

# AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
AUGUST 25, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) APPOINTMENTS

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

(IV) CONSENT AGENDA

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

(3) **P2020-033 (HENRY LEE)**

Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Dan Bobst of Harbor Heights Investors, LP for the approval of a Replat for Lot 6, Block A, Harbor District Addition being a 2.06-acre parcel of land identified as Lot 1, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2701 Sunset Ridge Drive, and take any action necessary.

(V) DISCUSSION ITEMS

(4) **Z2020-033 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Patrick Wells 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 0.216-acre parcel of land identified as Lot 3, Block A, Richard Harris #3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 210 Wade Street, and take any action necessary.

(5) **Z2020-034 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

(6) **Z2020-035 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

(7) **Z2020-036 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Nabiha Saeed of Symonds Flags and Poles, Inc. on behalf of Clay Cooley for the approval of a Specific Use Permit (SUP) to allow a structure that exceeds 60-feet in height in a Light Industrial (LI) District for the purpose of constructing a flag pole on an existing motor vehicle dealership (*i.e.* Clay Cooley Hyundai) being a 4.39-acre parcel of land identified as Lot 1, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

(8) **Z2020-037 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Casey Orr, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through/Drive-In on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

(9) **Z2020-038 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

(10) **P2020-031 (DAVID GONZALES)**

Consider a request by Kerry Joshua Sparks for the approval of a *Final Plat* for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

(11) **SP2020-018 (DAVID GONZALES)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of an *Amended Site Plan* for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

(12) **SP2020-020 (DAVID GONZALES)**

Discuss and consider a request by Todd Winters of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes LP for the approval of a *Site Plan* for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 50.154-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276, and take any action necessary.

(13) **SP2020-022 (DAVID GONZALES)**

Discuss and consider a request by Kevin Lawson of Lawson Real Estate Holdings, LLC for the approval of a *Site Plan* for an *office building* on a 0.47-acre parcel of land identified as Lot 5, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1505 Airport Road.

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

- P2020-029: Preliminary Plat for RiverRock Trails Subdivision **(NO ACTION TAKEN)**
- Z2020-030: SUP for an *Accessory Building* for 1748 Lake Breeze Drive **(APPROVED; 1<sup>st</sup> READING)**
- Z2020-031: Zoning Amendment to Planned Development District 79 (PD-79) **(APPROVED; 1<sup>st</sup> READING)**
- Z2020-032: SUP for a *Residential Infill in an Established Subdivision* for 481 Blanche Drive **(APPROVED; 1<sup>st</sup> READING)**

(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 August 21, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
AUGUST 11, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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## I. CALL TO ORDER

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Chairman Eric Chodun called the meeting to order at 6:03 PM. Commissioners present were John Womble, Tracey Logan, Sedric Thomas, Annie Fishman, and Mark Moeller. Absent from the meeting was Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, and Civil Engineer Jeremy White. Absent from the meeting were City Engineer Amy Williams and Civil Engineer Sarah Johnston.

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## II. OPEN FORUM

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Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.

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## III. APPOINTMENTS

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

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Planning and Zoning Director Ryan Miller gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.

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## IV. CONSENT AGENDA

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

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3. **SP2020-012 (DAVID GONZALES)**

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Discuss and consider a request by Cody Johnson of Cody Johnson Studio, LLC on behalf of Jose Campos of Hines for the approval of a Site Plan for the amenities center for the Saddle Star Estates Subdivision being a 0.782-acre portion of a larger two (2) acre tract of land identified as Tract 1 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 Bypass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

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4. **SP2020-017 (DAVID GONZALES)**

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Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an office building on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

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Commissioner Sedric Thomas made a motion to approve the consent agenda. Commissioner John Womble seconded the motion which passed by a vote of 6-0 with Vice-Chairman Welch absent.

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## V. PUBLIC HEARING ITEMS

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5. **Z2020-030 (RYAN MILLER)**

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Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

51

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting approval of a Specific Use Permit (SUP) of an accessory building that exceeds the maximum square footage. According to the Unified Development Code (UDC), an accessory building in a Single-Family 10 (SF-10) District is limited to 144 square feet with a 3-foot rear setback, a 6-foot side setback, and a 15-foot total overall height. The structure is also required to be 6-feet from the primary structure. According to the new plans provided, the applicant is now in compliance with all setback and height requirements even though the structure itself is 359 square feet. The exterior of the structure is going to be a smart lap-siding and a standing seam metal roof which will be complimentary to the primary structure. Any approval of a specific use permit is a discretionary decision for the City Council pending a

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58 recommendation from the Planning and Zoning Commission. In accordance with all zoning case, Staff sent out 100 notices to property  
59 owners and residents within 500-feet of the subject property on July 23, 2020. Any Homeowners Associations within 1500- feet of the  
60 property were also notified. Mr. Miller mentioned that one of the conditions of approval of this case was that the applicant was required,  
61 if approved, to submit a letter from a structural engineer certifying that the recently built retaining wall can support that building's weight  
62 before a building permit is issued. Mr. Miller advised the Commission that the applicant and Staff were present to answer questions.  
63

64 Commissioner Logan had a question in regards to the retaining wall on the property and on the carports on the area.

65 Commissioner Womble had a question in regards to the property blocking the lake views.

66 Commissioner Fishman asked if this was the only accessory structure on the property and, if approved, would it limit the applicant to  
67 have additional ones in the future.

68 Chairman Chodun asked the applicant to come forward.

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73 **Mark Klecha**  
74 **407 W. Washington Street**  
75 **Rockwall, TX 75087**  
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77 Mr. Klecha came forward and was prepared to answer additional questions.

78 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so at this time.

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80  
81 **Doug Hamilton**  
82 **1774 Baywatch Drive**  
83 **Rockwall, TX 75087**  
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85 Mr. Hamilton came forward and provided a brief history of himself and his property and explained that the structure would not obstruct  
86 the lake views from the property. He expressed his favor in regards to the request.

87 Chairman Chodun asked if there was anyone else who wished to speak. There being no one doing such, Chairman Chodun closed the  
88 public hearing and brought the item back to the Commission for discussion or action.

89 Commissioner Logan expressed her opposition to the size of the accessory structure.

90 Commissioner Moeller shared concerns with Commissioner Logan in regards to size but understood there was confusion surrounding  
91 the case and why the applicant started the process beforehand.

92 Commissioner Womble expressed his opposition in regards to the size of the structure as well.

93 Chairman Chodun expressed his being in favor of the request.

94 Commissioner Moeller made a motion to approve item Z2020-030 with staff recommendations. Commissioner Fishman seconded the  
95 motion which passed by a vote of 4-2, with Commissioners Logan and Womble dissenting.

96 Chairman Chodun advised the applicant that the case would go before the City Council on August 17, 2020.

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105 **6. Z2020-031 (RYAN MILLER)**

106 Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T.  
107 Rockwall 2017, LLC for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*]  
108 for the purpose of amending the development standards contained in *Ordinance No. 16-39* for a 70.408-acre tract of land  
109 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,  
110 zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-  
111 Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King  
112 Boulevard and Featherstone Drive, and take any action necessary.  
113

114 Planning and Zoning Director Ryan Miller provided a brief background in regards to the request. The property was originally zoned in  
115 2016 and is commonly referred to Saddle Star Estates South. At the time of approval, the original zoning allowed 113 lots that were 70 x  
116 125-foot and all the garage orientations were either a traditional swing or j-swing with both of these conforming to the requirements of  
117 the Unified Development Code at that time. In October of 2016, the applicant requested to amend the Planned Development district to  
118 add 25 lots along with adding additional area to the Planned Development district. Along with this request, the applicant also requested  
119 to allow 80% front entry garages in the subdivision and was ultimately approved 50% front entry by the City Council. In September 2019,  
120 the applicant submitted a subsequent request to amend the Planned Development District to add 38 additional lots to bring the total to  
121 176 lots. All of the proposed 80x100 foot lots were to have a traditional swing or j-swing orientation. The request brought before the  
122 Commission tonight is for the applicant to have the ability have 30% of the lots in a flat front entry format. The remaining 70% of the lots  
123 are to be either in a traditional swing or modified swing format. Mr. Miller then explained the four (4) different format for the garages

124 requested. If this is approved, it would have the effect of either allowing the current 50% flat front entry that he has today up to 54%.  
125 However, as a compensatory measure the applicant has agreed to set the flat front entry product back to 25-feet creating a relief down  
126 the wall of the housing. In accordance with a zoning case, Staff sent out 32 notices to property owners and residents within 500-feet of  
127 the subject property. Any Homeowners Associations located within 1500-feet of the subject property were also notified. Mr. Miller then  
128 advised the Commission that the applicant and Staff were available to answer questions.

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130 Chairman Chodun asked the applicant to come forward.

131  
132 Pat Atkins  
133 3076 Hays Lane  
134 Rockwall, TX 75087

135  
136 Mr. Atkins came forward and provided additional details in regards to the request. He then went on to present a PowerPoint to the  
137 Commission. He explained his desire to bring other builders to Rockwall and to add the change of the garages to the draft ordinance.

138  
139 Commissioner Logan asked if the single front facing car garage had the potential to turn into an interior space.

140  
141 Chairman Chodun opened the public hearing and asked anyone wishing to speak to come forward at this time.

142  
143 Bob Wacker  
144 309 Featherstone Drive  
145 Rockwall, TX 75087

146  
147 Mr. Wacker came forward and expressed his being in favor to the request. He explained the difference between a traditional and a j-  
148 swing garage.

149  
150 Chairman Chodun asked if there was anyone else who wished to speak. There being no one doing such, Chairman Chodun closed the  
151 public hearing and brought the item back to the Commission for discussion or action.

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153 Commissioner Logan made a motion to approve item Z2020-031. Commissioner Womble seconded the motion which passed by a vote of  
154 6-0.

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156 Chairman Chodun advised the applicant that the case would go before the City Council on August 17, 2020.

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158 7. **Z2020-032 (RYAN MILLER)**

159 Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP)  
160 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of  
161 land identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
162 Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any  
163 action necessary.  
164

165 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting the approval of  
166 an SUP for a Residential Infill in an Established Subdivision. According to the Unified Development Code, an established subdivision is  
167 defined as any subdivision that has been in existence for 10 years and consists of more than 5 lots and is 90% developed. Mr. Miller  
168 explained to the Commission that they should consider whether the proposed home's size, location, and architecture to determine  
169 whether it is architecturally similar or complementary to the existing housing. The only thing that should be mentioned is that they are  
170 proposing a nearly flat front entry garage and our Code requires that the garage be setback 20-feet behind the front façade. However, it  
171 should be noted that this is not an unfamiliar garage configuration compared to the existing homes in the area. With this being a zoning  
172 case, Staff sent out 120 notices to all property owners and residents within 500-feet of the subject property. There were no Homeowners  
173 Associations that needed to be notified. Mr. Miller then advised the Commission that the applicant and Staff were present and available  
174 to answer questions.

175  
176 Commissioner Fishman asked why the applicant was unable to meet the setback orientation.

177  
178 Chairman Chodun asked the applicant to come forward.

179  
180 Erick Cruz Mendoza  
181 4100 Andys Lane  
182 Parker, TX 75002

183  
184 The applicant came forward and provided additional details in regards to the request. He wanted clarification in regards to the setbacks.

185  
186 Commissioner Logan asked how long the driveway is.

187  
188 Commissioner Moeller added that this would be a benefit to the community.  
189

190 Commissioner Fishman added that it is consistent with the neighborhood.

191  
192 Chairman Chodun asked if there was anyone else who wished to speak. There being no one doing such, Chairman Chodun closed the  
193 public hearing and brought the item back to the Commission for discussion or action.

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195 Commissioner Thomas made a motion to approve item Z2020-032 with staff recommendations. Commissioner Fishman seconded the  
196 motion which passed by a vote of 6-0.

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198 Chairman Chodun advised the applicant that the case would go before the City Council on August 17, 2020.  
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200 VI. ACTION ITEMS

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202 8. **P2020-029 (DAVID GONZALES)**

203 Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a  
204 *Preliminary Plat* for River Rock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land  
205 identified as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's  
206 Extraterritorial Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action  
207 necessary.  
208

209 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is proposing the first phase  
210 of a multi-phase development and the Commission will only decide on the 35 acres brought before them. The applicant is requesting the  
211 approval of a preliminary plat that consists of 176 single-family residential lots over 35 acres. This case is being reviewed in accordance  
212 with the Interim Local Cooperation Agreement between Rockwall County and the City of Rockwall. The plat is subject to meet the  
213 standards contained in Exhibit A of that agreement as well as the standards in our Design and Construction Manual. The submitted  
214 preliminary plat does adhere to all the requirements of the Inter-local Agreement and the applicant has also submitted preliminary  
215 drainage and utility plans. With the exception of excluding the water facilities, the applicant's plans do seem to be in conformance to the  
216 Inter-local Cooperation Agreement. According to Chapter 38, there's a statement that states that any land proposed for development in  
217 the City and its extraterritorial jurisdiction must be served adequately by essential public facilities and services including water,  
218 wastewater, and roadways. The applicant's submission does appear to be sufficient for all public facilities with the exception of water. At  
219 the work session, Staff suggested that they bring a will-serve letter for this site. Currently, the City of Rockwall is the water provider for  
220 Blackland and their contract indicates that Blackland can only receive water from the City of Rockwall and the North Texas Municipal  
221 Water District. That contract also holds a maximum number of connections and, currently, Blackland is in violation of the contract as  
222 they exceed the number of connections allowed. Blackland is trying to change the contract with the City but nothing has been worked  
223 out or finalized as of now. Without that contract being in place, the letter provided by Blackland does not suffice to prove that they can  
224 provide service now or in the future. Because of that, Staff recommends that this be denied without prejudice to allow the applicant  
225 resubmit this once the contract's been worked out and the proof of water service can actually be verified. Mr. Miller then advised the  
226 Commission that the applicant and Staff were present and available to answer any questions.  
227

228 Chairman Chodun asked if there was anything that the applicant could have done to get the case approved.  
229

230 Commissioner Logan asked if the 40-foot lots in the comprehensive plan are standard or sub-standard but Mr. Miller added that this site  
231 is not subject to zoning.  
232

233 Commissioner Womble asked if there was a reason why the applicant is being penalized if they had no decision in the matter.  
234

235 Chairman Chodun asked the applicant to come forward.  
236

237 Nathan Thompson  
238 DR Horton  
239

240 Mr. Horton explained that he did not have anything to add but was available to answer questions.  
241

242 Commissioner Moeller made a motion to deny item P2020-029 without prejudice. Commissioner Logan seconded the motion which  
243 passed by a vote of 6-0.  
244

245 9. **SP2020-013 (HENRY LEE)**

246 Discuss and consider a request by Lee Hoffman of Camp Constriction Services on behalf of Yao Wang of WDC Pebblebrook  
247 Apartments, LLC for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-  
248 acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-  
249 Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and  
250 take any action necessary.  
251

252 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a site plan for an  
253 amenities center at Pebblebrook Apartments. The applicant's scope of work is mostly in compliance with the fact of one (1) exemption  
254 in regards to the roof pitch. Mr. Lee advised the Commission that the Architectural Review Board had approved the elevations. As a

255 compensatory measure, the applicant is proposing to take the existing building materials and bringing them into better conformance  
256 with our Unified Development Code. They will also be adding three (3) 4-inch large canopy trees.

257  
258 Chairman Chodun asked the applicant to come forward.

259  
260 Lee Hoffman  
261 5423 Bear Creek Court  
262 Irving, TX 75061

263  
264 Mr. Hoffman came forward and was ready to answer questions.

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266 Commissioner Womble made a motion to approve item SP2020-013 with ARB recommendations. Commissioner Fishman seconded the  
267 motion which passed by a vote of 6-0.  
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269 10. **SP2020-015 (HENRY LEE)**

270 Discuss and consider a request by Nate Colbert on behalf of Proton PRC LTD for the approval of a Site Plan for incidental display  
271 in conjunction with retail store with gasoline sales on a 0.483-acre parcel of land identified as a portion of Lot 1 of the Stonebridge  
272 Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66  
273 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street, and take any action necessary.  
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275 Planner Henry Lee came forward and provided a brief summary in regards to the request. He explained that the applicant is requesting  
276 incidental display in conjunction with retail store and gasoline sales. This case was referred to Staff by Code Enforcement who informed  
277 the applicant that this would be considered incidental display and would require an updated and approved site plan. During the site  
278 plan's revision, the applicant asked how they could continue their display which then a Special Events Permit was issued from July 2<sup>nd</sup>  
279 to July 15<sup>th</sup>. However, the site plan that was being presented does not meet any of the City's standards listed for incidental display in our  
280 Unified Development Code (UDC) nor have any compensatory measures been provided. Staff has identified five (5) exemptions as listed  
281 in the case memo. Mr. Lee added that this request is best served by a Special Events permit, which are only allowed three (3) times a  
282 year, and the applicant has already used one of these. This request will also require  $\frac{3}{4}$  majority vote from the Planning and Zoning  
283 Commission.  
284

285 Commissioner Moeller asked what the compensatory measures would have to be provided by the applicant.

286  
287 Chairman Chodun asked the applicant to come forward.

288  
289 Nathan Colbert  
290 402 Country Ridge  
291 Rockwall, TX 75087

292  
293 The applicant came forward and provided a brief summary in regards to the request. Mr. Colbert explained the different zones that were  
294 shown in his site plan. He added that regardless of the outcome tonight, he would like to apply to sell his produce in area "C" shown on  
295 his site plan, which is adjacent to the building and is essentially an extra parking spot. He then advised the Commission that he was  
296 available to answer questions.  
297

298 Commissioner Fishman asked if the applicant would be holding this on a consistent day-to-day basis.

299  
300 Commissioner Logan would like to see this business succeed but was unsure how the applicant would overcome all the stipulations  
301 asked of him.  
302

303 Commissioner Moeller agreed with Commissioner Logan but explained that the applicant would have to work with Staff more on the  
304 compensatory measures.  
305

306 The applicant stated that he is willing to work with the City to come up with a solution to continue to sell.

307  
308 Commissioner Womble asked why the extra parking space was rejected by Staff as a potential option to set up.

309  
310 Planning and Zoning Director Ryan Miller explained that the applicant brings in a food truck periodically, using the onsite parking to  
311 where the applicant does not have 13 true parking spaces. The food truck itself is required to have two (2) empty spaces. If there are  
312 essentially six (6) parking spaces taken away then this business would be parking deficient. Ideally the applicant would find another way  
313 to do this and be in compliance with the code. He also mentioned that if the applicant was requesting an increased amount of Special  
314 Events permits then that issue would have to go through City Council and it would take an amendment to the Code. This has been  
315 brought up to the City Council before on another occasion and has not passed.  
316

317 Commissioner Womble then asked the applicant if he would have the food truck out there at the same time as the farmers market.

318  
319 Mr. Miller added that the food truck is an airstream and it is 13-feet long taking up more than one parking space.  
320

321 Commissioner Chodun stated that he was in agreeance with the Commissioners and he knew the applicant's intentions were good but  
322 maybe the applicant need to have more discussions with the City to reach a resolution.

323  
324 Commissioner Logan then asked for clarification on what exactly they were voting on.

325  
326 Mr. Miller explained that the approval would be of incidental display. And the applicant would be requesting 5 variances and it would  
327 cause 10 compensatory measures.

328  
329 Mr. Miller explained that the applicant is requesting to amend the site plan to add the incidental display. Incidental display has very  
330 specific standards in the Code. What the applicant is requesting to do is similar to outside sales which are not allowed and the only way  
331 to facilitate it would be through the incidental display. The incidental display outlines exactly what you can and cannot do and the  
332 applicant does not meet the majority of those requirements. Each one that he does not meet is a variance or exception and the only way  
333 to request exceptions in the code is to provide offsetting compensatory measures. In this case, the applicant is requesting five (5)  
334 variances and, in order to meet the code, he would need to provide ten (10) offsetting compensatory measures. There is not enough  
335 space for him to be able to meet those measures so he is basically requesting the exceptions not in conformance to the code. What the  
336 Commission would be approving would be a request that doesn't conform to the incidental display requirements.

337  
338 Commissioner Womble made a motion to deny item SP2020-015 without prejudice. Commissioner Thomas seconded the motion which  
339 passed by a vote of 6-0.

340  
341 VII. DISCUSSION ITEMS

342  
343 11. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 344  
345
  - P2020-028: Replat for Lot 9, Block A, Bodin Industrial Tract [APPROVED]
  - 346 • Z2020-023: SUP for *Residential Infill Adjacent to an Established Subdivision* for 54 Shadydale Lane [APPROVED; 2<sup>ND</sup>  
347 READING]
  - 348 • Z2020-024: Zoning Amendment to Planned Development District 78 (PD-78) [APPROVED; 2<sup>ND</sup> READING]
  - 349 • Z2020-025: SUP for a *General Retail Store and Hair Salon and/or Manicurist* for 507 N. Goliad Street [APPROVED; 2<sup>ND</sup>  
350 READING]
  - 351 • Z2020-027: SUP for a *General Retail Store and Banquet Facility/Event Hall* for 803 N. Goliad Street [APPROVED; 2<sup>ND</sup>  
352 READING]
  - 353 • Z2020-028: Zoning Amendment to Planned Development District 10 (PD-10) [APPROVED; 2<sup>ND</sup> READING]
  - 354 • Z2020-029: Zoning Change (AG to SFE-2.0) [APPROVED; 2<sup>ND</sup> READING]

355  
356 Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council  
357 meeting.

358  
359 VIII. ADJOURNMENT

360  
361 Chairman Chodun adjourned the meeting at 7:25 PM.

362  
363 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this  
364 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

365  
366  
367 \_\_\_\_\_  
Eric Chodun, Chairman

368  
369 Attest:

370 \_\_\_\_\_  
371 Angelica Gamez, Planning and Zoning Coordinator



# 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:** August 25, 2020  
**APPLICANT:** Cameron Slown; *Teague Nall and Perkins Inc.*  
**CASE NUMBER:** P2020-033; *Lot 1, Block A, Harbor District Addition*

---

### SUMMARY

Discuss and consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Dan Bobst of Harbor Heights Investors, LP for the approval of a Replat for Lot 6, Block A, Harbor District Addition being a 2.06-acre parcel of land identified as Lot 1, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2701 Sunset Ridge Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat of a 2.06-acre parcel of land (*i.e. Lot 1, Block A, Harbor District Addition*) for the purpose of abandoning a portion of an existing firelane easement.
- On July 17, 2018, the City Council approved a Final Plat [*i.e. Case No. P2013-022*] for the subject property that created 5 lots (*Lots 1 & 2 Block A; Lot 1, Block B; Lot 1, Block C; Lot 1, Block D, Harbor District Addition*). In 2013 and office building and parking garage were built on the subject property (*Lot 6, Block A, Harbor District Addition*).
- 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 replat for *Lot 6, Block A, Harbor District Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning 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.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: P2020-033  
PROJECT NAME: Lot 1, Block A, Harbor District Addition  
SITE ADDRESS/LOCATIONS: 2701 SUNSET RIDGE DR, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION: Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Dan Bobst of Harbor Heights Investors, LP for the approval of a Replat for Lot 6, Block A, Harbor District Addition being a 2.06-acre parcel of land identified as Lot 1, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2701 Sunset Ridge Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/17/2020	Approved w/ Comments
<p>08/17/2020: I.1 Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Dan Bobst of Harbor Heights Investors, LP for the approval of a Replat for Lot 6, Block A, Harbor District Addition being a 2.06-acre parcel of land identified as Lot 1, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2701 Sunset Ridge Drive, and take any action necessary.</p> <p>I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email <a href="mailto:hlee@rockwall.com">hlee@rockwall.com</a>.</p> <p>M.3 For reference, include the case number (P2020-033) in the lower right-hand corner of all pages of all revised plan submittals.</p> <p>I.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. (§01.02(D), Art. 11, UDC)</p> <p>M.5 Correct the Title Block to read as follows: Final Plat Lot 6, Block A, Harbor District Addition Being a Replat of Lot 1, Block A, Harbor District Addition 89,808 Square Feet or 2.06 Acres SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207 AND THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p> <p>M.6 Ghost the original Lot and Block on the Plat. Include the new Lot and Block on the Plat.</p> <p>M.7 Indicate all building setbacks.</p> <p>M.8 Include the callouts from the subdivision plat for the easements. Specified easements are required to provide a record on what easements are dedicated or abandoned. Also clarify on what easements are to be abandoned and if any are being dedicated.</p> <p>M.9 Verify the Centerlines.</p> <p>M.10 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.</p> <p>I.11 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.</p> <p>M.12 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.</p> <p>I.13 The Planning and Zoning Meeting will be held on September 8, 2020.</p> <p>I.14 The City Council meeting for this case is scheduled to be held on September 21, 2020.</p>			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: - Label all curves and lines bearing and distances for easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-033

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2701 Sunset Ridge Drive Suite 610

Subdivision Harbor District Addition

Lot 1 Block A

General Location Intersection between Pinnacle Way & Sunset Ridge Drive

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

Current Zoning PD-32

Current Use Office

Proposed Zoning PD-32

Proposed Use Office

Acreage 2.06

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Harbor Heights Investors, L.P.

Applicant Teague Nall And Perkins, INC

Contact Person Dan Bobst

Contact Person Cameron Slown

Address 2701 Sunset Ridge Drive Suite 610

Address 825 Watters Creek Boulevard

City, State & Zip Rockwall, TX & 75032

City, State & Zip Allen, Texas 75013

Phone 214.553.5505

Phone 214.461.9867

E-Mail dwbobst@trendhr.com

E-Mail cslown@tnpinc.com

## NOTARY VERIFICATION [REQUIRED]

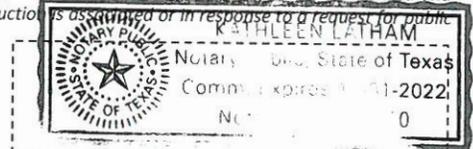
Before me, the undersigned authority, on this day personally appeared Dan Bobst [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is authorized or in response to a request for public information."

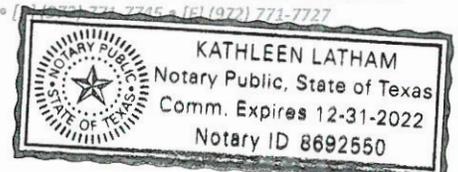
Given under my hand and seal of office on this the 13<sup>th</sup> day of August, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 12-31-2022



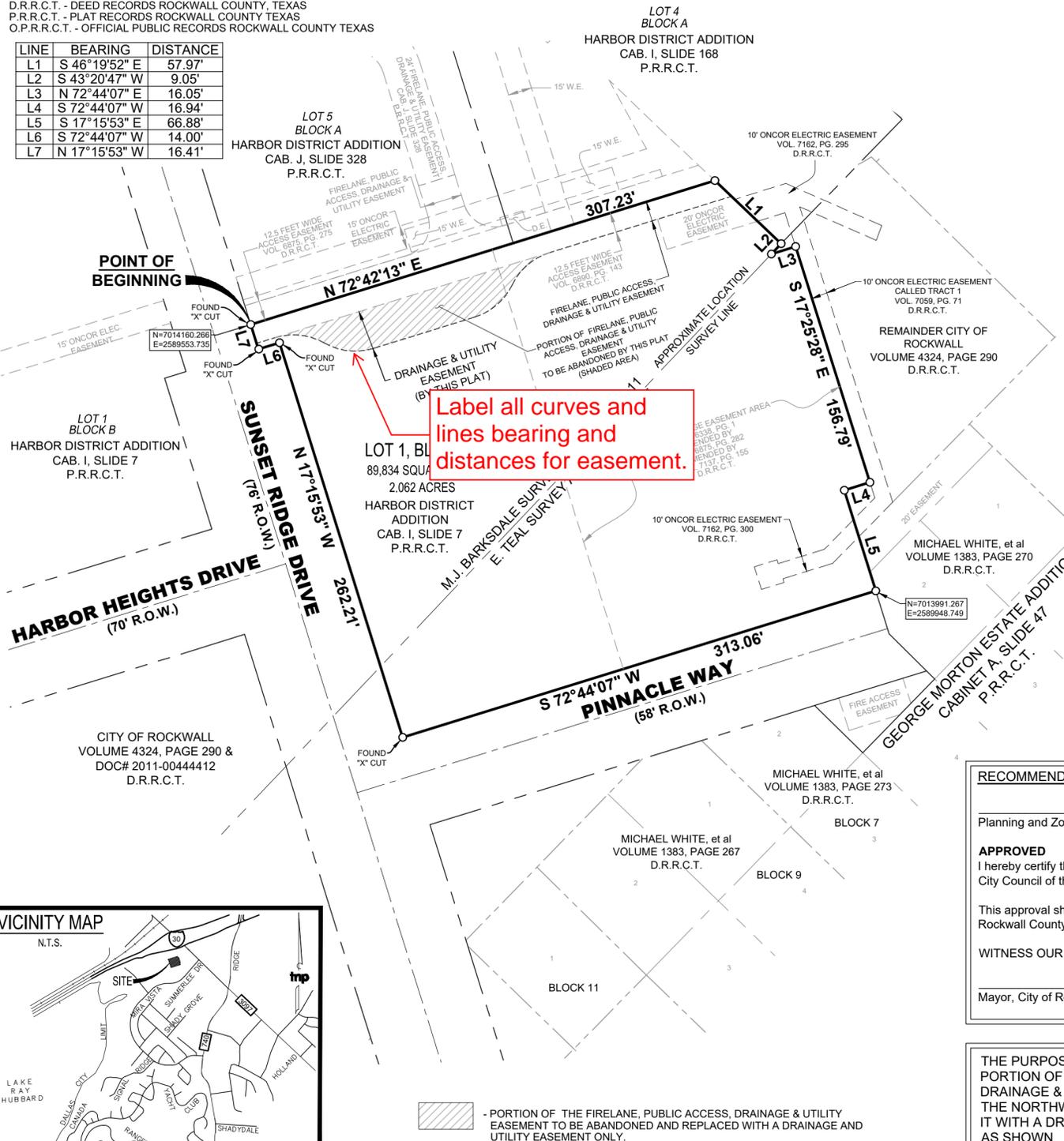
**NOTES:**

- BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202:NAD83(2011)EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
- UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "R.P.L.S. 5430" FOUND.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- ALL EASEMENTS SHOWN ARE PER THE FINAL PLAT OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, P.R.R.C.T. UNLESS OTHERWISE NOTED.
- 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.

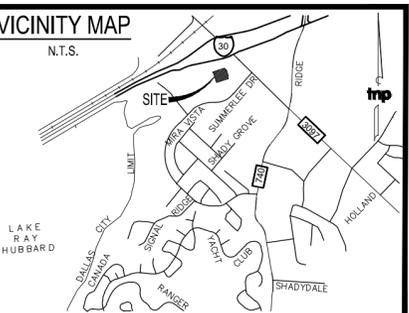
**LEGEND**

N.T.S. - NOT TO SCALE  
 R.O.W. - RIGHT OF WAY  
 DOC. # - DOCUMENT NUMBER  
 CAB. - CABINET  
 PG. - PAGE  
 W.E. - WATER EASEMENT  
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS  
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

LINE	BEARING	DISTANCE
L1	S 46°19'52" E	57.97'
L2	S 43°20'47" W	9.05'
L3	N 72°44'07" E	16.05'
L4	S 72°44'07" W	16.94'
L5	S 17°15'53" E	66.88'
L6	S 72°44'07" W	14.00'
L7	N 17°15'53" W	16.41'



Label all curves and lines bearing and distances for easement.



**OWNERS CERTIFICATE**

STATE OF TEXAS)  
 COUNTY OF ROCKWALL)

WHEREAS Harbor Heights Investors, L.P. is the owner a tract of land situated in the Edward Teal Survey, Abstract Number 207 and the M.J. Barksdale Survey, Abstract Number 11 being all of Lot 1, Block A of Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northwest corner of said Lot 1, Block A, also lying on the east line of Sunset Ridge Drive a 76 feet wide right-of-way at this point as dedicated by said Harbor District Addition;

THENCE North 72 degrees 42 minutes 13 seconds East, along the north line of said Lot 1, Block A, a distance of 307.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE along the easterly line of said Lot 1, Block A the following courses and distances:

South 46 degrees 19 minutes 52 seconds East, a distance of 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 43 degrees 20 minutes 47 seconds West, a distance of 9.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 72 degrees 44 minutes 07 seconds East, a distance of 16.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 17 degrees 25 minutes 28 seconds East, a distance of 156.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 72 degrees 44 minutes 07 seconds West, a distance of 16.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 17 degrees 15 minutes 53 seconds East, a distance of 66.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same, also lying on the north line of Pinnacle Way a 58 feet wide right-of-way as dedicated by said Harbor District Addition;

THENCE South 72 degrees 44 minutes 07 seconds West, along the north right-way of said Pinnacle Way, same being the south line of said Lot 1, Block A, a distance of 313.06 feet to an "X" cut in concrete found for the southwest corner of said Lot 1, Block A, also lying on the aforementioned east right-of-way of Sunset Ridge Drive;

THENCE along the east right-of-way of said Sunset Ridge Drive and the west line of said Lot 1, Block A the following courses and distances:

North 17 degrees 15 minutes 53 seconds West, a distance of 262.21 feet to an "X" cut in concrete found for corner;

South 72 degrees 44 minutes 07 seconds West, a distance of 14.00 feet to an "X" cut in concrete found for corner;

North 17 degrees 15 minutes 53 seconds West, a distance of 16.41 feet to the POINT OF BEGINNING containing 89,834 square feet, or 2.062 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

BRIAN J. MADDOX, R.P.L.S. NO. 5430

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
 COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as the Replat of HARBOR DISTRICT ADDITION LOT 1, BLOCK A 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 Addition 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.

7. Drainage/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HEIGHTS INVESTORS, L.P.

Representative: \_\_\_\_\_

STATE OF TEXAS)  
 COUNTY OF ROCKWALL)

Before me, the undersigned authority, 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 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: \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ 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.

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

\_\_\_\_\_  
 Mayor, City of Rockwall

\_\_\_\_\_  
 City Secretary

\_\_\_\_\_  
 City Engineer

THE PURPOSE OF THIS REPLAT IS TO ABANDON A PORTION OF THE FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT LOCATED ALONG THE NORTHWEST LINE OF SAID LOT AND REPLACE IT WITH A DRAINAGE AND UTILITY EASEMENT ONLY AS SHOWN

**OWNER**  
 HARBOR HEIGHTS INVESTORS, L.P.  
 2701 Sunset Ridge Drive Suite 610  
 Rockwall, TX 75032  
 CASE NO. \_\_\_\_\_

**PROJECT INFORMATION**  
 Project No.: OZO 20505  
 Date: August 5, 2020  
 Drawn By: JM  
 Scale: 1"=60'  
 SHEET 1 of 1

**REPLAT  
 LOT 1, BLOCK A,  
 HARBOR DISTRICT ADDITION**

89,808 SQUARE FEET OR 2.06 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207 AND THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF LOT 1, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.

**SURVEYOR**  
 TEAGUE NALL AND PERKINS, INC.  
 825 Watters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 T.B.P.L.S. Registration No. 10194381  
 www.tnppinc.com





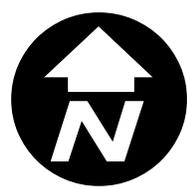
P2020-033- LOT 1, BLOCK A, HARBOR DISTRICT ADDITION  
REPLAT - LOCATION MAP =



# City of Rockwall

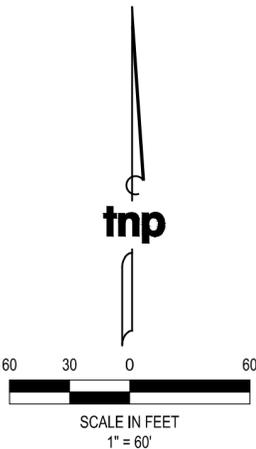
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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**NOTES:**

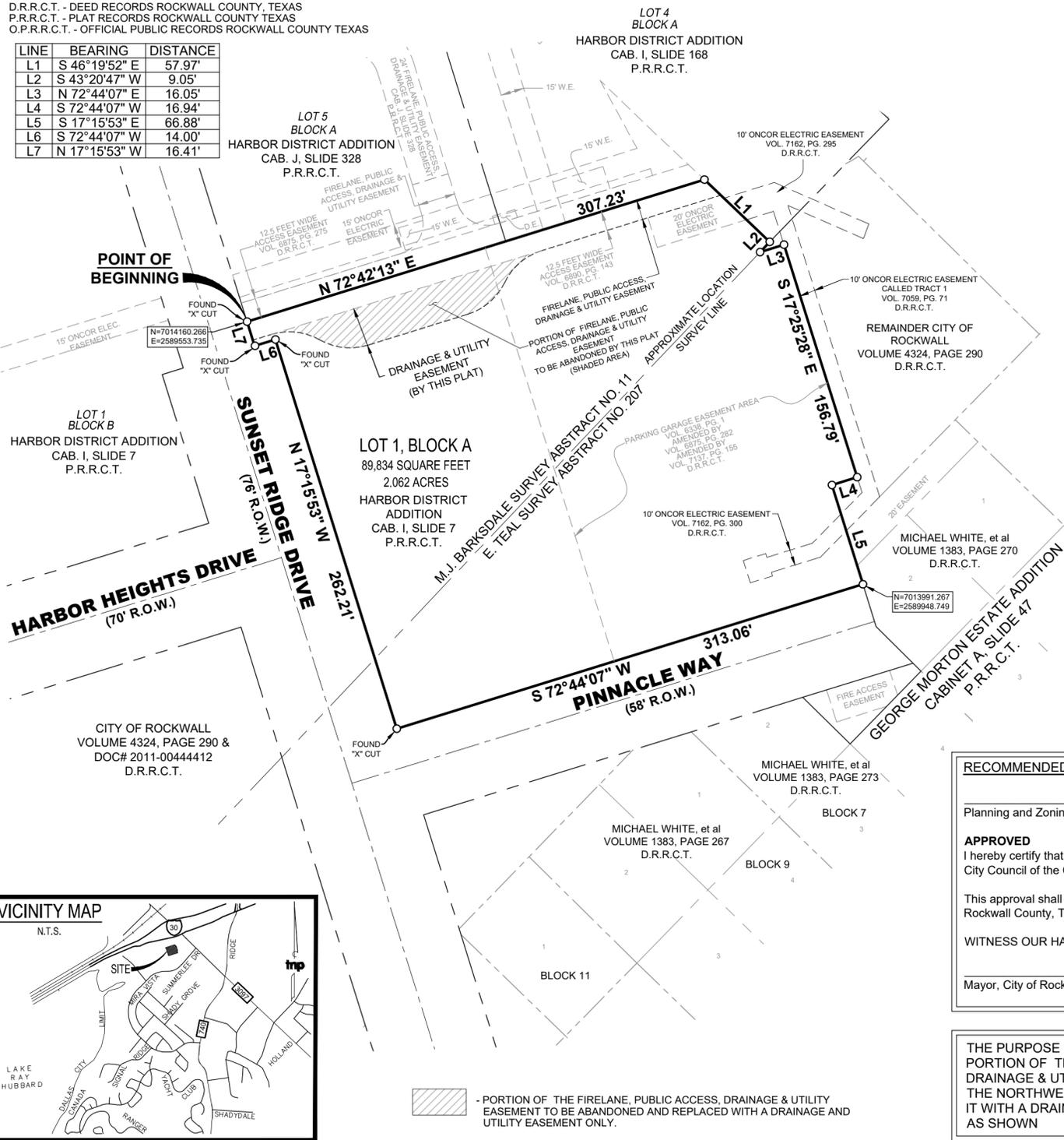
- BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202:NAD83(2011)EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
- UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "R.P.L.S. 5430" FOUND.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- ALL EASEMENTS SHOWN ARE PER THE FINAL PLAT OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, P.R.R.C.T. UNLESS OTHERWISE NOTED.
- 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.



**LEGEND**

N.T.S. - NOT TO SCALE  
 R.O.W. - RIGHT OF WAY  
 DOC. # - DOCUMENT NUMBER  
 CAB. - CABINET  
 PG. - PAGE  
 W.E. - WATER EASEMENT  
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS  
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

LINE	BEARING	DISTANCE
L1	S 46°19'52" E	57.97'
L2	S 43°20'47" W	9.05'
L3	N 72°44'07" E	16.05'
L4	S 72°44'07" W	16.94'
L5	S 17°15'53" E	66.88'
L6	S 72°44'07" W	14.00'
L7	N 17°15'53" W	16.41'



PORTION OF THE FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT TO BE ABANDONED AND REPLACED WITH A DRAINAGE AND UTILITY EASEMENT ONLY.



**OWNERS CERTIFICATE**

STATE OF TEXAS)  
 COUNTY OF ROCKWALL)

WHEREAS Harbor Heights Investors, L.P. is the owner of a tract of land situated in the Edward Teal Survey, Abstract Number 207 and the M.J. Barksdale Survey, Abstract Number 11 being all of Lot 1, Block A of Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northwest corner of said Lot 1, Block A, also lying on the east line of Sunset Ridge Drive a 76 feet wide right-of-way at this point as dedicated by said Harbor District Addition;

THENCE North 72 degrees 42 minutes 13 seconds East, along the north line of said Lot 1, Block A, a distance of 307.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE along the easterly line of said Lot 1, Block A the following courses and distances:

South 46 degrees 19 minutes 52 seconds East, a distance of 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 43 degrees 20 minutes 47 seconds West, a distance of 9.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 72 degrees 44 minutes 07 seconds East, a distance of 16.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 17 degrees 25 minutes 28 seconds East, a distance of 156.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 72 degrees 44 minutes 07 seconds West, a distance of 16.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 17 degrees 15 minutes 53 seconds East, a distance of 66.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same, also lying on the north line of Pinnacle Way a 58 feet wide right-of-way as dedicated by said Harbor District Addition;

THENCE South 72 degrees 44 minutes 07 seconds West, along the north right-way of said Pinnacle Way, same being the south line of said Lot 1, Block A, a distance of 313.06 feet to an "X" cut in concrete found for the southwest corner of said Lot 1, Block A, also lying on the aforementioned east right-of-way of Sunset Ridge Drive;

THENCE along the east right-of-way of said Sunset Ridge Drive and the west line of said Lot 1, Block A the following courses and distances:

North 17 degrees 15 minutes 53 seconds West, a distance of 262.21 feet to an "X" cut in concrete found for corner;

South 72 degrees 44 minutes 07 seconds West, a distance of 14.00 feet to an "X" cut in concrete found for corner;

North 17 degrees 15 minutes 53 seconds West, a distance of 16.41 feet to the POINT OF BEGINNING containing 89,834 square feet, or 2.062 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

BRIAN J. MADDOX, R.P.L.S. NO. 5430

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)  
 COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as the Replat of HARBOR DISTRICT ADDITION LOT 1, BLOCK A 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 Addition 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.

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HEIGHTS INVESTORS, L.P.

Representative:  
 STATE OF TEXAS)  
 COUNTY OF ROCKWALL)

Before me, the undersigned authority, 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 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: \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ 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.

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

\_\_\_\_\_  
 Mayor, City of Rockwall

\_\_\_\_\_  
 City Secretary

\_\_\_\_\_  
 City Engineer

THE PURPOSE OF THIS REPLAT IS TO ABANDON A PORTION OF THE FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT LOCATED ALONG THE NORTHWEST LINE OF SAID LOT AND REPLACE IT WITH A DRAINAGE AND UTILITY EASEMENT ONLY AS SHOWN

**OWNER**  
 HARBOR HEIGHTS INVESTORS, L.P.  
 2701 Sunset Ridge Drive Suite 610  
 Rockwall, TX 75032  
 CASE NO. \_\_\_\_\_

**PROJECT INFORMATION**  
 Project No.: OZO 20505  
 Date: August 5, 2020  
 Drawn By: JM  
 Scale: 1"=60'  
 SHEET 1 of 1

**REPLAT  
 LOT 1, BLOCK A,  
 HARBOR DISTRICT ADDITION**

89,808 SQUARE FEET OR 2.06 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207 AND THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF LOT 1, BLOCK A, OF THE HARBOR DISTRICT ADDITION, RECORDED IN CABINET I, SLIDE 7 P.R.R.C.T.



**SURVEYOR**  
 TEAGUE NALL AND PERKINS, INC.  
 825 Watters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 T.B.P.L.S. Registration No. 10194381  
 www.tnpsc.com

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: Z2020-033  
PROJECT NAME: SUP for 210 Wade Drive  
SITE ADDRESS/LOCATIONS: 210 WADE DR, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/20/2020	Approved w/ Comments

08/20/2020: I.1 This request is 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 0.216-acre parcel of land identified as Lot 3, Block A, Richard Harris #3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 210 Wade Street,.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [hlee@rockwall.com](mailto:hlee@rockwall.com)

M.3 For reference, include the case number (Z2020-033) in the lower right-hand corner of all pages on future submittals.

M.4 Correct the mention of the rear setback. Currently it is indicated as eight (8) feet, however in SF-7 the rear setback is ten (10) feet.

I.5 The building height cannot exceed more than 32 feet.

I.6 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than 10 years.

I.7 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.8 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.9 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 September 1, 2020; 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 September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.10 The projected City Council meeting dates for this case will be September 21, 2020 [1st Reading] and October 5, 2020 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: I - 4% Engineering fees  
I - Impact fees

- I - Engineering Review fees apply.
- I - Water and Sewer to be built per approved
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls to be rock or stone face. No smooth concrete walls.
- I - No walls, structures in easements, including detention.
- I - No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.
- I - 10' Utility Easement Required along Wade ROW Frontage.
- I - Must meet all City Standards of Design and Construction.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-033

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (SELECT ONLY ONE BOX):

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

\$215.00 check

### 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.

### PROPERTY INFORMATION (PLEASE PRINT)

Address: 210 Wade STREET Rockwell TX 75087  
 Subdivision: RICHARD HARRIS NO. 3 ADDITION Lot 3 Block A  
 General Location: Hartmann + Wade

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning	<u>RESIDENTIAL</u>	Current Use	<u>RESIDENTIAL</u>
Proposed Zoning	<u>RESIDENTIAL</u>	Proposed Use	<u>RESIDENTIAL</u>
9411 ft <sup>2</sup> = Acreage	<u>0.22</u>	Lots [Current]	<u>LOT 3</u>
		Lots [Proposed]	<u>LOT 3</u>

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB2167 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)

<input checked="" type="checkbox"/> Owner	<u>PATRICK S. WELLS</u>	<input type="checkbox"/> Applicant	<u>SAME AS OWNER INFO</u>
Contact Person	<u>PATRICK S. WELLS</u>	Contact Person	"
Address	<u>711 Stillwater Dr.</u>	Address	"
City, State & Zip	<u>Rockwall, Tx. 75087</u>	City, State & Zip	"
Phone	<u>214-280-6469</u>	Phone	"
E-Mail	<u>pwells9@icloud.com</u>	E-Mail	<u>PWELLS9@ICLOUD.COM</u> <u>pwells9@icloud.com</u>

### NOTARY VERIFICATION (REQUIRED)

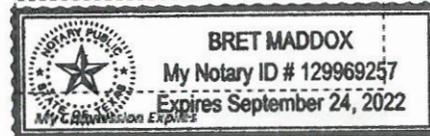
Before me, the undersigned authority, on this day personally appeared Patrick Wells [owner] the undersigned, who stated the information on this application to be true and certified the following.

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 3rd day of August, 2020.

Owner's Signature Patrick S. Wells

Notary Public in and for the State of Texas



0 15 30 60 90 120 Feet

Z2020-033- SUP FOR 210 WADE DRIVE  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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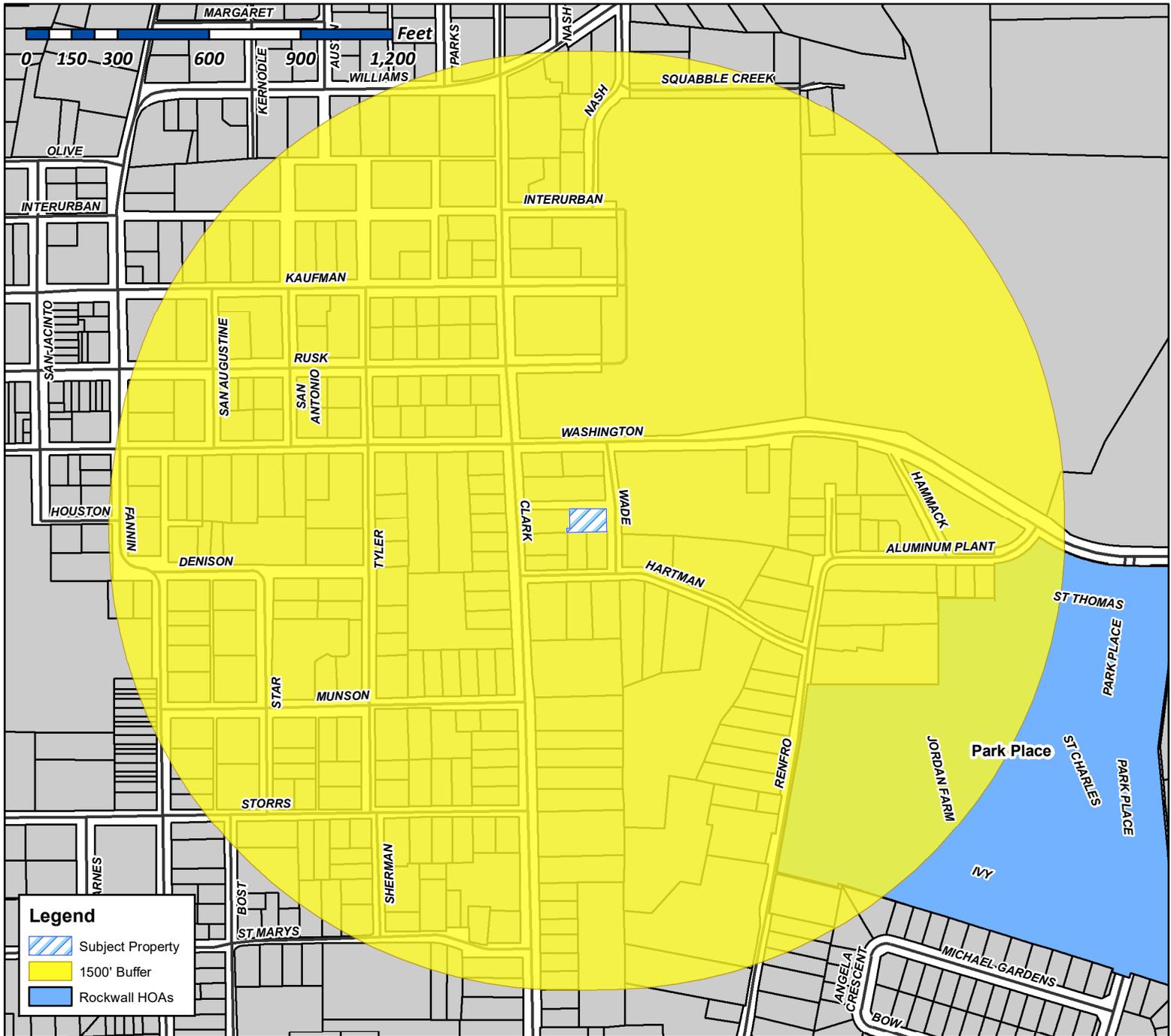
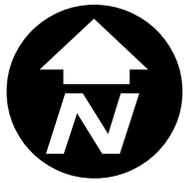




# City of Rockwall

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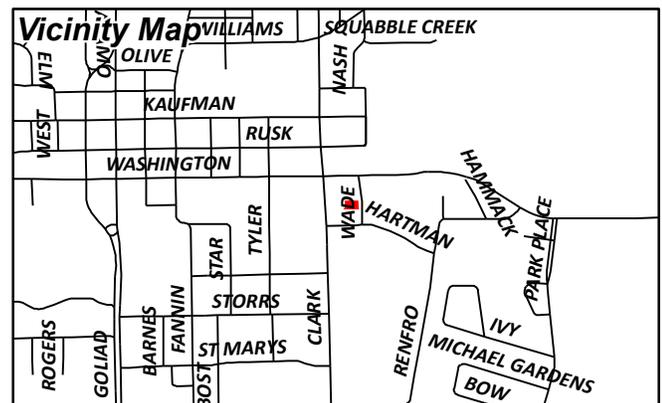
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**Case Number:** Z2020-033  
**Case Name:** SUP for 210 Wade Drive  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 210 Wade Drive

**Date Created:** 8/14/2020

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



**From:** Gamez, Angelica  
**Sent:** Tuesday, August 18, 2020 5:00 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map (08.13.2020).pdf; Public Notice (08.18.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, August 21, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, September 15, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 21, 2020 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

#### **Z2020-033 SUP for Residential Infill at 210 Wade Street**

Hold a public hearing to discuss and consider a request by Patrick Wells 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 0.216-acre parcel of land identified as Lot 3, Block A, Richard Harris #3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 210 Wade Street, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>



MASSEY GREGORY  
102 S CLARK  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
106 S CLARK  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
113 S BERNICE DR  
GARLAND, TX 75042

CASEY CAMPBELL  
201 S CLARK  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
204 S CLARK  
ROCKWALL, TX 75087

HENRY AMANDA A  
205 S CLARK  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
206 S CLARK  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADED R  
ROCKWALL, TX 75087

KOCH JEAN  
208 S CLARK  
ROCKWALL, TX 75087

LEFERE KEVIN M AND  
AMANDA HENRY  
209 S CLARK ST  
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC  
210 S CLARK  
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID  
211 S CLARK ST  
ROCKWALL, TX 75087

ZAKEM KYNSIE JO  
212 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
213 S CLARK  
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER  
214 S CLARK ST  
ROCKWALL, TX 75087

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
306 S CLARK  
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L  
307 S CLARK  
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

KOCH JEAN  
3720 MEDITERRANEAN  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
508 HIGHVIEW  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
509 MUNSON  
ROCKWALL, TX 75087

FLORES JAMES AND  
511 MUNSON  
ROCKWALL, TX 75087

BOREN TERRY L ETUX  
513 MUNSON  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON ST  
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY  
608 E WASHINGTON  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
608 E WASHINGTON  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 EAST WASHINGTON STREET  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK ST  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP A TEXAS LTD  
PARTNERSHIP  
705 HARTMANST  
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI  
706 HARTMAN  
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP A TEXAS LTD  
PARTNERSHIP  
707 HARTMANST  
ROCKWALL, TX 75087

SHELTON HEATHER  
708 HARTMAN ST  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

ANDERSON TREVOR  
711 HARTMAN ST  
ROCKWALL, TX 75087

WELLS PATRICK S & RHONDA C  
711 STILLWATER DR  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER  
713 HARTMAN  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI  
720 E WASHINGTON  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T L TOWNSEND STE 100  
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L  
8660 COLONY CLUB DR  
ALPHARETTA, GA 30022

WOOD WILLIAM AND SANDIE  
8718 CLEARLAKE DR  
ROWLETT, TX 75088

FLORES JAMES AND  
PATRICIA ORR FLORES  
PO BOX 237  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087

**ABBREVIATIONS:**

A/C	AIR CONDITIONED	MC	MEDICINE CABINET
ADJ	ADJUSTABLE	MICRO	MICROWAVE
A.F.F.	ABOVE FINISHED FLOOR	MIN	MINIMUM
BD	BOARD	N.T.S.	NOT TO SCALE
BLDG	BUILDING	O.H.	OVERHEAD
B.O.	BOTTOM OF	O.C.	ON CENTER
CAB	CABINET	O.C.E.W.	ON CENTER EACH WAY
CER	CERAMIC	PL	PLATE
CL	CENTER LINE	PLAS	PLASTIC
CLG	CEILING	PWRD	POWDER
CLO	CLOSET	REF	REFERENCE
C.O.	CASED OPENING	REFG	REFRIGERATOR
COL	COLUMN	REQ	REQUIRED
CONC	CONCRETE	RM	ROOM
CONT	CONTINUOUS	R/S	ROD & SHELF
COORD	COORDINATE	SCHED	SCHEDULE
DBLE	DOUBLE	S.F.	SQUARE FEET
DM	DIMENSION	SH	SHelf
DN	DOWN	SHLVS	SHELVES
D.S.	DOWN SPOUT	SIM	SIMILAR
DW	DISH WASHER	SL	SLOPE
DWR	DRAWER	SPR	SPRINKLER
ELEC	ELECTRIC	S.S.	STAINLESS STEEL
ELEV	ELEVATION	STL	STEEL
EO	EQUAL	STOR	STORAGE
ESMT	EASEMENT	STRUCT	STRUCTURAL
EXT	EXTERIOR	T&G	TONGUE & GROOVE
EXIST	EXISTING	THK	THICK
F.F.E.	FINISH FLOOR ELEVATION	T.O.	TOP OF
FLR	FLOOR	T/R	TREAD & RISER
FREZ	FREEZER	TV	TELEVISION
GALV	GALVANIZED	TYP	TYPICAL
GFI	GROUND FAULT INTERRUPTER	U.C.	UNDER COUNTER
GL	GLASS	U.M.	UNDER MOUNT
GYP	GYPsum	UTIL	UTILITY
Hb	HOSE BIB	VEST	VESTIBULE
H.C.	HANDICAPPED	V.I.F.	VERIFY IN FIELD
HT	HEIGHT	W.C.	WATER CLOSET
INSUL	INSULATION	W/D	WASHER & DRYER
LAV	LAVATORY	WD	WOOD
LAM	LAMINATE	W.H.	WATER HEATER
MANUF	MANUFACTURER	W.I.	WROUGHT IRON
MAX	MAXIMUM	WP	WATER PROOF
MECH	MECHANICAL	WRM	WARMING

**GRAPHIC SYMBOLS:**

1. ---	INDICATES HIDDEN, FUTURE, ABOVE OR EXISTING	7. [Symbol]	INDICATES STEP
2. X/AX.X	INDICATES SECTION	8. [Symbol]	DOOR MARK
3. X/AX.X	INDICATES BUILDING SECTION	9. [Symbol]	WINDOW MARK
4. X/AX.X	INDICATES ELEVATION VIEW	10. [Symbol]	INDICATES BREAK LINE
5. [Symbol]	INDICATES DETAIL	11. #Hb	FROST PROOF HOSE BIB
6. [Symbol]	INDICATES ELEVATION CONTROL	12. X.G.K.	GAS KEY @ FIREPLACE

NOT ALL SYMBOLS USED

**DESCRIPTION OF PROPERTY:**

**LEGAL DESCRIPTION:** PROPERTY IS LOCATED AT 210 WADE DRIVE, RICHARD HARRIS SUBDIVISION NO.3 ADDITION, NASH STREET, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087 BEING A REPLAT OF LOTS 1 & 2 BLOCK A, A RICHARD HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SIDE 44, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

**ZONING:** FRONT YARD SETBACK: 20'-0"  
SIDE YARD SETBACK: 6'-0"  
REAR YARD SETBACK: 8'-0"

**LOT COVERAGE:** SITE SQUARE FOOTAGE: 9,411 S.F.  
ACTUAL COVERAGE: 2,907 S.F.

**AREA CALCULATIONS:**

**AREAS:**

1ST FLOOR A/C SQ. FT.:	1,872 S.F.
2ND FLOOR A/C SQ. FT.:	546 S.F.
TOTAL HOUSE A/C SQ. FT.:	2,418 S.F.
COVERED PATIO SQ. FT.:	595 S.F.
TOTAL HOUSE SQ. FT.:	3,013 S.F.
DETACHED GARAGE SQ. FT.:	440 S.F.

