
Site Address		City, State Zi	р						Zon	ling		
Breezy Hill Lane		,							201	iing		
Subdivision		Tract			Block	Lot N	0	Parcel No	Ger	neral Pla	n	
Type of Review / Notes BUILDING	Contact Russell McDowell	Sent 2/14/2020	Due 2/21/2020	<b>Receive</b> 2/18/2		Elapsed 4	Status APPROVE	D	Rer	narks		
ENGINEERING	Sarah Johnston	2/14/2020	2/21/2020	2/21/2	020	7	COMMEN	ITS				
	AM SJ) . Property owner shall be of 20' sewer easement. I				-			-	etention ea	sement	s on the prop	erty."
M - Add note 5. "5. M - Verify location M - Need instrume M - Existing instrur	. Property owner shall be of 20' sewer easement. I ent numbers now. ment numbers to be abar	Need to estab	lish a 20' easo ing number.	ement o	n the pro	operty w	est of the F	-	etention ea	sement	s on the prop	erty."
M - Add note 5. "5. M - Verify location M - Need instrume M - Existing instrur M - The 60 R.O.W.	. Property owner shall be of 20' sewer easement. I ent numbers now. ment numbers to be abar dedication will be to the	Need to estab ndoned per fil City of Rockw	lish a 20' easo ing number. all.	ement o Must giv	n the pro ve the fili	operty w	est of the F nation.	ROW.	etention ea	sement	s on the prop	erty."
M - Add note 5. "5. M - Verify location M - Need instrume M - Existing instrur	. Property owner shall be of 20' sewer easement. I ent numbers now. ment numbers to be abar	Need to estab ndoned per fil City of Rockw	lish a 20' easo ing number.	ement o Must giv	n the pro ve the fili	operty w	est of the F	ROW.	etention ea	sement	s on the prop	erty."
M - Add note 5. "5. M - Verify location M - Need instrume M - Existing instrur M - The 60 R.O.W.	. Property owner shall be of 20' sewer easement. I ent numbers now. ment numbers to be abar dedication will be to the	Need to estab ndoned per fil City of Rockw	lish a 20' ease ing number. all. 2/21/2020	ement o Must giv	n the pro ve the fili	operty w	est of the F nation.	ROW.	etention ea	sement	s on the prop	erty."



C1	427.54	320.00 <sup>2</sup>  76°33 <sup>2</sup> 03 <sup>2</sup>	S 38°03′47″ E	396.44
C2	172.95'	380.00' 26°04'36"	S 63°18'01" E	171.46'
C3	65.80'	320.00' 11°46'53"	N 70°26'52" W	65.68'
C4	507.70'	380.00' 76°33'03"	N 38°03'47" W	470.78'
C5	192.05'		N 59°08'42" W	
C6	235.49'	320.00' 42°09'50"	N 20°52'11" W	230.21'

LINE	BE	ARING		DISTANCE
L1	N	89°03'41"	Ε	60.01'
L2	S	00°12'44"	W	863.30'
L3	S	76 <b>°</b> 20'19"	Ε	96.00'
L4	S	88°14'12"	W	105.50'
L5	N	76°20'19"	W	96.00'
L6	N	00°12'44"	Ε	862.10'
L7	N	89°03'41"	Ε	57.02'
L8	S	46°14'54"	Ε	101.26'
L9	S	46°14'54"	Ε	201.36'
L10	N	00°52'13"	W	69.94'
L11	S	89°00'48"	W	268.29'
L12	N	76°20'19"	W	79.01'
L13	N	26°57'07"	E	264.50'

## OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

Whereas, Corey D. Knowlton, Charles W. Sinks, II and Sandra L. Sinks BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: Being a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas and being a portion of a tract of land conveyed to Corey D. Knowlton by deed recorded in Instrument No. 20150000015377, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles Sinks. Il and Sandra Lynn Sinks by deed recorded in Instrument No. 20130000499663, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles W. Sinks, II and wife, Sandra L. Sinks by deed recorded in Instrument No. 2019000000642, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Sinks tract (20130000499663);

THENCE North 00 degrees 39 minutes 15 seconds West along the West line of said Sinks tract (20130000499663), a distance of 1291.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the South line of a tract of land conveyed to David S. Stubblefield and Sacha L. Stubblefield by deed recorded in Instrument No. 20131111001524990, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod bears, North 00 degrees 39 minutes 15 seconds West, a distance of 1.26 feet for witness;

THENCE North 89 degrees 03 minutes 41 seconds East along the South line of said Stubblefield tract. a distance of 236.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 15 minutes 27 seconds East along the South line of said Stubblefield tract, a distance of 314.35 feet to a point for corner:

THENCE South 01 degrees 08 minutes 40 seconds East, a distance of 476.15 feet to a point for corner:

THENCE South 46 degrees 14 minutes 54 seconds East, a distance of 302.62 feet to a point for corner:

THENCE South 35 degrees 13 minutes 22 seconds East, a distance of 140.64 feet to a point for corner:

THENCE South 48 degrees 35 minutes 02 seconds East, a distance of 336.41 feet to a point for corner;

THENCE South 29 degrees 47 minutes 48 seconds East, a distance of 271.03 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 94, Page 318, Deed Records, Rockwall County, Texas, said corner being the Northeast corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 136, Page 110, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 12 minutes 42 seconds West along the North line of said Morris tract (136,110), a distance of 542.27 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Morris tract (136,110);

THENCE South 00 degrees 28 minutes 42 seconds East along the West line of said Morris tract (136,110), a distance of 12.67 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said Sinks tract (20130000499663), from which a "X" found bears, South 88 degrees 28 minutes 53 seconds East, a distance of 0.70 feet for witness:

THENCE South 88 degrees 14 minutes 12 seconds West along the South line of said Sinks tract (20130000499663), a distance of 690.01 feet to the POINT OF BEGINNING and containing 1.007.375 square feet or 23.13 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the BREEZY HILL LANE ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL LANE ADDITION, LOTS 1 & 2, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. Property owner shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements on the property.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with that the corner monuments shown thereon were properly placed under my personal supervision. respect to the entire block on the street or streets on which property abuts, including the actual Dated this the\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, \_\_\_\_, installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications RELEASED FOR REVIEW 2/13/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis. has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By:\_\_\_\_\_

Corey D. Knowlton, (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Corey D. Knowlton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of\_\_\_\_\_, \_\_\_\_,

By:\_\_\_\_\_

printed name:

Notary Public in and for the State of Texas

Charles W. Sinks, II, (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Sinks, II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of\_\_\_\_\_, \_\_\_\_,

printed name: Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sandra L. Sinks, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of\_\_\_\_\_, \_\_\_\_,

printed name:

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: CHARLES W. SINKS, II & SANDRA L. SINKS 555 SINKS ROAD ROCWALL, TEXAS 75032 PHONE:

Sandra L. Sinks, (Owner)

**OWNER: COREY D. KNOWLTON** 3453 PR 2558 ROYCE CITY, TEXAS 75189 PHONE:

#### SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

## RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, \_\_\_\_.

Mayor, City of Rockwall

City Secretary

APPROVED

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT BREEZY HILL LANE ADDITION LOTS 1 & 2, BLOCK A 1,007,375 SQ.FT. / 23.13 ACRES JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL. ROCKWALL COUNTY. TEXAS PLANNING & SURVEYING



Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 DFW - Houston - East Texas - Austin - San Antonio www.cbginctx.com

SCALE: 1"=120' / DATE: 2/12/2020 / JOB NO. 1513780-PLAT / DRAWN BY: TO

CASE NO. \_\_\_\_\_





# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.





C1	427.54	320.00 <sup>°</sup> 76°33′03″	S 38°03′47″ E	396.44
		380.00' 26°04'36"	S 63°18'01" E	171.46'
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LINE	BE	ARING		DISTANCE
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L2	S	00°12'44"	W	863.30'
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L9	S	46°14'54"	Ε	201.36'
L10	Ν	00°52'13"	W	69.94'
L11	S	89°00'48"	W	268.29'
L12	Ν	76°20'19"	W	79.01'
L13	Ν	26°57'07"	Ε	264.50'

## OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

Whereas, Corey D. Knowlton, Charles W. Sinks, II and Sandra L. Sinks BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: Being a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas and being a portion of a tract of land conveyed to Corey D. Knowlton by deed recorded in Instrument No. 20150000015377, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles Sinks, II and Sandra Lynn Sinks by deed recorded in Instrument No. 20130000499663, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles W. Sinks, II and wife, Sandra L. Sinks by deed recorded in Instrument No. 2019000000642, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Sinks tract (20130000499663):

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THENCE North 89 degrees 03 minutes 41 seconds East along the South line of said Stubblefield tract, a distance of 236.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 15 minutes 27 seconds East along the South line of said Stubblefield tract, a distance of 314.35 feet to a point for corner;

THENCE South 01 degrees 08 minutes 40 seconds East, a distance of 476.15 feet to a point for corner:

THENCE South 46 degrees 14 minutes 54 seconds East, a distance of 302.62 feet to a point for corner:

THENCE South 35 degrees 13 minutes 22 seconds East, a distance of 140.64 feet to a point for corner:

THENCE South 48 degrees 35 minutes 02 seconds East, a distance of 336.41 feet to a point for corner;

THENCE South 29 degrees 47 minutes 48 seconds East, a distance of 271.03 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 94, Page 318, Deed Records, Rockwall County, Texas, said corner being the Northeast corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 136, Page 110, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 12 minutes 42 seconds West along the North line of said Morris tract (136,110), a distance of 542.27 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Morris tract (136,110);

THENCE South 00 degrees 28 minutes 42 seconds East along the West line of said Morris tract (136,110), a distance of 12.67 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said Sinks tract (20130000499663), from which a "X" found bears, South 88 degrees 28 minutes 53 seconds East, a distance of 0.70 feet for witness:

THENCE South 88 degrees 14 minutes 12 seconds West along the South line of said Sinks tract (20130000499663), a distance of 690.01 feet to the POINT OF BEGINNING and containing 1,007,375 square feet or 23.13 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the BREEZY HILL LANE ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL LANE ADDITION, LOTS 1 & 2, BLOCK A have been notified and sianed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the owner or any other person until the developer and/or owner has complied with all that the corner monuments shown thereon were properly placed under my personal supervision. requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual Dated this the\_\_\_\_\_ day of \_\_\_\_\_. installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications RELEASED FOR REVIEW 2/13/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY of the City of Rockwall: or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis. has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By:\_\_\_\_\_ Corey D. Knowlton, (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Corey D. Knowlton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of\_\_\_\_\_, \_\_\_\_,

By:\_\_\_\_\_

printed name:

Notary Public in and for the State of Texas

Charles W. Sinks, II, (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Sinks, II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of\_\_\_\_\_, \_\_\_\_,

printed name: Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sandra L. Sinks, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of\_\_\_\_\_, \_\_\_\_,

By:\_\_\_\_\_

printed name:

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: CHARLES W. SINKS, II & SANDRA L. SINKS 555 SINKS ROAD ROCWALL, TEXAS 75032 PHONE:

Sandra L. Sinks, (Owner)

**OWNER: COREY D. KNOWLTON** 3453 PR 2558 ROYCE CITY, TEXAS 75189 PHONE:

#### SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Texas Registered Professional Land Surveyor No. 5513

## RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_,

Mayor, City of Rockwall

City Secretary

APPROVED

City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT BREEZY HILL LANE ADDITION LOTS 1 & 2, BLOCK A 1,007,375 SQ.FT. / 23.13 ACRES JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PLANNING & SURVEYING



Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 DFW - Houston - East Texas - Austin - San Antonio www.cbginctx.com

SCALE: 1"=120' / DATE: 2/12/2020 / JOB NO. 1513780-PLAT / DRAWN BY: TO

# **Parcel Map Check Report**

Client:	Prepared by:
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street
Date: 2/14/2020 9:00:43 AM	
Parcel Name: Site 1 - Standard : 1	
Description:	
Process segment order counterclockwise Enable mapcheck across chord: False	: False
North:7,033,822.5839'	East:2,590,027.2387'
10111.7,055,022.5055	Dust.2,570,027.2507
Segment# 1: Line	
Course: S88° 14' 12.30"W	Length: 690.01'
North: 7,033,801.3526'	East: 2,589,337.5555'
Sagmant# 2: Lina	
Segment# 2: Line Course: N0° 39' 15.36"W	Length: 1,291.47'
North: 7,035,092.7384'	East: 2,589,322.8083'
Norm. 7,033,092.7384	East. 2,369,322.0005
Segment# 3: Line	
Course: N89° 03' 41.11"E	Length: 236.07'
North: 7,035,096.6053'	East: 2,589,558.8467'
Segment# 4: Line	
Course: N89° 15' 27.08"E	Length: 314.35'
North: 7,035,100.6788'	East: 2,589,873.1703'
	2
Segment# 5: Line	
Course: S1° 08' 39.66"E	Length: 476.15'
North: 7,034,624.6238'	East: 2,589,882.6796'
Segment# 6: Line	
Course: S46° 14' 53.73"E	Length: 302.62'
North: 7,034,415.3514'	East: 2,590,101.2751'
Segment# 7: Line	
Course: S35° 13' 22.34"E	Length: 140.64'
North: 7,034,300.4605'	East: 2,590,182.3904'
	,
Segment# 8: Line	
Course: S48° 35' 01.78"E	Length: 336.41'

#### 2/14/2020

North: 7,034,077.9174'

Segment# 9: Line Course: S29° 47' 48.32"E North: 7,033,842.7193'

Segment# 10: Line Course: S89° 12' 42.34"W North: 7,033,835.2593'

Segment# 11: Line Course: S0° 28' 42.03"E North: 7,033,822.5898'

Perimeter: 4,613.70' Error Closure: 0.0063 Error North : 0.00582

Precision 1: 732,331.75

Parcel Map Check Report East: 2,590,434.6724'

Length: 271.03' East: 2,590,569.3540'

Length: 542.27' East: 2,590,027.1353'

Length: 12.67' East: 2,590,027.2410'

Area: 1,007,374.75Sq.Ft. Course: N21° 39' 14.38"E East: 0.00231



CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	February 25, 2020
APPLICANT:	Tom Martin; Skorburg Co.
CASE NUMBER:	P2020-008.; Amending Plat for the Gideon Grove Addition

## **SUMMARY**

Consider a request by Tom Martin of the Skorburg Co. on behalf of Tom Lynch of Pacesetter Homes, LLC for the approval of an <u>Amending Plat</u> for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North Addition, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

## PLAT INFORMATION

- ☑ The applicant is requesting approval of an amending plat for the purpose of correcting a scrivener error, which labeled two (2) lots as *Lot 15, Block 1* on the final plat when it was filed on May 3, 2019. This amending plat will correct this mistake by renumbering the lots.
- ☑ The City Council rezoned [*Case No. Z2015-014*] the subject property from an Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] on July 6, 2015. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*]. A final plat [*Case No. P2018-021*] was approved by City Council on July 16, 2018.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Amending Plat* for the *Gideon Grove – North Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

	<b>DEVELOPMENT</b> City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087			PLAN <u>NOTI</u> CITY SIGN DIRE	FF USE ONLY INING & ZONING CASE NO. P2.62.0 E: THE APPLICATION IS NOT CONSIDERED AC UNTIL THE PLANNING DIRECTOR AND CITY E ED BELOW. CTOR OF PLANNING: HUG ENGINEER:	CEPTED BY THE
Please check the appr	opriate box below to indicate t	the type of develo	opment requ	iest [S	SELECT ONLY ONE BOXJ:	
<ul> <li>[] Preliminary Plat (</li> <li>[] Final Plat (\$300.0]</li> <li>[] Replat (\$300.0]</li> <li>[] Amending or Mir</li> <li>[] Plat Reinstateme</li> <li>Site Plan Application</li> <li>[] Site Plan (\$250.0]</li> </ul>	0.00 + \$15.00 Acre) <sup>1</sup> (\$200.00 + \$15.00 Acre) <sup>1</sup> )0 + \$20.00 Acre) <sup>1</sup> + \$20.00 Acre) <sup>1</sup> hor Plat (\$150.00) nt Request (\$100.00)	100.00)	[ ] Zonin [ ] Speci [ ] PD De Other Ap [ ] Tree I [ ] Varian Notes: P: In detern	ng Cha ific Us evelo pplica Remo ince R mining	ation Fees: ange (\$200.00 + \$15.00 Acre) <sup>1</sup> se Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> pment Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> tion Fees: oval (\$75.00) equest (\$100.00) the fee, please use the exact acreage when m For requests on less than one acre, round up	ultiplying by the to one (1) acre.
PROPERTY INFOR	MATION (PLEASE PRINT)					
Address						
Subdivision	Sideon Grove - N	orth			Lot Bloc	k
General Location	John King Blud.	East C	Quail R	Run	Read	
	N AND PLATTING INFORM					
Current Zoning			Current	Use		
Proposed Zoning			Proposed	Use		
Acreage		Lots [Current]			Lots (Proposed)	10
[ ] <u>SITE PLANS AND PL</u> process, and failure t	ATS: By checking this box you acknow	vledge that due to th	ne passage of <u>H</u> the Development	HB316	Z the City no longer has flexibility with reg endar will result in the denial of your case.	ard to its approval
					DNTACT/ORIGINAL SIGNATURES ARE REQU	IRED)
[] Owner Pe	acesetter Homes	LLC			Skorburg Lot Develop m	
Contact Person	omLynch				Tom Martin	
	4400 The Lakes P.	siva.	Addre		8214 Westchester Dr	ive, 5.710
	te. 200					
	flugerville, TX-	18660	City, State & 2	Zip	Dallas, TX 75225	
Phone (E	12) 703-9421		Pho		(214) 888-8847	
E-Mail	lynch 2 pacese	ther nome	om E-M	1ail	tmartin@skorburge	company.com
NOTARY VERIFICA Before me, the undersigned this application to be true as	authority, on this day personally appe	ared Tom	Lync	h	[Owner] the undersigned, who stated th	
cover the cost of this applice that the City of Rockwall (i.	tion, has been paid to the City of Rock e. "City") is authorized and permitted copyrighted information submitted in	wall on this the	day of on contained w application, if s	an vithin such re	ue and correct; and the application fee of \$, UATY, 20 20. By signing this of this application to the public. The City is a production is associated or in response to of IATHLEEN Notary ID #	pplication, I agree so authorized and reauest for public
	Owner's Signature	lynd .			: See Octobe	15, 2022
Notary Public in and	for the State of Texas	1 - 2. 1			My Commission Expires	·On
DEVELOPMENT	APPLICATION + CITY OF ROCKWALL + .	385 SOUTH GOLIAD S	TREET & ROCKS	WALL,	Karlee	

# **City of Rockwall**

**Project Plan Review History** 



Project Name ( Type Subtype	P2020-008 Gideon Grove-North PLAT AMENDING Staff Review		_	OwnerPacesetter Homes, LLCApplicantSkorburg Lot Development, LLC				Applied Approved Closed Expired Status	2/14/2020	КВ	
Site Address		City, State Zi	-								
JOHN KING BLVD		ROCKWALL,	TX 75087						Zoning		
Subdivision		Tract			Block	Lot I	lo	Parcel No	General P	lan	
		1-01				1-01		0013-0000-0001-	01-0R		
Type of Review / Not	es Contact	Sent	Due	Receive	ed	Elapse	d Status		Remarks		
BUILDING	Russell McDowell	2/14/2020	2/21/2020	2/18/2	020	4	APPRO	VED			
M - Label the wi	age 2, "property owner or dth of Lot 28 along the pr	HOA shall be operty lines.			2020	7	СОММ	ENTS			
	0' Visiblility and Sidewalk			ners.							
	earings and distances lab		ie.								
	ot 12 and define the bour										
FIRE	hatching for the detentior Ariana Hargrove		2/21/2020	2/10/2	020	5	APPRO				
		2/14/2020	2/21/2020	2/19/2	.020	5	AFFNU				
GIS	Lance Singleton	2/14/2020	2/21/2020								
PLANNING	David Gonzales	2/14/2020	2/21/2020	2/20/2	2020	6	COMM	ENTS	See com	ments	

Type of Review / Notes Co	ontact
---------------------------	--------

(2/20/2020 2:42 PM DG)

P2020-008; Amending Plat for the Gideon Grove Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of an Amending Plat for the Gideon Grove Subdivision consisting of71 single-family residential lots on a 29.182-acre tract of land identified as Gideon Grove – North, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E Quail Run Road and John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-008) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the General Commercial District Standards of Article V, that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

1.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

1.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.8 Correct Title Block to read as follows: Final Plat GIDEON GROVE – NORTH Being an Amending Plat Correcting a Scrivener Error Being 29.182-Acres Out of The Sterling R. Barnes Survey, Abstract Number 13Lots 1, 2, & 3, Block A City of Rockwall, Rockwall County, Texas 71 Lots & 3 Open Spaces Lots Zoned Planned Development District 77 (PD-77)

M.9 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.10 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 25, 2020.
- 2) City Council meeting will be held on March 2, 2020.

I.11 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



#### OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 20180000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract)as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract)as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod fond at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GIDEON GROVE-NORTH, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the GIDEON GROVE-NORTH a subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by any agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. 7. Property ownershall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

8. No fencing shall be placed	l within or across any drai	nage easement
I (we) further acknowledge that the development v cause of action that I (w	owner or	/or exaction's sent and future f the dedicat

/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order sent and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or the dedication of exactions made herein.

Tom Lynch, President

Pacesetter Homes, LLC

#### STATE OF TEXAS COUNTY OF

Before me, the undersigned authority, on this day personally appeared Tom Lynch known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_\_ day of \_\_\_\_\_ , **2020**.

Notary Public in and for the State of Texas

My Commission Expires

## SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_, 2020.

WILLIAM P. PRICE STATE OF TEXAS R.P.L.S. NO. 3047

REVISION DATE NO 2. 3.

	Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length			
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19			
C2	16.01	319.96	2.87	N1°05'22"E	16.01			
C3	65.96	61.00	61.96	N5°09'11"W	62.80			
C4	55.87	61.00	52.48	N52°04'02"E	53.94			
C5	47.69	61.00	44.79	N79°17'47"W	46.48			
C6	39.27	25.00	90.00	N43°29'00"E	35.36			
C7	5.03	61.00	4.72	S56°23'40"W	5.03			
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17			
C9	73.68	61.00	69.20	N14°06'34"W	69.28			
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80			
C11	39.10	25.00	89.60	S46°42'52"E	35.23			
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41			
C13	35.49	275.00	7.40	N15°26'40"E	35.47			
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17			
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36			
C16	87.50	250.00	20.05	S9°06'56"W	87.05			
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35			
C18	39.51	61.00	37.11	S14° 27' 11"₩	38.82			

PARCEL LINE TABLE							
LINE #	LINE # LENGTH DIRECTION						
L1	27.00'	N37°36'01"W					
L2	25.00'	S51°34'33"W					
L3	27.01'	S37°43'04"E					

**RECOMMENDED FOR FINAL APPROVAL:** 

Planning & Zoning Commission, Chairman Date

**City Secretary** 

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_ . **2020**.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor, City of Rockwall

**City Engineer** 

FINAL PLAT

GIDEON GROVE - NORTH, AMENDED 29.182 ACRES OUT OF THE STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 71 RESIDENTIAL LOTS 3 OPEN SPACE LOTS ZONED PLANNED DEVELOPMENT NO. 77 (PD-77) CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

SURVEY GROUP			17–141	
SURVEYING * CONSULTING * MANAGEMENT			December 23, 2019	
TBPS No. 101733-00			1" — 100'	
1475 HERITAGE PKWY., STE 217         (817) 354-1445           MANSFIELD, TEXAS 76063         surveygroup@att.net		DRAWN BY		
			RP	





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.





#### OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Pacesetter Homes, LLC is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Pacesetter Homes, LLC, by deed as recorded in Instrument No. 20180000010407, Official Public Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, Deed Records, Rockwall County, Texas, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract)as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pass the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract)as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod fond at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GIDEON GROVE-NORTH, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the GIDEON GROVE-NORTH a subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by any agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area. guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

8. No fencing shall be placed within or across any drainage easement.

I (we) further acknowledge that the dedications and/or exaction's made berein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Tom Lynch, President

Pacesetter Homes, LLC

#### STATE OF TEXAS COUNTY OF

Before me, the undersigned authority, on this day personally appeared Tom Lynch known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_\_ day of \_\_\_\_\_ , 2020.

Notary Public in and for the State of Texas

REVISION DATE NO 2. 3.

#### SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_DAY OF \_\_\_\_\_, 2020.

WILLIAM P. PRICE STATE OF TEXAS R.P.L.S. NO. 3047

My Commission Expires

	Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length			
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19			
C2	16.01	319.96	2.87	N1°05'22"E	16.01			
C3	65.96	61.00	61.96	N5°09'11"W	62.80			
C4	55.87	61.00	52.48	N52°04'02"E	53.94			
C5	47.69	61.00	44.79	N79°17'47"W	46.48			
C6	39.27	25.00	90.00	N43°29'00"E	35.36			
C7	5.03	61.00	4.72	S56°23'40"W	5.03			
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17			
C9	73.68	61.00	69.20	N14°06'34"W	69.28			
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80			
C11	39.10	25.00	89.60	S46°42'52"E	35.23			
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41			
C13	35.49	275.00	7.40	N15°26'40"E	35.47			
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17			
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36			
C16	87.50	250.00	20.05	S9°06'56"W	87.05			
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35			
C18	39.51	61.00	37.11	S14° 27' 11"₩	38.82			

PARCEL LINE TABLE							
LINE #	LINE # LENGTH DIRECTION						
L1	27.00'	N37°36'01"W					
L2	25.00'	S51°34'33"W					
L3	27.01'	S37°43'04"E					

**RECOMMENDED FOR FINAL APPROVAL:** 

Planning & Zoning Commission, Chairman Date

**City Secretary** 

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_ . **2020**.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor, City of Rockwall

**City Engineer** 

FINAL PLAT

GIDEON GROVE - NORTH, AMENDED 29.182 ACRES OUT OF THE STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 71 RESIDENTIAL LOTS 3 OPEN SPACE LOTS ZONED PLANNED DEVELOPMENT NO. 77 (PD-77) CASE NO. P2018-021

PREPARATION DATE: DECEMBER, 2019

SHEET: 2 OF 2

SURVEY GROUP			17–141	
SURVEYING * CONSULTING * MANAGEMENT			December 23, 2019	
TBPS No. 101733-00			1" — 100'	
1475 HERITAGE PKWY., STE 217         (817) 354-1445           MANSFIELD, TEXAS 76063         surveygroup@att.net		DRAWN BY		
			RP	



# CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	February 25, 2020
APPLICANT:	Juan J. Vasquez; Vasquez Engineering, LLC
CASE NUMBER:	P2020-009; Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2

## SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of John Hammerbeck and Tony Scalise of Rockway Partners, LLC for the approval of an <u>Conveyance Plat</u> for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive, and take any action necessary.

