AGENDA

REGULAR MEETING

Tuesday, January 16, 2024 - 6:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Invocation and Pledge of Allegiance - Councilmember Thomas

III. Proclamations / Awards / Recognitions

1. Rockwall Police Citizens on Patrol Appreciation Day

2. Health for Humanity Yogathon

IV. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

V. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VI. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the January 2, 2024 city council meeting, and take any action necessary.

VII. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2023-054** - Hold a public hearing to discuss and consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Event Hall/Banquet Facility* on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, and take any a0ction necessary **(1st Reading)**.

2. **Z2023-055** - Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary **(1st Reading)**.

3. **Z2023-056** - Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Kisanet Ghebretsadik for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.1377-acre parcel of land identified as Lot 22, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295 Harborview Drive, and take any action necessary **(1st Reading)**.

VIII. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider review and acceptance of a "Certificate of Insufficiency" related to a local option election petition recently circulated within the City of Rockwall, and take any action necessary.

2. Discuss and consider reappointments to city advisory board(s), including the Main Street Advisory Board, and take any action necessary.

IX. Adjournment

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) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary 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 the 12th day of January 2024, by 4:30 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

Rockwall, Texas

Proclamation

Whereas, the Rockwall Police Department's Citizens on Patrol program brings citizens and local law enforcement together in a cooperative effort to help make our city safer; and

Whereas, program participants are volunteers who either live or work in the city and have successfully completed the Citizens Police Academy as well as additional training throughout the year; and

Whereas, program participants take part in a defensive driving course, classroom training, and scenario-based training in order to be actively involved in the program; and

Whereas, this program is a valuable asset to our community, with more than forty active members who historically, on average, donate between 5,000 to 6,000 hours each year; and

Whereas, in 2023 Rockwall COP volunteers went above and beyond, collectively giving just shy of 7,000 volunteer hours, resulting in an estimated cost savings to the city of $314,685.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim January 16, 2024 as

Rockwall Police Citizens on Patrol Appreciation Day

in the City of Rockwall and urge all citizens to applaud these generous volunteers for the positive impact each one of them has on our community.

In Witness Whereof, I hereunto set my hand and official seal this 16th day of January, 2024.

Trace Johannesen, Mayor

Rockwall, Texas

Proclamation

Whereas, yoga is an ancient Hindu practice for maintaining spiritual, mental and physical well-being and was developed thousands of years ago in the Indian subcontinent; and

Whereas, the Surya Namaskar (also known as "Sun Salutation") is a traditional Yoga practice combining a sequence of postures with breathing exercises; and

Whereas, Hindu Swayamsevak Sangh (HSS) is a non-profit, charitable organization with over 235 branches in 34 states in 164 cities, including Rockwall; and

Whereas, the organization conducts a Hindu values education program for Hindu families and participates in community service activities such as food drives, providing hot meals to shelters and other Sewa ("service") related activities; and

Whereas, HSS is organizing its annual Health for Humanity Yogathon with the goal of having over 10,000 individual participants practice the Sun Salutation to promote the spiritual, mental and physical well-being of all members of the community; and

Whereas, yoga enthusiasts, yoga studios, local schools, and other organizations are participating in this event as a part of physical activity and/or spiritual training.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim Jan. 13-28, 2024 as

"Health for Humanity Yogathon Period"

in the City of Rockwall and encourage all citizens to participate and become more aware of the enjoyment and many benefits of yoga.

In Witness Whereof, I hereunto set my hand and official seal this 16th day of January, 2024.

Trace Johannesen, Mayor

MINUTES

REGULAR MEETING

Tuesday, January 2, 2024 - 4:30 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 4:30 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Anna Campbell and Councilmembers Sedric Thomas, Mark Moeller, Clarence Jorif, Dennis Lewis and Tim McCallum. The mayor then read the below-listed discussion items into the record before recessing the public meeting to into Executive Session.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, including conducting interviews with Rockwall Economic Development Corp. (REDC) applicants, pursuant to Section §551.074 (Personnel Matters).

2. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).

III. Adjourn Executive Session

For pre-public meeting Executive Session, Council came out at 6:00 p.m. Subsequently, Council came out of post-public meeting Executive Session at 7:13 p.m.

IV. Reconvene Public Meeting (6:00 P.M.)

Mayor Johannesen called the public meeting (back) to order at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember McCallum

VI. Proclamations / Awards / Recognitions

1. United States Secret Service and National Computer Forensics Institute "Significant Case Award" Recognition - Detective Phillip Young, Rockwall Police Department

Mayor Johannesen called forth Police Chief, Ed Fowler and Detective Phillip Young. Detective Young was then recognized for having recently received the above-named award for arduous work he performed on a case in 2022 that resulted in a child predator being sentenced to fifty years in the federal penitentiary.

VII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Debra Obera
548 Granite Fields Drive

Mrs. Obera came forth to express concerns about firecracker abuse within the city limits. This past weekend, she explained, was horrible, horrific and scary within her neighborhood. She could not even call the Rockwall Police Department because there were so many explosives being set off that, even if the Rockwall PD responded, there was so much going on that they would not have enough staff to respond. She believes people don't realize how much damage fireworks can cause and how dangerous they can be, including injuries and houses potentially getting burned down. She knows there are ordinances against the possession and setting off of fireworks within the city limits. She is a nurse, and she has seen so many injuries behind this type of activity (setting off fireworks). She wonders what can be done to stop this activity within the city limits. She went on to explain that when she first moved to Rockwall, fireworks being set up was minimal; however, it has progressively gotten worse, and it is now like a 'war zone.' She wants to know why the city cannot control things like this. She wonders if there is more that can be done.

Mayor Johannesen shared that the city council can pass ordinances. Also, residents observing the law being broken should call and report those crimes to the Police Department.

Mrs. Obera shared that the ordinance is already in place, but it is not being followed.

There being no one else wishing to address Council, Mayor Johannesen then closed Open Forum.

VIII. Take Any Action as a Result of Executive Session

Council came out of post-public meeting Ex. Session and reconvened the meeting at 7:13 p.m., taking the following actions:

Mayor Pro Tem Campbell moved to appoint Taslow Roberts to serve in the vacant seat on the Rockwall Economic Development Corporation (REDC) board, effective February 1, 2024. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Campbell moved to authorize the City Attorney to draft a second amendment to the City Manager's (employment) Agreement and authorize Mayor Johannesen to execute said amendment. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

(Mayor Johannesen then adjourned the meeting at 7:16 p.m.)

IX. Consent Agenda

1. Consider approval of the minutes from the December 18, 2023 city council meeting, and take any action necessary.

2. **Z2023-052** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Office Building* that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [*FM-740*], and take any action necessary **(2nd Reading)**.

3. **Z2023-053** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of an **ordinance** for a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary **(2nd Reading)**.

4. **P2023-039** - Consider a request by Ryan King of Petitt-ECD, LP on behalf of Saddle Star South Holdings, LLC for the approval of a *Replat* for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive, and take any action necessary.

Councilmember McCallum made a motion to approve the entire Consent Agenda (#s 1, 2, 3, and 4). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-01
SPECIFIC USE PERMIT NO. S-322

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 BUILDINGS THAT EXCEED 36-FEET IN HEIGHT ON A 9.9406-ACRE TRACT OF LAND IDENTIFIED AS LOTS 22 & 23, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, 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.

CITY OF ROCKWALL
ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [*ORDINANCE NO. 72-03 & 01-26*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) BEING 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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.

The motion to approve passed by a vote of 7 ayes to 0 nays.

X. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report

2. Fire Department Monthly Report

3. Parks & Recreation Department Monthly Report

4. Police Department Monthly Report

5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

The reports were not discussed, and no action was taken regarding them.

Mayor Johannesen then recessed the public meeting to go back into Ex. Session at 6:14 p.m.

XI. Adjournment

Council came out of (post public meeting) Executive Session at 7:13 p.m. (See above, Section VIII. for action taken).

Mayor Johannesen adjourned the meeting at 7:16 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 16th DAY OF JANUARY, 2024.

_____
TRACE JOHANNESEN, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	January 16, 2024
APPLICANT:	Pare Underwood and Haley Crespo
CASE NUMBER:	Z2023-054; *Specific Use Permit (SUP) for an Event Hall/Banquet Facility at 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a *Specific Use Permit (SUP)* for an *Event Hall/Banquet Facility* on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910, and -- *based on the 1934 Sanborn Maps* -- the *Office Building* was constructed after 1934; however, the Rockwall Central Appraisal District (RCAD) lists both buildings as being constructed in 1910.

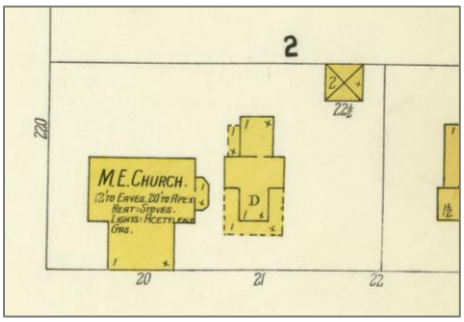


FIGURE 1: 1900 SANBORN MAPS

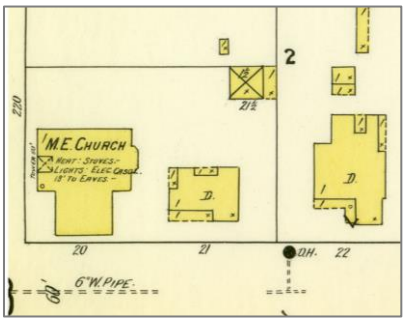


FIGURE 2: 1911 SANBORN MAPS

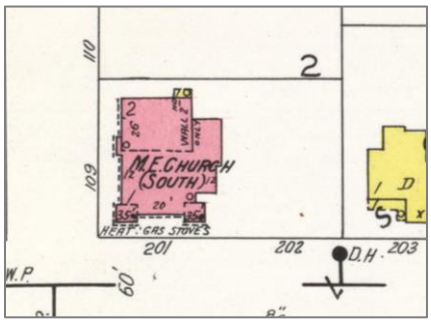


FIGURE 3: 1934 SANBORN MAPS

On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. Staff should note that the *Landmark Property* status generally applies to the *House of Worship* portion of the building; however, the *Landmark Property* status affects the entire property. This means that the *Office Building* is subject to the requirements of Appendix 'D', *Historic Preservation Guidelines*, of the Unified Development Code (UDC). The subject property was also placed on the *National Register of Historic Places* by the National Park Service in 2007.

Staff should note that this case was based on a Neighborhood Improvement Services (NIS) referral that was initiated due to an active zoning violation case (*Case No. CE2023-5818*). The violation case was initiated after it was brought to staff's attention that an *Event Hall/Banquet Facility* was operating within the *Office Building* on the subject property without a Certificate of Occupancy (CO). In talking to the applicant, the applicant has stated to staff that she contacted the City in March 2023 to inquire about the need for a Certificate of Occupancy (CO), and that the City -- *and the property owner of the Office Building both* -- stated that she did not require a Certificate of Occupancy (CO). Staff should note that prior to November 2023, it was the City's policy that if a permitted *by-right* land use, did not have direct access to the exterior of a building (*i.e. only had direct access via a common corridor in a building*), that a business did not require a Certificate of Occupancy (CO); however, this policy was amended in November 2023 to require all businesses to obtain a Certificate of Occupancy (CO). This policy change was due to land use issues concerning another Certificate of Occupancy (CO) request. With this being said, the proposed land use (*i.e.*

an Event Center/Banquet Facility) requires a Specific Use Permit (SUP), and is *not* a permitted *by-right* land use in the Downtown (DT) District. Staff should also note that the applicant has been cooperative in working with staff to remedy the zoning violation. In addition, representatives of the Building Inspections and Fire Departments have performed cursory inspections, and verified that the current business meets all applicable health and safety requirements.

In this case, the Historic Preservation Advisory Board (HPAB) was required to review the case and act on a Certificate of Appropriateness (COA) for the proposed land use prior to the Specific Use Permit (SUP) being reviewed and acted upon by the Planning and Zoning Commission and City Council. On December 21, 2023, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request for the *Event Hall/Banquet Facility* and approved a motion to approve a Certificate of Appropriateness (COA) (*Case No. H2023-022*) by a vote of 4-0, with Board Members McNeely, Litton, and Gaskin absent. The approval of this Certificate of Appropriateness (COA) is essentially a recommendation for approval of the Specific Use Permit (SUP) from the Historic Preservation Advisory Board (HPAB).

PURPOSE

The applicant is requesting approval of a *Specific Use Permit (SUP)* for the purpose of allowing an *Event Hall/Banquet Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (*202, 204, & 206 N. Fannin Street*) and one (1) developed with a single-family home (*305 E. Kaufman Street*). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (*101 N. Fannin Street*), one (1) developed with a house of worship (*306 E. Rusk Street*), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

In accordance with Appendix 'D', *Historic District Guidelines*, and the *Land Use Schedule* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC), following the approval of the applicant's Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB), the applicant has submitted an application for a Specific Use Permit (SUP) to allow an *Event Hall/Banquet Facility* on the subject property. Based on information provided by the applicant, the proposed *Event Hall/Banquet Facility* (*i.e. The Flat*) is located on the second floor of the *Office Building* (*i.e. The Shops at Legacy Village*) situated on the subject property. The applicant has indicated that the space for the *Event Hall/Banquet Facility* is 1,116 SF in size and is designed to host "small gatherings." In addition, the applicant has provided a site plan that delineates the location of the *Event Hall/Banquet Facility* and identifies the number of parking spaces on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the subject property is zoned Downtown (DT) District and must received a Specific Use Permit (SUP). With this being said, the subject property is also identified as a historic *Landmark Property* and is subject to the requirements of Subsection 06.03, *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, and the *Historic Guidelines* contained in Appendix 'D' of the Unified Development Code (UDC). Given this, the proposed *Event Hall/Banquet Facility* received approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness (COA) (*Case No. H2023-022*) on December 21, 2023.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* shall be parked at one (1) parking space per 100 SF. In this case, the applicant has indicated that the *Event Hall/Banquet Facility* is 1,116 SF and will require 12 parking spaces (*i.e. 1,116 SF / 100 SF = 11.16 parking spaces*). Based on the site plan provided by the applicant, there are 27 parking spaces on the subject property. Given this, the applicant will reduce the number of available parking spaces to 15 for the remainder of the building. With this being

required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for an *Event Hall/Banquet Facility* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

   (a) The proposed *Event Hall/Banquet Facility* shall be limited to the area depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

   (b) The proposed *Event Hall/Banquet Facility* shall apply for and receive a Certificate of Occupancy (CO) upon approval of the proposed Specific Use Permit (SUP).

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.

PLANNING AND ZONING COMMISSION

On January 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2] $215.00
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 303. E Rusk Rockwall, TX 75087
SUBDIVISION LOT BLOCK
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE
PROPOSED ZONING PROPOSED USE
ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☒ OWNER	His Covenant Children	☒ APPLICANT	
CONTACT PERSON	Annette Lall	CONTACT PERSON	Pare Underwood
ADDRESS	102 N Fannin	ADDRESS	11644 CR 536
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-543-2807	PHONE	214-675-8507
E-MAIL	legacyvillagerock@att.net	E-MAIL	pare@justaskpare.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Annette Lall [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 $ 215.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF November, 2023 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."

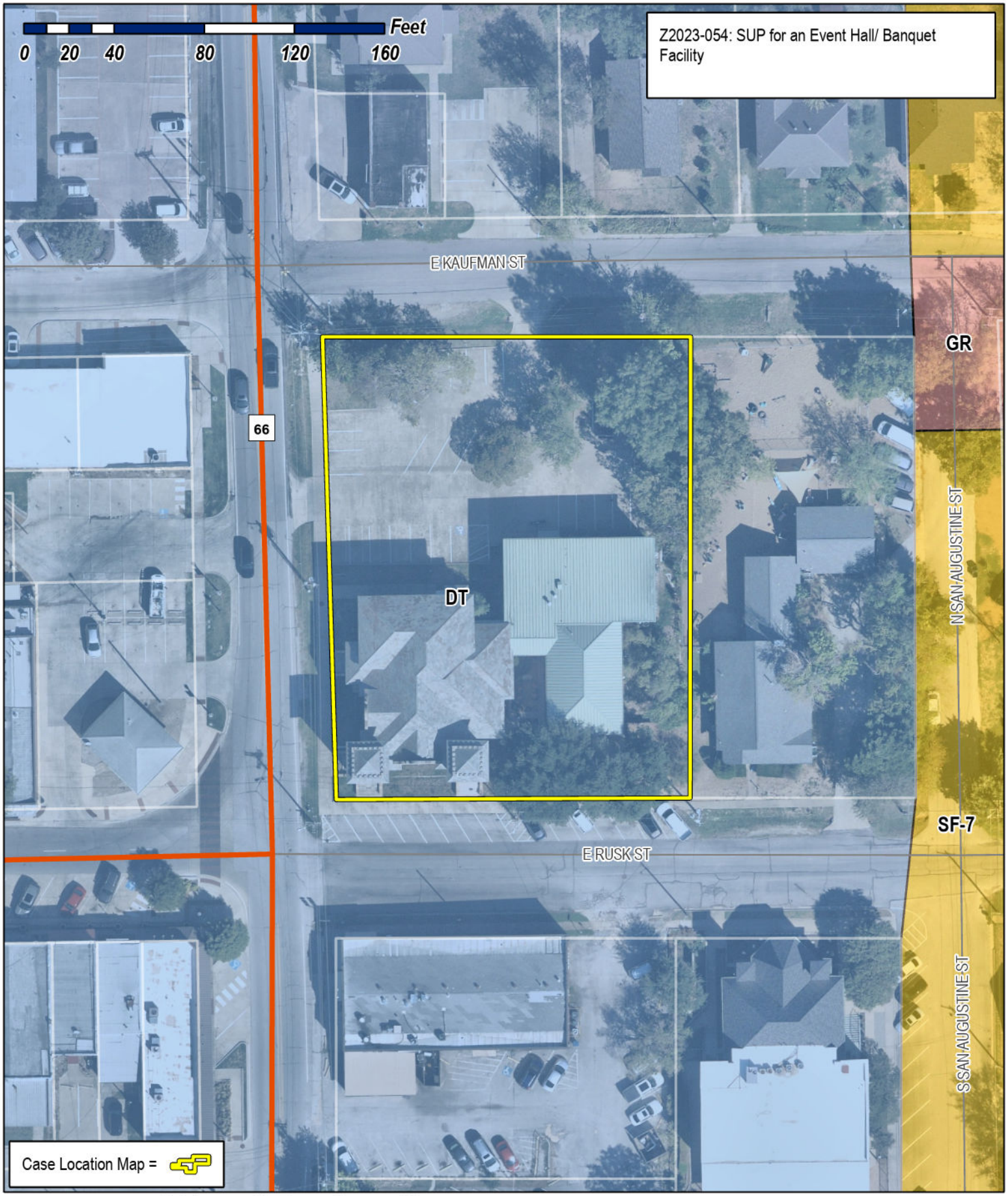
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF November, 2023

OWNER'S SIGNATURE Annette Lall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

THERESA L MOSS
Notary ID #130926177
My Commission Expires
December 8, 2024

MY COMMISSION EXPIRES 12-08-2024



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.