**SHEET INDEX:**

SHEET	CONTENTS
ARCHITECTURAL DRAWINGS	
A1.1	SITE PLAN / ROOF PLAN / GENERAL NOTES
A2.1	FLOOR PLANS
A3.1	REFLECTED CEILING PLAN & SCHEDULE
A4.1	EXTERIOR ELEVATIONS / WALL SECTION
A4.2	EXTERIOR ELEVATIONS / WALL SECTION
A4.3	BUILDING SECTION / WALL SECTION
A5.1	INTERIOR ELEVATIONS



ISSUED DATE:  
24, JUNE 2020

REVISION:

DRAWINGS PREPARED BY:  
**Modern Craft Construction, LLC**  
2102 FM 1141, Rockwall, Texas 75087  
Wiley Gilliam - 214.477.7443

BEING ARCHITECTURAL DRAWINGS FOR A NEW RENOVATION AT:  
**WELLS RESIDENCE**  
210 WADE DRIVE, ROCKWALL, TX 75087  
RICHARD HARRIS SUBDIVISION, BLOCK A LOT 3

**A1.1**



**DOOR SCHEDULE**

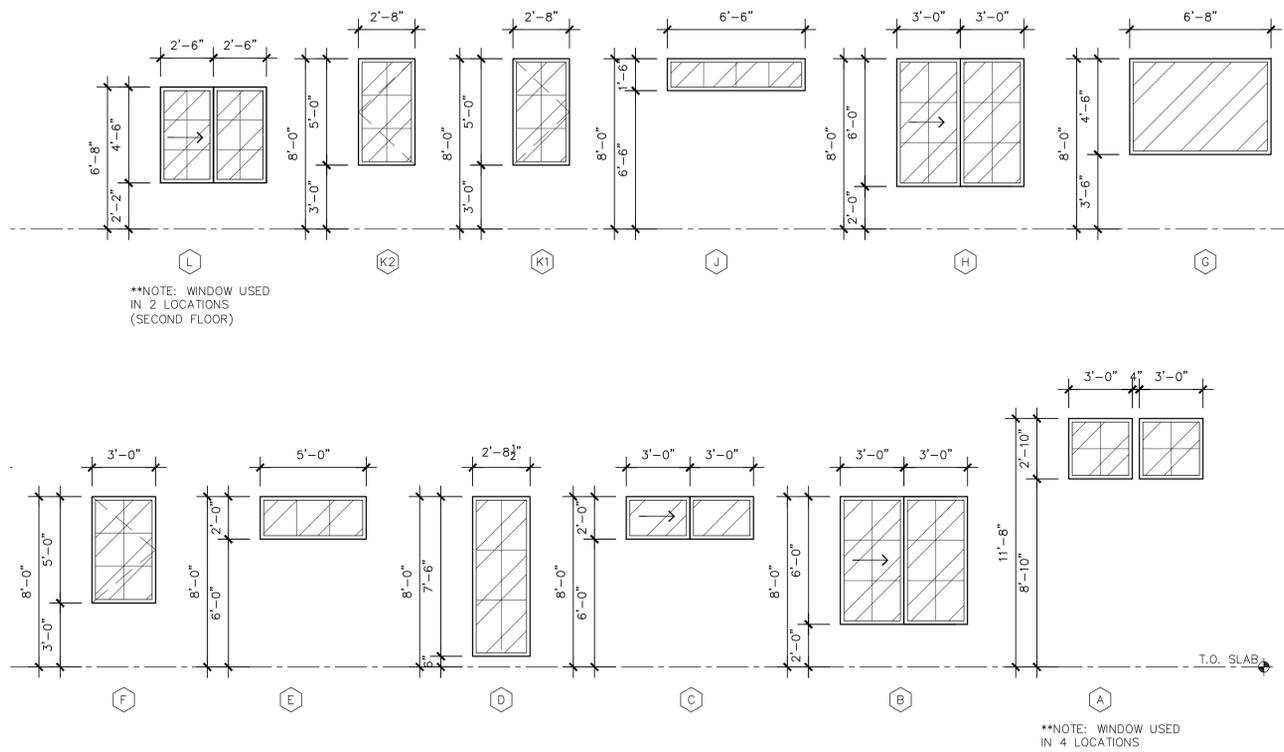
NO.	NAME	SIZE	TYPE	HARDWARE	REMARKS
<b>FIRST FLOOR</b>					
1	FOYER	(2) 3'-0" x 8'-0" x 1 3/4"	A	LOCKSET	
2	HALL	3'-0" x 8'-0" x 1 3/4"	B	LOCKSET	
3	DINING	(2) 3'-0" x 8'-0" x 1 3/4"	A	LOCKSET	
4	MASTER BEDROOM	2'-8" x 8'-0" x 1 3/4"	C	PRIVACY	
5	MASTER CLOSET	(2) 3'-0" x 8'-0" x 1 3/4"	D	-	
6	MASTER BATH	2'-8" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
7	MASTER SHOWER	2'-6" x 8'-0" x 1/2"	E	-	
8	MASTER CLOSET	2'-6" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
9	LAUNDRY	3'-0" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
10	CRAFT ROOM	3'-0" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
11	POWDER	2'-4" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
12	STORAGE	2'-6" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
13	BEDROOM #1	3'-0" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
14	BATH #1	3'-0" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
<b>SECOND FLOOR</b>					
15	LOFT CLOSET	2'-8" x 6'-8" x 1 3/4"	C	PASSAGE	
16	BATH #2	2'-8" x 6'-8" x 1 3/4"	C	PRIVACY	
17	BEDROOM #2	2'-8" x 6'-8" x 1 3/4"	C	PRIVACY	
18	BEDROOM #2 CLOSET	(2) 3'-0" x 6'-8" x 1 3/4"	D	-	

**DOOR TYPES**

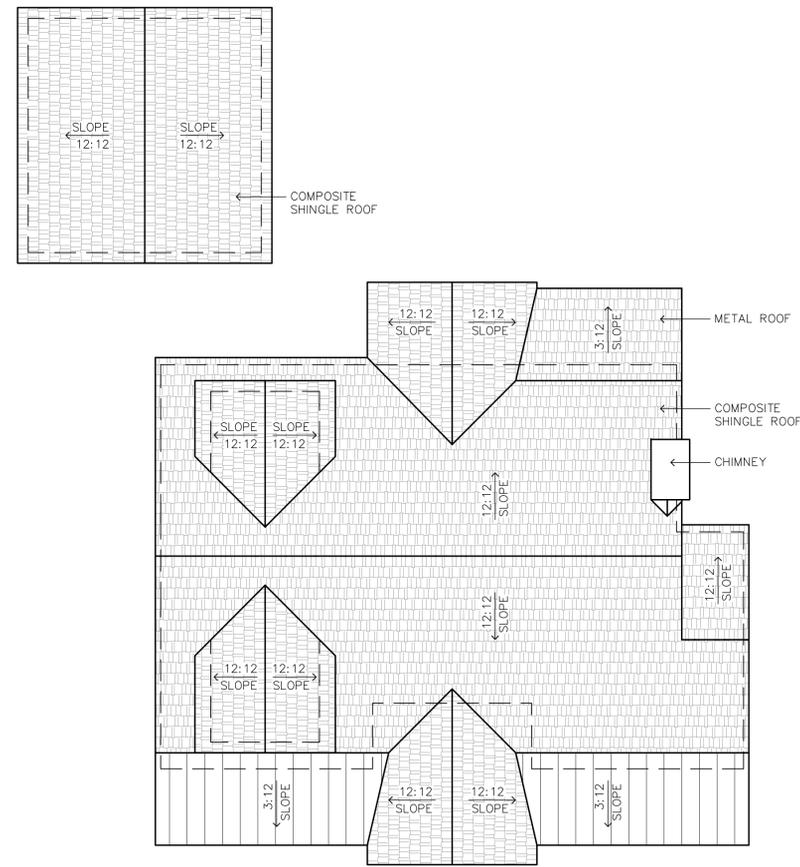
A CUSTOM FRONT DOOR- REFER. WINDOW & DOOR ELEVATIONS (2/A1.2)  
 B EXTERIOR SWING DOOR  
 C SOLID CORE INTERIOR DOOR  
 D INTERIOR SLIDING DOOR  
 E GLASS SWING DOOR

**ENERGY SPECIFICATIONS:**

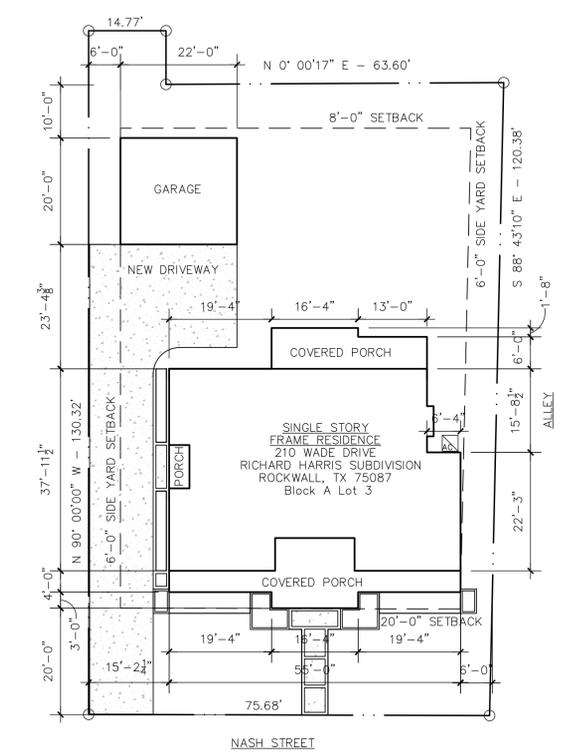
1	ALL FRAMED ENVELOPE:
	2X4 WALLS: 3.5" OPEN CELL FOAM
	SLAB FLOOR SYSTEM
	8" DEEP CEILING SYSTEM: 6" OPEN CELL
2	WINDOWS AND DOORS:
	LOW E GLAZING- UF# = .30 SHGV# = .20
3	HVAC: 16 SEER
4	GAS FURNACE
5	TANKLESS WATER HEATER: GAS



**3 WINDOW & DOOR ELEVATIONS**  
SCALE: 1/4" = 1'-0"

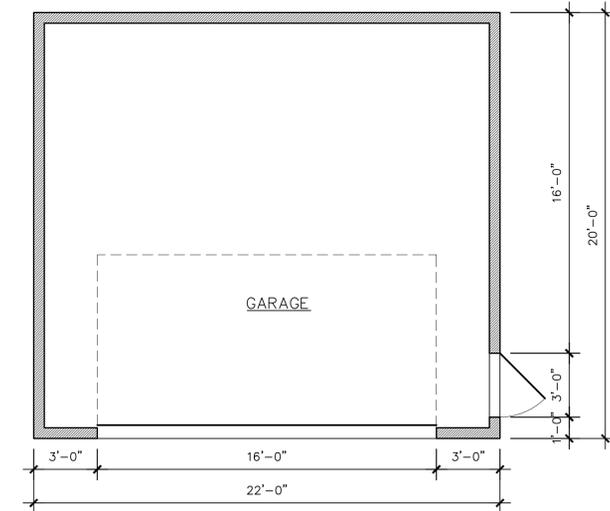


**2 ROOF PLAN**  
SCALE: 1/8" = 1'-0"

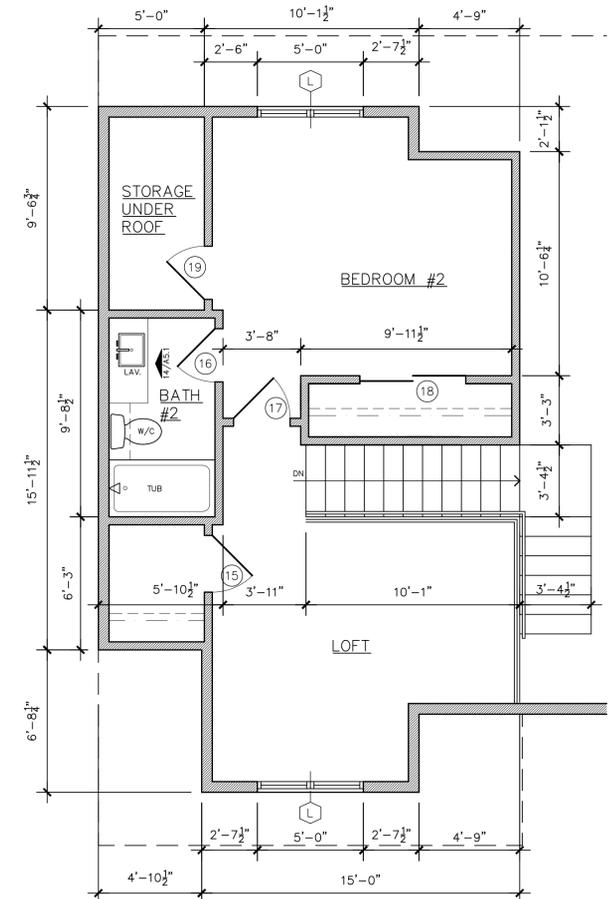


**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

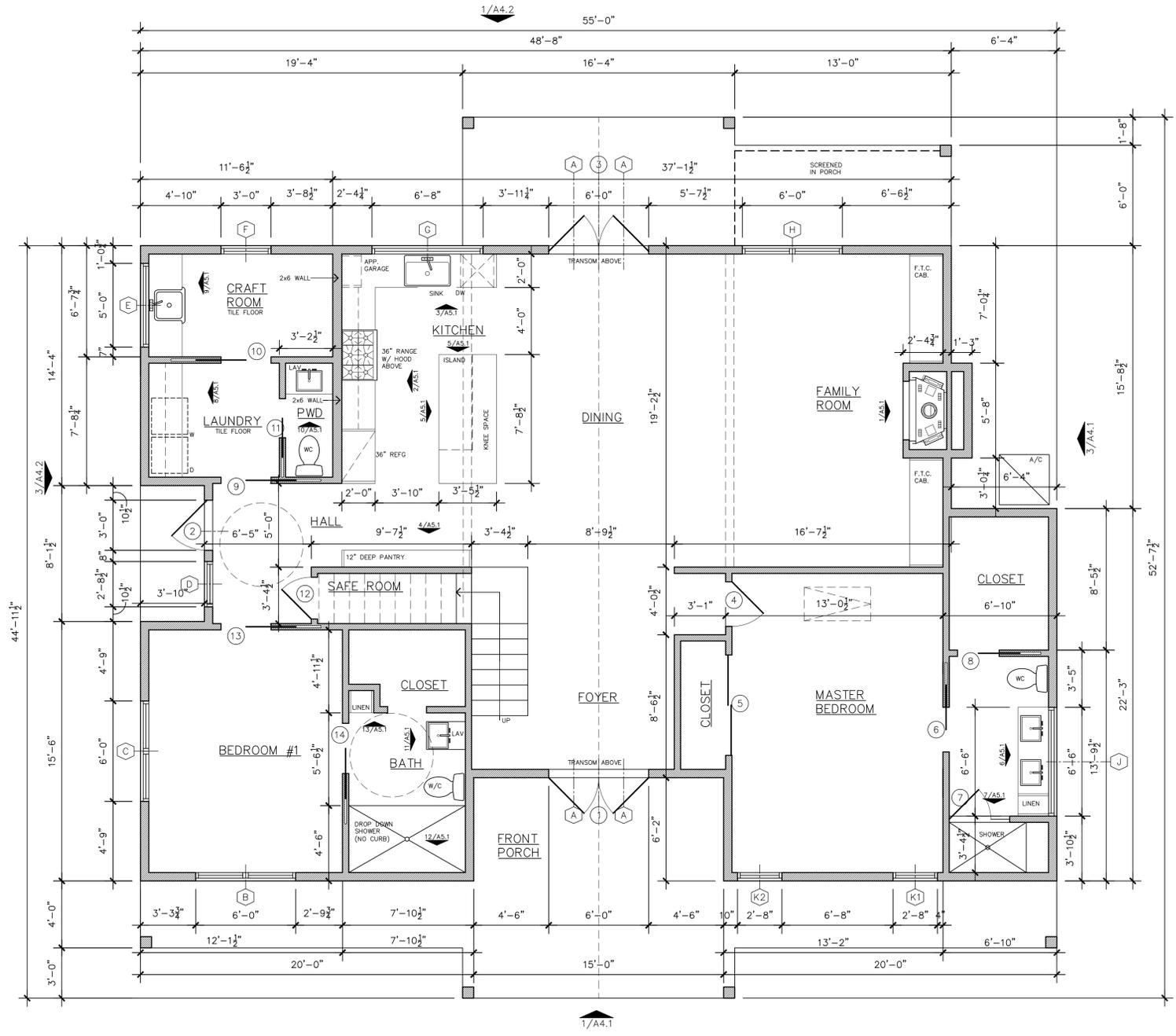




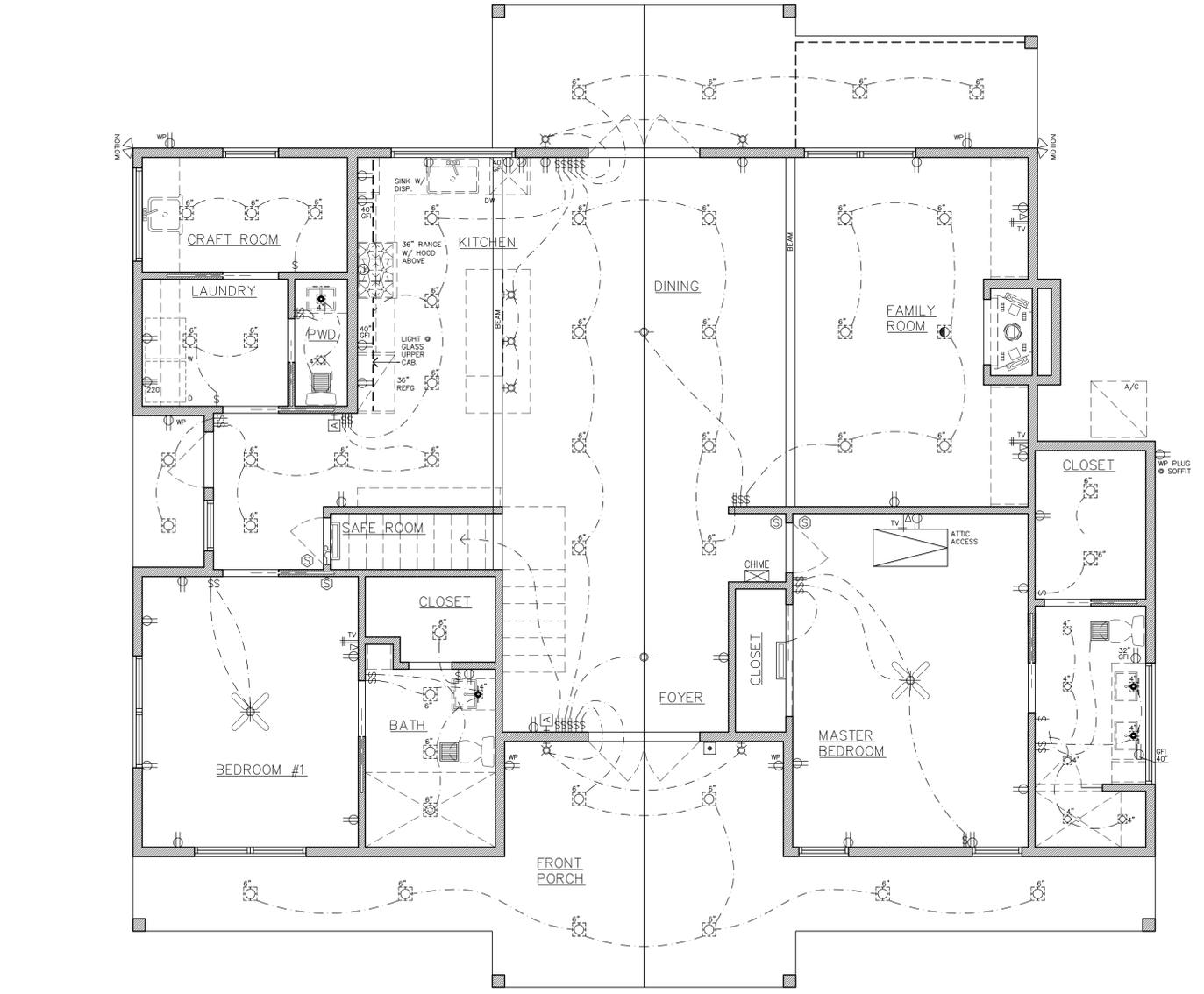
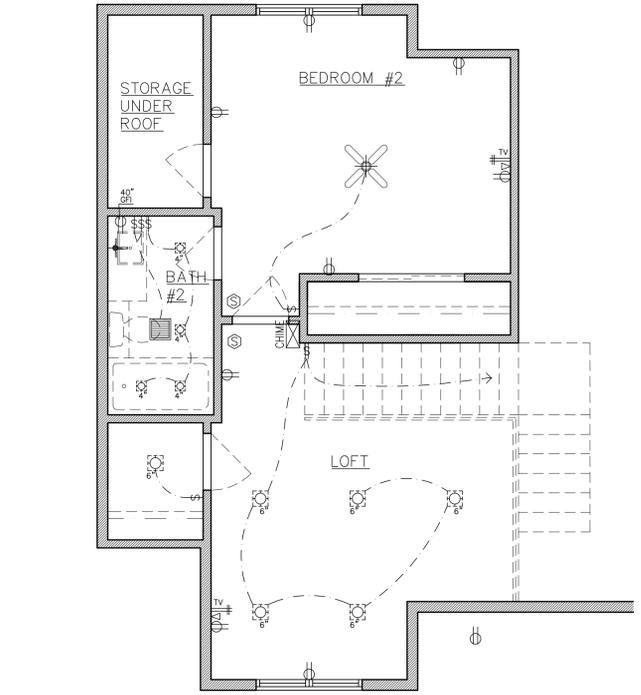
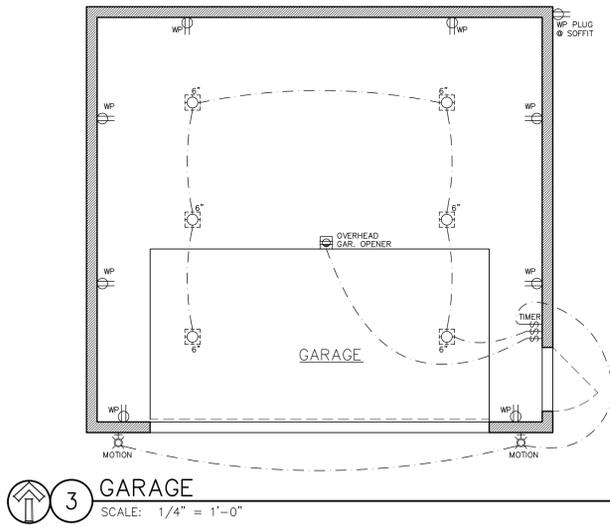
**3 GARAGE**  
SCALE: 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

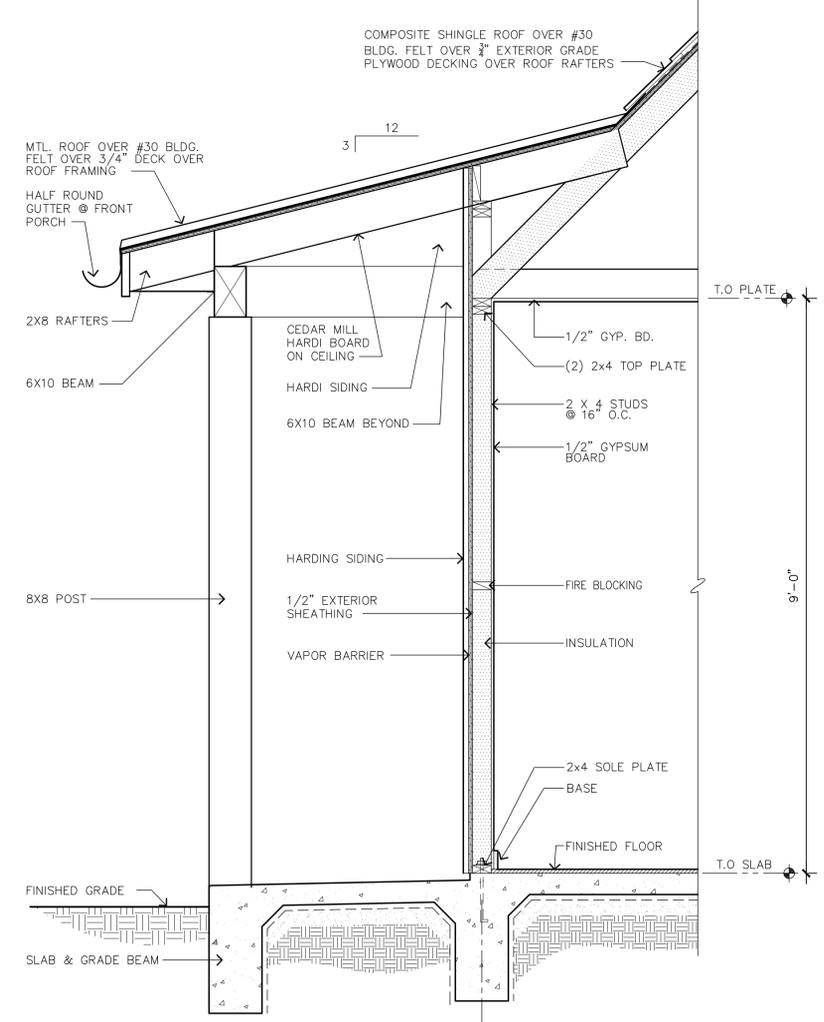


**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

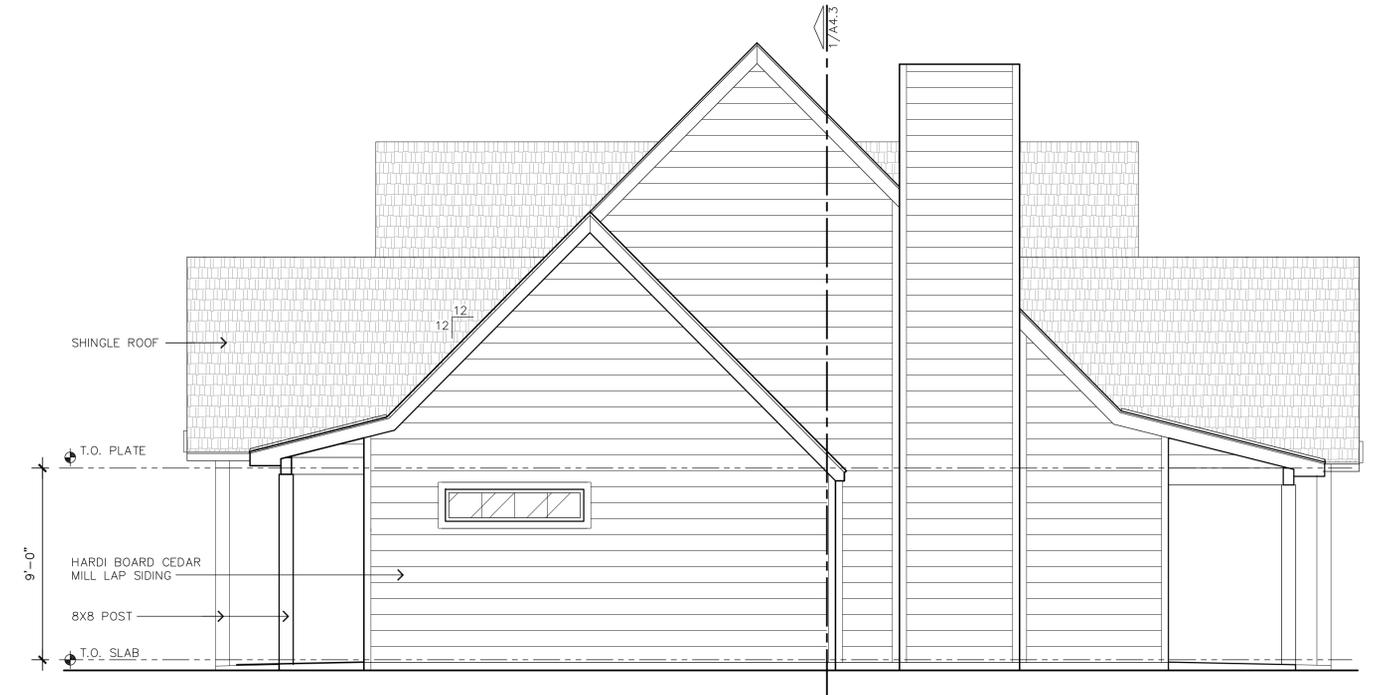


**ELECTRICAL SCHEDULE:**

DUPLEX @ 12" A.F.F., OTHERS NOTED. WP - WATERPROOF HOUSING HZL - HORIZONTAL FACEPLATE GFI - GROUND FAULT	
220V OUTLET	JUNCTION BOX
4" RECESSED INCANDESCENT FIXTURE W/ 2" SPOT APERTURE	6" RECESSED INCANDESCENT FIXTURE
4" RECESSED INCANDESCENT FIXTURE W/ SLOTTED APERTURE	4" RECESSED INCANDESCENT FIXTURE
SINGLE POLE SWITCH (ROCKER) - VERIFY COLOR D - DIMMERS DJ - DOOR JAMB SWITCH 3-WAY SWITCH	
T.V. CABLE G6 WIRE	ALARM KEYPAD
SMOKE DETECTOR W/110V. JUNCTION BOX	CHIME DOOR BELL CHIME
DOOR BELL	CEILING EXHAUST FAN
CEILING MOUNTED FIXTURE TO BE SELECTED	WALL MOUNTED SCONCE TO BE SELECTED
DECORATIVE PENDANT- TO BE SELECTED	EXTERIOR FLOOD LIGHT ON MOTION DETECTOR / PHOTO CELL
CEILING MOUNTED FLUORESCENT FIXTURE	
1 LAMP FLUORESCENT, W/ LENS COVER AT CLOSET	
CEILING FAN	
NOTE: SOME SYMBOLS MAY NOT BE USED.	



**2 MASTER BEDROOM WALL SECTION**  
SCALE: 3/4" = 1'-0"

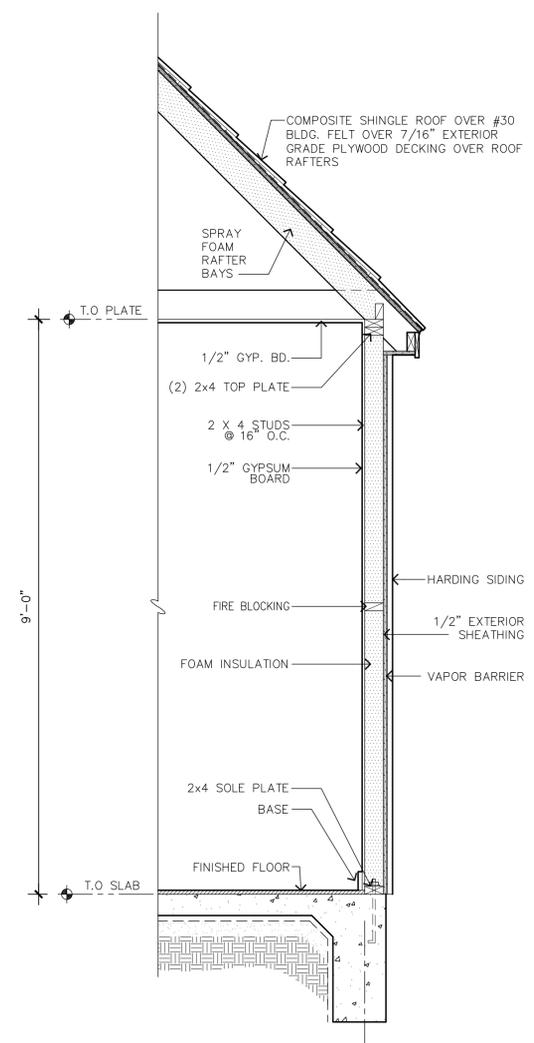


**3 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

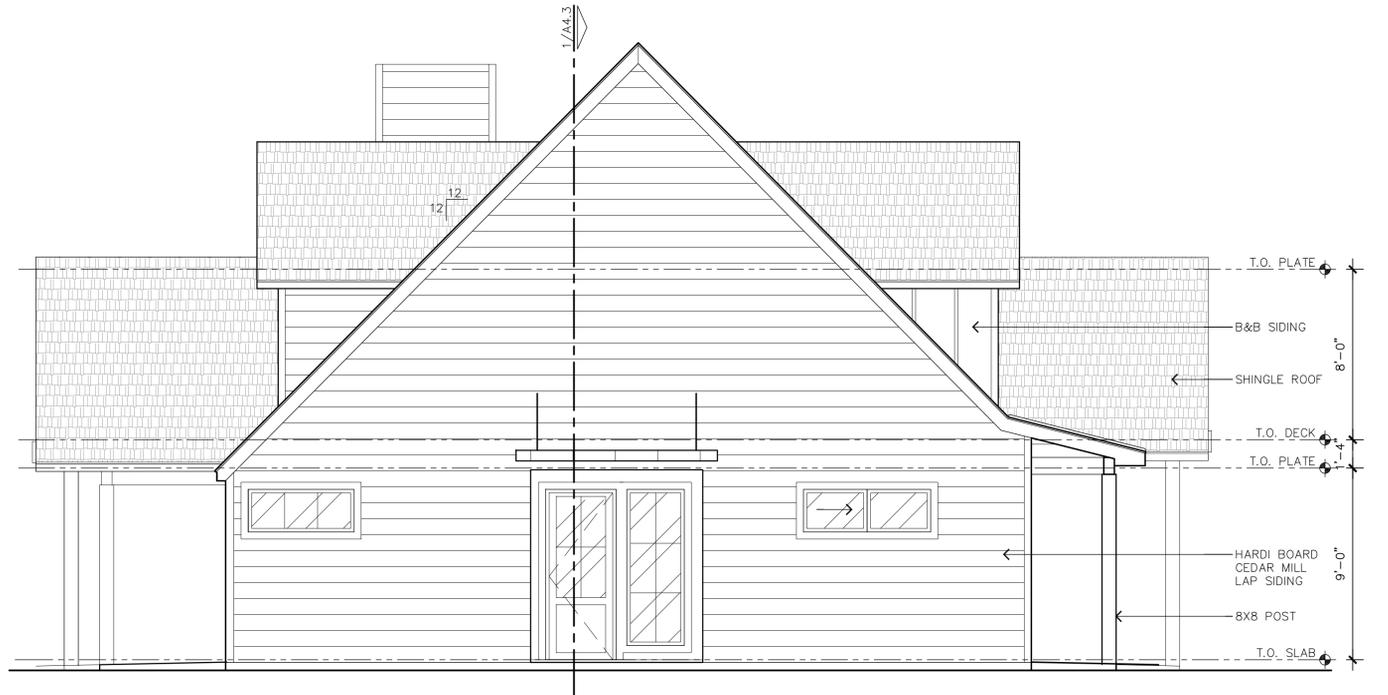


**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

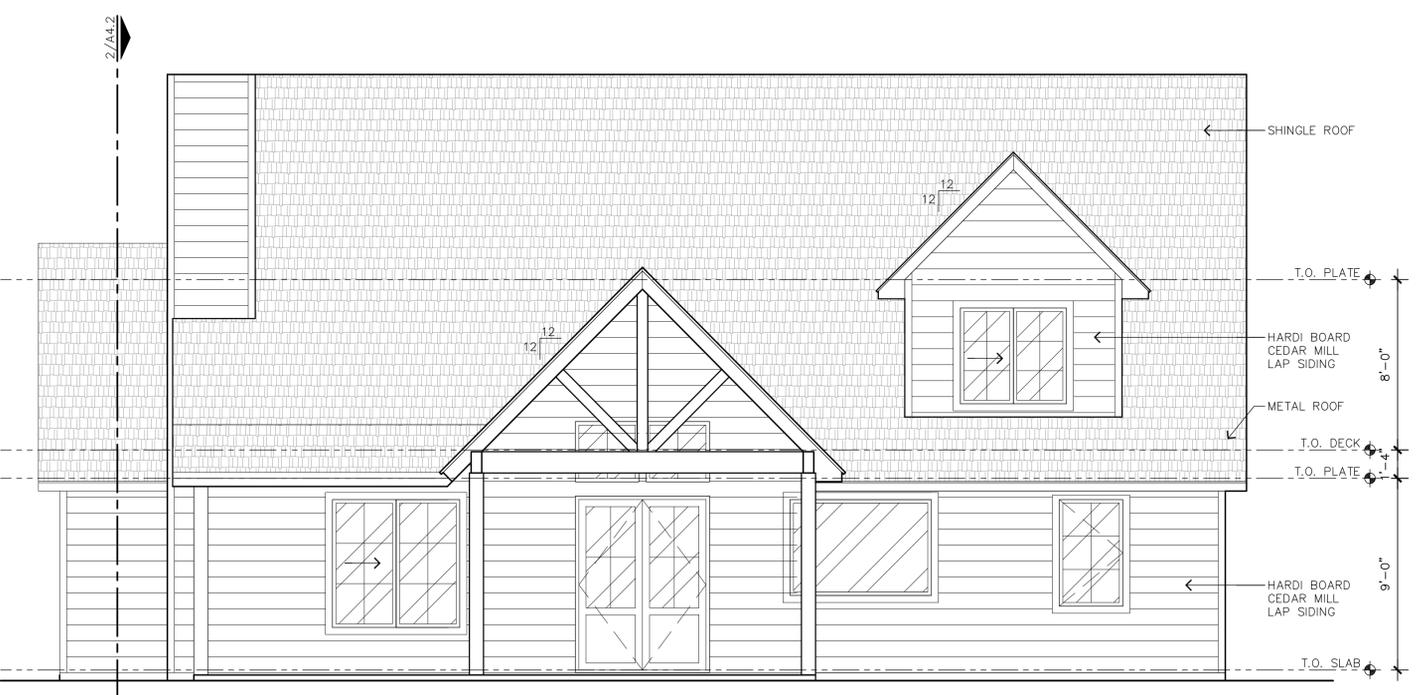
2 MASTER BEDROOM WALL SECTION  
SCALE: 3/4" = 1'-0"



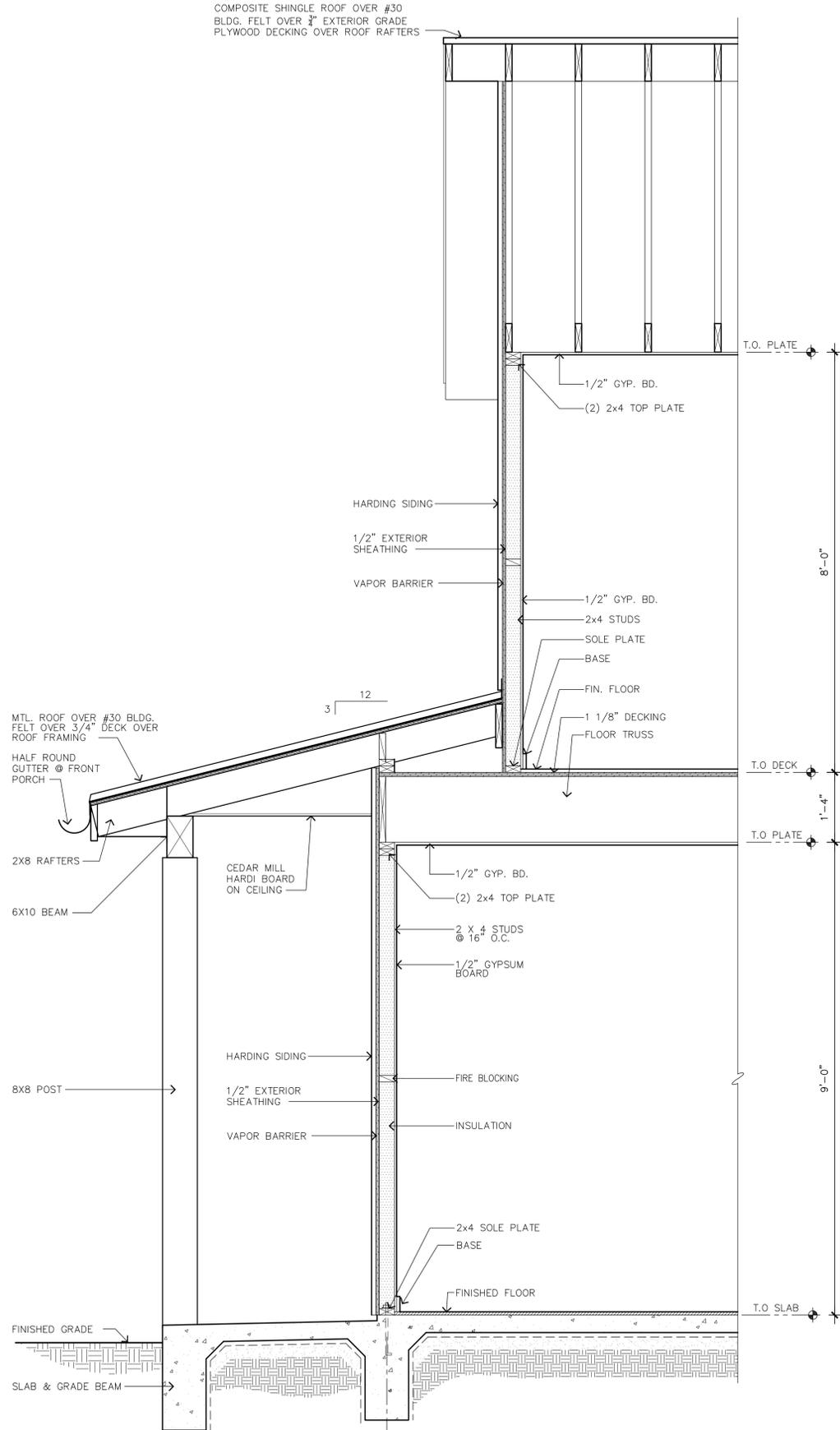
3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



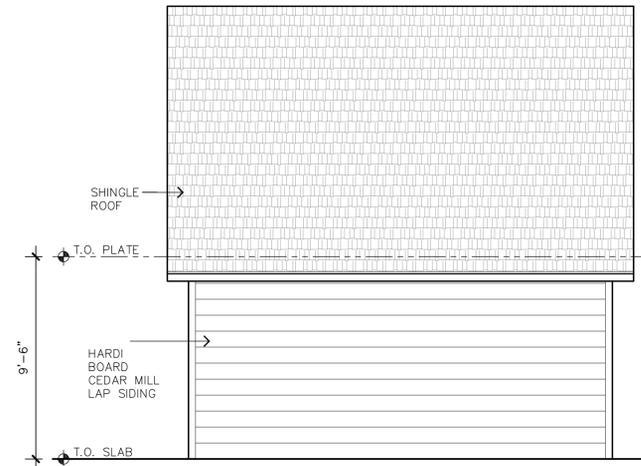
1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



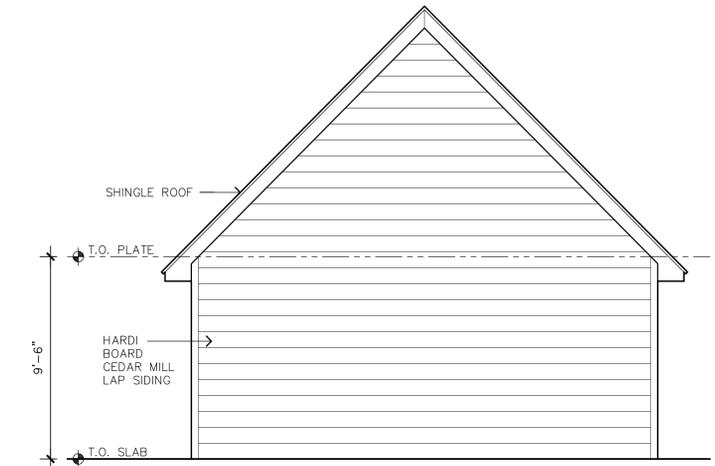
COMPOSITE SHINGLE ROOF OVER #30  
BLDG. FELT OVER 3/4" EXTERIOR GRADE  
PLYWOOD DECKING OVER ROOF RAFTERS



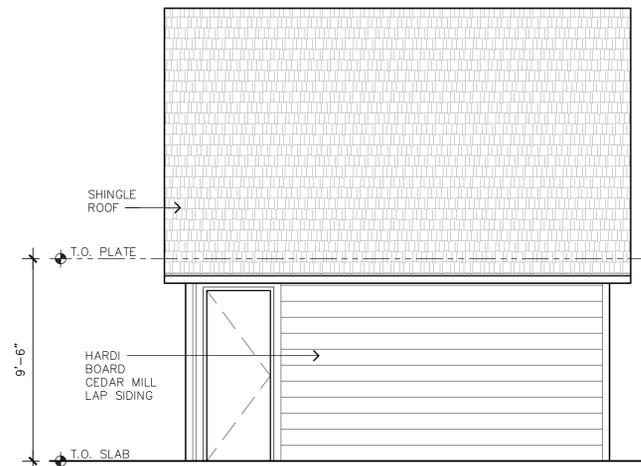
2 MASTER BEDROOM WALL SECTION  
SCALE: 3/4" = 1'-0"



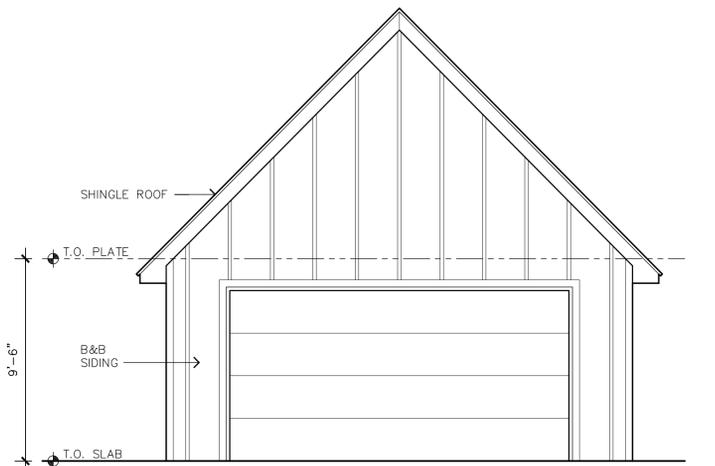
6 GARAGE SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



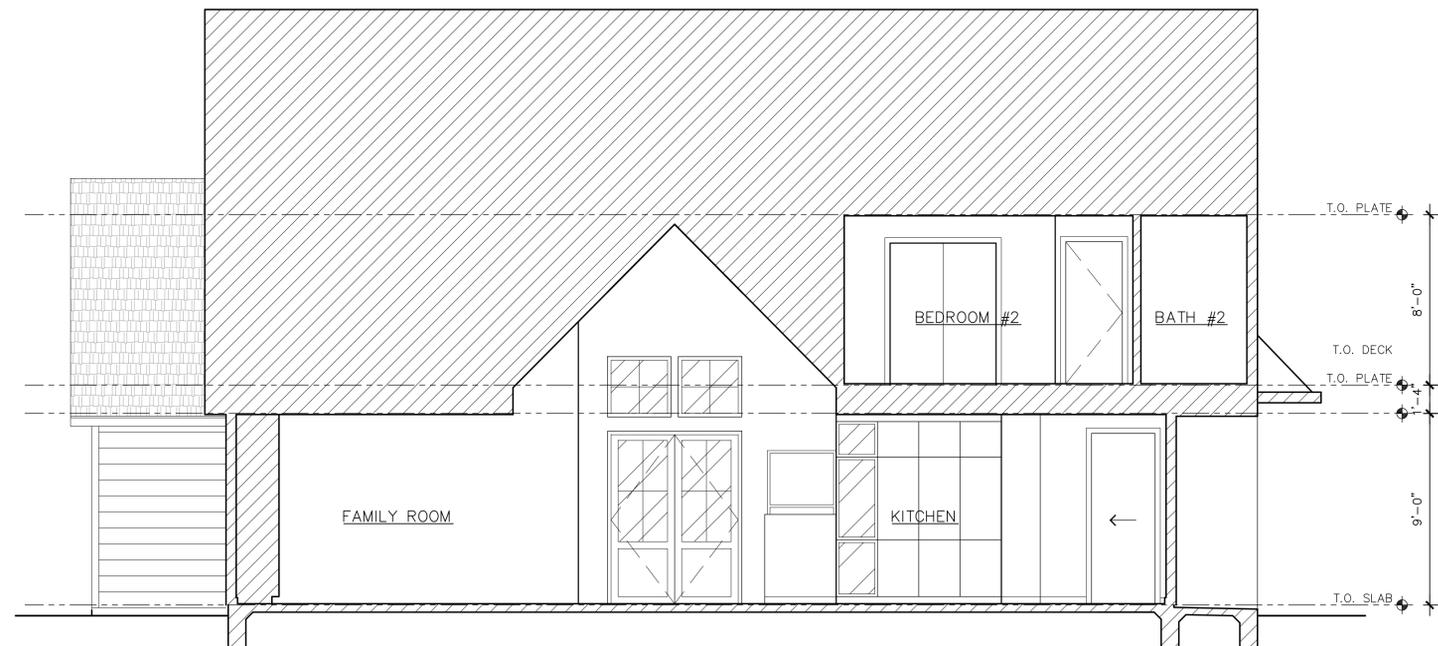
5 GARAGE WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 GARAGE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 GARAGE EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST BUILDING SECTION / ELEVATION  
SCALE: 1/4" = 1'-0"

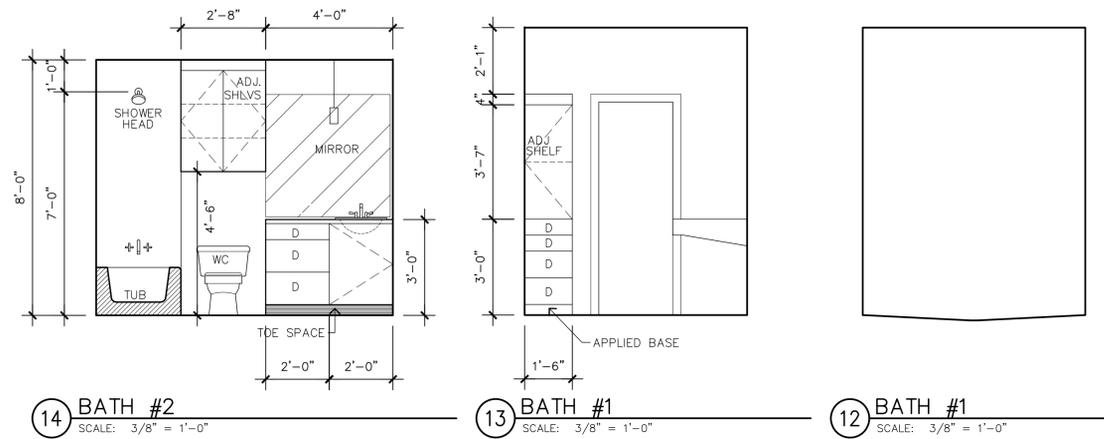
ISSUED DATE:  
24, JUNE 2020

REVISION:

DRAWINGS PREPARED BY:  
**Modern Craft Construction, LLC**  
2102 FM 1141, Rockwall, Texas 75087  
Wiley Gilliam - 214.477.7443

BEING ARCHITECTURAL DRAWINGS FOR A NEW RENOVATION AT:  
**WELLS RESIDENCE**  
210 WADE DRIVE, ROCKWALL, TX 75087  
RICHARD HARRIS SUBDIVISION, BLOCK A LOT3

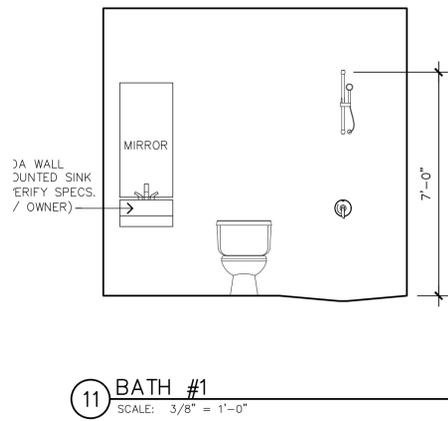
A4.3



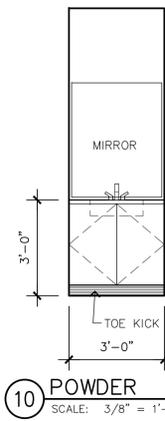
14 BATH #2  
SCALE: 3/8" = 1'-0"

13 BATH #1  
SCALE: 3/8" = 1'-0"

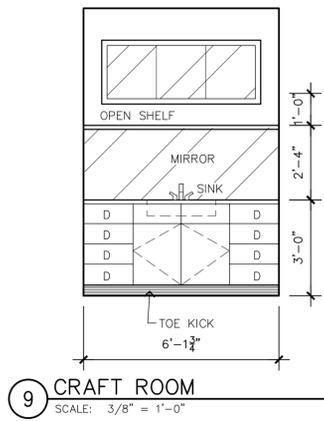
12 BATH #1  
SCALE: 3/8" = 1'-0"



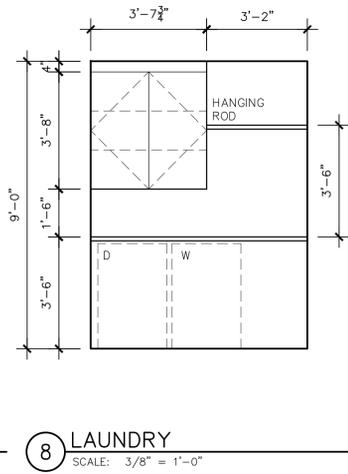
11 BATH #1  
SCALE: 3/8" = 1'-0"



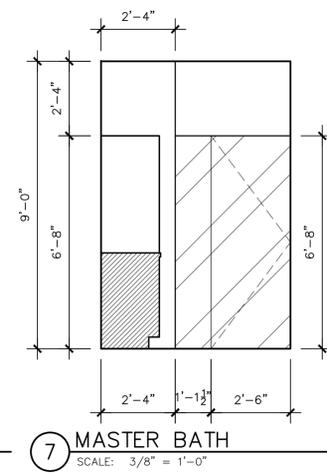
10 POWDER  
SCALE: 3/8" = 1'-0"



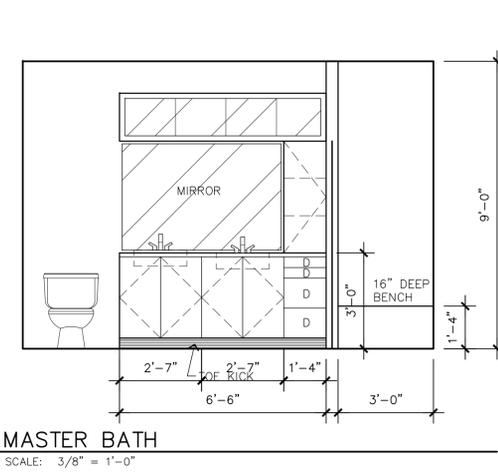
9 CRAFT ROOM  
SCALE: 3/8" = 1'-0"



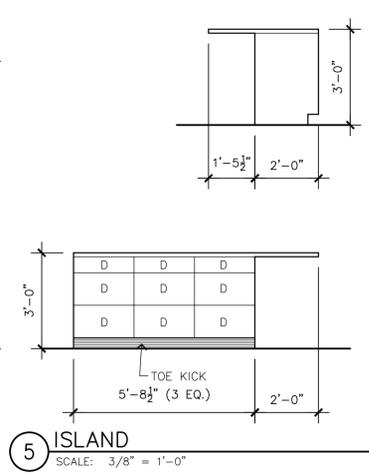
8 LAUNDRY  
SCALE: 3/8" = 1'-0"



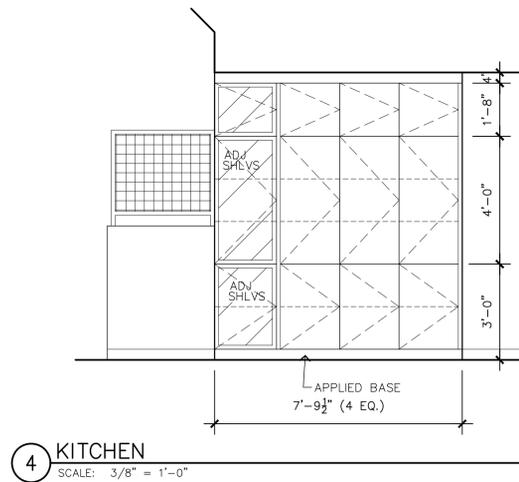
7 MASTER BATH  
SCALE: 3/8" = 1'-0"



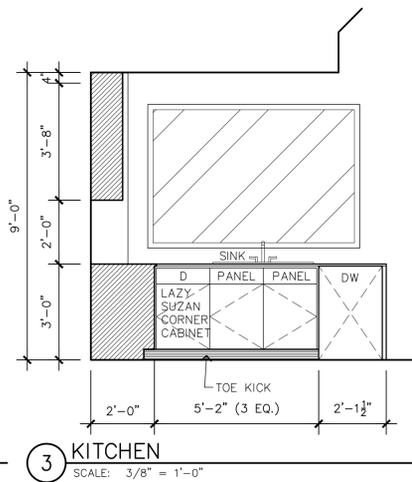
6 MASTER BATH  
SCALE: 3/8" = 1'-0"



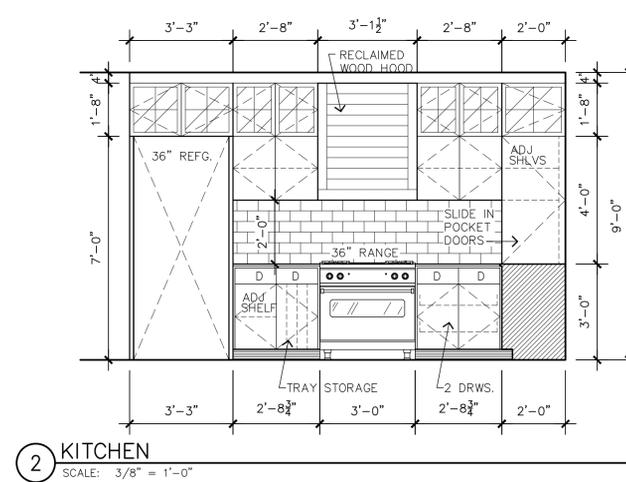
5 ISLAND  
SCALE: 3/8" = 1'-0"



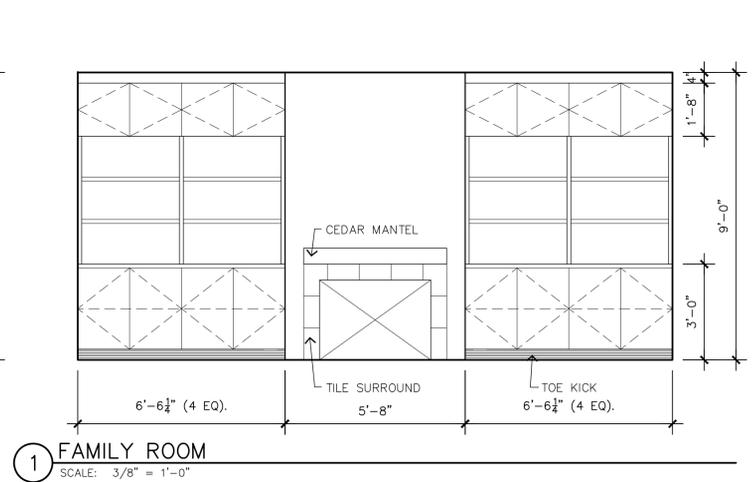
4 KITCHEN  
SCALE: 3/8" = 1'-0"



3 KITCHEN  
SCALE: 3/8" = 1'-0"



2 KITCHEN  
SCALE: 3/8" = 1'-0"



1 FAMILY ROOM  
SCALE: 3/8" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.216-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK A, RICHARD HARRIS #3 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 Patrick Wells for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.216-acre parcel of land identified as Lot 3, Block A, Richard Harris #3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 210 Wade Drive, and being more specifically described and 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 Adjacent to an Established Subdivision* to allow the construction of a single-family home adjacent to an established subdivision in accordance with Article 04, *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 03.07, *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 may be amended in the future -- and with 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 Residential Plot Plan 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.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, 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) will require the *Subject Property* to comply with the following:

- 1) 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 outlined 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map and Survey*

Address: 210 Wade Drive

Legal Description: Lot 3, Block A, Richard Harris #3 Addition



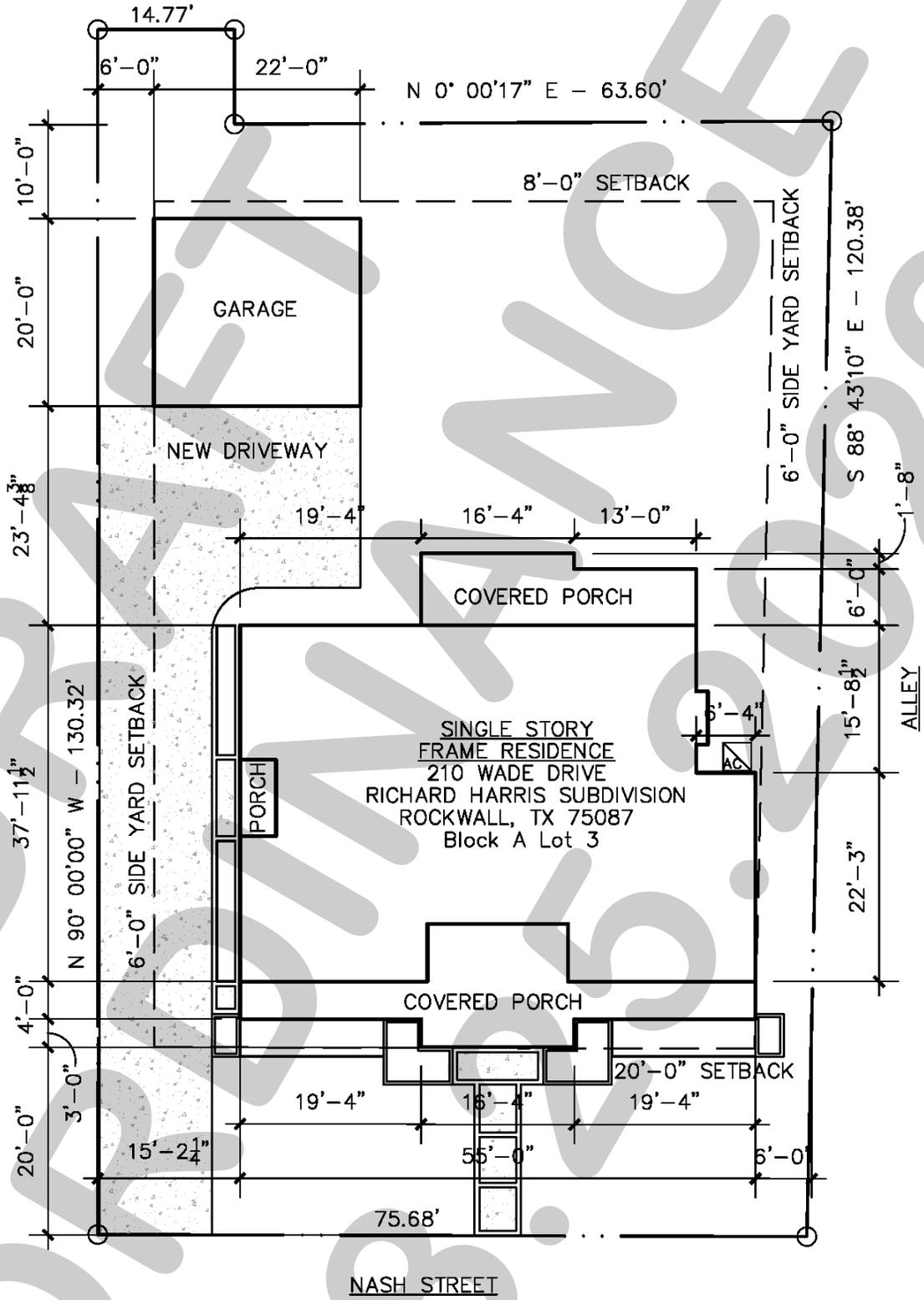
**City of Rockwall**

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Exhibit 'B':**  
Residential Plot Plan



**SITE PLAN**

SCALE: 1/16" = 1'-0"

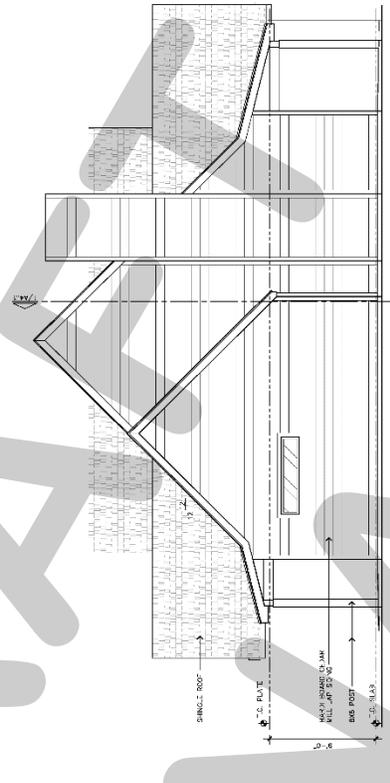
Exhibit 'C':  
Building Elevations



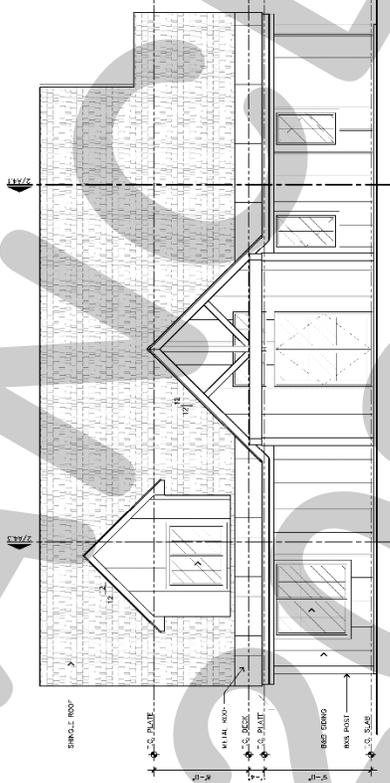
<p>DATE: 2/4, 2020</p>	<p>Modern Craft Construction, LLC</p> <p>2102 FV 141, ROCKWALL, TEXAS 75087</p> <p>2102 WADE DRIVE, ROCKWALL, TEXAS 75087</p> <p>4000 W. HANCOCK STREET, SUITE 100, ROCKWALL, TEXAS 75087</p>	<p>WELLS RESIDENCE</p> <p>2102 WADE DRIVE, ROCKWALL, TX 75087</p> <p>4000 W. HANCOCK STREET, SUITE 100, ROCKWALL, TX 75087</p>
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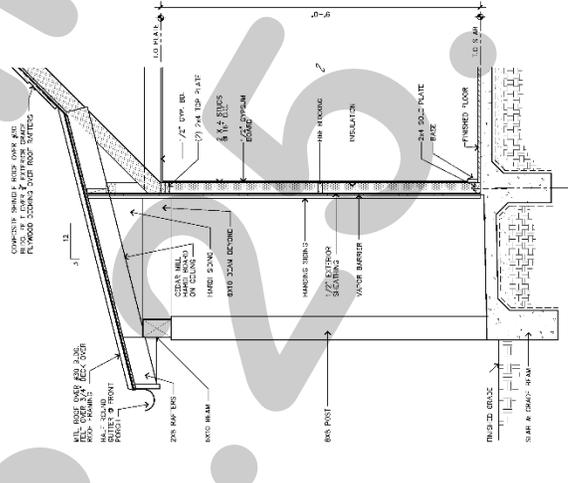
DRAWING 0820



3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 MASTER BEDROOM WALL SECTION  
SCALE: 1/4" = 1'-0"





# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: Z2020-034  
PROJECT NAME: SUP for 118 Mischief Lane  
SITE ADDRESS/LOCATIONS: 118 MISCHIEF LN, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/18/2020	Approved w/ Comments

08/18/2020: Z2020-034; Specific Use Permit (SUP) for Residential Infill for 118 Mischief Lane  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, and addressed as 118 Mischief Lane.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (Z2020-034) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that {1} consists of five (5) or more lots, {2} that is 90% or more developed, and {3} that has been in existence for more than ten (10) years. In this case, the subject property is located within Phase 20 of the Chandler's Landing Subdivision, which was established on June 7, 1985, consists of 63 total residential lots, and currently only has two (2) vacant lots.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... (and) all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision." Conformance to this requirement will be evaluated by staff and acted upon by the Planning and Zoning Commission and City Council.

I.6 According to Subsection 04.01(B) of Section 4, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street."

M.7 In this case, the proposed garage door is situated in front of the front façade of the proposed home facing the street, and does not meet the requirements of the Unified Development Code (UDC). This garage configuration will require approval by the City Council as part of the Specific Use Permit (SUP) ordinance.

M.8 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.9 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 September 1, 2020; 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 September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.10 The projected City Council meeting dates for this case will be September 21, 2020 (1st Reading) and October 5, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: I - Impact fees

I - Retaining walls 3' and over must be engineered.

I - All retaining walls to be rock or stone face. No smooth concrete walls.

I - No walls, structures, or fences over or in easements.

I - No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.

I - grading/drainage plan must be submitted and approved w/ building permit

I - Must meet all City Standards of Design and Construction.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	08/20/2020	N/A

08/20/2020: Building did not enter comments for this case.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	08/20/2020	N/A

08/20/2020: Fire did not enter comments for this case.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	08/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-034

**NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.**

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) <sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre) <sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre) <sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) <sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 118 Mischeif Lane

Subdivision Chandler's Landing Phase 20

Lot 12

Block A

General Location

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

Current Zoning

Current Use Vacant lot

Proposed Zoning

Proposed Use Private SFR

Acreage

Lots [Current]

Lots [Proposed]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Major Rush

Applicant

Contact Person Carolyn Sternes - Tilson Homes

Contact Person

Address 411 Durham Dr.

Address

City, State & Zip Houston, TX. 77007

City, State & Zip

Phone 713-293-3104

Phone

E-Mail sternes@tilsonhome.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Major Rush [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 13 day of AUG, 2020. 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 13 day of AUG, 2020.