## PLAT INFORMATION

- ☑ The applicant is requesting the approval of a conveyance plat that will combine Lots 6, 7, & 20, Block A, La Jolla Pointe Addition, Phase 2 into two (2) lots (*i.e. Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2*). The purpose of final plat is to convey ownership of one (1) of the parcels. Although multiple site plans and an SUP have been approved for the subject property, it should be noted that any changes to these plans resulting from changes to the lot lines approved by this conveyance plat will require these cases to be amended. Staff should note, that this is just a conveyance plat and in order to develop the property or apply for a building permit the applicant will first need to apply for a site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- On April 2, 2018, the City Council approved a Specific Use Permit (SUP) [*i.e. Ordinance No. 18-20*] to allow for a *Hotel* with a maximum overall height of 36-feet on the subject property. August 20, 2018, the City Council approved a preliminary plat [*i.e. P2018-023*] for the subject property, which indicated the subject property would be subdivided into six (6) lots. Additionally, in 2018 the Planning and Zoning Commission approved three (3) site plans [*i.e. SP2018-023*, *SP2018-024*, & *SP2018-024*] for the construction of a hotel, medical office building and a general office building.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for preliminary plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the *Conveyance Plat* for *Lots 22 & 23*, *Block A*, *La Jolla Pointe Addition, Phase 2*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Zoning, and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

	385 S. Goliad Street Rockwall, Texas 75087	t	CITY SIGN DIRE	E: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE IED BELOW. CTOR OF PLANNING: ENGINEER:
Please check the appro	opriate box below to indicate the type of develo	opment req	uest [	SELECT ONLY ONE BOX]:
<ul> <li>Final Plat (\$300.00</li> <li>[ ] Replat (\$300.00 +</li> <li>[ ] Amending or Mind</li> <li>[ ] Plat Reinstatement</li> <li>Site Plan Application</li> <li>[ ] Site Plan (\$250.00</li> </ul>	0.00 + \$15.00 Acre) <sup>1</sup> \$200.00 + \$15.00 Acre) <sup>1</sup> 0 + \$20.00 Acre) <sup>1</sup> 49882 \$20.00 Acre) <sup>1</sup> or Plat (\$150.00) nt Request (\$100.00) Fees:	[ ] Zoni [ ] Spec [ ] PD [ Other A [ ] Tree [ ] Vari Notes: <sup>3</sup> : In dete	ing Char cific Us Develo <b>pplica</b> e Remo ance F	<b>Station Fees:</b> ange (\$200.00 + \$15.00 Acre) <sup>1</sup> se Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> opment Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> <b>Stion Fees:</b> oval (\$75.00) Request (\$100.00) g the fee, please use the exact acreage when multiplying by the . For requests on less than one acre, round up to one (1) acre.
		L		
PROPERTY INFORM	MATION [PLEASE PRINT]			
Address La	a Jolla Pointe Drive			
Subdivision L	a Jolla Pointe Addition			Lot 6, 7 & 20 Block A
General Location	a Jolla Point Drive and Carmel C	Circle		
ZONING. SITE PLAT	N AND PLATTING INFORMATION [PLEASI			
Current Zoning			t Use	Vacant
Proposed Zoning N				Commercial
Acreage 9			1 0 5 6	
_				Lots [Proposed] 2
✓ SITE PLANS AND PLA process, and failure to	ATS: By checking this box you acknowledge that due to t o address any of staff's comments by the date provided on	the passage of 1 the Developm	<u>HB316</u> ent Ca	57 the City no longer has flexibility with regard to its approval lendar will result in the denial of your case.
OWNER/APPLICAN	NT/AGENT INFORMATION [PLEASE PRINT/CF	HECK THE PRIN	/IARY C	CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
[]Owner RC	ockway Partners, LLP	🖌 Appli	cant	Vasquez Engineering, L.L.C.
Contact Person JO	hn Hammerbeck & Tony Scalise	Contact Pe	rson	Juan J. Vasquez
Address 90	71 E. Vassar Drive	Add	lress	1919 S. Shiloh Road
				Suite 440
City, State & Zip De	enver, CO 80231	City, State 8	k Zip	Garland, TX 75042
Phone 30	3.283.6961; 214.236.6362	Pł	none	972.278.2948
E-Mail johr	n@elevel.com; tscalise8443@yahoo.com	E-	Mail	jvasquez@vasquezengineering.com
<b>NOTARY VERIFICA</b> Before me, the undersigned this application to be true an	authority, on this day personally appeared	y Sca	USE	[Owner] the undersigned, who stated the information on
cover the cost of this application that the City of Rockwall (i.e.	e. "City") is authorized and permitted to provide informa copyrighted information submitted in conjunction with thi	( day of tion contained is application, i	within if such	32022, 20 $2()$ By signing this application, I agree
Notary Public in and f	Owner's Signature & Jenhory See	live		My Commission Expires 08/24/2022

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727

	DEVELOPMENT APPLICATION City of Rockwall Planning and Zoning Department 385 5. Goliad Street Rockwall, Texas 75087	TAY USE ONLY     TANDING & ZONANG CASE NO.     MOZE THE WANGARD AS YOU CONSIGNED ACCEPTED BY     THE     CITY UNDER THE INAMINAND DIRECTOR AND CITY ENGINEER HAVE     SOMED BILD AY     DIRECTOR OF PLANNING:     CITY ENGINEER:
Please check the ap	propriete bas below to indicate the type of developmen	t request [SELECT ONLY ONE BOX]
Pretiminary PL     Fnut Pret (S30)     Fnut Pret (S30)     Regilar (S300)     Amending or 8     Plat Relivation     Site Plan Applicat     Site Plan Applicat     Site Plan (S25)	100.00 + 515.00 Acre) 1 [ [ ] 0.00 + 510.00 + 515.00 Acre) 1 [ ] 0.00 + 510.00 + 510.00 Acre) 1 [ ] 0.00 + 510.00 Acre) 1 [ ] 0.00 + 510.00 Acre) 1 [ ] 0.00 + 510.00 Acre) 1 [ ] 100 Acre) 1 [ ] 10	Initing AppElacition Fees: [Zoning (ES200.00 + \$15.00.4cm) 1 [Sourch (sub Review (\$200.00 + \$15.00.4cm) 1 [PD Development Pana (\$200.01 + \$15.00.4cm) 1 PD Development Pana (\$200.01 + \$15.00.4cm) 1 Pres Review (\$75.00) [Yariance Review (\$55.00) [Yariance Review (\$55.00) (Yariance Rev
PROPERTY INFO	RMATION (PLEASE PRINT)	
Achdress.	La Jolla Pointe Drive	
Subdivision	La Jolla Pointe Addition	Lot 0.7&20 Block A
General Location	La Jolla Point Drive and Carmel Circle	
ZONING, SITE PI	LAN AND PLATTING INFORMATION (PLEASE PRINT	
Current Zoning	C	urrent Use Vacant
Proposed Zoning	NA Pro	posed Use Commercial
Actionet	9.941 Lats [Current] 3	tats (Proposed) 2
E STE PLANS AND		inge of estimate the City no integer has theatility with repart to its approach
	ANT/AGENT INFORMATION PLEASE PRINT/CRECK TH	
[ ] Owner	AKSHAR 10, LLC	Applicant Vasquez Engineering, L.L.C.
Contact Person	DR VORA Cont	act Person Juan J. Vasquez
Address	2402 Pathway	Address 1919 S. Shiloh Road
2	508 Sam Schul RD	
City, State & Zo		inte & Zip Garland, TX 75042
Photos	70003.76092	
E-Mail		t-4166 jvasquez@vasquezengineering.com
Bofore me, the undersig	CATION (RESILIERS) (The day personally appeared Shailesh	
"I beneby centify that I at Other the cost of the app that the Oity of Rockwal	is and certified the tollowing: In the owner for the purpose of this application, of information works in the owner for the purpose of this application, of information works if $k = 100^{-1}$ is addinated and semither to provide aformation can be used and semitted in consumction with this applic is accurately be in this the <u>1</u> day of <u>Eeb</u> 2	tained within this activities to the phile. The phy a cho authorized and
	and stand SCVM	
Notory Public in o	and for the state of Tenns AA2: 5 Tom Cone	My Commitsion Explines (0.24.2022
DEVELOPM	INT APPLICATION	- 402(xwa), 1x 7587 - (P) (872) 772 7581 - (P) (872) 773 7787

# **City of Rockwall**

## Project Plan Review History



Project Number Project Name Type Subtype Status	P2020-009 Lots 20R-21R, Block A of La J <b>Abaï</b> tion FINAL P&Z HEARING	olla Pointe	Owner Applicant	John Hamr Juan J. Vas			Applied Approved Closed Expired Status	2/20/2020 2/20/2020	AG DG
Site Address		City, State Zip ,					Zoning		
Subdivision		Tract		Block	Lot No	Parcel No	General Pla	n	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	2/20/2020	2/27/2020	2/20/2020	APPROVED	
ENGINEERING	Sarah Johnston	2/20/2020	2/27/2020	2/21/2020	1 APPROVED	Must meet Standards of Design
FIRE	Ariana Hargrove	2/20/2020	2/27/2020			
GIS	Lance Singleton	2/20/2020	2/27/2020			
PLANNING	David Gonzales	2/20/2020	2/27/2020	2/20/2020	COMMENTS	See comments

Type of Review / Notes Contact	Type of Review / Notes Contact	
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(2/20/2020 4:19 PM DG)

P2020-009; Conveyance Plat for the Vora Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of an Conveyance Plat for Lots22 & 23, Block A, La Jolla Pointe Addition, Phase 2 being a 9.941-acre tract of land identified as Lots 6, 7 & 20, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated south of the intersection of Carmel Circle and Laguna Drive.

Received

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-009) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the General Commercial District Standards of Article V, that are applicable to the subject property.

I.5 The final/conveyance plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.6 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

1.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.8 Remove the current language under General Notes on page3 (i.e. "It shall be the policy of the City of"...) and add the following language under General Notes and place on Page 1 of theplat;

1) This Final Plat is for conveyance purposes only and not for the development of the subject property.

2) A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.

M.9 Correct Title Block to read as follows: Final Plat Being a Conveyance Plat Establishing a property boundary for Two (2) Lots Totaling 9.941-Acres known as Lot 22, Block A, La Jolla Pointe Addition, Phase 2 and being 4.284-Acres and Lot 23, Block A, La Jolla Pointe Addition, Phase 2 and being 5.657-Acres

Type of Review	/ Notes	Contact	
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Sent Due

Received Elapsed Status

Remarks

Being a replat of Lots 6, 7, & 20, Block A, La Jolla Pointe Addition, Phase 2 City of Rockwall, Rockwall County, Texas

M.10 Change the Lot Numbers on the plat to "Lot 22 & Lot 23", the City uses lot sequencing and not does not identify replatted lots with an "R". Additionally, change the lot numbers if they appear anywhere else on the plat (i.e. Certificate of Approval, Owners Certificate, Title Block, etc.).

M.11 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing

I.12 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 25, 2020.
- 2) City Council meeting will be held on March 2, 2020.

I.13 Although this item will be on the Consent Agenda, staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.





#### City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.






#### OWNER'S CERTIFICATION

WHEREAS AKSHAR 10, LLC. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the William Blevins Survey, Abstract No. 9, and the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land to Akshar 10, LLC, by deed recorded in Instrument Number 20180000018030, Official Public Records, Rockwall County, Texas, and being the remainder of that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Volume 2625, Page 145, Deed Records, Rockwall County, Texas, and being all of Lot 20, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20180000018728, Official Public Records, Rockwall County, Texas, and being all of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 255-256, Plat Records, Rockwall County, Texas, and being all of Lot 7, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131-132, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in the intersection of La Jolla Pointe Drive (60 foot right-of-way) and Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 6 and said La Jolla Pointe Drive as follows:

North 49 deg. 43 min. 05 sec. East, a distance of 270.85 feet to a point for the beginning of a curve to the right, having a radius of 270.00 feet and a delta angle of 84 deg. 48 min. 08 sec.;

Along said curve to the right, an arc distance of 399.62 feet and a chord bearing and distance of South 87 deg. 52 min. 51 sec. East, 364.13 feet to a point for angle point;

South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a point for the beginning of a curve to the right, having a radius of 170.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said curve to the right, an arc distance of 146.75 feet and a chord bearing and distance of South 20 deg. 45 min.

02 sec. East, 142.23 feet to a point for the beginning of a reverse curve to the left, having a radius of 230.00 feet and a delta angle of 49 deg. 27 min. 30 sec.;

Along said reverse curve to the left, an arc distance of 198.54 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 192.43 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a point for the most easterly corner of said Lot 6, same

being in the intersection of said La Jolla Pointe Drive and Ridge Road (FM 740) (variable width right-of-way);

THENCE South 31 deg. 45 min. 06 sec. West, along the common line of said Lot 6 and said Ridge Road, a distance of 16.55 feet to a point for corner, same being in the northeasterly line of Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 6 and said Village One as follows:

North 56 deg. 44 min. 36 sec. West, a distance of 158.98 feet to a point for internal corner, same being the north corner of said Village One;

South 32 deg. 44 min. 34 sec. West, a distance of 54.85 feet to a point for internal corner, same being the west corner of said Village One;

South 46 deg. 20 min. 58 sec. East, a distance of 21.00 feet to a point for corner, same being the norther corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 222, Plat Records, Rockwall County, Texas;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 6 and said David Hogg Subdivision, passing the west corner of said David Hogg Subdivision, same being the north corner of Richard Harris Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 224, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Richard Harris Subdivision, passing the west corner of said Richard Harris Subdivision, same being the north corner of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 371, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Lot 1, Block 1, Waffle House Addition, passing the south corner of said Lot 6, same being the southeast corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, Waffle House Addition, passing the northwest corner of said Lot 1, Block 1, Waffle House Addition, same being the north corner of Lot 1, Block 1, HOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, IHOP No. 9448 Addition, passing the south corner of said Lot 7, same being the east corner of aforesaid Lot 20, and continuing along the common line of said Lot 20 and said Lot 1, Block 1, IHOP No. 9448 Addition, a total distance of 598.53 feet to a point for corner, same being the west corner of said Lot 1, Block 1, IHOP No. 9448 Addition, same being the north corner of Lot 1, Block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 229-230, Plat Records, Rockwall County, Texas;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 20 and said Lot 1, Block 1, Steak 'N Shake Addition, a distance of 5.65 feet to a point for the south corner of said Lot 20, same being the most easterly corner of Lot 19. said Block A. La Jolla Pointe Addition (Instrument Number 20180000018728):

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 20 and said Lot 19, a distance of 397.10 feet to a point for the most westerly corner of said Lot 20, same being the most northerly corner of said Lot 19, same being in the southerly right-of-way line of aforesaid Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 20 and said Carmel Circle as follows: North 37 deg. 06 min. 28 sec. East, a distance of 73.18 feet to a point for angle point; North 49 deg. 43 min. 05 sec. East, passing the most northerly corner of said Lot 20, same being the most westerly corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Carmel Drive, a total distance of 197.76 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 58.00 feet and a delta anale of 207 deg. 41 min. 54 sec.;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 7 and said Carmel Drive, passing a northerly corner of said Lot 7, same being a southwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Carmel Circle, a total arc distance of 210.25 feet and a chord bearing and distance of North 04 deg. 43 min. 02 sec. East, 112.63 feet to a point for corner:

THENCE North 40 deg. 16 min. 55 sec. West, continuing along the common line of said Lot 6 and said Carmel Circle, a distance of 169.92 feet to a point for the most westerly6 northwest corner of said Lot 6, same being the south end of aforesaid corner clip in the intersection of La Jolla Pointe Drive and Carmel Circle;

THENCE North 04 deg. 43 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 433,012 square feet or 9.941 acres of computed land, more or less.

GENERAL NOTE It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

STATE OF TEXAS~~ COUNTY OF ROCKWALL~~

I the undersigned owner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE **ADDITION** have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;~~~

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.~~~ 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.~~~ 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.~~~ 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.~~~

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.~~ 6. All detention and drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and autter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or~Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein. 8. Non standard street signs, poles and fixtures to be maintained by Home Owner's

Association.

AKSHAR 10, LLC

#### BY:

STATE OF TEXAS: COUNTY OF \_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER (LOT 21R): AKSHAR 10, LLC 2402 PATHWAY EL DORADO, AR 71730 CONTACT: DR. VORA

OWNER (LOT 20R): ROCKWAY PARTNÉRS. LLP 9071 E VASSAR DRIVE DENVER, CO 80231 CONTACT: JOHN HAMMERBECK

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: ~~

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ROCKWAY PARTNERS. LLP

By: JOHN HAMMERBECK

STATE OF COLORADO:

COUNTY OF \_\_\_\_\_: BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Hammerbeck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

#### SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

Date

## PRELIMINARY-FOR REVIEW ONLY 02/17/2020

Timothy R. Mankin Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED.

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

City Secretary

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor, City of Rockwall

City Engineer

# CONVAYANCE PLAT LA JOLLA POINTE ADDITION LOTS 20R-21R, BLOCK A

BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOT 6, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET F, PAGE 255-256 AND LOT 7, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 131-132 AND LOT 20, BLOCK A LA JOLLA POINTE ADDITION INSTRUMENT NUMBER 2018000018728 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FEBRUARY 2020

	CAS	SE NO. I	P2020-	
ENGINEER:	JOB NO .:	17-0919FP	PEISER & MANKIN SURVEYING, I	
	DATE:	02/13/2020	www.peisersurveying.com	SHE
VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042	REV:		P <sub>MS</sub> SOUTHLAKE, TEXAS 76092 RESIDENTIAL	exas 3 ociety of rofessional urveyors OF
972–278–2948 TELE 972–271–1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.	SCALE: DRAWN:	1" = 50' T.R.M.	MORTGAGE	3 nce 1977

Project Plan Review History



Project Number Project Name Type Subtype Status	Z2020-001 844 ZION HILL CIRCLE ZONING REZONE Staff Review		Own Appli	•	IOATE, DAVII IRIS KEHRER	D E ET UX		Applied Approved Closed Expired Status	2/13/2020	AG
Site Address 844 ZION HILL CI	ID	City, State Zi	•					Zoning		
844 ZION HILL CI	IN	ROCKWALL,	17/2007					Zoning		
Subdivision		Tract		Ble	ock Lot	No	Parcel No	General Pla	n	
ZION ADDITION		8		В	8		5360-000B-0008-00-0F	3		
Type of Review / N	Notes Contact	Sent	Due	Received	Elaps	ed Status		Remarks		
Building Inspection (2/18/2020 4:	ons De Russell McDowell	Sent 2/18/2020	Due	<b>Received</b> 2/18/202		ed Status APPROVI	ED	Remarks		
Building Inspection (2/18/2020 4: Will have to ti ENGINEERING	ons Dr Russell McDowell 28 PM RMC) ie roof to main structure. Sarah Johnston			2/18/202	)	APPROVI		Remarks See Note		
Building Inspection (2/18/2020 4: Will have to ti ENGINEERING (2/21/2020 11)	ons Dr Russell McDowell 28 PM RMC) ie roof to main structure. Sarah Johnston	2/18/2020 2/13/2020	2/20/2020	2/18/202 2/21/202	) 8 (1	APPROVI	ED			
Building Inspection (2/18/2020 4: Will have to ti ENGINEERING (2/21/2020 11)	ons Dr Russell McDowell 28 PM RMC) ie roof to main structure. Sarah Johnston 1:16 AM SJ)	2/18/2020 2/13/2020 r stating that the	2/20/2020	2/18/202 2/21/202 building car	) ) 8 ) be added t	APPROVI APPROVI o the existin	ED g septic system on site.			

Type of Review	/ Notes	Contact
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(2/20/2020 6:40 PM DG)

Z2020-001; Change of Zoning from AG to SF-1 – 844 Zion Hill Circle

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a Zoning Change from an Agricultural(AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 844 Zion Hill Circle.

Received

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-001) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article IV & Article V that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by March3, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on March 10, 2020.

1.6 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on March 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2020 Planning & Zoning Meeting.

1.7 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on February 25, 2020.

2) Planning & Zoning Public Hearing meetingwill be held on March 10, 2020.

3) City Council Public Hearing will be held on March 16, 2020. (1st Reading of Ordinance)

4) City Council meeting will be held on April 6, 2020. (2nd Reading of Ordinance)

1.8 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning and City Council meetings will be held in the

City's Council Chambers. These meeting are scheduled to begin at 6:00 p.m.

	<b>DEVELOPMENT APPLICA</b> City of Rockwall Planning and Zoning Departmen 385 S. Goliad Street Rockwall, Texas 75087	t	STAFF USE ONLY PLANNING & ZONING CASE NO. 7200-00 <u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW. DIRECTOR OF PLANNING: CITY ENGINEER:
Platting Application [] Master Plat (\$10 [] Preliminary Plat [] Final Plat (\$300.00 [] Replat (\$300.00 [] Amending or Mii [] Plat Reinstateme Site Plan Applicatio [] Site Plan (\$250.00 ]] Site Plan	00.00 + \$15.00 Acre) <sup>1</sup> (\$200.00 + \$15.00 Acre) <sup>1</sup> 00 + \$20.00 Acre) <sup>1</sup> + \$20.00 Acre) <sup>1</sup> nor Plat (\$150.00) ent Request (\$100.00) <i>n Fees:</i>	Zoning [1] Zon [] Spe [] PD Other A [] Tre [] Var Notes: 1: In dete	quest [SELECT ONLY ONE BOX]: Application Fees: ning Change (\$200.00 + \$15.00 Acre) 1 ecific Use Permit (\$200.00 + \$15.00 Acre) 1 Development Plans (\$200.00 + \$15.00 Acre) 1 Application Fees: the Removal (\$75.00) riance Request (\$100.00) ermining the fee, please use the exact acreage when multiplying by the namount. For requests on less than one acre, round up to one (1) acre.
Address Subdivision	RMATION [PLEASE PRINT] 844 Zion Hill Circle Zion Hill Near Hwy 66; CR 35		Lot 8 Block B
ZONING, SITE PLA	AN AND PLATTING INFORMATION [PLEAS	E PRINT]	
Current Zoning	Agricultural	Currer	nt Use Residential Private
Proposed Zoning	SF-1	Propose	ed Use Residential Private
Acreage	Lots [Current]		Lots [Proposed]
[] <u>SITE PLANS AND P</u>	LATS: By checking this box you acknowledge that due to	the passage o	of <u>HB3167</u> the City no longer has flexibility with regard to its approval
	to address any of staff's comments by the date provided of		
	NT/AGENT INFORMATION [PLEASE PRINT/C	/	
	David Choate		licant Titan Contractors
Contact Person	Chris Kehrer	Contact Pe	Chiris peri
Address	844 Zion Hill Circle	Ade	dress 410 Normandy LN
Phone •	Reckwall, TX 75087 214-869-3318 Alertdrained Yahue. com	Р	& Zip Heath, TX 75032 Phone 214-900-2517 -Mail Chrisd Titan contractors. Net
<b>NOTARY VERIFIC</b> Before me, the undersigne	1. 1997년 - 1997 1992년 - 1997	t Cha	CTC [Owner] the undersigned, who stated the information on
"I hereby certify that I am cover the cost of this appli that the City of Rockwall (	the owner for the purpose of this application; all informatio cation, has been paid to the City of Rockwall on this the (i.e. "City") is authorized and permitted to provide informa y copyrighted information submitted in conjunction with th	day of tion contained	erein is true and correct; and the application fee of $\frac{215}{215}$ , to 2020. By signing this application, I agree d within this application to the public. The City is also authorized and if such reproduction is associated or in response to a request for public 1000000000000000000000000000000000000
			Comm. Expires 11-10-2021
	Owner's Signature	OBX	Notary ID 131347586
Notary Public in an	d for the State of Texas	AL	My Commission Expires // - 10 - 21
DEVELOPMEN	TAPPLICATION CITY OF ROCKWALL • 385 SOUTH GOL	STREET . RO	CKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.



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:Z2020-001Case Name:Zoning Change AG to SF-1Case Type:ZoningZoning:AGCase Address:844 Zion Hill Circle



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745



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:Z2020-001Case Name:Zoning Change AG to SF-1Case Type:ZoningZoning:AGCase Address:844 Zion Hill Circle

Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT CORNELIUS ROCKWALL, TX 75087

CURRENT RESIDENT ZION HILLS ROCKWALL, TX 75087

WEYGANDT DIANE M AND MEGAN WOOD 1424 N FM 3549 STODGHILL ROAD ROCKWALL, TX 75087

> CURRENT RESIDENT 2185 WILLIAMS ROCKWALL, TX 75087

> CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

**ROCKWALL BIBLE CHURCH** 801 ZION HILL CIR ROCKWALL, TX 75087

LE THAO THI PHUONG HONG 813 ZION HILL CIR ROCKWALL, TX 75087

**MILLER CHARLES E & BETTY M** 821 ZION HILL CIR ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL 841 ZION HILL CIR ROCKWALL, TX 75087

**BROWN DAVID C & LINDA K** 852 ZION HILL CIR ROCKWALL, TX 75087

CURRENT RESIDENT HWY66 ROCKWALL, TX 75087

CURRENT RESIDENT 1398 FM3549 STODGHILL ROCKWALL, TX 75087

**BROWN JEFFREY C & LISA** 1452 FM 3549 STODGHILL RD ROCKWALL, TX 75087

> CURRENT RESIDENT 2860 HWY66 ROCKWALL, TX 75087

KEMP MARY CAYCE ERSKINE WILLIAMS 4501 EDMONDSON AVE DALLAS, TX 75205

WHITE CHRISTOPHER AND CLAUDIA 804 ZION HILL CIR ROCKWALL, TX 75087

> CODY OLIVIA L & STEPHEN H 817 ZION HILL CIR ROCKWALL, TX 75087

844 ZION HILL CIR ROCKWALL, TX 75087

CURRENT RESIDENT 853 ZION HILL ROCKWALL, TX 75087

CURRENT RESIDENT ZION HILL ROCKWALL, TX 75087

CURRENT RESIDENT 1424 FM3549 STODGHILL ROCKWALL, TX 75087

VECELLIO FRANCIS 1470 S JOHN KING BLVD #3210 ROCKWALL, TX 75032

TA LAND HOLDINGS LLC 2897 STATE HIGHWAY 66 ROCKWALL, TX 75087

LAKE RAY HUBBARD BIBLE CHURCH INC 801 ZION HILL CIR ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A 812 ZION HILL CIR ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA 820 ZION HILL CIR ROCKWALL, TX 75087

**MURPHY ROCKY SR & DEBRA J** 837 ZION HILL CIR ROCKWALL, TX 75087

AKARD DANNY AND CATHY 845 ZION HILL CIR ROCKWALL, TX 75087

> WOODY JESSYE JEAN PO BOX 315 FATE, TX 75132

CURRENT RESIDENT 825 ZION HILL ROCKWALL, TX 75087

CHOATE DAVID E ET UX

WOODY JESSYE JEAN PO BOX 315 FATE, TX 75132 LAKE RAY HUBBARD CHURCH PO BOX 698 ROCKWALL, TX 75087 HARLE REUBIN E PO BOX 912 ROCKWALL, TX 75087





checke checke ond/or unidor Jinuncer TERLINE -563-3127 ACE FOR THE COUNT ISSUED DATE 7-29-13 DRAWN BY CENTERLINE REVISIONS сорчяюнт 2013 РР 3 ог 3

#### FRONT ELEVATION



**REAR ELEVATION** 



#### **RIGHT ELEVATION**



LEFT ELEVATION



#### SURROUNDING NEIGHBORS





SURROUNDING NEIGHBORS





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0

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N

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN

Bob D. Brown Land Surveyor 302 ... sk Rockwall, Texas 75087 1 2 SCALE: 3.0 Hockwall 722-3036 Dallas 226-7522 DATE: 3-10-79 NF Registered Public Surveyor RE-SURVEY: CHECKED DRAWN Nº 13 C SU 111

#### CITY OF ROCKWALL

#### ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF **ROCKWALL.** TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK B, ZION HILL ADDITION, CITY OF ROCKWALL, **ROCKWALL COUNTY, TEXAS, ADDRESSED AS 844 ZION HILL** CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Chris Kehrer of Titan Contractors on behalf of the owner David Choate for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 844 Zion Hill Circle and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

# NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

**SECTION 1.** That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District.

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family 1 (SF-1) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF APRIL, 2020.

 ATTEST:
 Jim Pruitt, Mayor

 Kristy Cole, City Secretary

 APPROVED AS TO FORM:

 Frank J. Garza, City Attorney

 1st Reading: March 16, 2020

 2nd Reading: April 6, 2020

Z2020-001: Zoning Change (AG to SF-1) Ordinance No. 20-XX; Page | 2

#### Exhibit 'A' Zoning Exhibit

<u>Address:</u> 844 Zion Hill Circle <u>Legal Description:</u> Lot 8, Block B, Zion Hill Addition



Z2020-001: Zoning Change (AG to SF-1) Ordinance No. 20-XX; Page | 3

City of Rockwall, Texas

#### Exhibit 'B' Survey

	SURVEY PLAT	
Г	TO ALL PARTIES INTERESTED IN PREMISES SURVEYED	
	TO ALL PARTIES INTERESTED IN PREMISES SURVEILED. This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.	
	Lion Hills Fircle in the Cay of _ounty of Rockwall _, being described	
	as follows: Block No, City Block No	
	Lot No.	
1		
	Texas, according to the plat thereof recorded in vol represented in vol	
1	Map Deed Records of	
-	10 212.64 Contrary comp	
-		
	m O	
194		
-0	us start are at a start and start and start and start and start are at a start and sta	
57	134 LOT & BLOCK B	
	A ZION HILLS CHILLS	
	212.64 y s with ty d out of	
	TION HILLS CIRCLE	
	ZION HILLS CIRCLE	
Car and the	interest of a Leonardia Contractor	
		01
	the second determined by survey, the lines and	0
	The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of asid property being as indicated by the plat; the size, location, and type of buildings and improvements dimensions of asid property being as indicated by the plat; the size of the property, set back from property lines the distances	- 0
	dimensions of said property being as indicated by the plat, the size, location, and by the property lines the distances are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.	0 8
		7 5
	THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN	14
	Bob D. Brown Land Surveyor BCALE:	
	DATE: Hockwall 722-3036 Dallas 226-7522	
	DRAWN CHECKED	
	DRAWN CHECKED	
	10 13 marter	
	C SUNAL OF	



### Project Plan Review History

Project Number Project Name Type Subtype Status	Z2020-002 702 Parks Avenue ZONING SUP P&Z HEARING		Own Appli		e Baez			Applied Approved Closed Expired Status	2/14/2020 2/21/2020	AG DG
Site Address 702 PARKS AVE		<b>City, State Zi</b> ROCKWALL,	•					Zoning		
Subdivision FOREE		<b>Tract</b> 7,8,9		<b>Bloc</b> D	c Lot N 7,8,9	-	Parcel No 3710-000D-0008-00-0	<b>General Pla</b> R	in	
Type of Review / N		Sent	Due	Received	Elapsed	d Status		Remarks		
Type of Review / N BUILDING	lotes Contact Russell McDowell	Sent 2/14/2020		Received 2/19/2020	Elapsed 5	d Status APPROVE	D	Remarks		
BUILDING ENGINEERING (2/21/2020 11 I - Will need en sheet.	Russell McDowell Sarah Johnston L:11 AM SJ) ngineered culvert design fo	2/14/2020 2/14/2020	2/21/2020 2/21/2020	2/19/2020 2/21/2020	5	APPROVE APPROVE	D	See Comm		nd profile
BUILDING ENGINEERING (2/21/2020 11 I - Will need en sheet. I - Driveway is	Russell McDowell Sarah Johnston L:11 AM SJ)	2/14/2020 2/14/2020 or driveway. Min	2/21/2020 2/21/2020 imum size is	2/19/2020 2/21/2020 18" RCP pipe	5 7 Will need ti	APPROVE APPROVE he drainage	D	See Comm		nd profile
BUILDING ENGINEERING (2/21/2020 11 I - Will need en sheet. I - Driveway is	Russell McDowell Sarah Johnston L:11 AM SJ) ngineered culvert design fo required to be concrete.	2/14/2020 2/14/2020 or driveway. Mini	2/21/2020 2/21/2020 imum size is	2/19/2020 2/21/2020 18" RCP pipe is supposed a	5 7 Will need ti	APPROVE APPROVE he drainage	D e area map, culvert sizin	See Comm		nd profile

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status
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(2/20/2020 8:24 PM DG)

Z2020-002; SUP for Residential Infill in Established Subdivision-702 Parks Avenue

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a singlefamily home on a 0.161-acre parcel of land identified as Lot 8, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 702 Parks Avenue.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-002) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article IV & Article V that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by March3, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on March 10, 2020.

M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations

1) The subject property shall generally conform to the Plot Plan as depicted in Exhibit 'B' of the draft ordinance; and,

2) The subject property shall generally conform to the Building Elevations as depicted in Exhibit'C' of the draft ordinance.