City of Rockwall

Planning & Zoning Department
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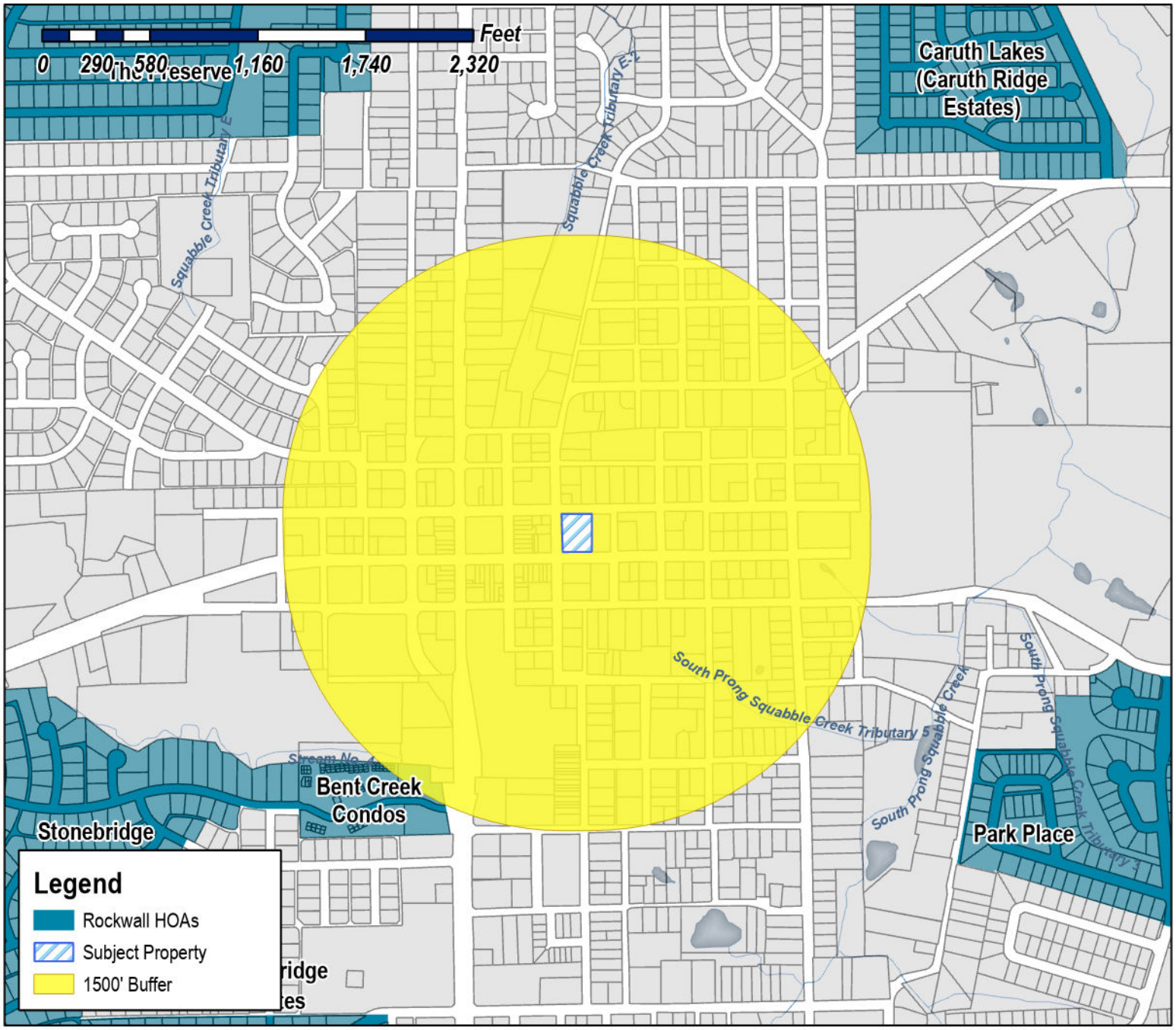
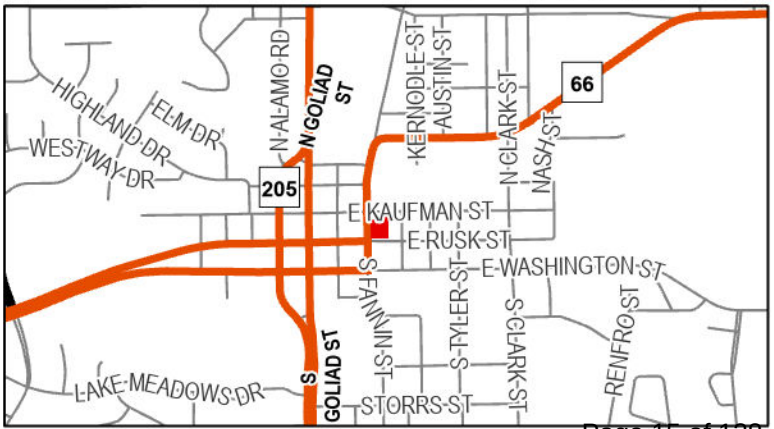


Case Number: Z2023-054
Case Name: SUP for an Event Hall/ Banquet Facility
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street



Date Saved: 12/13/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Tuesday, December 19, 2023 10:16 AM
Cc: Miller, Ryan; Guevara, Angelica; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-054]
Attachments: Public Notice (P&Z).pdf; HOA Map (12.14.2023).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 December 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 9, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 16, 2024 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 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.

Z2023-054:SUP for an Event Hall/ Banquet Facility
Hold a public hearing to discuss and consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a Specific Use Permit (SUP) for an Event Hall/Banquet Facility on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
http://www.rockwall.com/
972-771-7745 Ext. 6568

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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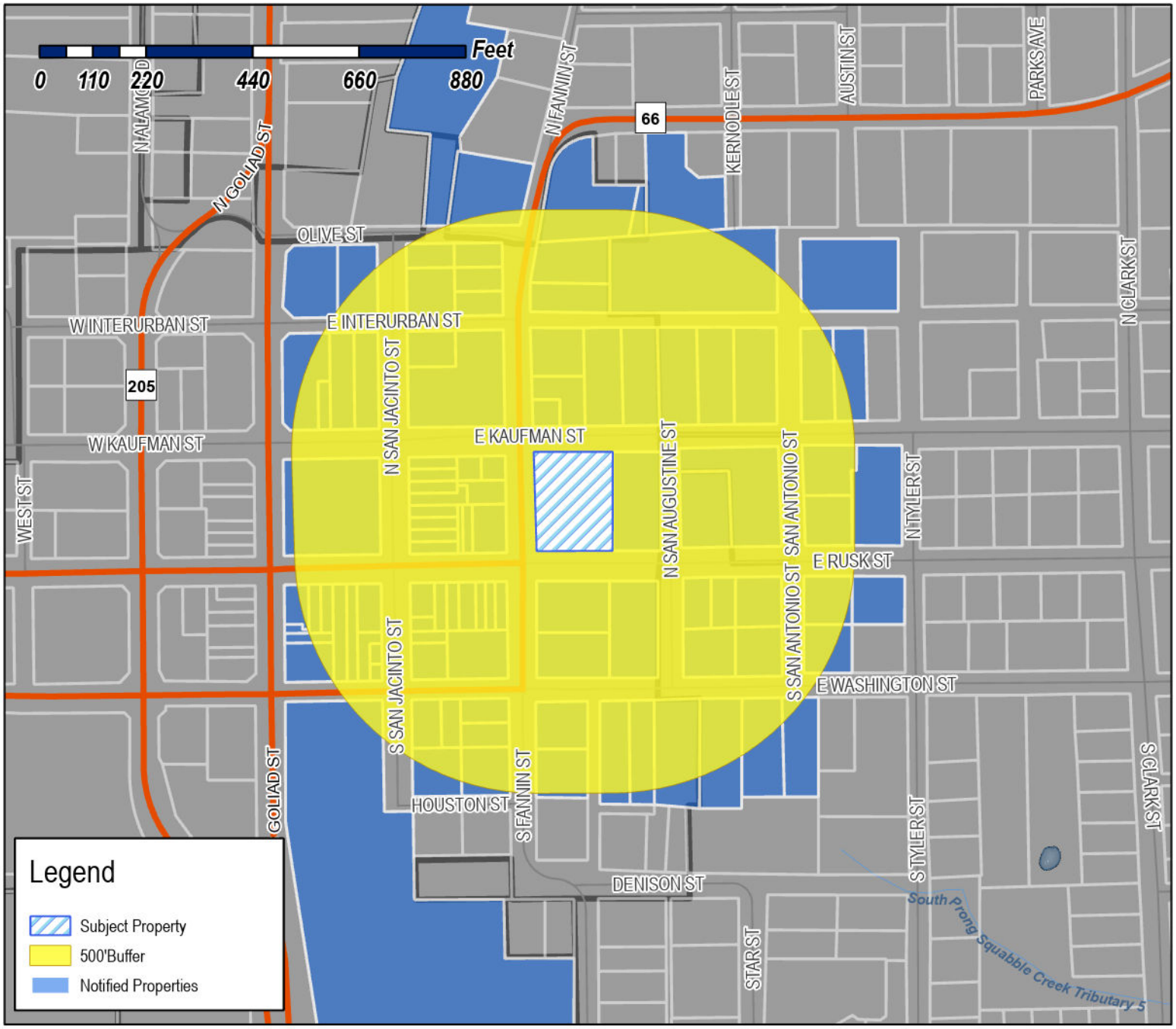

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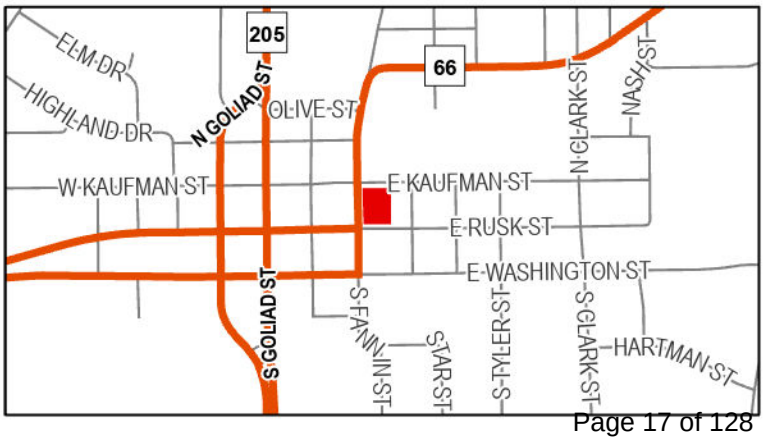


Date Saved: 12/13/2023
For Questions on this Case Call: (972) 771-7746

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 106 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SITST 114 E RUSK SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E RUSK STREET SUITE 200
ROCKWALL, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 E RUSK
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

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

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON BETTY
404 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3, 2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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:

Z2023-054: SUP for an Event Hall/ Banquet Facility
Hold a public hearing to discuss and consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a *Specific Use Permit (SUP)* for an *Event Hall/Banquet Facility* on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, 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, January 9, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Tuesday, January 16, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, January 16, 2023 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2023-054: SUP for an Event Hall/ Banquet Facility

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.

Name:

Address:

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

Case No. Z2023-054: SUP for an Event Hall/ Banquet Facility

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.

We benefit directly from having this event space close to our Church and believe the entire Rockwall Community is served well by its non profit and private events. There has been no disruption to noise, parking or utilities as the events are quite small.

Name: Redeemer Church Rockwall Staff: Matt Fugua, Zach Pummill, Ricky Allegretto, Julie Meyer, Marg Toombs, Stacy Fugua, Jennifer Piercy

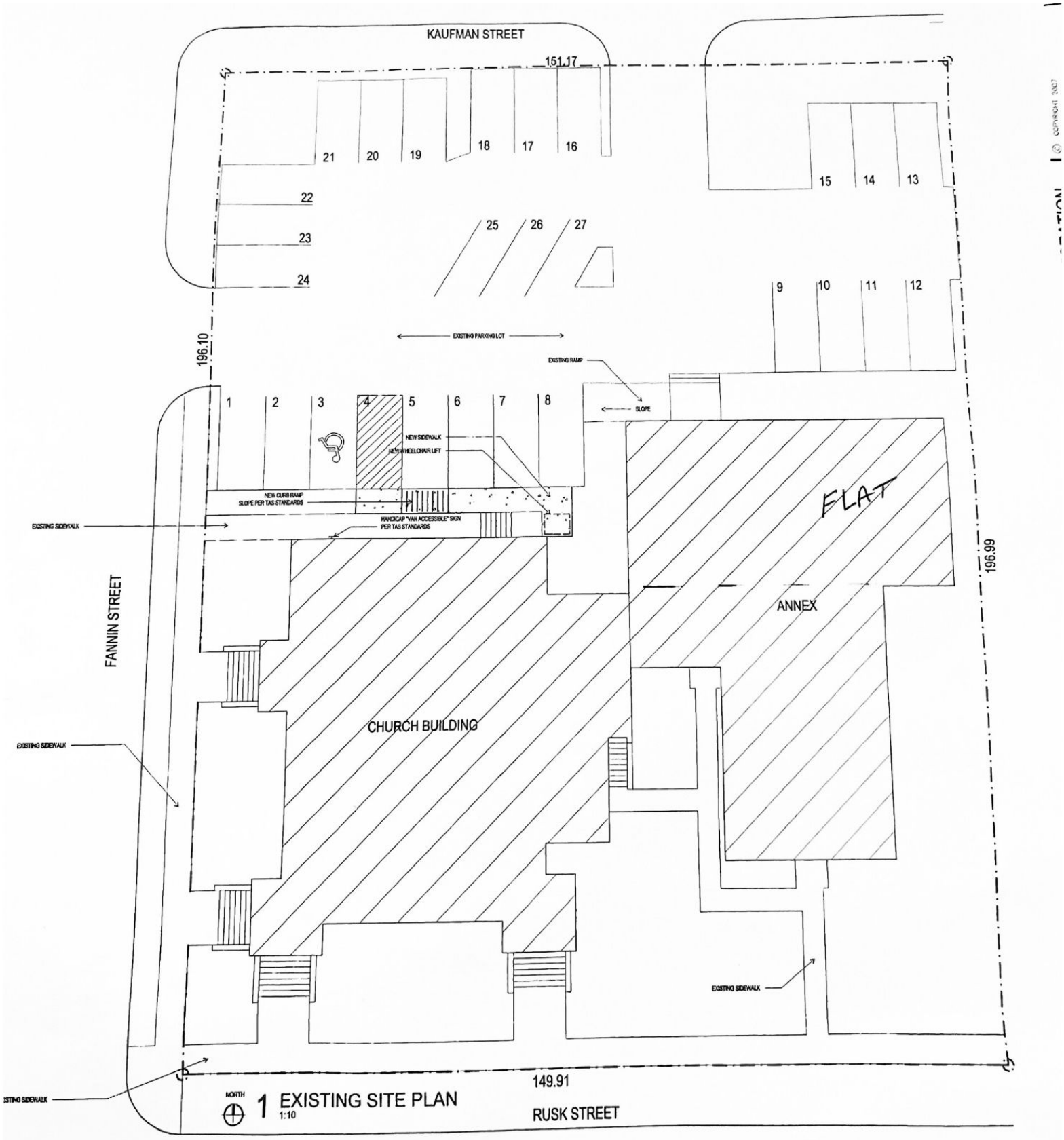
Address: 306 E. Rusk. St.

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

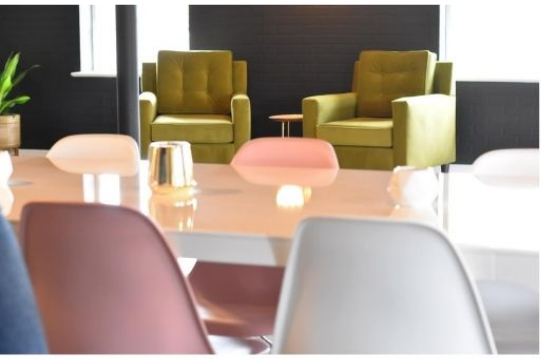
THE FLAT

FLOOR PLAN



THE FLAT

DOWNTOWN ROCKWALL



ABOUT US

Located in the heart of downtown Rockwall, The Flat is a charming and cozy spot perfect for small gatherings. Our space is designed to provide women a welcoming & intimate environment to celebrate special life milestones, such as showers, small studies, workshops, and mentorship. Additionally, we offer our space to non-profits for a discounted rate and local businesses for brand photoshoot sessions. The Flat is also home to our partner, Choose To Soar, a local non-profit dedicated to equipping women to lead, grow, and become all God intended.

Our Mission

Haley Crespo, the cofounder of Skin Envy, and Paré Underwood, a licensed professional counselor, bonded over their mutual passion for supporting and empowering women. Together, they created The Flat with the idea that women are amazing and desire connection, fellowship, and creativity. They soon partnered with Tanya Magnus, the founder of Choose to Soar Ministries. With God as their foundation, these three dedicated women have cultivated the perfect spot for women to connect, celebrate, and grow in fellowship and faith.

CHOOSE TO SOAR

EQUIPPING, EMPOWERING & ENCOURAGING WOMEN

ABOUT US

Housed within the Flat, Choose to Soar Ministries equips and empowers women with biblical principles to be all God intended. Their weekly studies, weekend, and one-day training's, were attended by over 245 women in the community. These women are equipped and prepared to better serve their families, community, and church.