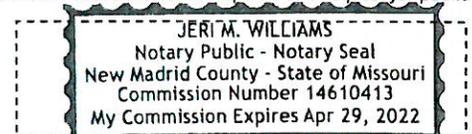
Owner's Signature

Major Rush

Notary Public in and for the State of Texas

J. M. Williams

San Missouri



My Commission Expires 04.29.2022



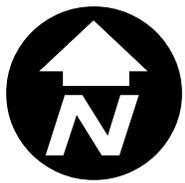
Z2020-034- SUP FOR 118 MISCHIEF LANE  
ZONING - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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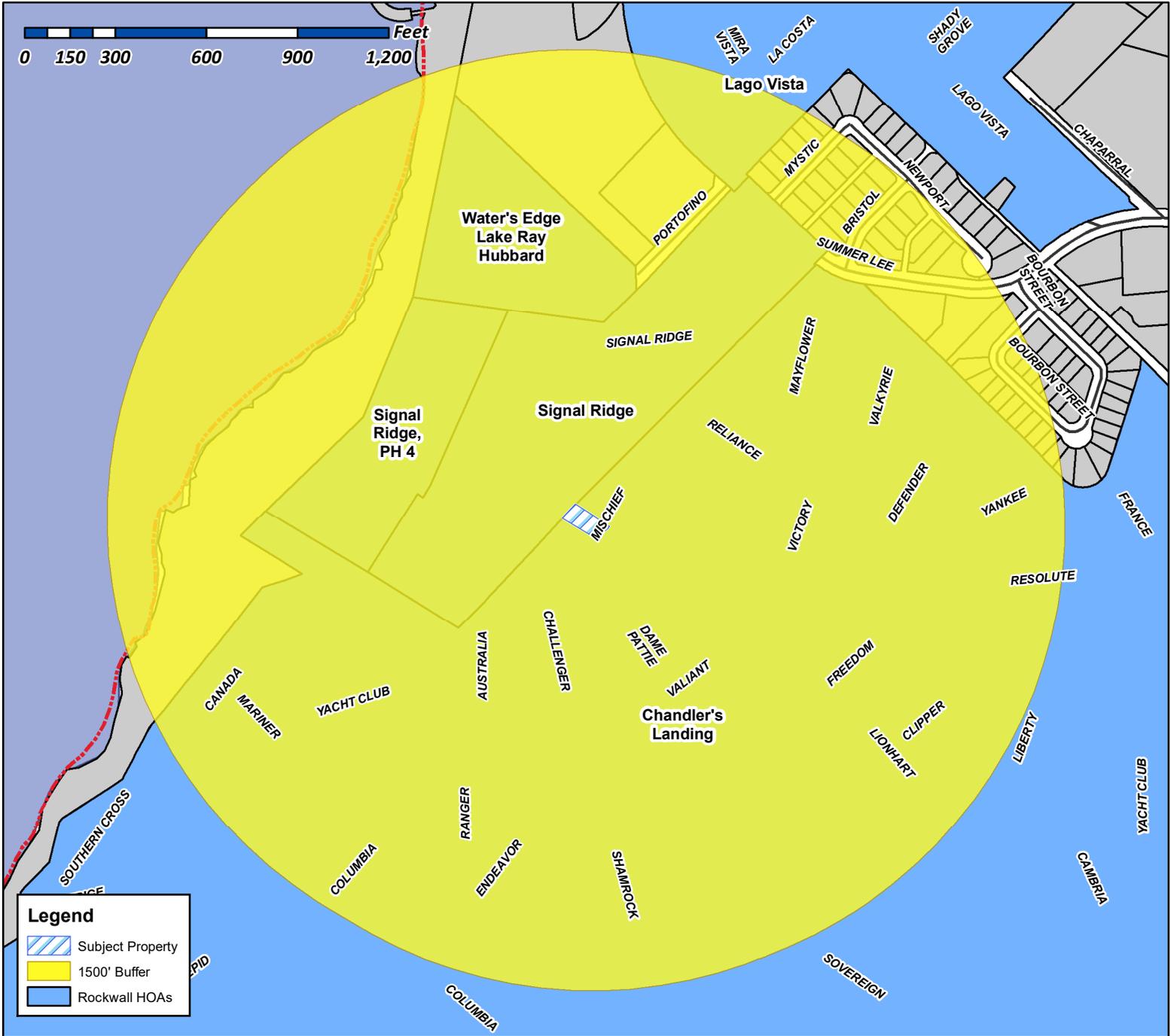




# City of Rockwall

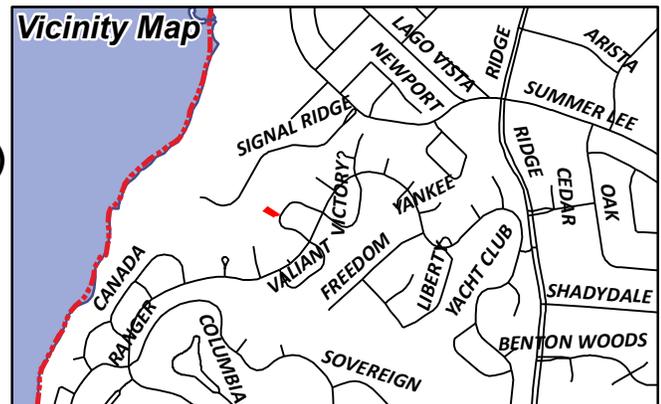
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**Case Number:** Z2020-034  
**Case Name:** SUP for 118 Mischief Lane  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 118 Mischief Lane

**Date Created:** 8/14/2020  
**For Questions on this Case Call** (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Tuesday, August 18, 2020 4:59:52 PM  
**Attachments:** [HOA Map \(08.14.2020\).pdf](#)  
[Public Notice \(08.18.2020\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, August 21, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, September 15, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, September 21, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-034 SUP for Residential Infill at 118 Mischief Lane

Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

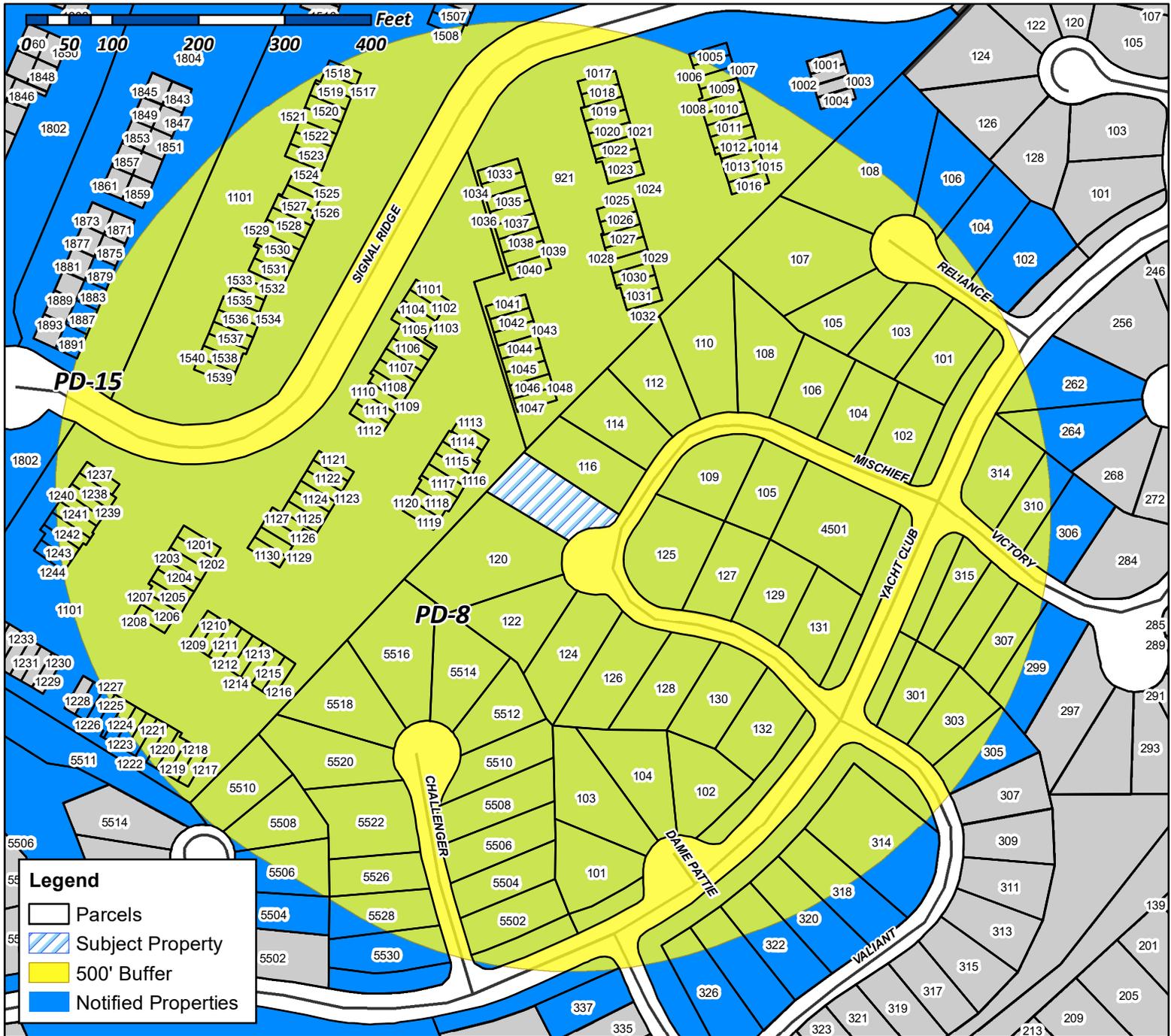
<http://www.rockwall.com/planning/>



# City of Rockwall

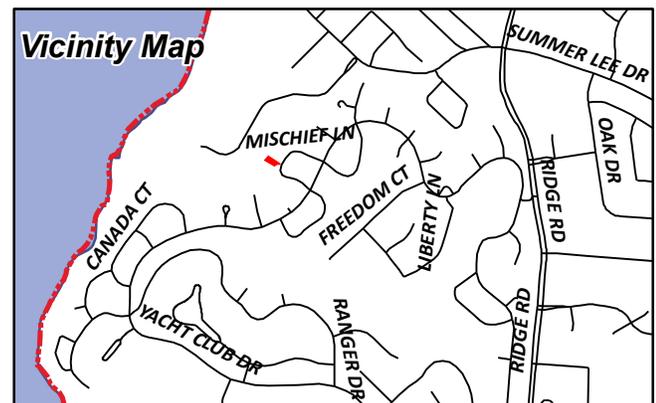
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**Case Number:** Z2020-034  
**Case Name:** SUP for 118 Mischief Lane  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 118 Mischief Lane

**Date Created:** 8/14/2020  
**For Questions on this Case Call** (972) 771-7745



MARICH ENTERPRISE CORPORATION  
1005 SIGNAL RIDGE  
ROCKWALL, TX 75032

SEPEHRI SUSAN M  
1006 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BROYLES STEPHANIE  
1007 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN  
1008 SIGNAL RIDGE  
ROCKWALL, TX 75032

MIEROW SHARON A  
1009 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A  
101 DAME PATTIE DR  
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R  
101 RELIANCE CT  
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S  
1010 SIGNAL RIDGE  
ROCKWALL, TX 75032

FOREMAN JANET  
1011 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R  
1012 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MOORE GREGORY J  
1013 SIGNAL RIDGE  
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &  
LANCE STANFORD ROBERTSON  
1014 SIGNAL RIDGE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1015 SIGNAL RIDGE  
ROCKWALL, TX 75032

GRAGG CAROL  
1016 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
1017 NATIVE TR  
HEATH, TX 75032

GARDNER DAVID L REV LIV TR  
1017 SIGNAL RIDGE  
ROCKWALL, TX 75032

TROTTER STEVEN D  
1018 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
1019 SIGNAL RIDGE  
ROCKWALL, TX 75032

MUSSER MARTIN C  
102 DAME PATTIE DR  
ROCKWALL, TX 75032

BADEAUX BRYAN A JR AND MARTHA D  
102 MISCHIEF LN  
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE  
102 RELIANCE COURT  
ROCKWALL, TX 75032

WAGNER JULIE A  
1020 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1021 SIGNAL RIDGE  
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA  
1022 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

HAIL CHRIS & MELODY  
1023 SIGNAL RIDGE  
ROCKWALL, TX 75032

VAIL SYDNEY  
1024 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCMURTRE DREW  
1025 SIGNAL RIDGE  
ROCKWALL, TX 75032

WHITE RANDY  
1026 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCPARTLAND MARY C  
1027 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ALVARADO KRESHA  
1028 SIGNAL RIDGE  
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE  
1029 SIGNAL RIDGE  
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL  
10297 CR 540  
LAVON, TX 75166

THOMAS VELIA  
103 DAME PATTIE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

SINCLAIR SHERI JENE & SUE  
103 RELIANCE CT  
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD  
CUSTODIAN FBO WILLIAM COMPTON  
1030 SIGNAL RIDGE  
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD  
CUSTODIAN FBO WILLIAM COMPTON IRA  
#TC005612  
1031 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

PERROTTA SHARON  
1032 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSTON SHARRON  
1033 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1034 SIGNAL RIDGE  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
1035 SIGNAL RIDGE  
ROCKWALL, TX 75032

BOYD KENNETH  
1036 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI  
1037 SIGNAL RIDGE  
ROCKWALL, TX 75032

BEVILL HELEN M AND  
CHANDRA KARLEN  
1038 SIGNAL RIDGE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
ATTN:TOM LORENZ  
1039 SIGNAL RIDGE  
ROCKWALL, TX 75032

FAYAD HUSSIAN AND  
ALISSA JENKINS  
104 DAME PATTIE DRIVE  
ROCKWALL, TX 75032

HAYES BRANDON E  
104 MISCHIEF  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
104 RELIANCE  
ROCKWALL, TX 75032

ARMSTRONG D  
1040 SIGNAL RIDGE  
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES  
BREZ FAMILY TRUST  
1041 SIGNAL RIDGE  
ROCKWALL, TX 75032

ARMSTRONG D  
1042 SIGNAL RIDGE  
ROCKWALL, TX 75032

NICHOLS JANET  
1043 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TRINGALI CAHTERINE  
1044 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1045 SIGNAL RIDGE  
ROCKWALL, TX 75032

YANGER LISA  
1046 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL  
1047 SIGNAL RIDGE  
ROCKWALL, TX 75032

ZAJDL SALLY A  
1048 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES  
105 MISCHIEF LN  
ROCKWALL, TX 75032

HAYES BRANDON  
105 RELIANCE CT  
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA  
106 MISCHIEF LANE  
ROCKWALL, TX 75032

DOWLING STEVEN & BRENDA  
106 RELIANCE CT  
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-  
GILBREATH  
107 RELIANCE CT  
ROCKWALL, TX 75032

CARRILLO VICTOR G  
108 MISCHIEF LN  
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY  
108 RELIANCE CT  
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE  
109 MISCHIEF LN  
ROCKWALL, TX 75032

DILOV VANIO  
110 MISCHIEF  
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G  
1101 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1102 SIGNAL RIDGE  
ROCKWALL, TX 75032

HARRIS SUSAN  
1103 SIGNAL RIDGE  
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO  
1104 SIGNAL RIDGE #1104  
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR  
1105 51ST ST W  
BRADENTON, FL 34209

DAVID L GARDNER REVOCABLE LIVING TRUST  
1105 51ST ST W  
BRADENTON, FL 34209

DAVIS ROBERT NEAL  
1105 MELISSA LN  
GARLAND, TX 75040

LARAPINTA LLC  
1105 SIGNAL RIDGE  
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L  
1106 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA  
1107 SIGNAL RIDGE  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1108 SIGNAL RIDGE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1109 SIGNAL RIDGE  
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON  
MARY R BURKETT CUSTODIAN  
1111 SIGNAL RIDGE  
ROCKWALL, TX 75032

TWOMEY ELIZABETH A  
1112 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1113 SIGNAL RIDGE  
ROCKWALL, TX 75032

HOGAN JERRY  
1114 SIGNAL RIDGE  
ROCKWALL, TX 75032

MATHERNE JUDITH L  
1115 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

GUZZI CHARLES F & MURIEL Y  
1116 SIGNAL RIDGE  
ROCKWALL, TX 75032

LEVENTHAL PATRICK J  
1118 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

METZGER JACQUELINE  
1119 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K  
112 MISCHIEF LANE  
ROCKWALL, TX 75032

LAMAN FRANCES ANN  
1120 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E  
MARY R BURKETT CUSTODIAN  
1121 SIGNAL RIDGE  
ROCKWALL, TX 75032

MAYHALL MORGAN  
1122 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

AMHILL FINANCIAL LP  
1123 SIGNAL RIDGE  
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC  
1124 SIGNAL RIDGE  
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH  
1125 SIGNAL RIDGE  
ROCKWALL, TX 75032

YANGER MORRIS ETUX  
1126 SIGNAL RIDGE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1127 SIGNAL RIDGE  
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA  
1128 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1129 SIGNAL RIDGE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
1130 SIGNAL RIDGE  
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J  
114 MISCHIEF LANE  
ROCKWALL, TX 75032

LETT LORNA  
116 MISCHIEF LN  
ROCKWALL, TX 75032

ROBERTSON GERALDINE C &  
LANCE STANFORD ROBERTSON  
1170 WATERSIDE CIR  
ROCKWALL, TX 75087

COOK NATHAN & COURTNEY  
120 MISCHIEF LN  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1201 SIGNAL RIDGE  
ROCKWALL, TX 75032

DAVIS ROBERT NEAL  
1202 SIGNAL RIDGE  
ROCKWALL, TX 75032

CLARKE BEVERLY ANN  
1203 SIGNAL RIDGE PL #3  
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST  
1204 SIGNAL RIDGE  
ROCKWALL, TX 75032

SELZER DEANNA  
1205 SIGNAL RIDGE  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
ATTN:TOM LORENZ  
1206 SIGNAL RIDGE  
ROCKWALL, TX 75032

BURKETT MARY REBECCA  
1207 SIGNAL RIDGE  
ROCKWALL, TX 75032

ADAMS LINDA RUTH  
1208 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BUNYASAI PARIYADA  
1209 SIGNAL RIDGE  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1210 SIGNAL RIDGE  
ROCKWALL, TX 75032

LANE DEBRA  
1211 SIGNAL RIDGE  
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R  
1212 SIGNAL RIDGE  
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R  
1213 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST  
1214 SIGNAL RIDGE  
ROCKWALL, TX 75032

BURKETT MARY R CUSTODIAN  
FOR REBECCA SHANNON BURKETT  
1215 SIGNAL RIDGE  
ROCKWALL, TX 75032

DALE ROBERT WAYNE  
1216 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BURKETT MARY R  
CUSTODIAN F/BENJAMIN HERRINGTON E  
BURKETT  
1217 SIGNAL RIDGE  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1218 SIGNAL RIDGE  
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON  
MARY R BURKETT CUSTODIAN  
1219 SIGNAL RIDGE  
ROCKWALL, TX 75032

LOWREY COLT A AND  
LEO WISE  
122 MISCHIEF LN  
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON  
1220 SIGNAL RIDGE  
ROCKWALL, TX 75032

LASAGE TAMMY  
1221 SIGNAL RIDGE PL #1221  
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC  
1222 SIGNAL RIDGE  
ROCKWALL, TX 75032

DWYER AMY SUZANNE  
1223 SIGNAL RIDGE  
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE  
1224 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E  
MARY R BURKETT CUSTODIAN  
1225 SIGNAL RIDGE  
ROCKWALL, TX 75032

RUSSELL VIRGINIA C  
1226 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

BURKETT REBECCA SHANNON  
MARY R BURKETT CUSTODIAN  
1227 SIGNAL RIDGE  
ROCKWALL, TX 75032

STEWART BEVERLY  
1237 SIGNAL RIDGE  
ROCKWALL, TX 75032

NAUMANN KURT  
1238 SIGNAL RIDGE  
ROCKWALL, TX 75032

TULK SHARON KAYE  
1239 SIGNAL RIDGE  
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L  
124 MISCHIEF LANE  
ROCKWALL, TX 75032

NGUYEN KIM LOAN  
1240 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

N & S PROPERTIES LLC  
1241 SIGNAL RIDGE  
ROCKWALL, TX 75032

COCANOUGH T TODD M  
1242 SIGNAL RIDGE  
ROCKWALL, TX 75032

JDM RENTALS I LLC  
1243 SIGNAL RIDGE  
ROCKWALL, TX 75032

BUNYASAI PARIYADA  
1244 SIGNAL RIDGE  
ROCKWALL, TX 75032

ODOM LACEY AND JOSH  
125 MISCHIEF  
ROCKWALL, TX 75032

STEWART BEVERLY  
125 SHEPHERDS GLEN RD  
ROCKWALL, TX 75032

HEATHER WRIGHT LIVING TRUST  
HEATHER WRIGHT TRUSTEE  
126 MISCHIEF  
ROCKWALL, TX 75032

MARTIN NAN YI  
127 MICHIEF LANE  
ROCKWALL, TX 75032

HALAMA STEVEN  
128 MISCHIEF LN  
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J  
129 MISCHIEF LANE  
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN  
130 MISCHIEF LANE  
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D  
131 MISCHIEF LANE  
ROCKWALL, TX 75032

BUSH VERONICA GAIL LODRIGUEZA AND  
JONATHON JAMES BUSH  
132 MISCHIEF LN  
ROCKWALL, TX 75032

COCANOUGH T TODD M  
1345 RIDGE RD #310  
ROCKWALL, TX 75087

HEATHER WRIGHT LIVING TRUST  
HEATHER WRIGHT TRUSTEE  
14 NORMAN TRL  
ROCKWALL, TX 75087

LANIGAN TIFFANY LEE  
143 STEVENSON DR  
FATE, TX 75087

JOHNSON TIFFANY MICHELLE  
148 OXFORD  
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE  
148 OXFORD DR  
HEATH, TX 75032

PARNES DROR & ALEXANDRA  
15 KESTREL COURT  
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE  
1501 S LAKESHORE DR  
ROCKWALL, TX 75087

THOMAS BARBARA E  
1507 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L  
REVOCABLE LIVING TRUST  
1508 SIGNAL RIDGE  
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA  
1517 SIGNAL RIDGE  
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST  
DAVID L GARDNER TRUSTEE  
1518 SIGNAL RIDGE  
ROCKWALL, TX 75032

YANGER MORRIS & DORIS  
1519 SIGNAL RIDGE  
ROCKWALL, TX 75032

DECKER SARAH E  
1520 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

MCCLENDON JAMIE  
1521 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

KUMAR ANVITA  
1522 SIGNAL RIDGE  
ROCKWALL, TX 75032

TUDOR JEAN  
1523 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

TABOR MARILYN W  
1524 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD  
FBO CUSTODIANS SHERYL LYNNE COMPTON  
AND WILLIAM D COMPTON  
1525 SIGNAL RIDGE  
ROCKWALL, TX 75032

SEVILLA ELIZABETH  
1526 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PALERMO JAMES ALBERT  
1527 SIGNAL RIDGE  
ROCKWALL, TX 75032

COLLINS KATHY  
1528 SIGNAL RIDGE PL  
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST  
MOLLIE L PRICE TRUSTEE  
1529 SIGNAL RIDGE  
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP  
1530 SIGNAL RIDGE  
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST  
MOLLIE PRICE TRUSTEE  
1531 SIGNAL RIDGE  
ROCKWALL, TX 75032

SRYGLEY JAMES  
1532 SIGNAL RIDGE  
ROCKWALL, TX 75032

YANGER MORRIS & DORIS  
1533 SIGNAL RIDGE  
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA  
1534 SIGNAL RIDGE  
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE  
1535 SIGNAL RIDGE  
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.  
1536 SIGNAL RIDGE  
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE  
1537 SIGNAL RIDGE  
ROCKWALL, TX 75032

BALDWIN GLENN RAY  
1538 SIGNAL RIDGE  
ROCKWALL, TX 75032

SPURLOCK BRENDA CAROL  
1539 SIGNAL RIDGE  
ROCKWALL, TX 75032

RICKERSON CHARLES AND VIRGINIA  
1540 SIGNAL RIDGE  
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI  
159 W 118TH ST APT PH-H  
NEW YORK CITY, NY 10026

MILLER LYNETTE LIFE ESTATE  
ALISON LYN FOX  
1601 BAYCREST TRAIL  
HEATH, TX 75032

NAUMANN KURT  
168 STONELEIGH DR  
HEATH, TX 75032

DWA EQUITIES LLC  
1802 SIGNAL RIDGE  
ROCKWALL, TX 75032

COPE JEANETTE M  
1804 SIGNAL RIDGE PL

GUZZI CHARLES F & MURIEL Y  
18635 TULSA ST  
NORTHRIDGE, CA 91326

1879 ROCKETEER HOLDINGS LLC  
1879 SIGNAL RIDGE  
ROCKWALL, TX 75032

OARD EUGENE E  
1883 SIGNAL RIDGE  
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R  
1887 SIGNAL RIDGE PLACE  
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE  
ALISON LYN FOX  
1891 SIGNAL RIDGE  
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE  
1907 KINGS PASS  
HEATH, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES  
BREZ FAMILY TRUST  
1910 SIGNAL RIDGE  
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA  
1964 GULLWING DR  
ROCKWALL, TX 75087

CHAMBERLIN PROPERTIES LLC  
2005 LAKE FOREST  
ROCKWALL, TX 75087

LARAPINTA LLC  
2028 E. BEN WHITE BLVD # 240-5820  
AUSTIN, TX 75741

RICKERSON CHARLES AND VIRGINIA  
206 LAKEHILL DRIVE  
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA  
206 LAKEHILL DRIVE  
ROCKWALL, TX 75087

HOGAN JERRY  
2109 TWILIGHT PT  
HEATH, TX 75032

MOORE GREGORY J  
2140 PORTOFINO DR  
ROCKWALL, TX 75032

BALDWIN GLENN RAY  
216 STANFORD CT  
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC  
2200 ROSS AVE 3600  
DALLAS, TX 75201

ODOM LACEY AND JOSH  
2402 YACHT CLUB DR  
ROCKWALL, TX 75032

THOMAS VELIA  
2612 GULL LAKE DRIVE  
PLANO, TX 75025

HANSEN J D & PATRICIA  
262 VICTORY LN  
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC  
264 VICTORY  
ROCKWALL, TX 75032

DILOV VANIO  
2717 LAKEWOOD DR  
ROWLETT, TX 75088

BURKETT BENJAMIN HERRINGTON E  
MARY R BURKETT CUSTODIAN  
277 TERRY LANE  
HEATH, TX 75032

SEEDS DAVID R  
2961 S CHERRY WAY  
DENVER, CO 80222

BEVILL HELEN M AND  
CHANDRA KARLEN  
2977 OAK DR  
ROCKWALL, TX 75032

LIBERTY TRUST COMPANY LTD  
CUSTODIAN FBO WILLIAM COMPTON  
2984 HUNTERGLEN ROAD  
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE  
299 VICTORY LN  
ROCKWALL, TX 75032

HAIL CHRIS & MELODY  
3 WILTSHIRE COURT  
HEATH, TX 75032

MCMURTRE DREW  
3000 TWIN LAKES DR  
PROSPER, TX 75078

ALLEN ANN  
301 VALIANT  
ROCKWALL, TX 75032

WARD ANDREA N  
303 VALIANT DRIVE  
ROCKWALL, TX 75032

DEAL ROBERT  
305 VALIANT DRIVE  
ROCKWALL, TX 75032

MCMINN KIMBERLY  
306 VICTORY  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

MCNAIR KELLY  
307 VICTORY LN  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
310 VICTORY  
ROCKWALL, TX 75032

HAMMAN CHRISTOPHER & ANNE MARIE  
MARTIN  
314 VALIANT DRIVE  
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY  
314 VICTORY LN  
ROCKWALL, TX 75032

LOREDO SARAHI  
315 VICTORY LN  
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA  
318 VALIANT DRIVE  
ROCKWALL, TX 75032

SRP SUB LLC  
320 VALIANT  
ROCKWALL, TX 75032

DUNAWAY TINA  
322 VALIANT DRIVE  
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE  
326 VALIANT  
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN  
C/O MRS AMY JENSEN  
331 MOCKINGBIRD LN  
AUBURN, AL 36830

HARMON H VICTOR  
337 VALIANT  
ROCKWALL, TX 75032

N & S PROPERTIES LLC  
3402 ANTHONY CIR  
ROWLETT, TX 75088

BUNYASAI PARIYADA  
3416 CAMPUS AVE  
CLAREMONT, CA 91711

FALLS DAVID & TERRI  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

TULK SHARON KAYE  
408 COLUMBIA DR  
ROCKWALL, TX 75032

PALERMO JAMES ALBERT  
411 DRIFTWOOD ST  
ROCKWALL, TX 75087

YANGER MORRIS & DORIS  
427 COLUMBIA DR  
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND  
GINA L STRICKLIN  
4501 YACHT CLUB DR  
ROCKWALL, TX 75032

KUMAR ANVITA  
4701 COPPER MOUNTAIN LANE  
RICHARDSON, TX 75082

SELZER DEANNA  
510 TURTLE COVE BLVD STE 109  
ROCKWALL, TX 75087

HARMON H VICTOR  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087

MARSHALL SAMUEL AND DIANA  
5502 CHALLENGER CT  
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-  
5504 AUSTRALIA COURT  
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA  
5504 CHALLENGER CT  
ROCKWALL, TX 75032

WILSON STEPHEN L & JANPRAPHA T  
5506 AUSTRALIA CT  
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC  
5506 CHALLENGER  
ROCKWALL, TX 75032

YOUNG SHERRY WHITE  
5508 AUSTRALIA CT  
ROCKWALL, TX 75032

NORTON ANGELA  
5508 CHALLENGER CT  
ROCKWALL, TX 75032

HOWERTON JASON BRUCE & BRITTANY JEAN  
WILSON  
5510 AUSTRALIA COURT  
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST  
DAVID N AND JOYCE EVERSWICK TRUSTEES  
5510 CHALLENGER  
ROCKWALL, TX 75032

TAYLOR JOE & CINDY  
5511 AUSTRALIA CT  
ROCKWALL, TX 75032

BEST JAMES AND DEBRA  
5512 CHALLENGER CT  
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN  
5514 CHALLENGER CT  
ROCKWALL, TX 75032

CABANISS CHAR CHERICE  
DAVID R DE LA CERDA  
5516 CHALLENGER CT  
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR  
JOHN C & ARLENE C FREDERIKSEN TRUSTEES  
5518 CHALLENGER CT  
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR  
JOHN C & ARLENE C FREDERIKSEN TRUSTEES  
5520 CHALLENGER  
ROCKWALL, TX 75032

HENRY MARY DELINA & DOUGLAS GARFIELD  
5522 CHALLENGER COURT  
ROCKWALL, TX 75032

CONFIDENTIAL  
5526 CHALLENGER COURT  
ROCKWALL, TX 75032

SHELTON ROBERT M  
5528 CHALLENGER CT  
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN  
5530 CHALLENGER CT  
ROCKWALL, TX 75032

EVERSWICK LIVING TRUST  
DAVID N AND JOYCE EVERSWICK TRUSTEES  
56 JOYCE DR  
SUCCASUNNA, NJ 7876

ALLEN ANN  
5612 CAMBRIA DR  
ROCKWALL, TX 75032

ALVARADO KRESHA  
5905 VOLUNTEER PL  
ROCKWALL, TX 75032

DWYER AMY SUZANNE  
6101 VOLUNTEER PL  
ROCKWALL, TX 75032

OARD EUGENE E  
6104 BLACK SWAN CIR  
GARLAND, TX 75044

HARRIS SUSAN  
724 WINDSONG LN  
ROCKWALL, TX 75032

COPE JEANETTE M  
7685 STATE HIGHWAY 53 N  
UPPER SANDUSKY, OH 43351

PATTERSON WILLIAM L JR AND DWAYLA L  
REVOCABLE LIVING TRUST  
782 HANOVER DR  
ROCKWALL, TX 75087

ARMSTRONG JOHN D III AND INDIVIDUAL  
804 EAGLE PASS  
HEATH, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH  
828 CR 1035  
COOPER, TX 75432

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR SUITE 200  
SCOTTSDALE, AZ 85255

SRP SUB LLC  
8665 EAST HARTFORD DRIVE SUITE 200  
SCOTTSDALE, AZ 85255

LIECHTY SHIRLEY JEAN  
C/O MRS AMY JENSEN  
921 SIGNAL RIDGEPL  
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST  
MOLLIE L PRICE TRUSTEE  
C/O CHARLES LINEVILLE P O BOX 743612  
DALLAS, TX 75374

AMHILL FINANCIAL LP  
P. O. BOX 1179  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

MCMINN KIMBERLY  
PMB 239 11654 PLAZA AMERICA DR  
RESTON, VA 20190

RICHMOND JANET M & TOM R  
PO BOX 1145  
ROCKWALL, TX 75087

AMHILL FINANCIAL LP  
ATTN JIM PETERS  
PO BOX 1179  
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC  
PO BOX 1476  
ROCKWALL, TX 75087

SRYGLEY JAMES  
PO BOX 1928  
ROCKWALL, TX 75087

JDM RENTALS I LLC  
PO BOX 2110  
ROCKWALL, TX 75087

MARICH ENTERPRISE CORPORATION  
PO BOX 2319  
ROCKWALL, TX 75087

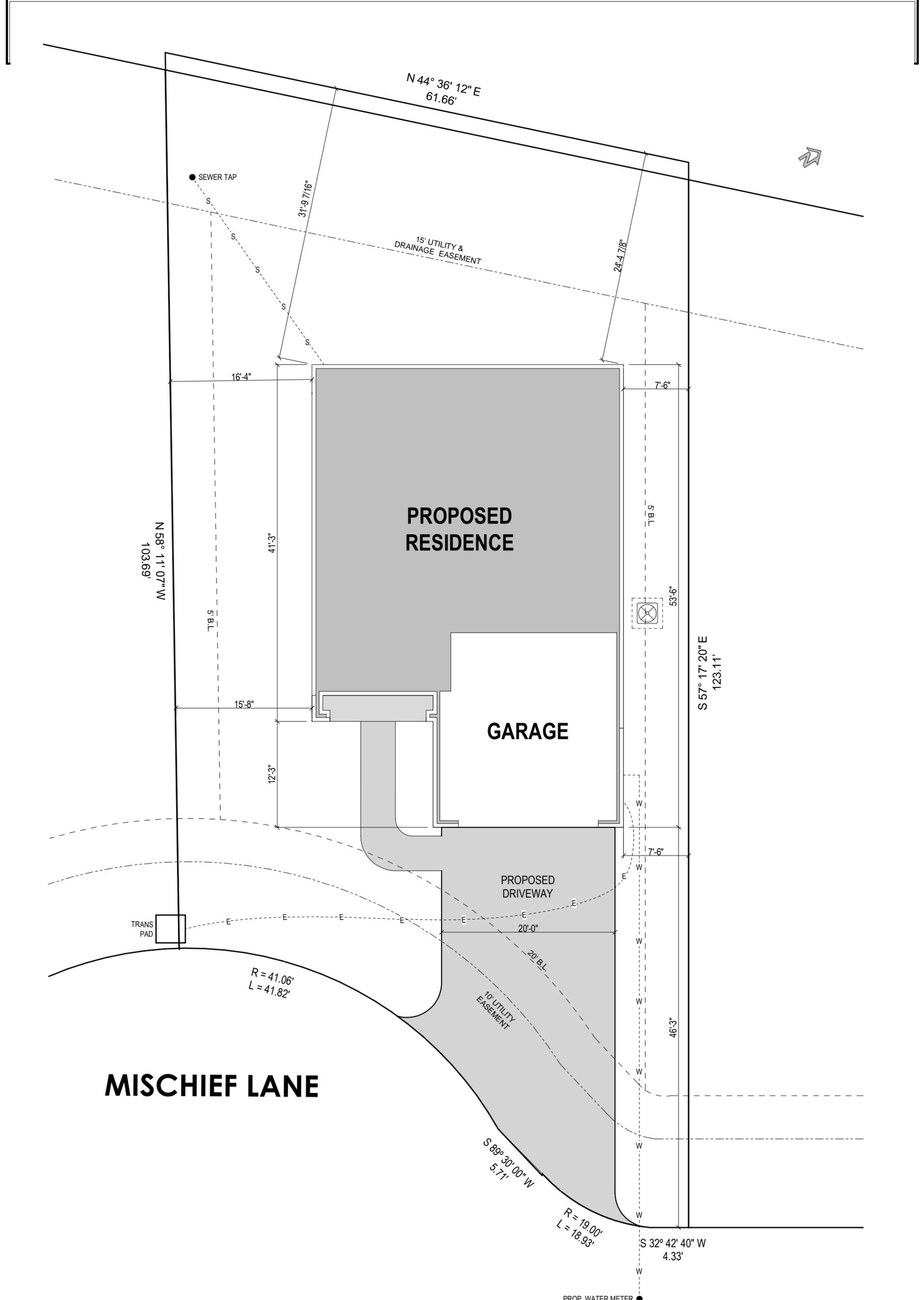
CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

PRICE MOLLIE L TRUST  
MOLLIE PRICE TRUSTEE  
PO BOX 743612  
DALLAS, TX 75374

RUSH MAJOR  
PO BOX 760794  
GARLAND, TX 75046

HIGGINS MICHAEL R AND ANN S  
PO BOX 850225  
MESQUITE, TX 75185

ROCKWALL, TX 75032



LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20  
 118 MISCHIEF LANE, ROCKWALL, TX, 75032

1 SITE PLAN  
 1" = 10'-0"

**A-SITE**  
 MR. MAJOR RUSH  
 Job #1194397  
 Rockwall County

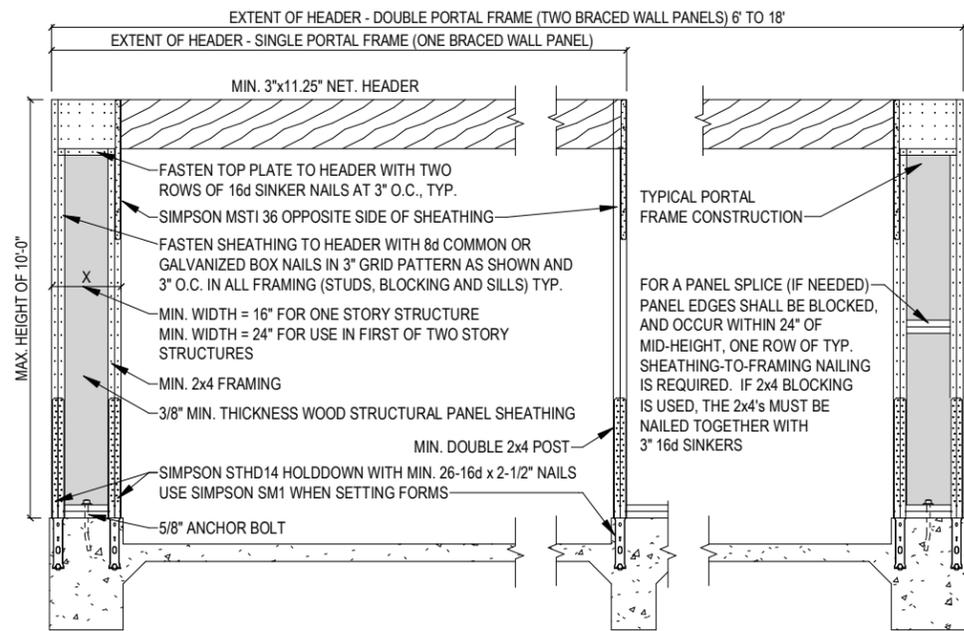


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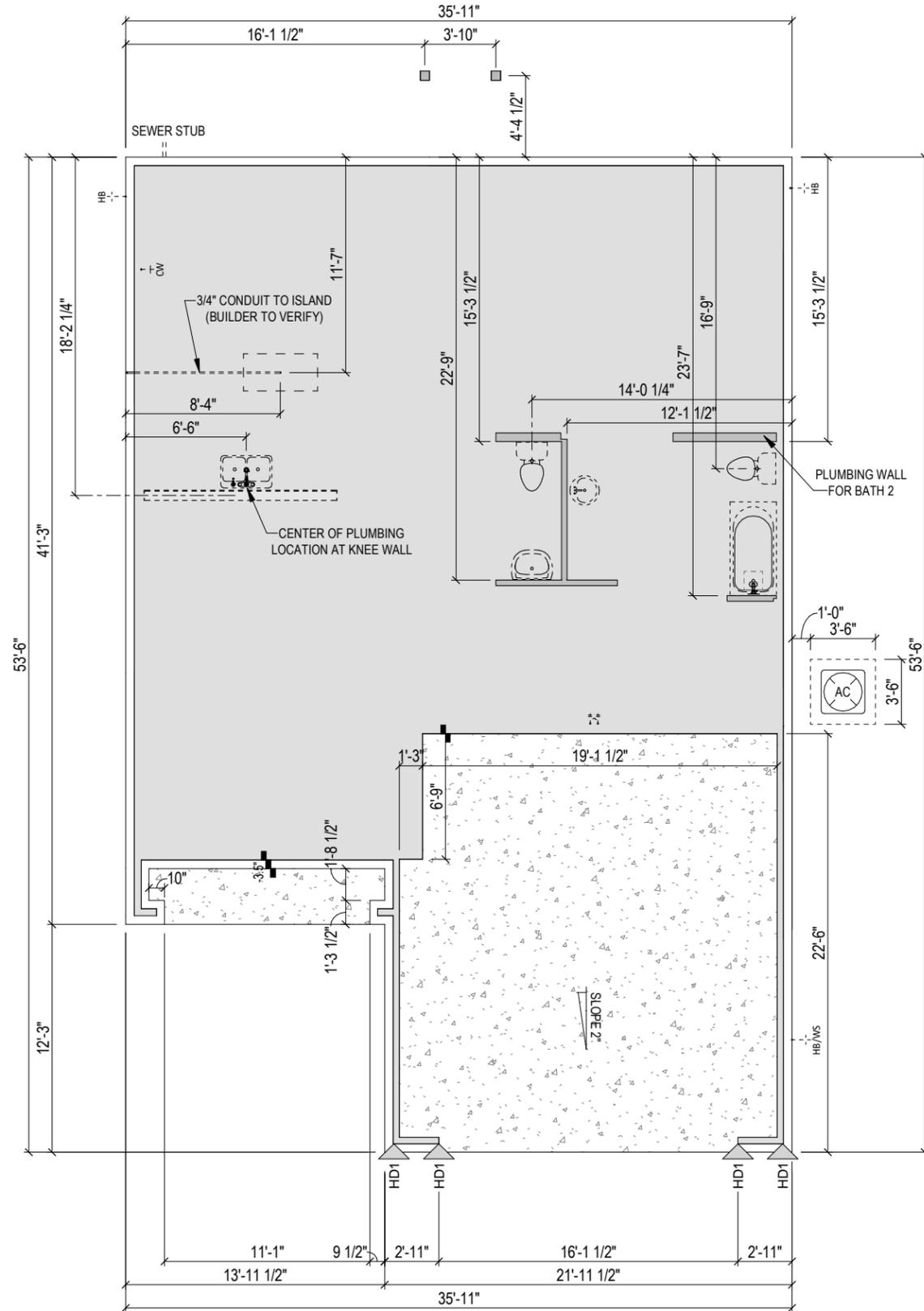
FC- 9/10/2019 - MD  
 RD- 03/17/2019 - SL  
 PERMIT- 05/12/2020 - SL  
 CHKOUT- 04/27/2020 - ZO

**FINAL PLANS**  
 4031  
 GOLIAD A

Tilson Home Corporation 2019 ©



**2 PORTAL FRAMING WITH HOLDDOWNS FOR GARAGE DOOR OPENINGS**  
1/8" = 1'-0"



**1 SLAB PLAN**  
1/8" = 1'-0"



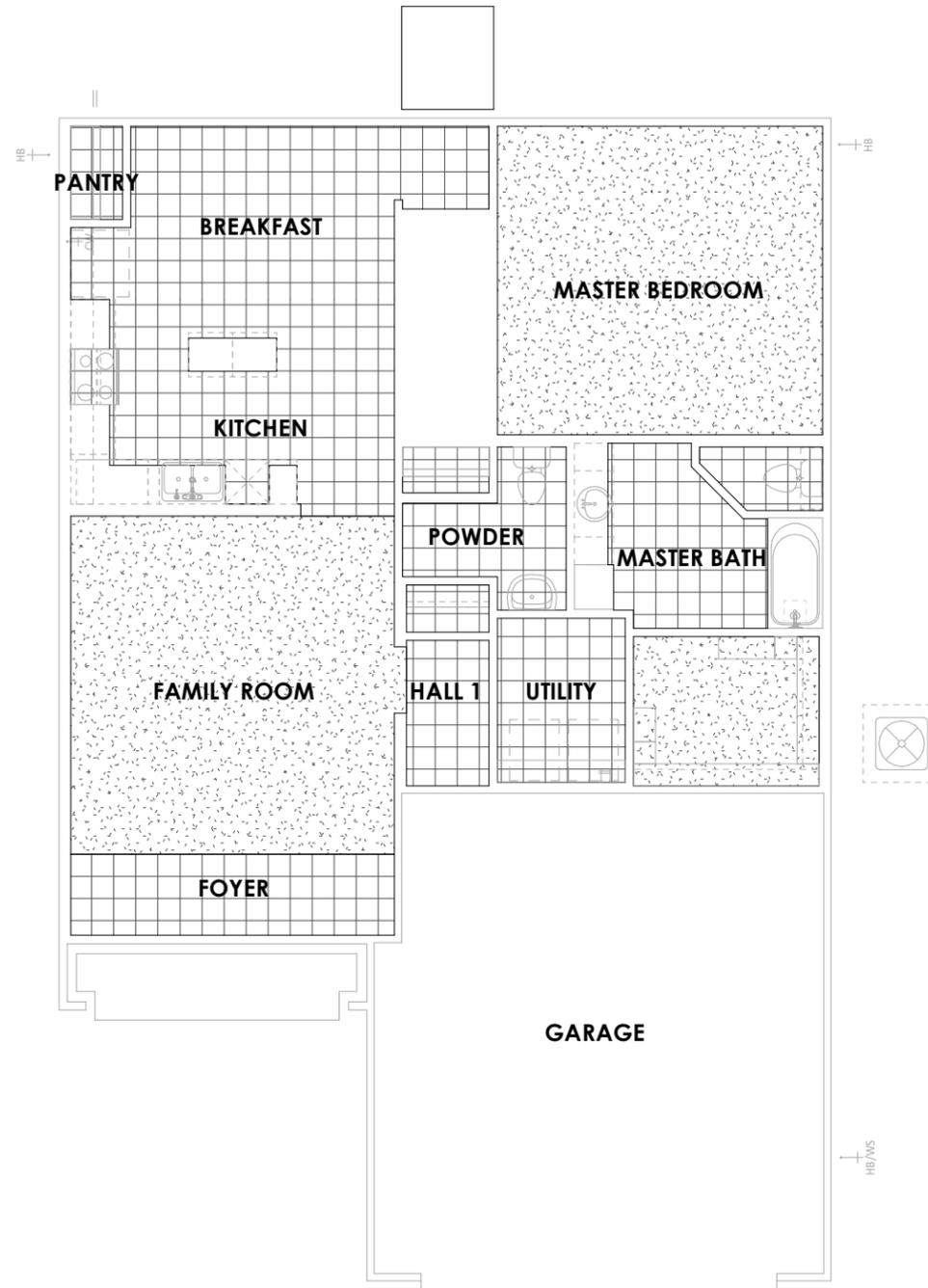
### ROOM FINISH SCHEDULE

Name	Ceiling Height	Crown Mould Type	Chair Rail
<b>1ST FLOOR</b>			
BREAKFAST	9'	(none)	
FAMILY ROOM	SLP.	(none)	
FOYER	SLP.	(none)	
GARAGE	9'	(none)	
HALL 1	9'	(none)	
HALL 1 CLOSET	9'	(none)	
KITCHEN	9'	(none)	
MASTER BATH	9'	(none)	
MASTER BATH WATER CLOSET	9'	(none)	
MASTER BEDROOM	9'	(none)	
MASTER BEDROOM CLOSET	9'	(none)	
PANTRY	9'	(none)	
POWDER	9'	(none)	
POWDER	9'	(none)	
STAIRS		(none)	
UTILITY	9'	(none)	
<b>2ND FLOOR</b>			
BATH 2	9'	(none)	
BEDROOM 2	9'	(none)	
BEDROOM 2 CLOSET	9'	(none)	
BEDROOM 3	9'	(none)	
BEDROOM 3 CLOSET	9'	(none)	
LOFT	9'	(none)	

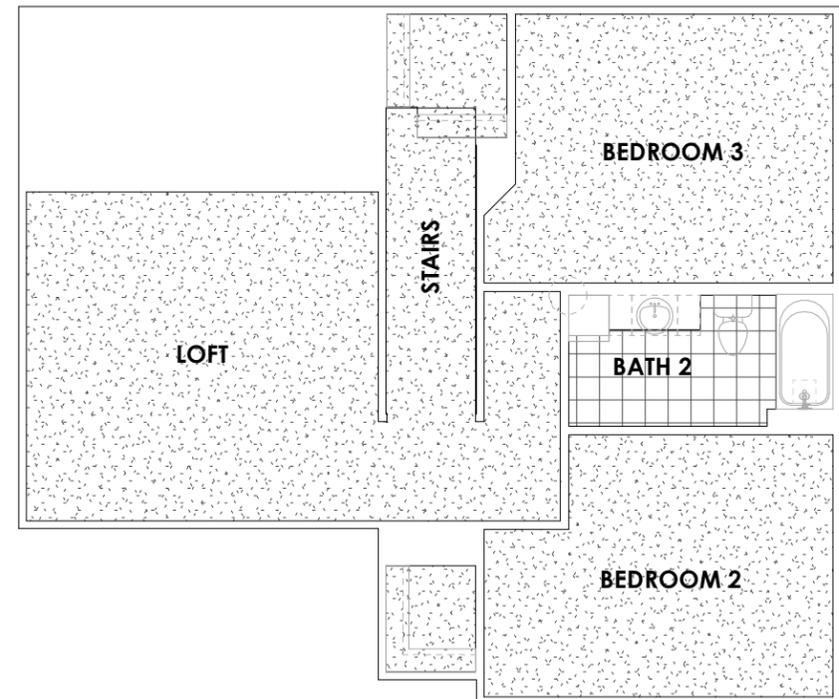
### FLOORING SCHEDULE

Room	Type Comments	Area
<b>Flooring - Carpet &amp; Pad</b>		
Bedroom 2	CARPET	159 SF
Bedroom 2 Closet	CARPET	18 SF
Bedroom 3	CARPET	167 SF
Bedroom 3 Closet	CARPET	26 SF
Family Room	CARPET	226 SF
Loft	CARPET	275 SF
Master Bedroom	CARPET	206 SF
Master Bedroom Closet	CARPET	57 SF
Stairs	CARPET	52 SF
Stairs	CARPET	52 SF
		1239 SF
<b>Flooring - Ceramic Tile</b>		
Bath 2	CERAMIC TILE	42 SF
Breakfast	CERAMIC TILE	118 SF
Foyer	CERAMIC TILE	54 SF
Hall 1	CERAMIC TILE	25 SF
Hall 1 Closet	CERAMIC TILE	8 SF
Kitchen	CERAMIC TILE	109 SF
Master Bath	CERAMIC TILE	50 SF
Master Bath Water Closet	CERAMIC TILE	14 SF
Pantry	CERAMIC TILE	10 SF
Powder	CERAMIC TILE	8 SF
Powder	CERAMIC TILE	37 SF
Utility	CERAMIC TILE	43 SF
		518 SF

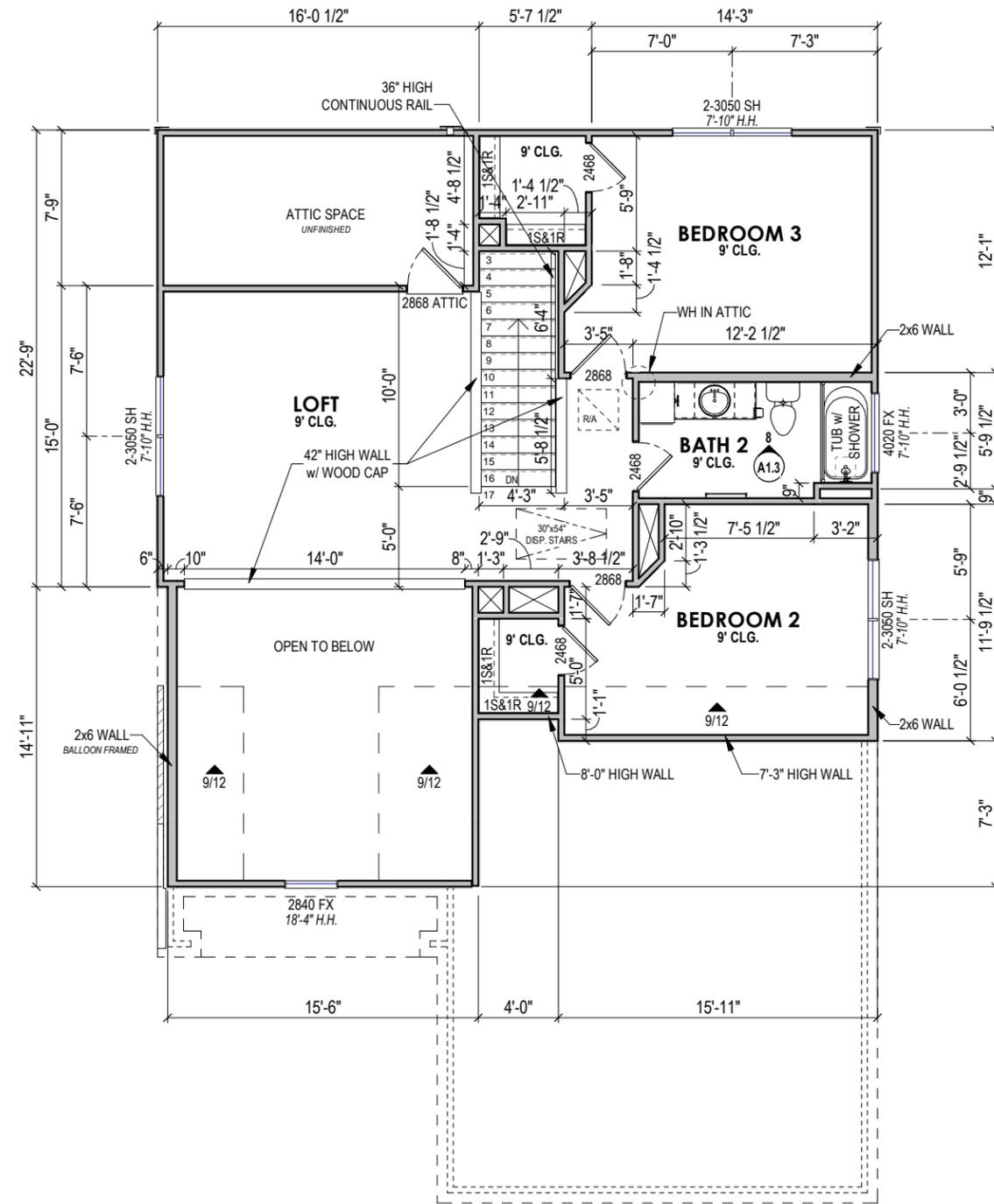
**NOTE: FLOORING LAYOUT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. SEE OPTIONS ADDENDUM FOR JOB SPECIFIC LAYOUT.**



**1 1ST FLOOR ROOM FINISH PLAN**  
1/8" = 1'-0"



**2 2ND FLOOR ROOM FINISH PLAN**  
1/8" = 1'-0"



- FLOOR PLAN NOTES**
- BATH ACCESSORIES:**  
(HEIGHT TO BE BLOCKED & MOUNTED)
- TOWEL BARS - 54" A.F.F.
  - TOILET PAPER HOLDER - 28" A.F.F.
  - ROBE HOOK - 72" A.F.F.
  - TOWEL RING - 60" A.F.F.
  - SHOWER ROD - 58" ABV. TUB DECK
- PLUMBING:**
- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET
- HVAC:**
- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL
- WATER HEATER:**
- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
  - IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS
- GARAGE (IF APPLICABLE):**
- SEE SPECS FOR FINISH

**FINAL PLANS**  
4031  
GOLIAD A

EC- 9/10/2019 - MD  
RD- 03/17/2019 - SL  
PERMIT- 05/12/2020 - SL  
CHKOUT- 04/27/2020 - ZO

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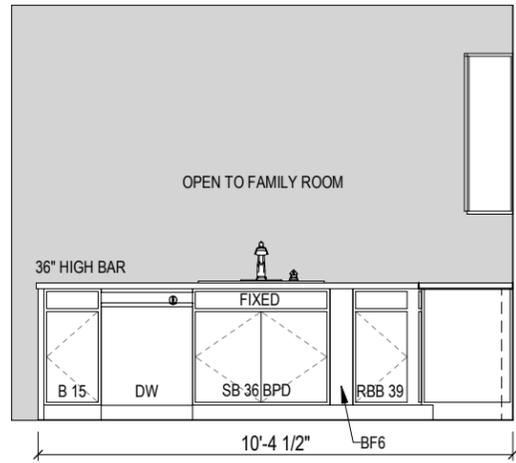
**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2019 ©

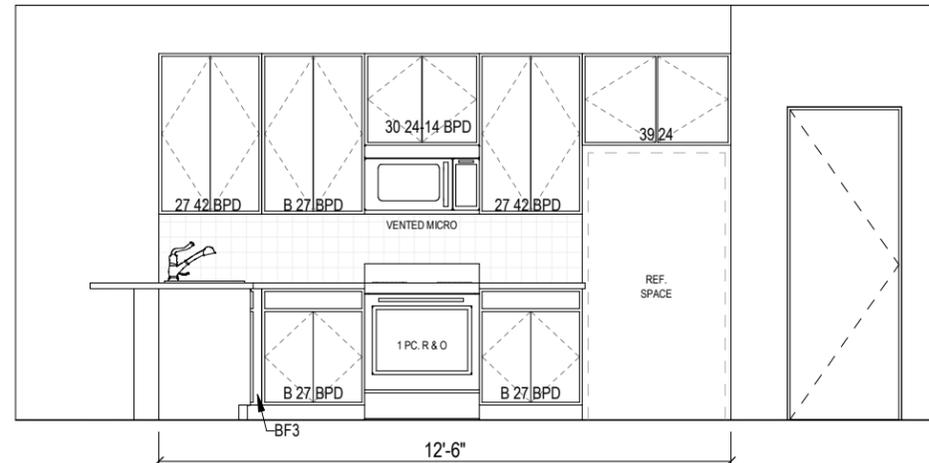
**MR. MAJOR RUSH**  
Job #1194397  
Rockwall County

**A1.2**

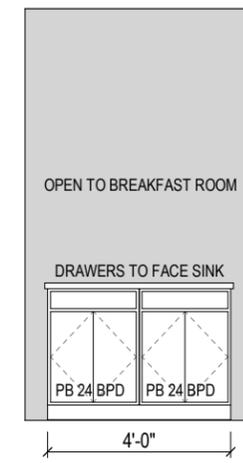
**1 2ND FLOOR PLAN**  
1/8" = 1'-0"



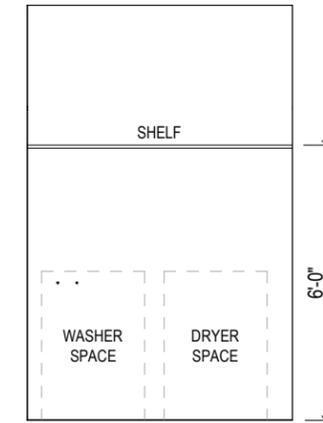
**1 KITCHEN - SINK WALL**  
1/4" = 1'-0"



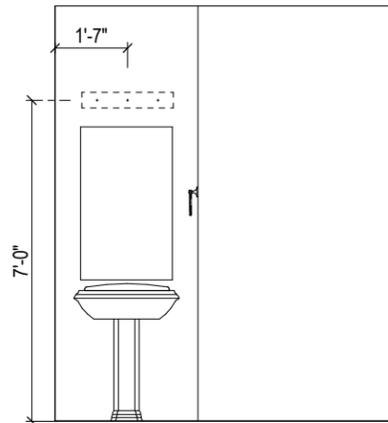
**2 KITCHEN - RANGE WALL**  
1/4" = 1'-0"



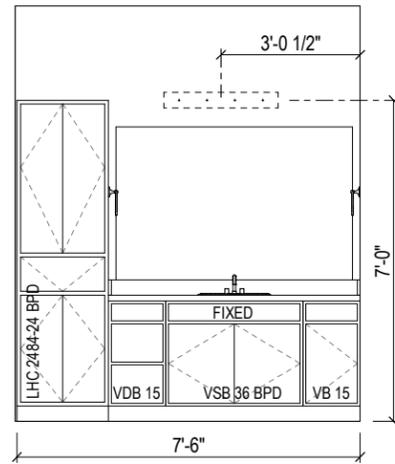
**3 KITCHEN ISLAND**  
1/4" = 1'-0"



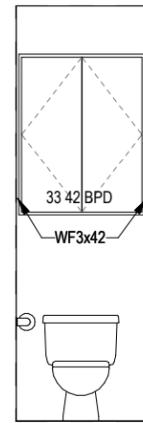
**4 UTILITY**  
1/4" = 1'-0"



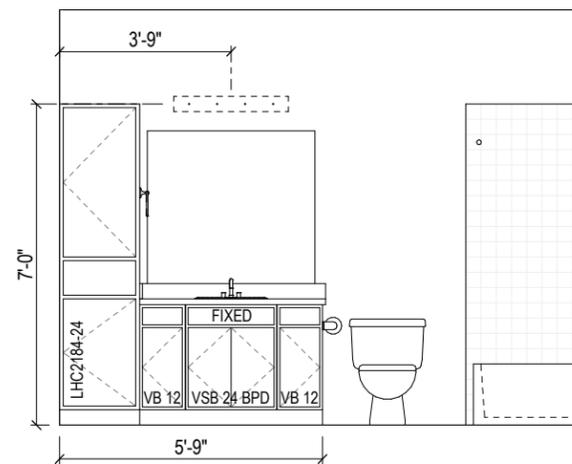
**5 POWDER**  
1/4" = 1'-0"



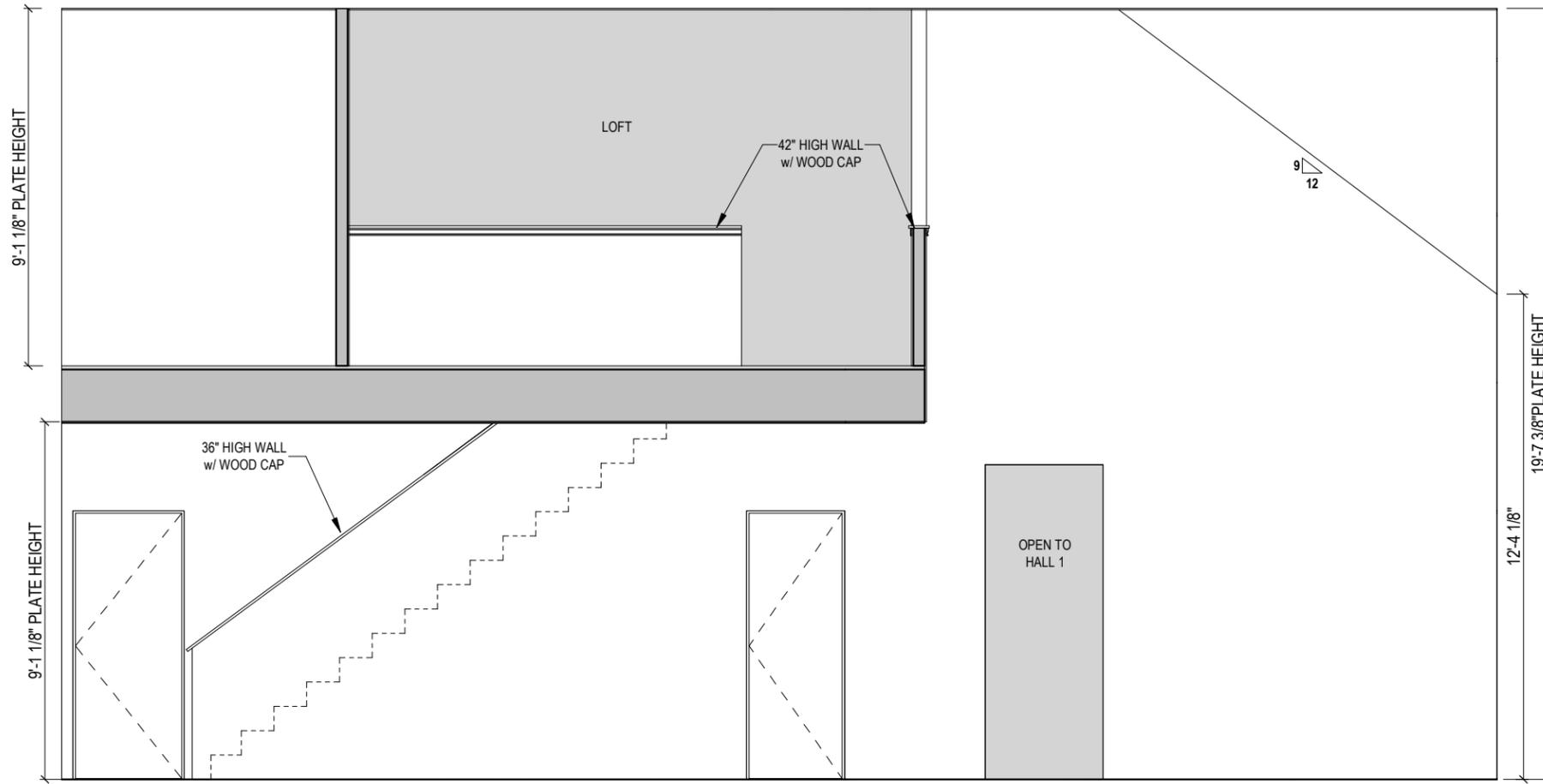
**6 MASTER BATH**  
1/4" = 1'-0"