3) Upon obtaining a building permit for the subject property and upon approval of the final inspection by the Building Inspections Department of the City of Rockwall, this Specific Use Permit shall expire on the effective date of said final inspection

1.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on March3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March10, 2020 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 25, 2020.
- 2) Planning & Zoning Public Hearing meeting will be held on March 10, 2020.
- 3) City Council Public Hearing will be held on March 16, 2020. (1st Reading of Ordinance)
- 4) City Council meeting will be held on April 6, 2020. (2nd Reading of Ordinance)

1.9 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning and City Council meetings will be held in the

City's Council Chambers. These meeting are scheduled to begin at 6:00 p.m.



**Platting Application Fees:** 

Site Plan Application Fees:

[] Master Plat (\$100.00 + \$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)

[ ] Site Plan (\$250.00 + \$20.00 Acre) 1

[ ] Plat Reinstatement Request (\$100.00)

[ ] Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

[ ] Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>

### **DEVELOPMENT APPLICATION**

**City of Rockwall Planning and Zoning Department** 385 S. Goliad Street Rockwall, Texas 75087

#### STAFF USE ONLY -

PLANNING & ZONING CASE NO. 22020 - 002

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]:

#### **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 (\$100.00)

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.

<b>PROPERTY INFO</b>	RMATION [PLEASE PRINT]			ACT 1	
Address	TOL PARS AVE Forces Addition	form all	14 12	וסע	
Subdivision	Forees Addition	V11.12 F	9 208	Lot 🔗	Block D
General Location	Parks Ave				
ZONING, SITE PL	AN AND PLATTING INFO	RMATION [PLEASE	PRINT]		
Current Zoning	figidential	SF-7	Current Use	PlS, dentral	
Proposed Zoning			Proposed Use	fesidential	
Acreage	0.16	Lots [Current]		Lots [Proposed]	0.16
SITE PLANS AND process, and failu	<b>PLATS:</b> By checking this box you ackn re to address any of staff's comments i	nowledge that due to the by the date provided on t	e passage of <u>HB316</u> the Development Cal	<u>7</u> the City no longer has flexibilit endar will result in the denial of y	y with regard to its approval our case.
OWNER/APPLIC	ANT/AGENT INFORMATIO	ON [PLEASE PRINT/CHI	ECK THE PRIMARY C	ONTACT/ORIGINAL SIGNATURES	ARE REQUIRED]
[ ] Owner			M] Applicant	Rese bacz 1025. Goliad	
Contact Person				1025. Goliad	st#108
Address			Address	*	
City, State & Zip			City State 9. 7in	FOCKWALL TX	15197
Phone			Phone	pulpulle if	1000 /
E-Mail				rbacz@trita	nac. Com
NOTARY VERIFIC Before me, the undersig	CATION [REQUIRED] Ined authority, on this day personally a ue and certified the following:		33	[Owner] the undersigned, wh	
	m the owner for the purpose of this app plication, has been paid to the City of R		submitted herein is t	true and correct; and the applicat.	ion fee of \$, to igning 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." day of FEBLU ARY, 20 20.

Given under my hand and seal of office on this the  $\_$ 

**Owner's Signature** 

Notary Public in and for the State of Texas

**DEVELOPMENT APPLICATION** 







#### City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (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.





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:Z2020-002Case Name:SUP for 702 Parks AveCase Type:Specific Use PermitZoning:SF-7Case Address:702 Parks Ave.



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745

**City of Rockwall** The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor Planning & Zoning Department provide timely and accurate information, we make no to guarantees. The City of Rockwall makes no warranty, express 385 S. Goliad Street or implied, including warranties of merchantability and fitness for a Rockwall, Texas 75087 particular purpose. Use of the information is the sole responsibility of (P): (972) 771-7745 the user. (W): www.rockwall.com **Feet** MILLE **200** HEATH AUSTIN PARKS CLARK NASH CORNELIA 

LILLIAN Legend 🗾 Subject Property 📴 WILLIAMS 500' Buffer **Notified Parcels** 

Case Number:Z2020-002Case Name:SUP for 702 Parks Ave.Case Type:Specific Use PermitZoning:SF-7Case Address:702 Parks Ave.



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745 CURRENT RESIDENT EHEATH ROCKWALL, TX 75087

SILVA MANUEL 1041 E FM 552 ROCKWALL, TX 75087

SABRSULA MELISSA 1571 ANNA CADR RD ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP A TEXAS LTD PARTNERSHIP 210 GLENN AVE ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS 2140 AIRPORT RD ROCKWALL, TX 75087

> GLASS JERRY R 301 MEADOWDALE DR ROCKWALL, TX 75087

CURRENT RESIDENT 403EHEATH ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D 500 E HEATH ST ROCKWALL, TX 75087

> BARNETT GEORGE S 502 CORNELIA ST ROCKWALL, TX 75087

> CURRENT RESIDENT 503 LILLIAN ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B 101 JOE WHITE ST ROCKWALL, TX 75087

> CURRENT RESIDENT 105 JOE WHITE ROCKWALL, TX 75087

KENNEDY HAYLEY 201 CHAMPION DR WYLIE, TX 75095

HARRIS RICHARD D & JUDY A 210 GLENN AVE ROCKWALL, TX 75087

> PARK ALLEN 2301 LAFAYETTE DR HEATH, TX 75032

ZYLKA JOE AND BONNIE 3021 RIDGE RD STE A-66 ROCKWALL, TX 75032

CURRENT RESIDENT 405EHEATH ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M 501 CORNELIA ST ROCKWALL, TX 75087

> MCINTIRE J M & ERLINDA 502 E HEATH ST ROCKWALL, TX 75087

CURRENT RESIDENT 504 CORNELIA ROCKWALL, TX 75087 CURRENT RESIDENT 103 JOE WHITE ROCKWALL, TX 75087

BREWER SHERI RENEE 119 SUNRISE VISTA WAY PONTE VEDRA, FL 32081

RIPSTOP PROPERTIES LLC 205 S CLARK STREET ROCKWALL, TX 75087

REDDEN POLLY PEOPLES 213 SOVEREIGN CT ROCKWALL, TX 75032

KAUFMANN EVAN J 2312 BAHAMA RD AUSTIN, TX 78733

VANHORN PENNI AND JOE ZYLKA AND BONNIE ZYLKA 3021 RIDGE RD STE A-66 ROCKWALL, TX 75032

> HODGES PATRICK L 481 ARCADIA WAY ROCKWALL, TX 75087

GREENAWALT PATRICK ALAN 501 LILLIAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 503 CORNELIA ROCKWALL, TX 75087

> TANTON MELVIN V JR 504 E HEATH ST ROCKWALL, TX 75087

EIMER THOMAS R AND NIC

ALSOBROOK HAROLD DAVID JR **505 CARRIAGE TRAIL** ROCKWALL, TX 75087

> DAVIS JUDY 505 NASH ST ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE 506 LILLIAN ST ROCKWALL, TX 75087

> **TOLMAN BROOKS** 507 PARKS AVE ROCKWALL, TX 75087

> DOROTIK DAVID W **509 PARKS AVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 510 PARKS ROCKWALL, TX 75087

DENNIS KIMBERLY 513 E HEATH ST ROCKWALL, TX 75087

CURRENT RESIDENT 601EHEATH ROCKWALL, TX 75087

SUTTON JUDITH A 603 E HEATH ST ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA 605 NASH ST ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN 505 CORNELIA ROCKWALL, TX 75087

> CURRENT RESIDENT 505EHEATH ROCKWALL, TX 75087

**BLESSING RUSSELL BENNETT** 506 NASH ROCKWALL, TX 75087

> CAWTHON RICK 508 NASH ST

509EHEATH ROCKWALL, TX 75087

511EHEATH ROCKWALL, TX 75087

**TROWBRIDGE PATRICK A & ELIZABETH** 601 PARKS AVE ROCKWALL, TX 75087

> SIMMONS APRIL R **602 NASH STREET**

HOWARD DEBORAH K 604 NASH ST

**DINGWELL MARGUERITE NASH & ADAM** 605 PARKS AVE ROCKWALL, TX 75087

**BARRON GILDARDO** 505 LILLIAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 506 CORNELIA ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE 507 NASH ST ROCKWALL, TX 75087

> FREEMAN WILLIAM B JR **508 PARKS AVE** ROCKWALL, TX 75087

**RICHARDSON PATRICE 510 COVE RIDGE RD** HEATH, TX 75032

COATS LOIS LOUISE 512 E HEATH ST ROCKWALL, TX 75087

STEGALL VENTURES LLC 601 SUNSET HILL DRIVE ROCKWALL, TX 75087

LEAL ROLAND & CAROL **602 PARKS AVENUE** ROCKWALL, TX 75087

FUQUA MATTHEW 604 PARKS AVE ROCKWALL, TX 75087

DAVIS SUSAN ELAINE BYRD 605 STORRS ROCKWALL, TX 75087

ROCKWALL, TX 75087

ROCKWALL, TX 75087

CURRENT RESIDENT

CURRENT RESIDENT

ROCKWALL, TX 75087

CURRENT RESIDENT 605EHEATH ROCKWALL, TX 75087

WALLS JEFFREY V & NATALIE ANN 606 PARKS AVE ROCKWALL, TX 75087

> **STARK ROBERT S & TINA J** 607 SAINT MARY ST ROCKWALL, TX 75087

CURRENT RESIDENT 610 NASH ROCKWALL, TX 75087

CURRENT RESIDENT 701 NASH ROCKWALL, TX 75087

CURRENT RESIDENT **702 PARKS** ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE 704 JACKSON ST ROCKWALL, TX 75087

> **RUSHING BRIAN AND** CHANEL KENTOPP 705 NASH ST ROCKWALL, TX 75087

> CURRENT RESIDENT 707 NASH ROCKWALL, TX 75087

KOLWINSKA GERALDINE D 708 PARKS AVE ROCKWALL, TX 75087

DANIEL RODNEY 606 AUSTIN ST ROCKWALL, TX 75087

SPERLING SANDY 607 E HEATH ST ROCKWALL, TX 75087

**OGDEN BRANDON & LIDIA** 608 NASH ST ROCKWALL, TX 75087

**BLAZEK ALVIN F & DOROTHY H** 6634 DAVIS DR ROYSE CITY, TX 75189

**CASTILLO AGAPITO & ESTELA** 701 PARKS AVE ROCKWALL, TX 75087

> ELLISTON REBECCA S 703 NASH STREET

704 KERNODLE ST ROCKWALL, TX 75087

**CYNTHIA A HERRERA** 706 NASH ST ROCKWALL, TX 75087

CURRENT RESIDENT 707 PARKS ROCKWALL, TX 75087

CURRENT RESIDENT 709 NASH ROCKWALL, TX 75087

GALASSI TORI D 606 NASH ST ROCKWALL, TX 75087

BHATIA SACHIT S AND LAURA NICOLE JONES 607 NASH STREET ROCKWALL, TX 75087

TORRES ROSIE 609 NASH ST ROCKWALL, TX 75087

CASTRO RENE & BETSY 700 WINDSONG LN ROCKWALL, TX 75032

TEMPLETON LORRAINE BIEGLER 702 NASH ST ROCKWALL, TX 75087

> HANSON BRANDON R 703 PARKS AVE ROCKWALL, TX 75087

CURRENT RESIDENT 704 NASH ROCKWALL, TX 75087

**PECINA JOE & LORETHIA ANN** 706 PARKS AVE ROCKWALL, TX 75087

> CURRENT RESIDENT 708 NASH ROCKWALL, TX 75087

> **BARRON ARMANDO** 709 PARKS AVE ROCKWALL, TX 75087

ROCKWALL, TX 75087

THOMAS TRACY

**ARELLANO JESUS L &** 

STARK ROBERT C 710 AGAPE ST ROCKWALL, TX 75087

PALMER LINDA C 714 PARKS AVE ROCKWALL, TX 75087

**COLUNGA MAXIMO & MARGARITA** 802 E HEATH ST ROCKWALL, TX 75087

**BROWN REBECCA AND THOMAS** 804 E HEATH ST ROCKWALL, TX 75087

> CURRENT RESIDENT 806 NASH ROCKWALL, TX 75087

> JENNINGS AMANDA L 811 AUSTIN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 901 WILLIAMS ROCKWALL, TX 75087

WIMPEE JANIE K LIFE ESTATE RICHARD D WIMPEE AND JUDY A HARRIS AND JOE E WIMPEE AND JERRY M WIMPEE 704 E MAPLE ST FAYETTEVILLE, AR 72701

> AWAJA PROPERTIES LLC PO BOX 811 ROYSE CITY, TX 75189

KING MISTY **710 NASH STREET** ROCKWALL, TX 75087

CURRENT RESIDENT 801 AUSTIN ROCKWALL, TX 75087

CURRENT RESIDENT 802 NASH ROCKWALL, TX 75087

804 NASH ROCKWALL, TX 75087

808 AUSTIN

8309 TURNBERRY ST ROWLETT, TX 75089

**BIRT PAUL G & CHRISTI ANA** 908 NORTH FANNIN STREET ROCKWALL, TX 75087

> KINDRED ROBERT M P.O. BOX 261638 PLANO, TX 75026

NIXON ALBERT 711 PARKS AVE ROCKWALL, TX 75087

CURRENT RESIDENT 801EHEATH ROCKWALL, TX 75087

CURRENT RESIDENT 803 AUSTIN ROCKWALL, TX 75087

AUSTIN TRENTON C 806 AUSTIN ST ROCKWALL, TX 75087

CURRENT RESIDENT 809 AUSTIN ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087

> **BELANGER CORKY** 921 N ALAMO RD ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID SPIEGEL PO BOX 33 ROCKWALL, TX 75087

# CURRENT RESIDENT

CURRENT RESIDENT ROCKWALL, TX 75087

MCCLAIN LOUFTTA





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









CHE DATI ISSU ISSU CON		BY: DR PI DR CTIO			903.268.1167
PROJECT/CLIENT:	MANDY HENRY	LOCATION:	702 PARKS AVE. • ROCKWALL • TX • 75087	DATE:	06.06.2019
Н	OU				S
E	sн LE		TITLE		6
	sı A		" NO.: <b>1.(</b>	)3	)

8' PLATE HT.



APPROXIMATE GROUND LINE

3' STONE SILL



# 50' R.O.W. PER PLAT PARKS AVENUE





A - 1.01	COVER SHEET
A - 1.02	FRONT & LEFT EI
A - 1.03	BACK & RIGHT EL
A - 1.04	FLOOR PLAN
A - 1.05	FOUNDATION/PLU
A - 1.06	ROOF PLAN
A - 1.07	ELECTRICAL PLA
	•





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









CHE DATI ISSU ISSU CON		BY: DR PI DR CTIO			903.268.1167
PROJECT/CLIENT:	MANDY HENRY	LOCATION:	702 PARKS AVE. • ROCKWALL • TX • 75087	DATE:	06.06.2019
Н	OU				S
E	sн LE		TITLE		6
	sı A		" NO.: <b>1.(</b>	)3	)

8' PLATE HT.



APPROXIMATE GROUND LINE

3' STONE SILL




W WOOD PLANK

C CONCRETE

T TILE

01 A1.03

ALL DOORS, CASED OPENINGS, & WINDOWS TO HAVE TRIMMED CASEMENT

#### **GENERAL NOTES**

- ALL BEAM SIZES TO BE VERIFIED BY STRUCTURAL ENGINEER. WINDOW EXAMPLE: 2850. 2'-8" WIDE BY 5'-0" TALL. DOOR EXAMPLE: 3080. 3'-0" WIDE BY 8'-0" TALL. DOOR & WINDOW SIZES ARE GIVEN IN INCHES II WIDTH & HEIGHT RESPECTIVELY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED ABOVE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, & TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES. REFER TO MANUFACTURERS SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOORS & WINDOWS. CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- CEILING AS NOTED ON DRAWING.
- 10. FRAMED WALLS TO BE 2X4 STUDS @16"O.C. 11. CONTRACTOR TO ADD FLOORING FOR ATTIC SPACE.
- 12. CONTRACTOR TO LOCATE HVAC UNITS & WATER HEATER TANK UNIT 13. ALL CABINET DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR, PRIOR TO ORDERING OR BUILDING OF CABINETS.
- 14. ALL CABINET FINISHES & HARDWARE TO BE SELECTED BY OWNER. 15. ALL FINISHED, DESIGN DETAILS (I.E.: MILLWORK, FIREPLACE
- STYLE, ETC.), & APPLIANCES TO BE SELECTED BY OWNER. 16. CONTRACTOR TO INSTALL BLOCKING IN WALLS FOR ALL BATHROOMS
- FOR FURTHER GRAB BARS.

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PROJECT/CLIENT: MANDY HENRY	LOCATION: 702 PARKS AVE. • ROCKWALL • TX • 75087	DATE: 06.06.2019
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## DESIG ROCKWALL, T 903.268.1167 latimerdesignę DRAWN BY: CHECKED BY: DATE: **ISSUED FOR PERMIT:** ISSUED FOR CONSTRUCTION: **REVISIONS:** 75087 • ¥ ROCKWALL AVE. JECT/CLIENT: NDY HENRY PARKS .2019 N Ο HOUSE PLANS SHEET TITLE: ELECTRICAL PLAN SHEET NO .: A - 1.07

#### ELECTRICAL LEGEND

ELECTRICAL	SYM.
CABLE TV OUTLETS	Τν
TELEPHONE	
UNDER MOUNT LIGHTS	[]
DOUBLE SPOTLIGHT	
LIGHT FIXTURE	
RECESSED CAN LIGHT (VERIFY LOCT.W/OWNER)	R
ELECT.& MOUNT KIT FOR FUTURE FAN	$\square$
CEILING FAN W/LIGHT	×
CEILING FAN W/OUT LIGHT	$\mathbf{X}$
EXHAUST FAN W/O LIGHT	
WATERPROOF OUTLET	
EXTERIOR OUTLET@EAVE	<b>B</b> E
110 VOLT OUTLET	
220 VOLT OUTLET	<b>⊕</b> 220
GROUND FAULT PROTECTED OUTLET	GFI
FLOOR OUTLET W/AV	$\phi_{F}$
SWITCH	\$
SWITCH - 3 WAY	\$3
SWITCH - DIMMER	Sdm
SMOKE & CO DETECTOR	SD OD

#### **KEYED NOTES**

- 1 OUTLET & TV AT MANTEL
- 2 **OUTLET FOR DISPOSAL & DW UNDER SINK**
- 3 SWITCH FOR DISPOSAL
- **OUTLET FOR APPLIANCES** 4
- **OUTLET/SWITCH HIGH ON ISLAND** 5
- 6 ATTIC LIGHT & SWITCH
- FLOOR OUTLET 7
- 8 OUTLET @ CEILING
- 9 FIREPLACE VENT FAN

#### **ELECTRICAL NOTES**

- FLOOR BOXES TO HAVE 110 QUAD OUTLETS
   ALL LIGHT SWITCHES TO BE CONFIRMED WITH OWNER.
   ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS & MAKE ANY NECESSARY ADJUSTMENTS
- SMALLEST WIRE SIZE TO BE 12-2.
- 5. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE & ANY OTHER APPLICABLE REGULATIONS OR CODES, AT THE SITE.
- 6. ALL SMOKE DETECTORS TO BE HARD-WIRED TOGETHER WITH BATTERY
- BACKUP. 7. CONTRACTOR TO LOCATE PHONE, CABLE, ETC. AS PER OWNER'S
- SPECIFICATIONS.
- 8. ALL LIGHTING LOCATIONS ARE APPROXIMATE & SHOULD BE BALANCED BY FOOT CANDLES PER LICENSED ELECTRICIANS & VERIFIED WITH OWNER.
- SMOKE DETECTORS & CO DETECTORS TO BE COMBO U.N.O.
   VERIFY SECURITY SYSTEM & SPECIFICATIONS WITH OWNER.

#### DESIGN GENERAL NOTES

#### A. CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE. STANDARD CONSTRUCTION PRACTICE AND LOCAL CODES, ORDINANCES AND AMENDMENTS.

B. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10, BY AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE)

DESIGN LOADS: SUBGRADE - PER SOIL REPORT BY HOOPER GROUP, INC. REPORT #19.386 DATED DEC. 3, 2019. UPLIFT: TYPICAL BAY: 22 PSF PERIMETER STRIP: (-34) PSF CORNERS: 61 PSF "a" = 10 ft BASIC WIND SPEED: V3s = 115 MPH

WIND IMPORTANCE FACTOR:  $l_w = 1.0$ CLASSIFICATION OF BUILDING: II-B WIND EXPOSURE: B

- C. AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR
- STRUCTURAL CONCRETE, 318–02
- D. AMERICAN STANDARD TESTING AND MATERIALS (ASTM), A615A/B-01, SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR STRUCTURAL
- CONCRETE E. ASTM A185, SPECIFICATION FOR WELDED-WIRE FABRIC (WWF)

#### POST TENSION FOUNDATION NOTES

**DESIGN:** DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON GROUND, POST TENSIONING INSTITUTE, 3RD EDITION, 2008 BUILDING CODE REQUIREMENTS FOR REINFORCED

CONCRETE, 318-95, AMERICAN CONCRETE INSTITUTE.

#### 3. PREVAILING AND LOCAL STANDARD PRACTICE. MATERIALS:

1. ALL POST-TENSIONING TENDONS AND ANCHORAGES SHALL CONFORM TO REPORT NO. SCI 423.3R-83. TENDONS SHALL BE FABRICATED FROM 1/2" DIA 270 KSI STRAND MEETING ASTM A-416(CURRENT)

2. REBAR SHALL BE SIZED AS NOTED ON PLANS. ALL REBAR SHALL CONFORM TO ASTM A-615, GRADE 60. 3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT TIME OF STRESSING AND 3000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE ON PLANS SHEET. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5".

CONSTRUCTION: . GRADE SLAB SUBGRADE SHALL BE NEAR OPTIMUM MOISTURE CONTENT AT TIME

THE SLAB IS PLACED. 2. TRENCHES FOR BURIED PLUMBING SHALL NOT RUN ALONG OR UNDER BEAMS EXCEPT TO CROSS AT RIGHT ANGLES. TRENCH BACKFILL SHALL BE THOROUGHLY COMPACTED.

3. THE SLAB AREA PAD SHALL BE CONSTRUCTED WITH (8") INCHES OF SELECT FILL (OF UNIFORM DEPTH). BEFORE SELECT FILL IS PLACED, ALL VEGETATION, ROOT BALLS OR MATS, HIGHLY ORGANIC SOIL AND DEBRIS SHOULD BE REMOVED FROM WITHIN AND FOR A DISTANCE OF AT LEAST 5 FT. BEYOND THE BUILDING. PROVIDE 12" OF LOW PI FILL AND RECOMPACTED SUBGRADE UNDER ALL SLAB AREA'S 4. BEAM TRENCHES SHALL BE CLEAN AND PER PLAN SIZE.

5. NOT USED IN PROJECT.

6. A VAPOR BARRIER SHALL BE PLACED UNDER SLABS IN CONJUNCTION WITH LOCAL BUILDING CODES OR GOVERNMENT AGENCIES.

7. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN DIMENSIONS SHOWN HERE AND THE ARCHITECTURAL PLAN, THE ARCHITECTURAL SHALL CONTROL. NOTIFY ARCHITECT OF ANY DISCREPANCIES

THAT CANNOT BE RESOLVED IN THE FIELD. 8. CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS DETAILED OR SPECIFIED BY THE ENGINEER.

9. TENDONS AND BARS SHALL BE TIED AT ALL INTERSECTIONS. TENDONS SHALL BE SUPPORTED ON CHAIRS AT NO MORE THAN 4 FEET O.C. CARE SHALL BE USED DURING PLACEMENT OF CONCRETE SO THAT POSITIONING OF TENDONS AND SUPPORTS IS MAINTAINED.

10. AT DEAD ENDS, TENDONS SHEATHING MAY BE CUT BACK AS MUCH AS 6" FROM THE ANCHORAGE. THE STRESSING ENDS, SHEATHING MAY BE CUT BACK A MAXIMUM OF 2" FOR PATCHING OF REPLACEMENT OF SHEATHING, TAPING IS SUFFICIENT. 11. CONCRETE SHALL BE WELL CONSOLIDATED.

12. DEAD ENDS AND STRESSING ENDS MAY BE REVERSED IN THE FIELD AT THE CONTRACTOR OPTION.

13. SLAB SHALL BE PARTIALLY STRESSED TO 30 TO 40 PERCENT OF MAXIMUM BETWEEN 24 AND 72 HOURS AND FINALLY STRESSED APPROXIMATELY 7 DAYS AFTER POUR.

14. TENDONS 1/2" DIA. 270 KSI SHALL BE ANCHORED AT 28.9 KIPS. ELONGATION SHALL BE APPROXIMATELY 0.078" PER FOOT OF LENGTH. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THESE STRANDS MAY BE TEMPORARILY STRESSED TO 33.0 KIPS IN ORDER TO OVERCOME FRICTION AND COMPENSATE FOR SEATING LOSSES.

15. TENDONS ENDS SHALL BE CUT OFF WITH A SAW OR SHEAR.

16. STRESSING POCKETS SHALL BE PATCHED WITH A STIFF GROUT MIX. 17. SUCCESSFUL PERFORMANCE OF SLAB-ON GRADE FOUNDATION DEPENDS ON GOOD SURFACE DRAINAGE. IT IS IMPORTANT THAT GOOD POSITIVE DRAINAGE BE INITIATED FROM THE ONSET OF THE PROJECT AND THAT DRAINAGE BE MAINTAINED AWAY FROM ALL STRUCTURES. IT IS ALSO IMPORTANT THAT THE GRADE UNDER THE STRUCTURES BE WELL ABOVE THE SURROUNDING GRADE TO PREVENT ANY POSSIBILITY OF WATER SEEPING UNDER THE BUILDING. THIS WILL INCLUDE PROPER BACKFILL OF THE UTILITY TRENCHES TO PREVENT THE WATER FROM SEEPING ALONG UNCOMPACTED TRENCHES. GEOTECHNICAL REPORT

DESIGN OF FOUNDATIONS AND STRUCTURAL COMPONENTS IN CONTACT WITH SOIL IS BASED ON THE RECOMMENDATIONS GIVEN IN THE FOLLOWING: **REPORT BY:** HOOPER GROUP, INC. DATE OF REPORT: DEC. 3, 2019 **REPORT NUMBER:** 19.386

#### STEEL REINFORCING

ALL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A615. REINFORCING INDICATED TO BE WELDED SHALL CONFORM TO ASTM A706. 3.2.2 STRENGTH OF BARS SHALL BE AS FOLLOWS: ALL BARS GRADE 60

SPLICING OF REINFORCING BARS TOP BARS IN BEAMS, SLABS OR JOISTS SHALL BE SPLICED AT MIDSPAN

BETWEEN SUPPORTS, UNLESS NOTED OTHERWISE.

2. BOTTOM BARS IN BEAMS, SLABS OR JOISTS SHALL BE SPLICED AT SUPPORTS, UNLESS NOTED OTHERWISE.

#### LAPPED SPLICE LENGTHS

1. LAP REINFORCING 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OR DETAILED OTHERWISE.

2. TENSION SPLICE LENGTHS SHALL BE CALCULATED IN ACCORDANCE WITH ACI 318. USE CLASS "B" SPLICES UNLESS NOTED OTHERWISE

CONCRETE COVER TO REINFORCING

- 3. CLEARANCE FROM FACE OF CONCRETE TO FACE OF REINFORCING: PIERS
- FOOTINGS
- FORMED GRADE BEAMS 1½" TOP, 2" SIDES, 3" BOTTOM
- PLACEMENT OF REINFORCING 1. OFFSETS IN REINFORCING BARS SHALL BE BENT AT A RATIO OF 1 (NORMAL TO BAR AXIS) TO 6 (PARALLEL TO BAR AXIS).
- 2. PROVIDE CORNER BARS AT INTERSECTIONS OF BEAMS AND WALLS IN ACCORDANCE WITH TYPICAL DETAILS.
- 3. PROVIDE DOWELS FROM GRADE BEAMS OR FOUNDATION EQUAL IN SIZE AND SPACING TO VERTICAL BARS IN WALLS OR PILASTERS AND EXTEND ONE
- SPLICE LENGTH ABOVE AND BELOW JOINT LINE. UNLESS NOTED OTHERWISE. 4. START STIRRUP SPACING IN BEAMS 2 INCHES OUTSIDE OF FACE OF SUPPORTS
- 5. PLACE FIRST BAR OF SLAB REINFORCING PARALLEL TO SIDE 2 INCHES FROM A FREE EDGE OR HALF OF REQUIRED BAR SPACING FROM FACE OF EDGE BEAM.