WHAT WE OFFER

- Weekly Bible Study
- Encounter Weekends
- Prayer Room
- Resource Room containing free biblical and faith based material
- Mentoring & Coaching

Hours of Operation
Mon: 8:30 am -8 pm
Tues: 8:30 am- 5 pm
Wed: 8:30 am - 6:30 pm
Thurs: 8:30 am -3 pm
Fri: Closed
Sat: Events Only
Sun: Closed

Our Local Partners

NON-PROFITS

- Poiema Foundation for Sex Trafficking Awareness
- Meals on Wheels
- Women in Need
- Crosspoint Community Church
- Redeemer Church
- Providence Academy
- Rockwall Non-Profit Day
- Weekly Women's Power Hour
- Aspasians
- Amica
- Rockwall Republican Women
- Rockwall Women in Business

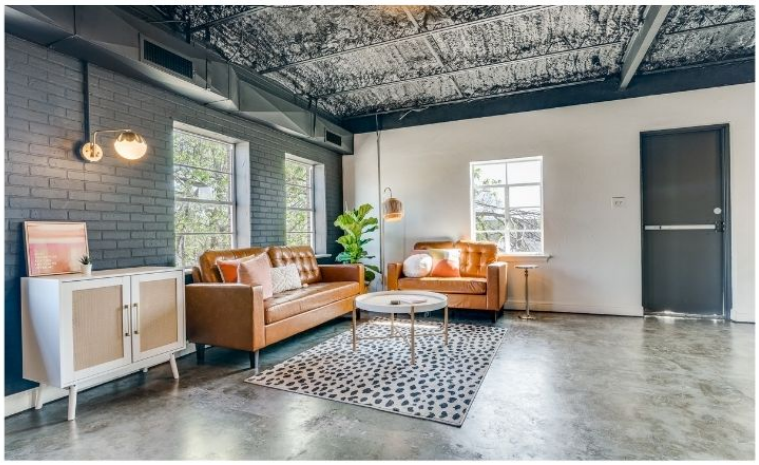
LOCAL BUISNESSES

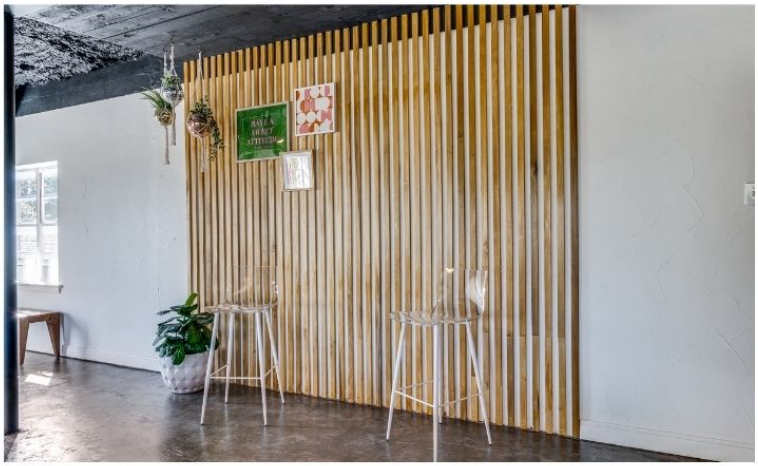
- Community Counselors
- Ami Kristin Studio
- Ollie Marie Boutique
- Living Magazine
- Kim Bentley

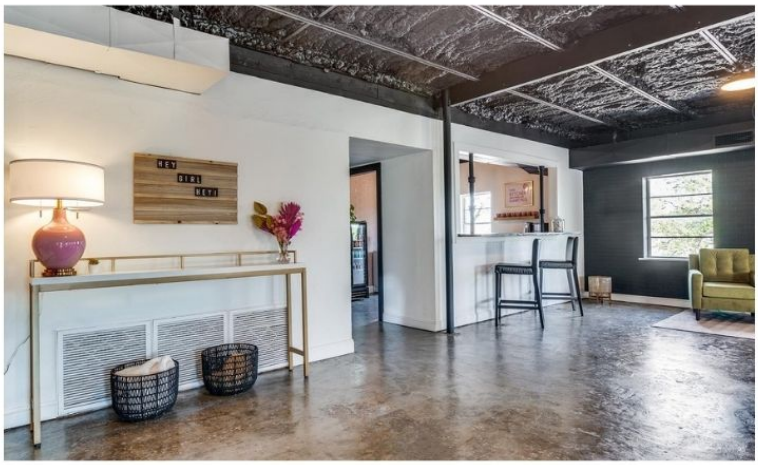
About the Space

303 E. Rusk Street,
Rockwall, TX 75087

Just up the stairs awaits our quaint spot designed to accommodate small gatherings and make women feel right at home!







CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

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

TO:	Historic Preservation Advisory Board
DATE:	December 21, 2023
APPLICANT:	Pare Underwood and Haley Crespo
CASE NUMBER:	H2023-022; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Pare Underwood and Haley Crespo on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a *Certificate of Appropriateness (COA)* for an *Event Hall/Banquet Facility* in a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1910, and -- *based on the 1934 Sanborn Maps* -- the *Office Building* was constructed after 1934.

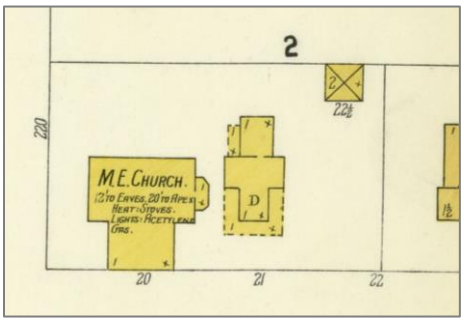


FIGURE 1: 1900 SANBORN MAPS

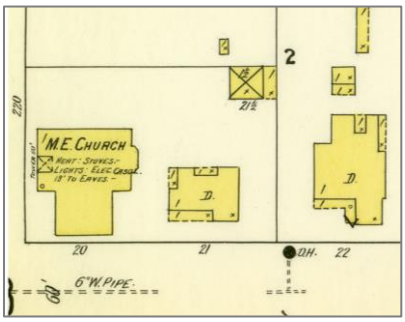


FIGURE 2: 1911 SANBORN MAPS

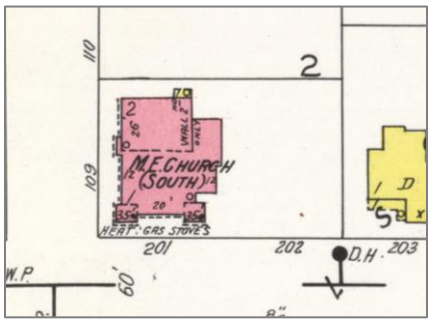


FIGURE 3: 1934 SANBORN MAPS

On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. Staff should note that the *Landmark Property* status generally applies to the *House of Worship* portion of the building. That being said, the *Landmark Property* status affects the entire property, meaning the *Office Building* is subject to the requirements of Appendix 'D', *Historic Preservation Guidelines*, of the Unified Development Code (UDC). The subject property was also placed on the *National Register of Historic Places* in 2007.

Staff should note that this case was a Neighborhood Improvement Services (NIS) referral based on an active zoning violation case (*Case No. CE2023-5818*). It was brought to staff's attention that an *Event Hall/Banquet Facility* was operating without a Certificate of Occupancy (CO) within the *Office Building*. Staff should note that the applicant began operating before the City of Rockwall changed the Certificate of Occupancy (CO) requirements to require all businesses -- *regardless if they have direct access to the exterior of the building* -- to get a Certificate of Occupancy (CO). The zoning violation arose due to the *Event Hall/Banquet Facility* land use only being permitted through a Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the Historic Preservation Advisory Board (HPAB) must review the case and take action on a Certificate of Appropriateness (COA) for the proposed land use, before the Specific Use Permit (SUP) may be reviewed by the Planning and Zoning Commission and City Council.

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of allowing an *Event Hall/Banquet Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 303 E. Rusk Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Kaufman Street, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (*202, 204, & 206 N. Fannin Street*) and one (1) developed with a single-family home (*305 E. Kaufman Street*). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

South: Directly south of the subject property is E. Rusk Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) parcels of land, one (1) developed with a restaurant (*101 N. Fannin Street*), one (1) developed with a house of worship (*306 E. Rusk Street*), and one (1) vacant parcel. All of the properties are zoned Downtown (DT) District. Beyond this is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a *R2* (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

In accordance with Appendix 'D', *Historic District Guidelines*, and the *Land Use Schedule* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the applicant has submit an application for a Certificate of Appropriateness (COA) to allow an *Event Hall/Banquet Facility* on the subject property. Based on information provided by the applicant the proposed *Event Hall/Banquet Facility* (*i.e. The Flat*) is located on the second floor of the *Office Building* (*i.e. The Shops at Legacy Village*) located on the subject property. The applicant has indicated that the space is 1,116 SF in size and is designed to host "small gatherings." In addition, the applicant has provided a site plan that delineates the location of the *Event Hall/Banquet Facility* and identifies the number of parking spaces on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. In this case, the subject property is zoned Downtown (DT) District and must received a Specific Use Permit (SUP). With this being said, the subject property is also identified as a historic *Landmark Property* and is subject to the requirements of Subsection 06.03, *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, and the *Historic Guidelines* contained in Appendix 'D' of the Unified Development Code (UDC). Given this, the proposed *Event Hall/Banquet Facility* must also receive a Certificate of Appropriateness (COA) in accordance with Subsection 06.03(G)(6) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), which states that a public hearing with the Historic Preservation Advisory Board (HPAB) is required before a decision can be made on a zoning recommendation. All that being said, the applicant must receive a recommendation of approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness (COA) for the *Event Hall/Banquet Facility* before the applicant may seek approval of a Specific Use Permit (SUP) from the Planning and Zoning Commission and City Council.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), an *Event Hall/Banquet Facility* shall be parked at one (1) parking space per 100 SF. In this case, the applicant has

indicated that the *Event Hall/Banquet Facility* is 1,116 SF and will require 12 parking spaces (*i.e. 1,116 SF / 100 SF = 11.16 parking spaces*). Based on the site plan provided by the applicant, there are 27 parking spaces on the subject property. Given this, the applicant will reduce the number of available parking spaces to 15 for the remainder of the building. With this being said, the subject property also has access to a public parking in front of the building along E. Rusk Street; however, these parking spaces cannot be used towards the required off-street parking requirements.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that … the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria …" In this case, the applicant's request does not appear to have an adverse effect on the existing *Landmark Property* or any of the adjacent properties; however, the approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On December 12, 2023, staff notified 27 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a *Certificate of Appropriateness (COA)*, staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this request 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.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY
CASE NUMBER:

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

DIRECTOR OF PLANNING:
DATE RECEIVED:
RECEIVED BY:

APPLICATION:
- ☐ CERTIFICATE OF APPROPRIATENESS (COA)
- ☐ LOCAL LANDMARK EVALUATION & DESIGNATION
- ☐ BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- ☐ SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:
- ☒ OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- ☐ PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- ☐ SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- ☐ DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:
- ☐ LANDMARKED PROPERTY
- ☐ HIGH CONTRIBUTING PROPERTY
- ☐ MEDIUM CONTRIBUTING PROPERTY
- ☐ LOW CONTRIBUTING PROPERTY
- ☐ NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:
- ☐ RESIDENTIAL
- ☐ COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 303 E. Rusk St. Rockwall, TX 75087
SUBDIVISION: LOT: BLOCK:

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

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? ☐ YES ☐ NO

APPLICANT(S) IS/ARE: ☐ OWNER ☒ TENANT ☐ NON-PROFIT ☐ RESIDENT

☐ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY:

OWNER(S) NAME	Hys Covenant Children
ADDRESS	102 N Fannin St Rockwall, TX 75087
PHONE	214.543.2807
E-MAIL	Legacy Valley.rock@att.net

APPLICANT(S) NAME	Charming Events
ADDRESS	Paré Underwood / Haley Crespo
PHONE	214-675-8507
E-MAIL	events@theflatdowntown.com

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:
☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION
☐ RELOCATIONS ☐ OTHER, SPECIFY:

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (*IF APPLICABLE*): $

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE *APPLICANT'S SIGNATURE*

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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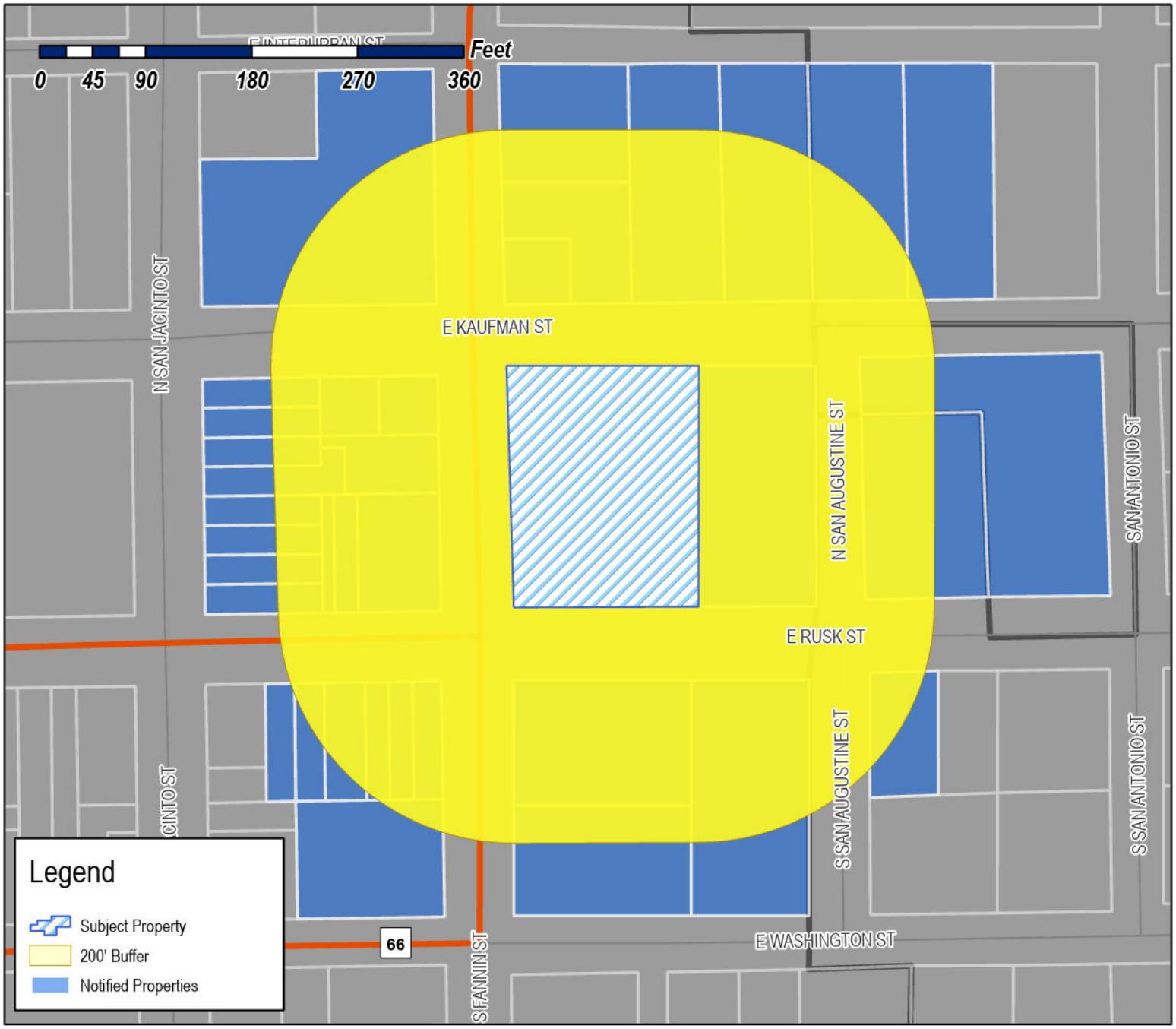
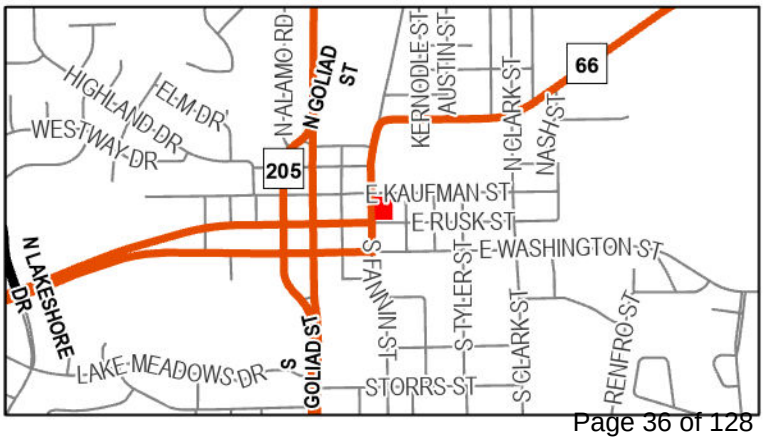


Case Number: H2023-022
Case Name: Certificate of Appropriateness for 303 E. Rusk Street
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 12/8/2023
For Questions on this Case Call: (972) 771-7746



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

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309 ROOKERY CT
MARCO ISLAND, FL 34145

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

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 Historic Preservation Advisory Board will consider the following application:

Case No. H2023-022: Certificate of Appropriateness for 303 E. Rusk Street

Hold a public hearing to discuss and consider a request by Pare Underwood and Haley Crespo on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for an Event Hall/Banquet Facility in a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on *Thursday, December 21, 2023 at 6:00 PM*. This hearing 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Thursday, December 21, 2023 at 4:00 PM* to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

PLEASE RETURN THE BELOW FORM

Case No. H2023-022: Certificate of Appropriateness for 303 E. Rusk Street

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.

Name:

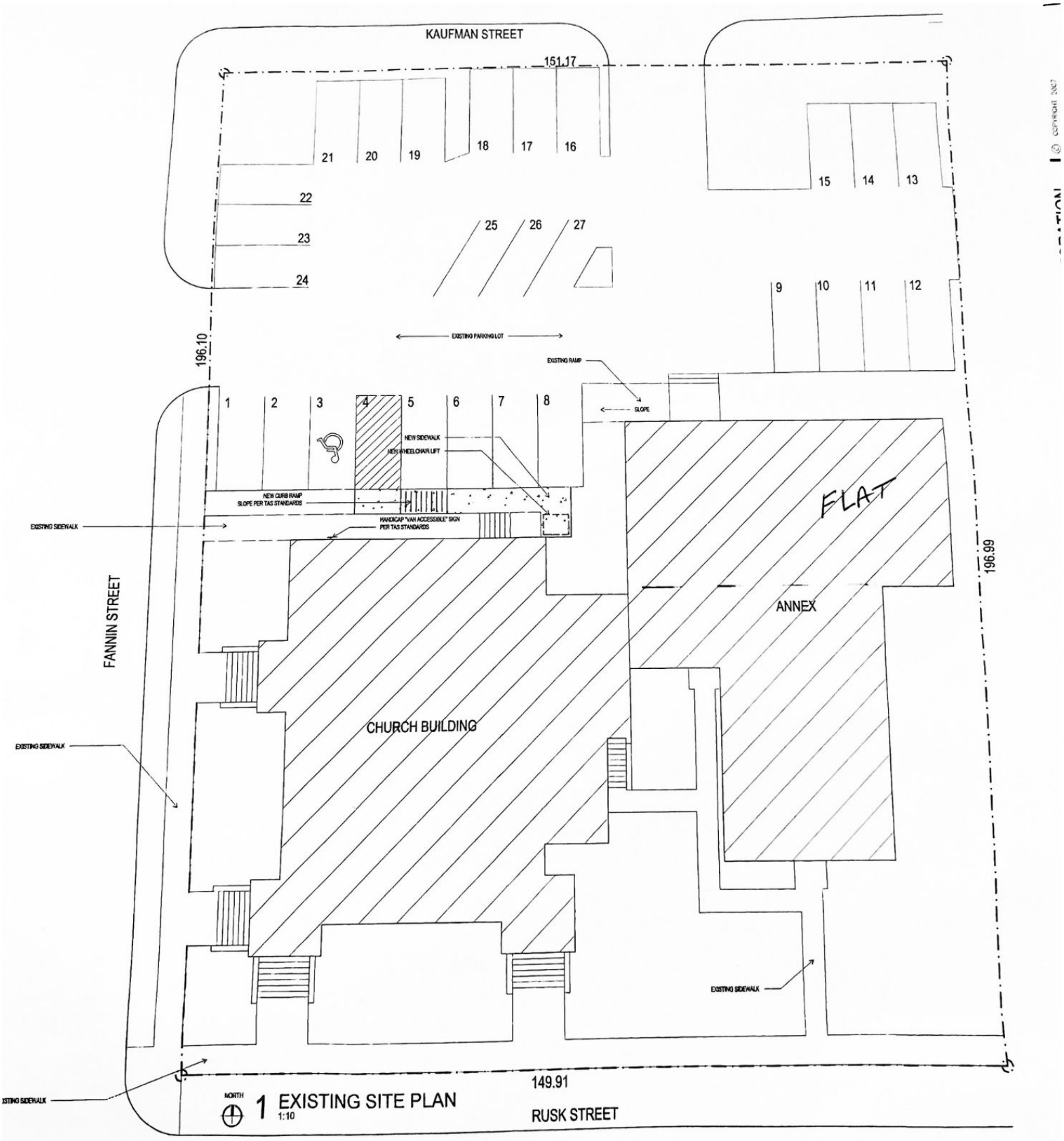
Address:

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

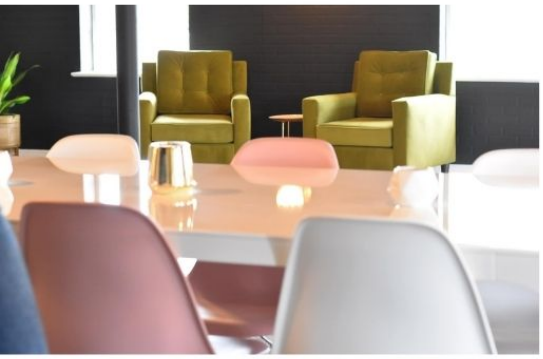
THE FLAT

FLOOR PLAN



THE FLAT

DOWNTOWN ROCKWALL



ABOUT US

Located in the heart of downtown Rockwall, The Flat is a charming and cozy spot perfect for small gatherings. Our space is designed to provide women a welcoming & intimate environment to celebrate special life milestones, such as showers, small studies, workshops, and mentorship. Additionally, we offer our space to non-profits for a discounted rate and local businesses for brand photoshoot sessions. The Flat is also home to our partner, Choose To Soar, a local non-profit dedicated to equipping women to lead, grow, and become all God intended.