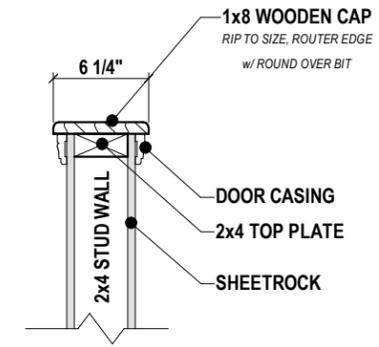
**7 MASTER BATH - WC**  
1/4" = 1'-0"



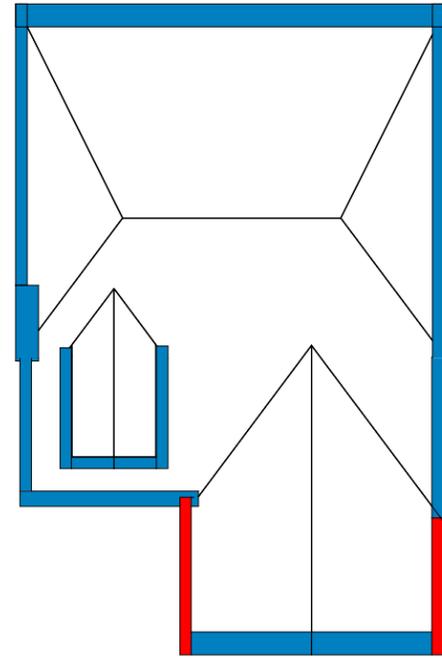
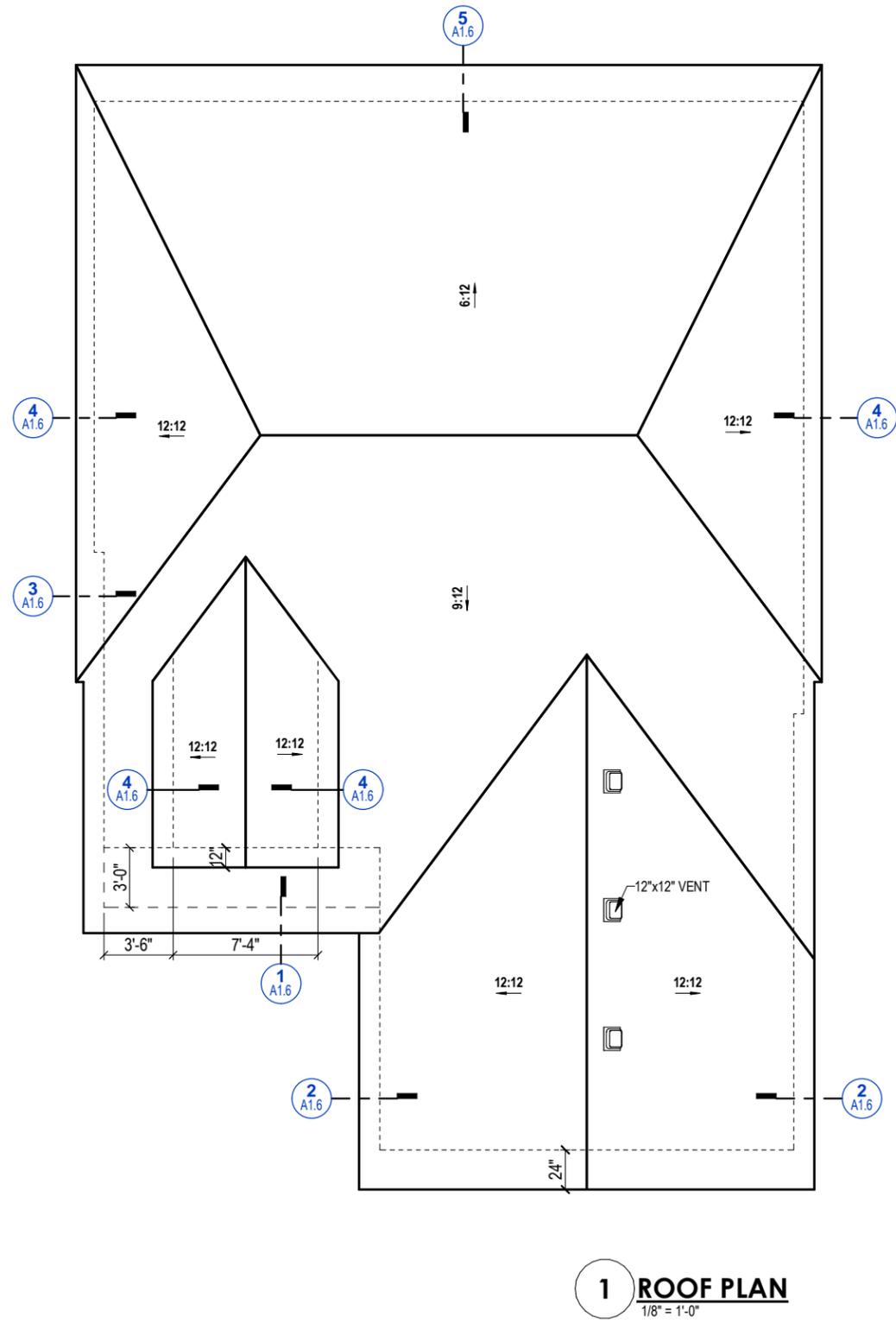
**8 BATH 2**  
1/4" = 1'-0"



**9 STAIR WALL**  
1/4" = 1'-0"



**KNEE WALL DETAIL**



**SOFFIT LEGEND**

	VENTED SOFFIT
	NON VENTED SOFFIT

MR. MAJOR RUSH  
Job #1194397  
Rockwall County

A1.5

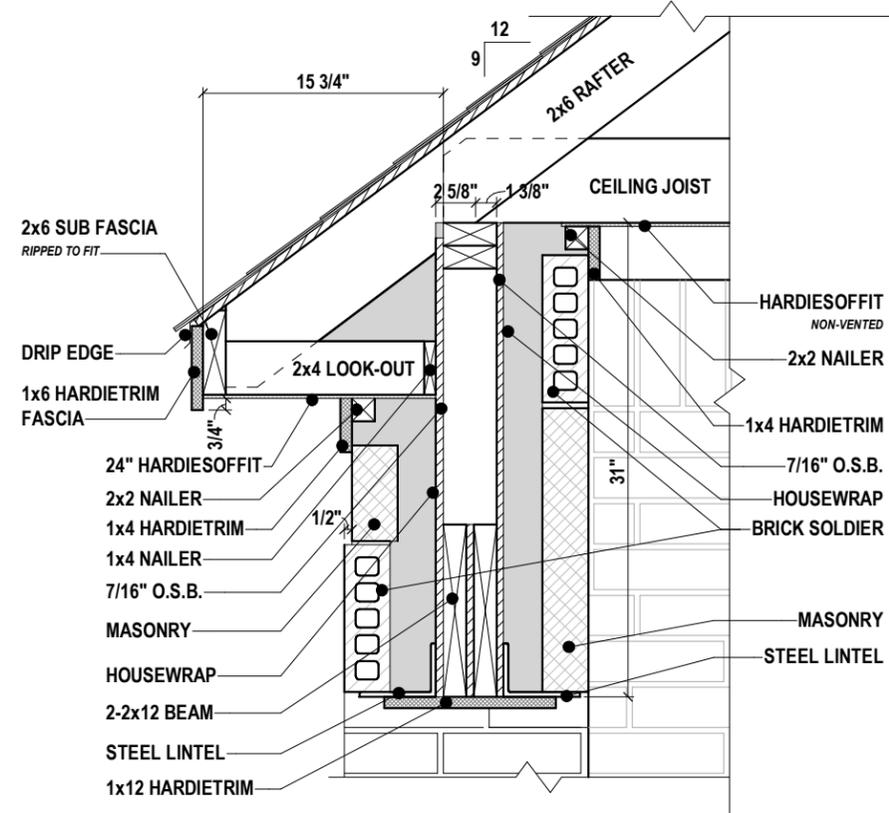
**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2019 ©

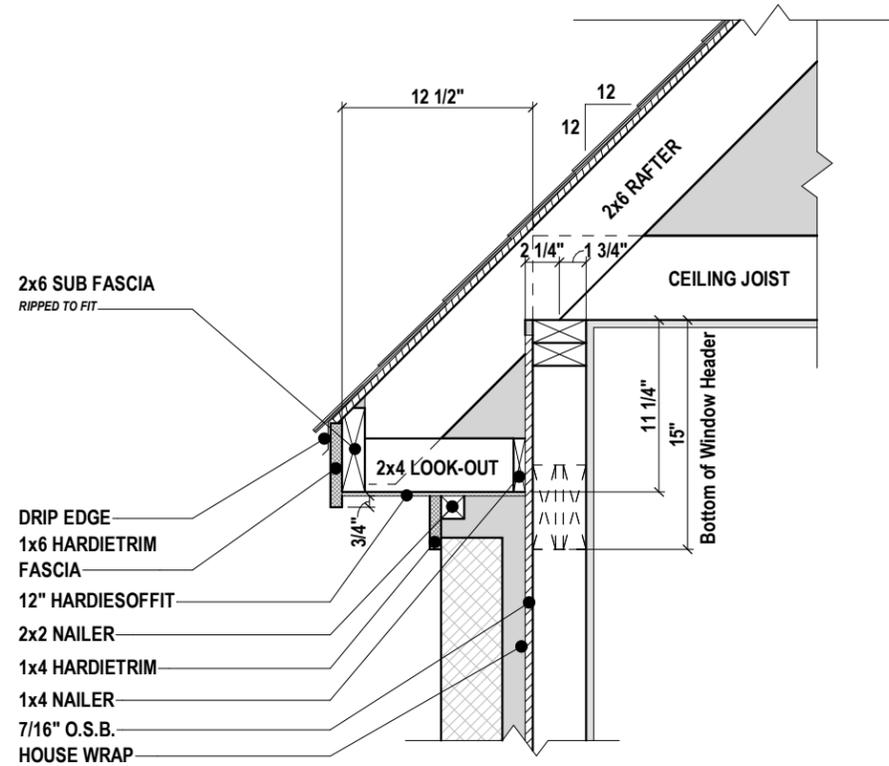
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FC- 9/10/2019 - MD  
RD- 03/17/2019 - SL  
PERMIT- 05/12/2020 - SL  
CHKOUT- 04/27/2020 - ZO

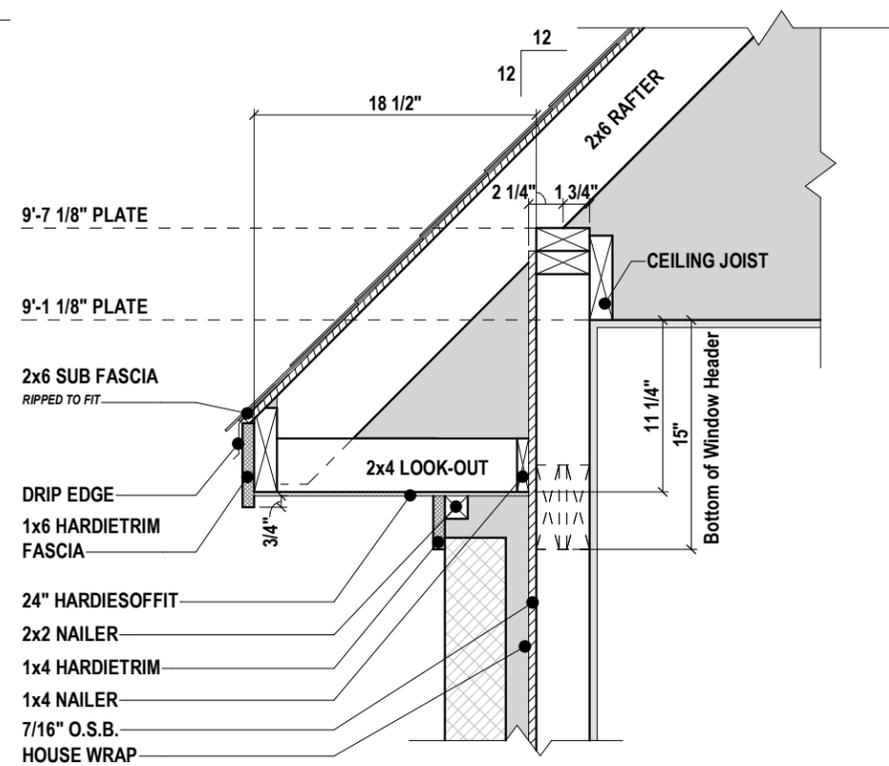
**FINAL PLANS**  
4031  
GOLIAD A



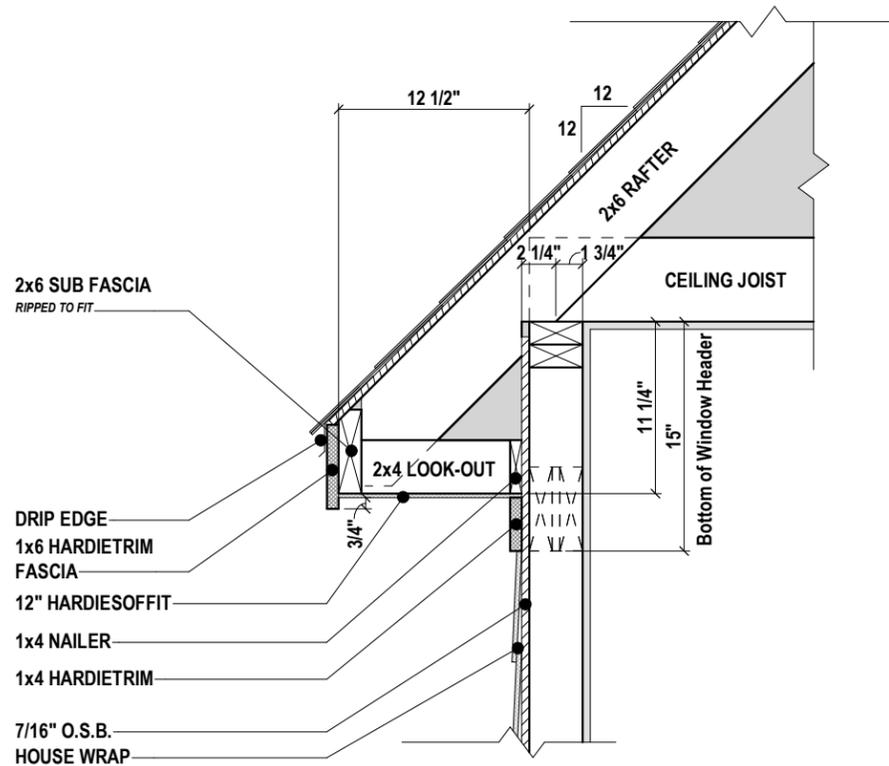
**1 FRONT PORCH CORNICE**  
1" = 1'-0"



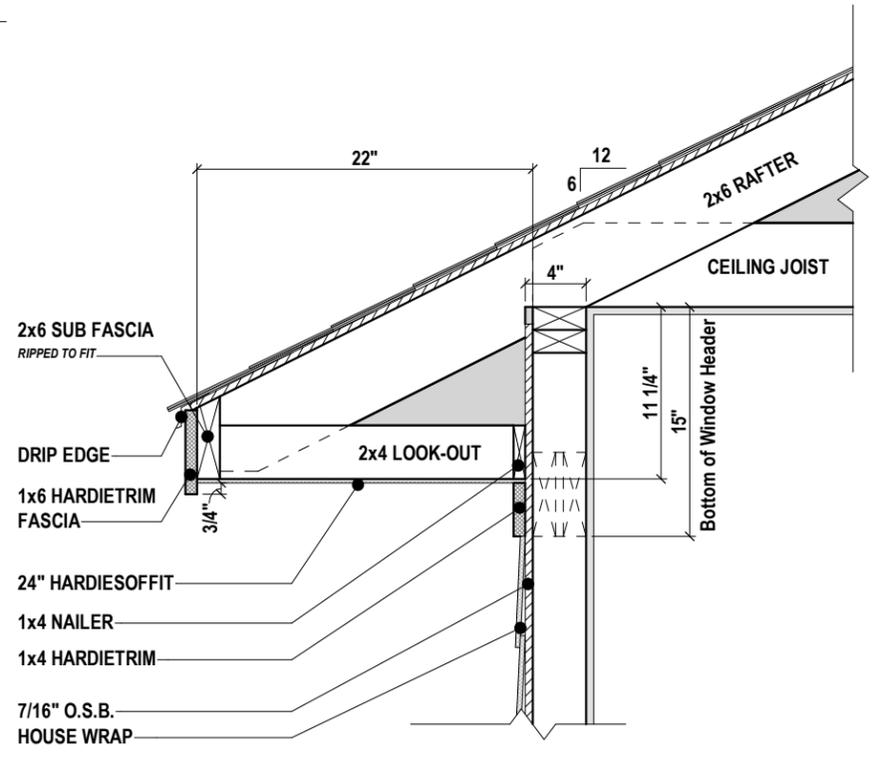
**2 12-12 MASONRY CORNICE**  
1" = 1'-0"



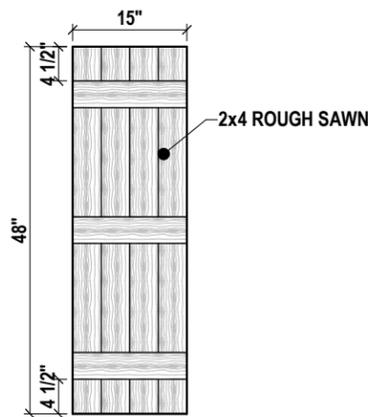
**3 12-12 MASONRY CORNICE**  
1" = 1'-0"



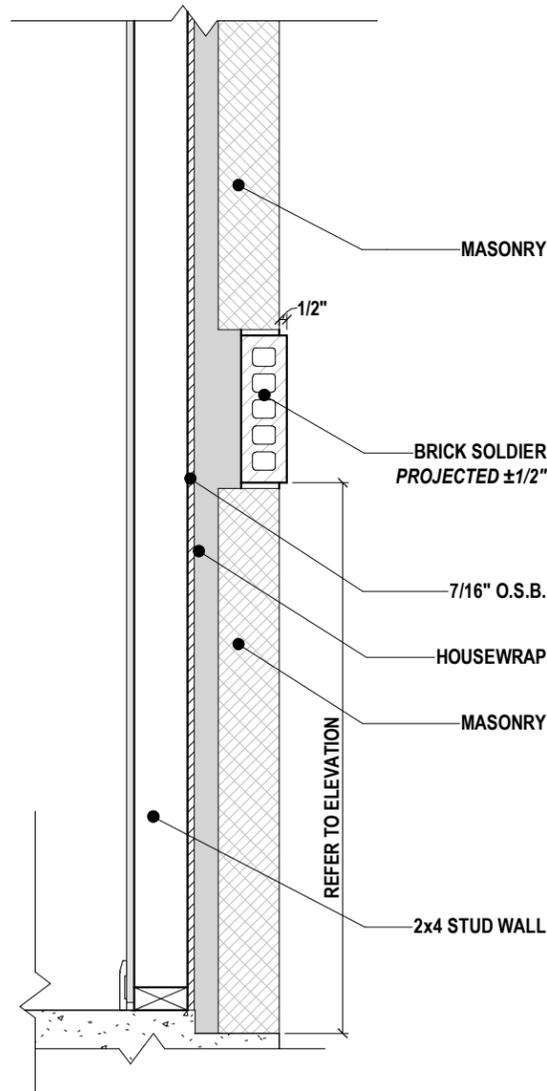
**4 12-12 CORNICE**  
1" = 1'-0"



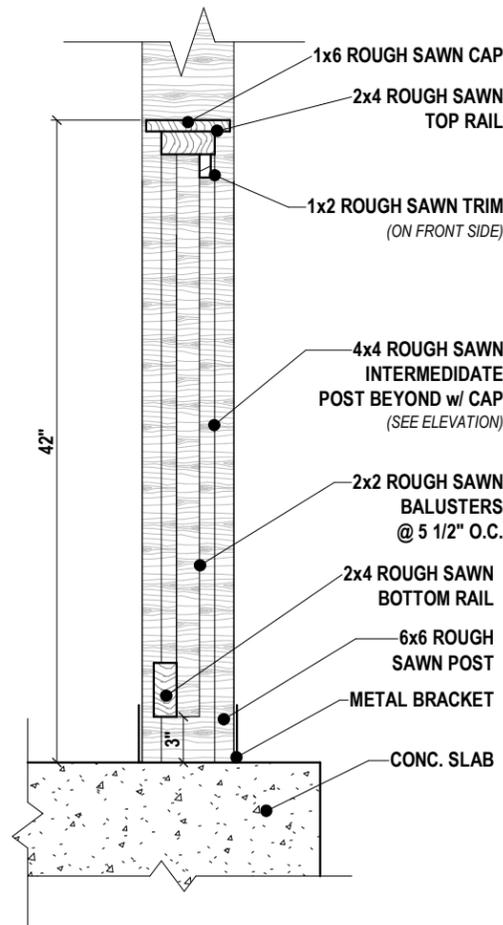
**5 6-12 CORNICE**  
1" = 1'-0"



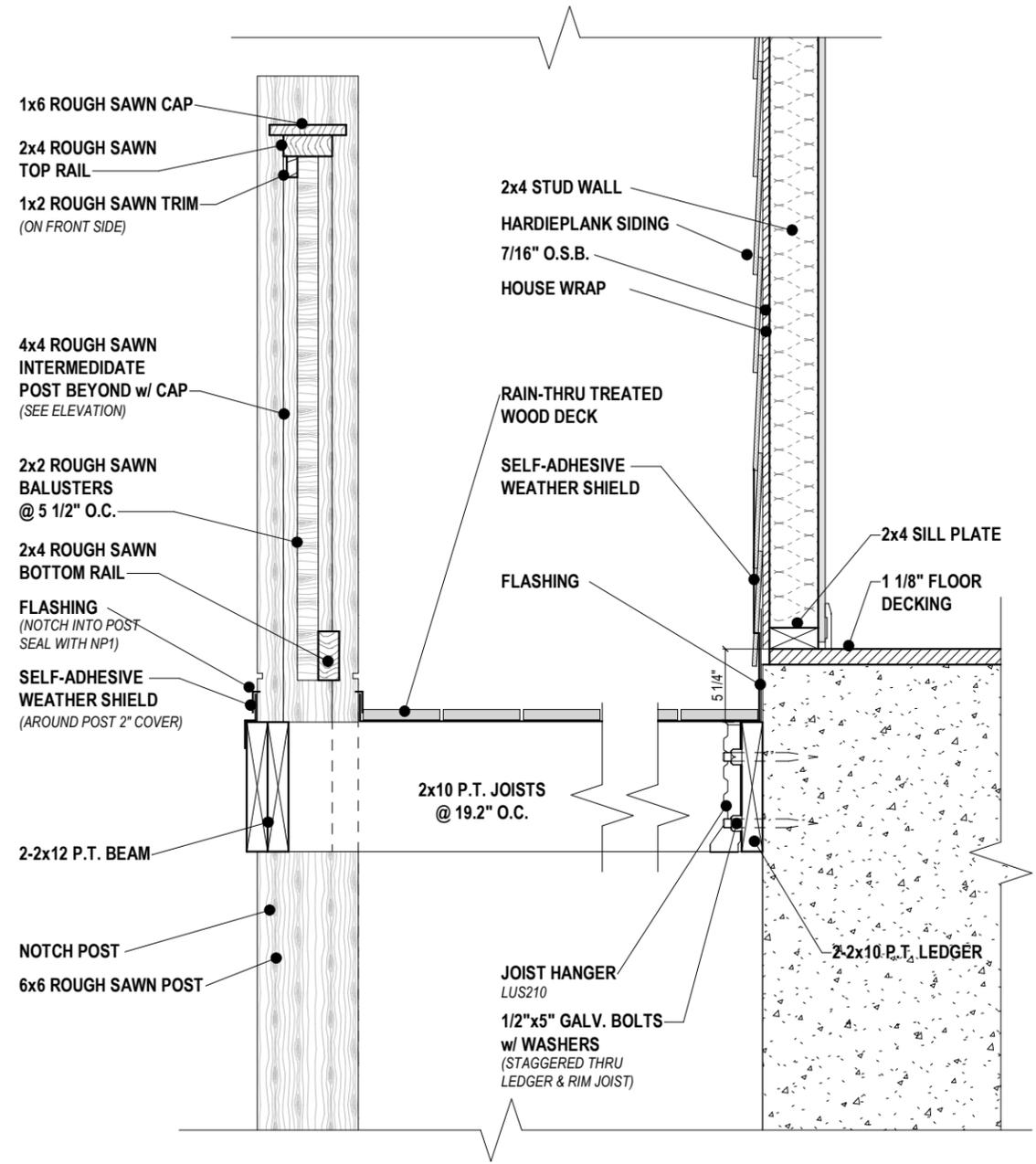
**6 SHUTTER DETAIL**  
1/2" = 1'-0"



**7 BRICK SOLDIER DETAIL**  
1" = 1'-0"



**8 CONCRETE PORCH RAIL DETAIL**  
1" = 1'-0"



**9 WALK - OUT DECK DETAIL**  
1" = 1'-0"

Adjacent Housing Attributes

Source: RCAD

Address	Year Built	Living Area	Accessory Building SF	Exterior Materials
102 Mischief Lane	2000	2,654	-	Brick and HardiBoard
104 Mischief Lane	1990	2,097	-	Brick and Stone
105 Mischief Lane	2001	2,063	-	Brick
106 Mischief Lane	1995	2,295	-	Brick and Siding
108 Mischief Lane	2003	4,000	-	Brick and Stone
109 Mischief Lane	1994	2,550	-	Brick and Siding
110 Mischief Lane	N/A	N/A	N/A	N/A
112 Mischief Lane	2015	3,613	-	Brick and Stone
114 Mischief Lane	2005	3,120	-	Brick and Stone
116 Mischief Lane	2003	2,302	160	Brick and Siding
118 Mischief Lane	N/A	N/A	N/A	N/A
120 Mischief Lane	2012	2,592	-	Brick and Stone
122 Mischief Lane	2006	2,325	-	Brick and Stone
124 Mischief Lane	2006	2,854	-	Brick and Stone
125 Mischief Lane	2016	3,406	-	Brick and Stone
126 Mischief Lane	1995	3,124	-	Brick
127 Mischief Lane	2000	2,004	-	Brick and Siding
128 Mischief Lane	2002	2,357	-	Brick and Stone
129 Mischief Lane	1995	2,246	-	Brick, Stone and Siding
130 Mischief Lane	2015	3,146	-	Brick and Stone
131 Mischief Lane	2002	3,147	-	Brick and Siding
132 Mischief Lane	2005	2,664	-	Brick, Stone and Stucco
Averages:	2003	2,728		



102 Mischief Lane



104 Mischief Lane



105 Mischief Lane



106 Mischief Lane



108 Mischief Lane



109 Mischief Lane



110 Mischief Lane



112 Mischief Lane



114 Mischief Lane



116 Mischief Lane



118 Mischief Lane



120 Mischief Lane



122 Mischief Lane



124 Mischief Lane



125 Mischief Lane



126 Mischief Lane



127 Mischief Lane



128 Mischief Lane



129 Mischief Lane



130 Mischief Lane



131 Mischief Lane



132 Mischief Lane

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND 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 CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1637-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 12, BLOCK A, CHANDLER'S LANDING, PHASE 20, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 Major Rush 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 0.1637-acre parcel of land being described as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and being more specifically described and 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*] and Planned Development District 8 (PD-8) 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*] and Planned Development District 8 (PD-8) 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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *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 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with 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 *Residential Plot Plan* 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.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, 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) will require the *Subject Property* to comply with the following:

- 1) 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 outlined 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

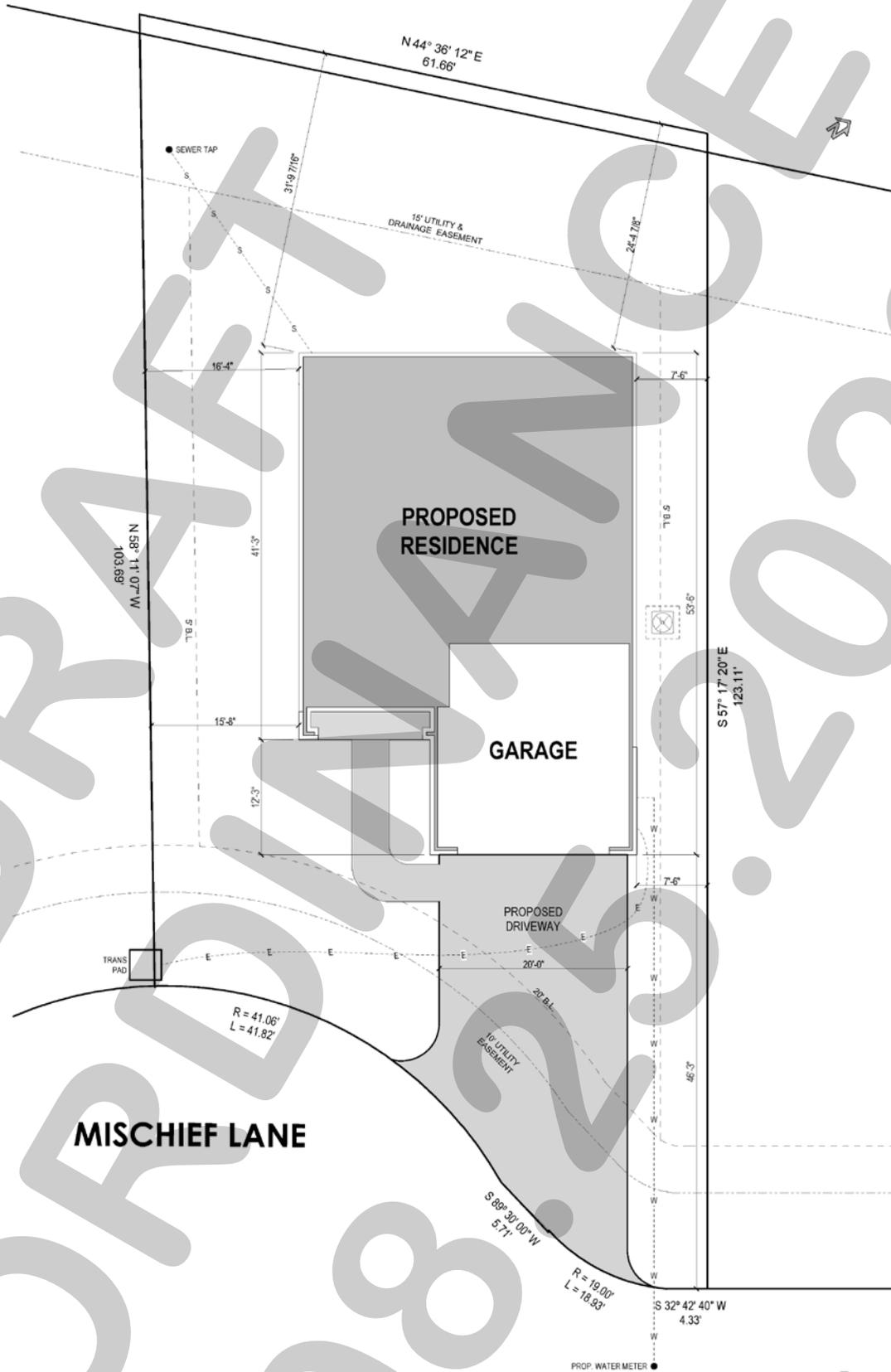
**Exhibit 'A'**  
*Location Map and Survey*

Address: 118 Mischief Lane

Legal Description: Lot 12, Block A, Chandler's Landing, Phase 20



**Exhibit 'B':  
Residential Plot Plan**



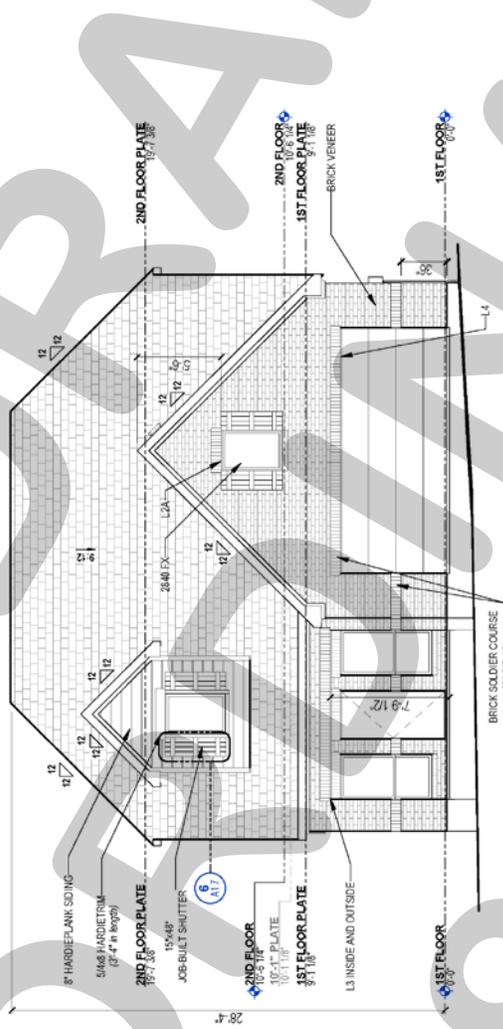
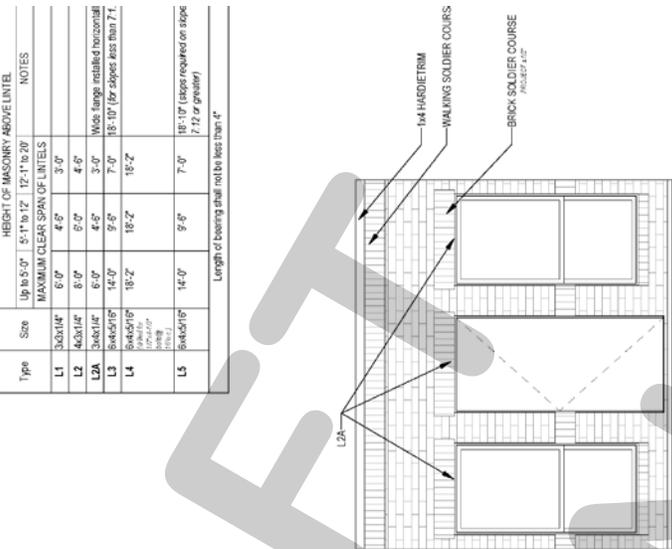
LOT 12, BLOCK A, CHANDLER'S LANDING PHASE 20  
8 MISCHIEF LANE . ROCKWALL, TX. 75032

Z2020-034: SUP for 118 Mischief Lane  
Ordinance No. 20-XX; SUP # S-2XX

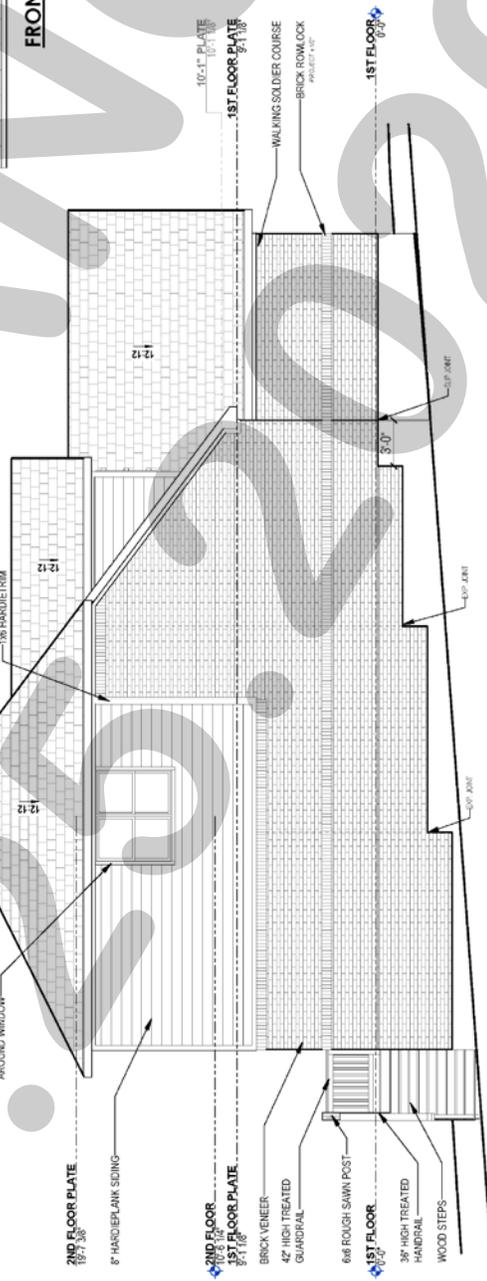
**1 SITE PLAN**  
1" = 10'-0"

**Exhibit 'C':  
Building Elevations**

STEEL LINTEL SELECTION			
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL	
		5'-11" to 12'	12'-1" to 20'
NOTES			
MAXIMUM CLEAR SPAN OF LINTELS			
L1	3x6x1/4"	6'-0"	3'-0"
L2	4x6x1/4"	8'-0"	4'-0"
L3	6x6x1/4"	14'-0"	5'-0"
L4	8x6x5/16"	18'-2"	7'-0"
L5	8x6x5/16"	14'-0"	9'-5"
Length of bearing shall not be less than 4"			
18'-10" slope required on slope 7:12 or greater			



**1 FRONT ELEVATION**  
18'-0" x 11'-0"



**2 LEFT ELEVATION**  
18'-0" x 11'-0"



# PROJECT COMMENTS



CITY OF ROCKWALL  
 385 S. GOLIAD STREET  
 ROCKWALL, TEXAS 75087  
 PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: Z2020-035  
 PROJECT NAME: SUP for 902 & 906 S. Goliad Street  
 SITE ADDRESS/LOCATIONS: 906 S GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
 CASE MANAGER PHONE: 972-772-6438  
 CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/19/2020	Approved w/ Comments

08/19/2020: Z2020-035; Specific Use Permit (SUP) for Restaurant, 2,000 SF or More, with a Drive-Through or Drive-In at 902 & 906 S. Goliad Street  
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, and addressed as 902 & 906 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (Z2020-035) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 01.06, Residential Adjacency Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ny use containing individual speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened and shall meet the standards established in Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances. The Planning and Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers."

M.5 The point of order/speakers appears to be located directly adjacent to the residential areas and facing towards the existing housing. Please consider revising the concept plan to relocate the restaurant so that the point of order is adjacent to S. Goliad Street. If the point of order is being proposed in its current location, please indicate the distance from the order box to the closest residential property and provide a screening plan showing how the applicant intends to mitigate for the adjacency.

I.6 According to Subsection 01.06, Residential Adjacency Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(w)here adjacent to residential districts, off-street loading areas shall be fully screened from view of the residential district ... (t)he director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses containing loading docks within 150 feet of any residential district."

M.7 Please indicate on the concept plan the proposed loading zone for all deliveries for the proposed restaurant.

I.8 The driveway depicted off of S. Goliad Street does not meet the City's or the Texas Department of Transportation's standards for driveways spacing; however, it is an existing driveway approach. When considering the proposed land use, this driveway is a safety issue, and will be pointed out as such in staff's case memo. In addition, staff will be requiring a Traffic Impact Analysis (TIA) for this project as part of the site plan process if the Specific Use Permit (SUP) is approved.

I.9 According to Subsection 01.05, Screening Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "...these (trash enclosures) shall be located to the side or rear of the primary building and shall not front onto a public street."

M.10 The location of the proposed trash enclosure is shown adjacent to a street and is not located within the rear or side of the site. In addition, the enclosure is situated within the 15-foot building setback line along W. Bourn Street. No structures are permitted within the building setback. Please correct these issues on the concept plan or remove the trash

enclosure.

I.11 According to the conditional use standards for a Restaurant, 2,000 SF of More, with Drive-Through or Drive-In contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), "(d)rive-through lanes shall not have access to a local residential street."

M.12 Currently, the concept plan shows the proposed business using a residential alleyway as a primary entrance into the site. Please correct the concept plan so that all access is located off of either W. Bourn Street or S. Goliad Street. It should be noted that any access off of the residential alleyway or W. Bourn Street will not meet the requirements of the Unified Development Code (UDC) and will require the City Council's discretionary approval.

I.13 According to the conditional use standards for a Restaurant, 2,000 SF of More, with Drive-Through or Drive-In contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), "...stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane."

M.14 Please show the stacking from the point of order to ensure compliance with the requirements of the Unified Development Code (UDC).

M.15 Please remove all signage from the concept plan exhibit.

I.16 The submitted building elevations do not appear to not conform to the General Commercial District Standards contained in Article 05, District Development Standards, of the Unified Development Code (UDC). Specifically, the building design does not meet the articulation or massing requirements. Since this property is adjacent to two (2) roadways and has residential adjacency on two (2) sides, all sides of the building would need to meet the primary building façade requirements.

I.17 The subject property has two (2) frontages (i.e. along W. Bourn Street and S. Goliad Street) that are considered front yards (i.e. require a front yard building setback). According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), properties in a General Retail (GR) District are not permitted to have parking between the front façade of the building and property line.

M.18 Please reorient the building so that the parking is situated to the side or rear of the property and is not between the front façade of the building and the property lines along on W. Bourn Street or S. Goliad Street.

I.19 Based on the current plans staff has identified the following waivers associated with this request that will need to be considered by the Planning and Zoning Commission and City Council:

- (1) Parking lot location.
- (2) Dumpster location.
- (3) Building articulation.
- (4) Ingress/Egress locations.
- (5) Land use conditional standards.

M.20 Please review the City's variance/exception standards contained in Section 09, Exceptions and Variances, in Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) and provide a letter addressing each requested waiver and indicate the provided off-setting compensatory measures that will be incorporated for this request.

I.21 Based on the proposed land uses' incompatibility with the adjacent and established residential land uses, the deficiencies of the proposed concept plan in conforming to the requirements of the Unified Development Code (UDC), and the deficiencies of the proposed building elevations with the City's minimum standards, staff is recommending that at a minimum the applicant make the following changes/additions to the proposed request:

- (1) Reorient the building so that the drive-through lane and point of order are directly adjacent to S. Goliad Street. The building will also need to be reoriented so that no parking exists between the front façade of the building and the property lines adjacent to W. Bourn Street and S. Goliad Street.
- (2) The building elevations should be reworked to meet the City's minimum standards. In addition, if variances/exceptions are requested the applicant should consider the compensatory measures that will be proposed (i.e. materials, landscaping, etc.) and provide updated elevations for the draft ordinance.
- (3) An exhibit showing the proposed screening adjacent to the existing residential land uses should be provided. In this case, staff suggests that at a minimum a six (6) to eight (8) foot masonry wall with mature canopy trees be provided on 20-foot centers along the southern and western property lines.
- (4) Considering the intensity of the land use, all ingress and egress should be taken off of W. Bourn Street.
- (5) No structures should encroach into established building lines.
- (6) A 20-foot landscape buffer with heavy screening should be provided adjacent to S. Goliad Street to inhibit headlights from creating a hazard to motorist on S. Goliad Street.
- (7) A bailout lane should be provided in the drive-through lane (if not already provided; if provided please label).
- (8) The applicant should limit the hours of operation to prevent further potential issues for the existing residential land uses.

These suggestions have been included into the draft ordinance.

I.22 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.23 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 September 1, 2020; 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 September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.24 The projected City Council meeting dates for this case will be September 21, 2020 (1st Reading) and October 5, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020:

- I - 4% Engineering Inspection Fees.
- I - Impact Fees.
- I - Engineering plan review fees.
- I - No dead end parking allowed.
- I - TXDOT permits required.
- I - Dumpster area oil/water separator to drain to storm line.
- I - Detention is required.
- I - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- I - No vertical walls in detention easements.
- I - Minimum utility easement width is 20'.
- I - Label distances between driveways. (measured from edge to edge)
- I - All parking 20'x9'.
- I - Minimum drive aisle width is 24'.
- I - TIA required for TXDOT including City review fees.
- I - TXDOT Driveway Permit Required
- I - TXDOT Permit Required to connect to Storm Sewer in SH 205.
- I - See planning department comment on connection to alley.
- I - If driveway on Bourn St. need spacing variance
- I - \$2.50/sf of sidewalk pro-rata along SH 205 due to City.
- I - Retaining walls 3' and taller must be designed by a structural engineer.
- I - All walls must be rock or stone face. No smooth concrete walls.
- I - No trees within 10' of non-steel encased public utilities over 10" & 5' for less than n 10".
- I - 10' Utility Easement on all ROW frontage.
- I - Install 5' sidewalk along Bourn, 2 ft off ROW
- I - Must meet City of Rockwall Standards of Design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	08/20/2020	N/A

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No Comments

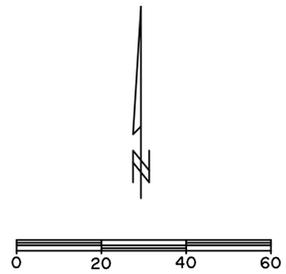
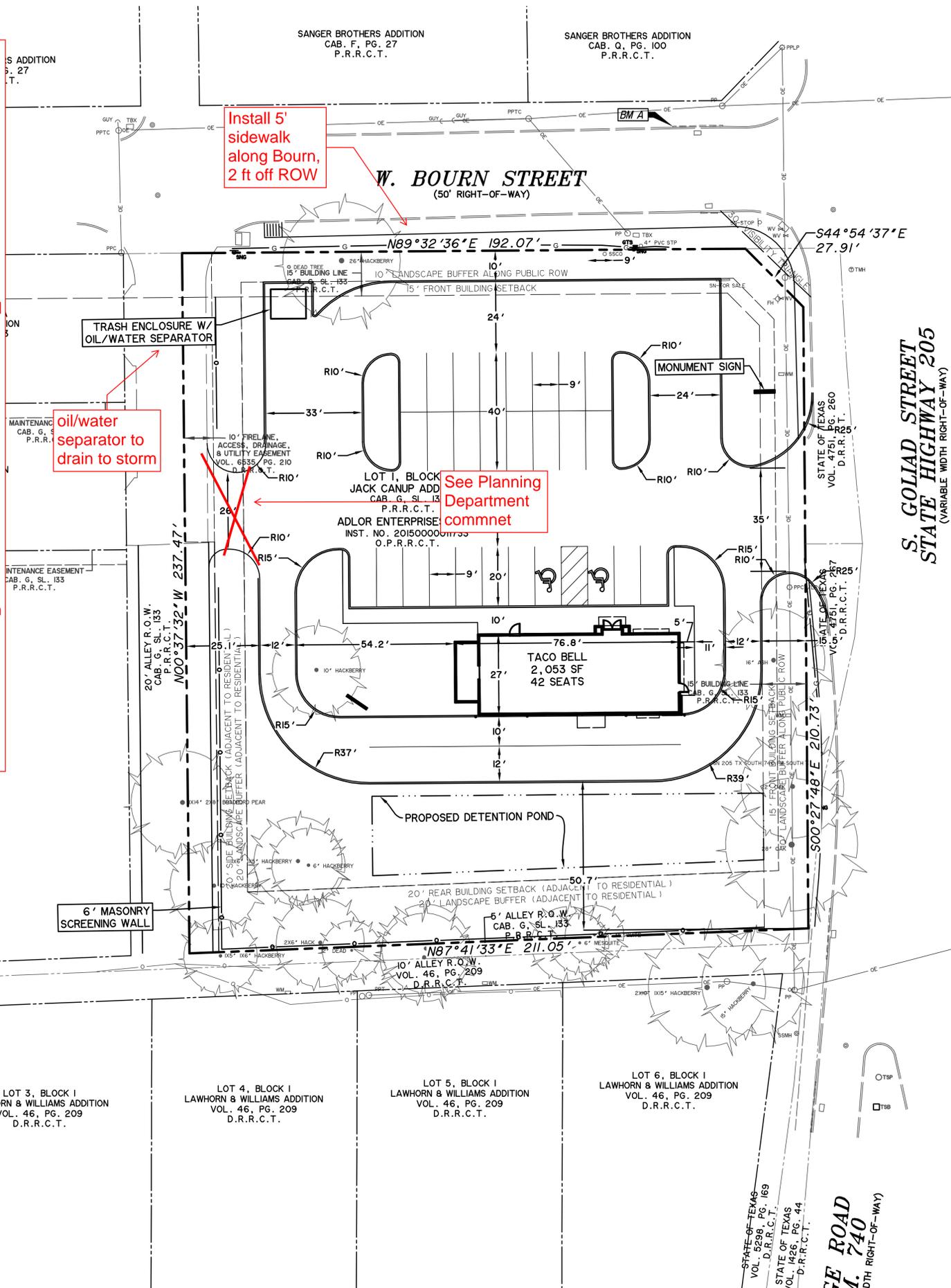
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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	08/17/2020	Approved w/ Comments

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08/17/2020: 1. Please expand existing tree site plan to submit a Tree Mitigation Plan  
2. Please provide Landscape and Tree Plans

- I - 4% Engineering Inspection Fees.
- I - Impact Fees.
- I - Engineering plan review fees.
- I - No dead end parking allowed.
- I - TXDOT permits required.
- I - Dumpster area oil/water separator to drain to storm line.
- I - Detention is required.
- I - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- I - No vertical walls in detention easements.
- I - Minimum utility easement width is 20'.
- I - Label distances between driveways. (measured from edge to edge)
- I - All parking 20'x9'.
- I - Minimum drive aisle width is 24'.
- I - TIA required for TXDOT including City review fees.
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- I - If driveway on Bourn St. need spacing variance
- I - \$2.50/sf of sidewalk pro-rata along SH 205 due to City.
- I - Retaining walls 3' and taller must be designed by a structural engineer.
- I - All walls must be rock or stone face. No smooth concrete walls.
- I - No trees within 10' of non-steel encased public utilities over 10" & 5' for less than 10".
- I - 10' Utility Easement on all ROW frontage.
- I - Install 5' sidewalk along Bourn, 2 ft off ROW
- I - Must meet City of Rockwall Standards of Design.



SITE DATA CHART	
ZONING	PD-62
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT W/DRIVE THRU
LOT AREA	1.131± AC (49,258 SF)
BUILDING AREA	2,053 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	FRONT (ALONG ROW): 15' SIDE (ALONG RESIDENTIAL): 20' REAR (ALONG RESIDENTIAL): 20'
PARKING REQ'D	2,053 SF; 1/100 SF = 21
TOTAL PARKING PROVIDED	27
ACCESSIBLE PARKING PROVIDED	2
BUILDING/LOT COVERAGE	4.168%

- GENERAL NOTES:
1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**SUP SITE PLAN**  
**LOT 1, BLOCK B**  
**JACK CANUP ADDITION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. J. T. LEWIS SURVEY, ABSTRACT No. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM JORGLY, L.L.C., TO ADLOR ENTERPRISES, L.L.C., AS RECORDED IN INSTRUMENT NUMBER 2015000011733 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

**August 6, 2020**

**OWNER / DEVELOPER**  
 ETX BELL PROPERTIES, LLC  
 101 EAST CHEROKEE  
 JACKSONVILLE, TEXAS 75766  
 CONTACT: TOBY GOWIN  
 PH: (903) 589-1671  
 EMAIL: TGOWIN@SMI-TEX.COM

**ENGINEER / SURVEYOR**  
 WIER & ASSOCIATES, INC.  
 121 S. MAIN ST.  
 HENDERSON, TEXAS 75654  
 CONTACT: CASEY ORR, P.E.  
 PH: (903) 722-9030  
 FAX: (844) 325-0445

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO 1817 1467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-035

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 906 S. Goliad St

Subdivision Jack Canup Addition

Lot 1 Block B

General Location Southwest Corner of S. Goliad St & Bourn St

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

Current Zoning PD-62

Current Use Vacant

Proposed Zoning PD-62

Proposed Use Restaurant (>2,000sf) w/ drive-thru

Acreage 1.131

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner ADLOR ENTERPRISES, LLC

Applicant

Contact Person ALLEN ANDERSON

Contact Person

Address 1208 S. LAKE SHORE DR

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 214 538-2209

Phone

E-Mail AAINTX@MSN.COM

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared ALLEN ANDERSON [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 \$ 21697, to cover the cost of this application, has been paid to the City of Rockwall on this the 8 day of 14, 20 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."

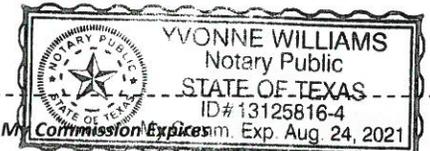
Given under my hand and seal of office on this the 8 day of 14, 20 20.

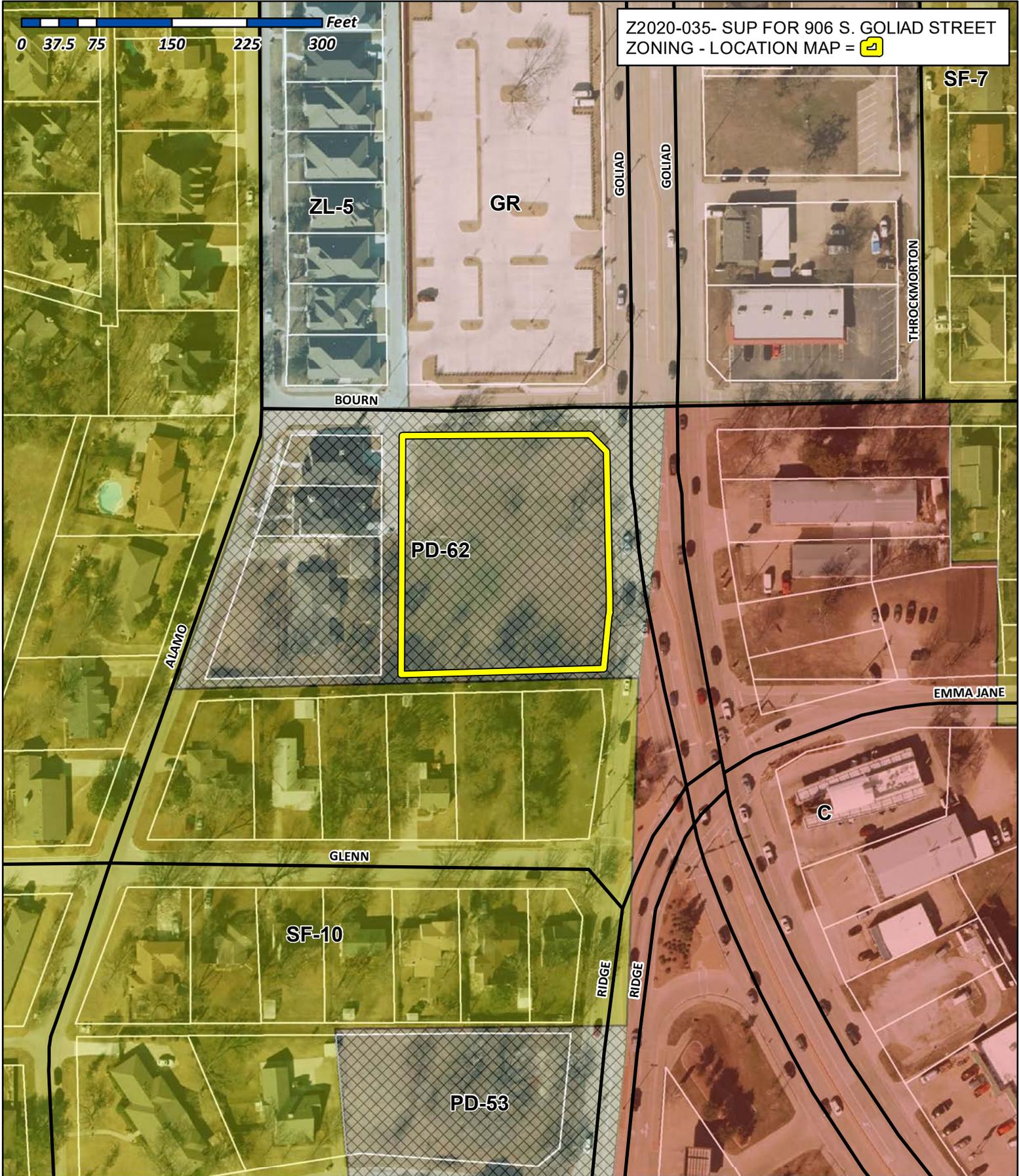
Owner's Signature

*[Handwritten Signature]*

Notary Public in and for the State of Texas

*[Handwritten Signature]*

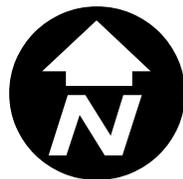




# City of Rockwall

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.

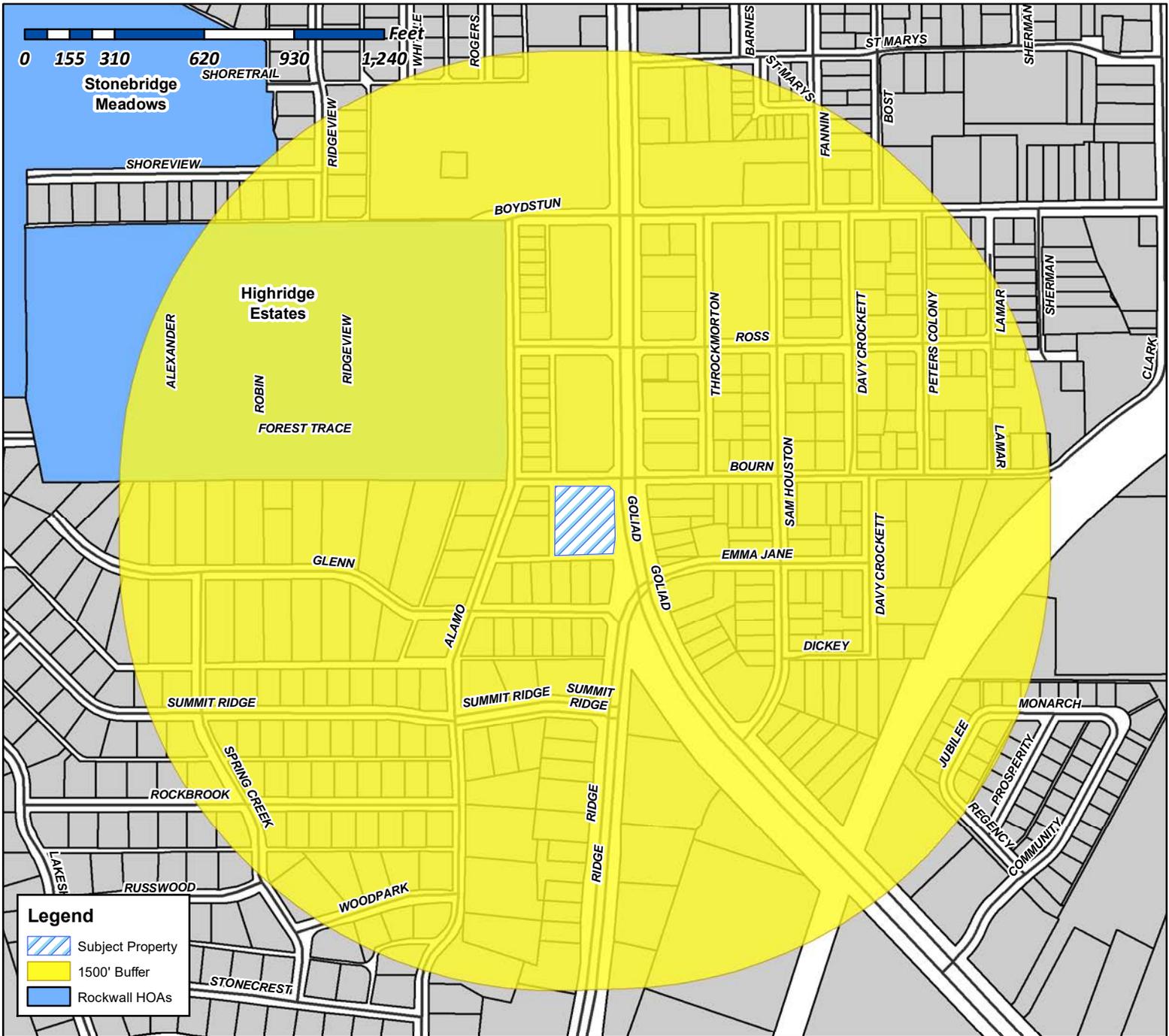
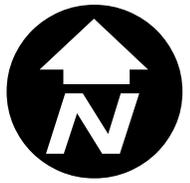




# City of Rockwall

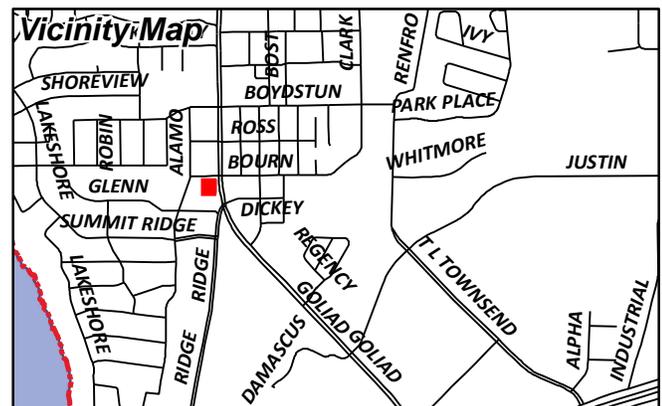
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**Case Number:** Z2020-035  
**Case Name:** SUP for 906 S. Goliad Street  
**Case Type:** Zoning  
**Zoning:** Planned Development District 62 (PD-62)  
**Case Address:** 906 S. Goliad Street

**Date Created:** 8/14/2020  
**For Questions on this Case Call (972) 771-7745**





EDWARDS JASON  
10 DANCING WATERS  
ROCKWALL, TX 75032

ERVIN RICHARD L & TERRI K  
C/O SONIC  
1001 S GOLIAD ST  
ROCKWALL, TX 75087

RB CAPITAL LTD  
1002 RIDGE RD  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
1003 S GOLIAD  
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A  
1004 S ALAMO  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

QCSI FIVE LLC  
C/O IEQ MANAGEMENT INC  
1007 RIDGE  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

EFENEY WILLIAM M  
1009 S GOLIAD  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
101 GLENN  
ROCKWALL, TX 75087

ROYAL SPHINX HOMES INC  
102 GLENN  
ROCKWALL, TX 75087

ROHLF DAVID E  
102 E ROSS AVE  
ROCKWALL, TX 75087

HOWARD DUSTIN AND  
JAMES R HOWARD  
103 GLENN AVENUE  
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX  
104 GLENN  
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX  
105 GLENN AVE  
ROCKWALL, TX 75087

SCOTT BILLIE JEAN  
106 GLENN AVE  
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST  
BARBARA J PFENNING TRUSTEE  
107 GLENN  
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA  
108 GLENN AVENUE  
ROCKWALL, TX 75087

CG HOLDINGS LLC  
109 GLENN  
ROCKWALL, TX 75087

HOOVER JERRY H  
110 GLENN AVE  
ROCKWALL, TX 75087

MILLER CHRISTINE LOUISE  
1101 S ALAMO  
ROCKWALL, TX 75087

ERVIN RICHARD L & TERRI K  
C/O SONIC  
1101 S GOLIAD  
ROCKWALL, TX 75087

NEWMAN JOANNA N  
111 GLENN AVE  
ROCKWALL, TX 75087

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

CONFIDENTIAL  
113 GLENN AVE  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S  
1409 S ALAMO RD  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

2011 TEMUNOVIC FAMILY TRUST  
TINA TEMUNOVIC COX AND CVIJETA  
TEMUNOVIC TRUSTEES  
200 SUMMIT RIDGE  
ROCKWALL, TX 75087

ROYAL SPHINX HOMES INC  
2002 GREENHILL DRIVE  
ROWLETT, TX 75088

HUTTO JENNIFER L AND MICHAEL  
201 FOREST TRACE  
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO  
202 BOURN STREET  
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

MOTON R T  
203 E BOURN ST  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
203 FOREST TRACE  
ROCKWALL, TX 75087

RIVERA JAIME & MARIA  
204 E BOURN ST  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

MIMS KATHY  
206 E BOURN ST  
ROCKWALL, TX 75087

HECKARD ALLEN  
207 BOURN  
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE  
208 E BOURN ST  
ROCKWALL, TX 75087

COGENT REALTY ADVISORS LLC  
208 EMMA JANEST  
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST  
BARBARA J PFENNING TRUSTEE  
210 WILLOWCREEK RD  
CHICKASHA, OK 73018

RB CAPITAL LTD  
2322 HARTS BLUFF ROAD  
MT. PLEASANT, TX 75455

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

JONES MICHAEL G  
27 SHADY BROOK CIR  
ABILENE, TX 79605

QCSI FIVE LLC  
C/O IEQ MANAGEMENT INC  
300 DELAWAARE AVE SUITE 210  
WILMINGTON, DE 19801

2011 TEMUNOVIC FAMILY TRUST  
TINA TEMUNOVIC COX AND CVIJETA  
TEMUNOVIC TRUSTEES  
3021 RIDGE RD SUITE A57  
ROCKWALL, TX 75032

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

TREVINO EDWARD W & MILLIE A  
4349 S PENINSULA DR  
PONCE INLET, FL 32127

HECKARD ALLEN  
4906 FREEMAN DR  
ROWLETT, TX 75088

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

MERRIMAN RICHARD CHARLES AND BARBARA  
710 S ALAMO RD  
ROCKWALL, TX 75087

SMITH MARY AND KEITH H  
711 FOREST TRACE  
ROCKWALL, TX 75087

COGENT REALTY ADVISORS LLC  
7117 STEFANI DRIVE  
DALLAS, TX 75225

HILLMAN DORIANN E  
713 FOREST TRACE  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

ALLEN FRANKIE MAE  
80 THROCKMORTON  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

DELGADILLO JUAN C & VICTORIA E  
801 S GOLIAD  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

DANIELS ANNIE L  
803 THROCKMORTON ST  
ROCKWALL, TX 75087

MERRIMAN R C ET UX  
804 S ALAMO  
ROCKWALL, TX 75087

MELSTON KENNETH J & KATHLEEN F  
805 S ALAMO RD  
ROCKWALL, TX 75087

ALLEN FRANKIE MAE  
805 THROCKMORTON  
ROCKWALL, TX 75087

CROSS WESLEY AND  
MISTY THOMPSON  
806 SAM HOUSTON ST  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD  
807 THROCKMORTON  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
807SALAMO  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

JONES MICHAEL G  
808 SAM HOUSTON  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
809 ALAMO  
ROCKWALL, TX 75087

LIVAY LLC  
809 S GOLIAD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

EDWARDS JASON  
811 S GOLIAD  
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D  
813 S ALAMO  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA  
815 THROCKMORTON ST  
ROCKWALL, TX 75087

DELGADILLO JUAN C & VICTORIA E  
8306 LIGHTHOUSE DR  
ROWLETT, TX 75089

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

ROCHIER KELLY BRUNNER  
901 S ALAMO RD  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
901 S GOLIAD  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

ANDREWS VIRGINIA  
902 S ALAMO  
ROCKWALL, TX 75087

COMPTON EARL D AND  
BETH C ROETHER  
903 S ALAMO  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
903 S GOLIAD  
ROCKWALL, TX 75087

PRESLEY ELIZABETH  
904 S ALAMO RD  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
905 S GOLIAD  
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO  
906 SAM HOUSTON  
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S  
906 S ALAMO  
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC  
906 S GOLIAD @ BOURN  
ROCKWALL, TX 75087

STATE OF TEXAS  
907 S GOLIAD  
ROCKWALL, TX 75087

BRISTOW JAMES & CHARLOTTE  
908 S ALAMO RD  
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX  
9531 RIVERTON ROAD  
DALLAS, TX 75218

ROHLF DAVID E  
PO BOX 1137  
ROCKWALL, TX 75087

ANDREWS VIRGINIA  
PO BOX 254  
REPUBLIC, MO 65738

MILLER CHRISTINE LOUISE  
PO BOX 824  
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD  
PO BOX 850  
ROCKWALL, TX 75087



**WIER & ASSOCIATES, INC.**  
 ENGINEERS  
 SURVEYORS  
 LAND PLANNERS

August 14, 2020

City of Rockwall  
 Planning & Zoning Dept.  
 385 S. Goliad St  
 Rockwall, Texas 75087

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT  
 LOT 1, BLOCK B, JACK CANUP ADDITION  
 W&A# 20075**

PRINCIPALS  
 JOHN P. WIER, P.E., R.P.L.S.  
 ULYS LANE III, P.E., R.P.L.S., CFM  
 CARLO SILVESTRI, P.E.  
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES  
 PHILIP L. GRAHAM, P.E.  
 JAKE H. FEARS, P.E., LEED AP BD+C  
 RANDALL S. EARDLEY, P.E.