#### WOOD GENERAL NOTES

- A. ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE AND TIGHT AND WELL NAILED WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT BUILDING CODES. THE SHIMMING OF SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, OR OTHER FRAMING MEMBERS SHALL NOT BE PERMITTED. ALL WALL'S AND PARTITIONS SHALL BE STRAIGHT, PLUMB, AND ACCURATELY LOCATED. CAREFULLY SELECT ALL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WITH THE PLACING OF BOLTS, OR PROPER NAILING OR THE MAKING OF SOUND CONNECTIONS. LUMBER MAY BE REJECTED BY THE ENGINEER OR ARCHITECT FOR EXCESSIVE WARP, TWIST, BOW, OR CROOK, MILDEW, FUNGUS, OR MOLD AS WELL AS FOR IMPROPER GRADE MARKING. DEFECTS WHICH RENDER A PIECE UNABLE TO SERVE ITS INTENDED FUNCTION SHALL BE DISCARDED.
- B. EACH PIECE OF STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED WITH THE GRADE BY SUCH COMPETENT AND RELIABLE ORGANIZATION WHOSE REGULAR BUSINESS IS TO ESTABLISH LUMBER GRADES. THE ORGANIZATION, GRADING, AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.
- C. ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON (4) SIDES. ALL SHALL BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH PIECES.
- D. BUILDING PAPER: SHALL BE THE STANDARD PRODUCT OF A MAJOR MANUFACTURER, SUITABLE FOR THE USES INTENDED, AND WEIGHING AT LEAST (14) POUNDS PER 100 SQUARE FEET.
- E. ROUGH HARDWARE: JOIST HANGERS, STRAPS, HOLDDOWNS, ETC. SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUIVALENT. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.
- F. INSTALL ALL BLOCKING AS REQUIRED TO SUPPORT ALL ITEMS OF FINISH SUCH AS BULKHEADS AND DOOR BUCKS. PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS. VERIFY ALL REQUIRED BLOCKING WITH LOCAL BUILDING OFFICIAL.
- G. BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NUTS SHALL BE PULLED TIGHT AND AGAIN CHECKED AND TIGHTENED JUST PRIOR TO ENCLOSING BOLTED MEMBERS. COUNTER BORE FOR BOLTED HEADS OR NUTS ONLY WHERE SO INDICATED ON THE DRAWINGS, AND THE ONLY TO SUFFICIENT DEPTH TO HOUSE. THE BOLT OR HEAD OR NUT AND WASHER. CUT OFF EXCESSIVE BOLT PROJECTION WHERE NECESSARY. NICK THREADS TO PREVENT LOOSENING.
- H. LAG SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. LAG SCREWS FASTENING ONE WOOD MEMBER TO ANOTHER SHALL HAVE A PENETRATION INTO FAR MEMBER OF NOT LESS THAN 2/3 OF THE LENGTH OF THE LAG SCREW MEASURED UNDER THE HEAD. ALL LAG SCREWS SHALL BE FITTED WITH WASHERS UNDER THE HEAD. IN PLACING LAG SCREWS IN WOOD, A HOLE SHALL FIRST BE BORED OF THE SAME DIAMETER AND DEPTH OF THE SHANK OF THE SCREW, AFTER WHICH THE HOLE SHALL BE CONTINUED TO A DEPTH EQUAL TO THE LENGTH OF THE LAG SCREW WITH A DIAMETER EQUAL TO THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.
- I. COMMON NAILS SHALL BE USED WHEN NAILING IS SPECIFIED ON THESE PLANS. SUCH AS AT SHEAR WALLS AND DIAPHRAGMS. ALL OTHER NAILING SHALL BE SUBMITTED TO THE ENGINEER WITH APPROPRIATE TESTING CERTIFICATION PRIOR TO CONSTRUCTION FOR APPROVAL

TRUSS TO SILL OR GIRDER, TOENAIL BRIDGING TO JOIST, TOENAIL EACH END SOLE PLATE TO JOIST OR BLOCKING, FACE

NAII TOP PLATE TO STUD, END NAIL

STUD TO SOLE PLATE

OUBLE STUDS, FACE NAIL DOUBLE TOP PLATES, FACE NAIL LAPS AND INTERSECTIONS, FACE TOP PLATE CONTINUOUS HEADER, TWO PIECES

CEILING JOISTS TO PLACE, TOENAIL

ANTINITALIC HEADED TA STUD

JOISTS, LAPS OVER PARTITIONS ILING JOISTS TO PARALLEL RAFTERS, FACE

RAFTER OR TRUSS TO PLATE, TOENAIL BUILD-UP CORNER STUDS

BUILD-UP WOOD COLUMNS

BUILD-UP GIRDER AND BEAMS

#### \* - SUPPLY RATED CLIPS OR STRAWS FOR UPLIFT FORCES OVER 200 LBS. AS NOTED BY THE ROOF TRUSS MANUFACTURER ON THE SUBMITTED DESIGN SHEETS. J. SHEATHING GRADE SHALL CONFORM TO PS-1 EXPOSURE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE PLANS: ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WATER BOARD AND PLYWOOD SHALL ALSO CONFORM TO NER-108.

ROOF SHEATHING AT SLOPED ROOF AREAS:

7/16 INCH THICK APA RATED PANEL (PLYWOOD) OR OSB) WITH MINIMUM SPAN INDEX 24/0. NAILED WITH 8d AT 6" O.C. AT BUILDING PERIMETER AND SHEAR WALLS 8d AT 6" O.C. AT SUPPORTED ENDS OF EACH PANEL 8d at 12" o.c. AT FIELD FOR EACH PANEL BLOCKING OF UNSUPPORTED EDGES SHALL NOT BE REQUIRED

FLOOR PANEL:

- 23/32 INCH THICK T & G APA RATED PANEL PLYWOOD (PLYWOOD OR OBS) WITH MINIMUM SPAN INDEX 48/24 NAILED WITH 8d AT 6" O.C. AT BUILDING PERIMETER AND SHEAR WALLS 8d AT 6" O.C. AT SUPPORTED ENDS OF EACH PANEL 8d at 10" o.c. AT FIELD FOR EACH PANEL BLOCKING OF UNSUPPORTED EDGES SHALL NOT BE REQUIRED (U.N.O.)
- K. LAY FLOOR AND ROOF PANEL WITH FACE GRAIN PERPENDICULAR TO FRAMING UNLESS SHOWN OTHERWISE ON THE PLANS. WHERE PANEL IS LAID WITH FACE GRAIN PARALLEL TO FRAMING, 5 PLY MINIMUM SHEATHING SHALL BE USED.
- L. FLOOR SHEATHING SHALL BE GLUED TO ALL SUPPORTING MEMBERS WITH AN ELASTOMERIC ADHESIVE CONFORMING TO ASTM DS3498 . NAILS SHALL BE RING-SHANK TYPE.
- M. PROVIDE BLOCKING FOR ALL SHEAR WALLS AS NOTED. ALL SHEATHING AND PANELS SHALL HAVE A MINIMUM OF TWO-INCH NOMINAL BACKING AT EDGES.
- N. SILLS SHALL BE OF TREATED SOUTHERN YELLOW PINE. SHEAR WALLS AND EXTERIOR WALL SILLS AT CONCRETE SLAB SHALL HAVE 1/2" 0/X 10" ANCHOR BOLTS SPACED AT 6'-0" O.C. MAX. REFER TO SHEAR WALL LAYOUT SHEETS. P8S36 POWDER DRIVEN FASTENER OR EQUIVALENT SPACED AT 16" O.C. MAXIMUM WITH A 1-1/2" PENETRATION INTO SLAB. PLACE THE FIRST FASTENER AT 6" FROM THE END OF THE PLATE.
- O. LUMBER QUALITY: UNLESS NOTED OTHERWISE ON THE DRAWINGS, LUMBER SHALL BE AT LEAST OF THE GRADES SHOWN IN THE TABLE BELOW. ALL LUMBER SHALL NOT EXCEED 19% IN MOISTURE CONTENT AT THE TIME OF INSTALLATION IN THE STRUCTURE. ALL STUDS SHALL BE KILN DRIED AND STAMPED "KD".

3-8d 2-8d
16d at 16" o.c.
2–16d
4—8d TOENAIL OR 2—16d, END NAIL 16d at 24" o.c.
16d at 24" o.c.
16d at 16"o.c.
2—16d
16d at 16" o.c. ALONG EACH SIDE
3-8d
4-8d
3–16d
3–16d
3-8d *
16d at 24" o.c.
16d at 8" o.c. FOR 2X4'S 2 ROWS 16d at 8" O.C. 2X6 OR GREATER
20d at 32" o.c. at top and bottom and staggered 2-20d AT ENDS AND AT EACH SPLICE

MINIMUM LUMBER GRADES

TYPE	EXPOSURE		SIZE	MINIMUM		MIN	IMUM	CAP	ACITIES	
		USE		GRADE	Fb	Fb	F٧	E*	Fc //	Fc 」
				SYP	SINGLE	REPET.		PSI	PSI	PSI
					PSI	PSI	PSI			
	EXPOSED	PLATE	2X4	#3	850	980	90	1.4	975	565
		HEAVY	4X12	#2	825	-	90	1.2	1300	520
		BEAMS	6X12	DOUGLAS-FIR(S)						
		STUDS	2X4	STUDS D-F-L	575	665	70	1.0	600	335
		JOISTS	2X							
		AND	3X	#2	1250	1450	95	1.6	1050	565
SAWN ILUMBER	ENCLOSED	BEAMS	4X							
		HEAVY BEAMS	6X	#1	1300	-	85	1.6	925	525
		HEAVY POSTS	5X5	#1	1200		85	1.6	1000	525
GLULAM		BEAMS	ANY	24-V8	2400	_	165	1.8	1650	650
UPP PLA	ER TWO FL TES	OORS	2X4 S.P.F.	#3	850	980	90	1.4	975	335
	TOM FLOOR TES (3 STO		2X4 S.Y.P.	#3	850	980	90	1.4	975	565

- MULTIPLY ALL "E" VALUES BY 1,000,000 TO OBTAIN UNITS OF PSI. \* STUDS MAY BE INDUSTRY APPROVED FINGER JOINTED MATERIAL. BUILT-UP COLUMNS (3 OR MORE STUDS) SHALL BE #2 S.Y.P. AND ARE \*\* \*\*\*
- INDICATED ON THE FRAMING PLANS. SEE NOTED FOR NAILING. P. PREFABRICATED PRE-ENGINEERED TRUSSES CONNECTED BY METAL PLATES SHOWN ON PLANS ARE PER SPECIFICATIONS BY OWNER APPROVED MANUFACTURER. THE TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL
- ENGINEER REGISTERED IN THE STATE OF WHICH THE PROJECT IS TO BE BUILT I THE DESIGN, DETAILING, ERECTION, BRACING, AND BLOCKING OF THE TRUSSES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE, INC.
- Q. TRUSS SHOP DRAWINGS SHALL SHOW THE TRUSS DESIGN LOADS, SIZE, AND GRADE OF THE CHORDS AND WEBS, LOCATIONS OF THE JOINTS AND CONNECTIONS, SIZE AND TYPE AND LOCATION OF THE METAL PLATES AND ALL BRACING AND BLOCKING REQUIREMENTS.
- R. ROOF TRUSS UPLIFT FORCES SHALL BE NOTED WHEN THE TRUSS DESIGN LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE PROPERLY SIZED ANCHORAGE TO SECURE THE TRUSS TO THE TOP PLATE CONNECTORS SHALL BE BY SIMPSON STRONG-TIE OR OF EQUAL STRENGTH
- S. ALL LOAD BEARING BEAMS AND HEADERS SHALL BE KILN DRIED, #2 GRADE SOUTHERN YELLOW PINE WITH AN ALLOWABLE BENDING STRESS AND MODULUS OF ELASTICITY AS SPECIFIED IN THE SOUTHERN PINE USE GUIDE DATED 2/92 (OR LATEST EDITION) AS PREPARED BY THE SOUTHERN FOREST PRODUCTS ASSOCIATION. BEAMS AND HEADERS RATED AT #2 GRADE ARE INDICATED ON THE
- T. FLITCH BEAMS AND MULTIPLE MEMBER WOOD BEAMS SHALL BE BOLTED TOGETHER WITH ONE 3/4" DIA. BOLT, TOP AND BOTTOM OVER ALL SUPPORTS AND/OR AT THE END OF THE BEAM. IN ADDITION, PROVIDE 1/2" DIA. BOLTS AT 2'-O" O.C., STAGGERED FULL LENGTH OF THE BEAM. STEEL PLATES FOR FLITCH BEAMS SHALL CONFORM TO THE LATEST A.I.S.C. SPECIFICATIONS, AND MATERIAL SHALL CONFORM TO A.S.T.M., A-36.
- U. BEAM-TO-COLUMN AND BEAM-TO-BEAM CONNECTIONS SHALL BE NAILED FOR BEAMS 2" IN WIDTH OR LESS AND BOLTED FOR BEAMS GREATER THAN 2" IN WIDTH
- V. WHERE MULTIPLE JOISTS OR HEADERS OCCUR, THERE SHALL BE A STUD FOR EACH MEMBER OF THE BEAM (I.E. PROVIDE DOUBLE STUDS UNDER DOUBLE JOISTS).
- W. STUDDING SHALL BE DOUBLE AT ALL ANGLES, CORNERS, AND AROUND ALL OPFNINGS.
- X. UNLESS SHOWN OTHERWISE, MASONRY LINTELS OVER OPENINGS SHALL BE SUPPORTED BY STEEL ANGLES AS FOLLOWS: ANGLE 3 1/2 X 3 1/2 X 5/16" SPAN

0' TO 4' 4' TO 8' 8' TO 12'	L 3 1/2 X 3 1/2 X 5/16" L 5 X 3 1/2 X 5/16" L 6 X 4 X 3/8"
	LATERALLY BRACED WITH 4'-0" X ED SHEATHING PANELS NAILED WIT

Y. ALL OUTS 8'-0" SHEETS C D8 HT NAILS AT 6" O.C. ALONG THE EDGES AND AT 12" O.C. AT THE IN LATERAL BRACING SHALL NOT EXCEED 25'-0" O.C. MEASURED AT TERIOR STUDS. EXTERIOR CORNERS INWARD.

Z. PROVIDE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. ALL UPPER FLOOR PLATES SHALL BE S.Y.P. BUILDING WALL STUDS

WALL STUD SIZE AND SPACING SHALL BE.

0'TO 4'

- A. 2 X 4 @ 16" O.C. SUPPORTING ROOF AND CEILING ONLY B. 2 X 4 @ 16" O.C. SUPPORTING ROOF, CEILING AND ONE FLOOR ONLY. C. 2-2 X 4 @ 16" O.C. OR 3X4 @ 16" O.C. SUPPORTING ROOF, CEILING AND
- C. 2-2 X 4 @ 16" O. TWO FLOORS ONLY D. 2 X 4 @ 24" O.C.
- D. 2 X 4 @ 24" O.C. ALL NON-LOAD BEARING WALLS (U.N.O.)
  E. ALL WALLS NOTED AS SHEAR WALLS SHALL BE 16" O.C. (MIN.)
  F. ALL WALLS OVER 10' IN HEIGHT SHALL BE 2X6 AT 16" O.C. OR GREATER STUD SIZE UNLESS NOTED OTHERWISE.
  G. 2 X 6 @ 16" O.C. AT ALL EXTERIOR WALLS

ACCESSORY BUILDINGS WALL STUDS

- A. 2 X 4 LOAD BEARING WALL STUDS SHALL BE KILN DRIED STUD GRADE SOUTHERN YELLOW PINE OR STUD GRADE DOUGLAS-FIR SOUTH WITH Fo
- (COMPRESSION // TO GRAIN) = 825 (PSI (MIN.) AND E (MODULUS OF ELASTICITY) = 1,100,000 PSI. B. 2 X 6 LOAD BEARING WALL STUDS SHALL BE KILN DRIED STUD GRADE
- SOUTHERN YELLOW PINE OR STUD GRADE DOUGLAS-FIR SOUTH WITH Fc (COMPRESSION // TO GRAIN) = 600 (PSI (MIN.) AND E (MODULUS OF ELASTICITY) = 1,100,000 PSI.
- C. 2 X 4 AND 2 X 6 NON-LOAD BEARING WALL STUDS SHALL BE KILN DRIED STUD GRADE SOUTHERN YELLOW PINE OR STUD GRADE DOUGLAS-FIR S WITH FC (COMPRESSION // TO GRAIN) = 825 (PSI (MIN.) AND E (MODULUS OF ELASTICITY) = 1.100.000 PSI.
- D. WALL STUD SIZE AND SPACING SHALL BE: I. 2 X 4 OR 2 X 6 (SEE ARCH. DRAWINGS) @ 16" O.C. SUPPORTING ROOF AND CEILING ONLY. II. 2 X 4 OR 2 X 6 (SEE ARCH. DRAWINGS) @ 24" O.C. ALL NON-LOAD BEARING WALLS.
- E. ALL WALLS OVER 10' IN HEIGHT SHALL BE 2 X 6 AT 16" O.C. OR GREATER STUD SIZE UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR WALL SIZES REQUIRED.

PARALLEL STRAND LUMBER (PSL)

1. BENDING COMPRESSION PARALLEL TO GRAIN



MANUFACTURERS RECOMMENDATIONS.

LAMINATED VENEER LUMBER (LVL)

- FOR 8d COMMON NAILS

- BORED HOLES IN STUDS:

ALLOWA	ABLE SPANS OF H	EADERS (IN FEE	T) FOR BEARING W	ALLS
	ALLOWABLE SPAN OF HEADERS IN GARAGES OR WALLS NOT			
SIZE OF WOOD HEADER		TWO STORIES ABOVE (1050 lbs/ft)	SUPPORTING FLOORS OR ROOFS (150 lbs/ft)	
TWO 2x4	UP TO 4'-0"	N/A	N/A	UP TO 5'-6"
TWO 2x6	UP TO 6'-0"	UP TO 3'-0"	N/A	UP TO 8'-0"
TWO 2x8	UP TO 8'-0"	UP TO 4'-0"	N/A	UP TO 10'-0"
TWO 2x10	UP TO 10'-0"	UP TO 5'-0"	UP TO 3'-0"	UP TO 12'-0"
TWO 2x12	UP TO 12'-0"	UP TO 6'-0"	UP TO 4'-0"	UP TO 16'-0"

A. PARALLEL STRAND LUMBER SHALL BE PARALLAM BY MACMILLAN BLOEDEL OR EQUAL AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:



B. PSL BEAMS SHALL BE ERECTED AND INSTALLED IN ACCORDANCE WITH

C. NOTE: PSL BEAMS ARE MANUFACTURED WITH NO CAMBER.

A. THE DESIGN PROVISIONS FOR SOLID SAWN DOUGLAS FIR LUMBER IN THE CODE ARE APPLICABLE TO LVL MATERIALS

B. PROVIDE A MINIMUM OF THREE INCHES OF BEARING FOR LVL BEAMS, AND A MINIMUM OF TWO STUDS UNDER THE SUPPORTING PLATE UNLESS OTHERWISE

C. BEAMS SHALL BE LATERALLY SUPPORTED AT ALL POINTS OF BEARING. D. LVL BEAMS ARE NOT A CAMBERED PRODUCT AND WILL DEFLECT UNDER LOAD. E. NAILS INSTALLED PARALLEL TO THE GLUE LINES ON THE NARROW FACE SHALL NOT BE SPACED CLOSER THAN 4" FOR 10d COMMON NAILS AND 3"

F. NAILS INSTALLED PERPENDICULAR TO THE GLUE LINES ON THE WIDE FACE SHALL BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE. G. ASSEMBLE LVL LUMBER BEAMS WITH A MINIMUM OF 3 16d NAILS PER FOOT, FULLY PENETRATING EACH PIECE, UNLESS OTHERWISE NOTED.

A. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-LOAD BEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDE NOT MORE THAN 2 SUCH SUCCESSIVE DOUBLE STUDS ARE SO BORED. PROVIDED B. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.



#### **GENERAL NOTES**

#### 702 PARKS AVE

ROCKWALL, TEXAS 75087

<u>prepared by</u>

MONK CONSULTING ENGINEERS, INC. 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761

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date: 12/11/19



NOTE: 1. CONTRACTOR TO VERIFY DIMENSIONS WITH ARCH DWGS PRIOR TO PLACEMENT OF CONCRETE.





2ND FLOOR SHEAR WALL PLAN SCALE: 1/4"=1'





**FLOOR JOIST PLAN** SCALE: ¼"=1'



ROOFFRAMINGPLANSCALE: $\mathcal{Y}_4$ "=1'





#### FLOOR JOIST & ROOF FRAMING PLAN 702 PARKS AVE

ROCKWALL, TEXAS 75087

<u>prepared</u> by

MONK CONSULTING ENGINEERS, INC. 1200 W. State Street, Garland Texas 75040 972 272—1763 Fax 972 272—8761

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date: scale: sheet:

12/11/19 ½" = 1' **S301** 



#### DESCRIPTION

BEING Lot 8, Block D, Forees Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, of the Map Records of Rockwall County, Texas.

#### NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company, Inwood National Bank, John P. and Julie Ann C. Wardell at 702 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of October, 2018. SURVEYOR'S CERTIFICATE

& GISTE HAROLD D. FETTY III . . . . . . . . . . . 5034 Harold D. Fetty III, R.P.L.S. No. 5034 POFESS 104  $v_{
m D}$ SURVEY H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00





February 13, 2020

City of Rockwall Planning & Zoning Department 385 S. Goliad St. Rockwall, TX 75087

Dear Planning & Zoning Department,

We are requesting a Special Use Permit (SUP) for **702 Parks Ave. Rockwall, TX 75087** due to the new City ordinance on September 1, 2019 to address the changes imposed by HB2439 to protect existing neighborhoods that don't have the same protections as Planned Development Districts. Please consider our proposal for requesting a zoning application.

Thank you, Reese Baez

Triton General Contractor 469-931-2267

#### **CITY OF ROCKWALL**

#### ORDINANCE NO. 20-XX

#### SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBSIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8, BLOCK D, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Reese Baez on behalf of the owner Amanda Henry for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.161-acre parcel of land being described as Lot 8, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 702 Parks Avenue, and being more specifically depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE**, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection* 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family* 7 (*SF-7*) *District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and the following conditions:

#### 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

- 1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

#### 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require the *Subject Property* to comply with the following:

 Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), Revocation, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF APRIL, 2020.

Jim Pruitt, Mayor

#### ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: <u>March 16, 2020</u>

2<sup>nd</sup> Reading: April 6, 2020



Z2020-002: SUP for 702 Parks Avenue Ordinance No. 20-XX; SUP # S-XXX





#### **City of Rockwall**

#### Project Plan Review History



Project Name Type Subtype	Z2020-003 610 Parks Avenue ZONING SUP Staff Review		Owne Appli	-	Baez		Applied 2/14/2020 AG Approved Closed Expired Status
Site Address		City, State Zi	р				Zoning
Subdivision		, Tract		Block	Lot No	Parcel No	General Plan
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed Status		Remarks
					-		
BUILDING 1. Min Driveway 2. Last page sho	•	2/14/2020	2/21/2020	2/19/2020	5 APPRC	IVED	
1. Min Driveway 2. Last page sho ENGINEERING (2/21/2020 11:1 I - Will need eng sheet.	v Length is 20Ft. ws a detached garage ? Sarah Johnston L2 AM SJ) gineered culvert design fo	2/14/2020	2/21/2020	2/21/2020	7 APPRC	VED	See Comments ert sizing calculations, and plan and pro
1. Min Driveway 2. Last page sho ENGINEERING (2/21/2020 11:1 I - Will need eng sheet. I - Driveway is re	v Length is 20Ft. ws a detached garage ? Sarah Johnston 12 AM SJ)	2/14/2020 r driveway. Min	2/21/2020 imum size is	2/21/2020 18" RCP pipe. W	7 APPRC	VED	
1. Min Driveway 2. Last page sho ENGINEERING (2/21/2020 11:1 I - Will need eng sheet. I - Driveway is re	<ul> <li>Length is 20Ft.</li> <li>ws a detached garage ?</li> <li>Sarah Johnston</li> <li>AM SJ)</li> <li>gineered culvert design fo</li> <li>equired to be concrete.</li> </ul>	2/14/2020 r driveway. Min the property? I	2/21/2020 imum size is	2/21/2020 18" RCP pipe. V s supposed a si	7 APPRC	OVED age area map, culve	

Type of Review / Notes Co	Contact	Sent	Due	Received	Elapsed Status
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(2/20/2020 8:25 PM DG)

Z2020-003; SUP for Residential Infill in Established Subdivision– 610 Parks Avenue

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a singlefamily home on a 0.161-acre parcel of land identified as Lot 7, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 610 Parks Avenue.

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-003) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article IV & Article V that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by March3, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on March 10, 2020.

M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a boat sales, storage and repair facility on the Subject Property, and conformance to these operational conditions is required for continued operations

1) The subject property shall generally conform to the Plot Plan as depicted in Exhibit 'B' of the draft ordinance; and,

2) The subject property shall generally conform to the Building Elevations as depicted in Exhibit'C' of the draft ordinance.

3) Upon obtaining a building permit for the subject property and upon approval of the final inspection by the Building Inspections Department of the City of Rockwall, this Specific Use Permit shall expire on the effective date of said final inspection

1.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on March 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 10, 2020 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 25, 2020.
- 2) Planning & Zoning Public Hearing meeting will be held on March 10, 2020.
- 3) City Council Public Hearing will be held on March 16, 2020. (1st Reading of Ordinance)
- 4) City Council meeting will be held on April 6, 2020. (2nd Reading of Ordinance)

1.9 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning and City Council meetings will be held in the

City's Council Chambers. These meeting are scheduled to begin at 6:00 p.m.

#### STAFF USE ONLY . DEVELOPMENT APPLICATION PLANNING & ZONING CASE NO. NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE City of Rockwall CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE Planning and Zoning Department SIGNED BELOW. 385 S. Goliad Street DIRECTOR OF PLANNING: Rockwall, Texas 75087 CITY ENGINEER: Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]: **Zoning Application Fees: Platting Application Fees:** [ ] Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup> [ ] Master Plat (\$100.00 + \$15.00 Acre) 1 Specific Use Permit (\$200.00 + \$15.00 Acre) 1 [] Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup> [ ] PD Development Plans (\$200.00 + \$15.00 Acre) 1 [ ] Final Plat (\$300.00 + \$20.00 Acre) 1 [ ] Replat (\$300.00 + \$20.00 Acre)<sup>1</sup> **Other Application Fees:** [] Amending or Minor Plat (\$150.00) [ ] Tree Removal (\$75.00) [ ] Plat Reinstatement Request (\$100.00) [ ] Variance Request (\$100.00) Site Plan Application Fees: Notes: [ ] Site Plan (\$250.00 + \$20.00 Acre) 1 1: In determining the fee, please use the exact acreage when multiplying by the [ ] Amended Site Plan/Elevations/Landscaping Plan (\$100.00) per acre amount. For requests on less than one acre, round up to one (1) acre. PROPERTY INFORMATION [PLEASE PRINT] Address UIO PARTS AVE. GOLWAN, TE TEOS Subdivision Forecs Addition Vol 12. Pg. 568 Block General Location PARKS AND ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] Current Use Usidential Current Zoning lesidential SF-7 Proposed Use fisidentral Proposed Zoning NIX Lots [Proposed] 1. Acreage Lots [Current] 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] [V] Applicant [] Owner Contact Person Contact Person S. Goliad Address Address City, State & Zip City, State & Zip Phone Phone E-Mail Voaca Chitongc. Com E-Mail 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 $\frac{215.00}{20}$ , to cover the cost of this application, has been paid to the City of Rockwall on this the 1 day of $\frac{215.00}{20}$ , 20 20. By signing this application, I agree that the City of Rockwall on this the 1 day of $\frac{215.00}{20}$ , 20 day of $\frac{215.00}{20}$ . 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." MEGAN MURPHY----Notary Public, State of Texas Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_ Comm. Expires 05-10-2020 Notary ID 130656823 **Owner's Signature** Notary Public in and for the State of Texas My Commission Expires

DEVELOPMENT APPLICATION

CONTRACT IN MARY - INCOMENTATION - INCOMENT





#### City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (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:Z2020-003Case Name:SUP for 610 Parks Ave.Case Type:Specific Use PermitZoning:SF-7Case Address:610 Parks Ave.



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745



Case Number:Z2020-003Case Name:SUP for 610 Parks Ave.Case Type:Specific Use PermitZoning:SF-7Case Address:610 Parks Ave.