Our Mission

Haley Crespo, the cofounder of Skin Envy, and Paré Underwood, a licensed professional counselor, bonded over their mutual passion for supporting and empowering women. Together, they created The Flat with the idea that women are amazing and desire connection, fellowship, and creativity. They soon partnered with Tanya Magnus, the founder of Choose to Soar Ministries. With God as their foundation, these three dedicated women have cultivated the perfect spot for women to connect, celebrate, and grow in fellowship and faith.

CHOOSE TO SOAR

EQUIPPING, EMPOWERING & ENCOURAGING WOMEN

ABOUT US

Housed within the Flat, Choose to Soar Ministries equips and empowers women with biblical principles to be all God intended. Their weekly studies, weekend, and one-day training's, were attended by over 245 women in the community. These women are equipped and prepared to better serve their families, community, and church.

WHAT WE OFFER

- Weekly Bible Study
- Encounter Weekends
- Prayer Room
- Resource Room containing free biblical and faith based material
- Mentoring & Coaching

Hours of Operation
Mon: 8:30 am -8 pm
Tues: 8:30 am- 5 pm
Wed: 8:30 am - 6:30 pm
Thurs: 8:30 am -3 pm
Fri: Closed
Sat: Events Only
Sun: Closed

Our Local Partners

NON-PROFITS

- Poiema Foundation for Sex Trafficking Awareness
- Meals on Wheels
- Women in Need
- Crosspoint Community Church
- Redeemer Church
- Providence Academy
- Rockwall Non-Profit Day
- Weekly Women's Power Hour
- Aspasians
- Amica
- Rockwall Republican Women
- Rockwall Women in Business

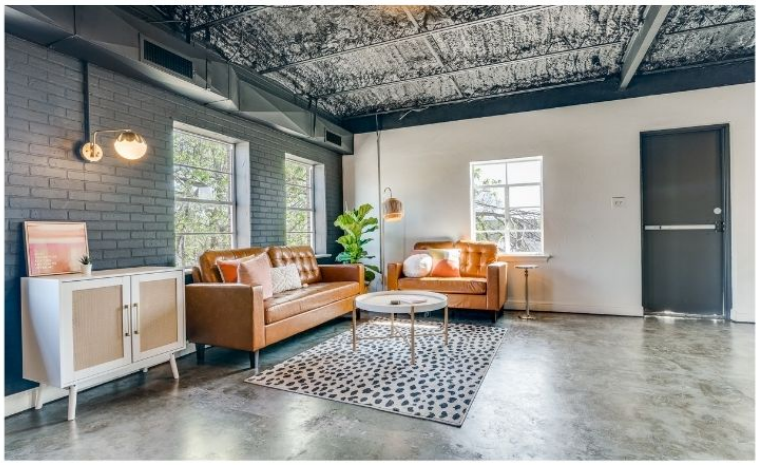
LOCAL BUISNESSES

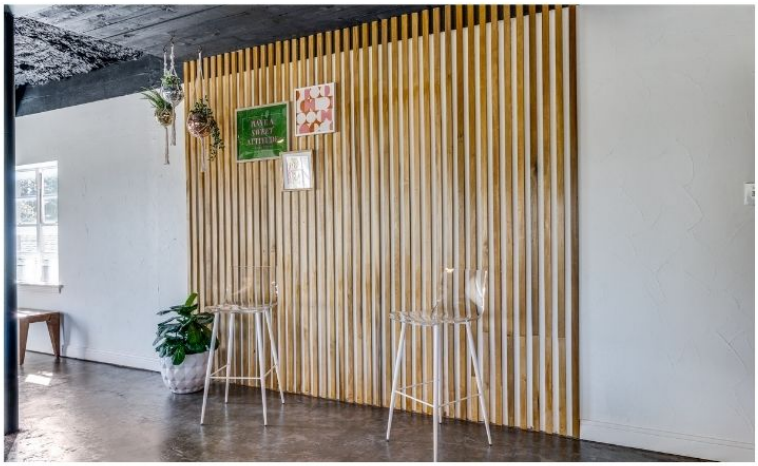
- Community Counselors
- Ami Kristin Studio
- Ollie Marie Boutique
- Living Magazine
- Kim Bentley

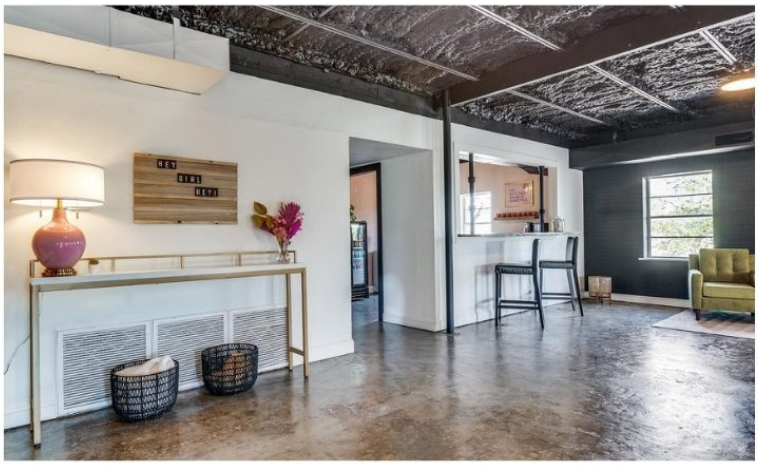
About the Space

303 E. Rusk Street,
Rockwall, TX 75087

Just up the stairs awaits our quaint spot designed to accommodate small gatherings and make women feel right at home!







CHIROPRACTIC
CLINIC
AUG 13 2003

N Fannin

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *EVENT HALL/BANQUET FACILITY* ON A 0.689-ACRE TRACT OF LAND IDENTIFIED AS LOTS A & B, BLOCK 2, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Pare Underwood on behalf of Annette Lall of HIS Covenant Children for the approval of a *Specific Use Permit (SUP)* for an *Event Hall/Banquet Facility* on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, 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 [*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. The Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of an *Event Hall/Banquet Facility* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*; and Subsection 04.07, *Downtown (DT) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT ORDINANCE 05.06.24

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Event Hall/Banquet Facility* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Event Hall/Banquet Facility* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Event Hall/Banquet Facility* shall apply for and receive a Certificate of Occupancy (CO) upon approval of the proposed Specific Use Permit (SUP).

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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF FEBRUARY, 2024.

_____

Trace Johannesen, *Mayor*

DRAFT ORDINANCE 01.16.2024

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

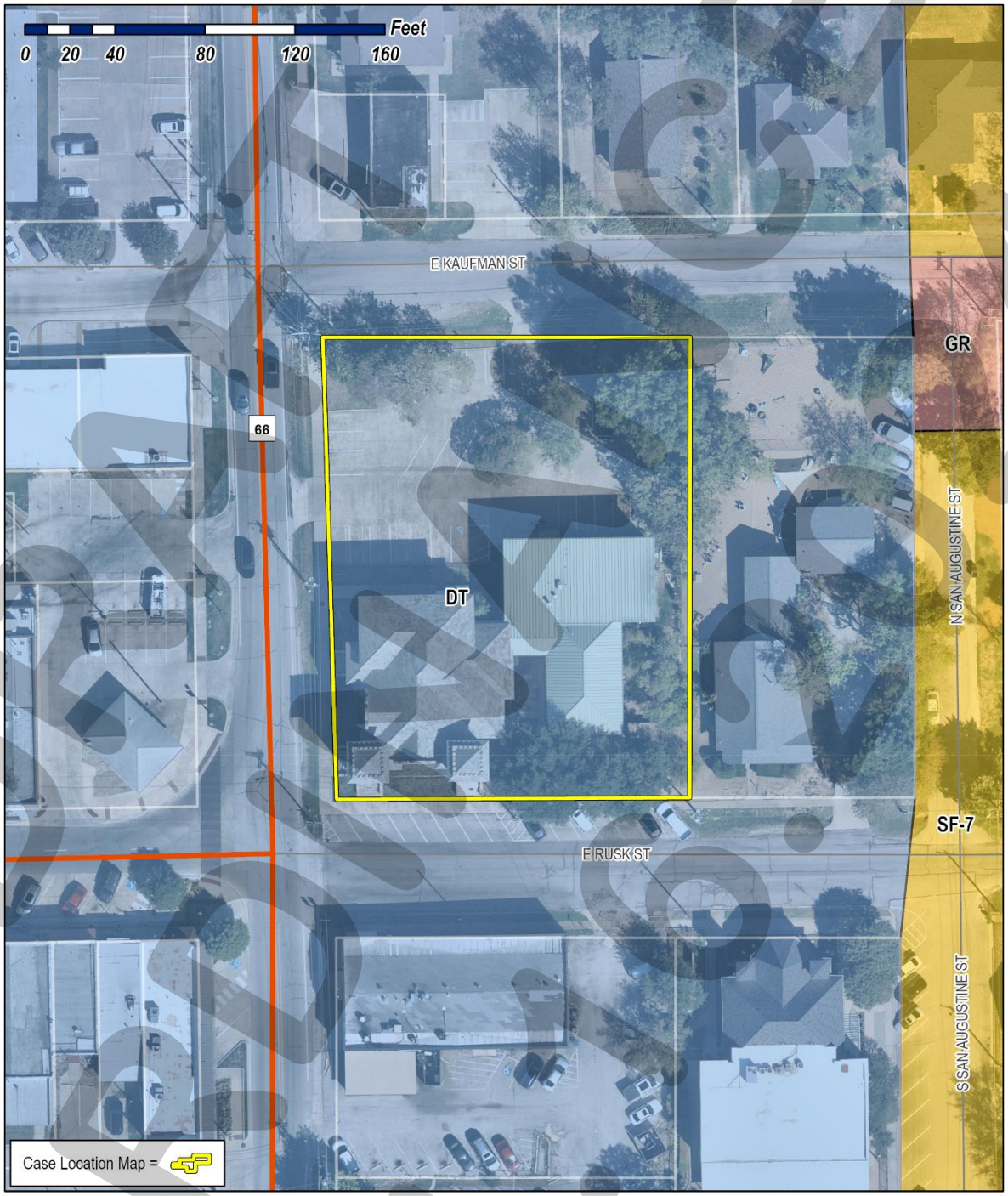
1st Reading: *January 16, 2024*

2nd Reading: *February 5, 2024*

DRAFT ORDINANCE 01.16.2024

Exhibit 'A':
Location Map

LEGAL DESCRIPTION: LOTS A AND B, BLOCK 2, GRIFFITH ADDITION



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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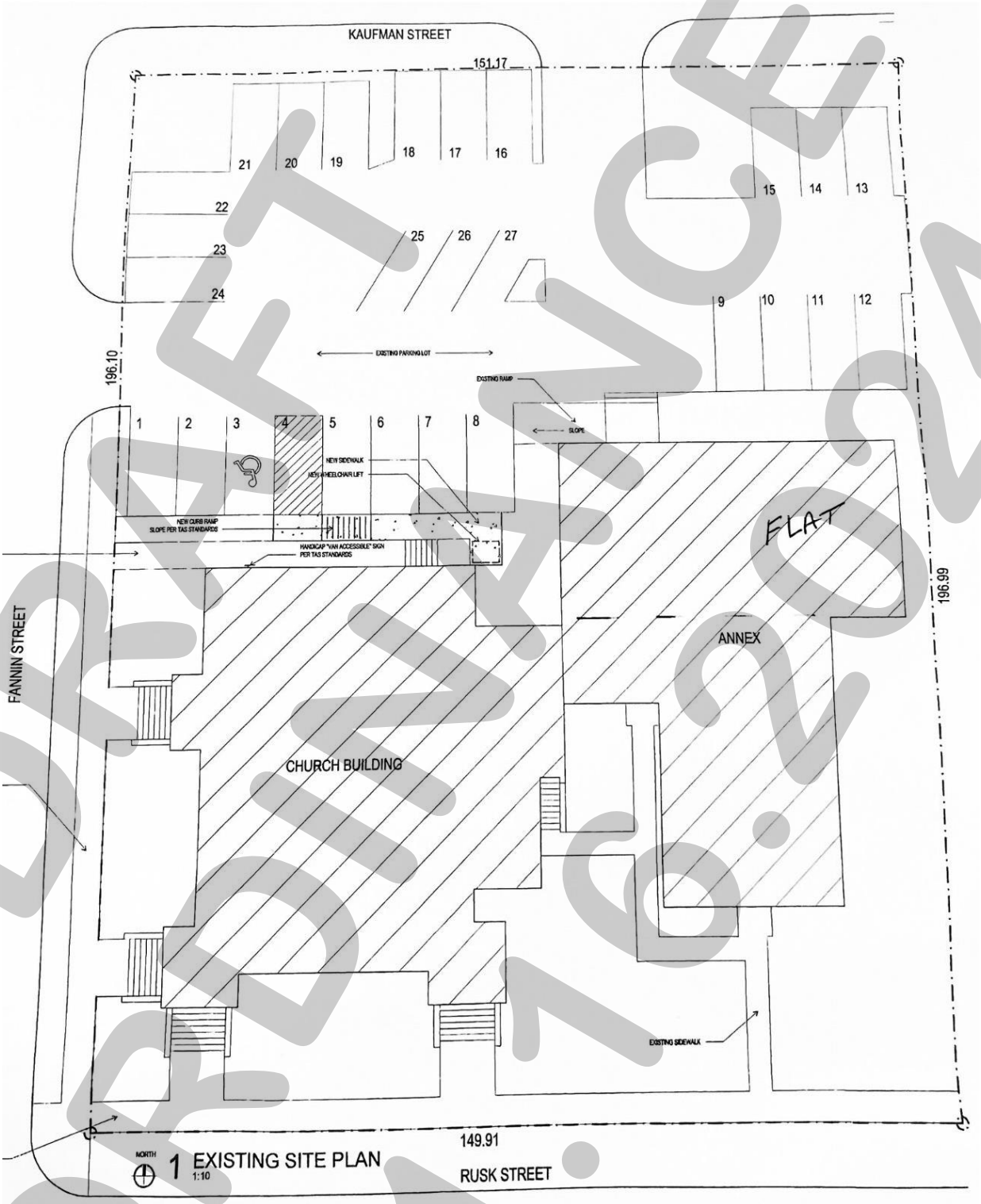
DRAFT 01.04.24

Exhibit 'B':
Site Plan



DRAFT
ORDINANCE
01.16.2024

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	January 16, 2024
APPLICANT:	Dean Cathey
CASE NUMBER:	Z2023-055; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 3601 Highpoint Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek 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 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04* [*Case No. A1960-004*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Planned Development District 2 (PD-2) as of January 3, 1972. In 1973, the subject property was platted as Lots N38, N39 & N40 of the Lakeside Village Subdivision, Phase 4. On October 1, 1984, the City Council approved a site plan (*i.e. Case No. PZ1984-023-01*) for Phases 1-4 of the Lakeside Village Subdivision. On November 5, 1984 (*Ordinance No. 84-53*) and August 3, 1992 (*Ordinance No. 92-23*) the City Council adopted changes to the area requirements for Phases 1-4 of the Lakeside Village Subdivision. The subject property has remained zoned Planned Development District 2 (PD-2) for single-family detached land uses and has been vacant since annexation.

PURPOSE

The applicant -- *Dean Cathey* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3601 Highpoint Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Highpoint Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several parcels of land developed with single-family homes that are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Beyond this is Lakeside Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a single-family home (*i.e. 3602 Hilltop Circle*). Beyond this is Hilltop Circle, which is identified as an R2 *(i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 21.07-acre tract of land that belongs to the Lakeside Village Homeowners Association (HOA) and is part of the Lakeside Village #3 subdivision plat. All of these properties are zoned Planned Development District 2 (PD-2).

East: Directly east of the subject property is Hilltop Circle, which is identified as an R2 *(i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 21.07-acre tract of land that belongs to the Lakeside Village Homeowners Association (HOA) and is part of the Lakeside Village #3 subdivision plat. Beyond this are five (5) parcels of land (*i.e. 3501, 3503, 3505, 3507, and 3509 Augusta Trail)* developed with single-family homes. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses.

West: Directly west of the subject property is are seven parcels of land (*i.e. 3603, 3605, 3607, 3609, 3611, 3613, & 3615 Hilltop Circle*) that are developed with single-family homes. Beyond this are two (2) vacant parcels of land (*i.e. 3617 & 3619 Hilltop Circle*) and an additional parcel of land (*i.e. 3621 Hilltop Circle*) that is developed with a single-family home. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Further east of this is Village Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years." The subject property is located in Phase 4 of the Lakeside Village Subdivision, which has been in existence since 1973, consists of 61 single-family residential lots, and is 95.08% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Highpoint Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Highpoint Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Highpoint Drive are oriented towards Highpoint Drive.	The front elevation of the home will face onto Highpoint Drive.
Year Built	1979-2018	*N/A*
Building SF on Property	2,131 SF – 5,075 SF	3,993 SF
Building Architecture	Tuscan Homes	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback for homes with front entry garages and ten (10) feet for homes with rear or side yard entry garages.	15-Feet (*Required 10-Feet*)
Side	The side yard setbacks appear to conform to the required five (5) foot internal side yard setback and ten (10) foot adjacent to a street.	5-Feet Internal Side Yard 20-Feet Side Yard Adjacent to Hilltop Circle
Rear	The rear yard setbacks appear conform to the required 7½-foot rear yard setback.	10-Feet
Building Materials	Stucco	Stucco
Paint and Color	White, Cream	*Undefined by the Applicant*
Roofs	Tile	Tile

Driveways	Driveways are mostly in the front of the homes and visible from Highpoint Drive.	The garage will be a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for Planned Development District 2 (PD-2) as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Highpoint Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On December 19, 2023, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lakeside Village Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

  (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

  (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this zoning change 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.