ASSOCIATES  
 TOBY W. RODGERS  
 CASEY D. YORK  
 PRIYA N. ACHARYA, P.E.  
 TIM V. WALLACE, P.E.

Dear Planning and Zoning Staff:

ETX Bell Properties, LLC intends to develop Lot 1, Block B of the Jack Canup Addition. The subject tract is a 1.131-acre parcel of land, currently zoned as PD-62, and situated within the J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas. Said property is generally located at the southwest corner of Goliad St (SH-205) and W. Bourn St and is currently addressed as 906 S. Goliad St.

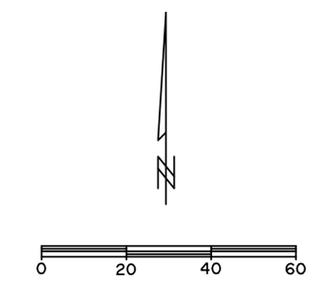
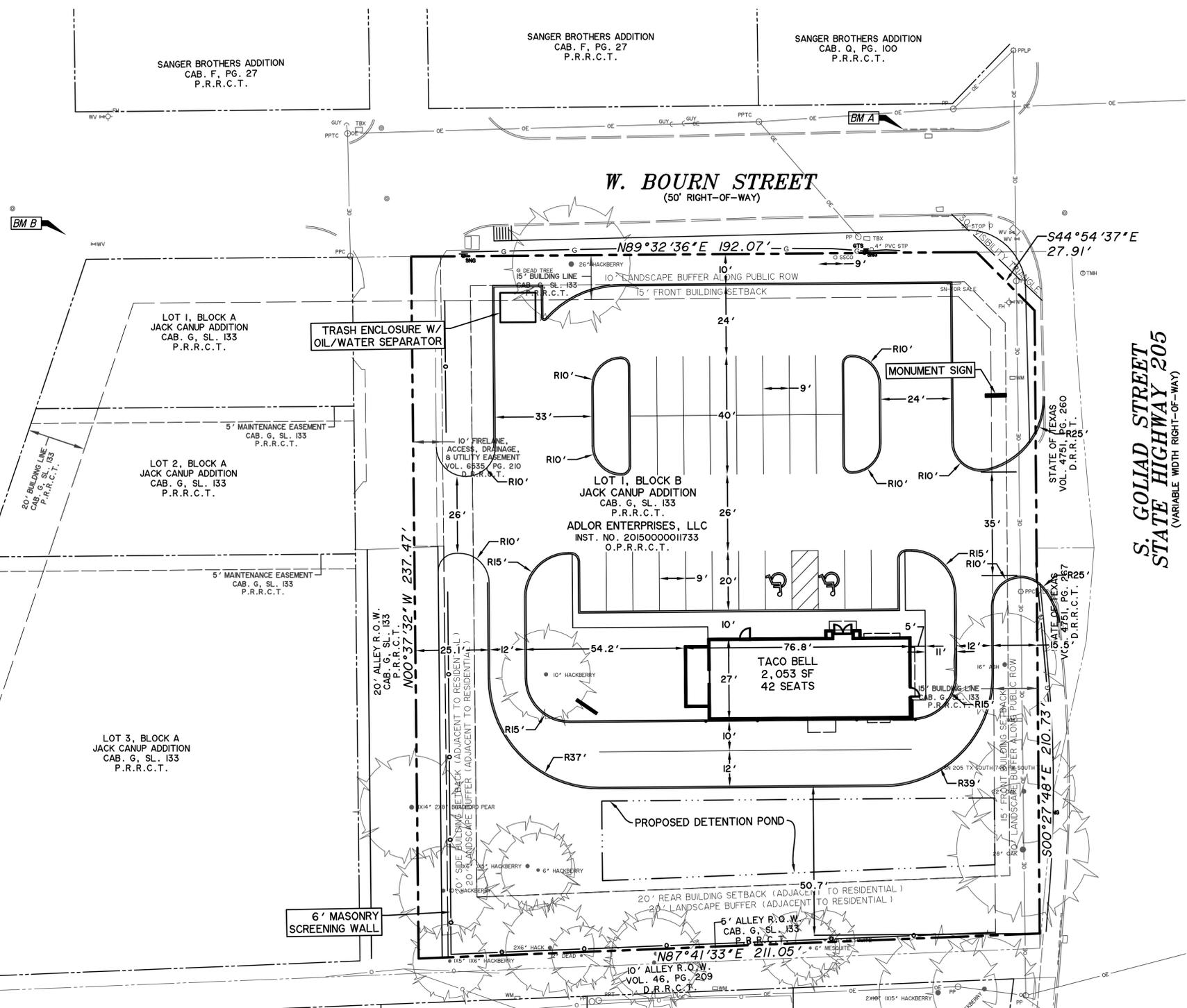
This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 2,053-sf restaurant with drive-thru. This development requires a Specific Use Permit due to being a restaurant, more than 2,000-sf, with drive-thru facilities.

We appreciate your acceptance of our Specific Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. Please contact the developer, Toby Gowin with ETX Bell Properties, LLC, by phone at 903-589-1671 or via email at [tgowin@smi-tex.com](mailto:tgowin@smi-tex.com) or the developer's engineer, Casey Orr, P.E. with Wier & Associates, Inc., by phone at 903-722-9030 or via email at [caseyo@wierassociates.com](mailto:caseyo@wierassociates.com) with any questions or comments.

Respectfully,

Casey Orr, P.E.  
 Project Manager

PRINTED: 8/6/2020 5:25 PM WIER-PAVING STB LAST SAVED: 8/6/2020 5:25 PM SAVED BY: CASEYO FILE: SITE PLAN - 20075 (2).DWG



SITE DATA CHART	
ZONING	PD-62
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT W/DRIVE THRU
LOT AREA	1.131± AC (49,258 SF)
BUILDING AREA	2,053 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	FRONT (ALONG ROW): 15' SIDE (ALONG RESIDENTIAL): 20' REAR (ALONG RESIDENTIAL): 20'
PARKING REQ'D	2,053 SF / 1/100 SF = 21
TOTAL PARKING PROVIDED	27
ACCESSIBLE PARKING PROVIDED	2
BUILDING/LOT COVERAGE	4.168%

- GENERAL NOTES:
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**SUP SITE PLAN**  
**LOT 1, BLOCK B**  
**JACK CANUP ADDITION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. J. T. LEWIS SURVEY, ABSTRACT No. 255, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM JORGLY, L.L.C., TO ADLOR ENTERPRISES, LLC, AS RECORDED IN INSTRUMENT NUMBER 20150000011733 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS

**August 6, 2020**

**OWNER / DEVELOPER**  
 ETX BELL PROPERTIES, LLC  
 101 EAST CHEROKEE  
 JACKSONVILLE, TEXAS 75766  
 CONTACT: TOBY GOWIN  
 PH: (903) 589-1671  
 EMAIL: TGOWIN@SMI-TEX.COM

**ENGINEER / SURVEYOR**  
 WIER & ASSOCIATES, INC.  
 121 S. MAIN ST.  
 HENDERSON, TEXAS 75654  
 CONTACT: CASEY ORR, P.E.  
 PH: (903) 722-9030  
 FAX: (844) 325-0445

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO 1817 1467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. : Z####-###

SHEET 1 OF 1

DATE: 8/6/2020  
 W.A. No. 20075

LOT 1, BLOCK I  
 LAWHORN & WILLIAMS ADDITION  
 VOL. 46, PG. 209  
 D.R.R.C.T.

LOT 2, BLOCK I  
 LAWHORN & WILLIAMS ADDITION  
 VOL. 46, PG. 209  
 D.R.R.C.T.

LOT 3, BLOCK I  
 LAWHORN & WILLIAMS ADDITION  
 VOL. 46, PG. 209  
 D.R.R.C.T.

LOT 4, BLOCK I  
 LAWHORN & WILLIAMS ADDITION  
 VOL. 46, PG. 209  
 D.R.R.C.T.

LOT 5, BLOCK I  
 LAWHORN & WILLIAMS ADDITION  
 VOL. 46, PG. 209  
 D.R.R.C.T.

LOT 6, BLOCK I  
 LAWHORN & WILLIAMS ADDITION  
 VOL. 46, PG. 209  
 D.R.R.C.T.

STATE OF TEXAS  
 VOL. 5298, PG. 169  
 D.R.R.C.T.

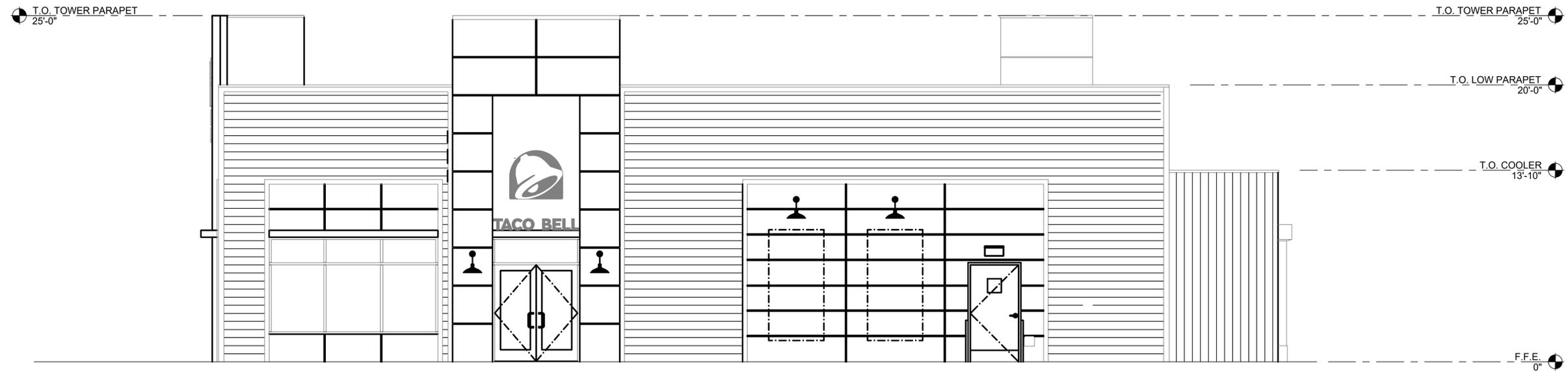
STATE OF TEXAS  
 VOL. 1426, PG. 44  
 D.R.R.C.T.

**E ROAD**  
**M. 740**  
 10' R.O.W.

**LONNIE SMITH**  
ARCHITECT

PHONE 888.624.5778  
TEL 659.624.3745

519 Hampton Way, Suite 8  
Richmond, KY 40475



**FRONT ELEVATION** 1/4" = 1'-0" **1**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
<b>TOWER</b>			
V-04.3640	2	LARGE SWINGING BELL PURPLE LOGO 3' 6" X 4' 0"	A4.1
V-09.16W	2	LARGE TB 16" CHANNEL LETTERS WHITE (2) STACKED (1) LINEAR	A4.1
<b>SIDE ENTRY</b>			
V-07.3640	1	LARGE SWINGING BELL FLAT CUT OUT WALL MOUNTED 3' 6" X 4' 0" WHITE	A4.0
V-11.10W	1	TB 10" LETTER - FLAT CUT OUT - LINEAR - AWNING MOUNTED - UP LIT - WHITE	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
<b>DRIVE THRU</b>			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.1
<b>EYEBROW AWNINGS</b>			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L X 6" H X 1' 4" D BLACK	A4.0

**MISCELLANEOUS**  
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

**SEALERS (REFER TO SPECS)**  
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.  
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.  
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

**CRITICAL DIMENSIONS**  
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

**PAINTING**  
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
PRIMER: 1 COAT SW A24W8300  
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.  
A-100 EXTERIOR LATEX SATIN.

**NOT USED** **I**

**SIGNAGE** **G**

**GENERAL NOTES** **F**

**PAINT NOTES** **E**

**NOT USED** **B**

**NOT USED** **C**

DATE	REMARKS

CONTRACT DATE: ###  
BUILDING TYPE: END. MED40  
PLAN VERSION: MARCH 2020  
BRAND DESIGNER:  
SITE NUMBER: ###  
STORE NUMBER: ###  
PA/PM: LS  
DRAWN BY.: WCS  
JOB NO.: 20756

**TACO BELL**  
BOURN STREET  
ROCKWALL, TX



ENDEAVOR 1.0  
EXTERIOR  
ELEVATIONS

**A4.0**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE RUSTIC 144" X 8.25"W. 7' EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE D / A 7.2
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE D / A 7.2
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE D / A 7.2
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1x5.5'	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE D / A 7.2
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE D / A 7.2
6	HOLLOW METAL DOOR	-	-	PURPLE TB2603C & FRAME, SEMI-GLOSS	-	-	SEE D / A 7.2
7	AWNINGS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE D / A 7.2
8	CORNER TOWER	-	-	WEATHERED RUSTIC- WESTERN STATES	-	-	SEE D / A 7.2
9	RECESS OF SIDE ENTRY PORTAL	-	-	PURPLE (ST2603C)	-	-	SEE D / A 7.2
10	EXTERIOR ARTWORK PANELS (OPTIONAL)	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE STB2603C RUSTIC	-	-	SEE D / A 7.2
11	EXTERIOR MURAL	-	-	-	-	-	SEE D / A 7.2
12	METAL CANOPIES	SIGNAGE VENDOR	-	-	-	-	SEE D / A 7.2
13	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE (SW/TB2603C)	-	-	SEE D / A 7.2
14	METAL PARAPET CAP	-	-	CYBERSPACE (SW7076)	-	-	SEE D / A 7.2

- 316 METAL PARAPET CAP.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY SIGNAGE VENDOR. SEE SCHEDULE FOR FINISH.
- 408 CO2 FILLER VALVE & COVER.
- 416 HOSE BIB BOX AT 18" A.F.F.
- 419 EXTERIOR LIGHT FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS.
- 421 EXTERIOR ARTWORK.

**EXTERIOR FINISH SCHEDULE** **H**

**KEY NOTES** **D**

T.O. TOWER PARAPET  
25'-0"

T.O. TOWER PARAPET  
25'-0"

T.O. LOW PARAPET  
20'-0"

F.F.E.  
0"

- 316 METAL PARAPET CAP.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
- 407 METAL CANOPIES BY SIGNAGE VENDOR. SEE SCHEDULE FOR FINISH.
- 409 ASSUME DIT LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- 411 CONCRETE CURB.
- 419 EXTERIOR LIGHT FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS.

**LN**  
**SM**  
**AR**  
**CH**

PHONE 888.624.5726  
TEL 858.624.3745

519 Hampton Way, Suite 8  
Richmond, KY 40475

**REAR ELEVATION** 1/4" = 1'-0" **1**

**KEY NOTES** **A**

DATE	REMARKS

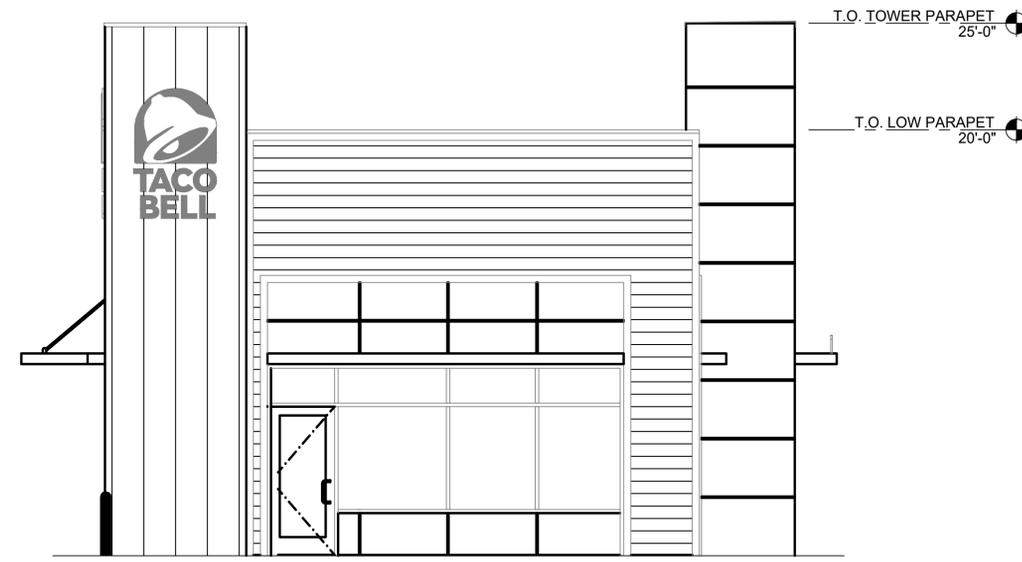
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 BRAND DESIGNER:  
 SITE NUMBER: ###  
 STORE NUMBER: ###  
 PA/PM: LS  
 DRAWN BY.: WCS  
 JOB NO.: 20756

**TACO BELL**  
 BOURN STREET  
 ROCKWALL, TX

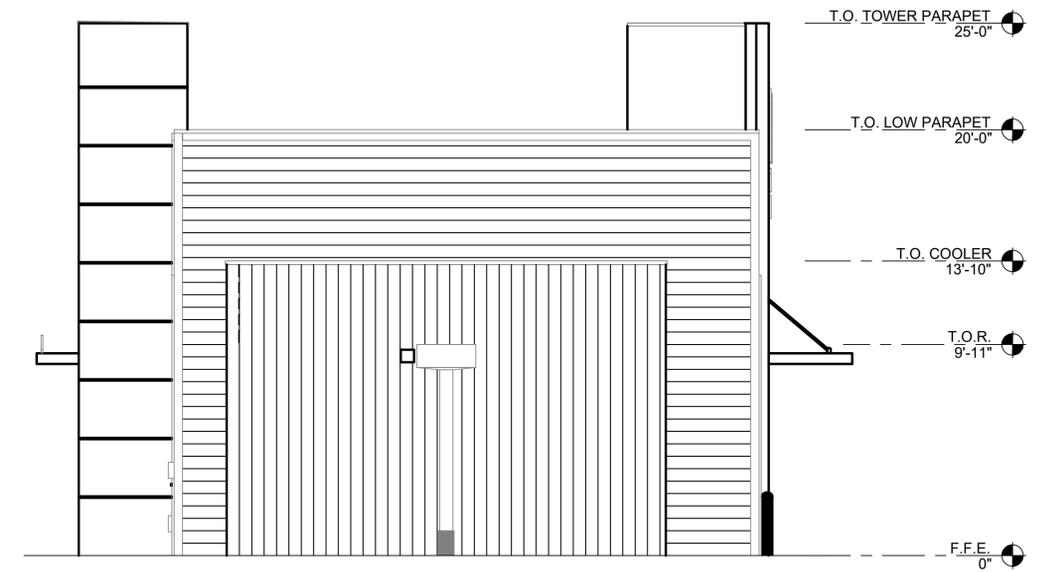


ENDEAVOR 1.0  
**EXTERIOR ELEVATIONS**

**A4.1**



**FRONT ELEVATION** 1/4" = 1'-0" **2**



**REAR ELEVATION** 1/4" = 1'-0" **3**



**FRONT ELEVATION** 1/4" = 1'-0" **1**

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 A-100 EXTERIOR LATEX SATIN.

**NOT USED** **I**

**SIGNAGE** **G**

**GENERAL NOTES** **F**

**PAINT NOTES** **E**

**NOT USED** **C**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION
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2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE D / A 7.2
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	-	-	SEE D / A 7.2
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE D / A 7.2
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE D / A 7.2
6	HOLLOW METAL DOOR	-	-	PURPLE TB2603C & FRAME, SEMI-GLOSS	-	-	SEE D / A 7.2
7	AWNINGS	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	-	-	SEE D / A 7.2
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13	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE (SW/TB2603C)	-	-	SEE D / A 7.2
14	METAL PARAPET CAP	-	-	CYBERSPACE (SW7076)	-	-	SEE D / A 7.2

**EXTERIOR FINISH SCHEDULE** **H**

**NOT USED** **D**

**LONNIE SMITH**  
 ARCHITECT  
 phone 888.624.5726  
 fax 639.624.3745  
 519 Hampton Way, Suite 8  
 Richmond, KY 40475

DATE	REMARKS

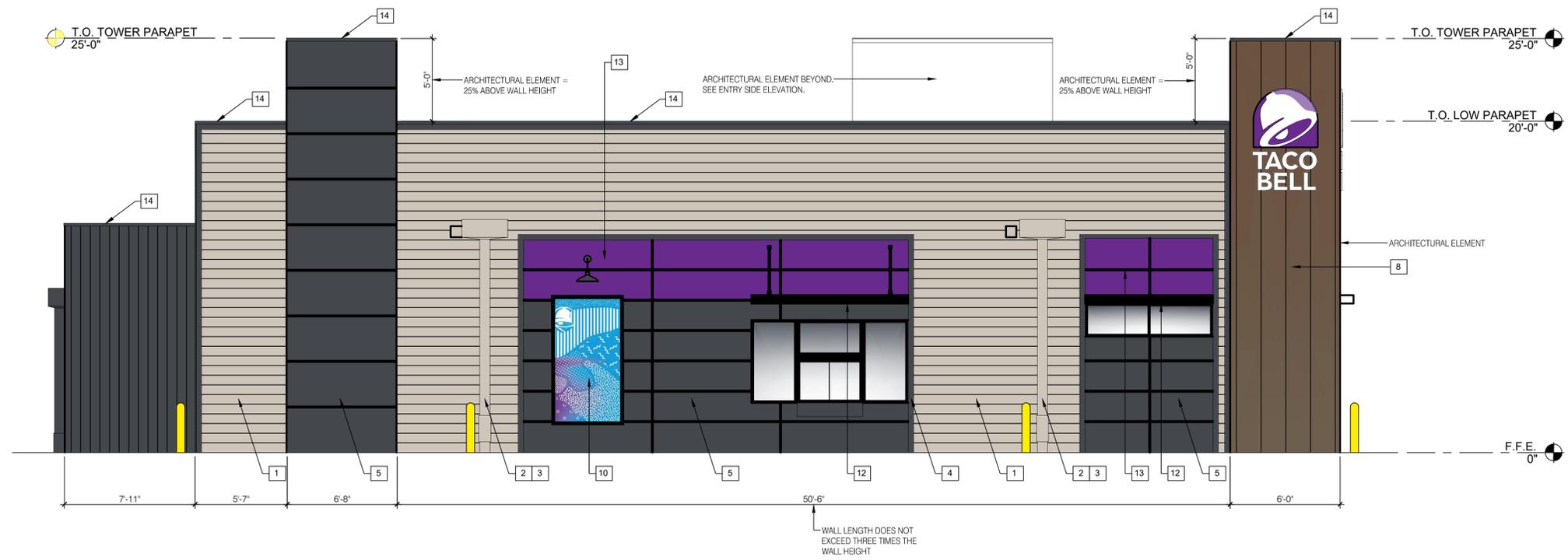
CONTRACT DATE: ###  
 BUILDING TYPE: END. MED40  
 PLAN VERSION: MARCH 2020  
 BRAND DESIGNER:  
 SITE NUMBER: ###  
 STORE NUMBER: ###  
 PA/PM: LS  
 DRAWN BY.: WCS  
 JOB NO.: 20756

**TACO BELL**  
 BOURN STREET  
 ROCKWALL, TX



ENDEAVOR 1.0  
 EXTERIOR  
 ELEVATIONS

**A4.0**



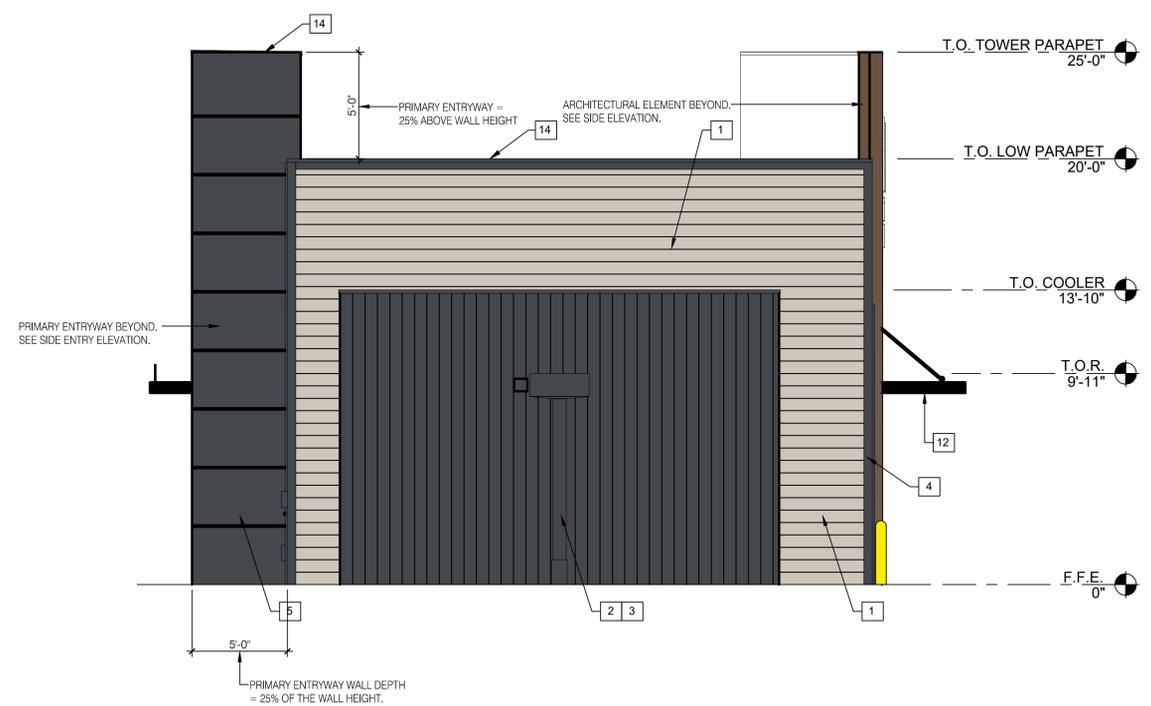
REAR ELEVATION 1/4" = 1'-0" 1

NOT USED

A



FRONT ELEVATION 1/4" = 1'-0" 2



REAR ELEVATION 1/4" = 1'-0" 3

DATE	REMARKS

CONTRACT DATE: ###  
 BUILDING TYPE: END\_MED40  
 PLAN VERSION: MARCH 2020  
 BRAND DESIGNER:  
 SITE NUMBER: ###  
 STORE NUMBER: ###  
 PA/PM: LS  
 DRAWN BY.: WCS  
 JOB NO.: 20756

TACO BELL  
 BOURN STREET  
 ROCKWALL, TX



ENDEAVOR 1.0  
 EXTERIOR  
 ELEVATIONS

A4.1

LONNIE SMITH  
 ARCHITECT  
 phone 888.684.5785  
 fax 888.624.3745  
 519 Hampton Way, Suite 8  
 Richmond, KY 40475

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 62 (PD-62) [*ORDINANCE NO. 05-24*] AND 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 A *RESTAURANT, 2,000 SF OR MORE, WITH A DRIVE-THROUGH OR DRIVE-IN* ON A 1.1308-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, JACK CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with a Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 1.1308-acre parcel of land described as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) [*Ordinance No. 05-42*] for General Retail (GR) District land uses, addressed as 902 & 906 S. Goliad Street [SH-205], and being more specifically described and 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*] and Planned Development District 62 (PD-62) [*Ordinance No. 05-42*] 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 Planned Development District 62 (PD-62) [*Ordinance No. 05-24*] and 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 a *Restaurant, 2,000 SF or More, with a Drive-Through or Drive-In* in accordance with 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

Planned Development District 62 (PD-62) [Ordinance No. 05-42]; and, Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *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 operation of a *Restaurant, 2,000 SF or More, with a Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Restaurant, 2,000 SF or More, with a Drive Through or Drive-In* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations will be subject to change based on the recommendations of the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan approval.
- 3) The hours of operation for the *Restaurant, 2,000 SF or More, with a Drive Through or Drive-In* shall be limited to Monday through Sunday 7:00 AM to 10:00 PM.
- 4) A minimum of an eight (8) foot masonry wall (*constructed with materials matching the primary structure*) be constructed adjacent to the southern and western property lines. Mature canopy trees should be planted on 20-foot centers along the entire length of the wall.
- 5) A minimum of a 20-foot landscape buffer with a berm and shrubbery shall be established along S. Goliad Street fully impairing any visibility issues caused by headlights from motor vehicles in the drive through lane. In addition, mature canopy trees on 50-foot centers should be planted along the entire length of S. Goliad Street.

## 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) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner 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 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

---

Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

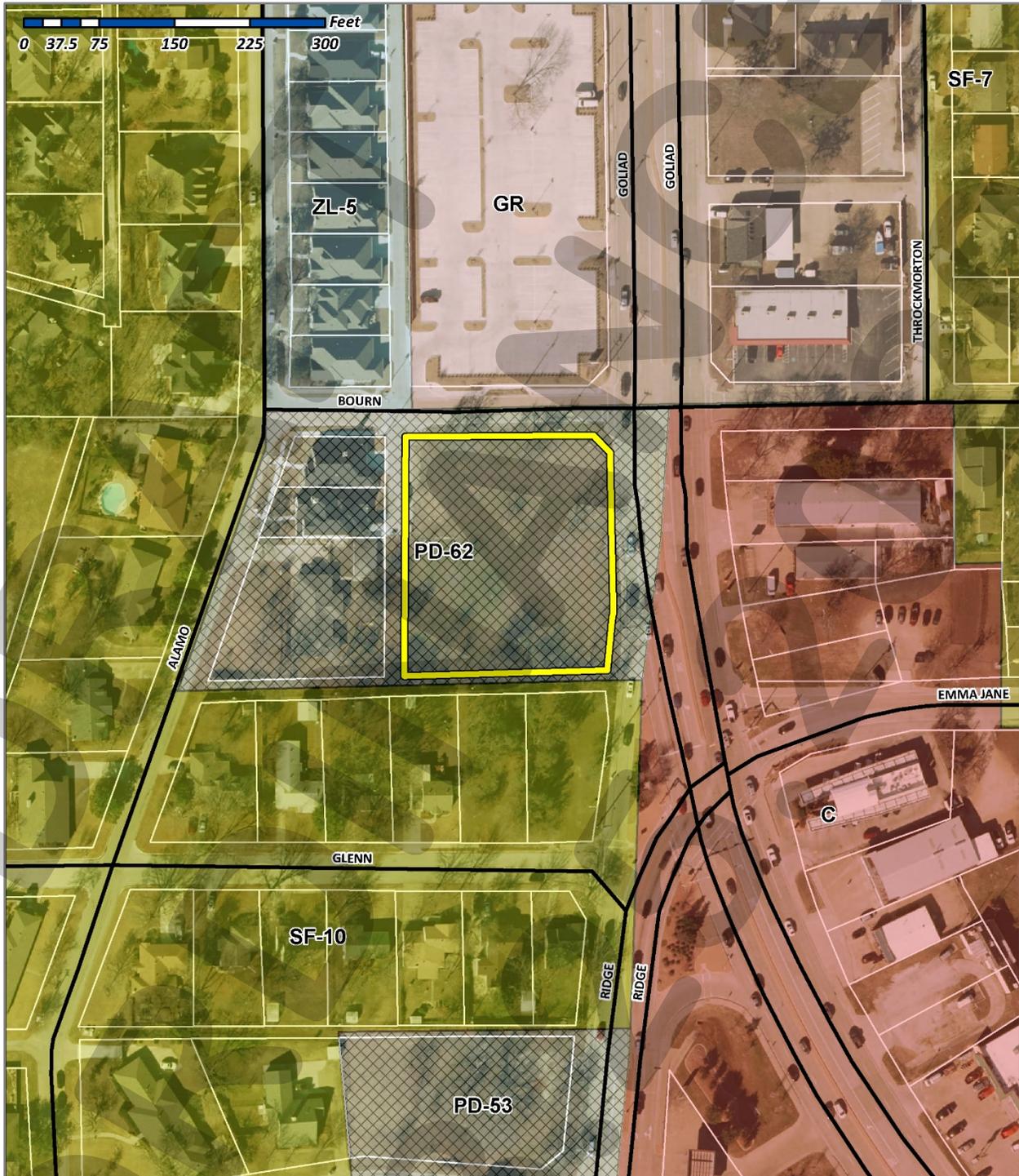
1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map*

Address: 902 & 906 S. Goliad Street

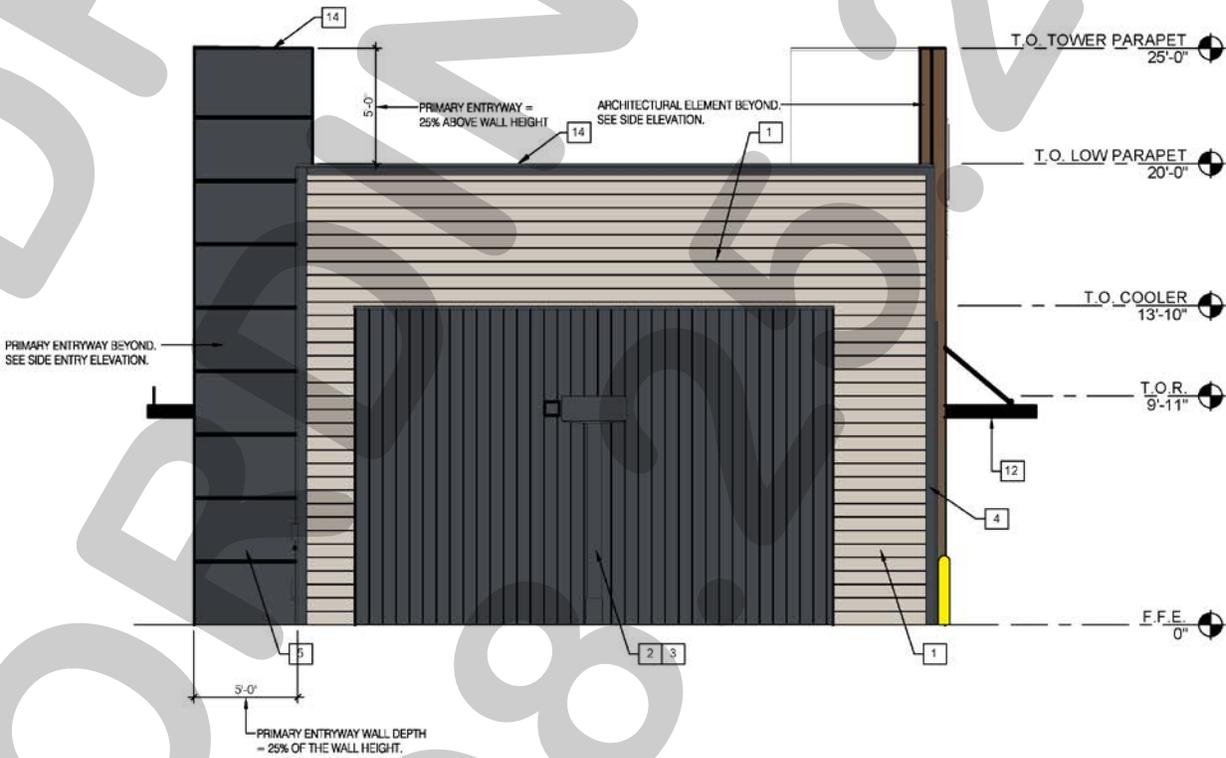
Legal Description: Lot 1, Block B, Jack Canup Addition







**Exhibit 'C':**  
*Concept Building Elevations*



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: Z2020-036  
PROJECT NAME: SUP for 1540 E. I-30  
SITE ADDRESS/LOCATIONS: 1540 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/18/2020	Approved w/ Comments

08/18/2020: Z2020-036; Specific Use Permit (SUP) for 1540 E. IH-30

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

I.1 This request is for the approval of a Specific Use Permit (SUP) to allow a structure that exceeds 60-feet in height in a Light Industrial (LI) District for the purpose of constructing a flag pole on an existing motor vehicle dealership (i.e. Clay Cooley Hyundai) being a 4.39-acre parcel of land identified as Lot 1, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1540 E. IH-30.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (Z2020-036) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 03.04, Flag Poles, of Article 04, Permissible Uses, of the Unified Development Code (UDC), "(f)lag poles are permitted in all districts, but must meet the building height and setback requirements for each district."

I.5 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height for a structure in a Light Industrial (LI) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 120-feet through a Specific Use Permit (SUP).

M.6 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.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 September 1, 2020; 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 September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.8 The projected City Council meeting dates for this case will be September 21, 2020 (1st Reading) and October 5, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

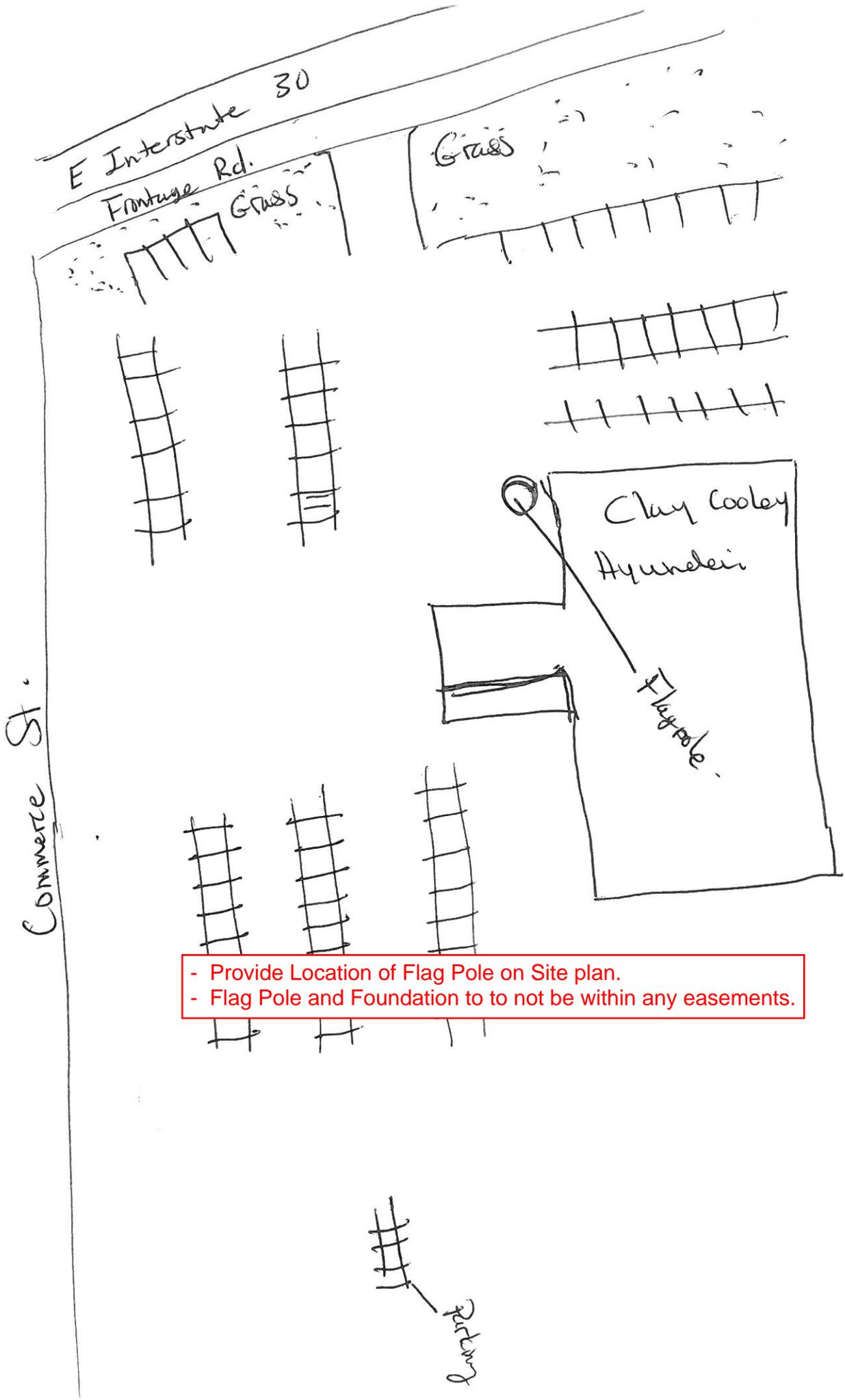
08/19/2020: - Provide Location of Flag Pole on Site plan. (i)

- Flag Pole and Foundation to not be within any easements. (i)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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BUILDING	Rusty McDowell	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	08/20/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved

08/17/2020: No comments



- Provide Location of Flag Pole on Site plan.
- Flag Pole and Foundation to to not be within any easements.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-036

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):

**Plotting Application Fees:**

Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>

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

Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>

Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>

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

**Zoning Application Fees:**

Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>

Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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

## PROPERTY INFORMATION (PLEASE PRINT)

Address 1540 I-30 Rockwall, TX 75087  
Subdivision \_\_\_\_\_ Lot 2 Block 1

General Location Clay Cooley Hyundai

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning Light Industrial Current Use Auto Dealer / Service  
Proposed Zoning N/A Proposed Use Installing 120' Flagpole with 40x60 US Flag  
Acreage 4.390 Lots (Current) 2 Lots (Proposed) \_\_\_\_\_

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB1167 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)

<input type="checkbox"/> Owner <u>Clay E. Cooley</u>	<input type="checkbox"/> Applicant <u>Symonds Flags &amp; Poles, Inc</u>
Contact Person <u>Mary Pinedo</u>	Contact Person <u>Nabaha "Bea" Saeed</u>
Address <u>1251 E. Airport Fwy.</u>	Address <u>7503 Flagstone Dr.</u>
City, State & Zip <u>Irving TX 75062</u>	City, State & Zip <u>Fort Worth, TX 76118</u>
Phone <u>(972) 573-7607</u>	Phone <u>814-596-1900 ext. 104</u>
E-Mail <u>mpinedo@comeseday.com</u>	E-Mail <u>Bea@symondsflags.us</u>

## NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared Clay Cooley [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application, all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

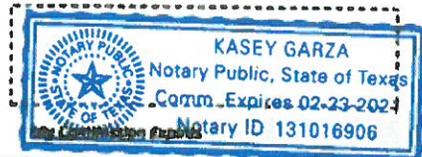
Given under my hand and seal of office on this the 9 day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION

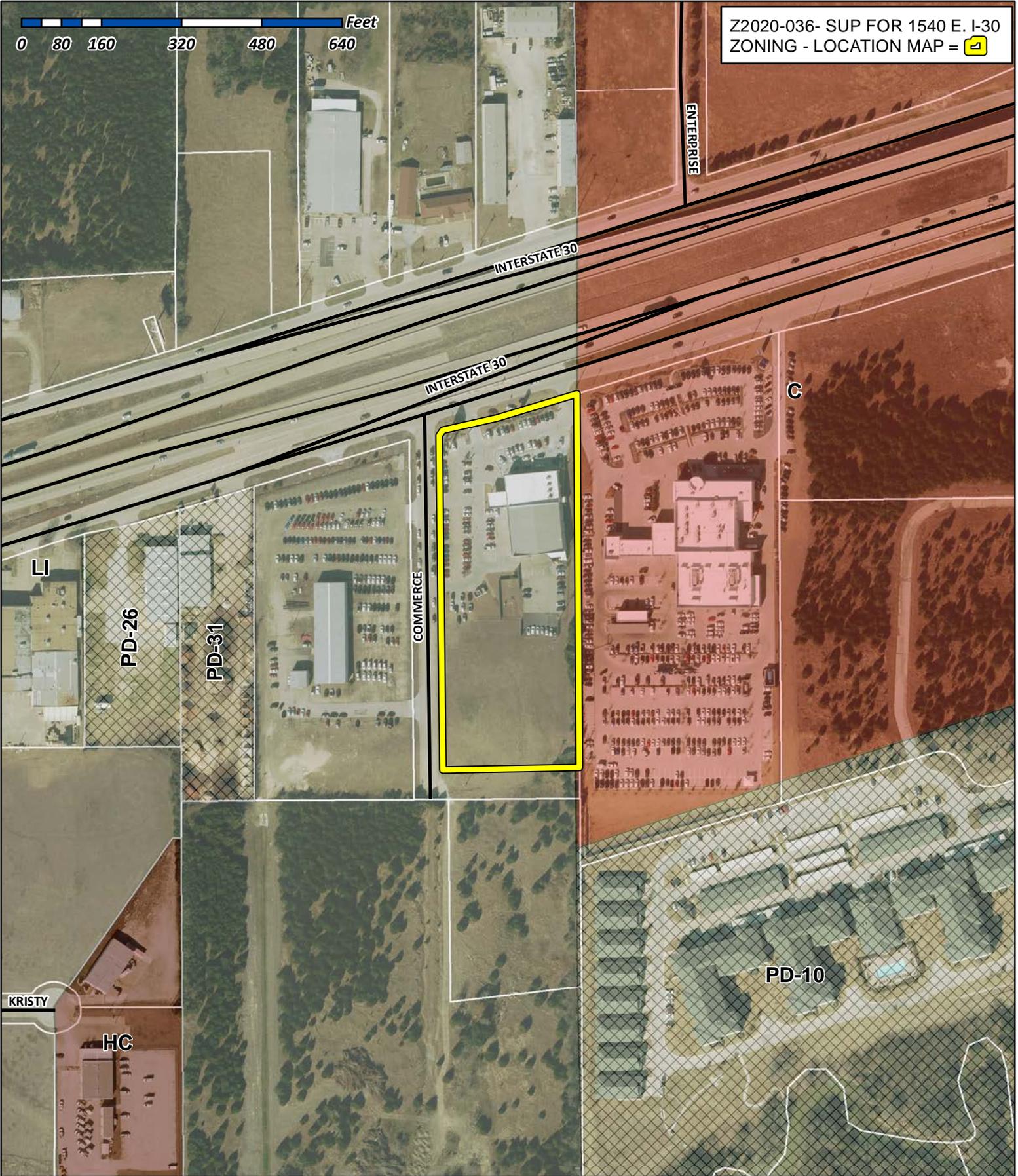
Kasey Garza



2-23-2021

0 80 160 320 480 640 Feet

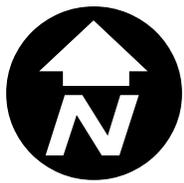
Z2020-036- SUP FOR 1540 E. I-30  
ZONING - LOCATION MAP = 



# 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.

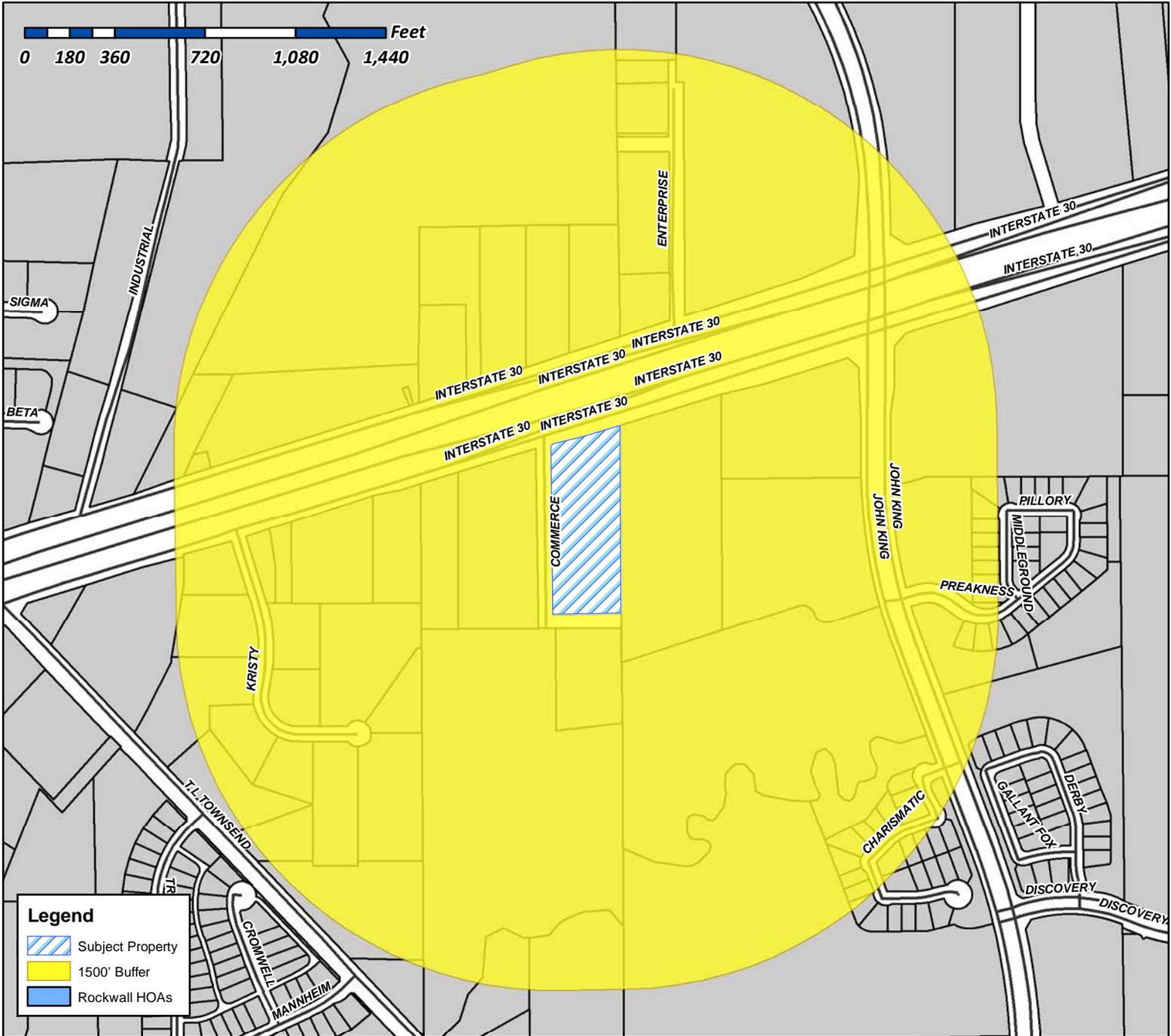




# City of Rockwall

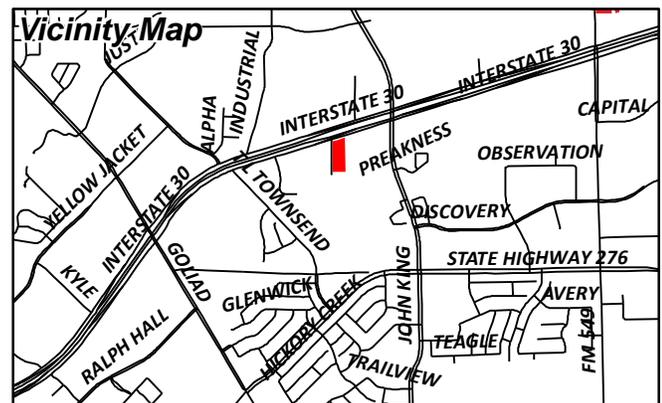
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-036  
**Case Name:** SUP for 1540 E. I-30  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. I-30

**Date Created:** 8/14/2020  
**For Questions on this Case Call (972) 771-7745**

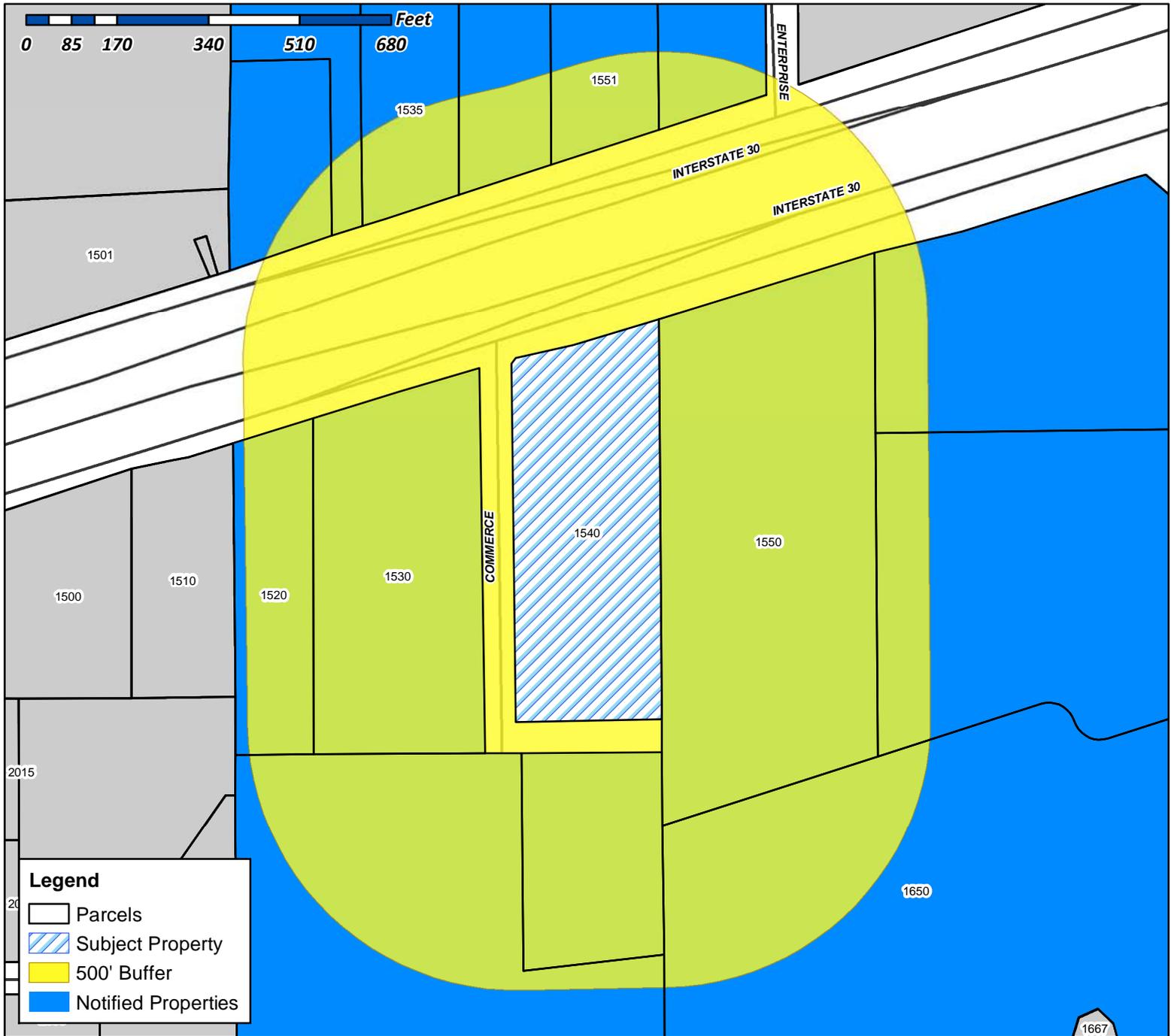
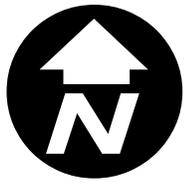




# City of Rockwall

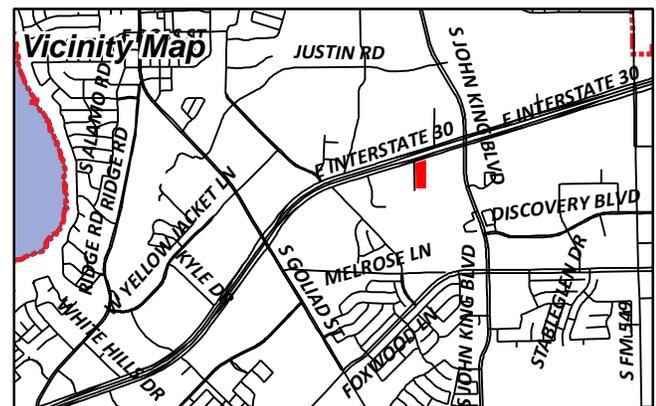
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**Case Number:** Z2020-036  
**Case Name:** SUP for 1540 E. IH-30  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. IH-30

**Date Created:** 8/14/2020  
**For Questions on this Case Call (972) 771-7745**



ROCKWALL CREDIT SERVICES LC  
1520 E I30  
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC  
1530 S I30  
ROCKWALL, TX 75032

ZBH/1535 E INTERSTATE 30 LTD  
1535 I30  
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC  
1540 EAST IH 30  
ROCKWALL, TX 75087

REALTY HOLDINGS OF ROCKWALL LLC  
1550 E I30  
ROCKWALL, TX 75032

AM ROCKWALL INVESTMENTS LP  
A TEXAS LTD PARTNERSHIP  
1551 E INTERSTATE 30 STE A  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
1650 S JOHN KING  
ROCKWALL, TX 75032

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
18100 VON KARMAN SUITE 500  
IRVINE, CA 92612

REALTY HOLDINGS OF ROCKWALL LLC  
1925 CEDAR SPRINGS ROAD SUITE 204  
DALLAS, TX 75201

DVB FAMILY LIMITED PARTNERSHIP  
2421 KATHRYN DR  
HEATH, TX 75032

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
709 W RUSK ST STE B  
ROCKWALL, TX 75087

CAMBRIDGE COMPANIES  
C/O WEBB RHOADES  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD  
9669 JOURDAN WAY  
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC  
PO BOX 1870  
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160

COLLIN G PROPERTIES LTD  
PO BOX 847  
ROCKWALL, TX 75087

Symonds Flags & Poles, Inc.  
7503 Flagstone Dr. Bldg. 30  
Fort Worth, TX 76118  
Tel 214-596-1900 Fax 817-590-8019  
www.symondsflags.us



The flagpole does not violate, the intent of Chapter 7, and it will be professionally designed and installed solely for the purpose of displaying <sup>US</sup> both the US ~~and TX~~ <sup>TX</sup> Flags. It is actually, in the guidelines of Chapter 7.

It will not affect in any way the surrounding properties, or the safety of the public. The flagpoles will create great feelings of Patriotism and the love of our great country and state.

There will be no adverse impact.

All of us who drive by on Hwy 30 will marvel at the City of Rockwall's Love of our Country.

If the variance is not granted we will not be able to adequately demonstrate our great Patriotism and love of our Country and State to the people of Rockwall and all who travel through it.

It will actually compliment the looks of the city.

Thank you,

Nabiha Saeed

EXHIBIT A

Description of the Property

TRACT I

BEING a 4.922-acre tract of land situated in the N. M. BALLARD Survey, Abstract No. 24, and in the A. HANNA Survey, Abstract No. 99, in the City of Rockwall, Rockwall County, Texas, and being part of a 48.033-acre tract of land described in the deed from Eva E. Tadlock, a widow, and C. W. Tadlock to Max Scheid, Trustee, dated 18th day of July, 1972, and recorded in Volume 103, at Page 791 of the Deed Records of Rockwall County, Texas, and being the remainder of that certain 5-acre tract of land described in the deed from Max Scheid, Trustee to Gaston and Gaston Auctioneers, Inc. dated the 10th day of October 1978, and recorded in Volume 137, at Page 832 of the said Deed Records of Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 3-inch aluminum TxDOT monument found in place on the Westerly line of the above mentioned 48.033-acre tract at its intersection with the Southerly right-of-way line of Interstate Highway 30, said 3-inch aluminum TxDOT monument marking the most Southerly Southwest corner of a 3,450 square-foot tract of land described in the deed from Marty K. Salley, et vir Oscar Salley, to the State of Texas, dated the 16th day of January, 2010, and recorded in County Clerk's Document No. 2010 00430987 (Volume 6069, at Page 254) of the said Deed Records of Rockwall County, Texas, and having coordinates based on the Texas Coordinate System of 1983, North Central Zone of:

X = 2,601,110.56 U. S. Survey Feet

Y = 7,021,781.94 U. S. Survey Feet

(Reported as North 7,022,808.07, East 2,601,490.67 based on the TxDOT conversion factor of 1.000146135 in the cited deed to the State of Texas)

THENCE with the Southeasterly right-of-way line of Interstate Highway No. 30 and the Southeasterly line of the above mentioned 3,450-square-foot State of Texas tract the following two courses and distances:

1. N 72 degrees 46 minutes 00 seconds E 308.48 feet

~~2. S 65 degrees 17 minutes 09 seconds E 23.86 feet to a 3-inch aluminum TxDOT monument found in place on the Westerly right-of-way line of Commerce Street (a 60-foot right-of-way) according to the Plat thereof recorded in Cabinet B on Slide 323 of the Map and Plat Records of Rockwall County, Texas, and being in the Westerly line of a 5-acre tract described in the deed from Max Scheid, Trustee to Rockwall Church of Christ, dated the 15th day of December, 1977, and recorded in Volume 131, at Page 405 of the said Deed Records of Rockwall County, Texas;~~

THENCE S 00 degrees 40 minutes 20 seconds E with the Westerly right-of-way line of Commerce Street at a distance of 622.43 feet pass a 5/8-inch steel rod found (called to be the Southwest corner of the last mentioned 5-acre tract but fails to satisfy the called distance for the Westerly line of that tract) and continuing on the same course for an additional distance of 84.93 feet for a total distance of 707.36 feet to a 3/8-inch steel rod found;

THENCE S 89 degrees 22 minutes 30 seconds W for a distance of 317.00 feet to a 3/8-inch steel rod found;

THENCE N 00 degrees 41 minutes 38 seconds W for a distance of 629.40 feet to the PLACE OF BEGINNING and containing 4.922 acres of land.