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745 ROLAND RANDY C AND ANDREA B **101 JOE WHITE ST** ROCKWALL, TX 75087

> CURRENT RESIDENT **105JOE WHITE** ROCKWALL, TX 75087

**KENNEDY HAYLEY** 201 CHAMPION DR WYLIE, TX 75095

**REDDEN POLLY PEOPLES** 213 SOVEREIGN CT ROCKWALL, TX 75032

**KAUFMANN EVAN J** 2312 BAHAMA RD AUSTIN, TX 78733

VANHORN PENNI AND IOF 7YI KA AND BONNIF 7YI KA 3021 RIDGE RD STE A-66 ROCKWALL, TX 75032

HOLZHEIMER THOMAS R AND NICOLE M 501 CORNELIA ST ROCKWALL, TX 75087

> **MCINTIRE J M & ERLINDA** 502 E HEATH ST ROCKWALL, TX 75087

TANTON MELVIN V JR 504 F HEATH ST ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR **505 CARRIAGE TRAIL** ROCKWALL, TX 75087

505 CORNELIA ROCKWALL, TX 75087

CURRENT RESIDENT **103JOE WHITE** ROCKWALL, TX 75087

**BREWER SHERI RENEE 119 SUNRISE VISTA WAY** PONTE VEDRA, FL 32081

**RIPSTOP PROPERTIES LLC** 205 S CLARK STREET ROCKWALL, TX 75087

**GRIFFIN PATTY JEAN CORNELIUS** 2140 AIRPORT RD ROCKWALL, TX 75087

ROCKWALL, TX 75087

CURRENT RESIDENT 405EHEATH ROCKWALL, TX 75087

**GREENAWALT PATRICK ALAN** 501 LILLIAN ST ROCKWALL, TX 75087

503 NASH ST ROCKWALL, TX 75087

**CURRIE DUNCAN & JOETTA 504 NASH STREET** ROCKWALL, TX 75087

SCHMIDT JERRY LEE AND BARBARA JEAN

SILVA MANUEL 1041 E FM 552 ROCKWALL, TX 75087

SABRSULA MELISSA 1571 ANNA CADR RD ROCKWALL, TX 75087

HARRIS RICHARD D & JUDY A 210 GLENN AVE ROCKWALL, TX 75087

> PARK ALLEN 2301 LAFAYETTE DR HEATH, TX 75032

ZYLKA JOE AND BONNIE 3021 RIDGE RD STE A-66 ROCKWALL, TX 75032

**KIRKPATRICK DAVID S & RHONDA D** 500 E HEATH ST ROCKWALL, TX 75087

> BARNETT GEORGE S **502 CORNELIA ST** ROCKWALL, TX 75087

CURRENT RESIDENT 503CORNELIA ROCKWALL, TX 75087

CURRENT RESIDENT 504CORNELIA ROCKWALL, TX 75087

**BARRON GILDARDO** 505 LILLIAN ST ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK

GLASS JERRY R **301 MEADOWDALE DR** 

DAVIS JUDY 505 NASH ST ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT 506 NASH ROCKWALL, TX 75087

BUTLER JOSEPH DAVID AND ROSE LOUISE 507 NASH ST ROCKWALL, TX 75087

> FREEMAN WILLIAM B JR 508 PARKS AVE ROCKWALL, TX 75087

RICHARDSON PATRICE **510 COVE RIDGE RD** HEATH, TX 75032

DENNIS KIMBERI Y 513 E HEATH ST ROCKWALL, TX 75087

CURRENT RESIDENT 601EHEATH ROCKWALL, TX 75087

SUTTON JUDITH A 603 E HEATH ST ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA 605 NASH ST ROCKWALL, TX 75087

CURRENT RESIDENT 605EHEATH ROCKWALL, TX 75087

CURRENT RESIDENT 505EHEATH ROCKWALL, TX 75087

CURRENT RESIDENT 506CORNELIA ROCKWALL, TX 75087

**TOLMAN BROOKS** 507 PARKS AVE ROCKWALL, TX 75087

DOROTIK DAVID W 509 PARKS AVE ROCKWALL, TX 75087

CURRENT RESIDENT 510PARKS

**TROWBRIDGE PATRICK A & ELIZABETH** 601 PARKS AVE ROCKWALL, TX 75087

**602 NASH STREET** 

HOWARD DEBORAH K 604 NASH ST ROCKWALL, TX 75087

**DINGWELL MARGUERITE NASH & ADAM** 605 PARKS AVE

> CURRENT RESIDENT 605PARKS ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE 506 LILLIAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 506PARKS ROCKWALL, TX 75087

CAWTHON RICK 508 NASH ST ROCKWALL, TX 75087

CURRENT RESIDENT 509EHEATH ROCKWALL, TX 75087

COATS LOIS LOUISE 512 E HEATH ST ROCKWALL, TX 75087

STEGALL VENTURES LLC 601 SUNSET HILL DRIVE ROCKWALL, TX 75087

LEAL ROLAND & CAROL **602 PARKS AVENUE** ROCKWALL, TX 75087

FUQUA MATTHEW 604 PARKS AVE ROCKWALL, TX 75087

DAVIS SUSAN ELAINE BYRD 605 STORRS ROCKWALL, TX 75087

> DANIEL RODNEY 606 AUSTIN ST ROCKWALL, TX 75087

SIMMONS APRIL R ROCKWALL, TX 75087

ROCKWALL, TX 75087

ROCKWALL, TX 75087

GALASSI TORI D 606 NASH ST ROCKWALL, TX 75087

BHATIA SACHIT S AND LAURA NICOLE JONES 607 NASH STREET ROCKWALL, TX 75087

TORRES ROSIE 609 NASH ST ROCKWALL, TX 75087

CASTRO RENE & BETSY 700 WINDSONG LN ROCKWALL, TX 75032

CURRENT RESIDENT 701NASH ROCKWALL, TX 75087

ELLISTON REBECCA S 703 NASH STREET ROCKWALL, TX 75087

CURRENT RESIDENT 704NASH ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN 706 PARKS AVE ROCKWALL, TX 75087

KOLWINSKA GERALDINE D 708 PARKS AVE ROCKWALL, TX 75087

CURRENT RESIDENT 709NASH ROCKWALL, TX 75087 WALLS JEFFREY V & NATALIE ANN 606 PARKS AVE ROCKWALL, TX 75087

> STARK ROBERT S & TINA J 607 SAINT MARY ST ROCKWALL, TX 75087

CURRENT RESIDENT 610NASH ROCKWALL, TX 75087

MOONEY BEULAH CHRISTINE 701 AUSTIN ST ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER 702 NASH ST ROCKWALL, TX 75087

> HANSON BRANDON R 703 PARKS AVE ROCKWALL, TX 75087

RUSHING BRIAN AND CHANEL KENTOPP 705 NASH ST ROCKWALL, TX 75087

CURRENT RESIDENT 707NASH ROCKWALL, TX 75087

CURRENT RESIDENT 708NASH ROCKWALL, TX 75087

STARK ROBERT C 710 AGAPE ST ROCKWALL, TX 75087 SPERLING SANDY 607 E HEATH ST ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA 608 NASH ST ROCKWALL, TX 75087

BLAZEK ALVIN F & DOROTHY H 6634 DAVIS DR ROYSE CITY, TX 75189

CASTILLO AGAPITO & ESTELA 701 PARKS AVE ROCKWALL, TX 75087

> CURRENT RESIDENT 702PARKS ROCKWALL, TX 75087

THOMAS TRACY 704 KERNODLE ST ROCKWALL, TX 75087

ARELLANO JESUS L & CYNTHIA A HERRERA 706 NASH ST ROCKWALL, TX 75087

CURRENT RESIDENT 707PARKS ROCKWALL, TX 75087

BARRON ARMANDO 709 PARKS AVE ROCKWALL, TX 75087

KING MISTY 710 NASH STREET ROCKWALL, TX 75087 NIXON ALBERT 711 PARKS AVE ROCKWALL, TX 75087

CURRENT RESIDENT 801AUSTIN ROCKWALL, TX 75087

CURRENT RESIDENT 803AUSTIN ROCKWALL, TX 75087

AUSTIN TRENTON C 806 AUSTIN ST ROCKWALL, TX 75087

JENNINGS AMANDA L 811 AUSTIN ST ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT EHEATH ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID SPIEGEL PO BOX 33 ROCKWALL, TX 75087

> CURRENT RESIDENT ROCKWALL, TX 75087

CONAWAY SUE ANN 7123 OCONNELL ST ROCKWALL, TX 75087

COLUNGA MAXIMO & MARGARITA 802 E HEATH ST ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS 804 E HEATH ST ROCKWALL, TX 75087

> CURRENT RESIDENT 808AUSTIN ROCKWALL, TX 75087

CURRENT RESIDENT 811AUSTIN ROCKWALL, TX 75087

CURRENT RESIDENT 901WILLIAMS ROCKWALL, TX 75087

WIMPEE JANIE K LIFE ESTATE RICHARD D WIMPEE AND JUDY A HARRIS AND JOE E WIMPEE AND JERRY M WIMPEE 704 E MAPLE ST FAYETTEVILLE, AR 72701

> AWAJA PROPERTIES LLC PO BOX 811 ROYSE CITY, TX 75189

CURRENT RESIDENT ROCKWALL, TX 75087 PALMER LINDA C 714 PARKS AVE ROCKWALL, TX 75087

CURRENT RESIDENT 802NASH ROCKWALL, TX 75087

CURRENT RESIDENT 804NASH ROCKWALL, TX 75087

CURRENT RESIDENT 809AUSTIN ROCKWALL, TX 75087

MCCLAIN LOUETTA 8309 TURNBERRY ST ROWLETT, TX 75089

BELANGER CORKY 921 N ALAMO RD ROCKWALL, TX 75087

KINDRED ROBERT M P.O. BOX 261638 PLANO, TX 75026

CURRENT RESIDENT ROCKWALL, TX 75087

CURRENT RESIDENT







NORTH ELEVATION SCALE: 3/16" = 1'-0"

1



	EXTERIOR FINISH SCHEDULE:
	A HARDIE BOARD SIDING, FASCIA & TRIM, COLOR: GRAY
-	B HARDIE BOARD SIDING, COLOR: GRAY
	$\bigodot$ standing seam MTL. ROOF system, berridge or E.Q., color: zinc grey
-	D PREFINISHED ALUMINUM FLASHING, COLOR TO MATCH SIDING
	E ENTRY DOORS AS SELECTED
	F WINDOW – INSULATED, COLOR: BLACK
-	$\bigcirc$ Composition asphalt roof, typ., (270lbs)
_	H 4X6 GUTTER & DOWNSPOUT - PREFINISHED, COLOR: AS SELECTED BY OWNER
	GABLE END, 8" DECOR. WOOD TRIM COLOR: WHITE
	K 6x6 wood post @ patio
-	L 1X WOOD TRIM @ DECOR. COLUMNS

OWNER REVIEW:	10-25-2019	11-12-2019								
ISSUE:		OWNER REVIEW:								
					- pecifications are ct to copyright	nitectural work" under rright act, 17 u.S.C. 2003 The protection	ation, the overall d composition of	of the design. unauthorized use   specifications may	construction, or monetary liability.	
				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition	spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may	result in cessation of construction, building seizure, and/or monetary liability.	

## PROPOSED RESIDENCE FOR MURPHY 75087 610 Parks Ave. Rockwall, Texas 75

MR. SAM & MEGAN MURPHY Wild Oak vall, TX. 7 hitects ARROLL arcl 

### EXTERIOR ELEVATIONS

DATE:		SHEET NO:
DATE.	OCT 2019	SHEET NO.
PROJECT NO:	2019060	
DRAWN BY:		A501
CHECKED BY:		

#### PARKS AVENUE 50' R.O.W. PER PLAT



CLARK STREET

CHECKED BY:

2019060 A100

DRAWN BY:

PROJECT NO:

DATE: OCT 2019

SHEET NO:

ARCHITECTURA SITE PLAN

CARROLL architects

750 E. Interstate 30 Suite 110 Rockwall, TX 75087 t: 972-732-6085 f: 972-732-8058

MR. SAM & **MEGAN MURPHY** 

> Wild Oak Rockwall, TX. 75087

PROPOSED RESIDENCE FOR **MURPHY** 610 Parks Ave. Rockwall, Texas 75087



# PROPOSED RESIDENCE FOR MURPHY 610 Parks Ave. Rockwall, Texas 75087

OWNER REVIEW:	10-25-2019	11-12-2019							
ISSUE:		OWNER REVIEW:							
				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an arcintectural work under see: 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition of forces and elements of the desiron	of these drawings and specifications may	result in cessation of construction, building seizure, and/or monetary liability.

## PROPOSED RESIDENCE FOR MURPHY 610 Parks Ave. Rockwall, Texas 75087



## COVER PAGE



## A V E N Uper plat P A R K S 50' R.O.W. F





0.16 ACRES lot 7 block d

 $\vdash$ 

S T R E E Per plat

CLARK 40'R.O.W.

OWNE	ISSUE: OWNER REVIE 10-25-21 OWNER REVIEW: 11-12-21	ISSUE:	ISSUE:	:W:	019	019							
		ISSUE:	ISSUE:	OWNER REVIE	10-25-2019	11-12-2019							
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<u>COPYRIGHT NOTICE:</u> <u>COPYRIGHT NOTICE:</u> These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection includes, without limitation, the overall includes, without limitation, the overall includes, and elements of the design. Under such protection, unauthorized use of these drawings and sonstructions may result in cessation of construction.	IT NOTICE: ings and specifications and subject to copyriate the copyright act, 1' d January 2003. The d January 2003. The d January 2003. The secretion intration, the ov ngement and composition avings and specificatio cosstruction.	IT NOTICE ings and s an arch as an arch as an arch f the copy as and sessation of zure, and/							ings and	at a d t a	ithot ngen		zure

## PROPOSED RESIDENCE FOR MURPHY 5087 610 Parks Ave Texas Rockwall,



## ARCHITECTURAL SITE PLAN

DATE:		SHEET NO:
	OCT 2019	
PROJECT NO:		
	2019060	A100
DRAWN BY:		AIUU
CHECKED BY:		







OWNER REVIEW:	10-25-2019	11-12-2019							
ISSUE:		OWNER REVIEW:							
				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an arcimectural work under see. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition of storms and elements of the design	Under such protection, unauthorized use of these drawings and specifications may	result in cessalion of construction, building seizure, and/or monetary liability.

## FOR 80 PROPOSED RESIDENCE F **MURPHY** 610 Parks Ave. wall Rocl



## FLOOR PLAN

DATE:	SI	HEET NO:
	OCT 2019	
PROJECT NO:		
	2019060	A 004
DRAWN BY:		A201
CHECKED BY:		





OWNER REVIEW:	10-25-2019	11-12-2019							
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				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	projection as an architectural work under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition encose and elements of the design	Under such protection, unauthorized use of these drawings and specifications may	resum in cessamon or construction, building seizure, and/or monetary liability.
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## PROPOSED RESIDENCE FOR **MURPHY** 610 Parks Ave. Rockwall, Texas 75087



## ROOF PLAN

DATE:		SHEET NO:
	OCT 2019	SHELT NO.
PROJECT NO:	2019060	A 0.04
DRAWN BY:		A301
CHECKED BY:		







NORTH ELEVATION SCALE: 3/16" = 1'-0"

1



	EXTERIOR FINISH SCHEDULE:
	A HARDIE BOARD SIDING, FASCIA & TRIM, COLOR: GRAY
-	B HARDIE BOARD SIDING, COLOR: GRAY
	$\bigodot$ standing seam MTL. ROOF system, berridge or E.Q., color: zinc grey
-	D PREFINISHED ALUMINUM FLASHING, COLOR TO MATCH SIDING
	E ENTRY DOORS AS SELECTED
	F WINDOW – INSULATED, COLOR: BLACK
-	$\bigcirc$ Composition asphalt roof, typ., (270lbs)
_	H 4X6 GUTTER & DOWNSPOUT - PREFINISHED, COLOR: AS SELECTED BY OWNER
	GABLE END, 8" DECOR. WOOD TRIM COLOR: WHITE
	K 6x6 wood post @ patio
-	L 1X WOOD TRIM @ DECOR. COLUMNS

OWNER REVIEW:	10-25-2019	11-12-2019								
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				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition	spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may	result in cessation of construction, building seizure, and/or monetary liability.	

## PROPOSED RESIDENCE FOR MURPHY 75087 610 Parks Ave. Rockwall, Texas 75

MR. SAM & MEGAN MURPHY Wild Oak vall, TX. 7 hitects ARROLL arcl 

### EXTERIOR ELEVATIONS

DATE:		SHEET NO:
DATE.	OCT 2019	SHEET NO.
PROJECT NO:	2019060	
DRAWN BY:		A501
CHECKED BY:		





1 REFLECTED CEILING PLAN SCALE: 1/4" = 1'-0"

OWNER REVIEW:	10-25-2019	11-12-2019							
ISSUE: O		OWNER REVIEW:							
					cations are copyright	ural work under act, 17 u.S.C. . The protection	the overall mposition of desiren	authorized use cifications may	sruction, onetary liability.
				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an architectural work under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition succes and elements of the design	Under such protection, unauthorized use of these drawings and specifications may	resul in cessalion of construction, building seizure, and/or monetary liability.

## PROPOSED RESIDENCE FOR MURPHY 610 Parks Ave. Rockwall, Texas 75087



### REFLECTED CEILING PLAN

DATE: SHEET NO: OCT 2019 PROJECT NO: 2019060 DRAWN BY: A6601 CHECKED BY:





- ALL TENDONS SHALL BE FABRICATED FROM 1/2" DIAMETER, 270 KSI LOW RELAXATION STRANDS IN ACCORDANCE WITH A STM A416. TENDONS SHALL BE GREASED WITH A CORROSION INHIBITOR AND PROTECTED WITH A PLASTIC SHEATH.
- STRAND LENGTHS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER. CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS INDICATED OTHERWISE.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318 ACI-301 AND ASTM C94. TENDONS SHOULD BE STRESSED WITHIN
- 7 TO 10 DAYS AFTER CONCRETE PLACEMENT. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE
- ALL CONVENTIONAL REINFORCING BARS SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615. WHERE REBAR IS USED FOR EXPOSED GRADE BEAMS OR TOP AND BOTTOM REINFORCING, PROVIDE MATCHING "L"
- BARS WITH EACH LEG EQUAL TO 40 BAR DIAMETERS OR GRATER.
- CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE
- FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID "COLD JOINTS." I.E., PLACEMENT SHALL PROCEED FROM START TO FINISH IN A MONOLITHIC FASHION. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF # DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG. SITE PREPARATION NOTES
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
- FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
- EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING. SELECT FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

- CONSTRUCTION NOTES SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-5% (1/4 - 5/8 IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
- FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6' CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
- SEE PLAN BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
- AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR
- A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB SHALL BE PROVIDED UNLESS INDICATED OTHERWISE.
- TENDONS AND REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4' MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT. S-HOOKS MAY NOT BE USED FOR TENDON TIES.
- CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION AROUND TENDON ANCHORAGES
- SLAB STRAND LOCATIONS MAY BE PLACED WITHIN 8" OF PLAN LOCATION TO MAINTAIN PROPER CLEARANCE. WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED ARCHITECTURAL PLANS SHALL CONTROL
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS SLOPES, BRICK-LEDGES AND RELATED ITEMS.
- IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
- 12. PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT AT OR NEAR PERPENDICULAR CONFIGURATION TO BEAMS SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL NOT BE USED WITHIN 5' OF FOUNDATION EDGE. A
- CLAY PLUG SHALL BE PROVIDED TO PREVENT WATER INFILTRATION UNDER SLAB. WATER CUTOFF VALVES AND PIPE TRANSITIONS SHALL NOT BE INSTALLED WITH 5' OF FOUNDATION EDGE.
- IRRIGATION SYSTEMS SHALL NOT SPRAY DIRECTLY ON FOUNDATION.
   SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO LOCATE ANCHOR ROUGHLY ONE - HALF OF TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF PIERS OR ROOT BARRIER, IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED A MINIMUM DEPTH OF 48" BELOW OF GRADE, FOR A PERPENDICULAR DISTANCE EQUAL TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
- 18. LANDSCAPING SHALL NOT AFFECT FINAL GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PURPOSE OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINAL GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.

#### STRESSING NOTES

- EACH STRAND DURING STRESSING OPERATIONS SHALL BE INITIALLY STRESSED TO 33.0 KIPS AND SEATED AT 28.9 KIPS. I IMITATIONS
- A PRE-POUR INSPECTION IS REQUIRED BY THE ENGINEER OF RECORD. THE ENGINEER IS ALSO AVAILABLE FOR PLACEMENT AND TENDON STRESSING OPERATIONS.
- THE ENGINEER WILL RELY ON INFORMATION CONTAINED IN THE PROJECT GEOTECHNICAL REPORT PROVIDED FOR THE SPECIFIC TRACT OF LAND PROPOSED STRUCTURE IS TO BE CONSTRUCTED. THE ENGINEER DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF SAID SOILS REPORT, OR ANY INFORMATION CONTAINED THEREIN WHICH THE ENGINEER MAY HAVE RELIED UPON TO DESIGN THE FOUNDATION FOR THE PROPOSED STRUCTURE. IF THE CLIENT PROVIDED GEOTECHNICAL REPORT DOES NOT FOLLOW GUIDELINES OF THE POST-TENSIONING INSTITUTE, THE ENGINEER MAY SUBSTITUTE USABLE DESIGN INFORMATION DERIVED FROM RAW SOILS DATA OBTAINED FROM SAID GEOTECHNICAL REPORT.
- FOR FOUNDATION TO PERFORM AS DESIGNED, OWNER MUST ENSURE THAT SOIL MOISTURE CONTENT IS MAINTAINED AT A CONSTANT LEVEL SURROUNDING FOUNDATION AT ALL TIMES. DO NOT ALLOW SOIL TO DRY OUT TO A POINT WHERE SOIL CRACKS OR PULLS AWAY FROM FOUNDATION.
- BUILDER ACKNOWLEDGES IMPORTANCE OF FOUNDATION MOISTURE MAINTENANCE AND TRANSMITS TO OWNER WITH OWNER'S RECEIPT ACKNOWLEDGED.
- SLAB STRANDS AND BEAM STRANDS SHALL MAINTAIN A MINIMUM OF 5" CLEARANCE FROM THE LOWEST EDGE FROM THE TOP OF THE SLAB TO THE CENTER OF THE ANCHOR. SLAB STRANDS AND BEAM STRANDS SHALL



\_\_\_\_\_#3\_\_\_BARS

VERTICAL

SECTION 11

- #4 BAR CONT IF RECESS\_ IS GREATER THAN 6" MANDATORY CHAIR SLAB STRAND "S" SLAB STRAND "S" WHEN INDICATED #4 BAR CONT SLAB STRAND "S SLAB STRAND "S WHEN INDICATED WHEN INDICATED WHEN INDICATED FOR DROPS IN PLAN VIEW IN PLAN VIEW GREATER THAN 4" IN PLAN VIEW IN PLAN VIEW 10 ØL CONCRETE CHAIRS CONCRETE CHAIRS CONCRETE CHAIRS 4'-0" MAXIMUM 4'-0" MAXIMUM -0" MAXIMUM - CONCRETE CHAIRS 0.C.E.W. 0 C F W 4'-0" MAXIMUM O.C.E.W. DRAPED BEAM STRANDS "BS" DRAPED BEAM DRAPED BEAM BOTTOM OF SLAB STRANDS "BS STRANDS "BS STRANDS ٢ ٢  $\odot$ SEE TYPICAL  $(\mathbf{i})$ W/O BEAM . ™\_ 3°, SEE TYPICA DRAPED BEAM STRANDS "BS BEAM SECTION REAM BEAM SECTION ⊬ w SEE TYPICAL REAM SECTION SECTION SECTION 3 SECTION SECTION 2 NTS NTS NTS NTS
- PLACED 5" BELOW LOWEST \*ANCHOR TO BE PLACED 5" BELOW LOWEST EDGE OF SLAB STRAND "S" WHEN INDICATED SLAB STRAND "S" SLAB STRAND "S" SLAB STRAND "S WHEN INDICATED WHEN INDICATED WHEN INDICATED IN PLAN VIEW IN PLAN VIEW IN PLAN VIEW \*\*\*\* CONCRETE 61 CONCRETE CHAIRS CONCRETE CHAIRS CONCRETE CHAIRS 4'-0" MAXIMUM 4'-0" MAXIMUM 4'-0" MAXIMUM 0.C.E.W. O.C.E.W. 0 C F W #5 BARS @ O.C.E.W DRAPED BEAM <u>~ 0</u> 5 BARS CONT ☺ STRANDS BEND AND EXTEND 1'- 6" PAST EACH DRAPED BEAM SEE TYPICAL STRANDS "B "BS CORNER TOP & BEAM SECTION VERIEY SEE PLAN BOTTOM OF BEAM BEAM SECTION

NTS

SLAB STRAND "S

WHEN INDICATED



#4 BARS -

Ì≩

\*ANCHOR SHALL BE

+ w -

SECTION 6

NTS

FROM BACK

∠5", MIN 12″ MAX

BEAM.

CONT

0.C

EDGE OF CONCRETE

IN PLAN VIEW

O.C.E.W



BEAM SECTION

L w

SECTION 12



DRAPED BEAM 🖹

SEE TYPICAL

STRANDS

BEAM SECTION

#4 BARS -4" 0.C.





SECTION 13

DRILL & SET W/ EPOXY #5 DEFORMED DOWELS @ 12" O.C. TOP & BOTTOM






### PLAT OF SURVEY



DESCRIPTION

BEING Lot 7, Block D, Forees Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, of the Map Records of Rockwall County, Texas.

#### NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company, Inwood National Bank, John P. and Julie Ann C. Wardell at 610 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of October, 2018. SURVEYOR'S CERTIFICATE

HAROLD D. FETTY III . . . . . . . . . . 5034 Harold D. Fetty III, R.P.L.S. No. 5034 POFESS 10  $v_{
m D}$ SURVEY H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com





February 13, 2020

City of Rockwall Planning & Zoning Department 385 S. Goliad St. Rockwall, TX 75087

Dear Planning & Zoning Department,

We are requesting a Special Use Permit (SUP) for **610 Parks Ave. Rockwall, TX 75087** due to the new City ordinance on September 1, 2019 to address the changes imposed by HB2439 to protect existing neighborhoods that don't have the same protections as Planned Development Districts. Please consider our proposal for requesting a zoning application.

Reese Baez Triton General Contractor 469-931-2267

### **CITY OF ROCKWALL**

### ORDINANCE NO. 20-XX

#### SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBSIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK D, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Reese Baez on behalf of the owner Amanda Henry for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.161-acre parcel of land being described as Lot 7, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 610 Parks Avenue, and being more specifically depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE**, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with *Subsection* 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family* 7 (*SF-7*) *District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and the following conditions:

### 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property*, and conformance to these operational conditions is required:

- 1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] will require the *Subject Property* to comply with the following:

 Upon obtaining or maintaining a Building Permit and should any contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), Revocation, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF APRIL, 2020.

Jim Pruitt, Mayor

### ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: <u>March 16, 2020</u>

2<sup>nd</sup> Reading: April 6, 2020



Z2020-003: SUP for 610 Parks Avenue Ordinance No. 20-XX; SUP # S-XXX







### **Project Plan Review History**

Project Name Type Subtype	Z2020-004 705 Peters Colony ZONING SUP Staff Review		Own Appli		NIO, JEANNIFFER & OCIO IBARRA	NOHEMA ESTRADA	Applied Approved Closed Expired Status	2/18/2020	AG
Site Address		City, State Zi	р						
705 PETERS COLON	Y	ROCKWALL,	TX 75087				Zoning		
Subdivision ROBBINS ADDITION		Tract 2		<b>Block</b> A	Lot No 2	Parcel No 4900-000A-0002-00-0	General Pla -OR	an	
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed Status		Remarks		
BUILDING	Russell McDowell	2/18/2020	2/25/2020						
ENGINEERING	Amy Williams	2/18/2020	2/25/2020						
FIRE	Ariana Hargrove	2/18/2020	2/25/2020						
PLANNING	Korey Brooks	2/18/2020	2/25/2020	2/21/2020	3 COMMI	ENTS	Comment	S	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

Z2020-004; SUP for Residential Infill in an Established Neighborhood

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a Specific Use Permit(SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay(SRO) District, addressed as 705 Peters Colony.

1.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2020-004) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.

M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March10, 2020.

1.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.