PLANNING AND ZONING COMMISSION

On January 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-1, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3601 HIGHPOINT				
SUBDIVISION	LAKE SIDE VILLAGE	LOT	N38-39-40	BLOCK	TRACT N-40
GENERAL LOCATION	HIGH POINT + HILLTOP CIRCLE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SF1	CURRENT USE	LOT		
PROPOSED ZONING		PROPOSED USE	NEW HOME		
ACREAGE	.166	LOTS [CURRENT]	3	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	CHRIS + CHARLA MALEK	☐ APPLICANT	DEAN CATHEY CUSTOM HOMES
CONTACT PERSON	CHRIS MALEK	CONTACT PERSON	DEAN CATHEY
ADDRESS	3022 HARBOR DR.	ADDRESS	3066 ROCHELLE RD
CITY, STATE & ZIP	ROCKWALL TX 75087	CITY, STATE & ZIP	ROCKWALL TX 75032
PHONE	713-819-1811	PHONE	972-571-1630
E-MAIL	CCONTHEROCK@YAHOO.COM	E-MAIL	DEAN@DEANCATHEY.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Malek [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 $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* Dec. 2023 *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 12 *DAY OF* Dec *, 20* 23

OWNER'S SIGNATURE Chris Malek

NOTARY PUBLIC IN AND FOR THE STATE OF THE STATE OF TEXAS Molly Faye Jacks

MOLLY FAYE JACKS
Notary Public
State of Texas
ID # 129064821
Comm. Expires 07-24-24

MY COMMISSION EXPIRES

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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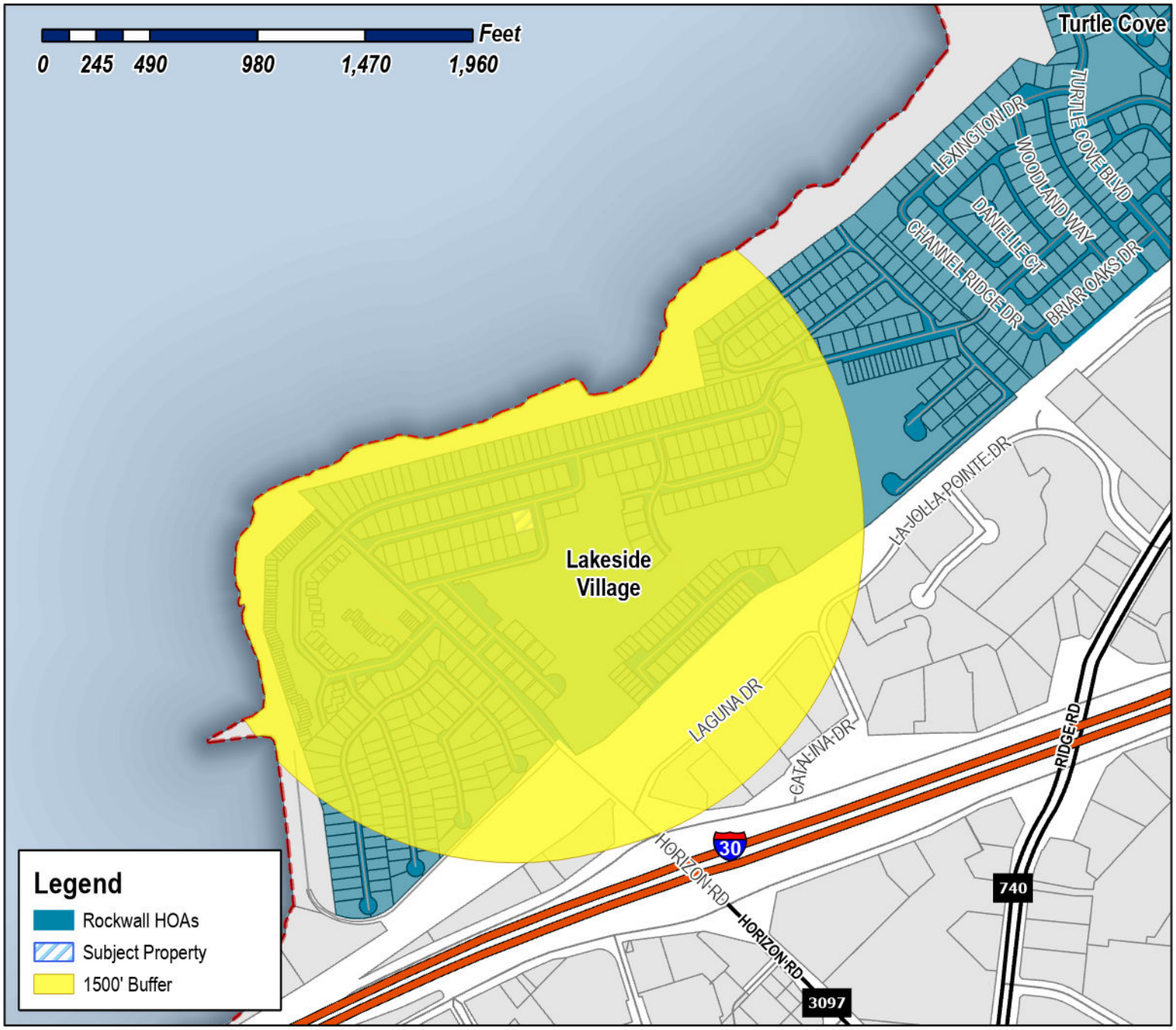

Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/14/2023
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

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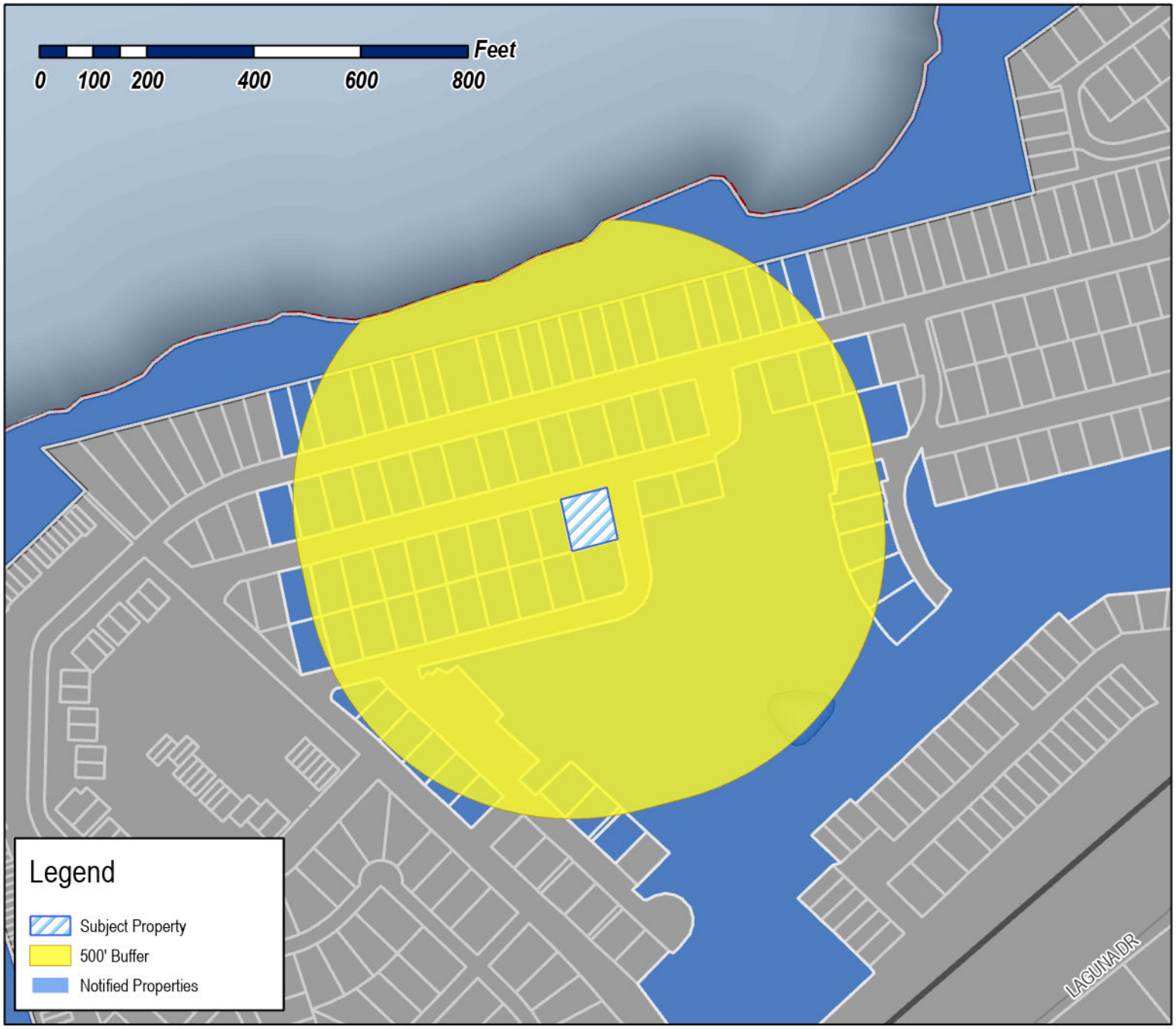

Case Number: Z2023-055
Case Name: SUP for Residential Infill
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Case Address: 3601 Highpoint Drive

Date Saved: 12/13/2023
For Questions on this Case Call: (972) 771-7746

KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

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:

Z2023-055: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek 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 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint 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, January 9, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Tuesday, January 16, 2024 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:

Angelica Guevara
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, January 16, 2023 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2023-055: SUP for Residential Infill

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.

Name:

Address:

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-055: SUP for Residential Infill

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.

Name: PATRICIA SPROUL

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

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC	R-38
WALLS	R-21
FLOORS	R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

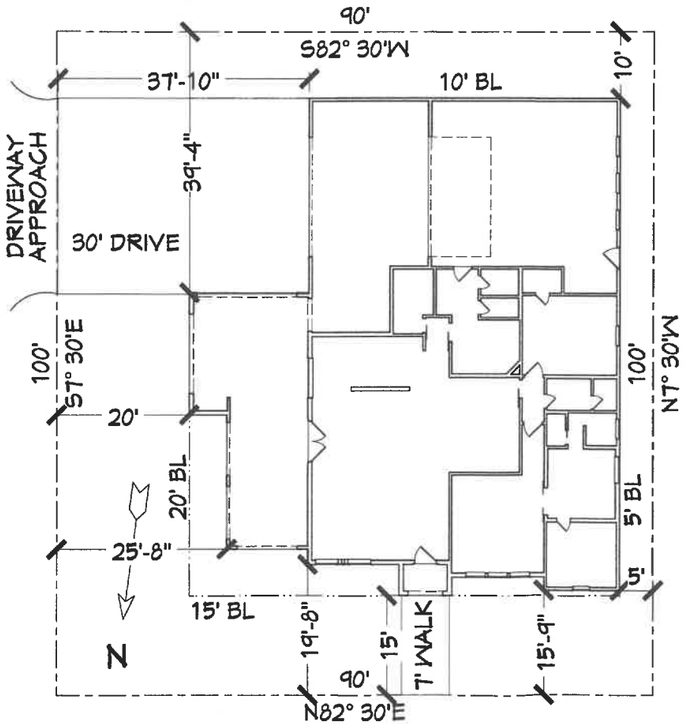
DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

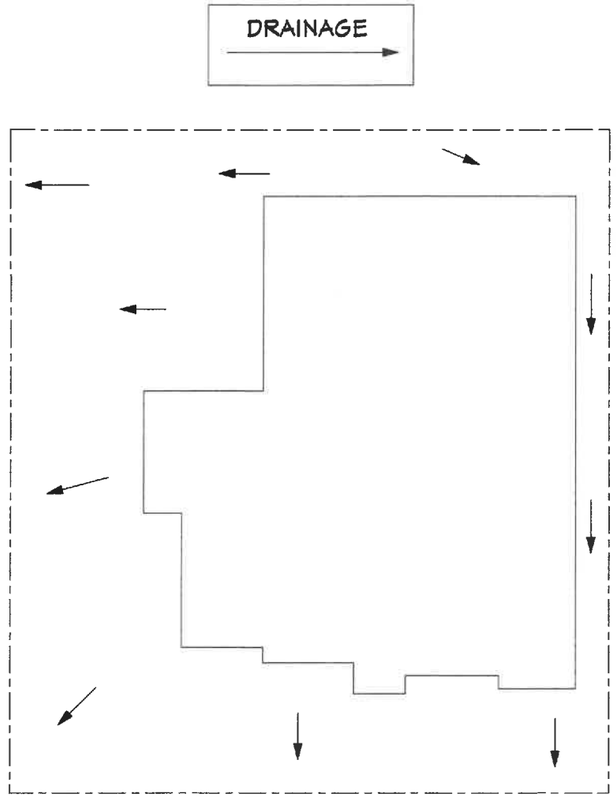
DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

LOT= 9,000
FOOTPRINT= 3,998
COVERAGE = 44%



PLOT PLAN
1"= 10'-0"



DRAINAGE PLAN
1"= 10'-0"

DEAN CATHEY CUSTOM HOMES

LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23

SCALE:

SHEET:
1

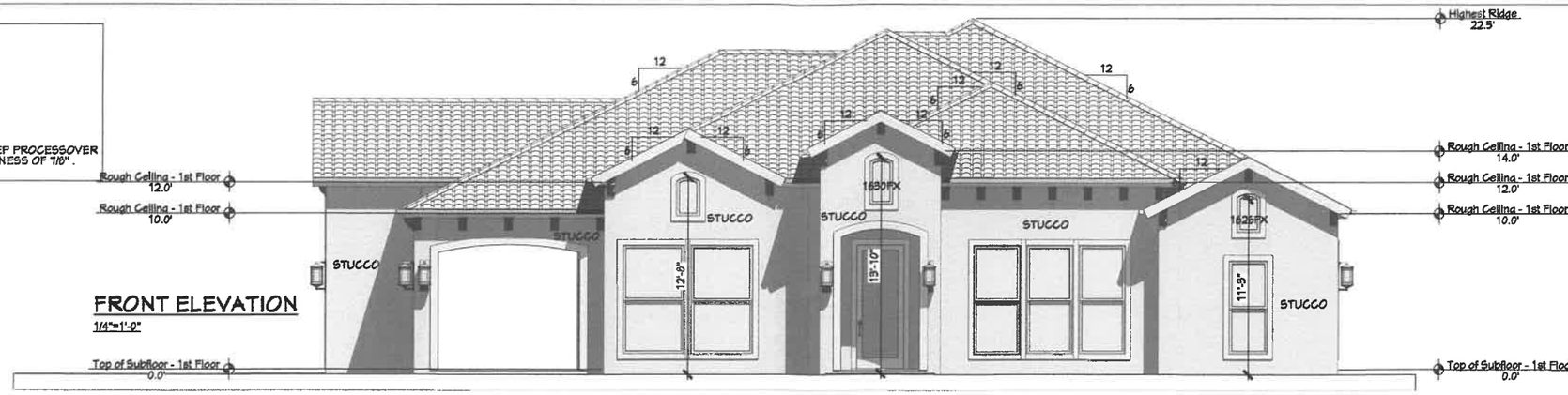
ARCHIMATRIX Design • Plan • Build
214-837-0241
ARCHIMATRIX.ORG

NOTES:

COVERAGES:

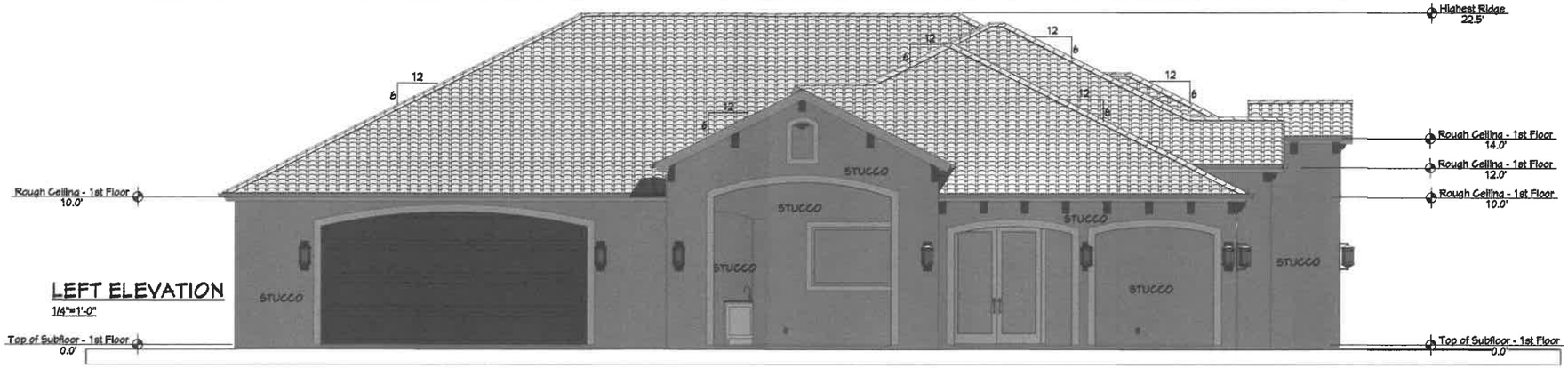
FRONT: 100% STUCCO
REAR: 100% STUCCO
LEFT: 100% STUCCO
RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESSOVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 7/8".