**TRACT II**

BEING a 21.684-acre portion of a called 22.303-acre tract of land described in the deed from Thomas E. Haack to Thomas Real Estate, L.P. dated November 12, 1998, and recorded in Volume 1507, at Page 203 of the Deed Records of Rockwall County, Texas (DRRCT) and being situated in the N.M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, and also being part of a called 25.281-acre tract of land described in the deed from Haldeman, Inc. to Buddy R. Haldeman dated the 20th day of March, 1984, and recorded in Volume 193, at Page 406 DRRCT and being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the intersection of the northeasterly right-of-way line of High School Drive (a variable width right-of-way commonly known as T.L. Townsend Drive) with the easterly line of Bodin Industrial Tract according to the plat thereof recorded in Cabinet A, on Slide 347 of the DRRCT said 1/2-inch steel rod also marking the most southerly or southeasterly corner of a 1-acre lot, tract or parcel described in the deed from James Valk et ux to James Valk, Sr. et al dated the 23rd day of March, 2010, and recorded in Volume 6070, at Page 268 DRRCT, and having coordinates of:

X. 2,600,974.41 U. S. Survey Feet

Y. 7,019,534.15 U. S. Survey Feet;

THENCE:

N 00°21'13" W with the westerly line of the 22.303-acre tract and with easterly line of the last mentioned Bodin Industrial Tract at a distance of 304.86 feet pass 1/2-inch steel rod found  
And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 376.39 feet pass one foot west of a 1/2-inch steel rod found

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 863.78 feet pass a 3/8-inch steel rod found marking the northeasterly corner of a 1-acre tract or parcel of land described in the deed from John W. McDaniel et ux to IRT Construction, Inc., dated December 31, 1997, and recorded in Volume 1314, at Page 250 of the DRRCT

And continuing on the same course and with the common line between the 22.303-acre tract and Bodin Industrial Tract at an additional distance of 71.85 feet for a total distance of 1,616.88 feet (called: 1,625.74 feet) to a 1/2-inch steel rod found for the southwest corner of a 2.16-acre tract of land described in the deed from Gibola Properties, L.L.C. to Rockwall Credit Services, L.C. dated September 30, 2005, and recorded in Volume 4314, at Page 34 DRRCT;

THENCE N 89°22'30" E with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 2.16-acre Rockwall Credit Services tract at a distance of 153.71 feet pass a 3/8-inch steel rod marking the southeast corner of said 2.16-acre tract the same being the southwest corner of a 4.922-acre tract described in the deed from Marty K. Salley et vir to Gordon Rockwall Investments, L.L.C. dated 2nd day of October, 2012, and recorded in Volume 6939, at Page 100 DRRCT and continuing on the same course with the northerly line of the 22.303-acre tract and the southerly line of the last mentioned 4.922-acre tract an additional distance of 317.00 feet for a total distance of 470.71 feet to a 3/8-inch steel rod found marking the southeast corner of said 4.922-acre tract;

THENCE N 68°46'16" E with the northerly line of the 22.303-acre tract for a distance of 63.21 feet to a 1/2-inch steel rod found in the westerly boundary line of Rockwall Recreation Addition according to the plat thereof recorded in Cabinet F, on Slide 379 DRRCT;

THENCE S 00°35'03" E with the westerly boundary line of said Rockwall Recreation Addition for a distance of 433.41 feet to a 5/8-inch steel rod found for the southwest corner of said addition;

THENCE N 89°28'30" E with a northerly line of the 22.303-acre tract and departing the Rockwall Recreation Addition for a distance of 261.25 feet to a 5/8-inch steel rod for its most easterly northeast corner from which a 1/2-inch steel rod marking the southeast corner of said Rockwall Recreation Addition bears N 01°02'39" W a distance of 24.60 feet;

**TRACT III**

Being a part of Lot 1, Block 1, of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1" iron pipe found for corner in the southeast right-of-way line of Interstate Highway 36, at the northeast corner of said Lot 1, Block 1;

**THENCE S. 00 deg. 20 min. 22 sec. E.** along the east line of said tract, a distance of 212.96 feet to a 3/8" iron rod found for corner;

**THENCE S. 01 deg. 26 min. 34 sec. W.** along the east line of said Lot 1, Block 1, a distance of 452.24 feet to a 5/8" iron rod found for corner;

**THENCE S. 00 deg. 02 min. 16 sec. W.** along the east line of said Lot 1, Block 1, a distance of 83.77 feet to a 1/2" iron rod found for corner at the southeast corner of same, and being in the north line of a 60 foot street dedication per plat;

**THENCE S. 89 deg. 52 min. 00 sec. W.** along the north line of said street dedication, a distance of 262.48 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block 1, and being in the east right-of-way line of Commerce Street per plat in Cab. B, Slide 323;

**THENCE N. 00 deg. 08 min. 00 sec. W.** along said right-of-way line, a distance of 667.32 feet to an "X" chiseled in concrete for corner in the southeast right-of-way line of Interstate Highway 30 per Volume 6090, Page 116 of the Official Public Records of Rockwall County, Texas;

**THENCE N. 37 deg. 19 min. 40 sec. E.** along said right-of-way line, a distance of 12.87 feet to a point for corner;

**THENCE N. 77 deg. 30 min. 28 sec. E.** along said right-of-way line, a distance of 108.87 feet to a 1/2" iron rod found for corner;

**THENCE N. 73 deg. 15 min. 39 sec. E.** along said right-of-way line, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing 191,336 square feet or 4.39 acres of land.

**TRACT IV**

Being Lot 1, Block 2 of ROCKWALL RECREATIONAL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 379, of the Plat Records of Rockwall County, Texas.

THENCE S 00°31'33"E with the easterly line of said 22.303-acre tract at a distance of 389.26 feet pass 7.5 feet west of a Flood Plain Monument called on Sheet 2 of 6 of the plat of the Mansions Senior Addition according to the plat thereof recorded in Cabinet G, on Slide 389-394 DRRCT and continue on the same course and with the easterly line of said 22.303-acre tract for an additional distance of 378.14 feet for a total distance of 767.40 feet to a point on the platted northerly line of Lot 1, Block 1 Houser Addition according to the plat thereof recorded in Cabinet B, at Slide 174 of the Map Records of Rockwall County, Texas, and being N 73°16'24"W a distance of 8.07 feet from the northeast corner of said Lot 1;

THENCE generally along the high bank of Buffalo Creek the following six (6) courses and distances:

N 41°18'30" W a distance of 74.72 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 86°07'24" W a distance of 102.81 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 69°01'44" W a distance of 61.40 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 62°32'37" W a distance of 38.24 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 41°12'23" W a distance of 70.66 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA ENGINEERS"

S 80°55'55" W a distance of 79.86 feet to the northwest corner of said Lot 1, Block 1 Houser Addition, from which a 1/2-inch steel rod found bears S 00°13'03" E a distance of 40.51 feet and a 5/8-inch steel rod set in the thread of Buffalo Creek with an orange plastic cap stamped "R-DELTA ENGINEERS" bears N 20°W a distance of 0.45 feet;

THENCE with the thread of said Buffalo Creek the following eight (8) courses and distances:

S 74°05'53" W a distance of 31.97 feet;

N 34°02'33" W a distance of 39.97 feet;

~~S 73°38'14" W a distance of 97.75 feet;~~

S 02°51'37" W a distance of 93.25 feet;

S 16°31'48" E a distance of 69.66 feet;

S 24°26'02" W a distance of 76.47 feet;

S 38°41'24" W a distance of 251.24 feet;

S 57°43'03" W a distance of 62.30 feet to a point on the northeasterly right-of-way line of High School Drive;

THENCE N 35°21'16" W with the northeasterly right-of-way line of High School Drive a distance of 87.69 feet to the PLACE OF BEGINNING and containing 944,552 square feet or 21.684 acres of land.

3. Explain how, if the variance is not granted, it will cause an unnecessary hardship for you to use your property for a valid purpose: (a hardship may not be self-imposed or financial in nature)

If the variance is not granted we will not be able to close our love of Country and State to the people of Rockwall and all who travel through. ~~It will cause the~~ The large flag will create goodwill and good feelings throughout the community.

Owner of Property 1540 EAST IH 30 ROCKWALL, LLC

Name of Applicant CLAY E COOLEY

Address ~~1540~~ 1540 E. I-30 HWY

City, State, Zip Rockwall TX 75087 Telephone (214) 597 8697

Signature [Signature] Date 6/23/20

\*\*\*\*\*

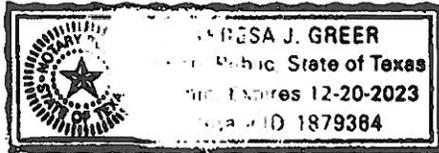
**OWNER'S AFFIDAVIT**

State of Texas  
County of Dallas

Before me the undersigned on this day personally appeared CLAY COOLEY  
who on his/her oath certifies that the above/attached statements are true and correct and that he/she is the legal owner of the property.

[Signature]  
Property Owner Signature

Subscribed and sworn to before me this 23 day of June, 2020.



[Signature]  
Notary Public In and For Dallas County, TX

Community Development Department  
Building Inspection Division

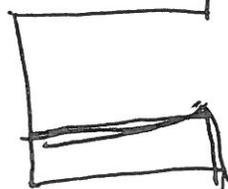
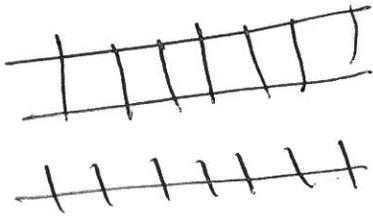
Signs/BOA/BOASignApp

Commerce St.

E Interstate 30  
Frontage Rd.

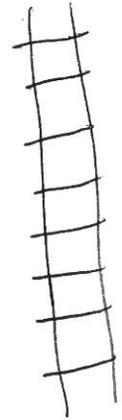
Grass

Grass



Clay Cooley  
Ayuneei

Flapole



Plot

# DIMINISHING SECTION STEEL CONCEALED HALYARD GROUND SET FLAGPOLE

## STANDARD FITTINGS

**FINIAL:** (The flagpole division of NAAMM recommends that no Finial, other than the internal Halyard Truck itself be used on the Concealed Halyard Flagpole.)

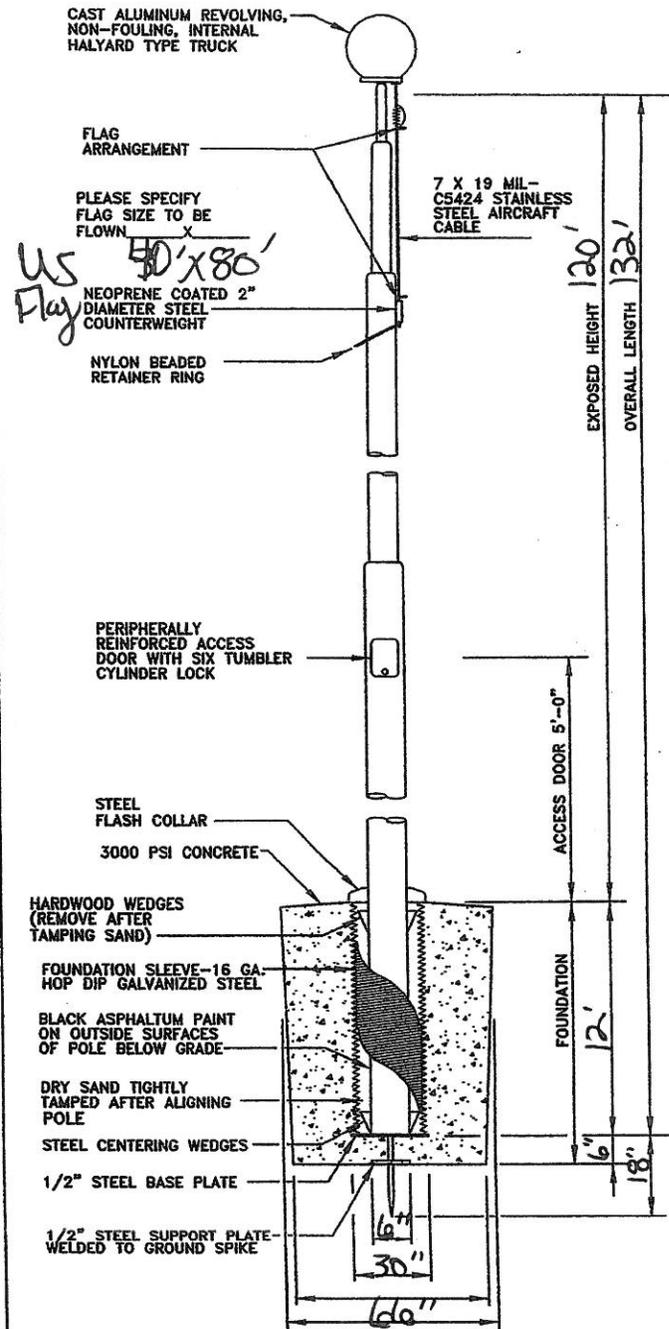
**TRUCK:** Heavy duty, cast aluminium, internal halyard type, revolving non-fouling, gold powder coated, equipped with upper and lower sealed bearings assemblies and a stainless steel spindle for flagpoles up to 130'. Larger flagpoles will come with two spun steel hemispheres, automotive type sealed bearing assemblies and a welded in steel spindle.

**HALYARD:** Halyard and flag arrangement are 1/8" and 3/16" stainless steel aircraft cable, with attachment ends crimped over 1/8" stainless steel yokes and joined by a stainless steel quicklink. Cable is two piece, joined by a stainless steel swivel at mid-point. The flag arrangement is sized to accommodate an appropriate size flag and is supplied complete with two heavy duty swivel snaps, neoprene coated counterweight, and beaded nylon retainer rings.

**WINCH:** ~~Stainless steel, direct drive, accessible for maintenance only through a reinforced access opening, which is covered by a removable door finished to match flagpole shaft and contains a six tumbler cylinder lock, Winch is gearless, operable only by a removable crank handle and locks in any position upon removal of the crank handle.~~

*Electric Winch  
See Attached*

**FOUNDATION TUBE:** Fabricated from 16GA. galvanized steel, with a steel base plate whose square dimension is 4" larger than the I.D. of the sleeve. A setting plate 6" square is securely welded to the ground spike 6" below the base plate. The ground spike is 3/4" diameter and 36" in length.



PROJECT NO.	CL GROUND SET DIM. SECTION STEEL FLAGPOLE		
LOC. <i>Rockwall, TX</i>	EXP. HT. <i>120'</i>	OVERALL HT. <i>132'</i>	NO. OF SEC. <i>5</i>
ARCHT:	BUTT. DIA. <i>24"</i>	TOP DIA. <i>6.625"</i>	WALL THICKNESS <i>.375</i>
CONT R:	SHP IN <i>5</i> SEC.		FINISH: <i>powder coat</i>
CUST: <i>Clay Coody Hyundai</i>			

EXPOSED HEIGHT	OVERALL LENGTH	TOP DIAMETER	BOTTOM DIAMETER	BUTT WALL THICKNESS	SHIP SECTIONS	NO. OF SECTIONS	FLAG SIZE	SHIPPING WEIGHT
<i>120'</i>	<i>132'</i>	<i>6.625"</i>	<i>24"</i>	<i>.375</i>	<i>5</i>	<i>5</i>	<i>40'x80</i>	<i>10,100#</i>

**WARNING:** Extreme Caution should be exercised when installing flagpoles near overhead power lines, or in the vicinity of buried cables.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

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 A *STRUCTURE THAT EXCEEDS 60-FEET IN HEIGHT IN A LIGHT INDUSTRIAL (LI) DISTRICT* TO ALLOW THE CONSTRUCTION OF A FLAG POLE ON A 4.39-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK 1, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 Nabih Saeed of Symonds Flags and Poles, Inc. on behalf of Clay Cooley for the approval of a Specific Use Permit (SUP) for a *structure that exceeds 60-feet in height in a Light Industrial (LI) District* to allow the construction of a flag pole on an existing motor vehicle dealership on a 4.39-acre parcel of land being described as Lot 1, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1540 E. IH-30, and being more specifically described and 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 a *structure that exceeds 60-feet in height in a Light Industrial (LI) District* to allow the construction of a flag pole on an existing motor vehicle dealership in accordance with Article 04, *Permissible Uses*, and 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 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, and 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 may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction and continued operation of a flag pole on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a flag pole on the *Subject Property* shall generally conform to the Flag Pole Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed flag pole shall not exceed a maximum overall height of 120-feet as measured from grade.
- 4) The flag shall be maintained in good condition free of tears, rips, fraying, or fading.

## 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) will require the *Subject Property* to comply with the following:

- 1) 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 outlined 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
**Location Map and Survey**

Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1, Rockwall Recreational Addition

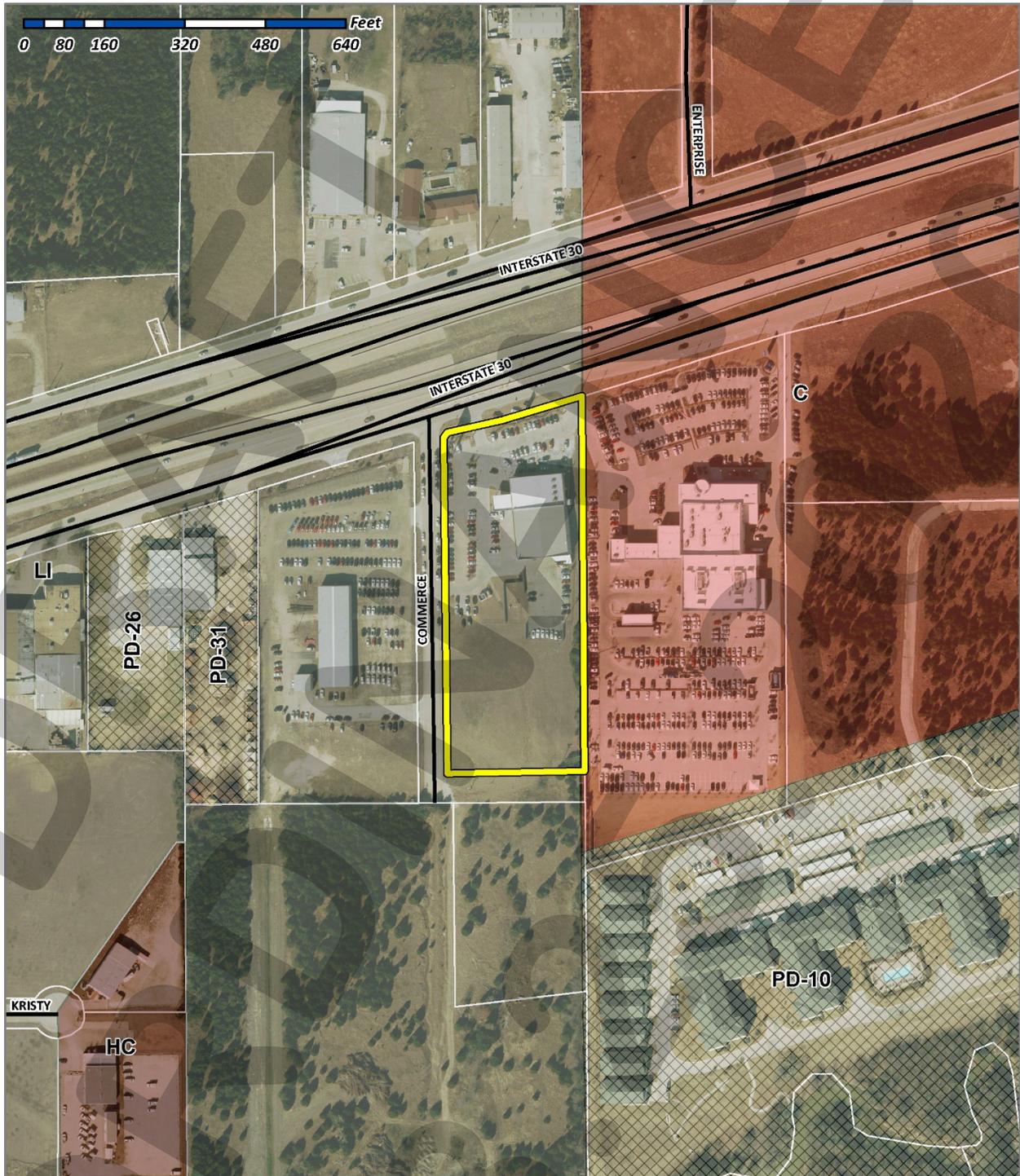
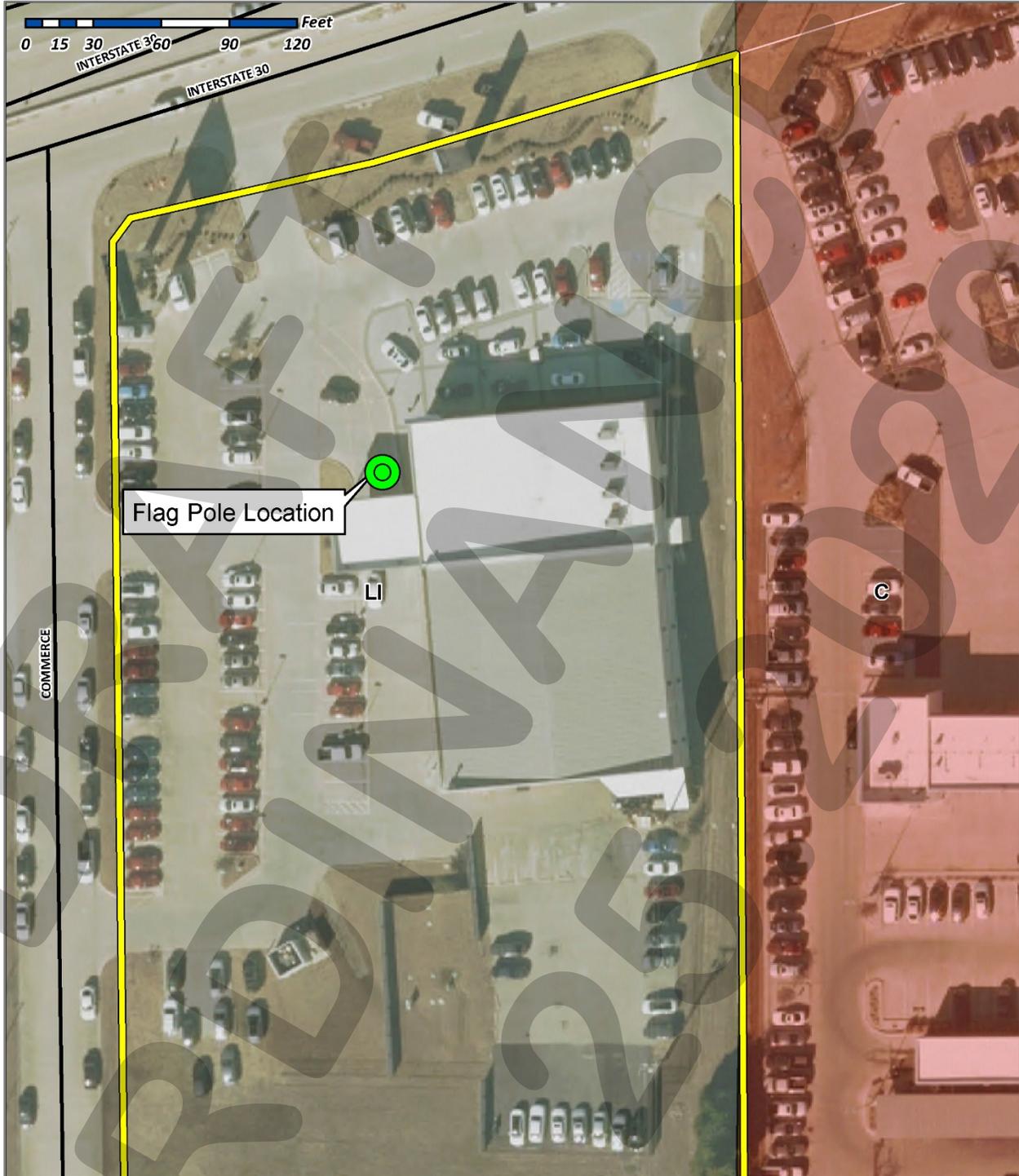


Exhibit 'B':  
Concept Plan



**Exhibit 'C':**  
*Flag Pole Elevations*

**DIMINISHING SECTION STEEL  
CONCEALED HALYARD  
GROUND SET FLAGPOLE**

**STANDARD FITTINGS**

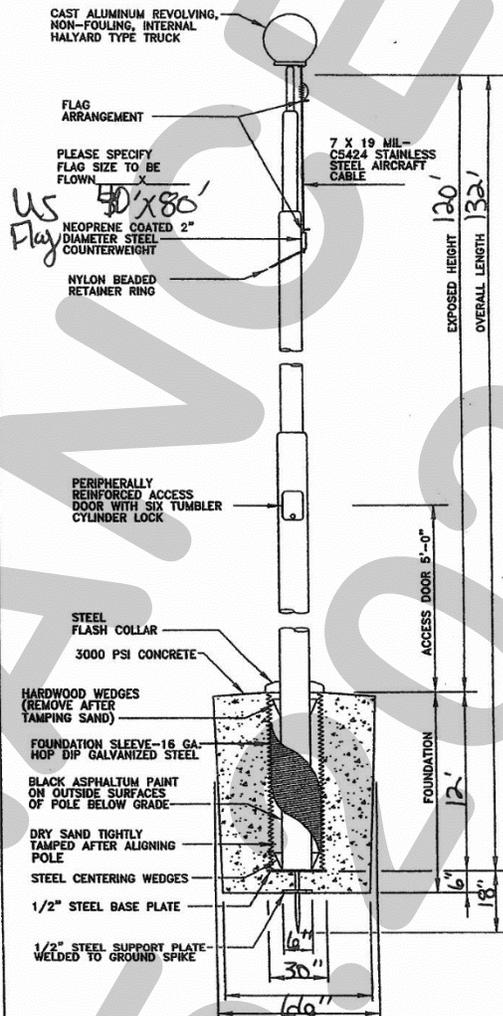
**FINIAL:** (The flagpole division of NAAMM recommends that no Finial, other than the internal Halyard Truck itself be used on the Concealed Halyard Flagpole.)

**TRUCK:** Heavy duty, cast aluminium, internal halyard type, revolving non-fouling, gold powder coated, equipped with upper and lower sealed bearings assemblies and a stainless steel spindle for flagpoles up to 130'. Larger flagpoles will come with two spun steel hemispheres, automotive type sealed bearing assemblies and a welded in steel spindle.

**HALYARD:** Halyard and flag arrangement are 1/8" and 3/16" stainless steel aircraft cable, with attachment ends crimped over 1/8" stainless steel yokes and joined by a stainless steel quicklink. Cable is two piece, joined by a stainless steel swivel at mid-point. The flag arrangement is sized to accommodate an appropriate size flag and is supplied complete with two heavy duty swivel snaps, neoprene coated counterweight, and beaded nylon retainer rings.

**WINCH:** Stainless steel, direct drive, accessible for maintenance only through a reinforced access opening, which is covered by a removable door finished to match flagpole shaft and contains a six tumbler cylinder lock. Winch is gearless, operable only by a removable crank handle and locks in any position upon removal of the crank handle.

**FOUNDATION TUBE:** Fabricated from 16GA. galvanized steel, with a steel base plate whose square dimension is 4" larger than the I.D. of the sleeve. A setting plate 6" square is securely welded to the ground spike 6" below the base plate. The ground spike is 3/4" diameter and 36" in length.



PROJECT NO.	c1	GROUND SET DIM. SECTION STEEL FLAGPOLE
LOC. Rockwall, TX	EXP. HT. 120'	OVERALL HT. 132' NO. OF SEC. 5
ARCHT:	BUTT. DIA. 24"	TOP DIA. 16.625" WALL THICKNESS: .375
CONT R:	SHP IN 5 SEC.	FINISH: powder coat
CUST: Clay Cooby Hyundai		

EXPOSED HEIGHT	OVERALL LENGTH	TOP DIAMETER	BOTTOM DIAMETER	BUTT WALL THICKNESS	SHIP SECTIONS	NO. OF SECTIONS	FLAG SIZE	SHIPPING WEIGHT
120'	132'	6.625"	24"	.375	5	5	40'x80	10,600#

**WARNING:** Extreme Caution should be exercised when installing flagpoles near overhead power lines, or in the vicinity of buried cables.

# PROJECT COMMENTS



CITY OF ROCKWALL  
 385 S. GOLIAD STREET  
 ROCKWALL, TEXAS 75087  
 PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: Z2020-037  
 PROJECT NAME: SUP for 150 Pecan Valley Drive  
 SITE ADDRESS/LOCATIONS: 150 PECAN VALLEY DR, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
 CASE MANAGER PHONE: 972-772-6438  
 CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Casey Orr, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through/Drive-In on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	08/19/2020	Approved w/ Comments

08/19/2020: Z2020-037; Specific Use Permit (SUP) for Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In at 150 Pecan Valley Drive  
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through/Drive-In on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, and addressed as 150 Pecan Valley Drive.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).
- M.3 For reference, include the case number (Z2020-037) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the conditional use standards for a Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), "(d)rive-through lanes shall not have access to a local residential street."
- M.5 Quail Run Road is identified as an R2 (residential, two {2} lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.
- M.6 Please remove all signage from the concept plan exhibit.
- I.7 According to Subsection 01.05, Screening Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "...these (trash enclosures) shall be located to the side or rear of the primary building and shall not front onto a public street."
- M.8 The current location of the dumpster location fronts onto Pecan Valley. This will require a waiver as part of this Specific Use Permit (SUP) request.
- I.9 According to the conditional use standards for a Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), "...stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane."
- M.10 Please show the stacking from the point of order to ensure compliance with the requirements of the Unified Development Code (UDC).
- M.11 Parking is not permitted to be located within an established landscape buffer. Currently, one (1) of the proposed parking spaces encroaches into the landscape buffer. Please revise the plan to remove all parking spaces from the required landscape buffers.
- I.12 According to the Engineering Department's Standards of Design and Construction Manual, the minimum driveway spacing for a driveway on a local roadway from the intersection of a local roadway and an arterial is 100-feet.
- M.13 The proposed driveway spacing is currently less than 100-feet from the intersection of Quail Run Road and Pecan Valley Drive and will require a waiver from the City Council pending a recommendation from the Planning and Zoning Commission.
- I.14 No trees are permitted within five (5) feet of an existing or proposed utility line. With the number of utility easements adjacent to Pecan Valley Drive and Quail Run Road it may

be difficult for this property to meet the headlight screening requirements and the required landscaping along these roadways. This means that it may be necessary to provide a three (3) foot masonry wall adjacent to the drive-through to provide sufficient headlight screening and to cluster the trees on the site to meet the landscaping requirements. This will need to be done at the time of site plan, and has been added as an operational condition to the draft ordinance.

I.15 The submitted building elevations do not appear to not conform to the General Commercial District Standards or the North SH-205 Overlay (N. SH-205 OV) District standards contained in Article 05, District Development Standards, of the Unified Development Code (UDC). Specifically, the building design does not meet the material, four (4) sided architecture, or articulation/massing requirements. As a result, the proposed building elevations will not be incorporated into the draft ordinance.

I.16 Based on the current plans staff has identified the following waivers associated with this request that will need to be considered by the Planning and Zoning Commission and City Council:

- (1) Driveway spacing.
- (2) Dumpster location.
- (3) Land use conditional standards.

M.17 Please review the City's variance/exception standards contained in Section 09, Exceptions and Variances, in Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) and provide a letter addressing each requested waiver and indicate the provided or intended off-setting compensatory measures that will be incorporated for this request.

I.18 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.19 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 September 1, 2020; 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 September 15, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.20 The projected City Council meeting dates for this case will be September 21, 2020 (1st Reading) and October 5, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: I - 4% Engineering fees

I - Impact fees

I - Engineering Review fees apply.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls to be rock or stone face. No smooth concrete walls.

I - No walls, structures in easements, including detention.

I - No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.

I - Parking against the building and nose-to-nose must be 20'x9'. Other parking must be 18'x9' with 2' clear overhang.

I - minimum 25' Curb Return radius to street.

M - Variance for Driveway Spacing on Quail Run.

I - Dumpster area to drain to oil/water separator then storm lines.

I - Full panel replacement for water line taps in roadways.

I - No trees or landscaping in easements along pecan valley

I - Sidewalk along Pecan Valley

I - No trees within 5' of water line along SH 205, No trees with 10' from 18" sewer line.

I - Water available in Pecan Valley

I - Sewer available in Pecan Valley

I - Parking to be 18'x9' with 2' clear overhang.

I - Drive isle must be 24' wide with 10' radius.

I - Driveway spacing to be 50' minimum from Pecan Valley Label on plans.

I - Detention is required for the site

- Run a turning radius analysis to verify that cars can make the turn without backing up.

I - Will need a Flood Study if touching the floodplain. Review fees are required.

I - Must meet all City Standards of Design and Construction.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved w/ Comments
08/18/2020: Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a ten feet (10') wide unobstructed pathway. Exceptions: The fire code official is authorized to increase the dimension of 150 feet where: (1) The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. (2) Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	08/20/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved w/ Comments
08/17/2020: You will need to provide the following; 1. Tree Mitigation Plan 2. Landscape and Tree Plan 08/19/2020: These will need to be submitted with site plan submittal			

PRINTED: 8/13/2020 5TB FILE: WIER-PAVING-STB LAST SAVED: 8/13/2020 7:05 PM SAVED BY: CASEYO FILE: SUP SITE PLAN SMOOTHIE KING.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND	
	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
	CONCRETE SIDEWALK

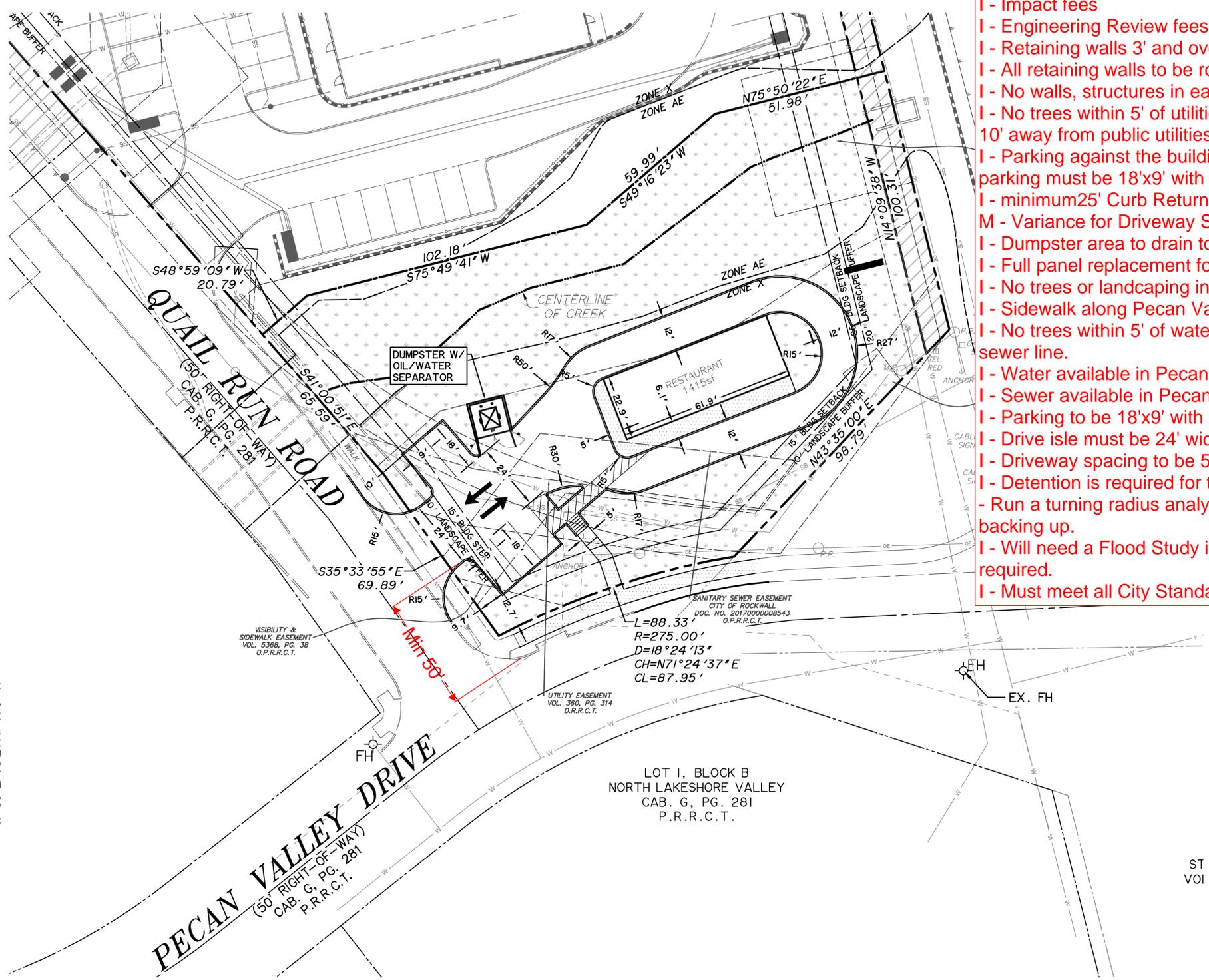
- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**FEMA NOTE**

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'AE' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

**DEVELOPER**  
 JCDB GOLIAD HOLDINGS, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY, STE 1313  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 CHAD@FOREMARK.COM

**ENGINEER**  
 WIER & ASSOCIATES  
 CONTACT: CASEY ORR, P.E.  
 121 S. MAIN ST  
 HENDERSON, TX 75654  
 PHONE: (903) 722-9030  
 CASEYO@WIERASSOCIATES.COM



- I - 4% Engineering fees
- I - Impact fees
- I - Engineering Review fees apply.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls to be rock or stone face. No smooth concrete walls.
- I - No walls, structures in easements, including detention.
- I - No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.
- I - Parking against the building and nose-to-nose must be 20'x9'. Other parking must be 18'x9' with 2' clear overhang.
- I - minimum 25' Curb Return radius to street.
- M - Variance for Driveway Spacing on Quail Run.
- I - Dumpster area to drain to oil/water separator then storm lines.
- I - Full panel replacement for water line taps in roadways.
- I - No trees or landscaping in easements along pecan valley
- I - Sidewalk along Pecan Valley
- I - No trees within 5' of water line along SH 205, No trees with 10' from 18" sewer line.
- I - Water available in Pecan Valley
- I - Sewer available in Pecan Valley
- I - Parking to be 18'x9' with 2' clear overhang.
- I - Drive isle must be 24' wide with 10' radius.
- I - Driveway spacing to be 50' minimum from Pecan Valley Label on plans.
- I - Detention is required for the site
- Run a turning radius analysis to verify that cars can make the turn without backing up.
- I - Will need a Flood Study if touching the floodplain. Review fees are required.
- I - Must meet all City Standards of Design and Construction.

BUILDING SETBACKS	HIGHWAY 205: 25'
	PECAN VALLEY DR: 15'
	QUAIL RUN RD: 15'
	INTERNAL: 10'
BUILDING/LOT COVERAGE	5.6%
LANDSCAPE AREA	16,679 SF
LANDSCAPE COVERAGE	66.1%
NUMBER OF SEATS	1/250 SF = 1415/250 = 6
REQUIRED PARKING	6
PROVIDED PARKING	5

**SUP SITE PLAN  
 RESTAURANT  
 150 PECAN VALLEY DR  
 ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

**August 13, 2020**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com

CONCEPTUAL PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Casey B. Orr, PE Texas Registration No. 121642 On Date Shown Below.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-037

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 150 Pecan Valley Dr

Subdivision A0131, S. King Survey, Tract 1; Pecan Valley Retail Lot 1 Block A

General Location NWC Goliad St & Pecan Valley Dr

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

Current Zoning PD-65 w. N. SH-205 Overlay

Current Use Undeveloped/Vacant

Proposed Zoning PD-65 w. N. SH-205 Overlay

Proposed Use Restaurant w/ Drive-Thru

Acreage 2.246

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner JCDB Goliad Holdings, LLC

Applicant Wier & Associates, Inc.

Contact Person Chad DuBose

Contact Person Casey Orr, P.E.

Address 8350 N. Central Expressway  
Suite 1313

Address 121 S. Main St

City, State & Zip Dallas, TX 75206

City, State & Zip Henderson, TX 75654

Phone 214-701-8455

Phone 903-722-9030

E-Mail chad@foremark.com

E-Mail caseyo@wierassociates.com

## NOTARY VERIFICATION [REQUIRED]

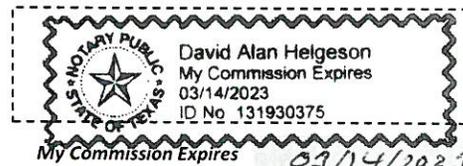
Before me, the undersigned authority, on this day personally appeared Cary Albert [Owner] the undersigned, who stated the information on this application to be true and certified the following:

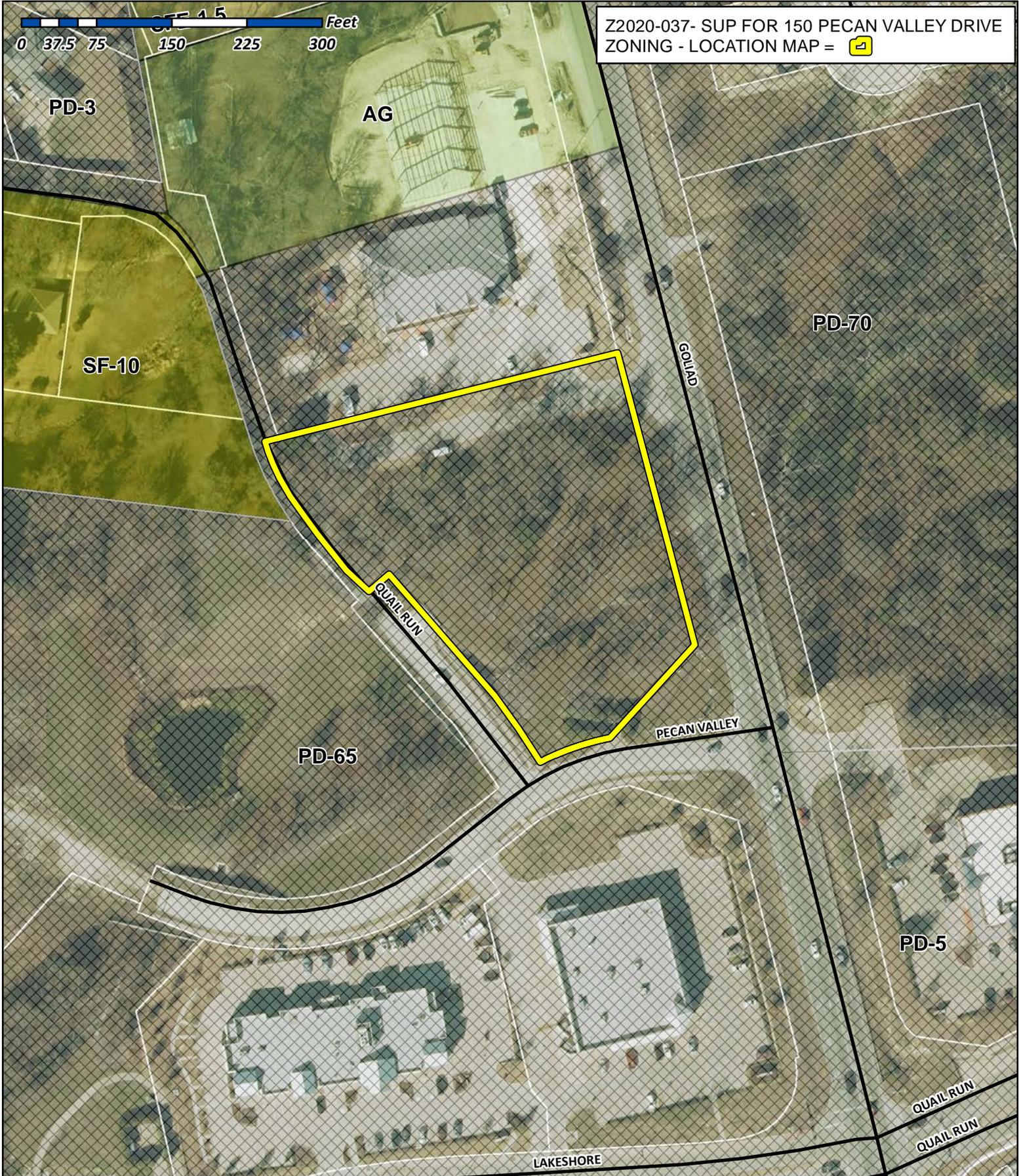
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 233.69, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of August, 20 20. By signing this application, 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 14th day of August, 20 20.

Owner's Signature

Notary Public in and for the State of Texas





# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

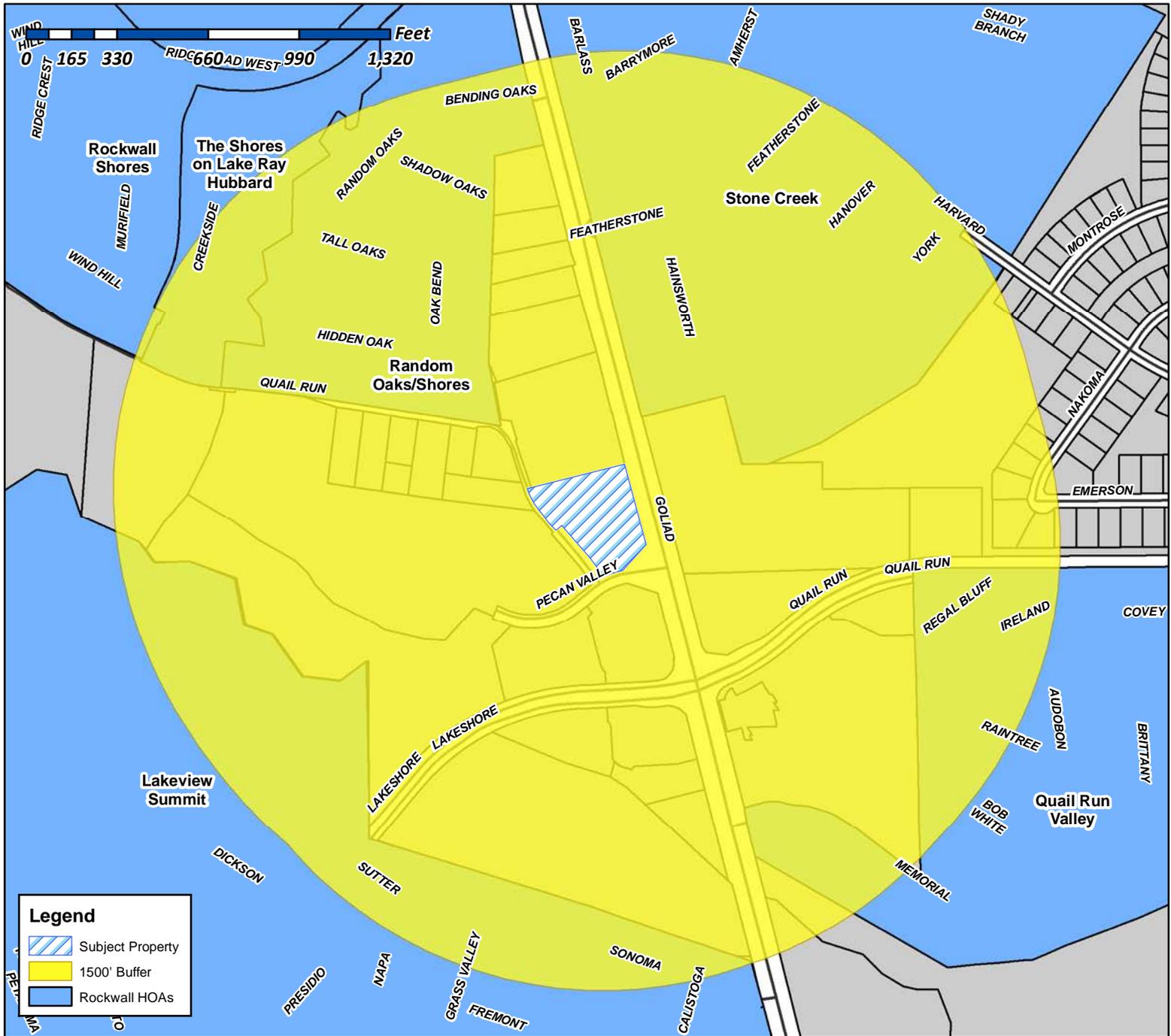




# City of Rockwall

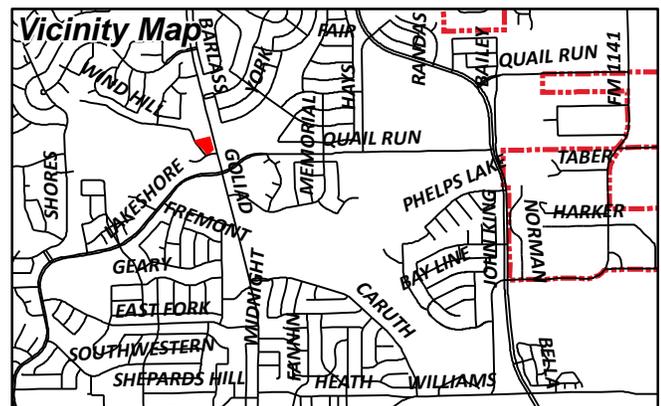
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-037  
**Case Name:** SUP for 150 Pecan Valley Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 65 (PD-65)  
**Case Address:** 150 Pecan Valley Drive

**Date Created:** 8/14/2020  
**For Questions on this Case Call** (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Tuesday, August 18, 2020 4:59:49 PM  
**Attachments:** [HOA Map Z2020-037.pdf](#)  
[Public Notice \(08.18.2020\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, August 21, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, September 15, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, September 21, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-037 SUP for Restaurant at 150 Pecan Valley Drive

Hold a public hearing to discuss and consider a request by Casey Orr, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a [Specific Use Permit \(SUP\)](#) for Restaurant with Less Than 2,000 SF with Drive-Through/Drive-In on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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# City of Rockwall

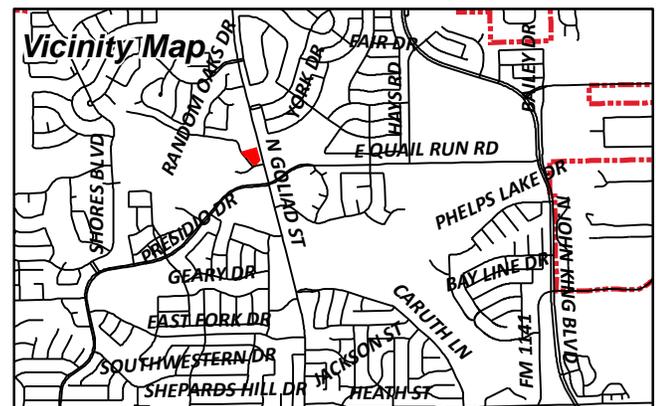
Planning & Zoning Department  
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**Case Number:** Z2020-037  
**Case Name:** SUP for 150 Pecan Valley Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 65 (PD-65)  
**Case Address:** 150 Pecan Valley Drive

**Date Created:** 8/14/2020  
**For Questions on this Case Call (972) 771-7745**



ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

PACESETTER HOMES LLC  
14400 THE LAKES BLVD BUILDING C SUITE 200  
AUSTIN, TX 78660

CHAPMAN BOBBY E II AND AMY L CHAMPMAN  
1821 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE  
1823 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C  
1827 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 N GOLIAD  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CH RETAIL FUN II/DALLAS LAKESHORE LP  
3819 MAPLE AVENUE  
DALLAS, TX 75219

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC  
7700 EASTERN AVENUE SUITE 705  
DALLAS, TX 75209

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
825 GOLIAD  
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC  
8445 FREEPORT PKWY SUITE 175  
IRVING, TX 75063



**WIER & ASSOCIATES, INC.**  
 ENGINEERS  
 SURVEYORS  
 LAND PLANNERS

August 14, 2020

City of Rockwall  
 Planning & Zoning Dept.  
 385 S. Goliad St  
 Rockwall, Texas 75087

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT  
 NW CORNER OF GOLIAD & PECAN VALLEY  
 W&A# 19022**

PRINCIPALS  
 JOHN P. WIER, P.E., R.P.L.S.  
 ULYS LANE III, P.E., R.P.L.S., CFM  
 CARLO SILVESTRI, P.E.  
 GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES  
 PHILIP L. GRAHAM, P.E.  
 JAKE H. FEARS, P.E., LEED AP BD+C  
 RANDALL S. EARDLEY, P.E.

ASSOCIATES  
 TOBY W. RODGERS  
 CASEY D. YORK  
 PRIYA N. ACHARYA, P.E.  
 TIM V. WALLACE, P.E.

Dear Planning and Zoning Staff:

JCDB Goliad Holdings, LLC intends to develop a portion of a 2.174-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 1,400±-sf restaurant with drive-through on the southern portion of the tract. This development requires a Specific Use Permit due to being a restaurant, less than 2,000-sf, with drive-through or drive-in facilities. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. A site plan exhibit, prototypical floor plan and renderings, and typical traffic counts are included with this submittal for reference.

We request that the review of the Specific Use Permit application for the property noted above be recommended for approval by staff. Please contact the developer, Chad DuBose with JCDB Goliad Holdings, LLC, by phone at 214-701-8455 or via email at chad@foremark.com or the developer’s engineer, Casey Orr, P.E. with Wier & Associates, Inc., by phone at 903-722-9030 or via email at caseyo@wierassociates.com with any questions or comments.

Respectfully,

Casey Orr, P.E.  
 Project Manager

2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006-7440  
 (817) 467-7700  
 FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.  
 HENDERSON, TEXAS 75654-3559  
 (903) 722-9030  
 TOLL FREE FAX (844) 325-0445

PRINTED: 8/13/2020 5TB FILE: WIER-PAVING-STB LAST SAVED: 8/13/2020 7:05 PM SAVED BY: CASEYO FILE: SUP SITE PLAN SMOOTHIE KING.DWG

**LEGEND**

	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
	CONCRETE SIDEWALK

**GENERAL NOTES:**

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**FEMA NOTE**

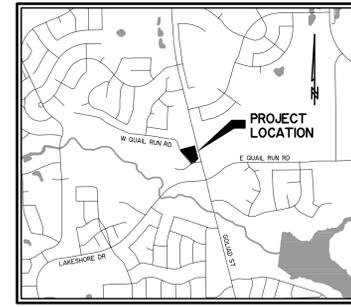
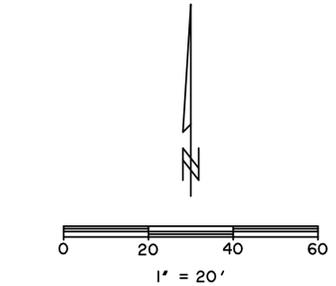
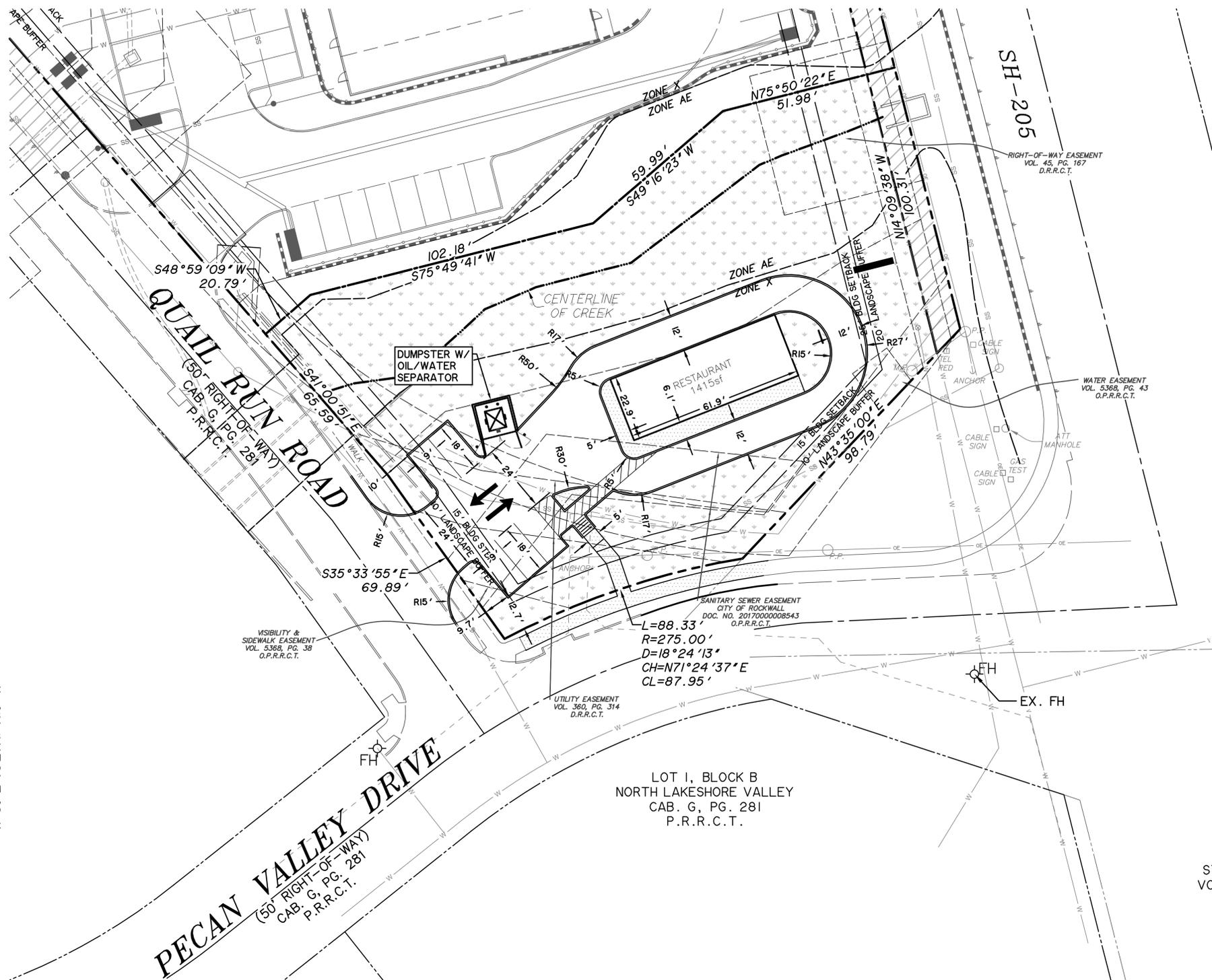
FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'AE' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A' AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

**DEVELOPER**

JCDB GOLIAD HOLDINGS, LLC  
CONTACT: CHAD DUBOSE  
8350 N CENTRAL EXPWY, STE 1313  
DALLAS, TEXAS 75206  
PHONE: (214) 891-3215  
CHAD@FOREMARK.COM

**ENGINEER**

WIER & ASSOCIATES  
CONTACT: CASEY ORR, P.E.  
121 S. MAIN ST  
HENDERSON, TX 75654  
PHONE: (903) 722-9030  
CASEYO@WIERASSOCIATES.COM



**VICINITY MAP**  
1" = 2,000'

**SITE DATA CHART**

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	LIMITED SERVICE RESTAURANT
LOT AREA (ARTIFICIAL)	0.579± AC (25,233 SF)
BUILDING AREA	1,415 SF (REQUIRES SUP APPROVAL)
BUILDING HEIGHT	11'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
BUILDING/LOT COVERAGE	5.6%
LANDSCAPE AREA	16,679 SF
LANDSCAPE COVERAGE	66.1%
NUMBER OF SEATS	1/250 SF = 1415/250 = 6
REQUIRED PARKING	6
PROVIDED PARKING	5

LOT 1, BLOCK B  
NORTH LAKESHORE VALLEY  
CAB. G, PG. 281  
P.R.R.C.T.

ST  
VOI

**SUP SITE PLAN  
RESTAURANT  
150 PECAN VALLEY DR  
ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

**August 13, 2020**

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com

CONCEPTUAL PLANS  
FOR PROJECT REVIEW.  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.  
Prepared By/Or Under  
Direct Supervision Of  
Casey B. Orr, PE  
Texas Registration  
No. 121642  
On Date Shown Below.

CASE No.: Z2020-XXX

DATE: 8/13/2020  
W.A. No. 19022



STUDIO | DESIGN



SMOOTHIE KING

CD

STUDIO DESIGN



SMOOTHIE KING



STUDIO DESIGN

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND 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 A *RESTAURANT, LESS THAN 2,000 SF, WITH A DRIVE-THROUGH OR DRIVE-IN* ON A 0.579-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 1 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 Casey Orr, PE of Wier & Associates, Inc. for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 0.579-acre parcel of land described as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] for General Retail (GR) District land uses, addressed as 105 Pecan Valley Drive, and being more specifically described and 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*] and Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] 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 Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and 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 a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* in accordance with 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 Planned Development District 65 (PD-65) [*Ordinance No. 17-03*]; and, Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *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 operation of a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) Additional landscaping, a berm, and/or a masonry wall may be required by staff at the time of site plan along *Pecan Valley Drive* and *N. Goliad Street* to provide headlight screening for vehicles traveling along *N. Goliad Street* from vehicles in the drive-through and cueing lanes of the proposed restaurant.