	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Departmen 385 S. Goliad Street Rockwall, Texas 75087	<b>NOTE:</b> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE
Please check the a	opropriate box below to indicate the type of devel	opment request [SELECT ONLY ONE BOX]:
<ul> <li>Preliminary P</li> <li>Final Plat (\$30)</li> <li>Replat (\$300)</li> <li>Amending or</li> <li>Plat Reinstate</li> <li>Site Plan Applica</li> <li>Site Plan (\$25)</li> </ul>	100.00 + \$15.00 Acre) <sup>1</sup> at (\$200.00 + \$15.00 Acre) <sup>1</sup> 00.00 + \$20.00 Acre) <sup>1</sup> 00 + \$20.00 Acre) <sup>1</sup> Minor Plat (\$150.00) ment Request (\$100.00)	<pre>Zoning Application Fees: [ ] Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup> [ ] Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> [ ] PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> Other Application Fees: [ ] Tree Removal (\$75.00) [ ] Variance Request (\$100.00) 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.</pre>
PROPERTY INFO	ORMATION [PLEASE PRINT]	
Address	and with the second	Rockwall TX 75087
Subdivision	too rectas asiony of	Lot 2 Block A
General Location		
Current Zoning	LAN AND PLATTING INFORMATION [PLEAS	Current Use
		Proposed Use
Proposed Zoning	Lots [Current]	Lots [Proposed]
	<b>D PLATS:</b> By checking this box you acknowledge that due to	the passage of <u>HB3167</u> the City no longer has flexibility with regard to its approval n the Development Calendar will result in the denial of your case.
,, .	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	HECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
	Jeaniffer Osornio	[] Applicant Ambrociu Ibarry
Contact Person	Arturo osornio	Contact Person
	430 thenes Dr.	Address MI Crawford LN.
	Rockwall TX 75032	
City, State & Zip		City, State & Zip Rayse Eity TX 75189
Phone	214-957-7984	Phone 214-477-4320
E-Mail	H. enterprise 7@ yahoo, com	E-Mail Premieracandheating@gmail.c
Before me, the undersi	CATION [REQUIRED] gned authority, on this day personally appeared ue and certified the following:	[Owner] the undersigned, who stated the information on
cover the cost of this ap that the City of Rockw	plication, has been paid to the City of Rockwall on this the all (i.e. "City") is authorized and permitted to provide informa	on submitted herein is true and correct; and the application fee of $\$$ , to, day of, 20 By signing this application, I agree attion contained within this application to the public. The City is also authorized and his application, if such reproduction is associated or in response to a request for public
	nd seal of office on this the day of	, 20
	Owner's Signature	
		My Commission Expires





### City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (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.



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:Z2020-004Case Name:SUP for 705 Peters ColonyCase Type:Specific Use PermitZoning:SF-7Case Address:705 Peters Colony



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745



Case Number:Z2020-004Case Name:SUP for 705 Peters ColonyCase Type:Specific Use PermitZoning:SF-7Case Address:705 Peters Colony



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745 **CITY OF ROCKWALL** , 0

CURRENT RESIDENT ROCKWALL, TX 75087

CURRENT RESIDENT CLARK ROCKWALL, TX 75087

CURRENT RESIDENT DAVY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT SHERMAN ROCKWALL, TX 75087

CURRENT RESIDENT EBOYDSTUN ROCKWALL, TX 75087

PEREZ MARIA D 1002 E WOODIN BLVD DALLAS, TX 75126

JOHNSON PAMELA 1310 COLONY DR GARLAND, TX 75040

**PIERATT ALAN & MELODY** 1540 MEADOWS CIR ROCKWALL, TX 75087

**BALL JUSTIN** 2155 CLUBVIEW DR ROCKWALL, TX 75087 SLIGER S T MRS , 0

CURRENT RESIDENT 709 N SHERMAN ROCKWALL, TX 75087

CURRENT RESIDENT DAVEY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT PETERS COLONY ROCKWALL, TX 75087

EBOURN ROCKWALL, TX 75087

EBOYDSTUN ROCKWALL, TX 75087

GOSSEAUX KEVIN **1005 SPRINGFIELD LANE** ALLEN, TX 75002

SMITH CHARLES ELLIOT 1421 COASTAL DR ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC 2289 CR 643 NEVADA, TX 75173

**CITY OF ROCKWALL** , 0

CURRENT RESIDENT BOURN ROCKWALL, TX 75087

CURRENT RESIDENT DAVY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT PETERS COLONY ROCKWALL, TX 75087

CURRENT RESIDENT EBOYDSTUN ROCKWALL, TX 75087

WRIGHT ALVIN (MR) MAIL RETURNED BY POST OFFICE

> SRIVEN VISTA LLC 10401 JACKSON HOLE LN MCKINNEY, TX 75070

STRANGE EMERSON JR 1521 NOVEL CT GARLAND, TX 75040

DALLAS-GARLAND & NORTHEASTERN RAILROAD C/O GENESEE & WYOMING RAILROAD 1940 ENCHANTED WAY 201 GRAPEVINE, TX 76051

> **OSORNIO JEANNIFFER AND** NOHEMA ESTRADA MACHARIGUE 2307 WHITE ROAD HEATH, TX 75032

CURRENT RESIDENT

CURRENT RESIDENT

NASUFI ZIKRI 1885 HILLCROFT DR ROCKWALL, TX 75087

HANEY W 2824 MISTY RIDGE ROCKWALL, TX 75032

LANIER FAMILY TRUST **ROSA P LANIER TRUSTEE 304 E BOYDSTUN AVE** ROCKWALL, TX 75087

HAMANN BRENT **315 ROLLING MEADOWS CIR** ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D 402 E BOYDSTUN AVE ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA 414 E. COACHLIGHT TRAIL ROCKWALL, TX 75087

> CURRENT RESIDENT 504 ROSS ROCKWALL, TX TX

JONES ELTON E & LINDA M 512 TERRY LN ROCKWALL, TX 75032

**NIX NICHOLAS & ROSALIA** 602 E BOYDSTUN AVE ROCKWALL, TX 75087

GENTRY GENEVA 605 BOST ST ROCKWALL, TX 75087

CURRENT RESIDENT 606 ROSS ROCKWALL, TX TX

WILLIAMS FREDDIE R & JO ANN **302 E BOYDSTUN AVE** ROCKWALL, TX 75087

DAVIDSON JEFFREY LEE & MELIZA IBARRA 304 E ROSS AVE ROCKWALL, TX 75087

> RANDOLPH JAMES R IR 3314 ANNA CADE RD ROCKWALL, TX 75087

CURRENT RESIDENT 403EBOYDSTUN ROCKWALL, TX TX

UPPER ROOM TEMPLE HOLYNESS CHURCH 423 WILLOW RIDGE CIRCLE ROCKWALL, TX 75032

> CURRENT RESIDENT 507EBOYDSTUN ROCKWALL, TX TX

INNER URBAN HOMES INC 519 | 30 #110 ROCKWALL, TX 75087

ESPINOZA SYLVIA AND 604 ROSS STREET

605 E ROSS STREET ROCKWALL, TX 75087

> WILKERSON CLAUDE JR 606 SAINT MARY ST ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA 302 E ROSS ROCKWALL, TX 75087

**KATELY CHARLES LEE & THELMA S** 309 ANDERSON ST OAKDALE, LA 71463

> CURRENT RESIDENT 401EBOYDSTUN ROCKWALL, TX TX

JONES MARGARINE ESTATE **410 E BOYDSTUN AVE** ROCKWALL, TX 75087

**GRUBBS JOHN W 501 E BOYDSTUN AVE** ROCKWALL, TX 75087

HFAD TIM **510 MARIPOSA** ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND JACQUELINE YVETTE JACOBS AND JEFFREY DWAYNE JACOBS **5961 CONNIE LANE** ROCKWALL, TX 75032

> MOORE JAMES L 604 S CLARK ROCKWALL, TX 75087

GAMEZ DAVID & PETRA 606 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 608EBOYDSTUN ROCKWALL, TX TX

JOSEPH FABIAN PEREZ ROCKWALL, TX 75087

**BOUAS MARAYA D & JEFFREY D** 

HUBBARD ALPHINEEZES 609 E ROSS ST ROCKWALL, TX 75087

SMITH CHARLES 611 E BOYDSTUN ROCKWALL, TX 75087

CARPENTER KATHRYN ANN 613 E BOYDSTUN AVE ROCKWALL, TX 75087

WOOD JORDAN AND ERIN **615 E BOYDSTUN AVENUE** ROCKWALL, TX 75032

> CURRENT RESIDENT **621 BOYDSTUNAVE** ROCKWALL, TX TX

CURRENT RESIDENT 703 SAM HOUSTON ROCKWALL, TX TX

SCROGGINS MURRAY 704 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT **705 PETERS COLONY** ROCKWALL, TX TX

DABNEY AUDRY **706 PETERS COLONY** ROCKWALL, TX 75087

CRENSHAW LORENZA 707 DAVY CROCKETT ST ROCKWALL, TX 75087

CURRENT RESIDENT 609SFANNIN ROCKWALL, TX TX

NONUS SHELLY REYNA AND THOMAS **611 FANNIN STREET** ROCKWALL, TX 75087

> TANNER TRUDY LEANN 613 S FANNIN ROCKWALL, TX 75087

CURRENT RESIDENT 617EBOYDSTUN ROCKWALL, TX TX

KAUFMANN DOUGLAS A **627 SORITA CIRCLE** HEATH, TX 75032

ROSS LESUE 703 SHERMAN ST ROCKWALL, TX 75087

705 DAVY CROCKETT ROCKWALL, TX TX

705 SAM HOUSTON ST

CURRENT RESIDENT 706 SHERMAN ROCKWALL, TX TX

CURRENT RESIDENT 707 SAM HOUSTON ROCKWALL, TX TX

SCHUMANN LAURIE A 610 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 611EBOYDSTUN ROCKWALL, TX TX

GAMEZ DAVID 614 E BOYDSTUN AVE ROCKWALL, TX 75087

WOODARD JENNIFER **619 E BOYDSTUN AVE** ROCKWALL, TX 75087

CURRENT RESIDENT 701 SAM HOUSTON ROCKWALL, TX TX

HEARD OLLIE FAYE 704 DAVY CROCKETT ST ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D 705 N SHERMAN ROCKWALL, TX 75087

> WILLIAMS SHIRLEY B ETAL 706 DAVY CROCKETT ST ROCKWALL, TX 75087

> > CURRENT RESIDENT 706SCLARK ROCKWALL, TX TX

ABARCA JOANNE 707 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT

MILLER ANNE ROCKWALL, TX 75087 CURRENT RESIDENT 708 DAVY CROCKETT ROCKWALL, TX TX

HEJI PAUL M 709 PETERS COLONY ROCKWALL, TX 75087

CURRENT RESIDENT 710 PETERS COLONY ROCKWALL, TX TX

ALLEN ETHEL JEAN 711 SHERMAN ST ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE 712 PETERS COLONY ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E 715 PETERS COLONY ROCKWALL, TX 75087

> CURRENT RESIDENT 725 PETERS COLONY ROCKWALL, TX TX

HASS DANIEL & AMBER 801 PETERS COLONY ROCKWALL, TX 75087

FISHER JESSICA 803 PETERS COLONY ROCKWALL, TX 75087

CANALES ZAMORA FAMILY TRUST ROMAN FRANCISCO CANALES & ROSA MARIA ZAMORA MIRANDA-TRUSTEE P O BOX 291 FATE, TX 75132 CURRENT RESIDENT 708 PETERS COLONY ROCKWALL, TX TX

HOLLAND ROBIN 709 SHERMAN ST ROCKWALL, TX 75087

SANCHEZ FATIMA L 710 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 712 CLARK ROCKWALL, TX TX

CURRENT RESIDENT 712 SHERMAN ROCKWALL, TX TX

CURRENT RESIDENT 715 SHERMAN ROCKWALL, TX TX

ROCKWALL HOUSING DEV CORP A TEXAS NON-PROFIT CORP OF RW 787 HAIL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 801 PETERS COLONY ROCKWALL, TX TX

ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH 805 PETERS COLONY ROCKWALL, TX 75087

ROCKWALL SOUTHSIDE NEIGHBORHOOD COALITION C/O TONY RIOS PO BOX 1262 ROCKWALL, TX 75087 CURRENT RESIDENT 708 SHERMAN ROCKWALL, TX TX

HEARD RHODA MAE 710 DAVY CROCKETT ST ROCKWALL, TX 75087

CURRENT RESIDENT 711 LAMAR ROCKWALL, TX TX

BENNETT A L EST C/O OLIVER LINVELL 712 PETERS COLONY ROCKWALL, TX 75087

DENSON PATRICIA STRANGE 713 SHERMAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 716 SHERMAN ROCKWALL, TX TX

MATHIS MALCOLM AND CHRISTIE 801 LAMAR ST ROCKWALL, TX 75087

> SHAW JERRY GAIL 803 LAMAR ST ROCKWALL, TX 75087

> JOHNSON MELDRIA 809 DAVY CROCKETT ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY PO BOX 4 ROCKWALL, TX 75087 SMITH TIMOTHY PSC 3 BOX 5631 APO, AP 96266







### **CITY OF ROCKWALL**

### ORDINANCE NO. 20-XX

### SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN **ESTABLISHED SUBDIVISION** TO ALLOW THE CONSTRUCTIN OF A SINGLE-FAMILY HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ambrocio Ibarra for the approval of a Specific Use Permit (SUP) to allow *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.11-acre parcel of land being described as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 705 Peters Colony, and being more specifically depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 4, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 5, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The Development of the Subject Property shall generally conform to the <u>Residential Plot</u> <u>Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The Construction of a single-family home on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

 Upon obtaining a Building Permit, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlines in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $6^{TH}$  DAY OF APRIL, 2020.

Jim	Pruitt, <i>Mayor</i>
ATTEST:	
Kristy Cole, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 <sup>st</sup> Reading: <u>March 16, 2020</u>	
2 <sup>nd</sup> Reading: <u>April 6, 2020</u>	

Z2020-004: SUP for 705 Peters Colony Ordinance No. 20-XX; SUP # S-1XX Page | 3

City of Rockwall, Texas

### Exhibit 'A' Zoning Exhibit

<u>Address:</u> 705 Peters Colony <u>Legal Description:</u> Lot 1, Block A, Sanger Addition



Z2020-004: SUP for 705 Peters Colony Ordinance No. 20-XX; SUP # S-1XX

City of Rockwall, Texas

Exhibit 'B': Residential Plot Plan



### Exhibit 'C': Building Elevations





### **Project Plan Review History**

Project Name 7 Type 2 Subtype 5	Z2020-005 703 Peters Colony ZONING SUP Staff Review		Own Appli		SORNIO, JE mbrocio Iba		NOHEMA ESTRADA	Applied Approved Closed Expired Status	2/18/2020	AG
Site Address		City, State Zi	р							
		,						Zoning		
Subdivision		Tract		В	Block L	Lot No	Parcel No	General Plan	n	
Type of Review / Note	es Contact	Sent	Due	Received	Ela	psed Status		Remarks		
BUILDING	Russell McDowell	2/18/2020	2/25/2020							
ENGINEERING	Amy Williams	2/18/2020	2/25/2020							
FIRE	Ariana Hargrove	2/18/2020	2/25/2020							
PLANNING	Korey Brooks	2/18/2020	2/25/2020	2/21/202	20	3 COMME	INTS	Comments	5	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

Z2020-005; SUP for Residential Infill in an Established Neighborhood

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a Specific Use Permit(SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay(SRO) District, addressed as 703 Peters Colony.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2020-005) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.

M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March10, 2020.

1.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.

	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Departmen 385 S. Goliad Street Rockwall, Texas 75087	<b>NOTE:</b> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE
Please check the ap	ppropriate box below to indicate the type of devel	lopment request [SELECT ONLY ONE BOX]:
[ ] Preliminary Pla [ ] Final Plat (\$30 [ ] Replat (\$300.0 [ ] Amending or N	100.00 + \$15.00 Acre) <sup>1</sup> at (\$200.00 + \$15.00 Acre) <sup>1</sup> 0.00 + \$20.00 Acre) <sup>1</sup>	<pre>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 (\$100.00)</pre>
	<i>ion Fees:</i> 0.00 + \$20.00 Acre) <sup>1</sup> Plan/Elevations/Landscaping Plan (\$100.00)	<i>Notes:</i> <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.
PROPERTY INFO	ORMATION [PLEASE PRINT]	
Address	703 Peters Colony St.	Borburn TX 75087
Subdivision	and the second s	Lot Block A
General Location		
ZONING SITE P	LAN AND PLATTING INFORMATION [PLEAS	
Current Zoning		Current Use
Proposed Zoning		Proposed Use
Acreage	Lots [Current]	Lots [Proposed]
_		the passage of HB3167 the City no longer has flexibility with regard to its approval
		n the Development Calendar will result in the denial of your case.
<b>OWNER/APPLIC</b>		HECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
[ ] Owner	Scaniffer Osornio	[] Applicant Ambrocio Ibarra
Contact Person	Hrtoro Osornio	Contact Person
Address	430 Plenee Dr	Address MI Circustored Ln.
	Rockwall TX 75032	
City, State & Zip	011 057 7051	City, State & Zip Royse city TX 75189
	214-957-7984	Phone 214-477-4320
	H. enterprise 7@ yahuo. Cun	n E-Mail Premieracan Sheating @gmail
Before me, the undersig	CATION [REQUIRED] gned authority, on this day personally appeared ue and certified the following:	[Owner] the undersigned, who stated the information on
"I hereby certify that I a cover the cost of this ap	m the owner for the purpose of this application; all informatic plication, has been paid to the City of Rockwall on this the	on submitted herein is true and correct; and the application fee of \$, to 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 \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_\_.

Owner's Signatur	е
------------------	---

Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAD STREET + ROCKWALL, TX 75087 + [P] (972) 771-7745 + [F] (972) 771-7727

\_\_\_\_\_

**My Commission Expires** 





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.





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:Z2020-005Case Name:SUP for 703 Peters ColonyCase Type:Specific Use PermitZoning:SF-7Case Address:703 Peters Colony



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745

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:Z2020-005Case Name:SUP for 703 Peters ColonyCase Type:ZoningZoning:SUPCase Address:703 Peters Colony



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745
WRIGHT ALVIN (MR) MAIL RETURNED BY POST OFFICE

> SRIVEN VISTA LLC 10401 JACKSON HOLE LN MCKINNEY, TX 75070

STRANGE EMERSON JR 1521 NOVEL CT GARLAND, TX 75040

**DALLAS-GARLAND & NORTHEASTERN RAILROAD** C/O GENESEE & WYOMING RAILROAD 1940 ENCHANTED WAY 201 GRAPEVINE, TX 76051

> **OSORNIO JEANNIFFER AND** NOHEMA ESTRADA MACHARIGUE 2307 WHITE ROAD HEATH, TX 75032

> > LANIER FAMILY TRUST **304 E BOYDSTUN AVE**

**315 ROLLING MEADOWS CIR** ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D 402 E BOYDSTUN AVE ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS CHURCH 423 WILLOW RIDGE CIRCLE ROCKWALL, TX 75032

> CURRENT RESIDENT 507EBOYDSTUN ROCKWALL, TX 75087

ROCKWALL, TX 75087

**GRUBBS JOHN W 501 E BOYDSTUN AVE** ROCKWALL, TX 75087

HEAD TIM **510 MARIPOSA** ROCKWALL, TX 75087

BALL JUSTIN 2155 CLUBVIEW DR

ROCKWALL, TX 75087

2824 MISTY RIDGE ROCKWALL, TX 75032

DAVIDSON JEFFREY LEE & MELIZA IBARRA 304 E ROSS AVE ROCKWALL, TX 75087

> RANDOLPH JAMES R JR 3314 ANNA CADE RD ROCKWALL, TX 75087

CURRENT RESIDENT

403EBOYDSTUN

HANEY W

JOHNSON PAMELA 1310 COLONY DR GARLAND, TX 75040

PEREZ MARIA D

1002 E WOODIN BLVD

DALLAS, TX 75126

**PIERATT ALAN & MELODY** 1540 MEADOWS CIR ROCKWALL, TX 75087

ROSA PLANIER TRUSTEE ROCKWALL, TX 75087

HAMANN BRENT

JONES MARGARINE ESTATE 410 E BOYDSTUN AVE ROCKWALL, TX 75087

> CURRENT RESIDENT 504ROSS ROCKWALL, TX 75087

#### **KATELY CHARLES LEE & THELMA S 309 ANDERSON ST** OAKDALE, LA 71463

CURRENT RESIDENT 401EBOYDSTUN ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC

2289 CR 643 NEVADA, TX 75173

WILLIAMS FREDDIE R & IO ANN **302 E BOYDSTUN AVE** ROCKWALL, TX 75087

SMITH CHARLES ELLIOT 1421 COASTAL DR

CURRENT RESIDENT ROCKWALL, TX 75087

GOSSEAUX KEVIN 1005 SPRINGFIELD LANE

ROCKWALL, TX 75087

ALLEN, TX 75002

NASUFI ZIKRI 1885 HILLCROFT DR

ROCKWALL, TX 75087

JONES ELTON E & LINDA M 512 TERRY LN ROCKWALL, TX 75032

**NIX NICHOLAS & ROSALIA** 602 E BOYDSTUN AVE ROCKWALL, TX 75087

**GENTRY GENEVA** 605 BOST ST ROCKWALL, TX 75087

WILKERSON CLAUDE JR 606 SAINT MARY ST ROCKWALL, TX 75087

CURRENT RESIDENT 608EBOYDSTUN ROCKWALL, TX 75087

SCHUMANN LAURIE A 610 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 611EBOYDSTUN ROCKWALL, TX 75087

GAMEZ DAVID 614 E BOYDSTUN AVE ROCKWALL, TX 75087

WOODARD JENNIFER 619 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 627EBOYDSTUN ROCKWALL, TX 75087 INNER URBAN HOMES INC 519 | 30 #110 ROCKWALL, TX 75087

ESPINOZA SYLVIA AND JOSEPH FABIAN PEREZ 604 ROSS STREET ROCKWALL, TX 75087

**BOUAS MARAYA D & JEFFREY D** 605 E ROSS STREET ROCKWALL, TX 75087

> CURRENT RESIDENT 606ROSS ROCKWALL, TX 75087

HUBBARD ALPHINEEZES 609 E ROSS ST ROCKWALL, TX 75087

SMITH CHARLES 611 E BOYDSTUN ROCKWALL, TX 75087

613 E BOYDSTUN AVE ROCKWALL, TX 75087

WOOD JORDAN AND ERIN **615 E BOYDSTUN AVENUE** ROCKWALL, TX 75032

621BOYDSTUNAVE ROCKWALL, TX 75087

CURRENT RESIDENT 701SAM HOUSTON ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND JACQUELINE YVETTE JACOBS AND JEFFREY **DWAYNE JACOBS** 5961 CONNIE LANE ROCKWALL, TX 75032

> MOORE JAMES L 604 S CLARK ROCKWALL, TX 75087

GAMEZ DAVID & PETRA 606 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 607SFANNIN ROCKWALL, TX 75087

CURRENT RESIDENT 609SFANNIN ROCKWALL, TX 75087

NONUS SHELLY REYNA AND THOMAS **611 FANNIN STREET** ROCKWALL, TX 75087

> TANNER TRUDY LEANN 613 S FANNIN ROCKWALL, TX 75087

CURRENT RESIDENT 617EBOYDSTUN ROCKWALL, TX 75087

**KAUFMANN DOUGLAS A 627 SORITA CIRCLE** HEATH, TX 75032

ROSS LESLIE 703 SHERMAN ST ROCKWALL, TX 75087

CARPENTER KATHRYN ANN

CURRENT RESIDENT

CURRENT RESIDENT 703SAM HOUSTON ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D 705 N SHERMAN ROCKWALL, TX 75087

> CURRENT RESIDENT 705PETERS COLONY ROCKWALL, TX 75087

CURRENT RESIDENT 706SCLARK ROCKWALL, TX 75087

ABARCA JOANNE 707 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 708PETERS COLONY ROCKWALL, TX 75087

HEJI PAUL M 709 PETERS COLONY ROCKWALL, TX 75087

SANCHEZ FATIMA L 710 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 711LAMAR ROCKWALL, TX 75087

CURRENT RESIDENT 712CLARK ROCKWALL, TX 75087 HEARD OLLIE FAYE 704 DAVY CROCKETT ST ROCKWALL, TX 75087

MILLER ANNE 705 SAM HOUSTON ST ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL 706 DAVY CROCKETT ST ROCKWALL, TX 75087

CURRENT RESIDENT 706SHERMAN ROCKWALL, TX 75087

CURRENT RESIDENT 707SAM HOUSTON ROCKWALL, TX 75087

CURRENT RESIDENT 708SHERMAN ROCKWALL, TX 75087

HOLLAND ROBIN 709 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 710PETERS COLONY ROCKWALL, TX 75087

BENNETT A L EST C/O OLIVER LINVELL 712 PETERS COLONY ROCKWALL, TX 75087

CURRENT RESIDENT 712SHERMAN ROCKWALL, TX 75087 SCROGGINS MURRAY 704 SHERMAN ST ROCKWALL, TX 75087

CURRENT RESIDENT 705DAVY CROCKETT ROCKWALL, TX 75087

DABNEY AUDRY 706 PETERS COLONY ROCKWALL, TX 75087

CRENSHAW LORENZA 707 DAVY CROCKETT ST ROCKWALL, TX 75087

CURRENT RESIDENT 708DAVY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT 709 N SHERMAN ROCKWALL, TX 75087

HEARD RHODA MAE 710 DAVY CROCKETT ST ROCKWALL, TX 75087

ALLEN ETHEL JEAN 711 SHERMAN ST ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE 712 PETERS COLONY ROCKWALL, TX 75087

DENSON PATRICIA STRANGE 713 SHERMAN ST ROCKWALL, TX 75087 CABERA JUAN R & NOEMI E 715 PETERS COLONY ROCKWALL, TX 75087

> CURRENT RESIDENT 725PETERS COLONY ROCKWALL, TX 75087

HASS DANIEL & AMBER **801 PETERS COLONY** ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST **EPISCOPAL CHURCH 805 PETERS COLONY** ROCKWALL, TX 75087

> CURRENT RESIDENT CLARK ROCKWALL, TX 75087

> CURRENT RESIDENT DAVY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT EBOYDSTUN ROCKWALL, TX 75087

ROCKWALL SOUTHSIDE NEIGHBORHOOD COALITION C/O TONY RIOS PO BOX 1262 ROCKWALL, TX 75087

> SMITH TIMOTHY PSC 3 BOX 5631 APO, AP 96266

**CITY OF ROCKWALL** , 0

CURRENT RESIDENT 715SHERMAN ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP A TEXAS NON-PROFIT CORP OF RW 787 HAIL DR ROCKWALL, TX 75032

> SHAW JERRY GAIL 803 LAMAR ST ROCKWALL, TX 75087

C SCOTT LEWIS HOMES INC 900 HEATHLAND CROSSING HEATH, TX 75032

> CURRENT RESIDENT DAVEY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT EBOYDSTUN ROCKWALL, TX 75087

CANALES ZAMORA FAMILY TRUST **ROMAN FRANCISCO CANALES & ROSA MARIA** ZAMORA MIRANDA-TRUSTEE P O BOX 291 FATE, TX 75132

> PEOPLES BILLY W SR PO BOX 35 ROCKWALL, TX 75087

**CITY OF ROCKWALL** , 0

SLIGER S T MRS , 0

801 LAMAR ST ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE

FISHER JESSICA **803 PETERS COLONY** ROCKWALL, TX 75087

CURRENT RESIDENT BOURN ROCKWALL, TX 75087

CURRENT RESIDENT DAVY CROCKETT ROCKWALL, TX 75087

CURRENT RESIDENT EBOYDSTUN ROCKWALL, TX 75087

CURRENT RESIDENT PETERS COLONY ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY PO BOX 4 ROCKWALL, TX 75087

CURRENT RESIDENT 716SHERMAN ROCKWALL, TX 75087

November 15, 2019

To whom it may concern:

The foundation plan, accompanied by this letter, for used only upon property described below:

Address:

703 Peters Colony St

**Rockwall Tx** 

Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), WRI-CRSI-96, ACI 318-99, the 2006,2009,2012, and 2015 IRC, 2006, 2009,2012, and 2015 IBC, ACI 318, ASTM C94 and recognized engineering practices.

Sincerely,

J.S Barton, P.E. (F-10832)









#### **CITY OF ROCKWALL**

### ORDINANCE NO. 20-XX

#### SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN **ESTABLISHED SUBDIVISION** TO ALLOW THE CONSTRUCTIN OF A SINGLE-FAMILY HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ambrocio Ibarra for the approval of a Specific Use Permit (SUP) to allow *Residential infill in an Established Subdivision* to allow the construction of a single-family home on a 0.11-acre parcel of land being described as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 703 Peters Colony, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 4, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 5, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The Development of the Subject Property shall generally conform to the <u>Residential Plot</u> <u>Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The Construction of a single-family home on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

#### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

 Upon obtaining a Building Permit, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlines in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $6^{TH}$  DAY OF APRIL, 2020.

—	
Jir	n Pruitt, <i>Mayor</i>
ATTEST:	
Kristy Cole, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	
1 <sup>st</sup> Reading: <u>March 16, 2020</u>	
2 <sup>nd</sup> Reading: <u>April 6, 2020</u>	

Z2020-005: SUP for 703 Peters Colony Ordinance No. 20-XX; SUP # S-1XX

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City of Rockwall, Texas

#### **Exhibit 'A'** Zoning Exhibit

<u>Address:</u> 703 Peters Colony <u>Legal Description:</u> Lot 2, Block A, Sanger Addition



Z2020-005: SUP for 703 Peters Colony Ordinance No. 20-XX; SUP # S-1XX

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City of Rockwall, Texas

Exhibit 'B': Residential Plot Plan



#### Exhibit 'C': Building Elevations







Project Number Project Name Type Subtype Status	Z2020-006 2308 Saddlebrook Lane ZONING SUP Staff Review	Owner Applicant	GREG GIV GREG GIV			Applied 2/18/2020 AG Approved Closed Expired Status	i
Site Address 2308 SADDLEBR	OOK LN	<b>City, State Zip</b> ROCKWALL, TX 75087				Zoning	
<b>Subdivision</b> SADDLEBROOK E	STATES 2	Tract 2	<b>Block</b> B	Lot No 2	Parcel No 4896-000B-0002-	General Plan 00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	2/18/2020	2/25/2020	2/18/2020	APPROVED	
ENGINEERING	Sarah Johnston	2/18/2020	2/25/2020	2/21/2020	3 APPROVED	
FIRE	Ariana Hargrove	2/18/2020	2/25/2020	2/19/2020	1 APPROVED	
PLANNING	Korey Brooks	2/18/2020	2/25/2020	2/21/2020	3 COMMENTS	Comments

Type of Review / Notes Conta	Due	Received	Elapsed Status	Remarks

Z2020-006; SUP for Detached Garage

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by the owner Greg Givens for the approval of a Specific Use Permit(SUP) for an accessory building that exceeds the maximum size requirements on a one (1) acre parcel of land identified as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2020-006) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.

M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March10, 2020.

1.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & ZoningMeeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.