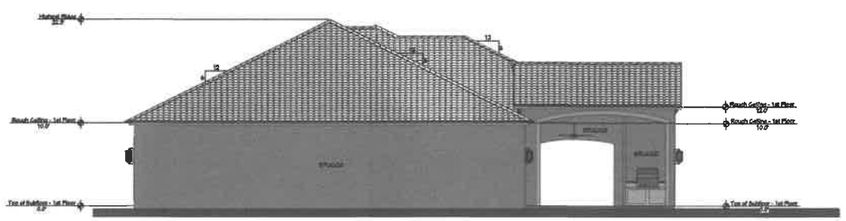
FRONT ELEVATION

1/4"=1'-0"



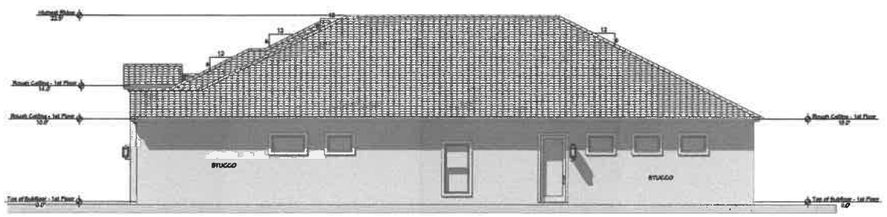
LEFT ELEVATION

1/4"=1'-0"



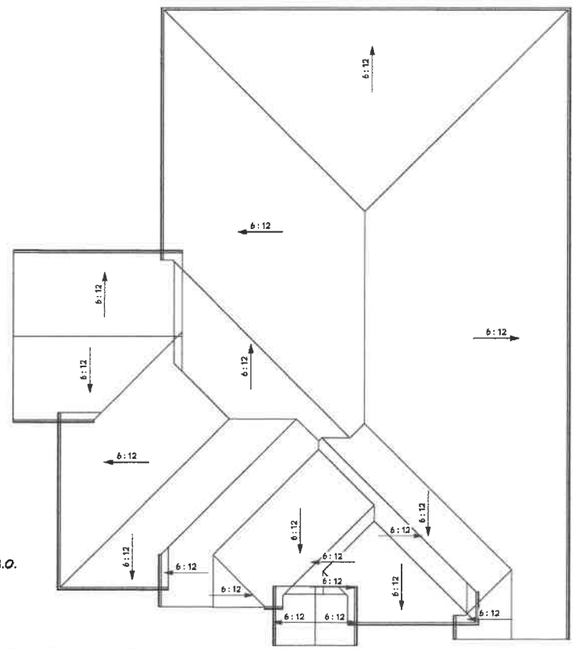
RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"
*ALL ROOF PITCHES TO BE 6:12 U.N.O.
*ALL ROOF SURFACES TO BE TILE

DEAN CATHEY

LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23

SCALE:

SHEET:
4

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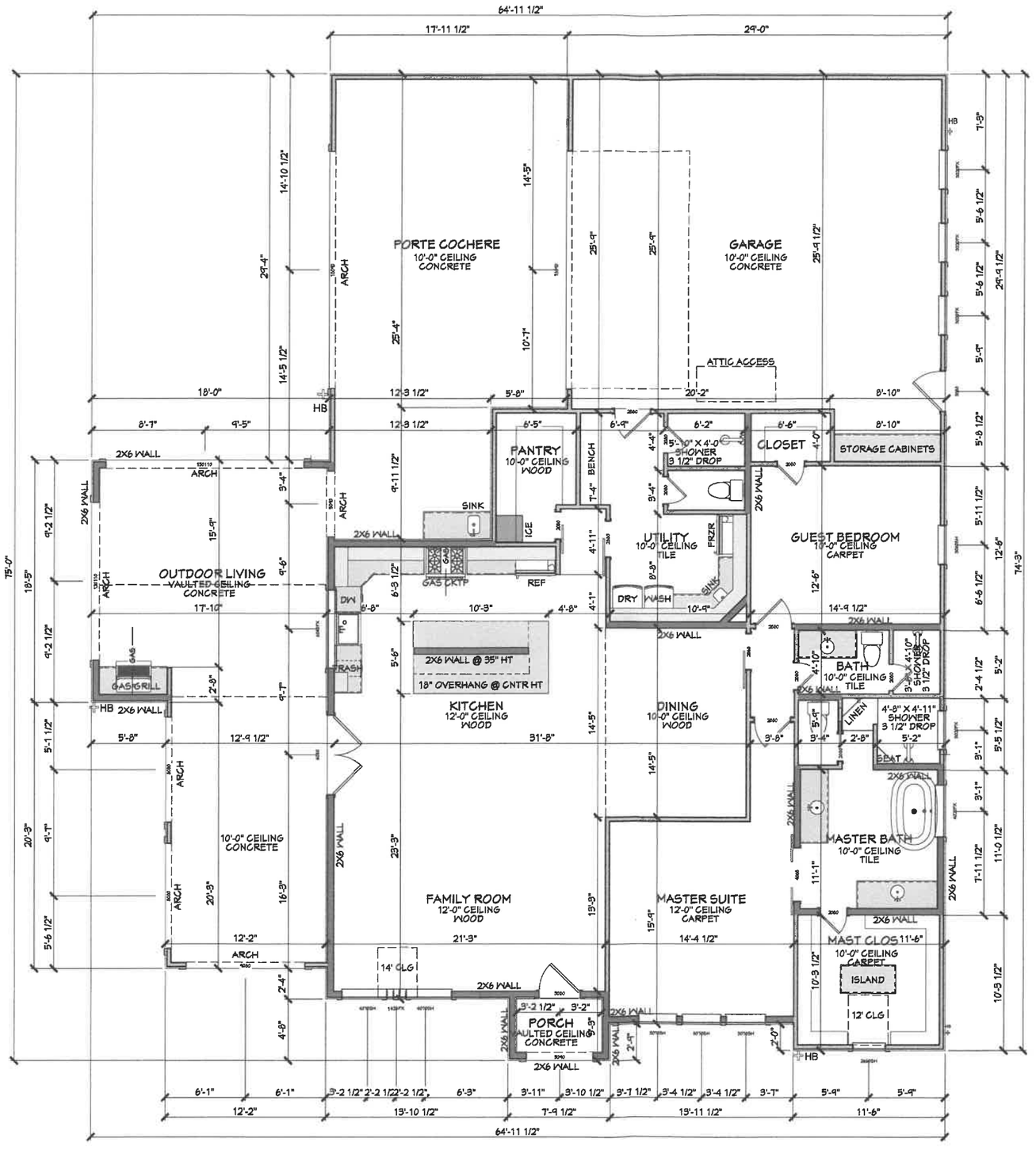


DOOR SCHEDULE			
LABEL	QTY	SIZE	DESCRIPTION
18090	1	18090	GARAGE-PANEL
2080	1	2080 L	BARN-DOOR P03
2080	1	2080 L	POCKET-DOOR P03
2080	1	2080 L	SHOWER-GLASS SLAB
2080	1	2080 L IN	HINGED-DOOR P03
2080	1	2080 R	SHOWER-GLASS SLAB
2080	3	2080 R IN	HINGED-DOOR P03
2868	1	2868 R	BARN-DOOR P03
2880	3	2880 L IN	HINGED-DOOR P03
2880	1	2880 R	BARN-DOOR P03
3080	1	3080 L EX	EXT. HINGED-GLASS PANEL
3080	1	3080 R EX	EXT. HINGED-GLASS PANEL
4068	1	4068 L/R	DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX	EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	148"
1626FX	1	FIXED GLASS-AT	1626FX	15 1/2"
1630FX	1	FIXED GLASS-AT	1630FX	15 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	96"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3993

FLOOR PLAN

1/4"=1'-0"

DEAN CATHEY

LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

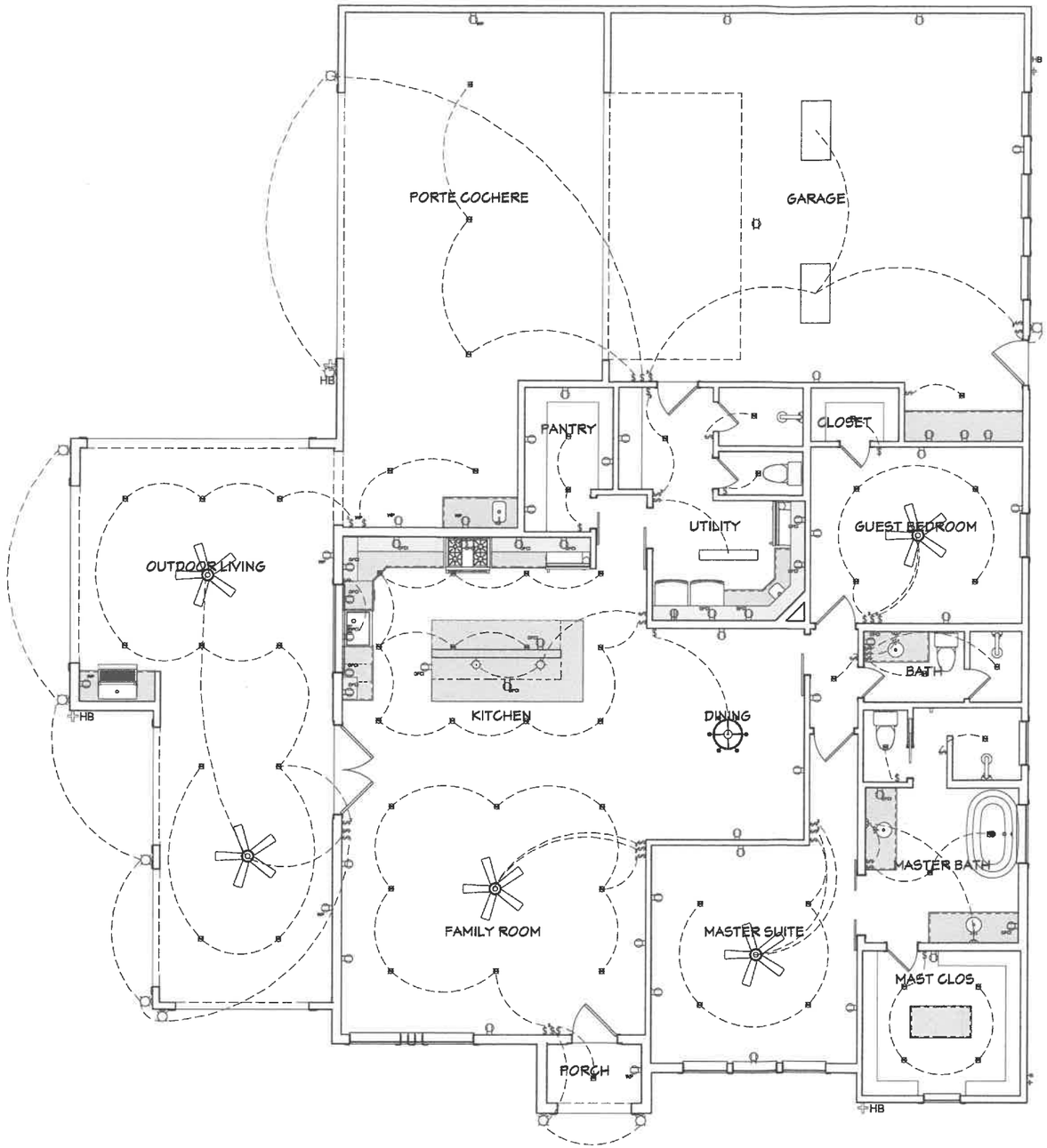
RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23

SCALE:

SHEET:
2P-1

ARCHIMATRIX
Design · Plan · Model
214-837-0241
ARCHIMATRIX.ORG



Electrical Schedule		
2D Symbol	Qty	Description
	1	220V
◇	2	Brimmed Pendant
	5	Ceiling Fan
	30	Duplex
	7	Duplex (weatherproof)
	1	Duplex, Ceiling Mounted
	19	GFCI
	10	Lowe Wall Sconce
	2	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	1	Medium Surface Mounted Tube Light [48W9D] [48W9D]
	3	Nicosia
	62	Recessed Down Light 4
	1	Ring Chandelier
$	28	Single Pole
$	14	Three Way
	1	Weatherproof

ELECTRICAL PLAN
1/4"=1'-0"

DEAN CATHEY

LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23

SCALE:

SHEET:
3

ARCHIMATRIX
Design · Plan · Method

214-697-0241
ARCHIMATRIX.ORG

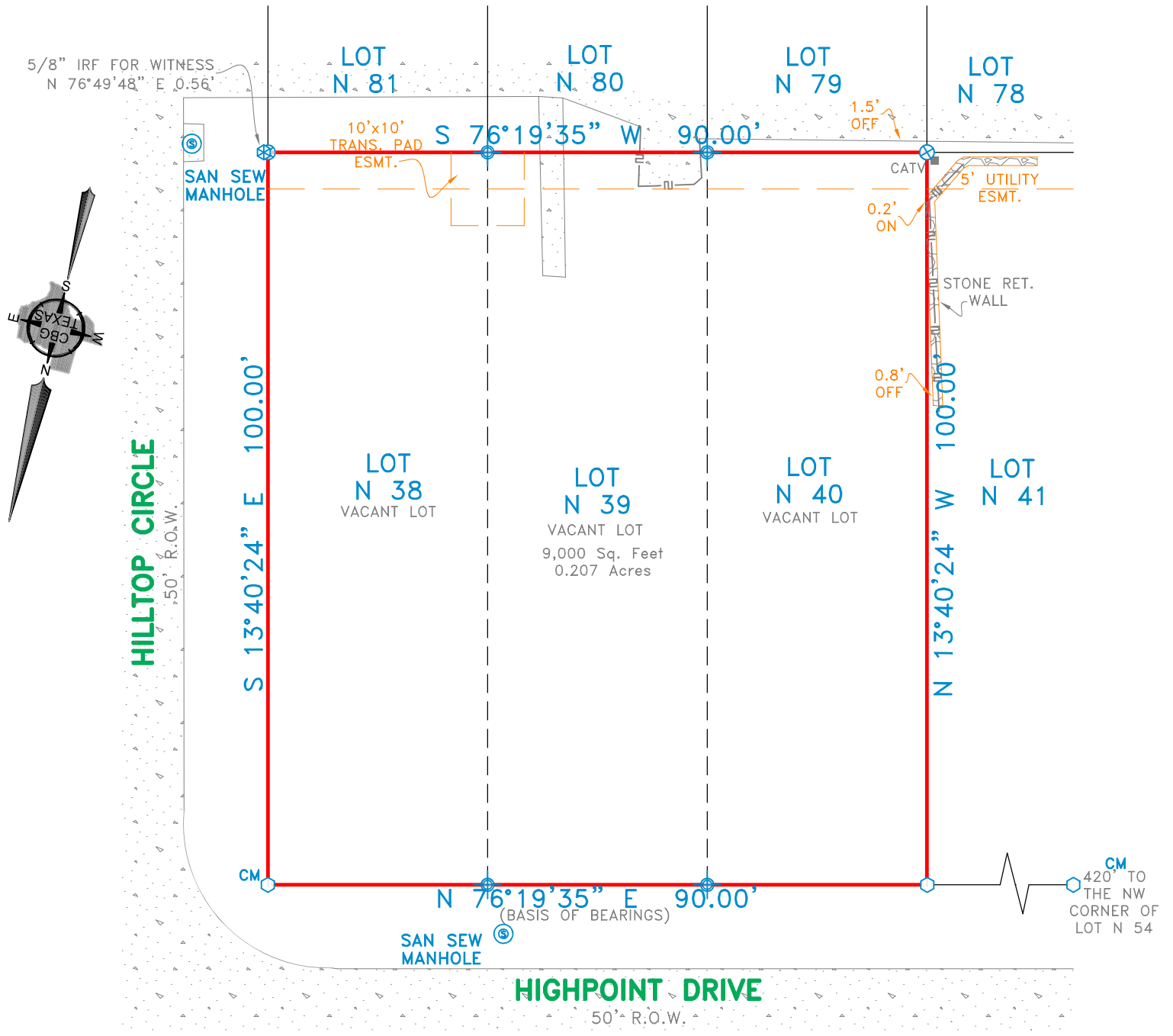
3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.

NATIONAL TITLE™
LATHRAM POU & ASSOCIATES

LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ⬡ 3/8" ROD FOUND
- ⊠ "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- ■ COLUMN
- ● POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1; Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192; Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185; Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284; Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298; Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317, 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Accepted by: _____
Purchaser

Date: _____

_____
Purchaser

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
ABEL P. STENDAHL
6754
PROFESSIONAL
LAND SURVEYOR
ABEL P. STENDAHL
R.P.L.S. No. 6754

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
3501 Highpoint Drive	Single-Family Home	1979	3,197	*N/A*	Stucco
3502 Highpoint Drive	Single-Family Home	1984	5,075	*N/A*	Stucco
3503 Highpoint Drive	Single-Family Home	1984	2,702	*N/A*	Stucco
3504 Highpoint Drive	Single-Family Home	1986	2,427	*N/A*	Stucco
3506 Highpoint Drive	Single-Family Home	1986	2,178	*N/A*	Stucco
3508 Highpoint Drive	Single-Family Home	1986	2,625	*100*	Stucco
3601 Highpoint Drive	Vacant	N/A	N/A	*N/A*	N/A
3602 Highpoint Drive	Single-Family Home	1986	2,175	*N/A*	Stucco
3603 Highpoint Drive	Single-Family Home	2018	4,076	*N/A*	Stucco
3604 Highpoint Drive	Single-Family Home	1986	2,598	*N/A*	Stucco
3605 Highpoint Drive	Single-Family Home	2001	3,039	*N/A*	Stucco
3606 Highpoint Drive	Single-Family Home	1986	2,131	*N/A*	Stucco
3608 Highpoint Drive	Single-Family Home	1986	2,240	*N/A*	Stucco
	AVERAGES:	1989	2,872	100	

3501 Highpoint Drive

3502 Highpoint Drive

3503 Highpoint Drive

3504 Highpoint Drive

3506 Highpoint Drive

3508 Highpoint Drive

3601 Highpoint Drive

3602 Highpoint Drive

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

3603 Highpoint Drive

3604 Highpoint Drive

3605 Highpoint Drive

3606 Highpoint Drive

3608 Highpoint Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2070-ACRE TRACT OF LAND, IDENTIFIED AS LOTS N38, N39 & N40 OF LAKESIDE VILLAGE, PHASE 4 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 by Dean Cathey of Dean Cathy Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.207-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint 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 2 (PD-2) 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 2 (PD-2) 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 *Residential Infill in an Established Subdivision* to allow for 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,

DRAFT 05/16/2024

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Planned Development District 2 (PD-2) -- *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 and 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.