### 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) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner 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 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

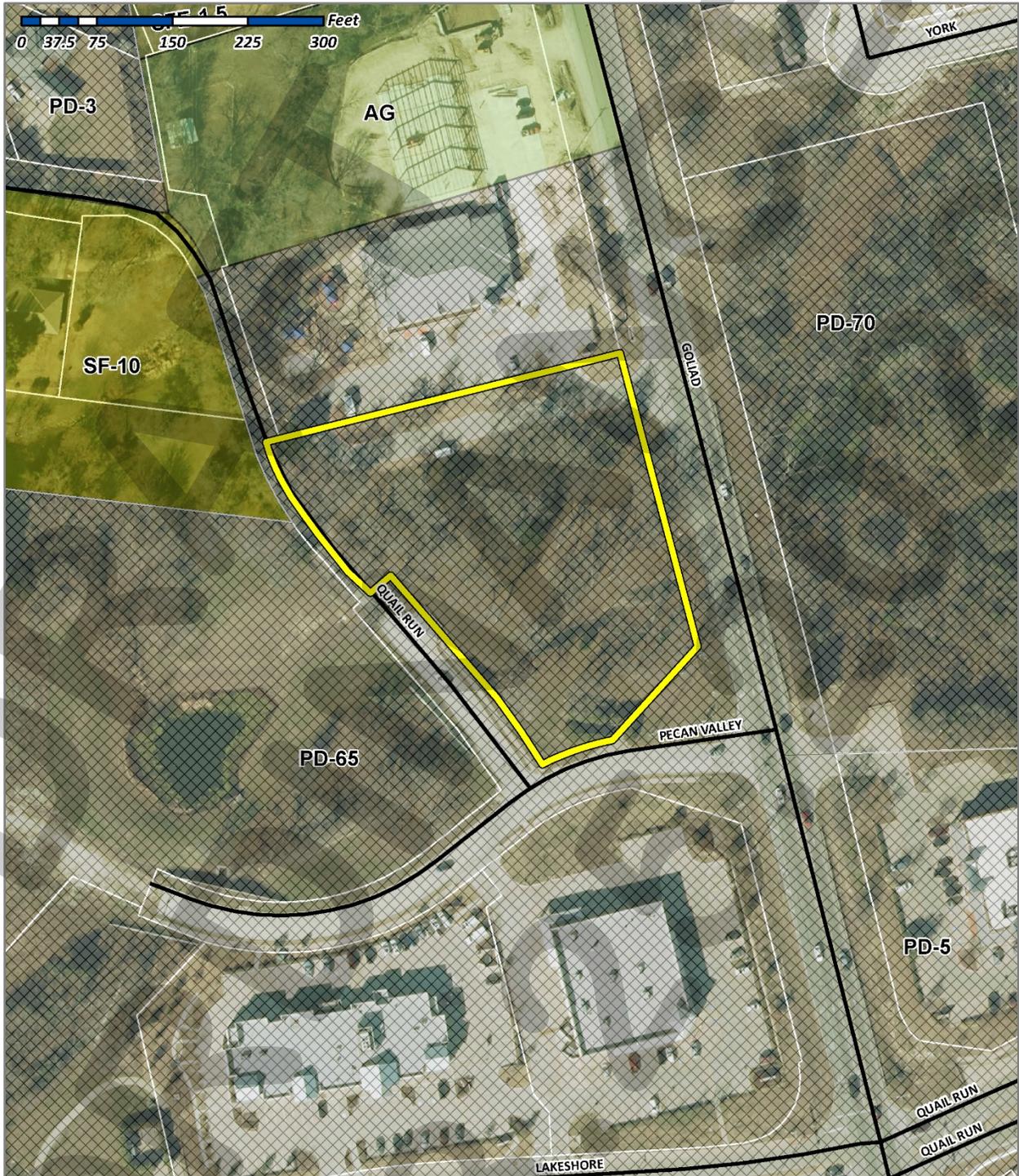
1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map and Legal Description*

Address: 105 Pecan Valley Drive

Legal Description: Tract 1 of the S. King Survey, Abstract No. 131



**Exhibit 'A'**  
*Location Map and Legal Description*

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 20190000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "STOVALL", BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

- (1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";
- (2) N 41°00'51" W, 69.59 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°00'51" W, 95.11 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR QUAIL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN CABINET G, PAGE 281, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 48°59'09" E, DEPARTING THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD, 20.79 FEET TO A POINT;

THENCE N 75°49'41" E, 102.18 FEET TO A POINT; THENCE N 49°16'23" E, 59.99 FEET TO A POINT;

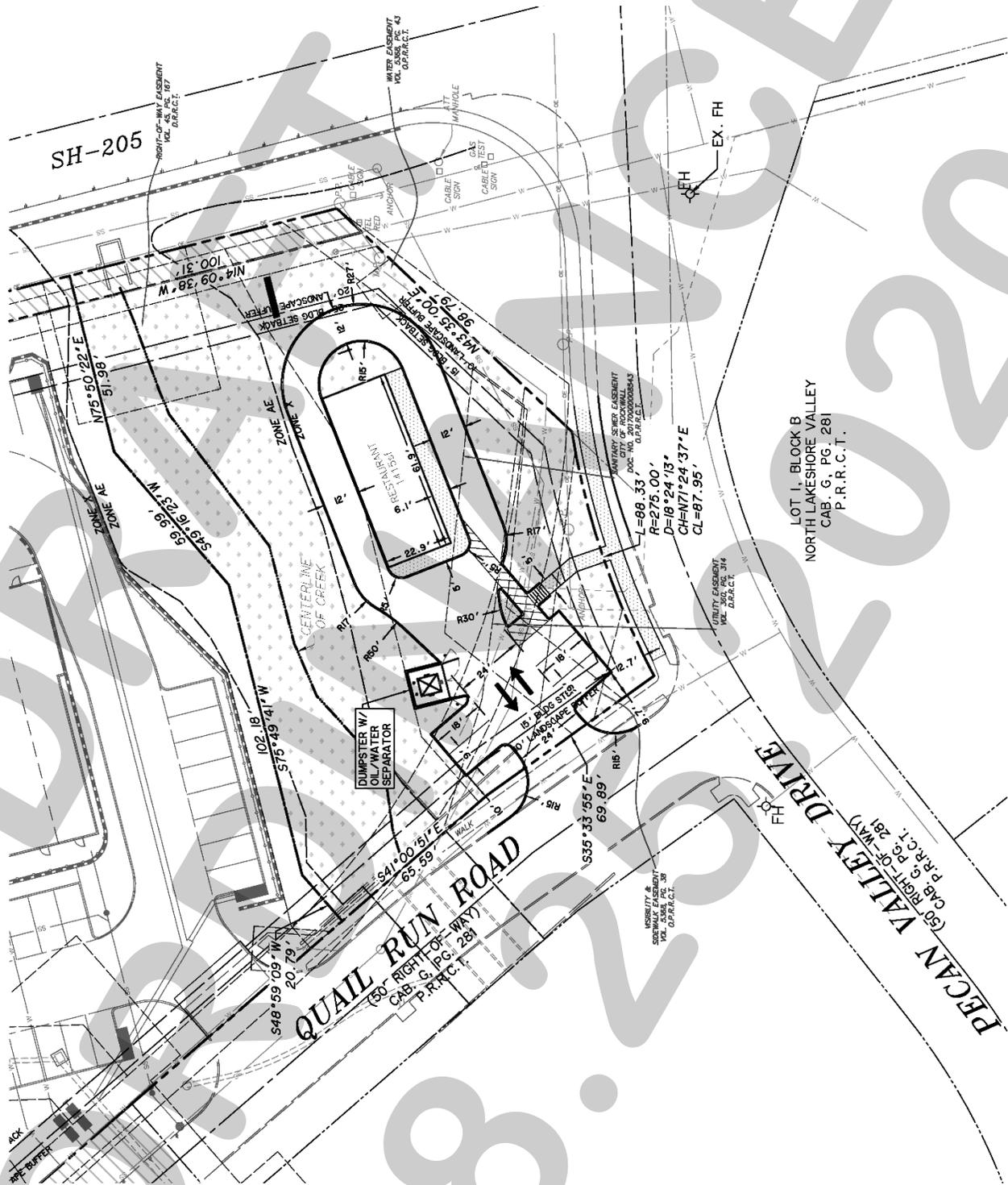
THENCE 75°50'22" E, 51.98 FEET TO A POINT;

THENCE S 14°09'38" E, 100.31 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A CONCRETE MONUMENT FOUND BEARS N 43°35'00" E, 11.82 FEET;

THENCE S 43°35'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.579 ACRES (25,233 SQUARE FEET) OF LAND, MORE OR LESS.

Exhibit 'B':  
Concept Plan



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: Z2020-038  
PROJECT NAME: SUP for 269 Russell Drive  
SITE ADDRESS/LOCATIONS: 269 RUSSELL DR

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/20/2020	Approved w/ Comments

08/20/2020: I.1 This request is 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) or Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6434 or email hlee@rockwall.com

M.3 For reference, include the case number (Z2020-038) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than 10 years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 Please review the attached Draft Ordinance prior to the August 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

I.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 September 1, 2020; 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 September 8, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.8 The projected City Council meeting dates for this case will be September 21, 2020 [1st Reading] and October 5, 2020 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: - Label 10' Utility Easement in the Back (I)

- Label 10' Utility Easement in the Front (I)

- Will need a Signed and sealed Engineering Drawings for the Driveway culvert design. (to Include but not limited to Drainage Area Map, Culvert Plans Profile, Drainage Calculations)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved
08/17/2020: No comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22070-038

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: Ryli

CITY ENGINEER: Agua

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 629 Russell Drive Rockwall county Texas

Subdivision \_\_\_\_\_ Lot 1286, 1287 Block \_\_\_\_\_

General Location \_\_\_\_\_

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

Current Zoning Residential single family

Current Use Vacant

Proposed Zoning Residential Single family

Proposed Use Residential

Acreage 14,400 sqft Lots [Current] 1286, 1287#2 Lots [Proposed] #1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Jose E. Valerio

Applicant Ruben Segovia

Contact Person \_\_\_\_\_  
Address 3027 Mason drive

Contact Person \_\_\_\_\_  
Address 9512 Teagarden Dallas

City, State & Zip Mesquite TX 75150

City, State & Zip Dallas TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail \_\_\_\_\_

E-Mail fmecworks2016@gmail.com

## 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:

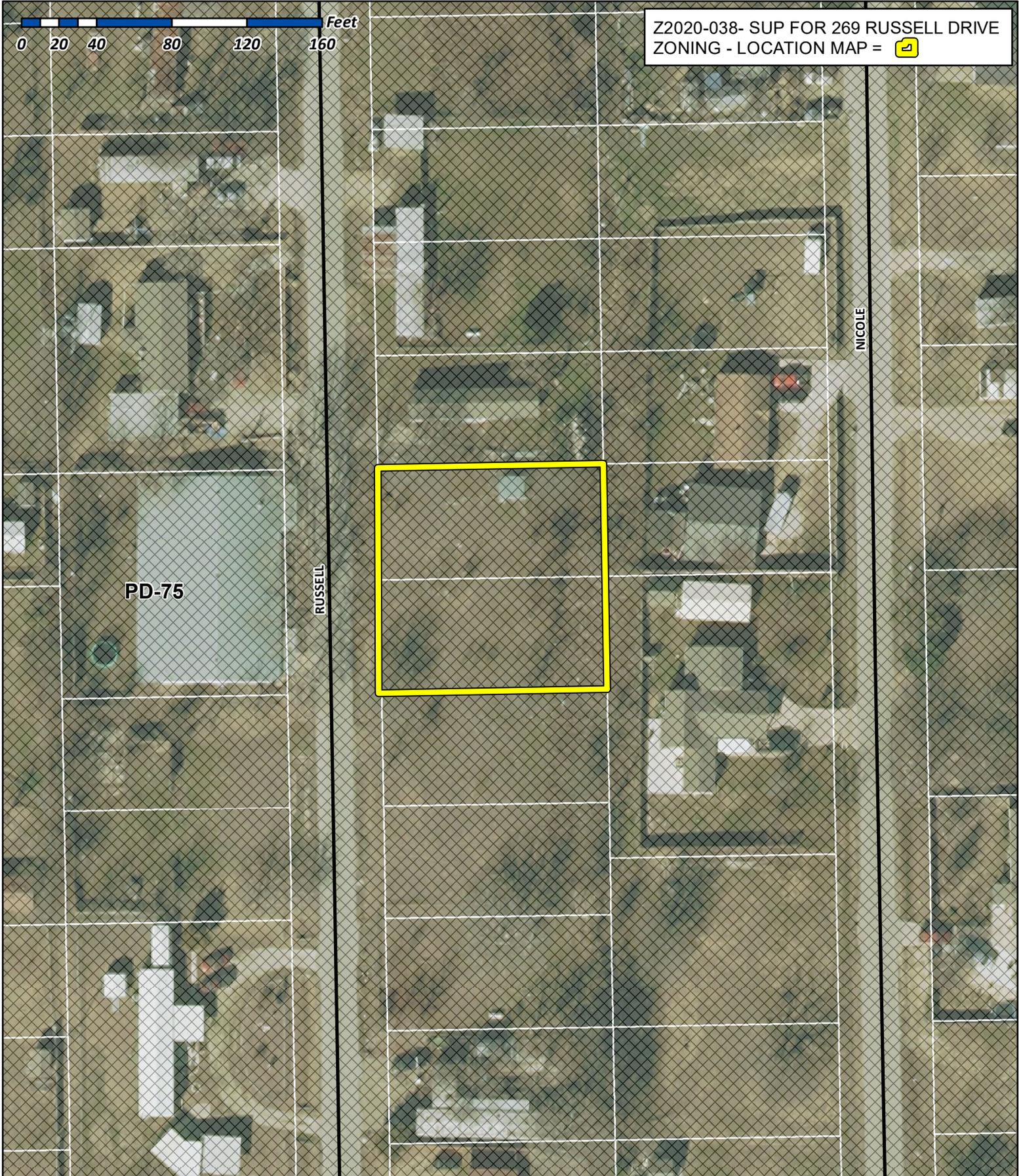
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's Signature Jose E Valerio

Notary Public In and for the State of Texas

My Commission Expires \_\_\_\_\_



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

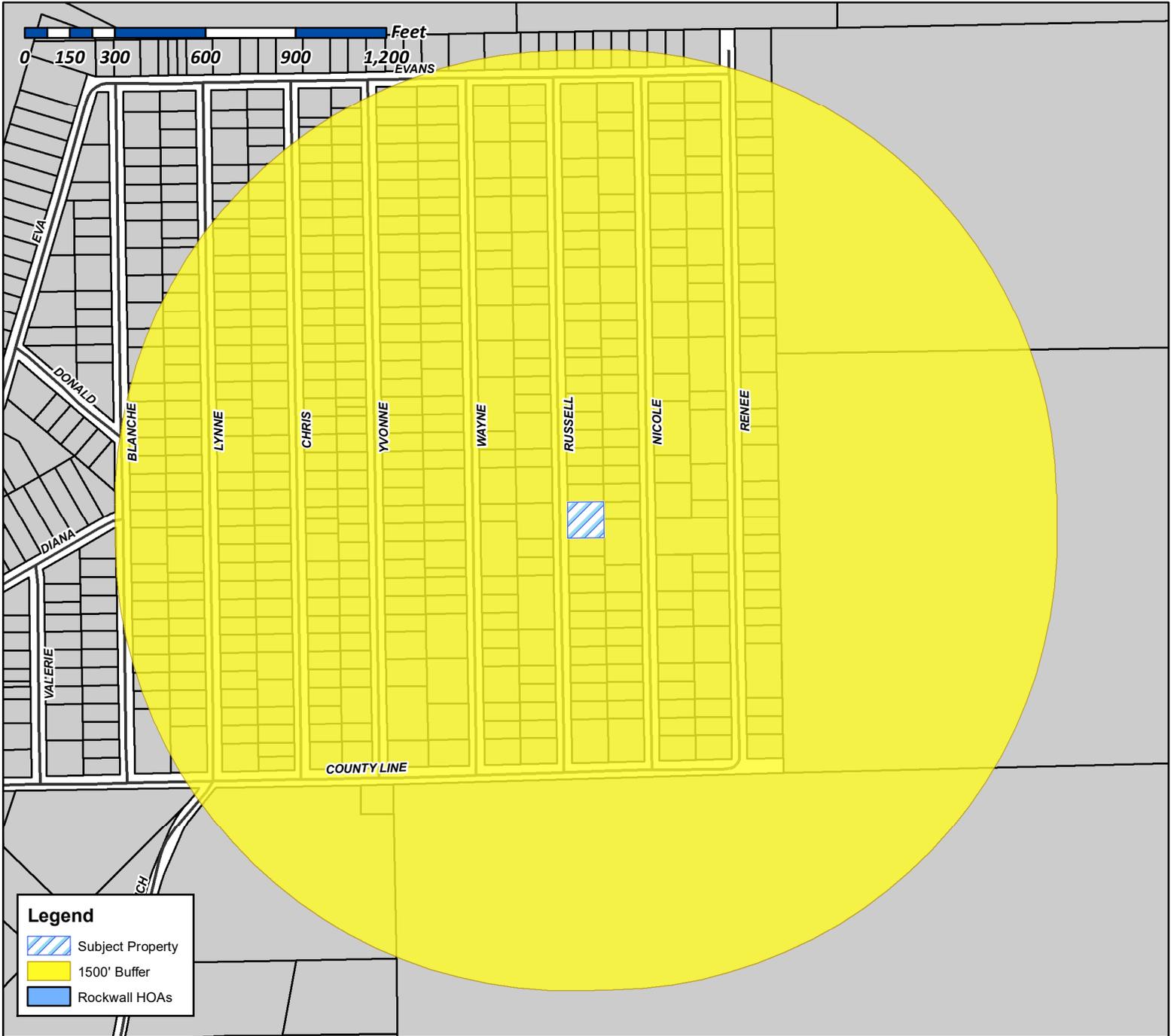




# City of Rockwall

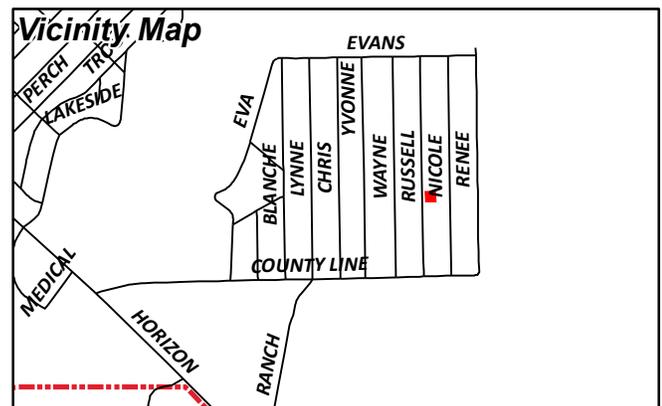
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive

**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745

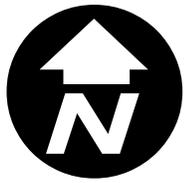




# City of Rockwall

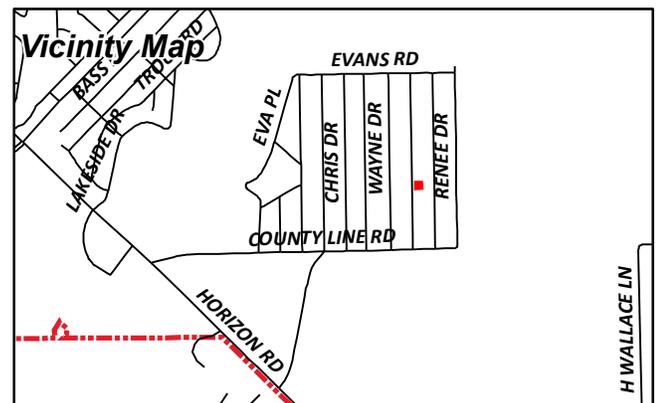
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive

**Date Created:** 8/17/2020  
**For Questions on this Case Call** (972) 771-7745



PUENTES VICENTE  
1006 DOVE DRIVE  
GARLAND, TX 75040

GALICIA VANESSA  
10935 ESTATE LN STE 495  
DALLAS, TX 75238

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
143 RUSSELL  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
152 NICOLE  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
155 RUSSELL  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
157 WAYNE  
ROCKWALL, TX 75032

DRCE TRUST  
159 NICOLE  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
164 NICOLE  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
167 RUSSELL  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
168 RUSSELL  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
169 WAYNE  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

UC JOSE LUIS & GELLY DEL R  
176 NICOLE  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
181 RUSSELL  
ROCKWALL, TX 75032

ACUNA NINFA  
182 RUSSELL  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
195 NICOLE  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
195 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
195 WAYNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
196 NICOLE  
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
198 RUSSELL  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RAMIREZ RUBIN & MARTHA  
204 WAYNE  
ROCKWALL, TX 75032

ESPARZA NORA  
207 NICOLE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
208 NICOLE  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
211 WAYNE  
ROCKWALL, TX 75032

CRUZ MARIA D  
212 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
216 WAYNE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

TREJO CECILLIO  
221 RENEE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
222 NICOLE  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
223 RUSSELL  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
226 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
227 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
233 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
235 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
236 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
237 YVONNE  
ROCKWALL, TX 75032

GALICIA VANESSA  
238 RUSSELL  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
245 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
247 RUSSELL  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
248 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
250 RENEE  
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
257 RUSSELL  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
259 YVONNE  
ROCKWALL, TX 75032

SANCHEZ PABLO  
262 NICOLE  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
262 RUSSELL  
ROCKWALL, TX 75032

LINDOP N A JR  
264 WAYNE  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
269 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
271 YVONNE  
ROCKWALL, TX 75032

GUEVARA ELIAS  
274 EASTRIDGE DR  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
274 NICOLE  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
281 YVONNE  
ROCKWALL, TX 75032

ESTRADA NOHEMA  
283 NICOLE  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
285 RENEE  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
285 RUSSELL  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
291 RENEE  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &  
JESUS SANCHEZ  
293 YVONNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

NAVA LUZ A  
2994 S FM 551  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
302 NICOLE  
ROCKWALL, TX 75032

VALERIO JOSE E  
3027 MASON DR  
MESQUITE, TX 75150

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

GUEVARA ELIAS  
307 YVONNE  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
311 RUSSELL  
ROCKWALL, TX 75032

BENITES ROSA  
312 NICOLE  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
313 WAYNE  
ROCKWALL, TX 75032

COVARRUBIAS CARLOS  
314 WAYNE  
ROCKWALL, TX 75032

NAVA LUZ A  
321 RUSSELL  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
321 WAYNE  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ YERICA V CARRIZALES  
326 WAYNE  
ROCKWALL, TX 75032

MACIAS ARMANDO JAMIE  
327 NICOLE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
330 RENEE  
ROCKWALL, TX 75032

NAVA LUZ A  
335 RUSSELL  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

SOSA LORENA  
338 WAYNE DR  
ROCKWALL, TX 75032

WILBURN RONALD J  
345 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
346 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
347 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
353 NICOLE  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
358 RENEE  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
358 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
359 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

BRYANT JERRY LYNN  
366 WAYNE DR  
ROCKWALL, TX 75032

PUENTES VICENTE  
370 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
371 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
372 NICOLE  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

CRUZ MARIA D  
381 RUSSELL  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
382 NICOLE  
ROCKWALL, TX 75032

PUENTES VICENTE  
382 RUSSELL  
ROCKWALL, TX 75032

RESENDIZ ESTELA  
385 WAYNE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MORENO NOE  
474 BASS RD  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

JIMENEZ HELIODORO & MARIA ELENA  
6101 BAY ISLAND DR APT 1007  
GARLAND, TX 75043

RAMIREZ ZACARIAS  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ESPARZA NORA  
7723 GLENMERE TRAIL  
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

TREJO CECILLIO  
M/R  
, TX

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 15, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

**Please place a check mark on the appropriate line below:**

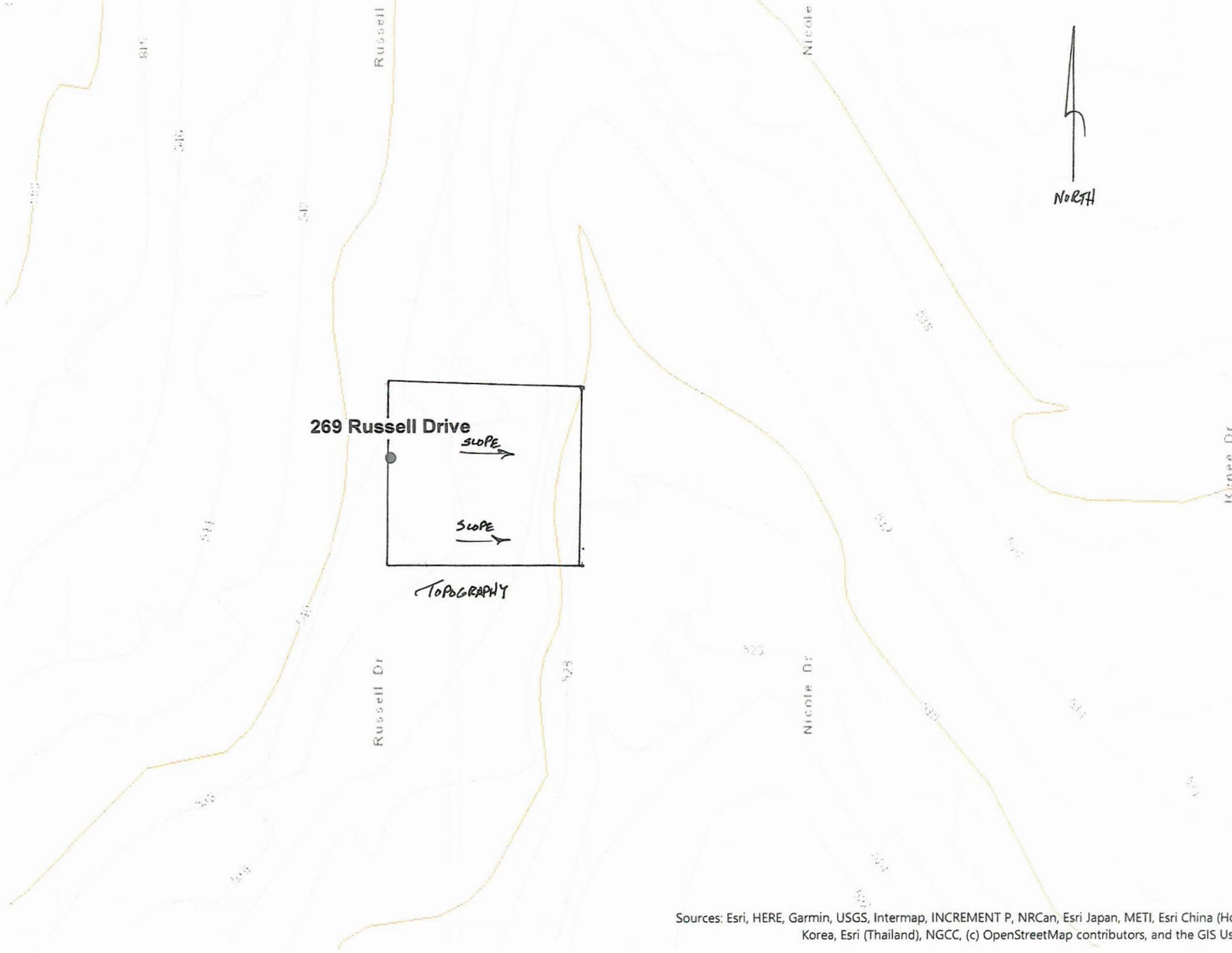
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



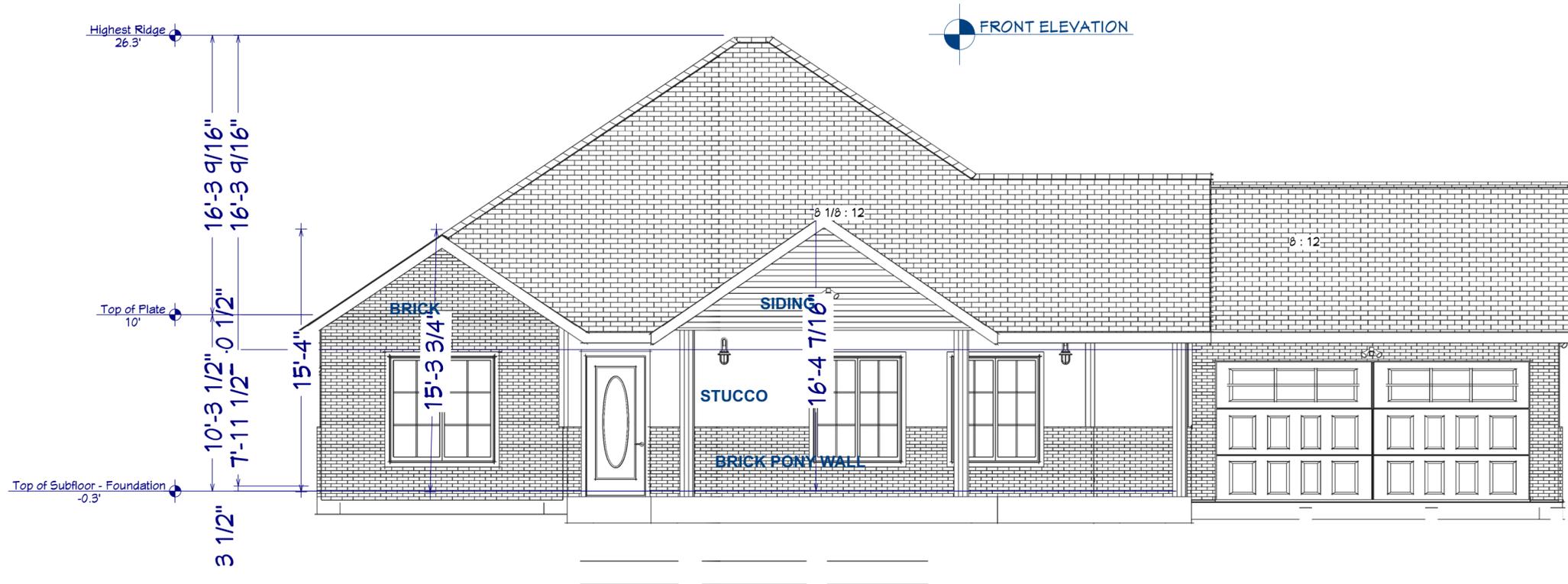
269 Russell Drive

SLOPE →

SLOPE →

TOPOGRAPHY

NORTH



**ROOF FRAMING / TRUSS NOTES:**

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

**FLOORS AND ROOFS**

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

TRUSS NOTES:	
1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.	11. ALL OVERHANGS 16".
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.	
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.	
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.	
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ BRACKS ETC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.	
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.	
7. ALL ROOF FRAMING 24" O.C.	
8. ALL ROOF PITCH 4:12	
9. SCISSOR TRUSS CEILING PITCH 2:12	
10. TRUSSES MANUFACTURED BY	

**EXTERIOR FINISH NOTES:**

- EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
- ROOFING TO BE 90 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
- DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
- CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
- DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
- FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
- BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**

**B.P. BRACED WALL PANEL**  
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

**I.B.P. INTERIOR BRACED WALL PANEL**  
1/2" GYP. BD PER R 602.10.3(5), 1/2 GWS EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAH22 OR STD10)

**LUMBER SPECIES:**

- POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
- EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
- SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- ALL STUDS TO BE DF#2 OR BETTER.
- PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
- WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
- FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. FINE C WORKS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FINE C WORK. DEVELOPED FOR THE EXCLUSIVE USE OF FINE C WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF FINE C WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES

NUMBER	DATE	REVISION BY	DESCRIPTION

- LIVING AREA SQ.FT 1,923
- INTERIOR AREA SQ.FT 2,404
- STANDARD AREA ((FOUNDATION)) SQ.FT 2,585

269 RUSSELL DRIVE  
ROCKWALL COUNTY  
TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
FINE C WORKS  
RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-4

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**FLOORS AND ROOFS**

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

TRUSS NOTES:	
ATTIC VENTILATION: AREA / 300	1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.	2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
PROVIDE GABLE VENTS ALL GABLE ENDS.	3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
PROVIDE GABLE ROOF VENTS ON INSIDE OF ROOF LINE ABOVE CONDITIONED AREA.	4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
	5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ BRACKETS OR CHORDS TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
	6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
	7. ALL ROOF FRAMING 24" O.C.
	8. ALL ROOF PITCH 4:12
	9. SCISSORS TRUSS CEILING PITCH 2:12
	10. TRUSSES MANUFACTURED BY
	11. ALL OVERHANGS 16"

**EXTERIOR FINISH NOTES:**

- EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
- ROOFING TO BE 30 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
- DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
- CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
- DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
- FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
- BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**

**B.P. BRACED WALL PANEL**  
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

**I.B.P. INTERIOR BRACED WALL PANEL**  
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWSB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAD22 OR STD10)

**LUMBER SPECIES:**

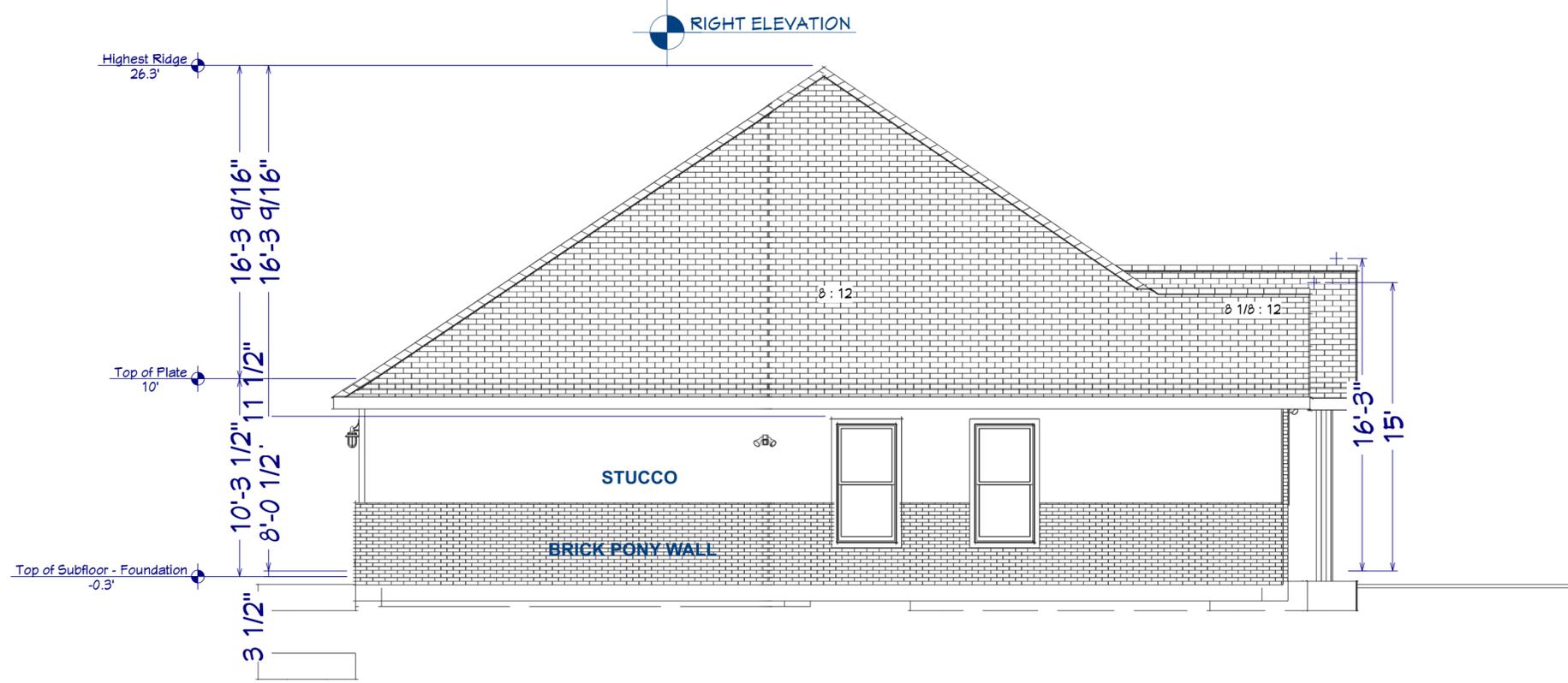
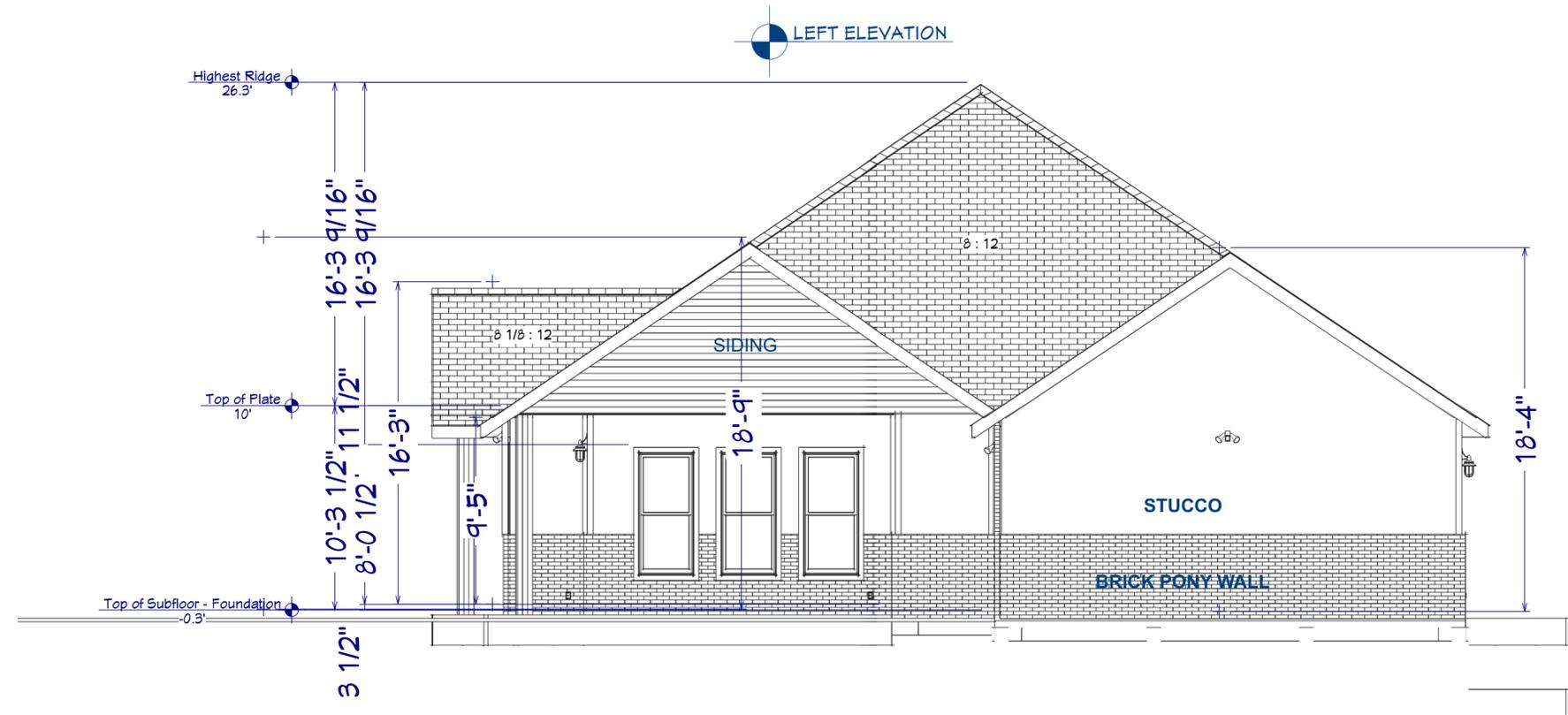
- POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
- EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
- SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- ALL STUDS TO BE DF#2 OR BETTER.
- PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
- WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
- FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

**HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. FINE C WORKS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FINE C WORK. DEVELOPED FOR THE EXCLUSIVE USE OF FINE C WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF FINE C WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES



NUMBER	DATE	REVISION BY	DESCRIPTION

- LIVING AREA SQ.FT 1,923
- INTERIOR AREA SQ.FT 2,404
- STANDARD AREA ((FOUNDATION)) SQ.FT 2,585

269 RUSSELL DRIVE  
ROCKWALL COUNTY  
TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
FINE C WORKS  
RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-5

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOSE VALERIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1286 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 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 further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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 exactions 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.

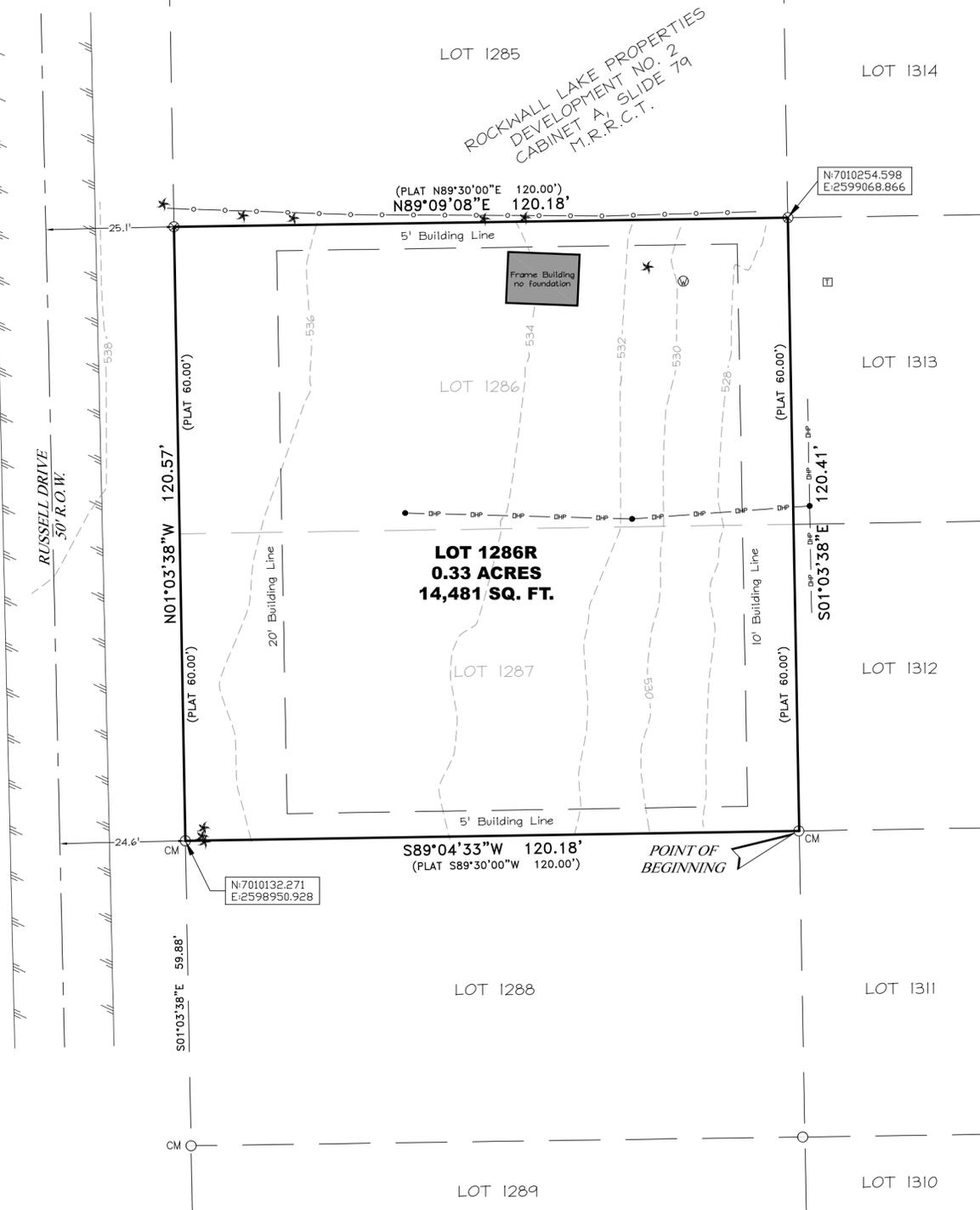
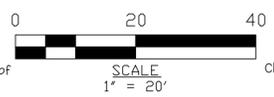
\_\_\_\_\_  
Jose Valerio, Owner

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas



**LEGEND**

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ★ HACKBERRY TREE
- POWER POLE
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- — — ASPHALT
- ○ — ○ — CHAINLINK FENCE
- DP — DP — OVERHEAD ELCTRIC LINE
- BUILDING

**VICINITY MAP NOT TO SCALE**

**NOTES:**

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one lot from two lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- 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.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ 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 Planning Director 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Wayne Beets, II  
Registered Professional Land Surveyor No. 6039

**REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128

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

OWNER - JOSE VALERIO  
3027 MASON DR, MESQUITE, TX 75150 -  
PHONE NUMBER 469-286-9964

ADDRESS:  
269 # 257 RUSSELL DRIVE,  
ROCKWALL, TEXAS  
ACREAGE: 0.33 ACRES  
ZONING: PD-75  
PREPARED: 1/31/2020  
BY-LINE JOB NO: 2020-009  
SCALE: 1" = 20'  
TECHNICIAN: TYB

**BY-LINE SURVEYING LLC**

P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND 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 CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 1286 & 1287, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND 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 Ruben Segovia 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and being more specifically described and 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] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 04, *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 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with 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 *Residential Plot Plan* 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.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, 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) will require the *Subject Property* to comply with the following:

- 1) 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 outlined 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

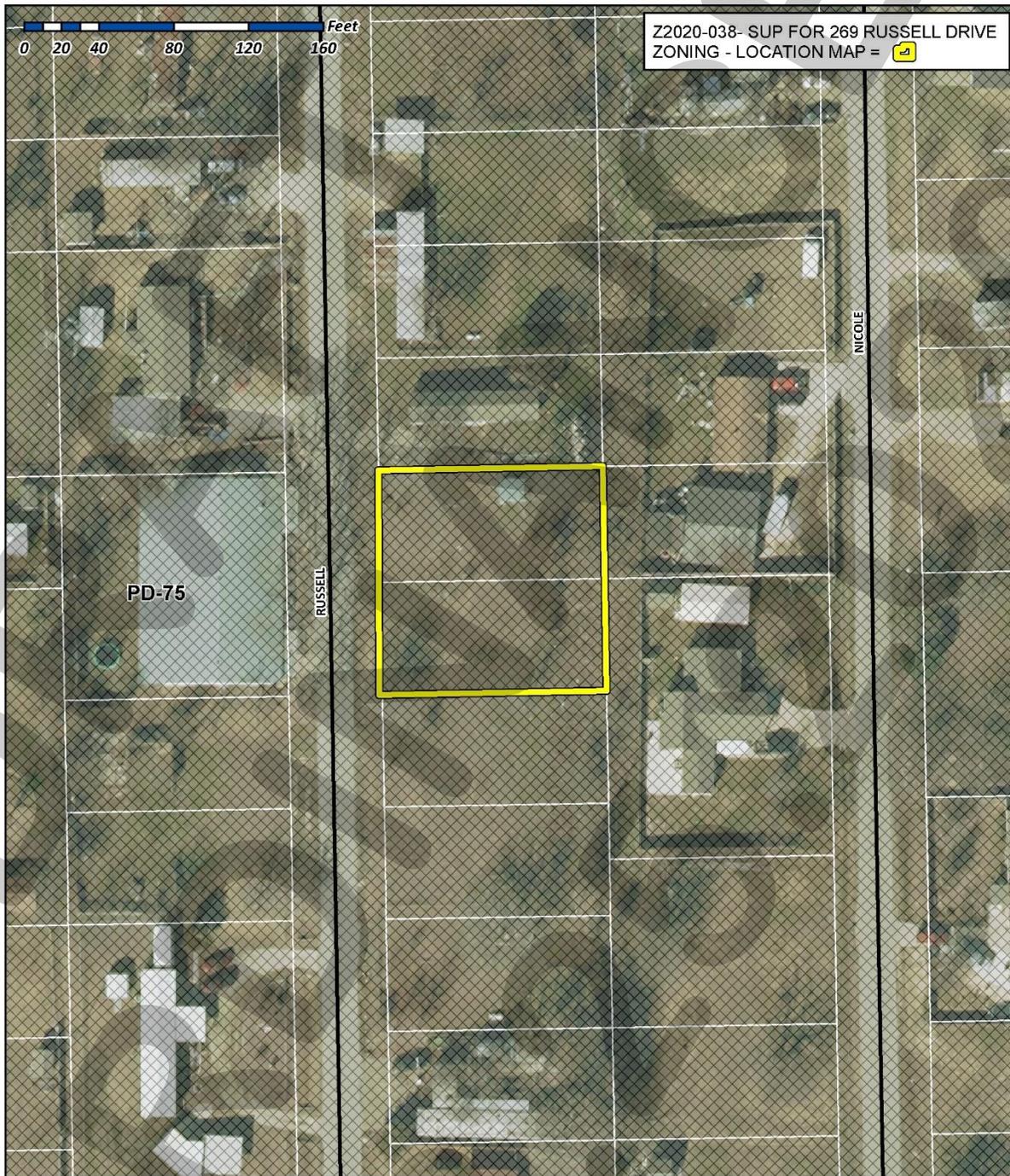
1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map*

Address: 269 Russell Drive

Legal Description: Lot 1286, Rockwall Lake Estates #2 Addition



**City of Rockwall**

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

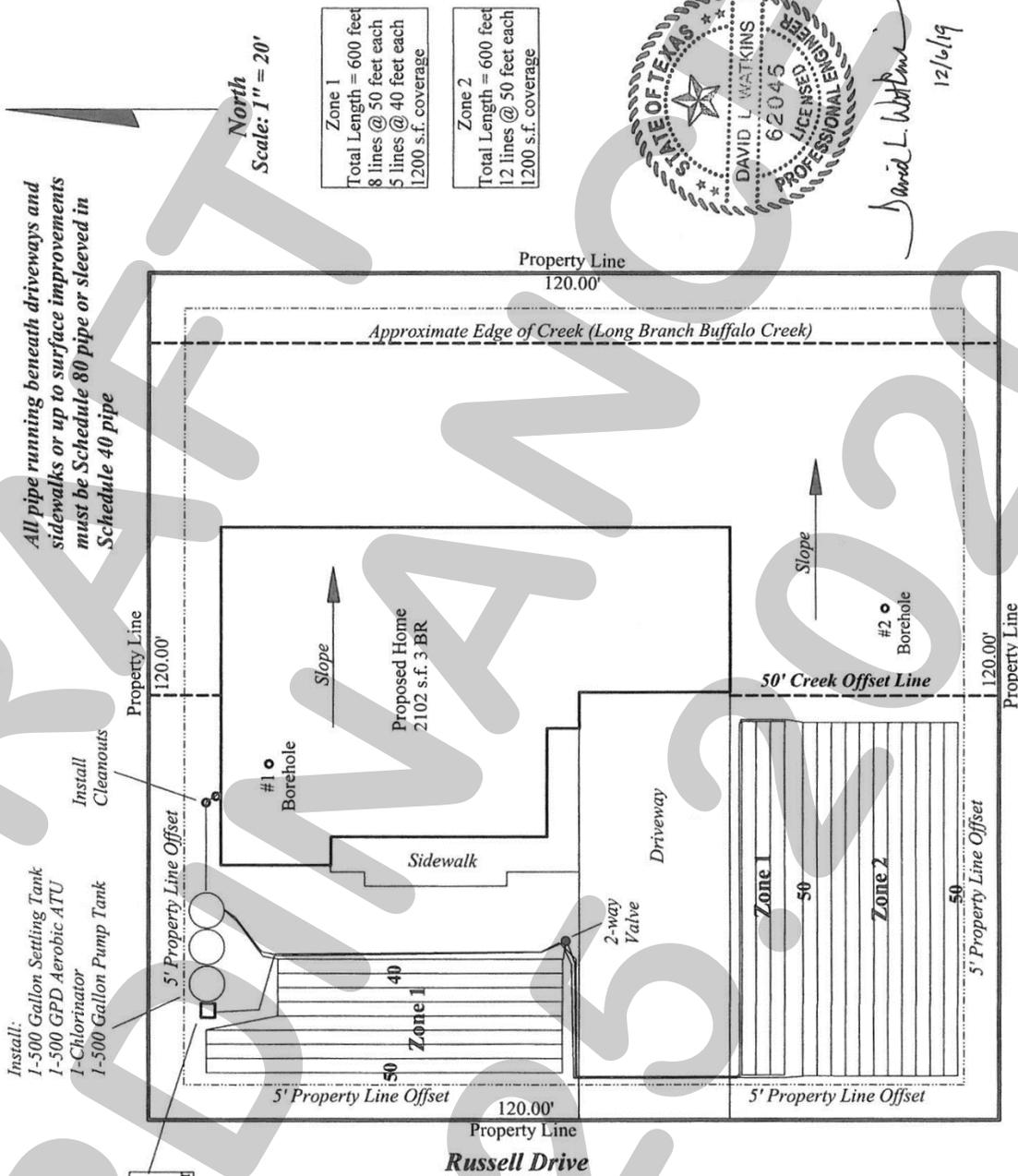
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**Exhibit 'B':  
Residential Plot Plan**

December 5, 2019

**Ruben Segovia (972) 363-5019  
269 Russell Drive  
Rockwall, Texas 75032  
Rockwall County**



*All pipe running beneath driveways and sidewalks or up to surface improvements must be Schedule 80 pipe or sleeved in Schedule 40 pipe*

*Install:  
1-500 Gallon Settling Tank  
1-500 GPD Aerobic ATU  
1-Chlorinator  
1-500 Gallon Pump Tank*

**INSTALL:**  
Mechanical Filtration Unit - 150 Micron Filter

Maintain 2' between trenches minimum

Supply Lines  
1" Sch 40 PVC  
Return Lines  
1" Sch 40 PVC

A check valve is to be installed between the distribution field and the filtration unit

<b>Zone 1</b> Total Length = 600 feet 8 lines @ 50 feet each 5 lines @ 40 feet each 1200 s.f. coverage	<b>Zone 2</b> Total Length = 600 feet 12 lines @ 50 feet each 1200 s.f. coverage
--	---



*David L. Watkins*  
12/6/19

# Exhibit 'C': Building Elevations

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NUMBER</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISION</th> <th style="text-align: left;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NUMBER	DATE	REVISION	DESCRIPTION													<p>• LIVING AREA SQ. FT. 1,923 • INTERIOR AREA SQ. FT. 2,404 • STANDARD AREA SQ. FT. 2,585 (FOUNDATION)</p>	<p>269 RUSSELL DRIVE ROCKWALL COUNTY TEXAS 75082</p>	<p>ELEVATION PLAN VIEWS</p>	<p>DATE: 11/18/2019 SCALE: 3/16"=1' SHEET: P-4</p>
NUMBER	DATE	REVISION	DESCRIPTION																	

**FRONT ELEVATION**

**BACK ELEVATION**

**CONSTRUCTION NOTES:**  
 1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2015 IRC AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2015 IRC AND ALL APPLICABLE LOCAL ORDINANCES.  
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**TRUSS NOTES:**  
 1. ALL TRUSSES SHALL BE IN ACCORDANCE WITH THE 2015 IRC AND ALL APPLICABLE LOCAL ORDINANCES.  
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**WALL AND CEILING FINISHES:**  
 1. ALL WALLS SHALL BE IN ACCORDANCE WITH THE 2015 IRC AND ALL APPLICABLE LOCAL ORDINANCES.  
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**CEILING FINISHES:**  
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**ROOF FINISHES:**  
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**FOUNDATION FINISHES:**  
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# 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

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TO: Planning and Zoning Commission  
DATE: August 25, 2020  
APPLICANT: Kerry Joshua Sparks  
CASE NUMBER: P2020-031; *Lot 1, Block A, Sparks Six Addition (ETJ)*

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### SUMMARY

Consider a request by Kerry Joshua Sparks for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 2.88-acre tract of land, creating *Lot 1, Block A, Sparks Six Addition*, which is identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, and is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of the final plat is to construct a single-family home on the subject property, which is generally located on the west side of Old Mill Road, and is in Rockwall County, Texas.
- ☑ The proposed final plat is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement* between Rockwall County and the City of Rockwall.
- ☑ According to *Exhibit 'A'* of the *Interim Interlocal Agreement*, "(a)ll lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot." For lots greater than one (1) acre but less than three (3) acres the minimum lot frontage is 150-feet. In this case, the subject property is 2.88-acre tract of land that has 128.95-feet of frontage along Old Millwood Road. After reviewing [1] the configuration of the adjacent tracts of land and [2] the existing and adjacent subdivisions of land, staff determined that the variance was minor enough that it could be considered with the approval of the final plat. The *Interim Interlocal Agreement* grants the City Council the ability to approve such exceptions and/or variances to the *Subdivision Regulations*, which are stipulated in [1] the *City's Standards of Design and Construction manual*, [2] Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, and [3] *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*. In granting these requests the *Interim Interlocal Agreement* states that "...the City Council should take into consideration the unique or extraordinary circumstance or hardship that prevents the developer or property owner from meeting the stated requirement." Staff should point out that there are several adjacent, unplatted tracts of land that currently would not meet the frontage requirements. With this being said the approval of a variance to the requirements of the *Interim Interlocal Agreement* is a discretionary decision for the City Council.
- ☑ 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit 'A' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall* -- 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 and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Sparks Six Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to filing of the plat with Rockwall County; and,
- (2) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,
- (3) A variance to the lot frontage requirements of the *Interim Interlocal Agreement* shall be approved allowing this subdivision of land a minimum lot frontage requirement of 128.95-feet; and,
- (4) 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.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: P2020-031  
PROJECT NAME: Lot 1, Block A, Sparks Six Addition  
SITE ADDRESS/LOCATIONS: 224 Old Millwood Circle

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION: Consider a request by Kerry Joshua Sparks for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

08/20/2020: P2020-031; Final Plat for Sparks Six Addition - ETJ

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

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552.

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](mailto:dgonzales@rockwall.com).

M.3 For reference, include the case number (P2020-031) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan). (§01.02(D), Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§01.02(D), Art. 11, UDC)

M.5 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). Tie two (2) corners to City monumentation. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.6 Label the building lines where adjacent to a street. (Section (C)(1), Building Setback Requirements Adjacent to a Public Street, Exhibit 'A', ILA)

M.7 All lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot. For lots greater than one (1) acre but less than three (3) acres the minimum lot frontage is 150-feet. The proposed lot frontage does not meet this requirement and requires approval of a variance from the City Council of the City of Rockwall prior to approval of the plat. (Section (C)(2), Minimum Lot Frontage on a Street, Exhibit 'A', ILA)

M. 8 Please refer to the Checklist for Plat Submittals as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA) document and make the following corrections and/or provide a statement for each of the following items: (Exhibit 'A', ILA)

- a) Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. (Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA)
- b) Provide the instrument of dedication or adoption signed by the owners, which is provided in the agreement. (Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA)
- c) Provide a space for signatures attesting approval of the plat. This will require the appropriate signature block for the County Judge. (Section (5)(d), Signature Block, Exhibit 'A', ILA)

M.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions/corrections and return to staff by 3:00 p.m. on Tuesday, September 1, 2020. When resubmitting, please provide two (2) large copies (18" X 24" FOLDED) and one PDF version for a subsequent review by staff. (§01.02(D), Art. 11, UDC)

I.10 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.

M.11 The plat mylars require a signature by the County Judge. You must obtain the County Judge's signature prior to submitting the plat and all necessary documents (i.e. mylar copies, tax certificate(s), and filing fees) with the City for filing with Rockwall County. (Section (5)(d), Signature Blocks, of Exhibit 'A', ILA)

I.12 The Planning and Zoning Work Session Meeting will be held on August 25, 2020.

I.13 The Planning and Zoning Regular Meeting will be held on September 15, 2020.

I.14 The City Council meeting for this case is scheduled to be held on September 21, 2020.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

- 08/19/2020: - Label 2 Points: Northing, Easting
- Label Distance on line for ROW Dedication
- Label width of existing Mt. Zion WSC Easement
- Label Distance on line for ROW Dedication

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved w/ Comments

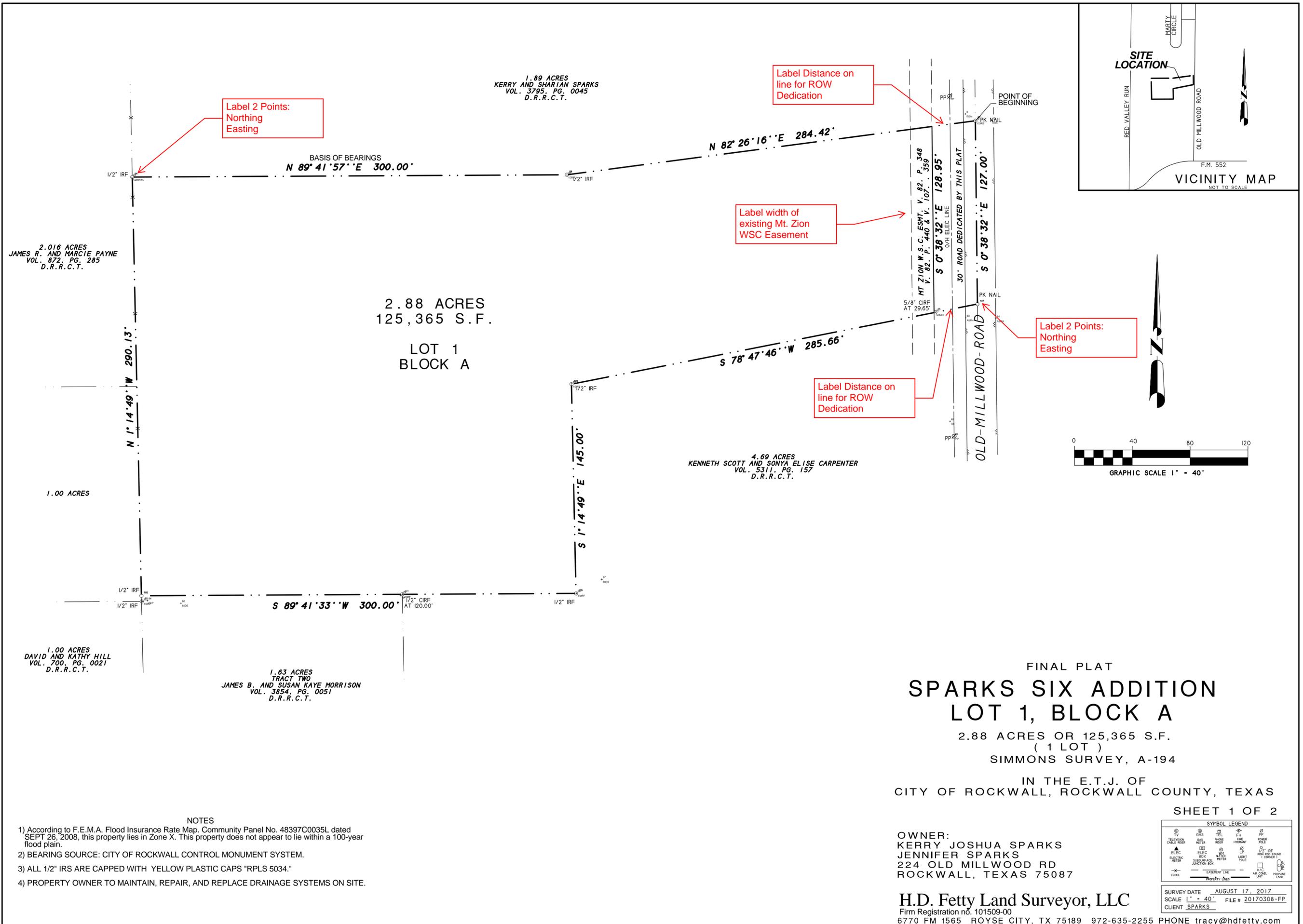
08/19/2020: Please contact Jim Knickerbocker, Rockwall County 911 Addressing Coordinator at Ph. 972.204.7683 to confirm addressing is correct and recorded into the 911 system.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved





2.016 ACRES  
JAMES R. AND MARCIE PAYNE  
VOL. 872, PG. 285  
D.R.R.C.T.

1.00 ACRES  
DAVID AND KATHY HILL  
VOL. 700, PG. 0021  
D.R.R.C.T.

1.63 ACRES  
TRACT TWO  
JAMES B. AND SUSAN KAYE MORRISON  
VOL. 3854, PG. 0051  
D.R.R.C.T.

1.89 ACRES  
KERRY AND SHARIAN SPARKS  
VOL. 3795, PG. 0045  
D.R.R.C.T.

4.69 ACRES  
KENNETH SCOTT AND SONYA ELISE CARPENTER  
VOL. 5311, PG. 157  
D.R.R.C.T.

FINAL PLAT  
**SPARKS SIX ADDITION**  
**LOT 1, BLOCK A**

2.88 ACRES OR 125,365 S.F.  
( 1 LOT )  
SIMMONS SURVEY, A-194

IN THE E.T.J. OF  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:  
KERRY JOSHUA SPARKS  
JENNIFER SPARKS  
224 OLD MILLWOOD RD  
ROCKWALL, TEXAS 75087

**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

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GA	GAS METER
FE	FIRE RISER
PH	PHONE RISER
SE	SEWER HYDRANT
PP	POWER POLE
EL	ELECTRIC METER
EB	ELECTRIC BOX
WA	WATER METER
LP	LIGHT POLE
IR	1/2" IRF
IR	1/2" IRF (CORNER)
SB	SUBSURFACE JUNCTION BOX
AR	AIR COND. UNIT
PT	PROPANE TANK
---	EASEMENT LINE
---	PROPERTY LINE

SURVEY DATE AUGUST 17, 2017  
SCALE 1" = 40' FILE # 20170308-FP  
CLIENT SPARKS

OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Kerry Joshua Sparks and Jennifer Sparks, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the MOSES SIMMONS SURVEY, ABSTRACT NO. 197, Rockwall County, Texas, and being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated September 10, 1976 and being recorded in Volume 123, Page 866 of the Real Estate Records of Rockwall County, Texas, and also being all of a 0.999 acres tract of land as described in a Warranty deed from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 16, 1982 and being recorded in Volume 166, Page 428 of the Real Property Records of Rockwall County, Texas, and also being all of the 0.879 acres tract of land as described in a Warranty from O.C. Sparks and Natalie Sparks to Michael Ray Miller and Kimberly Sparks Miller, dated July 19, 1984 and being recorded in Volume 203, Page 596 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail for corner in the center of Old Millwood Road, at the northeast corner of said 0.879 acres tract of land and at the southeast corner of a 1.89 acres tract of land as described in a Warranty deed from Kerry Sparks to Sherian Sparks, dated November 22, 2004 and being recorded in Volume 3795, Page 45 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 38 min. 32 sec. E. along the center of said road and the east line of said 0.879 acres tract, a distance of 127.00 feet to a P-K nail found in center of road for corner at the southeast corner of said tract;

THENCE S. 78 deg. 47 min. 46 sec. W. at 29.65 feet pass a 5/8" iron rod found for witness and continuing for a total distance of 285.66 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.879 acres and the northeast corner of said 0.999 acres tract;

THENCE S. 01 deg. 14 min. 49 sec. E. a distance of 145.00 feet to a 1/2" iron rod found for corner at the southeast corner of said 0.999 acres tract;

THENCE S. 89 deg. 41 min. 33 sec. W. a distance of 300.00 feet to a 1/2" iron rod found for corner at the southwest corner of said 0.999 acres tract;

THENCE N. 01 deg. 14 min. 49 sec. W. a distance of 290.13 feet to 1/2" iron rod found for corner at the southwest corner of said 1.89 acres tract;

THENCE N. 89 deg. 41 min. 57 sec. E. along the south line of said 1.89 acres tract of land, a distance of 300.00 feet to a 1/2" iron rod found for corner at the northwest corner of said 0.879 acres tract;

THENCE N. 82 deg. 26 min. 16 sec. E. along the south line of said 1.89 acres tract of land, a distance of 284.42 feet to the POINT OF BEGINNING and containing 125,365 square feet or 2.88 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as SPARKS SIX ADDITION, LOT 1, 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. I further certify that all other parties who have a mortgage or lien interest in SPARKS SIX ADDITION, LOT 1, 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 exaction's made herein.