	<b>DEVELOPMENT APPLICA</b> City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	<b>NOTE:</b> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE	S
Please check the app	ropriate box below to indicate the type of develo	opment request [SELECT ONLY ONE BOX]:	
<ol> <li>Preliminary Plat</li> <li>Final Plat (\$300.)</li> <li>Replat (\$300.00)</li> <li>Amending or Mii</li> <li>Plat Reinstatem</li> </ol> Site Plan Applicatio Site Plan (\$250.0)	00.00 + \$15.00 Acre) <sup>1</sup> (\$200.00 + \$15.00 Acre) <sup>1</sup> 00 + \$20.00 Acre) <sup>1</sup> + \$20.00 Acre) <sup>1</sup> nor Plat (\$150.00) ent Request (\$100.00) <b>n Fees:</b>	<pre>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 (\$100.00) 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.</pre>	
PROPERTY INFOR	RMATION [PLEASE PRINT]		
Address	2308 SADDLEBROOK	LANE	
Subdivision		Lot Block	
General Location	NORTH EAST CORNER F.	Rom HOUSE BEHIND HOUSE	
	AN AND PLATTING INFORMATION [PLEASE		
Current Zoning		Current Use	
Proposed Zoning		Proposed Use	
Acreage	Lots [Current]	Lots [Proposed]	
		the passage of <u>HB3167</u> the City no longer has flexibility with regard to its app	roval
•		n the Development Calendar will result in the denial of your case. CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]	
		[X] Applicant GREG GIVENS	
Contact Person	GREG GEVENS GREG	Contact Person GREG	
	Z308 SADDLEBROWN LN	Address Z308 SADDLEBROOK LN	
City, State & Zip	ROCIEWALL TX. 75087	City, State & Zip ROCHWALL TX. 75087	
	772-415-6433	Phone 972-415-6433	
	TGGIUENS@SBCGLOBAL.NET	- /	7
		[Owner] the undersigned, who stated the informatio	n on
cover the cost of this appl that the City of Rockwall	ication, has been paid to the City of Rockwall on this the (i.e. "City") is authorized and permitted to provide informa	on submitted herein is true and correct; and the application fee of \$ day of, 20 By signing this application, I c ation contained within this application to the public. The City is also authorized his application, if such reproduction is associated or in response to a request for p	agree d and
Given under my hand and	seal of office on this the day of	<del>)</del> , <sup>20</sup> —.	
	Owner's Signature		
Notary Public in an	nd for the State of Texas	My Commission Expires	

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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:Z2020-006Case Name:2308 Saddlebrook LaneCase Type:Specific Use PermitZoning:SF-10Case Address:2308 Saddlebrook Lane



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745



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:Z2020-006Case Name:SUP for 2308 Saddlebrook LaneCase Type:Specific Use PermitZoning:SF-16Case Address:2308 Saddlebrook Lane



Date Created: 2/19/2020 For Questions on this Case Call (972) 771-7745 DUNCAN BRYAN AND BEVERLY 2389 SADDLEBROOK LN ROCKWALL, TX 75087

WHISENHUNT BARRY I & JOYCE D 2381 SADDLEBROOK LN ROCKWALL, TX 75087

NOTEWISE INVESTMENTS LLC 3615 BROADWAY BLVD SUITE B GARLAND, TX 75043

DEFEBAUGH WALTER W & DAWN A 2380 SADDLEBROOK LN ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE 2324 SADDLEBROK LANE ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX 2392 SADDLEBROOK LN ROCKWALL, TX 75087

FLEMING DONALD CHARLES LIV TR DONALD CHARLES FLEMING TRUSTEE 2397 SADDLEBROOK LN ROCKWALL, TX 75087 DIETRICH SHELLEY L & DAROLD T 2393 SADDLEBROOK LN ROCKWALL, TX 75087

ROMERO MARGARET ALLEN-2313 SADDLEBROOK LANE ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H 2320 SADDLEBROOK LN ROCKWALL, TX 75087

> GRAY RYAN D AND MARISA C 2384 SADDLEBROOK LN ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON 2385 SADDLEBROOK LANE ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A 2396 SADDLEBROOK LN ROCKWALL, TX 75087

MURPHEY HARVEY W & BETTY J 2304 SADDLEBROOK LN ROCKWALL, TX 75087 ARENAS SEVERIANO & KRISTI L 2377 SADDLEBROOK LN ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR & EDITH LILLIAN 2312 SADDLEBROOK LN ROCKWALL, TX 75087

JONES JAMES E 2309 SADDLEBROOK LN ROCKWALL, TX 75087

OSBORNE AARON & BARBARA 2305 SADDLEBROOK LANE ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY 2388 SADDLEBROOK LN ROCKWALL, TX 75087

CULP TERRI L 2301 SADDLEBROOK LN ROCKWALL, TX 75087

VASUNDHARA REDDY K AND ALEX R FREEMAN 100 N CENTRAL EXPWY SUITE 1008 RICHARDSON, TX 75080

From:	Greg & Jennifer Givens
Sent:	Friday, February 14, 2020 12:16 PM
То:	Brooks, Korey
Subject:	Detached garage

Good morning Korey, My name is Greg Givens I live at 2308 Saddlebrook Lane within the City of Rockwall. I am also employed by the Rockwall Fire Department email <u>ggivens@rockwall.com</u>. I spoke with Rusty and you about building a detached garage on my property, oversized 30x40 1,200 sq. feet and height of 18 feet. I will be submitting my pre-application today to begin the process.

I wanted to give you some information regarding the materials I plan to use on the project.

10 inch I beams

8 inch I beams

Broke eve strut 11 gauge

8 inch purling 14 gauge

8 inch C purling

All exterior walls, roof and trim 26 gauge R panel with 30 year paint warranty.

1 inch closed cell spray on installation.

The building will be sitting on a concrete foundation with a concrete driveway leading up to the building.

The building will also be sitting behind a 6 foot wooden fence with a sliding gate.

If any further information is needed please contact me either by phone ,text or email.

I also have dropped off the following:

Conceptual drawing

Site Plan

Wiring and lighting drawing

Thank you in advance for the Cities time and the Planning and zonings time to consider my project.

Thanks,

Greg Givens





22020=006



at -of 0 b 6" J 4-0" ap. 4-6 4'-6" 4 4 An' U" 12'-0" 30'-0" 31-0" 12'-0" CCALE 1/4"= 1-0" POCKWELL, TX FLOOR PLAN 30'x 40' 2308 GADPLE BROOK LANE

#### **CITY OF ROCKWALL**

### ORDINANCE NO. 20-XX

#### SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE AND HEIGHT ON A ONE (1) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; **PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN** EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Greg Givens for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size and height on a one (1) acre parcel of land being described as Lot 2, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2308 Saddlebrook Lane, and being more specifically depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *detached garage* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and the following conditions:

#### 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B'* & 'C' of this ordinance.
- 2) The detached garage shall not exceed a maximum size of 1,200 SF.
- 3) The detached garage shall not exceed an overall height of 18-feet.
- 4) The subject property shall not have more than four (4) accessory buildings.

#### 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $6^{TH}$  DAY OF APRIL, 2020.

Jim Pruitt, Mayor

Page | 2

ATTEST:

Kristy Cole, City Secretary

**APPROVED AS TO FORM:** 

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: <u>March 16, 2020</u>

2<sup>nd</sup> Reading: <u>April 6, 2020</u>

Z2020-006: SUP for Detached Garage Ordinance No. 20-XX; SUP # S-1XX

Page | 3

City of Rockwall, Texas

#### Exhibit 'A' Zoning Exhibit

<u>Address:</u> 2308 Saddlebrook Lane <u>Legal Description:</u> Lot 2, Block B, Saddlebrook Estates #2 Addition



Z2020-006: SUP for Detached Garage Ordinance No. 20-XX; SUP # S-1XX

City of Rockwall, Texas

#### Exhibit 'B': Concept Plan



Exhibit 'C': Conceptual Building Elevations





## CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, Director of Planning and Zoning
DATE:	February 25, 2020
SUBJECT:	Z2020-007; Amendment to the Fence Standards for Existing and Infill Single-Family and Duplex Properties Contained in Article 08, Landscape and Fence Standards, of the UDC

On January 21, 2020, the City Council held a work session to discuss the fence standards. At this work session the City Council directed staff to make the following changes to Section 08.03(B), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC):

- (1) Remove the language requiring fences be constructed with a decorative top rail and/or cap.
- (2) Remove the language requiring fences be stained and sealed on both sides of the fence.
- (3) Change the standards to allow the framing to be placed on the public side when adjacent to an alleyway.
- (4) Remove the language requiring fences be free of burs and splinters.
- (5) Remove the language requiring fences be constructed with ½-inch or greater fencing material.

Based on this direction staff is proposing to change this section of the ordinance to read:

#### Removed Language Addition Language

All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (*excluding alleyway*), open space, public park, and/or neighboring properties. (i.e. facing streets, alleys, open space, parks, and/or neighboring properties). All posts and/or framing shall be placed on the private side (i.e. facing towards the home) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

In accordance, with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a draft ordinance outlining the proposed changes. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: February 25, 2020 Planning and Zoning Commission Public Hearing: March 10, 2020 City Council Public Hearing/1<sup>st</sup> Reading: March 16, 2020 City Council 2<sup>nd</sup> Reading: April 6, 2020

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on <u>February 25, 2020</u>.

#### CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

incorporate a decorative top rail and/or cap detailing the design of the fence.

- (2) <u>Transparent Fencing</u>. All transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height. Transparent fencing is required adjacent to all perimeter roadways (*i.e. along the perimeter of the subdivision*), abutting open spaces, greenbelts and parks.
- (3) <u>Corner Lots</u>. Corner lot fences (*i.e. adjacent to a street, open space, or parks*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A solid cedar *board-on-board* panel fence that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be allowed between the masonry columns along the side and/or rear lot adjacent to an interior street. The fence shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) <u>Perimeter Subdivision Fencing</u>. Perimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wroughtiron type fencing with masonry columns, landscaping, and entry features. All common areas and perimeter subdivision fencing shall be maintained by a Homeowner's Association (HOA) as specified in the City's subdivision regulations.
- (5) <u>Exceptions</u>. The Planning and Zoning Commission may consider alternative materials that are permitted by <u>Subsection</u> <u>08.02(B)</u> (e.g. vinyl or split rail fencing) or alternative screening for perimeter fencing (e.g. earthen berms with landscaping) on a case-by-case basis at the time of preliminary plat and/or site plan for all new residential subdivisions. These exceptions will <u>not</u> be subject to the approval criteria and voting requirements stipulated by <u>Section 09.01</u>, <u>Exceptions to the General</u> <u>Standards</u>, of Article 11, <u>Development Applications and</u> <u>Review Procedures</u>.
- (B) <u>Fence Standards for Existing and Infill Single-Family and Duplex</u> <u>Properties</u>. All fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas:
  - (1) <u>Solid Fencing</u>. All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties (i.e. facing streets, alleys, open space, parks, and/or neighboring properties). All posts and/or framing shall be placed on the private side (i.e. facing towards the home) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence.

FIGURE 18: THROUGH LOTS



FIGURE 19: FENCES WITH COMMON REAR YARDS



●: PORCH; ②: 20-FOOT BUILD LINE; ④: STREET; REAR YARD FENCE; SIDE YARD FENCE

oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.

- (2) Transparent Fencing.
  - (a) Wrought Iron Fences. All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.
  - (b) Chain-Link Fences.
    - (I) New Chain-Link Fences. New chain-link fences shall be prohibited.
    - (II) Replacement of an Existing Chain-Link Fence. Existing chain-link fences maybe replaced with a new vinyl coated, chain-link fence that is a minimum of four (4) feet in height and a maximum of six (6) feet in height. Replacement chain-link fences may only be placed in the location of the existing chainlink fence.
    - (III) Chain-Link Fences in Conjunction with an Accessory Use. Chain-link fences that are integral to the design of an accessory use (e.g. dog run, batting cage, etcetera) maybe be permitted; however, the fence shall be placed a minimum of ten (10) feet from the property lines unless completely screened from adjacent properties, open spaces, right-of-way, and parkland by a structure, fence or solid landscape screen.
- (3) Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a *case-by-case* basis. These exceptions will *not* be subject to the approval criteria and voting requirements stipulated by Section 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures.
- (C) Fence Standards for Agricultural and Single-Family Estate Properties. Fences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE-4.0) Districts shall meet all the requirements stipulated for Subsections 08.03(A) & 08.03(B); however, a metal split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height.

#### FIGURE 14: EXAMPLES OF SPLIT-RAIL AND/OR PIPE FENCING



(D) Fence Placement.

- Fences in the Rear and Side Yard. Fences may be placed in (1) the rear and side yards; however, the following conditions shall apply:
  - (a) Side Yard Fences. Side yard fences shall not extend beyond the front façade of a single-family structure. In cases where a structure has a front porch or other encroachment, the fence shall not extend beyond where the front porch or encroachment meets the front facade of the single-family structure (as depicted in Figure 18).
  - (b) Abutting an Alleyway. Fences abutting an alleyway are permitted to be constructed on the side or rear property lines (as depicted in Figure 14).
  - (c) <u>Through Lots</u>. Fences proposed for Through Lots (i.e. lots that have street frontage adjacent to the front and rear yard property lines) may construct a fence on the rear yard property line if all lots within the block have the same lot configuration (i.e. if all lots are Through Lots fronting in the same direction) (as depicted in Figure 15). If a Through Lots' rear property line is adjacent to a house, the rear yard fence for the Through Lot shall not extend past the front yard building line (as depicted in Figure 17).
  - (d) Corner Lots. Corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 14); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 16).
- (2) *Fences in the Front Yard*. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (as depicted in Figure 14). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:
  - (a) Wood Fences. Wood fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 42-inches in height.
  - (b) <u>Wrought Iron or Decorative Metal Fences</u>. Wrought iron or decorative metal fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 48-inches in height.
  - (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

#### CITY OF ROCKWALL

#### ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 08.03(B), FENCE STANDARDS FOR EXISTING AND INFILL SINGLE-FAMILY AND DUPLEX PROPERTIES, OF ARTICLE 08, LANDSCAPE AND FENCE STANDARDS, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Section 08.03(b), Fence Standards for Existing and Infill Single-Family and Duplex Properties, of Article 08, Landscape and Fence Standards, of the Unified Development Code [Ordinance No. 20-02]; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

# NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

**SECTION 1.** That Section 08.03(b), *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit* 'A' of this ordinance;

**SECTION 2.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 3.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $6^{TH}$  DAY OF APRIL, 2019.

		Jim Pruitt,	, Mayor	
ATTEST:				
Kristy Cole, Cit	ty Secretary			
APPROVED A	S TO FORM:			
Frank J. Garza	, City Attorney			
1 <sup>st</sup> Reading:	<u>March 16, 2020</u>			
2 <sup>nd</sup> Reading:	<u>April 6, 2020</u>			
Z2020-007: Sec Ordinance No. 2	tion 08.03(B); Article 08; UDC 10- <mark>XX</mark> ;	Page   2	City of Rockwall, Texas	
### Exhibit 'A'

Section 08.03(B), Fence Standards for Existing and Infill Single-Family and Duplex Properties, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC)

Additions: <mark>Highlighted</mark> Deletions: <del>Highlighted, Strikeout</del>

All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (*excluding alleyway*), open space, public park, and/or neighboring properties.-(i.e. facing streets, alleys, open space, parks, and/or neighboring properties). All posts and/or framing shall be placed on the private side (i.e. facing towards the home) of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.



# **Project Plan Review History**

Project Name Type Subtype	Z2020-008 Home Depot ZONING SUP Staff Review		Own Appli			/ELOPMENT PRO MOMMER	PERTIES LP	Applied Approved Closed Expired Status	2/21/2020	AG
Site Address 765 130		<b>City, State Zi</b> ROCKWALL,	•					Zoning		
Subdivision BERNICE		Tract 1			<b>Block</b> A	Lot No 1	<b>Parcel No</b> 4002-000A-0001-00-0	<b>General Pla</b> IR	n	
Type of Review / Not	tes Contact	Sent	Due	Receive	ed	Elapsed Status		Remarks		
BUILDING	Russell McDowell	2/21/2020	2/28/2020	2/21/2	2020	APPRO	VED			
ENGINEERING (2/21/2020 10:4 - Any proposed	Sarah Johnston 13 AM SJ) screening shall not be loca	2/21/2020 ted in any ease		2/21/2	2020	APPRO	VED	See note.		
FIRE	Ariana Hargrove	2/21/2020	2/28/2020							
PLANNING	Korey Brooks	2/21/2020	2/28/2020	2/21/2	2020	COMM	ENTS	Comments	;	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

Z2020-008; SUP for Rental, Sales, and Service of Heavy Machinery and Equipment Facility

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf of Suzanne Russo of Home Depot USA, Inc. for the approval of a Specific Use Permit (SUP) to allow the Rental, Sales and Service of Heavy Machinery and Equipment in conjunction with an existing general retail store on an11.389-acre parcel of land identified as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 765 E. IH-30.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2020-008) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.

M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March10, 2020.

1.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.

	<b>DEVELOPMENT APPLICAT</b> City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087		STAFF USE ONLY - PLANNING & ZONIN <u>NOTE:</u> THE APPLICA CITY UNTIL THE PLAI SIGNED BELOW. DIRECTOR OF PLANI CITY ENGINEER:	TION IS NOT CON NNING DIRECTOI NING:		
Platting Applicatio [ ] Master Plat (\$1 [ ] Preliminary Plat [ ] Final Plat (\$300 [ ] Replat (\$300.00 [ ] Amending or M [ ] Plat Reinstatem Site Plan Applicatio [ ] Site Plan (\$250.00	00.00 + \$15.00 Acre) <sup>1</sup> t (\$200.00 + \$15.00 Acre) <sup>1</sup> 0.00 + \$20.00 Acre) <sup>1</sup> 0 + \$20.00 Acre) <sup>1</sup> 1 hor Plat (\$150.00) hent Request (\$100.00)	Zoning         ] Zor           [] Zor         [] PD           [] PD         Other A           [] Tre         [] Tre           [] Var         Notes: <sup>1</sup> : In deta <sup>1</sup> : In deta	Application Fees: ing Change (\$200.00 crific Use Permit (\$20 Development Plans ( Application Fees: e Removal (\$75.00) riance Request (\$100 ermining the fee, please amount. For requests o	0 + \$15.00 Acre 00.00 + \$15.00 (\$200.00 + \$15 0.00) use the exact acr	Acre) <sup>1</sup> 5.00 Acre) <sup>1</sup> reage when multip	
PROPERTY INFO Address Subdivision	<b>RMATION [PLEASE PRINT]</b> 765 East I-30, Rockwall, TX 7508 Home Depot - Rockwall Addition	37	Lot	1	Block	A
General Location	Interstate 30 & Market Center Dr	ive				

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

Current Zoning	Commercial (C) Dist	trict	Current Use	Commercial	
Proposed Zoning	Commercial (C) Dist	trict	Proposed Use	Commercial	
Acreage	11.390	Lots [Current]	1	Lots [Proposed]	1

[] SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of <u>HB3167</u> 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	Home Depot U.S.A., Inc.	[X] Applicant	Lars Andersen & Associates, Inc.
Contact Person	Suzanne Russo	Contact Person	Scott Mommer
Address	2455 Paces Ferry Road	Address	4694 W. Jacquelyn Avenue
City, State & Zip	Atlanta, GA 30339	City, State & Zip	Fresno, CA 93722
Phone	+1 (770) 384-2406	Phone	559-978-7060
E-Mail	Suzanne_Russo@homedepot.com	E-Mail	smommer@larsandersen.com

### NOTARY VERIFICATION [REQUIRED]

	1	
anne	Russo	

Before me, the undersigned authority, on this day personally appeared  $2u_2$ \_ [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 <u>4h</u> day of <u>February</u>, 20 <u>10</u>. 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 <u>4</u> <sup>H</sup> day of <u>February</u> , 20 <u>20</u> .	TRACEE BATCHELOR Notary Public, Georgia
Owner's Signature Suyanne Ruddo	Gwinnett County My Commission Expires September 09, 2022
Notary Public in and for the State of Texas Inacce Batchelor	My Commission Expires

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7745





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.



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:Z2020-008Case Name:SUP for Home DepotCase Type:Specific Use PermitZoning:Commercial (C)Case Address:765 E. I-30



Date Created: 2/21/2020 For Questions on this Case Call (972) 771-7745

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:Z2020-008Case Name:SUP for Home DepotCase Type:Specific Use PermitZoning:Commercial (C)Case Address:765 E. I-30



Date Created: 2/21/2020 For Questions on this Case Call (972) 771-7745 , 0

CURRENT RESIDENT FI30 ROCKWALL, TX 75032

CURRENT RESIDENT **108 SOUTHAMPTON** ROCKWALL, TX 75032

FERRARO TERESA M **115 SOUTHAMPTON DRIVE** ROCKWALL, TX 75032

BT CAYMAN LLC 12801 N CENTRAL EXPY SUITE 1675 DALLAS, TX 75243

GREAT AMERICAN RESORTS INC 1917 ARROYO RD DALHART, TX 79022

NHI-REIT OF TX-IL LLC 222 ROBERT ROSE DRIVE MURFREESBORO, TN 37129

WALKER I REALTY INC C/O CHARLES F WALKER 3404 MARQUETTE ST DALLAS, TX 75225

SCHULER JACK W TRUSTEE 5900 S. LAKE FOREST DR. STE 295 MCKINNEY, TX 75070

> CURRENT RESIDENT 615 WHITE HILLS ROCKWALL, TX 75032

CURRENT RESIDENT 130 ROCKWALL, TX 75032

CURRENT RESIDENT 105 RALPH HALL ROCKWALL, TX 75032

SMITH NICHOLAS & JESSICA ESQUIVEL **111 SOUTHAMPTON DRIVE** ROCKWALL, TX 75032

FADILI TONY AND NAIMA DARRAOUI **119 SOUTHAMPTON DR** ROCKWALL, TX 75032

> CURRENT RESIDENT 129ERALPH HALL ROCKWALL, TX 75032

WESTMARK HARRIS REAL ESTATE INVESTMENTS LLC ATTN: MARK FRIEDMAN 200 CONGRESS UNIT 46TX AUSTIN, TX 78701

> CURRENT RESIDENT 225ERALPH HALL ROCKWALL, TX 75032

INVEZA GROUP LLC 4400 TEMECULA CREEK TRAIL MCKINNEY, TX 75070

> CURRENT RESIDENT 609 WHITE HILLS ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC 620 ROWLETT RD GARLAND, TX 75043

CURRENT RESIDENT RALPH HALL ROCKWALL, TX 75032

CURRENT RESIDENT **105 SOUTHAMPTON** ROCKWALL, TX 75032

CURRENT RESIDENT **114 SOUTHAMPTON** ROCKWALL, TX 75032

CURRENT RESIDENT **123 SOUTHAMPTON** ROCKWALL, TX 75032

UNDERWOOD ARCHIE HARBERT 15180 COUNTY ROAD 4009 **MABANK, TX 75147** 

COLE OB ROCKWALL TX LLC C/O OTB ACQUISITION LLC 2201 W ROYAL LANE SUITE 240 **IRVING, TX 75063** 

ROCKWALL DUNHILL LLC 3100 MONTICELLO AVENUE SUITE 300 DALLAS, TX 75205

609 WHITE HILLS LTD C /O TACO BUENO RESTAURANTS INC 4515 LYNDON B JOHNSON FWY DALLAS, TX 75244

> CURRENT RESIDENT 610 WHITE HILLS ROCKWALL, TX 75032

SAYED PROPERTY MANAGEMENT LLC 7008 MILLS BRANCH CIR PLANO, TX 75024

**ROCKWALL I S D** 

CURRENT RESIDENT 726 I30 ROCKWALL, TX 75032

CURRENT RESIDENT 765 I30 ROCKWALL, TX 75032

CURRENT RESIDENT 779 HAIL ROCKWALL, TX 75032

CURRENT RESIDENT 782 I30 ROCKWALL, TX 75032

CURRENT RESIDENT 788 HAIL ROCKWALL, TX 75032

CURRENT RESIDENT 823 I30 ROCKWALL, TX 75032

HD DEVELOPMENT PROPERTIES LP PROPERTY TAX DEPT #0531 PO BOX 105842 ATLANTA, GA 30348

> WAL-MART REAL ESTATE BUSINESS TRUST PO BOX 8050 BENTONVILLE, AR 72712

CURRENT RESIDENT 747EI30 ROCKWALL, TX 75032

CURRENT RESIDENT 775 HAIL ROCKWALL, TX 75032

LENA INVESTMENT INC 779 MOUNTCASTLE DR ROCKWALL, TX 75087

CURRENT RESIDENT 783 HAIL ROCKWALL, TX 75032

CURRENT RESIDENT 801EI30 ROCKWALL, TX 75032

CURRENT RESIDENT 899 TUBBS ROCKWALL, TX 75032

KOHLS ILLNOIS INC PO BOX 2148 MILWAUKEE, WI 53201

HOMEBANK at PO BOX 909 SEAGOVILLE, TX 75159 SEVEN26 PROPERTIES LLC 750 E I-30 SUITE 105 ROCKWALL, TX 75087

CURRENT RESIDENT 776 I30 ROCKWALL, TX 75032

CURRENT RESIDENT 781 HAIL ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP A TEXAS NON-PROFIT CORP OF RW 787 HAIL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 819EI30 ROCKWALL, TX 75032

ARC BFRKWTX001 LLC C/O ED RYBURN CMI SENIOR TAX SPECIALIST BRIDGESTONE AMERICAS HOLDING INC 535 MARRIOTT DR 9TH FLOOR NASHVILLE, TN 37214

> MURPHY OIL USA INC PO BOX 7300 EL DORADO, AR 71731

Legal Description

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



Project Description Equipment Rental SUP Application 765 E I-30, Rockwall, TX 75087

On behalf of Home Depot, our Firm (Lars Andersen & Associates, Inc.), is submitting a Specific Use Permit Application to allow the use of ten (10) parking stalls to display compact power Equipment Rental. The proposed compact power Equipment Rental transactions will be made through the proposed Tool Rental Center (Building Permit Case No. BLD2020-0255) during store operating hours. Such equipment are items like small trailers, see the attached file for a list of example equipment that the store could elect to rent. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this Accessory Use. In addition, no service, repairs, or maintenance are done on THD Rental equipment at the store, as Home Depot owns various maintenance facility locations throughout the region where they are serviced. There is also no fueling of the equipment by Home Depot or its Associates, as the equipment is returned filled by the customer. The proposed Equipment Rental will be placed in the stalls for 24-hours and there would only be one (1) equipment per stall. The equipment is placed on trailers ready for customers to tow-away.





LARS ANDERSEN & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS 4694 WEST JACQUELYN AVENUE - FRESNO CALIFORNIA 93722 EL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



# **PROJECT INFORMATION**

APN: CONING: EXISTING LAND USE: PROPOSED LAND USE:	47567 C COMMERCIAL COMMERCIAL COMMERCIAL
IOME DEPOT SITE DATA IOME DEPOT AREA	11.39 AC
IOME DEPOT BUILDING AREAS EXISTING HOME DEPOT BUILDING PROPOSED TOOL RENTAL CENTER EXISTING GARDEN CENTER TOTAL HD BUILDING AREA	111,847 SF 2,236 SF <u>+ 17,955 SF</u> 132,038 SF
MINIMUM SETBACKS RONT: REAR: SIDE:	15 FT 10 FT 27 FT
PARKING REQUIRED PER CITY CODE IOME DEPOT (@ 1/250 SF) GFA INCLUDING GARDEN CENTER)	528 STALLS
PARKING PROVIDED CUSTOMER OVERFLOW OTAL PROVIDED	514 STALLS <u>+ 89 STALLS</u> 603 STALLS
NCLUDED WITHIN PARKING PROVIDED ACCESSIBLE PARKING	18 STALLS

# SUP SITE PLAN

	2/04/2020
TES:	
२	DAVID BORSCH
ORDINATOR	SCOTT MOMMER
NAME	KIM KOEING
TX - ROCK STORE #	0531
S:	765 E I-30
	ROCKWALL, TX 75087

# LA PROJECT NUMBER

ADDRESS:

DATE:

**REVISION DATES:** 

SITE DEV. COORDINATOR

R. E. AGENDA NAME R. E. MANAGER

SITE PLANNER

R. E. MARKET

18085.00

SCALE 1"=50' SHEET 1 OF 2

# Legal Description:

LOT 1, BLOCK A, FINAL PLAT HOME DEPOT – ROCKWELL ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN SLIDE D, PAGE 57 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

ZONE: C COMMERCIAL

OWNER

THE HOME DEPOT U.S.A., INC. 2455 PACES FERRY ROAD ATLANTA, GA 30339 (770) 384-2406





# **CITY OF ROCKWALL**

# ORDINANCE NO. 20-XX

# SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT ON AN 11.389-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HOME DEPOT-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Scott Mommer of Lars Andersen & Associates for the approval of a Specific Use Permit (SUP) to allow *Rental, Sales, and Service of Heavy Machinery and Equipment* on a 11.38-acre parcel of land being described as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 765 E. IH-30, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Rental, Sales, and Service of Heavy Machinery and Equipment* as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and as may be amended in the future --, and the following conditions:

# 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) All outside rental, sales, and service of heavy machinery and equipment shall conform to the concept plan depicted in *Exhibit* 'B' of this ordinance.
- 2) The outside storage area depicted in *Exhibit 'B'* of this ordinance shall be screened in accordance with the screening requirements stipulated by the Unified Development Code (UDC). An amended site plan showing conformance to these screening requirements shall be submitted and approved by the Planning and Zoning Commission prior to the establishment of this land use.
- 3) The outside storage of machinery and equipment shall <u>only</u> be stored in the area depicted in *Exhibit* 'B' of this ordinance and labeled as *Proposed THD Equipment Rental (10 Stalls)*.
- 4) The equipment and machinery stored in the outside storage area depicted in *Exhibit 'B'* of this ordinance be stowed in a position so as to not extend any part of the equipment or machinery in an upward or outward manner.
- 5) This Specific Use Permit (SUP) shall not be construed to permit the outside storage of equipment and machinery for outside display, nor does it permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
- 6) Maintenance and/or service of any equipment and/or machinery shall not be performed on site.

# 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

 Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not

to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF APRIL, 2020.