DRAFT ORDINANCE 04.16.2024

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 5th DAY OF FEBRUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2024*

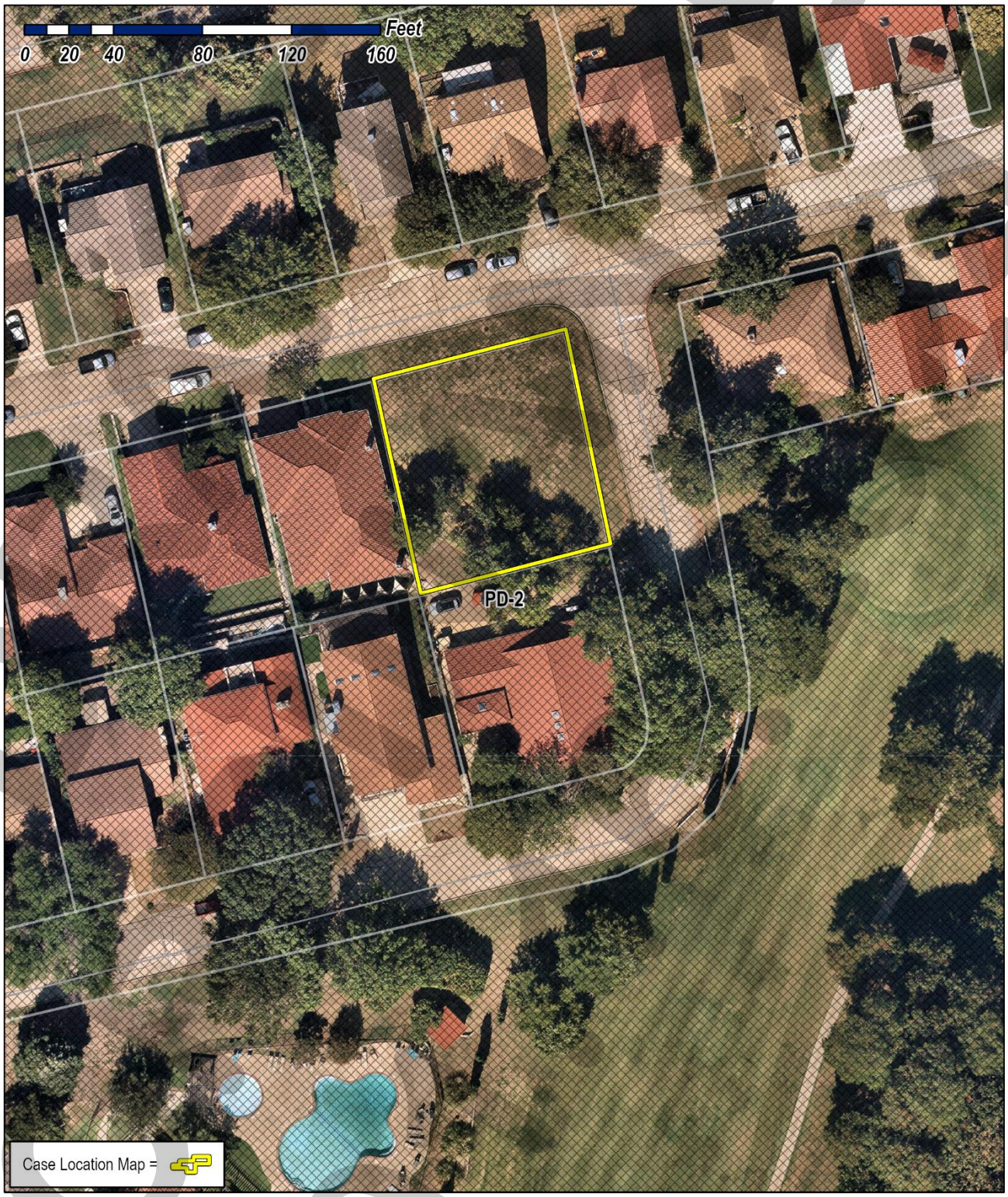
2nd Reading: *February 5, 2024*

DRAFT ORDINANCE 01.16.2024

Exhibit 'A':
Location Map

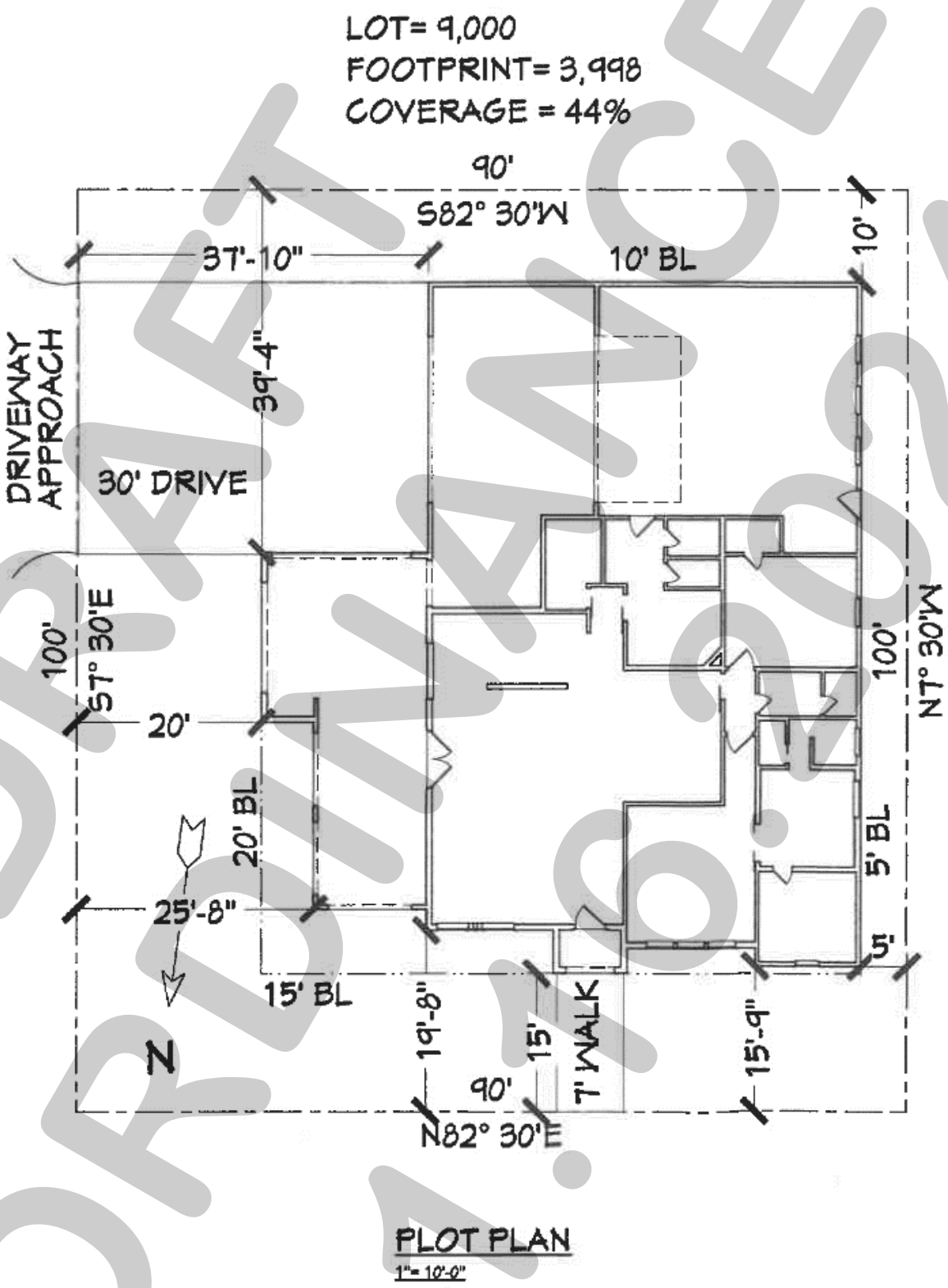
Address: 3601 Highpoint Drive

Legal Description: Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition



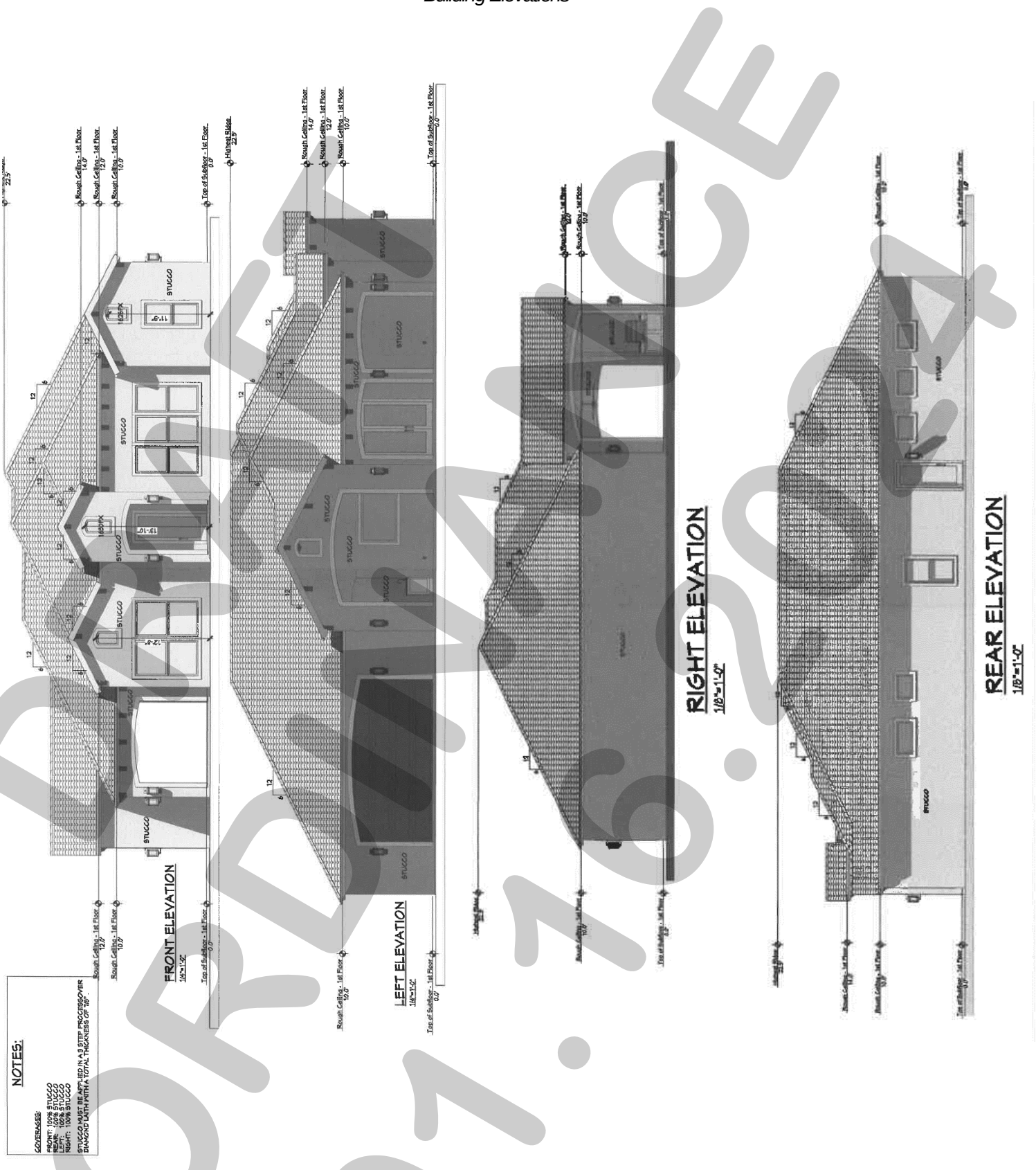
Draft

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 01.16.2024

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 01.16.2024

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	January 16, 2024
APPLICANT:	Paul Arce
CASE NUMBER:	Z2023-056; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision for 295 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Kisanet Ghebretsadik for the approval of a *Specific Use Permit (SUP)* for *Residential Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.1377-acre parcel of land identified as Lot 22, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295 Harborview Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973 by *Ordinance No. 73-43* (*Case No. A1973-005*). At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 2 of Harborview Landing was later amended by *Ordinance No. 84-16* on April 2, 1984. A Preliminary Plat (*Case No. PZ1987-022-01)* and Final Plat (*Case No. PZ1987-030-01*) were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevation, maximum pad elevation, and maximum house height was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. On August 7, 2023, the City Council adopted *Ordinance No. 23-40* consolidating all of the ordinances associated with Planned Development District 8 (PD-8); however, no changes were made affecting the subject property. The subject property has remained zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

The applicant -- *Paul Arce* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 295 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Harborview Drive, which is a private roadway that is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant parcels of land (*i.e. 308 & 310 Harborview Drive*) and two (2) parcels of land developed with single-family homes (*i.e. 306 & 312 Harborview Drive*). North of this is Portview Place, which is a private roadway that is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property Henry M. Chandler Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a vacant 2.564-acre tract of land (*i.e. Tract 134-12 of the E. Teal Survey, Abstract No. 207*). Beyond this is an additional 2.316-acre vacant tract of land (*i.e. Lot 4, Block A, Spyglass Hill #4 Addition*). Both of these properties are zoned Planned Development District 8 (PD-8) and are currently under development for the Marina Village Subdivision.

East: Directly east of the subject property are four (4) parcels of land (*i.e. 293 Harborview and 201, 203, & 205 Harbor Landing Drive*) developed with single-family homes. Beyond this is Harbor Landing Drive, which is a private roadway that is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the remainder of Phase 1 of the Harbor Landing Subdivision, which was established on December 22, 1986, and consists of 38 residential lots. Following this is a portion of a vacant 6.242-acre tract of land (*i.e. Tract 134-06 of the E. Teal Survey, Abstract No. 207*) that serves as open space for the Chandler's Landing Subdivision. All of these properties are zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is a vacant parcel of land (*i.e. 295 Harborview Drive*) zoned Planned Development District 8 (PD-8). West of this is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard, which is owned and maintained by the City of Dallas.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is adjacent to Phase 1 of the Harbor Landing Subdivision, which has been in existence since December 22, 1986 and consists of 38 residential lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Harborview Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Harborview Drive	Proposed Housing
Building Height	Two (2) Story	Three (3) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Harborview Drive
Year Built	2012-2020	*N/A*
Building SF on Property	2,330 SF – 4,982 SF	5,443 SF
Building Architecture	Traditional Brick/Stucco and Modern Contemporary	Modern Contemporary
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	25-Feet, 2-Inches
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	6-Feet
Rear	The rear yard setbacks appear conform to the	21-Feet, 7-Inches

	required ten (10) feet rear yard setback.	
Building Materials	Brick, Stone, Stucco	Stucco, Stone, Metal
Paint and Color	Red, Tan, Brown, Grey, White, Black	White, Brown, Grey
Roofs	Composite Shingles, Metal Roofs	Composite Shingles
Driveways	Driveways are all in the front with the orientations being *flat front entry.*	The garage is proposed to be situated even with the front façade of the home.

In this case, the applicant is proposing a single-family home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

(1) *Garage Orientation.* According to Section 04, *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 façade for front entry garages …" In this case, the proposed garage is located even with the front façade of the single-family home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Harbor Landing Subdivision extends from 1992-2000, there are several examples of houses in this area that have a similar garage configuration.

(2) *Roof Pitch.* According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with roof pitches of 1:12 and 2:12. Staff should point out that there are other homes in this phase of the Harbor Landing Subdivision with roofs that are similar to the roof design being proposed by the applicant.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council would be waiving these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On December 19, 2023, staff mailed 133 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana at Chandler's Landing, Match Point Townhomes, Cutter Hill Phase 1, Cutter Hill Phase 2, Cutter Hill Phase 3, Spyglass Phases 2 & 3, and Spyglass Phase 1 Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

(c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.

PLANNING AND ZONING COMMISSION

On January 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-1, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2] $215
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A **$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	295 Harborview DR. Rockwall Tx 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

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

☐ OWNER	KISANET GHEBRETSADIK	☒ APPLICANT	Paul Arce
CONTACT PERSON		CONTACT PERSON	
ADDRESS	297 BLACKHAW DR	ADDRESS	5807 Ranger Dr
CITY, STATE & ZIP	FATE, Tx 75087	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	206-351-9741	PHONE	(972) 365-6823
E-MAIL	KISANETGHEBRETSADIK@gmail.com	E-MAIL	paularcetx@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAMELDE ABREHAM [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 $ ZERO, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14/12/23 DAY OF DECEMBER, 2023. 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."

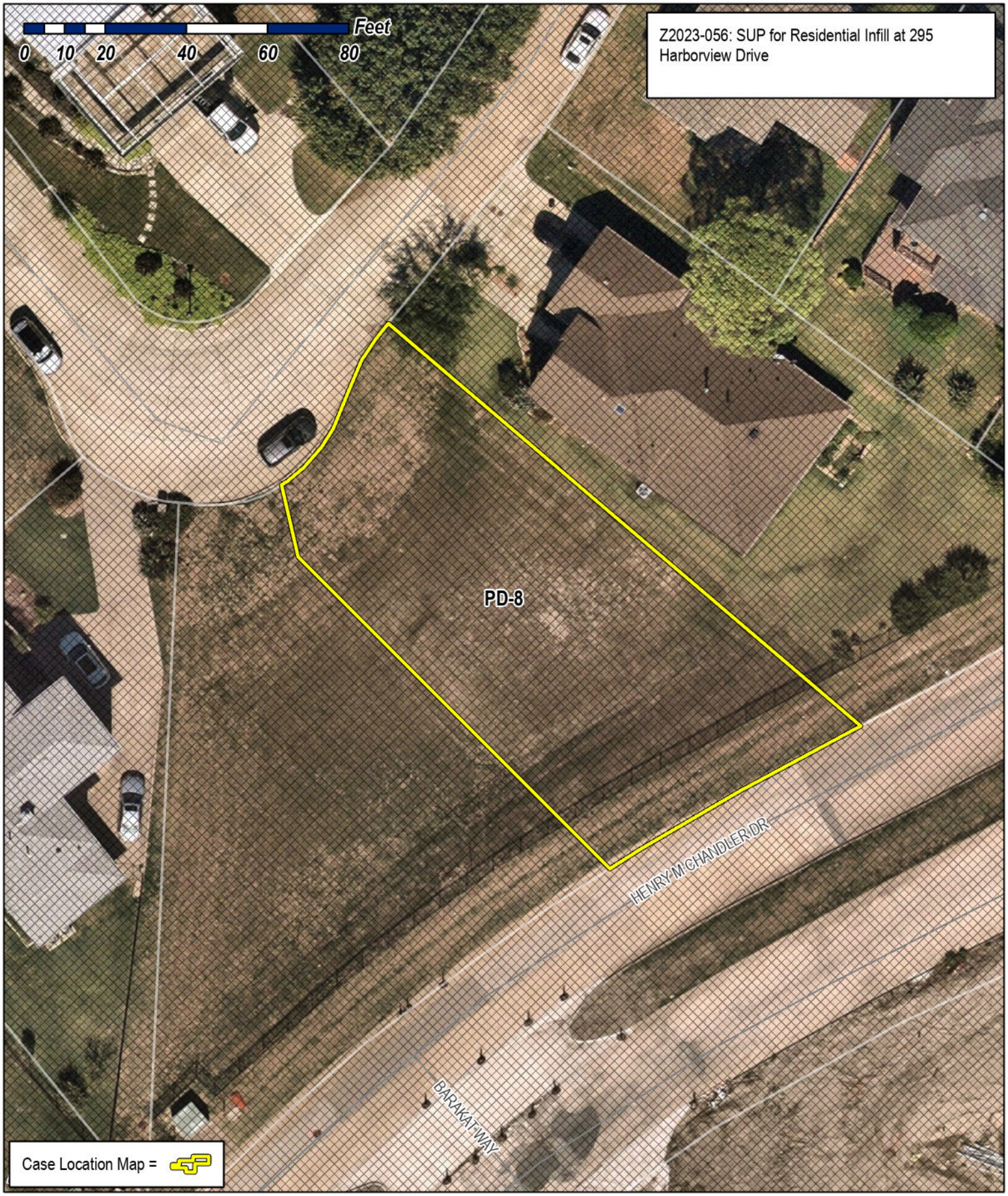
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* 12 *20* 23

OWNER'S SIGNATURE Kisanet

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SAVANNAH KATE RUSHING
Notary ID #134560027
My Commission Expires
September 18, 2027

MY COMMISSION EXPIRES 9/18/27



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.