KERRY JOSHUA SPARKS

JENNIFER SPARKS

7. Drainage/ Detention Easements/Facilities shall be owned operated, maintained and repaired by property owner.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KERRY JOSHUA SPARKS 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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JENNIFER SPARKS 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 \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of SPARKS SIX ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, 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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

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, as required under Ordinance 83-54.

FINAL PLAT  
SPARKS SIX ADDITION  
LOT 1, BLOCK A

2.88 ACRES OR 125,365 S.F.  
( 1 LOT )  
SIMMONS SURVEY, A-194

IN THE E.T.J. OF  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:  
KERRY JOSHUA SPARKS  
JENNIFER SPARKS  
224 OLD MILLWOOD RD  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV TELEVISION CABLE POST	TEL TEL
GAS METER	PIPE RIGID
ELEC ELECTRIC METER	ELEC BOX
ELEC ELECTRIC JUNCTION BOX	WATER METER
-X- FENCE	EASEMENT LINE
	PROPERTY LINES
	PIPE
	HYDRANT
	POWER POLE
	LP
	1/2" SF
	IRON ROD FOUND
	1" CORNER
	A/C
	W/ COND. UNIT
	PRIVATE TANK

SURVEY DATE AUGUST 17, 2017  
SCALE 1" = 40' FILE # 20170308-FP  
CLIENT SPARKS

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

CASE NO. P2020-



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-031

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 224 Old Millwood Rd Rockwall TX 75087  
 Subdivision Sparks Six Addition Lot 1 Block A  
 General Location A0194 Simmons Tract 2.88 Acres

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

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage	Lots [Current]                      Lots [Proposed]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner	<u>Kerry Joshua Sparks</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>Josh Sparks</u>	Contact Person	
Address	<u>224 Old Millwood Rd</u>	Address	
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	
Phone	<u>214-287-6056</u>	Phone	
E-Mail	<u>joshsparks@anltx.com</u>	E-Mail	

## NOTARY VERIFICATION [REQUIRED]

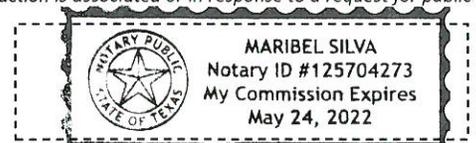
Before me, the undersigned authority, on this day personally appeared Kerry Joshua Sparks [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 357<sup>00</sup>, to cover the cost of this application, has been paid to the City of Rockwall on this the 23 day of June, 2020. 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 23 day of June, 2020.

Owner's Signature

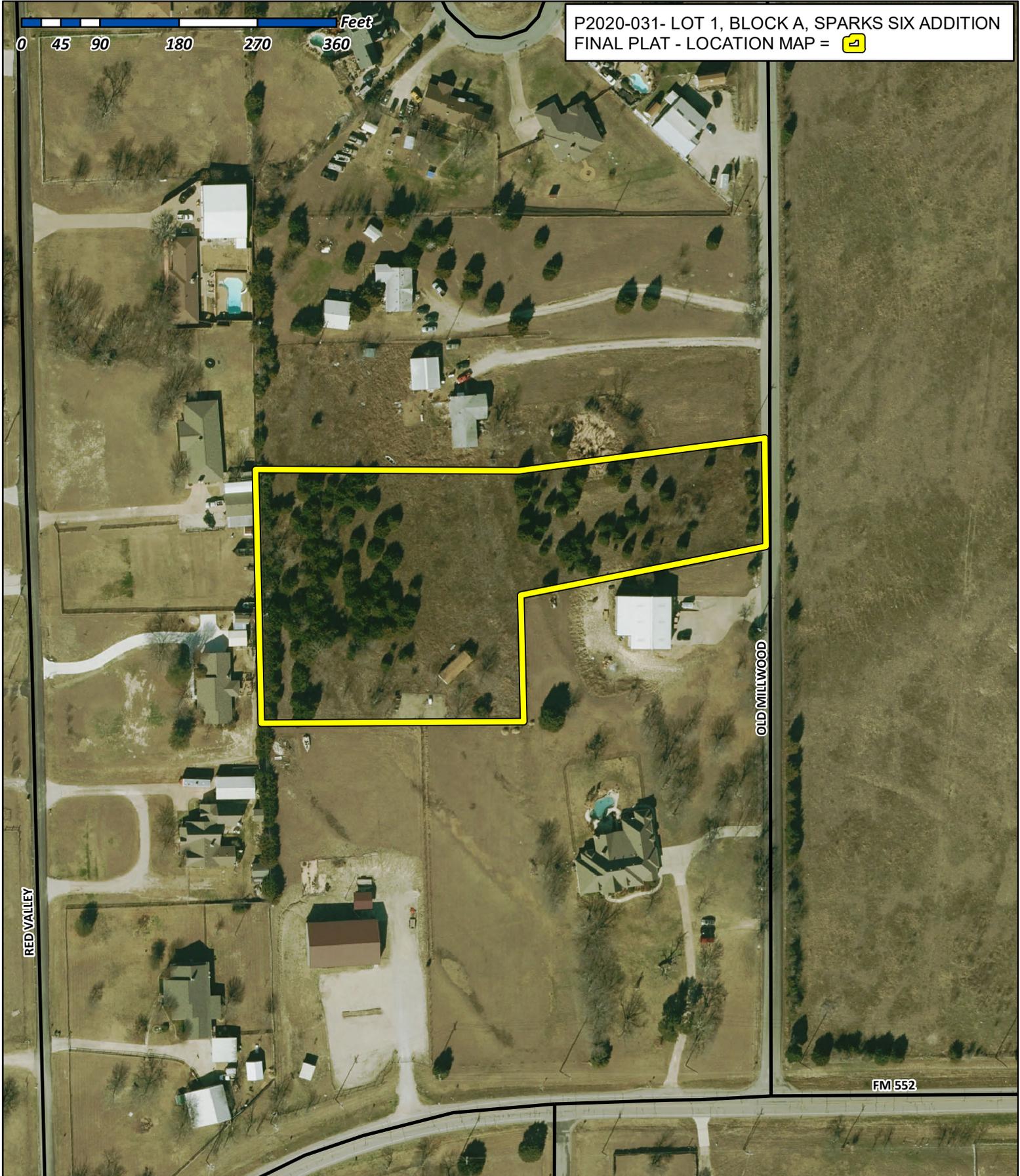
Notary Public in and for the State of Texas



My Commission Expires May 24, 2022

0 45 90 180 270 360 Feet

P2020-031- LOT 1, BLOCK A, SPARKS SIX ADDITION  
FINAL PLAT - LOCATION MAP = 

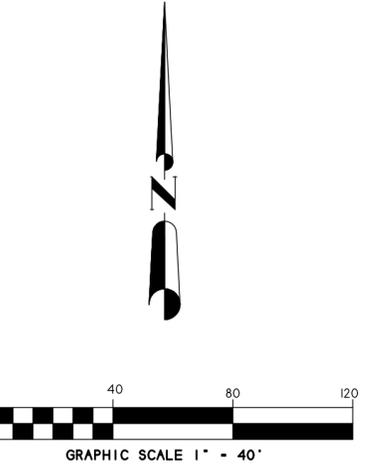
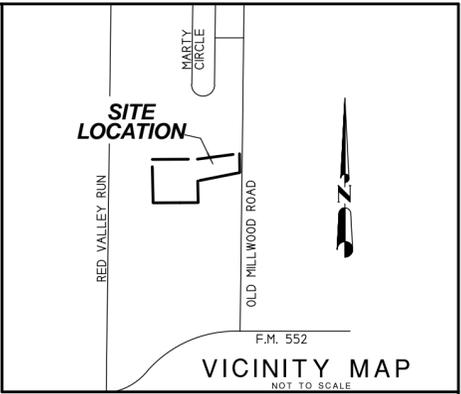
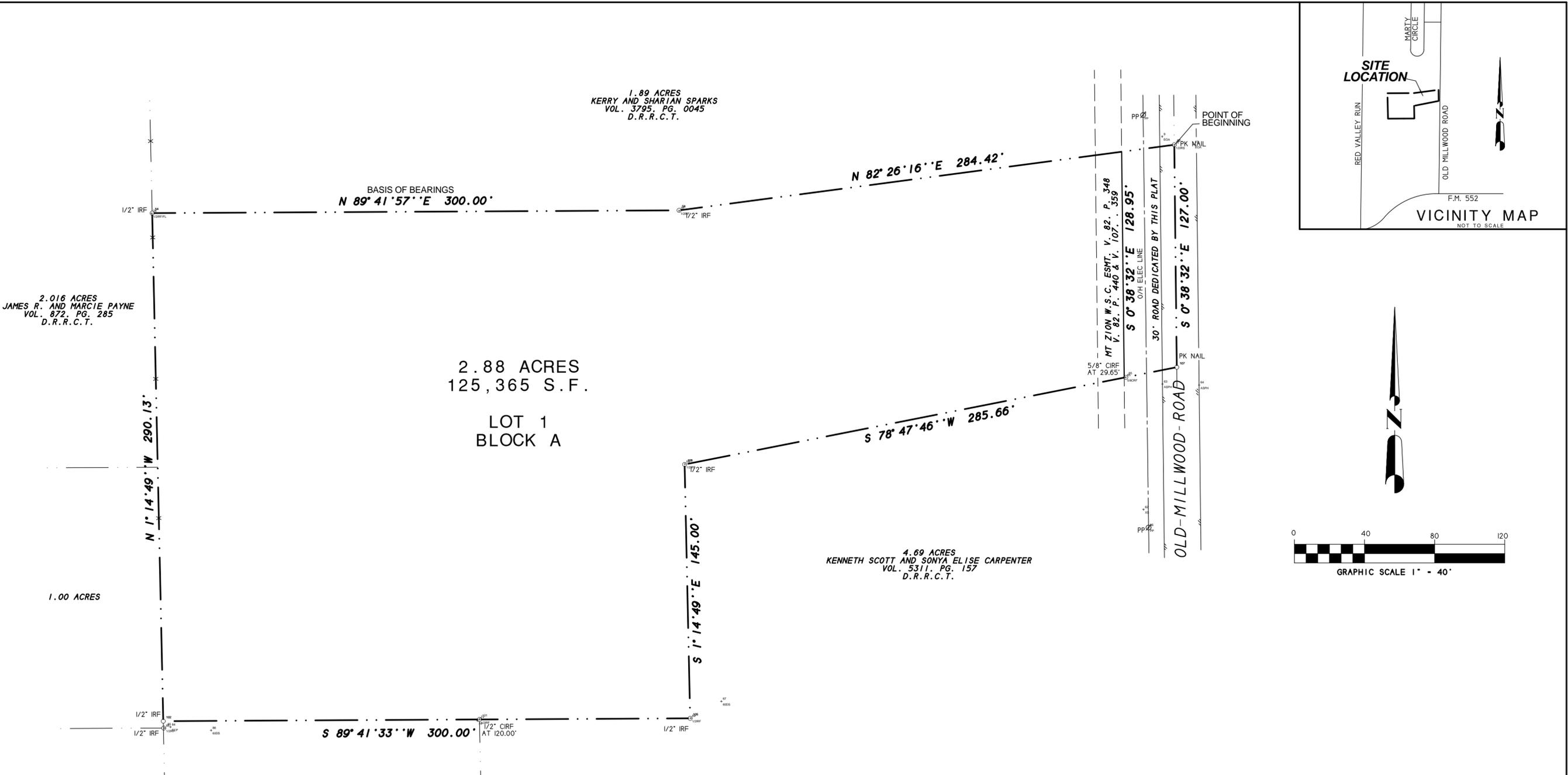


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





2.016 ACRES  
JAMES R. AND MARCIE PAYNE  
VOL. 872, PG. 285  
D.R.R.C.T.

1.89 ACRES  
KERRY AND SHARIAN SPARKS  
VOL. 3795, PG. 0045  
D.R.R.C.T.

2.88 ACRES  
125,365 S.F.  
LOT 1  
BLOCK A

4.69 ACRES  
KENNETH SCOTT AND SONYA ELISE CARPENTER  
VOL. 5311, PG. 157  
D.R.R.C.T.

1.00 ACRES  
DAVID AND KATHY HILL  
VOL. 700, PG. 0021  
D.R.R.C.T.

1.63 ACRES  
TRACT TWO  
JAMES B. AND SUSAN KAYE MORRISON  
VOL. 3854, PG. 0051  
D.R.R.C.T.

FINAL PLAT  
**SPARKS SIX ADDITION**  
**LOT 1, BLOCK A**

2.88 ACRES OR 125,365 S.F.  
( 1 LOT )  
SIMMONS SURVEY, A-194

IN THE E.T.J. OF  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L 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: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

OWNER:  
KERRY JOSHUA SPARKS  
JENNIFER SPARKS  
224 OLD MILLWOOD RD  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
⊗	GAS METER
⊕	ELECTRIC METER
⊙	ELECTRIC SUBSURFACE JUNCTION BOX
—	FENCE
⊕	TEL RISER
⊕	PHONE RISER
⊕	WATER METER
⊕	WATER SUBSURFACE JUNCTION BOX
⊕	SEWER RISER
⊕	SEWER SUBSURFACE JUNCTION BOX
⊕	HYDRANT
⊕	POWER POLE
⊕	1/2" IRF
⊕	1/2" IRF (CORNER)
⊕	PROPANE TANK
⊕	AR CONDUIT
⊕	PROPANE TANK
⊕	PROPERTY LINES

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

SURVEY DATE AUGUST 17, 2017  
SCALE 1" = 40' FILE # 20170308-FP  
CLIENT SPARKS



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: SP2020-018  
PROJECT NAME: Site Plan for Harbor Hills Condominiums  
SITE ADDRESS/LOCATIONS: 2400 SUMMER LEE DR, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION: Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of an Amended Site Plan for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

---

08/20/2020: SP2020-018; Site Plan for Summer Lee Drive & Glen Hill Way (Condominiums)  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

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](mailto:dgonzales@rockwall.com).

M.3 For reference, include the case number (SP2020-018) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), and the Development Standards of Article 05, that are applicable to the subject property.

M.12 Building Elevations. A change to the building elevations (i.e. color, materials, etc.) requires a recommendation from the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission.

I.15 The Architectural Review Board (ARB) meeting will be held on August 25, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 25, 2020.
- 2) Architectural Review Board (ARB) meeting will be held on August 25, 2020.
- 3) Planning & Zoning meeting/public hearing meeting will be held on September 15, 2020.

4) Architectural Review Board (ARB) meeting will be held on September 15, 2020 (if required).

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/20/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Denied

08/17/2020: You will need to provide the following;

1. Tree Mitigation Plan
2. Landscape and Tree Plan



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address \_\_\_\_\_

Subdivision LOT 1 BLOCK A HARBOR HILLS ADD. Lot 1 Block A

General Location 4.032 ACRES AT SUMMER LEE AND SUNSET RIDGE DR.

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

Current Zoning PD-32 APPROVED SITE PLAN ? Current Use \_\_\_\_\_

Proposed Zoning SAME - Proposed Use \_\_\_\_\_

Acreage 4.032 ACRES Lots [Current] \_\_\_\_\_ Lots [Proposed] \_\_\_\_\_

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner HARBOR LAKE POINTE INVESTORS, LLC  Applicant \_\_\_\_\_

Contact Person RUSSELL PHILLIPS Contact Person JIMMY STROHMEYER

Address 2701 SUNSET RIDGE DR. Address \_\_\_\_\_  
STE 607

City, State & Zip ROCKWALL, TX 75032 City, State & Zip \_\_\_\_\_

Phone 469 446 7734 Phone 214 497 2057

E-Mail RUSSELL@STERLINGONE.US E-Mail JIMMY@STROHMEYERARCHITECTS.COM

## 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 \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 12<sup>th</sup> day of AUGUST, 20 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 Signature

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_



SP2020-018- SITE PLAN FOR HARBOR HILLS ADDITION  
 SITE PLAN - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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*Harbor Hill*

*Harbor Hill*

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: SP2020-020  
PROJECT NAME: Site P Lan for Terracina Estates, Phase I  
SITE ADDRESS/LOCATIONS: West of Rochell Road

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

08/20/2020: SP2020-020; PD Site Plan for PD-82 Terracina Estates

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

I.1 This is a request for a Site Plan for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 50.154-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276.

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 (SP2020-020) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 82 (PD-82) [Ordinance No. 18-08], and the Development Standards of Article 05, that are applicable to the subject property.

I.5 Provide a standard signature block with a signature space for the Planning & Zoning Chairman and Planning Director on all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.6 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department; however, the entry signage plan must be approved with the PD Site Plan prior to submittal of a building permit. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.7 PD 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 (§03.04, Art. 11, UDC) and [Ordinance No. 18-08 (PD-82)]:

- 1) In the Site Plan Data Table (e), indicate Amenities within the Park. Also, will there be park benches provided? If so, please indicate. [Ordinance No. 18-08 (PD-82)]
- 2) In the Site Plan Data Table (g), indicate maximum height of 20-feet for street lights . [Ordinance No. 18-08 (PD-82)]

- 3) What is the hatched area within the park adjacent to Guadalupe Drive? Provide a label identifying this area or remove hatch. [Informational]
- 4) Use a lighter gray scale for the Bermuda grass as this is covering/hiding details that are not clearly visible on the plan. [Informational]
- 5) Indicate the locations for all neighborhood signage for the subdivision (i.e. entry feature). Final design and location of the entry features shall be reviewed and approved with the PD Site Plan. Provide entry signage detail plan. [Ordinance No. 18-08 (PD-82)]
- 6) Label and delineate the minimum 15-foot landscape buffer required along Rochelle Road. [Ordinance No. 18-08 (PD-82)]
- 7) Remove "Saddle Star South" from the Plant Legend. [Informational]
- 8) A minimum of four (4) inch caliper trees are required for the development. Correct plan. [Ordinance No. 18-08 (PD-82)]
- 9) Provide labels for all 'sidewalks' and 'trails' to better delineate their locations. [Ordinance No. 18-08 (PD-82)]

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on September 1, 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.9 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 September 1, 2020; 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 September 15, 2020 Planning & Zoning Meeting.

I.10 The Parks and Recreations Board meeting will be held on September 1, 2020 and will begin at 6:00 p.m. in the City's Council Chambers. The Parks and Recreations Board will provide comments and/or may forward a recommendation to the Planning and Zoning Commission.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 25, 2020.
- 2) Parks and Recreations Board meeting will be held on September 1, 2020.
- 3) Planning & Zoning meeting/public hearing meeting will be held on September 15, 2020.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved w/ Comments
08/19/2020: Please submit a cad (.dwg) drawing of the lot lines and road centerlines so addressing can begin.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Denied

08/17/2020: 1. Park District 22

Cash in Lieu Land: 110 lots x \$503.00 = \$55,330.00 (applied towards park)

Pro Rata Equipment fees: 110 lots x \$476.00 = \$52,360.00 (applied towards park)

2. This park shall be maintained and managed by the City of Rockwall Parks and Recreation Department

3. Park shall be designed and installed according to Rockwall Parks and Recreation specifications.

4. Tree Mitigation Plan required

5. Landscape and Tree plan required for common areas.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2020-020

**NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.**

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

**Zoning Application Fees:**

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</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.

### PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

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

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 50.154

Lots [Current]

Lots [Proposed] 110

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

### OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner BLOOMFIELD HOMES LP

Applicant ENGINEERING CONCEPTS & DESIGN, LP

Contact Person CLINT VINCENT

Contact Person TODD WINTTERS

Address 1050 E. HIGHWAY 114

Address 201 WINDCO CIRCLE

SUITE 114

SUITE 201

City, State & Zip SOUTH LAKE, TEXAS 76092

City, State & Zip WYLIE, TEXAS 75098

Phone 817-416-1572

Phone 972-941-8400

E-Mail don@bloomfieldhomes.net

E-Mail todd@ecdpl.com

### NOTARY VERIFICATION [REQUIRED]

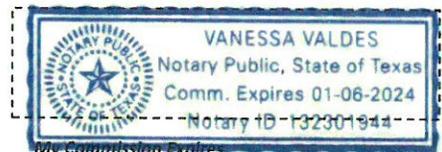
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 13<sup>th</sup> day of August, 20 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 13<sup>th</sup> day of August, 20 20.

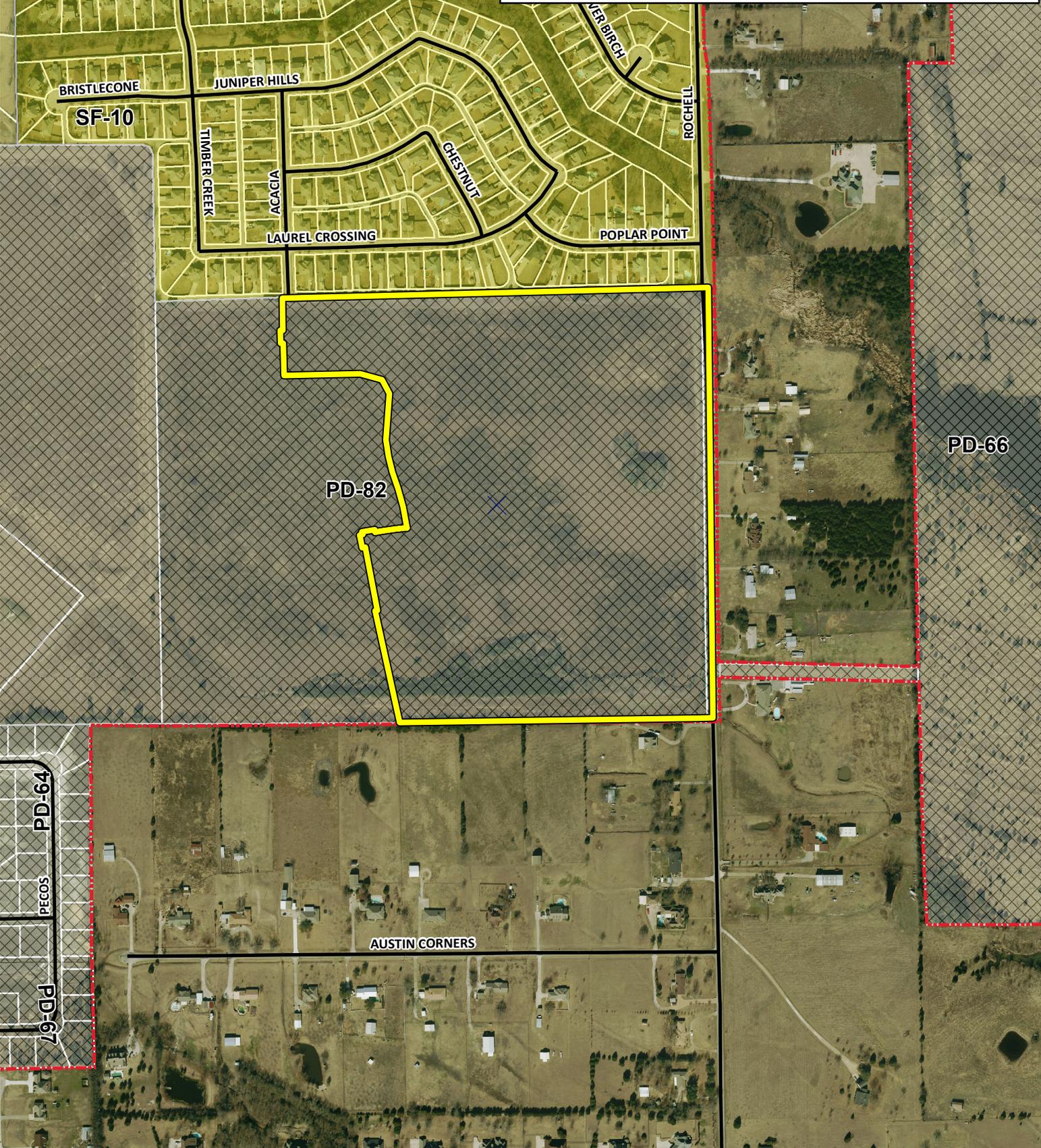
Owner's Signature

Notary Public in and for the State of Texas





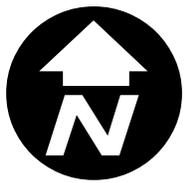
SP2020-020- SITE PLAN FOR TERRACINA ESTATES, PHASE I  
 SITE PLAN - LOCATION MAP =

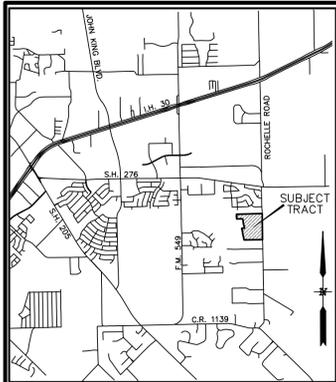


# City of Rockwall

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.

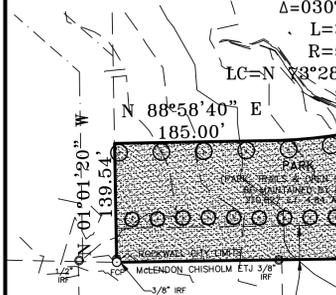




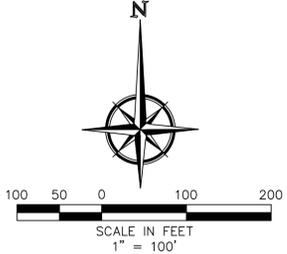
- LEGEND**
- IRF IRON ROD FOUND
  - CRS 5/8 INCH IRON ROD SET WITH ADAMS SURVEYING COMPANY LLC CAP
  - FCP FENCE CORNER POST FOUND
  - D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY TEXAS
  - P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
  - B.L. BUILDING SETBACK LINE
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - R.W.E. RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
  - S.V.E. SIDEWALK & VISIBILITY EASEMENT
  - HOA HOMEOWNERS' ASSOCIATION
  - MFFE MINIMUM FINISHED FLOOR ELEVATION
  - SPC STATE PLANE COORDINATES
  - ◆ INDICATES CHANGE IN STREET NAME

**TERRACINA ESTATES PHASE 1 SITE PLAN DATA**

- a. 50.154 Acres
- b. PD-82 Zoning
- c. 110 Dwelling Units
- d. 14.28 Acres Open Space/Park(28%)
- e. Amenities within Subdivision:
  - Pavillion
  - Playground
  - 8' Trail
  - Exercise Station
- f. All Common Areas/Open Space to be maintained by the H.O.A.
- g. \* Denotes Street Lights
- h. □ Denotes Stop Sign & Street Names



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C2	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C3	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C4	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'



- SADDLE STAR SOUTH PLANT LEGEND**
- 22 - 3" LIVE OAK
  - 51 - 3" RED OAK
  - 12 - 3" CEDAR ELM
  - 16 - 3" BALD CYPRESS
  - 82 - 3" EASTERN RED CEDAR
  - 787,659 S.F. BERMUDA GRASS SEEDED
  - 112 - DWARF BURFORD HOLLY
  - 89 - ELAEAGNUS
  - 89 - DWARF WAX MYRTLE
  - 510 - MEXICAN FEATHER GRASS
  - 380 - WEEPING LOVE GRASS
  - 615s.f. - BLACK STAR CRUSHED STONE
  - 500s.f. - TEXAS RIVER ROCK MIX
  - 1 - OKLAHOMA MOSS ROCK BOULDER
  - ☼ Existing Trees to be Protected

**LINE TABLE**

NO.	DIRECTION	DISTANCE
L1	S 89°08'49" W	35.63'
L2	N 10°58'09" W	250.04'
L3	N 12°16'48" W	50.00'
L4	N 10°58'09" W	10.20'
L5	N 79°01'51" E	50.00'
L6	S 10°58'09" E	10.20'
L7	N 11°22'18" W	81.90'
L8	N 15°12'53" W	74.64'
L9	N 18°37'29" W	67.02'
L10	N 14°35'37" W	62.88'
L11	N 9°02'55" W	64.32'
L12	N 4°38'17" W	181.25'
L13	N 27°50'10" W	60.72'
L14	N 74°39'57" W	88.77'
L15	N 1°26'05" W	125.00'
L16	S 88°33'55" W	10.00'
L17	N 1°26'05" W	50.00'
L18	N 88°33'55" E	10.00'
L19	N 1°26'05" W	125.00'

- BENCHMARKS:**
- CP 101 - Square cut on headwall west side of Rochelle road & 54' south of center of Polar Point Drive Elevation = 559.95
  - CP 103 - "X" in concrete east side of Rochelle Road, 1834' south of center of Polar Point Dr. Elevation = 564.54'
  - CP 104 - Capped 5/8" Iron rod east side of Rochelle Road & 1250' south of the center of Polar Point Dr. Elevation = 572.70'
  - CP 105 - Capped 5/8" Iron rod east side of Rochelle Road & 826' south of the center of Polar Point Dr. Elevation = 568.75'

**PD SITE PLAN**  
 Case No. SP2020-  
**TERRACINA ESTATES, PHASE 1**  
 BEING  
 50.154 ACRES

OWNER/DEVELOPER  
**BLOOMFIELD HOMES L.P.**  
 1050 E. HWY. 114, SUITE 210  
 SOUTHLAKE, TEXAS 76092  
 PHONE: 817-416-1572

LAND SURVEYOR  
**ADAMS SURVEYING CO., LLC**  
 1475 RICHARDSON DR., STE 255  
 RICHARDSON, TX 75080  
 (214) 395-9386  
 FAX (214) 295-9844  
 TBPELS FIRM NO. 10177500

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 76098  
 (972) 941-8400 FAX (972) 941-8401

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: SP2020-022  
PROJECT NAME: Lot 5, Block A, Landing Point Addition  
SITE ADDRESS/LOCATIONS: 1507 AIRPORT RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

08/20/2020: SP2020-022: Comments for Site Plan for 1505 Airport Road

Please address the following comments prior to re-submittal of an application for a site plan. (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an office building on a 0.47-acre parcel of land identified as Lot 5, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1505 Airport Road.

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](mailto:dgonzales@rockwall.com).

I.3 For reference, include the case number (SP2020-022) in the lower right-hand corner of all pages of all revised plan submittals. (§01.02(D), Art. 11, UDC)

I.4 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at [cfoshee@rockwall.com](mailto:cfoshee@rockwall.com) for permitting requirements for any proposed sign(s).

M.5 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 (§03.04, Art. 11, UDC):

- 1) Indicate all Drive Widths. The existing driveway has an arrow pointing to the property line, outside of the driveway. Correct. (§03.04.B, Art. 11, UDC)
- 2) Indicate all utilities both existing and proposed. Provide labels for all easements (i.e. utility, detention, drainage, etc.) Are all being indicated? (§03.04.B, Art. 11, UDC)
- 3) Correct/relabel all Firelane to indicate "24-ft Firelane, Public Access, & Utility Easement". (§03.04.B, Art. 11, UDC)
- 4) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (§03.02, Art. 06, UDC)
- 5) How is the dumpster going to be serviced? Reorient the dumpster or provide detail indicating the dumpster can be serviced? (§01.05.B, Art. 05, UDC)

M.6 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. 08, UDC):

1) All shrub plantings require a minimum size of five (5) gallons. Correct plan where less than 5-gallons is indicated. The landscape materials should be acceptable materials from the City's approved materials list. (§05.03.B, Art. 08, UDC)

I.7 Treescape Plan. With no existing trees located on this site, a treescape plan is not required.

M.8 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article 07, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC or less. In this case, the submitted photometric plan conforms to the requirements of the UDC.

1) As a note, no light standard, light fixture, light pole, pole base or combination thereof shall exceed 30-feet in total height in any overlay district [i.e. Scenic Overlay (SOV) District]. (§06.02.G, Art. 05, UDC)

M.9 Building Elevations. The building elevations as submitted appear to meet the intent of the Unified Development Code (UDC) as was submitted; however, the building elevations will require a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for approval.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

- 08/19/2020: - Engineering review fees apply (i)  
 - 4% Engineering inspection fees (i)  
 - Impact fees (Water, Wastewater and Roadway) (i)  
 - Min 20' utility easements. (i)  
 - No structures in easements. (i)  
 - Fire lane easement to be on plat. (i)  
 - Drive isles to be 24' wide. Fire lane Radii is 20' min. (i)  
 - No trees within 5' of public utilities. (i)  
 - Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)  
 - Parking must be 20'x9' for head in. (i)  
 - 10' minimum separation between water and sewer lines. (m)  
 - Must meet all Standards of Design and Construction (i)  
 - Need to Replat both lots to obtain access easement for hatch area. (i)  
 - Tie Domestic and irrigation Services off the front 8" water line. (i)  
 - Will need to complete full 24' fire lane pavement from what T3 Chiropractic put in and convert existing wye inlet into curb inlet. (i)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved w/ Comments

08/18/2020: Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a 10-foot wide unobstructed pathway around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved w/ Comments

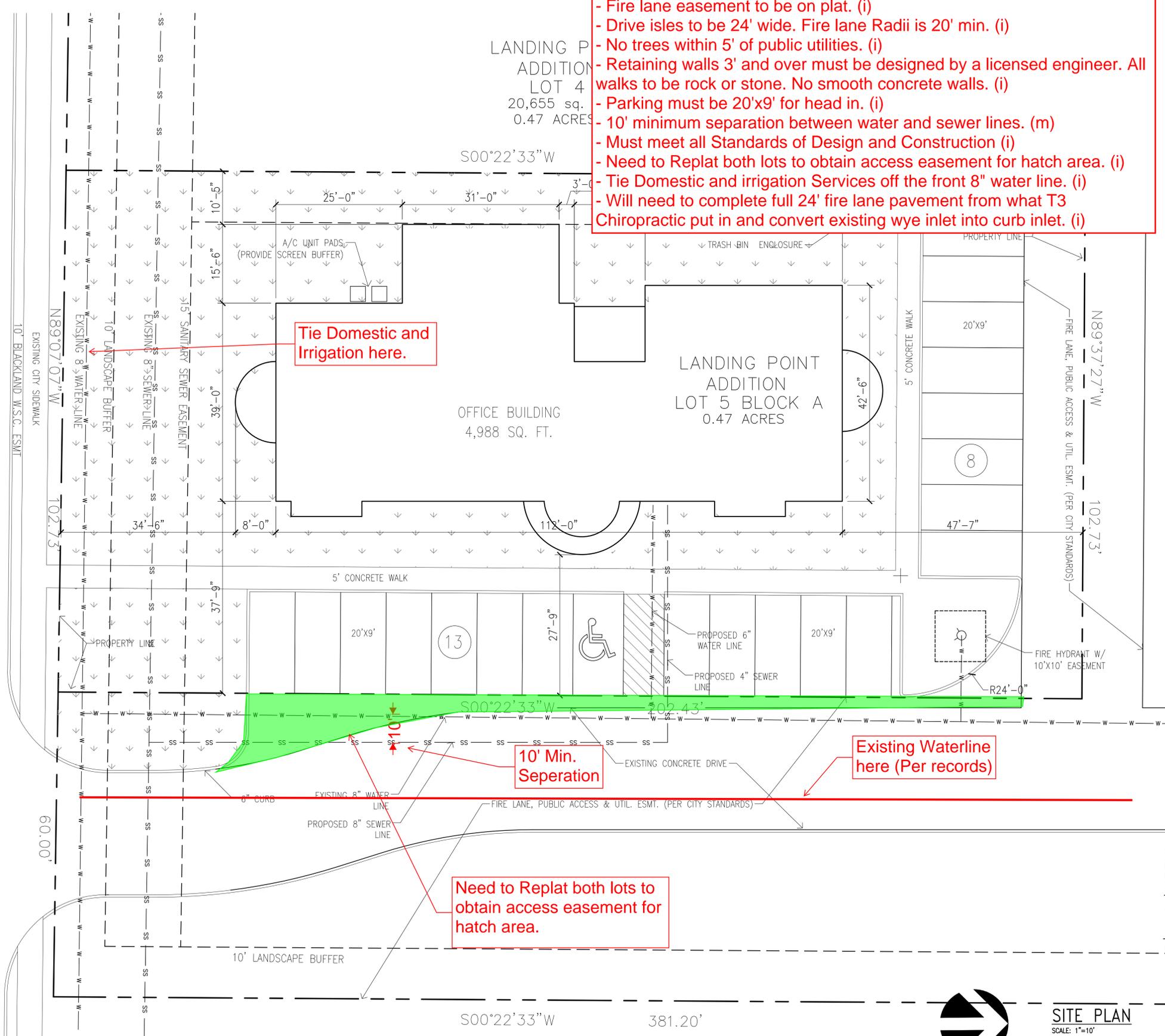
08/19/2020: Due to building layout changes since initial concept, please use 1507 AIRPORT RD, ROCKWALL, TX 75087 for this structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Denied

08/17/2020: 1. Please provide Tree Mitigation Plan for existing trees on site

2. \*recommendation only: wrap the Glory Burst Maples trunks from ground to canopy for first year to prevent sun scald which can kill the tree.

AIRPORT ROAD  
(VARIABLE WIDTH R.O.W. PER PLAT)



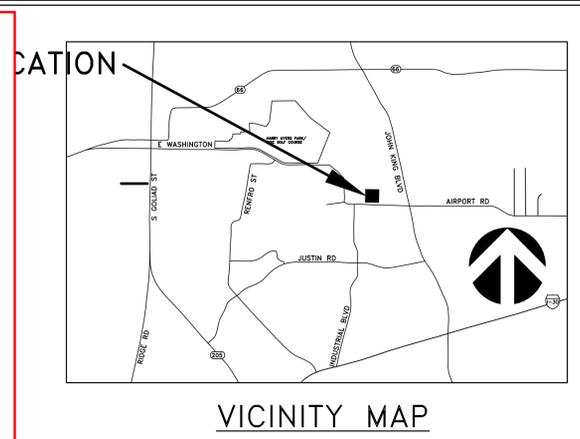
- Engineering review fees apply (i)
- 4% Engineering inspection fees (i)
- Impact fees (Water, Wastewater and Roadway) (i)
- Min 20' utility easements. (i)
- No structures in easements. (i)
- Fire lane easement to be on plat. (i)
- Drive isles to be 24' wide. Fire lane Radii is 20' min. (i)
- No trees within 5' of public utilities. (i)
- Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
- Parking must be 20'x9' for head in. (i)
- 10' minimum separation between water and sewer lines. (m)
- Must meet all Standards of Design and Construction (i)
- Need to Replat both lots to obtain access easement for hatch area. (i)
- Tie Domestic and irrigation Services off the front 8" water line. (i)
- Will need to complete full 24' fire lane pavement from what T3 Chiropractic put in and convert existing wye inlet into curb inlet. (i)

Tie Domestic and Irrigation here.

10' Min. Separation

Existing Waterline here (Per records)

Need to Replat both lots to obtain access easement for hatch area.

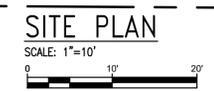


SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

PLANNING AND ZONING COMMISSION      DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:  
LAWSON REAL ESTATE HOLDINGS, LLC  
4509 ROWLETT RD.  
ROWLETT, TX 75088  
(972)475-0644

ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(214)536-5306  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087



NO.	REVISIONS/ISSUE DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:  
LAWSON REAL ESTATE HOLDINGS, LLC  
1505 AIRPORT RD.  
ROCKWALL, TX 75087  
LANDING POINT ADDITION

PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	08/14/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:  
SITE PLAN

S1.0

SP2020-014

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / Red Maple 4" cal.	B & B	2
	Ci	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	2
	Pe	Pinus edularica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	2
	Qv	Quercus virginiana / Southern Live Oak 6" cal. * ROCKWALL APPROVED TREE	B & B	3
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	2
	Tax	Taxodium distichum / Bald Cypress 4" cal. * ROCKWALL APPROVED TREE	B & B	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	12
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	11
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	5
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	10
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	3
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	6
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennisetum a. 'Hameln' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	16
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	14
	Yp	Yucca pendula / Soft Leaf Yucca * ROCKWALL APPROVED PLANT	5 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Crr	Colorado River Rock / 3" to 6"	6" deep	50 sf
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	4,044 sf
	Tb	Tejas Black / 5/8"	2" deep	1,553 sf

ALL TREES IN GRASS TO HAVE A 4' DIA. MULCH RING

**GENERAL LANDSCAPE NOTES:**

- INSTALLING LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- FINISH GRADE TO BE 9" BELOW FINISH FLOOR. SLOPE GRADE AT 2% MINIMUM AWAY FROM BUILDING.
- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.

CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.

CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.

CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.

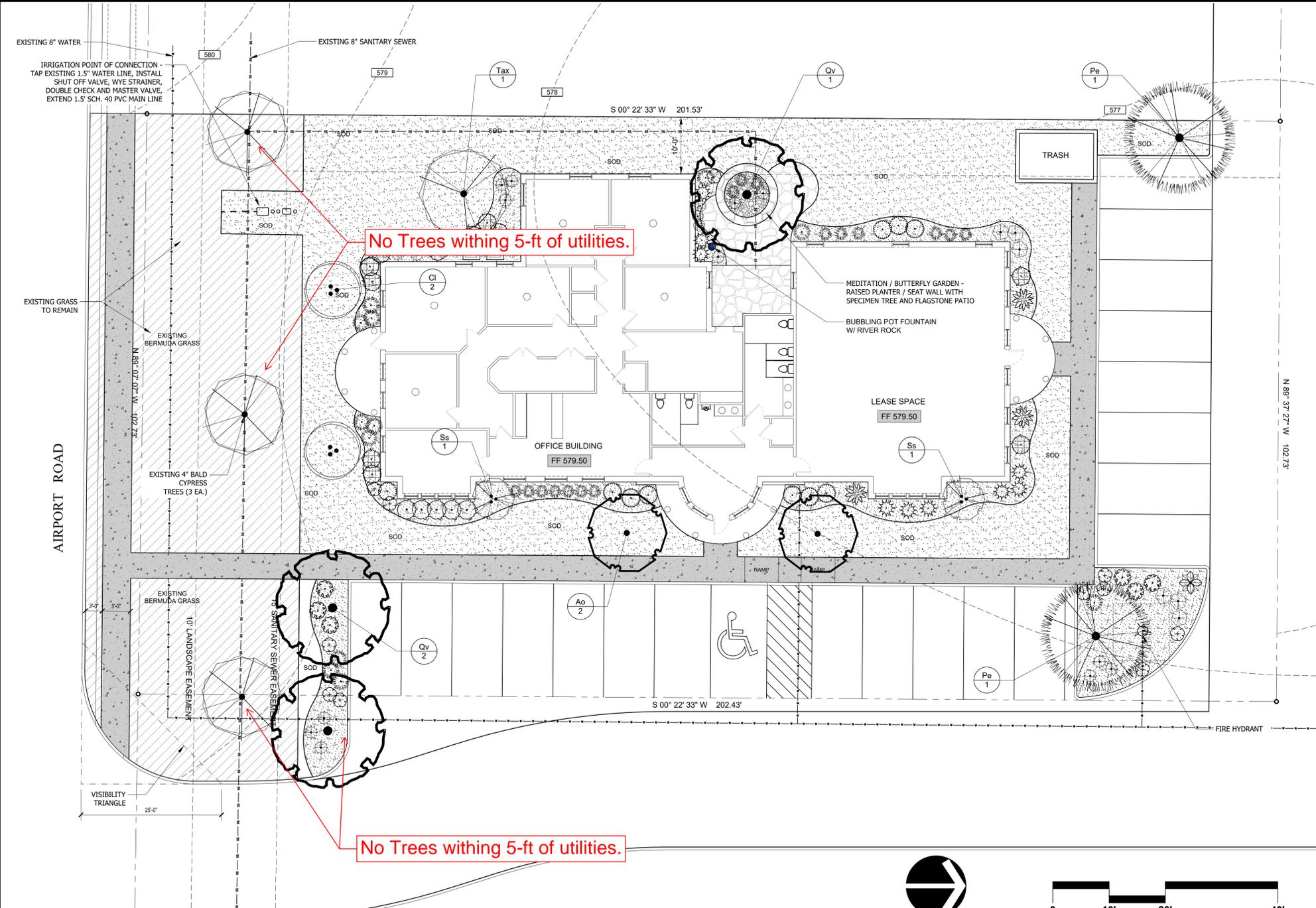
TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12" OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.

UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.

CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.

CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.



**A LANDSCAPE PLAN**

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

**ZONING: COMMERCIAL**

**REQUIRED PLANTINGS**

- A. STREET TREES:**  
1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
Airport Road - 102.73 / 50 = 2.05
- 2 TREES REQUIRED**  
**(3) EXISTING 4" TREES PROVIDED**

NOTE:  
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
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SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	



NORTH



GRAPHIC SCALE SCALE: 1" = 10'-0"

**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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:  
LAWSON REAL ESTATE HOLDINGS, LLC  
4509 ROWLETT RD.  
ROWLETT, TX 75088  
(972)475-0644

ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(214)536-5306  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087

LAWSON LANDSCAPE PLANS

Landscape Architecture  
TX #5629 NV #583

2617 Jasmine Lane  
Plano, TX 75074  
voice (702) 339-0825  
mike@mayerdesignstudio.com

**MAYER**  
Design Studio



REVISIONS	DATE	BY

**PLANTING PLAN**

JOB:  
Lawson Real Estate Holdings LLC  
AIRPORT ROAD  
ROCKWALL, TX 75087

20-10-102  
AUGUST 14, 2020

L2.1  
SHEET

**B SCHEDULE AND NOTES**

**C LANDSCAPE NOTES AND CALCULATIONS**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-022

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING: B. Li

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) 1
- Preliminary Plat (\$200.00 + \$15.00 Acre) 1
- Final Plat (\$300.00 + \$20.00 Acre) 1
- Replat (\$300.00 + \$20.00 Acre) 1
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) 1
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) 1
- Specific Use Permit (\$200.00 + \$15.00 Acre) 1
- PD Development Plans (\$200.00 + \$15.00 Acre) 1

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$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 INFORMATION [PLEASE PRINT]

Address **1505 Airport Rd, Rockwall, TX 750**

Subdivision **Landing Point Addition**

Lot **5**

Block **A**

General Location

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

Current Zoning **Commercial**

Current Use **C**

Proposed Zoning **Commercial**

Proposed Use **C**

Acreage **0.47**

Lots [Current]

Lots [Proposed]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner **Lawson Real Estate Holdings LLC**

Applicant

Contact Person **Kevin Lawson**

Contact Person

Address **4509 Rowlett Rd.**

Address

City, State & Zip **Rowlett, TX 75088**

City, State & Zip

Phone **(972) 475-0644**

Phone

E-Mail **KevinL@LawsonCPAs.com**

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kevin Lawson [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 17<sup>th</sup> day of July, 2020. 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 in request for public information."

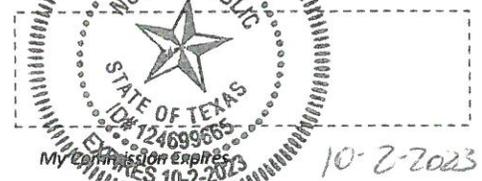
Given under my hand and seal of office on this the 17<sup>th</sup> day of July, 2020.

Owner's Signature

[Signature]

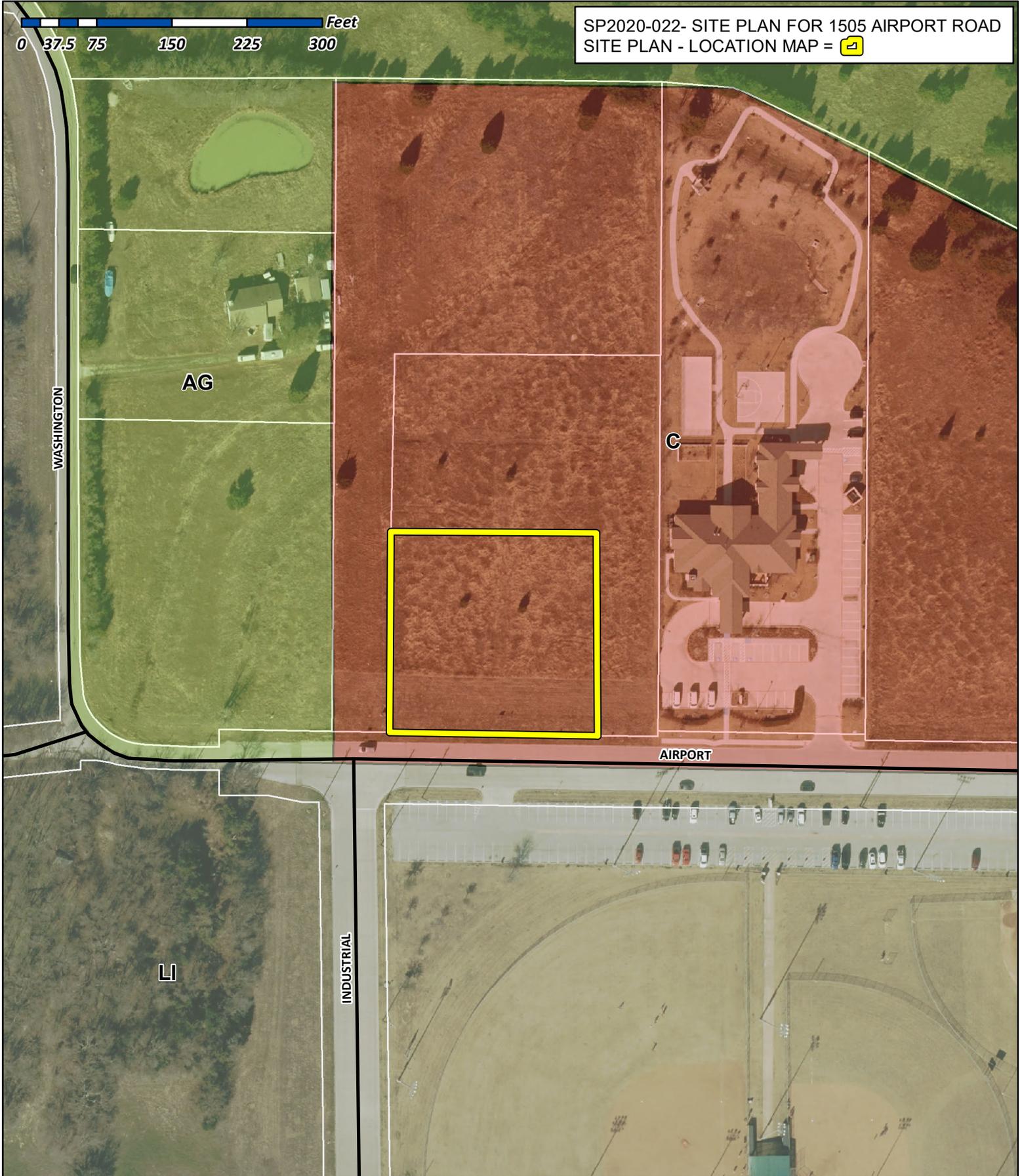
Notary Public in and for the State of Texas

[Signature]



0 37.5 75 150 225 300 Feet

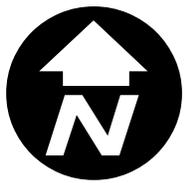
SP2020-022- SITE PLAN FOR 1505 AIRPORT ROAD  
SITE PLAN - LOCATION MAP = 



# 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.







1501 AIRPORT ROAD - FACING E



FABRAL- STANDING SEAM METAL ROOF  
MEDIUM BRONZE L09



CLASSIC STONE - AUSTIN LIMESTONE  
MAIN PORTION



PACKER BRICK- SHELLMANS BLUFF

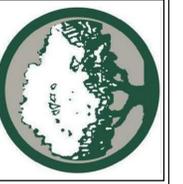
PROJECT ADDRESS:  
1501 AIRPORT ROAD  
ROCKWALL, TEXAS 75087

OWNER/DEVELOPER:  
LAWSON REAL ESTATE  
HOLDINGS, LLC  
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:  
RAMSAY & REYES, LLC  
2235 RIDGE RD.  
ROCKWALL, TEXAS 75032



**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD., STE. 200  
 ROCKWALL, TEXAS 75087



NO.	REVISIONS/ISSUE DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:  
**LAWSON REAL ESTATE HOLDINGS, LLC**  
 1505 AIRPORT RD.  
 ROCKWALL, TX 75087  
 LANDING POINT ADDITION

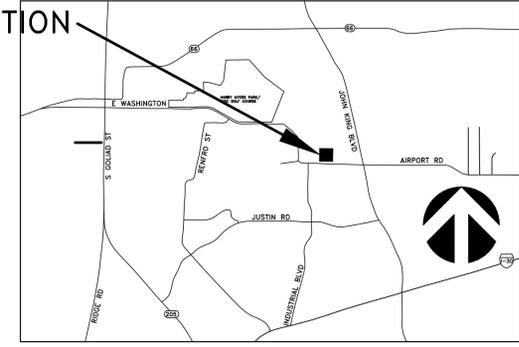
PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	08/14/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:  
**SITE PLAN**

**S1.0**

SP2020-014

**PROJECT LOCATION**



**VICINITY MAP**

LANDING POINT ADDITION  
 LOT 4  
 20,655 sq. ft.  
 0.47 ACRES

LANDING POINT ADDITION  
 LOT 5 BLOCK A  
 0.47 ACRES

OFFICE BUILDING  
 4,988 SQ. FT.

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
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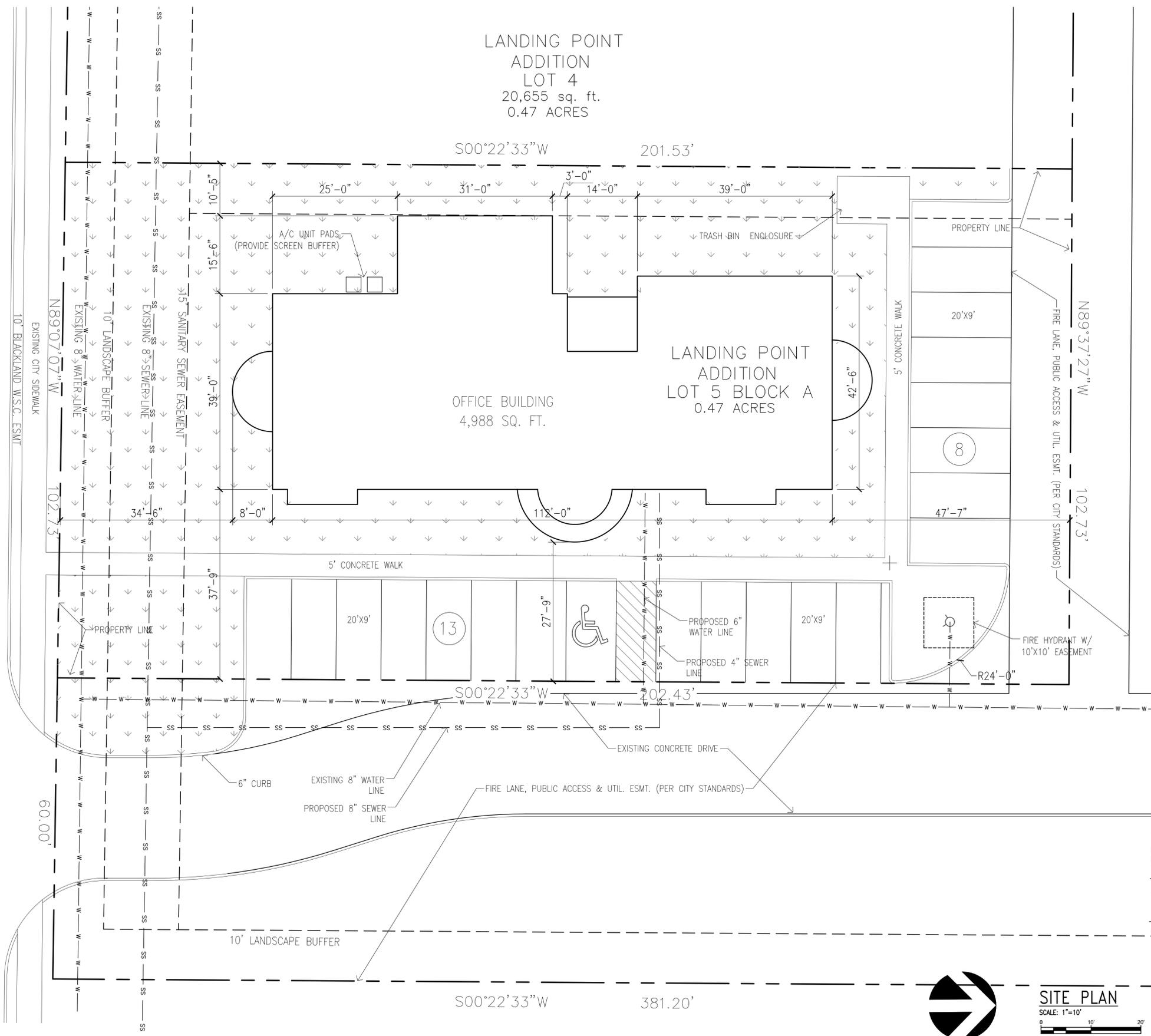
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PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

AIRPORT ROAD  
 (VARIABLE WIDTH R.O.W. PER PLAT)



**SITE PLAN**

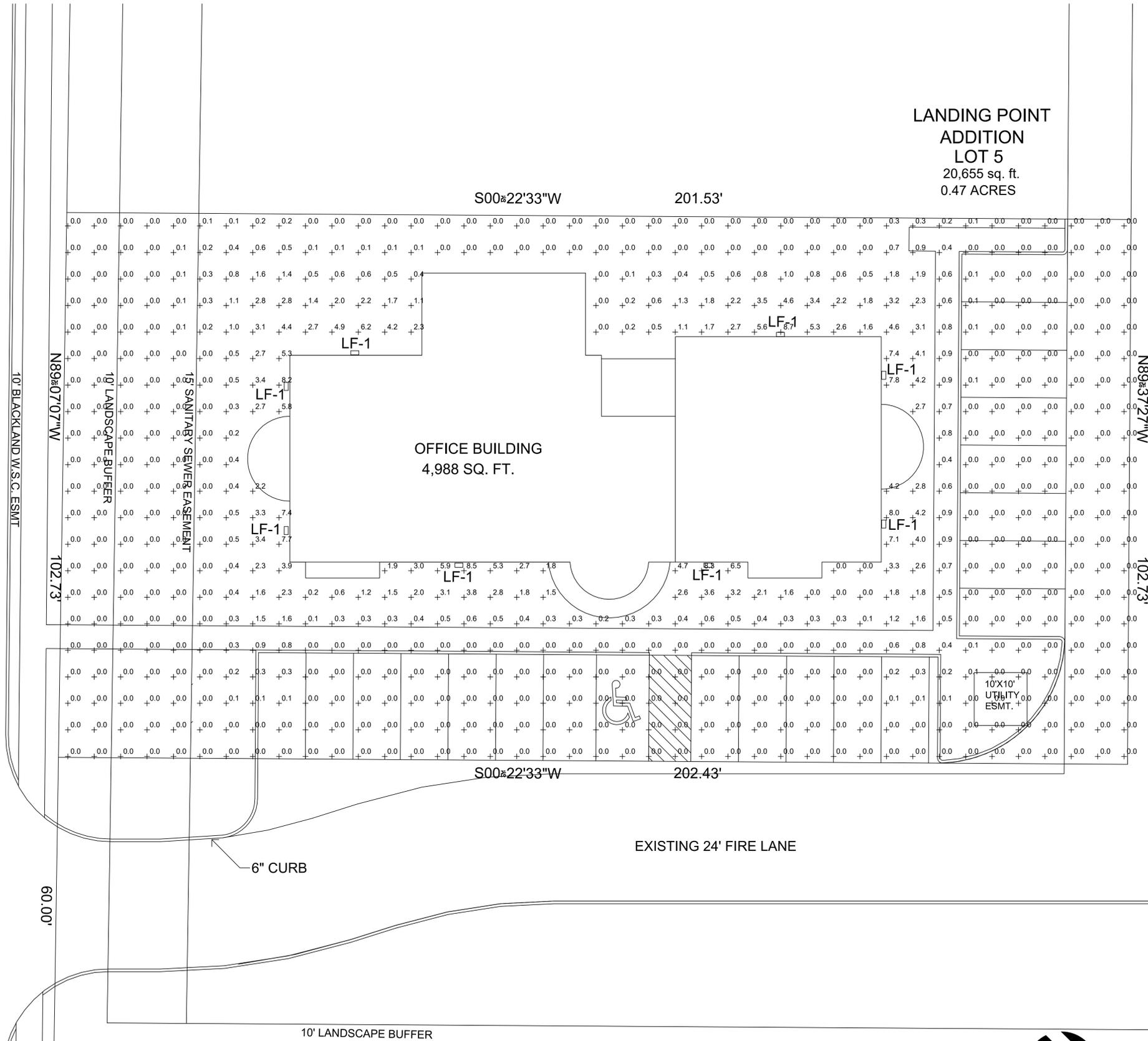
SCALE: 1"=10'

OWNER/DEVELOPER:  
 LAWSON REAL ESTATE HOLDINGS, LLC  
 4509 ROWLETT RD.  
 ROWLETT, TX 75088  
 (972)475-0644

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (214)536-5306  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



AIRPORT ROAD  
(VARIABLE WIDTH R.O.W. PER PLAT)



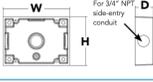


**WSQ LED Architectural Wall Sconce**

Inverted available with WLU option only.

**Specifications Luminaire**  
 Height: 9-3/8" (23.8 cm)  
 Width: 18" (45.7 cm)  
 Depth: 22.8 cm  
 Weight: 17 lbs (7.7 kg)

**Optional Back Box (BBW)**  
 Height: 4" (10.2 cm)  
 Width: 5-1/2" (14.0 cm)  
 Depth: 1-1/2" (3.8 cm)



Catalog Number: **LF-1**

Notes: **BLACK**

Type:

**Introduction**  
 Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50-250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

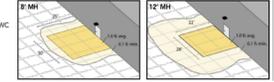
**Ordering Information**

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (optional)
WSQLED	P1	30K	SR2 Type II	MVOLT 1	Shipped included (Blank) Surface mount	Shipped installed	00BKID Dark bronze
	P2	40K	SR3 Type II	240	BBW Surface-mounted back box	PE Photometric cell, button type 13	00BLID Black
	P3	50K	SR4 Type IV	208		SF Single face (120, 277, 347V) 1	00ALID Natural aluminum
	P4			240		DF Double face (208, 240, 480V) 1	00WHID White
				277		0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	00SSID Sandstone
				347		Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	00DBID Textured dark bronze
				480		Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	00BKID Textured black
						Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	00ALID Textured natural aluminum
						Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	00WHID Textured white
						WLU Wet location door for up orientation 1	00SSID Textured sandstone
						PIR Motion/ambient light sensor 7	
						DS Dual switching 8	
						SPD Separate Surge Protection 9	
						Shipped separately	
						VG Vandal guard	
						WG Wire guard	

**Emergency Battery Operation**

The emergency battery backup (E20WC & E10WH option) is integral to the luminaire - no external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours from the time supply power is lost, per International Building Code Section 1020 and 1070, 101 Life Safety Code Section 10.2) provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illumination of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.



WSQ P1 LED 40K SR4 MVOLT E20WC  
 10" x 10" Gridlines  
 8" and 12" Mounting Height

**NOTES**

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Not available with 480V option.
- PE option is voltage specific.
- Single face SF requires 120V, 277V or 347V options. Double face DF requires 208V, 240V or 480V options.
- Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR, E20WC or E10WH.
- See PFI Table for default settings.
- Only available with P1 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and engages on two separate circuits.
- Not available with E20WC, E10WH, WLU, SF, or DF. When ordered with product featuring motion sensor (PIR), only the primary power source leads will be controlled.
- See electrical section on page 2 for more details.

**LITHONIA LIGHTING** Commercial Outdoor One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com  
 © 2011-2019 Acuity Brands Lighting, Inc. All rights reserved. WSQ LED Rev. 04/2019

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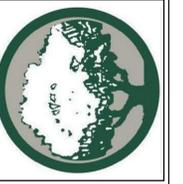
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DIRECTOR OF PLANNING AND ZONING

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**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD., STE. 200  
 ROCKWALL, TEXAS 75087



DATE	REVISIONS
	DESCRIPTION/ISSUE

PROJECT NAME AND ADDRESS:  
**LAWSON REAL ESTATE HOLDINGS, LLC**  
 1505 AIRPORT RD.  
 ROCKWALL, TX 75087  
 LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	08/14/2020
SCALE	
SHEET NO.	of

DRAWING NAME:  
**PHOTOMETRIC PLAN**

P1.0

SP2020-014

**PHOTOMETRIC PLAN**

SCALE: 1"=10'



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