ATTEST:	Jim Pruitt, Ma	ayor
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 <sup>st</sup> Reading: <u>March 16, 2020</u>		
2 <sup>nd</sup> Reading: <u>April 6, 2020</u>		
Z2020-008: SUP for 765 IH-30	Page   3	City of Rockwall, Texas

Ordinance No. 20-XX; SUP # S-1XX

# **Exhibit 'A'** Zoning Exhibit

<u>Address:</u> 765 E. IH-30 <u>Legal Description:</u> Lot 1, Block A, Home Depot-Rockwall Addition



Z2020-008: SUP for 765 IH-30 Ordinance No. 20-XX; SUP # S-1XX Page | 4

City of Rockwall, Texas







Project Name F Type Subtype F	SP2020-003 Rockwall Friendship Baptis SITE PLAN AMENDING Staff Review	t Church	Owne Appli		V SHANON T anon Thoma	-	STOR	Applied Approved Closed Expired Status	2/20/2020	AG
Site Address AIRPORT RD		<b>City, State Zip</b> ROCKWALL, <sup>-</sup>						Zoning		
Subdivision		Tract 2-4	17,3007	Blo	ock Lot 2-4	-	Parcel No 0102-0000-0002-04-08	General Pla	n	
Type of Review / Note	es Contact	Sent	Due	Received	Elaps	ed Status		Remarks		
BUILDING	Russell McDowell	2/20/2020	2/27/2020							
ENGINEERING	Sarah Johnston	2/20/2020	2/27/2020	2/21/202	0 1	APPROVI	ED			

	lotes Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/21/2020 11	L:45 AM SJ)					
I - Minimum 2	0' wide easements. Water l	ine to be cente	red in easen	ent with10' of	easement on either side	of the line.
I - Dumpster t	o drain to an oil/water sepa	irator.				
I - 12" water li	ine to be installed along Joh	n King and tie i	nto Airport l	Rd Water line t	o be in 20' easement, not	the ROW.
I - No sand all	owed under paving.					
I - Drainage cu	lvert to be out of TXDOT R	OW.				
I - Fire Hydran	t to have 10' parking island	for safety.				
l - 4:1 maximu	ım slope.					
I - Monument	sign can't be in the detenti	on easement.				
I - Each of the	storm outfalls must have a	1% sloped cond	rete flume t	o prevent eros	ion This flume will connec	ct the outfall to the next intake
I - No grate inl	lets allowed.			-		
I - Median in J	ustin Road to be stamped a	and stained in th	ne truck.			
	20' offiste sewer easement					
I - Water line (	can't be in City property.					
	agianst the building to be 20	0'x9'.				
	lants to be placed5' back fro					
I - 4% Enginee	ering fees					
-	g review fees apply.					
I - Impact fees						
I - Walls 3' and	d over must be engineered.					
I- All retaining	walls to be rock or stone fa	ace. No smooth	concrete wa	IIs.		
I - No utilities	in Detention Must have 2' c	of freeboard fro	m the 100-y	ear water surfa	ice to the detention easer	nent
I - Utilities to ł	have 10' Easement on both	sides of the line	è			
I - Min 20' eas	ements					
l - No structur	es or utilities in detention e	easement				
I - Must build .	Justin Rd.					
l - TxDOT perr	nit for John King utilities					
I - Off-site esm	nts required for sewer					
I - Sidewalk ald	ong Justin					
I - Show dedic	ation of rows for Justin					
I - Show dedic	ation (future) of row for TxI	DOT Plans for Jo	ohn King No	detention allow	wed in future row of John	King
I - Need Note:	Dimensions are to face cur	b or edge of pa	ving? (unless	stated)		
I - Must meet	all City Standards of Design	and Construct	ion			
I - Landscapin	g: No trees are allowed to b	e within 5' ofar	y utility.			
FIRE	Ariana Hargrove	2/20/2020	2/27/2020			

Elapsed Status

Remarks

PLANNING	Korey Brooks	2/20/2020 2/27/2020 2/21/2020	1 COMMENTS	Comments

Type of Review / Notes Contact

Sent

Due

Received

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

SP2020-003; Amended Site Plan for Friendship Baptist Church

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an Amending Site Plan for a church on a6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2020-003) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] Site Plan, [2] Landscape Plan, [3] Building Elevations. This application is considered to be complete.

M.6 Please note that all comments will be provided by February 24, 2020.

1.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

1.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.

	DEVELOPMENT APPLICA City of Rockwall Planning and Zoning Departmen 385 S. Goliad Street Rockwall, Texas 75087		<u>NOTE:</u> THE CITY UNTIL SIGNED BEL	& ZONING CASE NO. APPLICATION IS NOT THE PLANNING DIRE OW. DF PLANNING:	SP ZOZO-003 CONSIDERED ACCEPTED BY THE CTOR AND CITY ENGINEER HAVE
Please check the ap	propriate box below to indicate the type of deve	elopment req	uest [SELEC	T ONLY ONE BO	K]:
<ul> <li>[] Preliminary Pla</li> <li>[] Final Plat (\$300.00</li> <li>[] Replat (\$300.00</li> <li>[] Amending or M</li> <li>[] Plat Reinstatem</li> <li>Site Plan Applicatio</li> <li>[] Site Plan (\$250</li> </ul>	100.00 + \$15.00 Acre) <sup>1</sup> t (\$200.00 + \$15.00 Acre) <sup>1</sup> 0.00 + \$20.00 Acre) <sup>1</sup> 0 + \$20.00 Acre) <sup>1</sup> 1 inor Plat (\$150.00) nent Request (\$100.00)	[ ] Zon [ ] Spe [ ] PD <i>Other 4</i> [ ] Tre [ ] Var <i>Notes:</i> <sup>1</sup> : In dete	cific Use Per Developmen Application F e Removal (\$ iance Request ermining the fe	\$200.00 + \$15.00 mit (\$200.00 + \$15 t Plans (\$200.00 + <b>Fees:</b> 575.00) st (\$100.00) e, please use the exact	5.00 Acre) <sup>1</sup>
PROPERTY INFO	RMATION [PLEASE PRINT]				
Address	John King Blvd. (#7175)				
Subdivision	N/A			Lot	Block
General Location	7175				
ZONING. SITE PL	AN AND PLATTING INFORMATION [PLEA	SE PRINT			
Current Zoning		Currer	nt Use		
Proposed Zoning		Propose			
Acreage	Lots [Current]			Lots [Prop	osedl
[ ] <u>SITE PLANS AND</u> process, and failur	<b>PLATS:</b> By checking this box you acknowledge that due to re to address any of staff's comments by the date provided	o the passage o on the Developn	nent Calendar	City no longer has fi will result in the den	lexibility with regard to its approval ial of your case.
	ANT/AGENT INFORMATION [PLEASE PRINT/				
[] Owner	Rockwall Friendship Baptist Church	[ ] Appl			dship Baptist Church
Contact Person	Shanon Thomas	Contact Pe		Shanon Thoma	
Address	John King Blad (Proposal #7175)	Ade	dress	5651 State High	away 276
City, State & Zip	Rockwall, Texas. 75032	City, State	8. 7in	Royse City, Tex	as 75189
Phone	(972)772-7520		hone	(972)772-7520	
E-Mail	sthomas@rockwallfbc.org		-Mail	sthomas@rockw	allfbc.org
<b>NOTARY VERIFIC</b> Before me, the undersign this application to be true	ned authority, on this day personally appeared e and certified the following:	on Thou	Mas Iow		d, who stated the information on
that the City of Rockwall	n the owner for the purpose of this application; all informati lication, has been paid to the City of Rockwall on this the 2 (i.e. "City") is authorized and permitted to provide inform ny copyrighted information submitted in conjunction with t I seal of office on this the DHA day of Februa	tion contained his application,	within this a	pplication to the put	blic. The City is also authorized and
Notary Public in a	Owner's Signature Sun for the State of Texas Car Syn Edu	non		My Commission	October 6, 2023
DEVELOPMEN	NT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIA	D STREET • ROO	CKWALL, TX 7	5087 • [P] (972) 771-	7745 • [F] (972) 771-7727





# City of Rockwall Planning & Zoning Department

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.





# ORDINANCE REQUIREMENT C

### Mandato Provisions

atory Provisions								
I. 15' landscape buffer Provided.								SMALLER CONTAINERS MEET TRACTOR IS RESPONSIBILE FO
2. Screening of off-street loading a	areas						IC NAME	COMMON NAME
Provided. 3. Residential Adjacency						LARGE	TREES	
6' masonry fencing	n/a						> PHELLOS > SHUMARDII	CHINQUAPIN OAK SHUMARD RED OAK
<ol> <li>Buffer landscaping</li> <li>1 tree per 50' linear feet</li> </ol>	323	/50		caliper trees required caliper trees provided		QUERCUS	VIRGINIANA M DISTICHUM	LIVE <i>O</i> AK BALD CYPRESS
5. Parking lot landscaping 5% required	75,000	*.05	<b>3,750</b> req <b>4,228</b> prov				rassifolia IENTAL TREES	CEDAR ELM
δ. <b>Open space</b> Residential Zoning	240,887	*.08	<b>19,271</b> squ	are feet required are feet provided		VITEX AG	GNUS-CASTUS 11TORIA 'NANA'	VITEX TREE YAUPON
7. SH 205 Overlay District Planting at Buffer	323	/ 50	6 Car	nopy Trees required		LAGESTR	COEMIA INDICA	CRAPE MYRTLE
	323	/ 25	<b>9</b> Car	hopy Trees provided cent Trees required		SHRUB		
	525	/ 20		cent Trees provided			ENATA BURFORDII NANA GREGII 'HOTLIPS'	DWARF BURFORD HOL HOT LIPS CHERRY SA
3. Detention Area Planing			<b>18</b> Car	hopy Trees required hopy Trees provided es provided in excess		EUONYML	DCOVER / PERINNI is colorata .spermum asiaticum	EL purple wintercreef asian jasmine
<ol> <li>Excess Planting Buffer Planting</li> </ol>				nopy Trees required				
			3 Tree	nopy Trees provided es provided in excess	_	CYNDON		SOLID SOD BERMUDA
			<b>14</b> Acc	ent Trees required ent Trees provided				
Site trees				es provided in excess litional trees provided				
								2 CEDAR ELM-
				5.9	_		+	
				30	t)			
						2 LIVE OF	AK	
				EINE CONTRACTOR				
						+		
				PROPERTY				
				Å Å				
						、 、		
SITE	DATA TABLE							
SITE AREA	5.53 ACR	ES 240	,887 SF)	AD AD				
ZONING		L1		T. RAILRO				
PROPOSED USE	C	HURCH	1	ght-c				
BUILDING SIZE	18	3,292 SI		oo oo		×	+	
LOT COVERAGE		8%		(10 (10 (10 (10 (10 (10 (10 (10 (10 (10			2 ELM	
FLOOR TO AREA RATIO	(	0.08 : 1						
BUILDING HEIGHT	(1	STORY			+			
PA	RKING TABLE							
PARKING REQUIREMENTS	1 PER	R X 4 SE	EATS					
PARKING REQUIRED	99 SPA	ACES -	4 ADA					
PARKING PROVIDED	231	I SPAC	ES	Ш -	+		*	
	ı <u> </u>			5				
				THE THE			-2 LIVE OAK	
				TREE YAUPON-				
				Z				
					/			
								••

C | PLANT LISTING



DESCRIPTION

0 15′ 30′

SINGLE STRAIGHT LEADER.

100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD SINGLE STRAIGHT LEADER. SINGLE STRAIGHT LEADER. 100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD 100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD SINGLE STRAIGHT LEADER. 100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD SINGLE STRAIGHT LEADER. 65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD MULTI-TRUNK - 3 CANES MAXIMUM 65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD MULTI-TRUNK - 3 CANES MAXIMUM 65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD MULTI-TRUNK - 3 CANES MAXIMUM FORD HOLLY 3 GALLON 24" ON CENTER HERRY SAGE З GALLON 24" ON CENTER TERCREEPER 1 GALLON 18" ON CENTER 1 GALLON 18" ON CENTER JO ANN ATHEY VOL 4875 PG 133 D.R.R.C.T. 4.114 ACRES S00°56'05" W 732.64 BERMUDA PROPERTY LINE +9 CEDAR ELM-I LIVE OAK-AR ELM--I LIVE OAK -0- 197 ¥ -I LIVE OAK -PURPLE WINTERCREEPER -SEASONAL COLOR -4 CHINQUAPIN \* -2 CEDAR ELM 2 CEDAR ELM--7 RED OAKS 23 BALD CYPRESS--I SAWTOOTH OAK -I PISTACHIO -2 CEDAR ELM 2 PISTACHIO-50' LANDSCAPE BUFFER-¥ N 00°55'26" E 613.93 PROPERTY LINE

LANDSCAPE PLAN

A

1" = 30'-0"

ERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. NSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD

SIZE



















# **Project Plan Review History**

Project Number Project Name Type Subtype Status	SP2019-049 Waters Edge at Lake Ray H SITE PLAN Staff Review	ubbard	Owner Applica	Daniyal I nt Daniyal I			Applied 12/13/201 Approved Closed Expired Status	.9 AG
Site Address 2016-2038 Portof	ino Drive	<b>City, State</b> ROCKWAL	<b>Zip</b> L, TX 75032				Zoning	
Subdivision		Tract	,	Block	Lot No	Parcel No	General Plan	
WATERSEDGE AT	RH			1		5215-000A-0001		
Type of Review / N	otes Contact	Sent	Due R	Received	Elapsed Status		Remarks	
BUILDING	Russell McDowell	12/13/201	19 12/20/2019 1	2/18/2019	5 APPRO	VED		
ENGINEERING (12/20/2019 9 M - Add note, 4. M - Dumpster M - Esmt not r M - Must verif M - Install a do M - Where are	,	12/13/201 ublic utility lin arator and the service off a ged. ty line. Sewer one service	19 12/20/2019 1 es less than 10". en to the storm li deadend line. r will be private s per deadend line	2/20/2019 Trees to be 10' ines. services. Standa	rds of Design Se	lic utilities that are 10 ection 5.3	" or greater." Standards of D	esign section
<ul> <li>- 4% Engineeri</li> <li>- Impact Fees</li> <li>- Minimum ea</li> <li>- Retaining wa</li> <li>- All retaining v</li> <li>- Dumpster to</li> <li>- No trees with</li> </ul>	information is for the engine ng Inspection Fees sement width is 20'. No stru Ils 3' and taller must be desi walls must be rock or stone drain to an oil/water separa in 5' of public utilities. ity of Rockwall Standards of	ctures in ease gned by a stru face. No smoo tor prior to st	ements. uctural engineer. oth concrete wal	ls.				

Type of Review / Notes	Contact	Sent	Due	Received	Elaps	ed Status	Remarks
FIRE	Ariana Hargrove	12/13/2019	12/20/2019	12/19/2019	6	APPROVED	
(12/19/2019 10:54	AM AA)						
The proposed locati	ion of the Fire Departme	ent Connectio	n (FDC) shall	be indicated on tl	he plai	ns.	
The FDC is required	to be along the fire lane	and within 1	00-feet as the	e hose lays, of a fi	ire hyc	irant. A minimum	of a 5-foot wide sidewalk or other approved
"all-weather" pathw	vay shall be provided						
from the fire lane to	o the FDC. Parking/loadir	ng spaces are	not consider	ed a clear pathwa	ay.		
(Ord 16-31 - 2015 IF	1						
GIS	Lance Singleton	12/13/2019	12/20/2019	12/20/2019	7	APPROVED	See comments
(12/20/2019 8:33 A	M LS)						
Email me a propose	d floor plan of the build	ings and I can	generate nev	w addresses for e	ach ur	nit. lsingleton@ro	ckwall.com
GIS	Lance Singleton	1/21/2020	1/28/2020	1/21/2020		APPROVED	
PLANNING	Korey Brooks	12/13/2019	12/20/2019	12/20/2019	7	COMMENTS	
		, , ,	, , ,	, ,		-	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

SP2019-049; Site Plan for Waters Edge at Lake Ray Hubbard

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC on behalf of Water's Edge at Lake Ray Hubbard Condominiums Owner's Association, Inc. for the approval of a site plan for two(2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-2038 Portofino Circlea request by Jeff Carroll of Carroll Architects Inc. on behalf of the owner Frank Fite, II for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2019-049) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] a site plan, [2] landscape plan, [3] building elevations and this submittal is complete

M.6 Site Plan. Please make the following clarifications on the Site Plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

(1) Please note that the new buildings shall match the existing buildings

- (2) Please check building elevations. The North and South Elevations appear to have misaligned windows.
- (4) Please provide the total number of living units.

(5) Trash/Recycling Enclosures. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque self-latching gate. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. If the primary building does not use masonry materials, a masonry material that is complimentary in color and scale shall be utilized. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram below, unless otherwise approved/required by the City and/or its contractor for trash services. Please provide elevation for dumpster enclosure

(1) Utility Equipment and Air Condition Units. Pad or roof mounted utility equipment and air conditioning units shall be screened from the view from of any adjacen public streets or properties. Roof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted Utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted Utility equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design. Please show how all equipment will be screened.

### SUBSECTION 1.08: PUBLIC RIGHT-OF-WAY VISIBILITY

(A) Street/drive intersection visibility obstruction triangles. A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time this plan shall show no horizontal or

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

vertical restrictions (either existing or future) within the areas defined below.

(B) Obstruction/interference triangles defined. No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet: Please provide where applicable

(1) Visibility Triangles. Vision at all intersections which intersect at or near right angles shall be clear at elevations between24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

(2) Intersection of two (2) public streets. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

(3) Intersection of a public street and an alley. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

(4) Intersection of private drive and public street. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet.

(C) Sight distance requirements. The city hereby adopts the standards for both vertical and horizontal sight distance requirements set forth in the latest edition of AASHTO green book "a policy on geometric design of highways and streets" for the construction of both public street intersections and private drive intersections unless otherwise approved by the city engineer. If, in the opinion of the city engineer, a proposed street or drive intersection does not meet these standards additional engineering information exhibiting how the standards have been addressed may be required for submission and approval by the city's engineer.

### SECTION 3: RESIDENTIAL DISTRICTS

### SUBSECTION 3.01: GENERAL RESIDENTIAL DISTRICT STANDARDS

All residential development shall conform to the following standards

(A) Construction Standards.

- (1) Roof Pitch. All residential structures shall be constructed with a minimum 3:12 roof pitch. Informative
- (2) Concrete Foundation. All residential structures shall be permanently attached to an engineered concrete foundation Informative

1.7 Please note that failure to address all comments provided by staff by5:00 PM on January 7, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

resubmit the case.

1.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on January 7, 2020.

M.9 Below are the meeting dates for your request A representative is required to attend all meetings

- December 30, 2019 Architectural Review Board (ARB) Meeting 5:00 p.m.—immediately before the Planning and Zoning Worksession
- December 30, 2019 Planning and Zoning Worksession 6:00 p.m. immediately following the ARB Meeting.
- January 14, 2020 2nd Architectural Review Board (ARB) Meeting (at the discretion of the ARB) 5:00 p.m. immediately before the Planning and Zoning Meeting.
- January 14, 2020 Planning and Zoning Meeting 6:00 p.m. immediately following the ARB Meeting.

M.10 Please see standard site plan wording below.

### SITE PLAN SIGNATURE BLOCK

### APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Z	Zoning Commission, Chairman	Director of P	lanning and	Zoning				
<b>PLANNING</b>	Korey Brooks	2/21/2020	2/28/2020	<mark>2/21/2020</mark>	COMMENTS	Comments		
SP2019-049;	SP2019-049; Site Plan for Waters Edge at Lake Ray Hubbard							
Please addre	ess the following comments (M	<mark>= Mandatory (</mark>	Comments; I	= Information	nal Comments)			
			_					
						ubbard Condominiums Owner's Association,		
Inc. for the a	approval of a site plan for two (	2) multi-family	apartment	buildings on a	6.5995-acre parcel of land identified	d as Lot 1, Block A, Villas De Portofino		
Addition, Cit	y of Rockwall, Rockwall County	<mark>, Texas, zoned</mark>	Planned Dev	velopment Dis	strict 22 (PD-22) for Marina, Retail, O	iffice, and Apartment/Condominium land use		
addressed a	<mark>s 2000-2038 Portofino Circlea r</mark>	equest by Jeff	Carroll of Ca	arroll Architec	ts, Inc. on behalf of the owner Frank	Fite, II for the approval of a site plan for an		
office buildi	ng on a 0.4590-acre parcel of la	nd identified a	as Lot A, Bloc	<mark>k 124, B. F. B</mark>	oydston Addition, City of Rockwall, R	ockwall, Texas, zoned Planned Development		
District 50 (F	PD-50) for Residential-Office (Re	District lance	l uses, situat	<mark>ed within the</mark>	North Goliad Corridor Overlay (NGC	OV) District, addressed as 810 N. Goliad		
Street.								
I.2 For que	stions or comments concerning	<mark>g this case plea</mark>	ise contact k	Korey Brooks i	n the Planning Department at (972)	772-6434 or email kbrooks@rockwall.com.		
M.3 For refe	rence, include the case numbe	r (SP2019-049	) in the lowe	r right-hand c	orner of all pages on future submitta	als.		

1.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] a site plan, [2] landscape plan, [3] building elevations and this submittal is complete.

M.6 Staff Comments will be provided by 02.25.2020

	<b>DEVELOPMENT APPLICA</b>	TION [	STAFF USE ONLY			
	City of Rockwall	N	IOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE			
	Planning and Zoning Departmen		ITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE IGNED BELOW.			
	385 S. Goliad Street		IRECTOR OF PLANNING:			
	Rockwall, Texas 75087	CITY ENGINEER:				
Please check the app	propriate box below to indicate the type of devel	opment reques	st [SELECT ONLY ONE BOX]:			
Platting Applicatio	and the second se		plication Fees:			
	00.00 + \$15.00 Acre) <sup>1</sup> t (\$200.00 + \$15.00 Acre) <sup>1</sup>		Change (\$200.00 + \$15.00 Acre) <sup>1</sup> c Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup>			
[ ] Final Plat (\$300	.00 + \$20.00 Acre) <sup>1</sup>		velopment Plans (\$200.00 + \$15.00 Acre) 1			
<ul> <li>[ ] Replat (\$300.00</li> <li>[ ] Amending or M</li> <li>[ ] Plat Reinstatem</li> </ul>		[ ] Tree Re	<i>lication Fees:</i> emoval (\$75.00) ce Request (\$100.00)			
Site Plan Applicatio		Notes:	te request (\$100.00)			
[ ] Site Plan (\$250. [ ] Amended Site P	00 + \$20.00 Acre) <sup>1</sup> Plan/Elevations/Landscaping Plan (\$100.00)		ining the fee, please use the exact acreage when multiplying by the bunt. For requests on less than one acre, round up to one (1) acre.			
	RMATION [PLEASE PRINT]					
Address		PORTO	FIND DRIVE, ROCKWALL, TX			
Subdivision	PD-22 VISTAS DE PORTO		Lot 1 Block A			
General Location	0.6676 ACRES OUT OF 7		SS995 ACRES			
ZONING, SITE PL	AN AND PLATTING INFORMATION [PLEAS					
Current Zoning	PD 22 Multiformily	Current L	Jse PD22 Multifamily Condominium			
Proposed Zoning	×	Proposed L	Jse ii J			
Acreage	Lots [Current]		Lots [Proposed] 🔀 ———————————————————————————————————			
[ ] <u>SITE PLANS AND</u> process, and failur	<b>PLATS:</b> By checking this box you acknowledge that due to re to address any of staff's comments by the date provided on	the passage of <u>HE</u> n the Developmen	<u>B3167</u> the City no longer has flexibility with regard to its approval t calendar will result in the denial of your case.			
	ANT/AGENT INFORMATION [PLEASE PRINT/C		RY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]			
[]Owner	HOME OWNER'S ASSOCIATION NATER'S EDGE LAKE RAY HUBBARD	[ ] Applica	nt DANIYAL M. ANNAM			
Contact Person	DANIYAL M. AWAN	Contact Perso				
Address	3417 Meadow Oaks Dr	Addre	ss 3417 Meadow Data Dr			
	Garland		Garland TX			
City, State & Zip	Tx 75043	City, State & Z	1 30 1 3			
Phone	469 853 6007	Phor	ne dm47Clive.com			
E-Mail	dm 47 Clive.com	E-Ma	ail 4698536007			
NOTARY VERIFIC Before me, the undersign this application to be true	CATION [REQUIRED] ned authority, on this day personally appeared Daning ( e and certified the following:	al M Aw	$\partial M$ [ <i>Owner</i> ] the undersigned, who stated the information on			
cover the cost of this app that the City of Rockwall	I (i.e. "City") is authorized and permitted to provide informe	ation contained w	in is true and correct; and the application fee of \$, to <u>or WAY</u> , 20 <u>10</u> . By signing this application, I agree ithin this application to the public. The City is also authorized and such reproduction <del>or associated or in response to a request for public</del> 			
Given under my hand and	d seal of office on this the <u>2</u> day of Feloruan Owner's Signature	, 20 7.0 .	My Comm. Exp. 08-10-22 Notary ID # 12902925-5			
	0 Ab					

 Notary Public in and for the State of Texas
 My Commission Expires
 08-10-2022

 DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.





EXISTING LEGEN	ID
GAS MARKER	
△ GAS METER	
	>><= COVERED AREA
	— — — — EASEMENT
SAN. SEW. CO.	FIRE LANE STRIPE
SAN. SEW. MH.	GRAVEL
STONE COLUMN	
D STORM DRAIN MH.	
TELE. BOX	HANDICAP SPACE
TRANS. BOX	HIGHBANK LINE
	IRON FENCE
	NO PARKING
WATER METER	
WATER VALVE	— — — PARKING STRIPE
ASPHALT	
X BARBED WIRE FENCE	RETAINING WALL
BOUNDARY	STONE
BRICK	TILE
BUILDING LINE	WOOD DECK
BUILDING WALL	// WOOD FENCE

SS	PORTOFINO DRIVE	
ł	287,476 S.F. / 6.60 ACRES	
	T.B.D.	
	PD-22	
	CONDOMINIMUMS	
	CONDOMINIMUMS	
LOT COVERAGE DATA		
AGE	25,950 S.F. (%)	
RINT	8,650 S.F. (%) 1,650 S.F. GARAGE	
AREA	25,950 S.F. (%)	
ERAGE	_, S.F. (%)	
RAGE	_, S.F. (%)	
PARKING SUMMARY		
REQUIREMENTS		
KING - 2 SPACES PER UNIT		
PACES REQUIRED = 24		
PACES PROVIDED = 27		
BUILDING	G DATA	
	2 BUILDINGS & 1 GARAGE	
	3	
	35'-0"	
OOTAGE	25,950 S.F.	

EASEMENT/SETBACK	LEGEND
СК	B.S.
BACK	L.S.
SS & UTILITY EASEMENT	F.A.U.E.
SS & DRAINAGE EASEMENT	F.A.D.E.
NT	A.E.
1ENT	S.E.
REASEMENT	S.S.E.
IT	W.E.
EMENT	E.E.
IT	U.E.
ENTION EASEMENT	D.D.E.

DESCRIPTION	BY
1st CITY SUBMITTAL	KP
2nd CITY SUBMITTAL	KP
_	KP
_	KP

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS,

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY

TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS

WATER METER & SANITARY SEWER SCHEDULE					
ID	TYPE	SIZE	NO.	SAN. SEW.	
D	DOM.	2"	2	6"	
	IRR.	1"	1	N/A	

SP2019-049
SITE PLAN
ER'S EDGE AT LAKE RAY HU

TRIANGLE
31.8566   F: 469.213.7145   E: info@triangle-engr.

Planning | Civil Engineering | Construction Managemen DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO. 3



<sup>&#</sup>x27;419' E



# VICINITY MAP N.T.S.

# GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.

- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM 2. BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM 3. OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES 5. COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

# SOLID SOD NOTES

1

6.

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM 2. BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A 3. MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

1		1	
IMON NAME	BOTANICAL NAME	SIZE	REMARKS
e Myrtle 'Dallas Red' Oak	Lagerstroemia indica 'Dallas Red' Quercus virginiana	6' ht. 3" cal.	container, 3 or 5 trunks, 4' spread min.,tree form container, 13' ht., 5' spread, 5' clear straight trunk k
	DOTANICAL NAME	0.75	DEMADIZO
OMMON NAME	BOTANICAL NAME	SIZE	REMARKS
warf Yaupon Holly dian Hawthorn 'Clara' propetalum 'Ruby' eedlepoint Holly	Ilex vomitoria 'nana' Rhaphiolepis indica 'clara' Loropetalum chinensis 'Ruby' Ilex cornuta "Needlepoint'	5 gal. 5 gal. 5 gal. 5 gal.	container, 18" ht., 18" spread container, 20" ht., 20" spread container, 20" ht., 20" spread container , 24" ht., 20" spread
MMON NAME	BOTANICAL NAME	SIZE	REMARKS
9' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching



### LANDSCAPE ARCHITEC STUDIO GREEN SPOT, INC. 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM



PORTOFINO DRIVE ROCKWALL, TEXAS

HUBBARD

LAKE RAY

AT

EDGE

 $\mathbf{S}$ 

WATER'

FOR APPROVAL 11.21.2019

DATE: 11.21.2019

ISSUE:

SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER:

within varieties.



Luminaire Schedule				
Symbol	Туре	Q		
+	W	12		

# Manufacturer / Catalog Number

Calculation Summary		
Calculation Grid Location	Calc. Height (Ft.)	Units
GRADE_Planar	0	Fc
PARKING1		Fc
PARKING2		Fc

Note

I. Surface reflectances: Vertical/Horizontal - 50/20.

2. Calculation values are at height indicated in summary table.

- 3. Mounting heights are designated on drawing with "MH." 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
- 5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
- 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.

7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: WATERS EDGE AT LAKE RAY HUBBARD SALESPERSON: BRYAN JOHNSON SCALE: |" = 20'-0" CALC BY: AK FILE: 191210\_WATERS EDGE AT LAKE RAY HUBBARD\_V3



2019-12-10

Architectural Lighting Alliance 101 Turtle Creek Blvd. Dallas TX 75207 O 214-658-9000 | F 214-658-9002 www.alatx.com







- STONE WATER TABLE - STUCCO SILL - STUCCO TO MATCH EXISTING

WEST ELEVATION 100% MASONRY 9% STONE 91% STUCCO

OWNER PLUTUS21 DEVELOPMENT 6116 N. CENTRAL EXPWY #700 DALLAS, TEXAS 75206

2

33,

# PRICING & CONSTRUCTION GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

CASE #SP2020-000

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		MERSHAWN ARCHITECTS		ROCKWALL, TEXAS 75087 FAX: 972-249-2081
				By
				Revision
				No. Date
PLUTUS 21 FP'S EDGE AT I AKE PAY HIIRRAPD			A ELEVALIONS	
7 EDGE 7. Dd			EXIEKIOK	
Scale: Date:	No.:	3/16" MM/DD 190602	///	-0"
Scale:	d: 1:	MM/DD	///	-0"



6116 N. CENTRAL EXPWY #700 DALLAS, TEXAS 75206 CASE #SP2020-000

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RESIDENTIAL RESTAURANTS INSTITUTIONAL	PHONE: 972-722-9302 FAX : 972-249-2081
MEDICAL COMMERCIAL CHURCHES	#1( 750
	By
	Revision
	No. Date
I RAY HUBBARD	ELEVATIONS
PLUTUS 21 WATER'S EDGE AT LAKE RAY HUBBARD	EXTERIOR
LUTA BCGE AT Date: MMM	<b>5</b> " = 1'-0"
LDJSCale:3/10Date:MM/Project No.:1900Designed:GW	<b>5</b> " = 1'-0"
LINABODEScale:3/16Date:MM/Project No.:1906	<b>5</b> " = 1'-0"