City of Rockwall

Planning & Zoning Department
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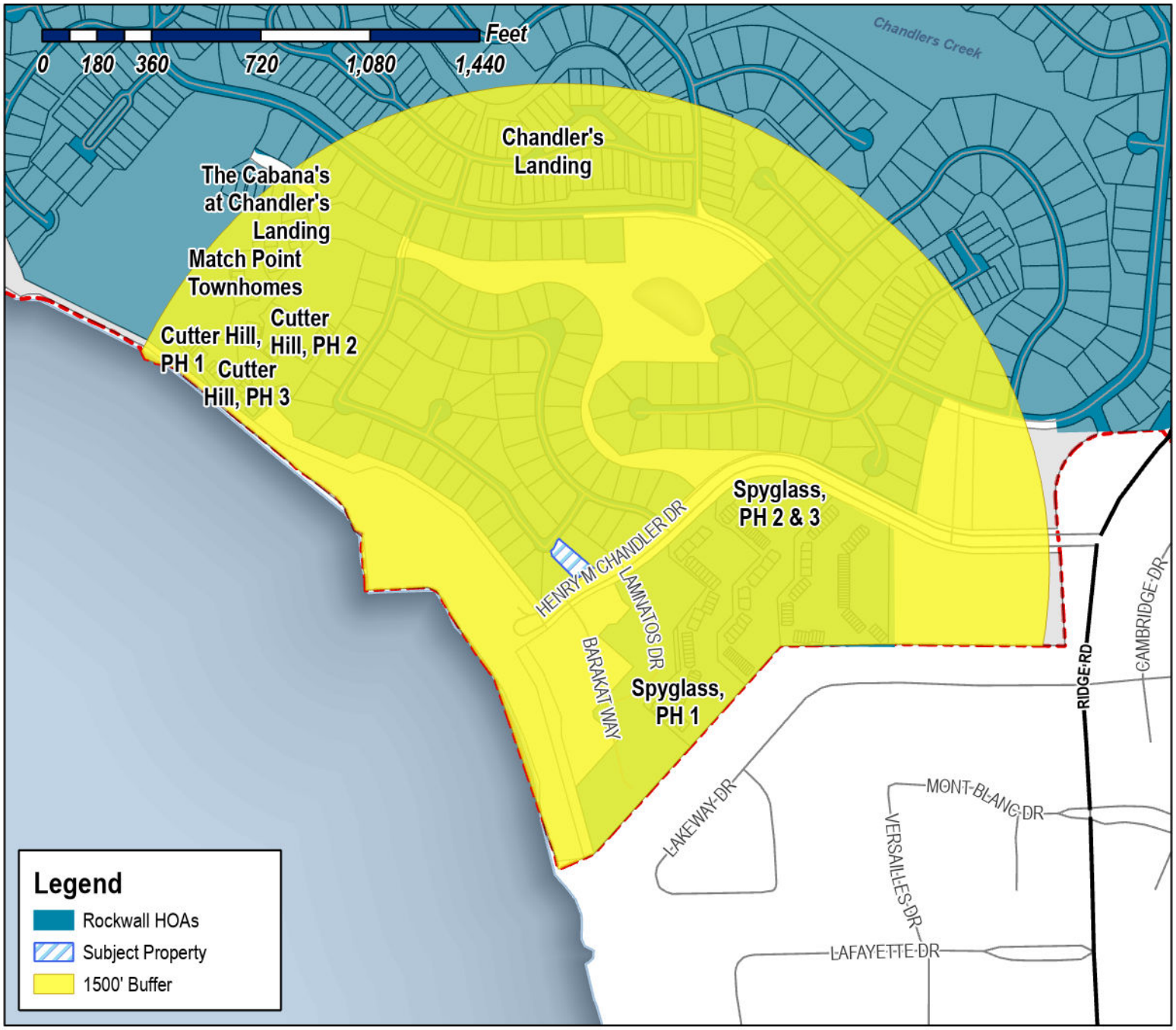

Case Number: Z2023-056
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Harborview Drive

Date Saved: 12/15/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Tuesday, December 19, 2023 10:14 AM
Cc: Miller, Ryan; Guevara, Angelica; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-056]
Attachments: Public Notice (P&Z).pdf; HOA Map (12.15.2023).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 December 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 9, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 16, 2024 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 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.

Z2023-056: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Kisanet Ghebretsadik 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 0.1377-acre parcel of land identified as Lot 22, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295 Harborview Drive, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
http://www.rockwall.com/
972-771-7745 Ext. 6568

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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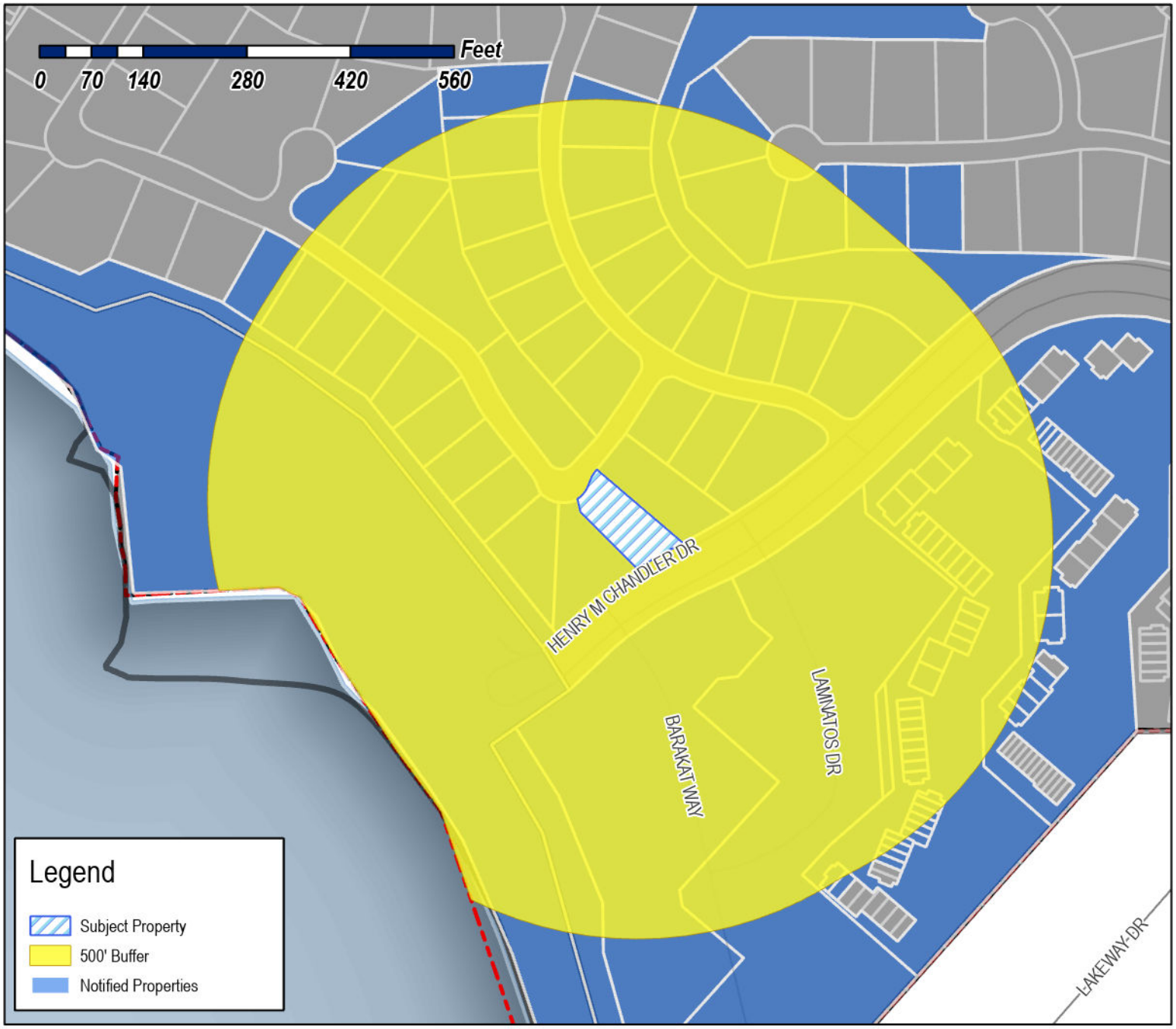


Case Number: Z2023-056
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Harborview Drive

Date Saved: 12/15/2023
For Questions on this Case Call: (972) 771-7746

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

SESSUMS BILLY A
10 CLARKSVILLE ST
PARIS, TX 75460

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

STRANN MICHAEL RAY
112 OLD GLORY LN
FORNEY, TX 75126

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MACLEOD LYNN
149 HENRY CHANDLER DR
ROCKWALL, TX 75032

PARNES ALEXANDRA
15 KESTREL CT
ROCKWALL, TX 75032

RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LB QUALITY HOMES LLC
1651 N COLLINS BLVD STE 260
RICHARDSON, TX 75080

RESIDENT
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KUPERMAN IGOR
166 HENRY M CHANDLER
ROCKWALL, TX 75032

RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BURNETT JAMES AND ELIZABETH
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROMER ENTERPRISES, LLC
2101 BRISBON STREET
FATE, TX 75189

HUYNH ANN LE
2206 STONE HOLLOW DRIVE
ROWLETT, TX 75088

RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

POWELL ALEAH D
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NANCE LAYLA SHALON
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERRIS BETH ANN
269 HENRY M CHANDLER DRIVE UNIT 269
ROCKWALL, TX 75032

RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEMONS BRADLEY & SHARON
2706 WHISPERING OAKS
ROCKWALL, TX 75087

RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

GHEBRETSADIK KISANET
295 BLACKHAW DR
FATE, TX 75087

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SERRANO CHRISTIAN
301 VILLAGE DR APT 307
KING OF PRUSSIA, PA 19406

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE
309 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

MCHALE JOHN D JR
457 LAURENCE DRIVE SUTIE 168
HEATH, TX 75032

SCHARF ALLEN J
501 VILLAGE DR APT 307
KING OF PRUSSA, PA 19406

SCHARF ALLEN J
501 VILLAGE DR APT 307
KING OF PRUSSA, PA 19406

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

BRENDA BEJARANO REVOCABLE TRUST
BRENDA BEJARANO- TRUSTEE
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

BRYNE PATRICK AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

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:

Z2023-056: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Kisanet Ghebretsadik 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 0.1377-acre parcel of land identified as Lot 22, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295 Harborview 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, January 9, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 16, 2024 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:

Angelica Guevara
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, January 16, 2023 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2023-056: SUP for Residential Infill

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.

Name:

Address:

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

Case No. Z2023-056: SUP for Residential Infill

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.

Name: Michael and Linda C. Crider

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

Case No. Z2023-056: SUP for Residential Infill

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.

* DO NOT WANT HOUSE TO BLOCK VIEW OF LAKE FOR EXISTING HOME OWNERS,
* MAYBE INCUR HEIGHT LIMITATION IN DESIGN.
* NO TREES TALLER THAN HOUSE

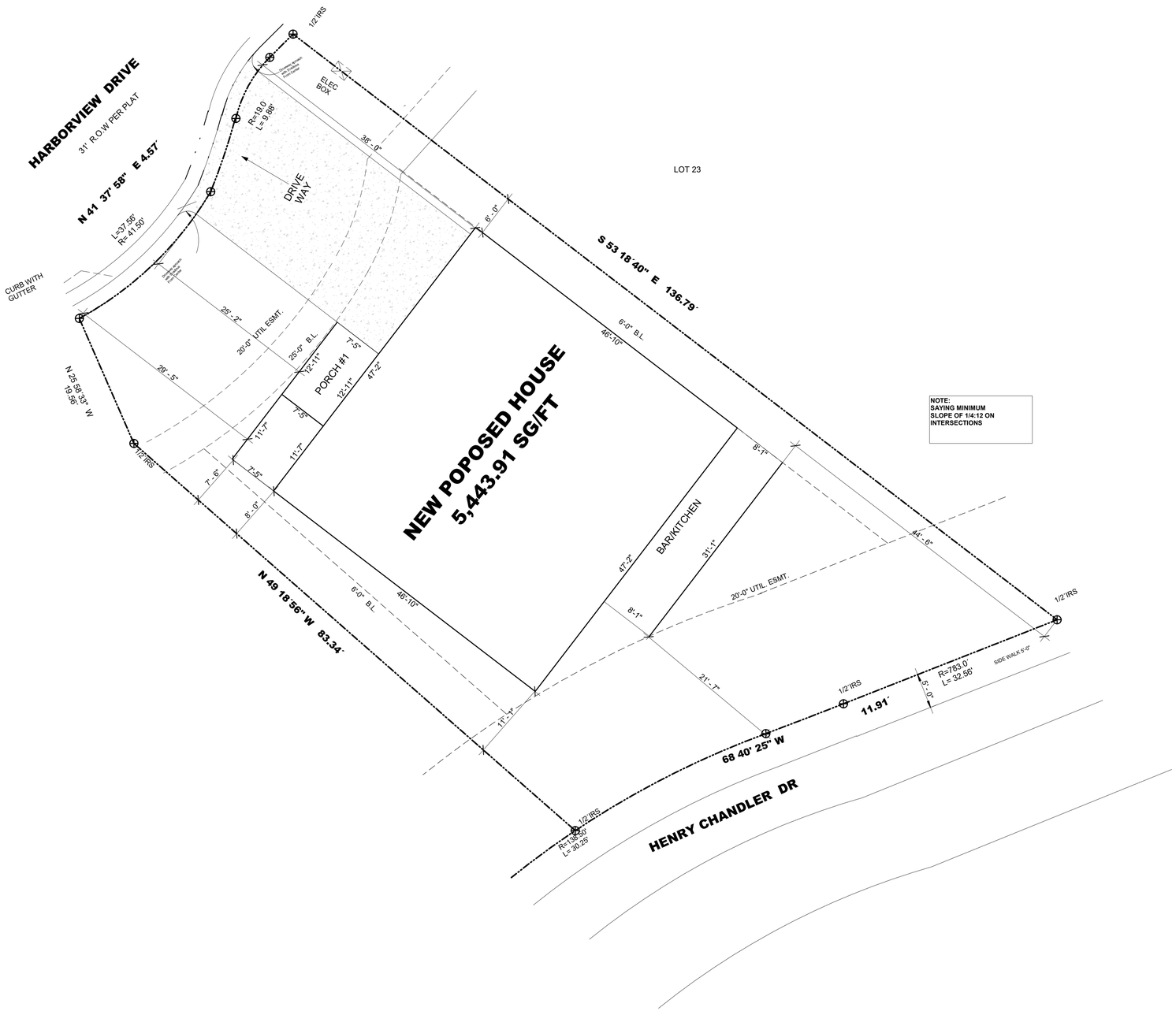
Name:

Address:

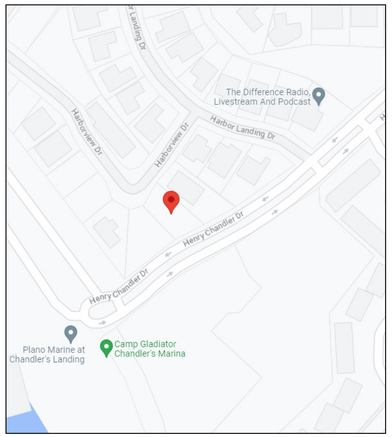
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM



NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS



VICINITY MAP

295 HARBORVIEW DR,
ROCKWALL, TX 75032

Proposed First Floor Plan	1,740 SG/FT
Proposed Second Floor Plan	1,640 SG/FT
Proposed Third Floor Plan	468 SG/FT
Total New Construction	**3,848 SG/FT**
Proposed Garage	564 SG/FT
Proposed Porch #1	96 SG/FT
Proposed Bar/ Kitchen	251.91 SG/FT
Proposed Balcony #1	120 SG/FT
Proposed Balcony #2	108 SG/FT
Proposed Porch #2	48 SG/FT
Proposed Terrace	408 SG/FT
Total New Construction	**5,443.91 SG/FT**
Lot	22
Country	Rockwall
City	Rockwall
Lot Area	**0.14 Acres**
Max Lot Coverage	35%
Lot Coverage	65%

STATE OF TEXAS
LUIS ARMANDO ESCAMILLA
108570
LICENSED
PROFESSIONAL ENGINEER

10/07/2023
FIRM# 18123

L Escamilla

ARAQUE
PROJECTS & CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS.

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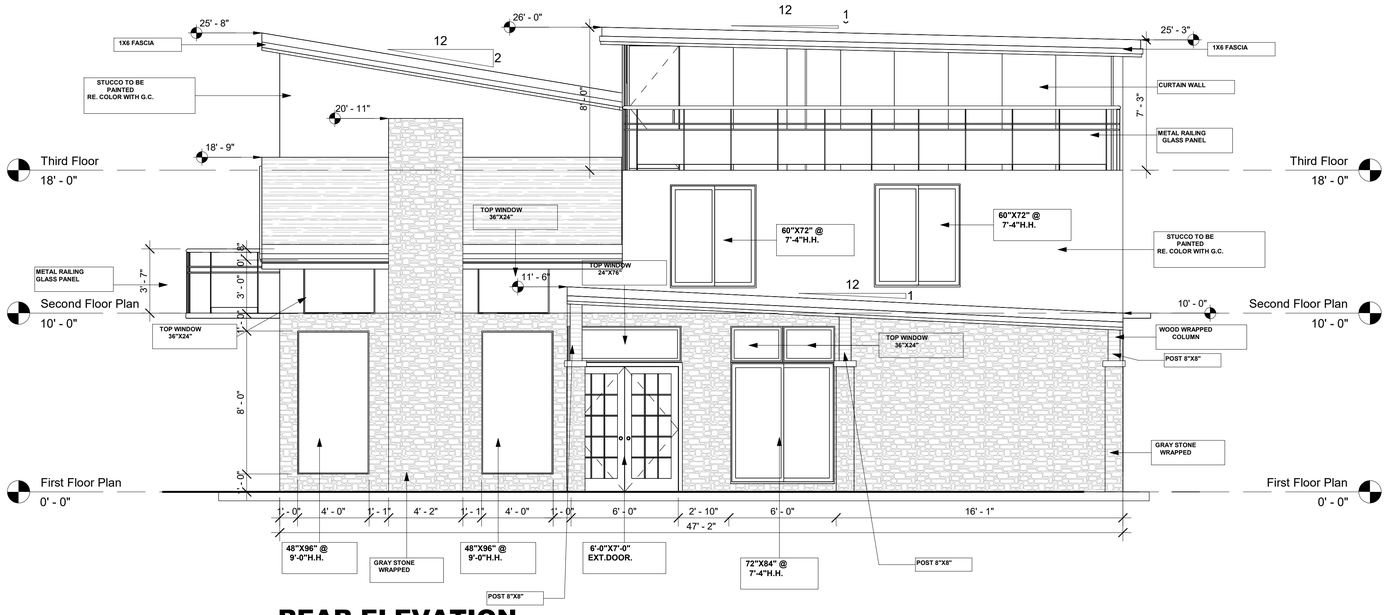
Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

SITE PLAN

Date: 9/29/2023 | Scale 1/8" = 1'-0"

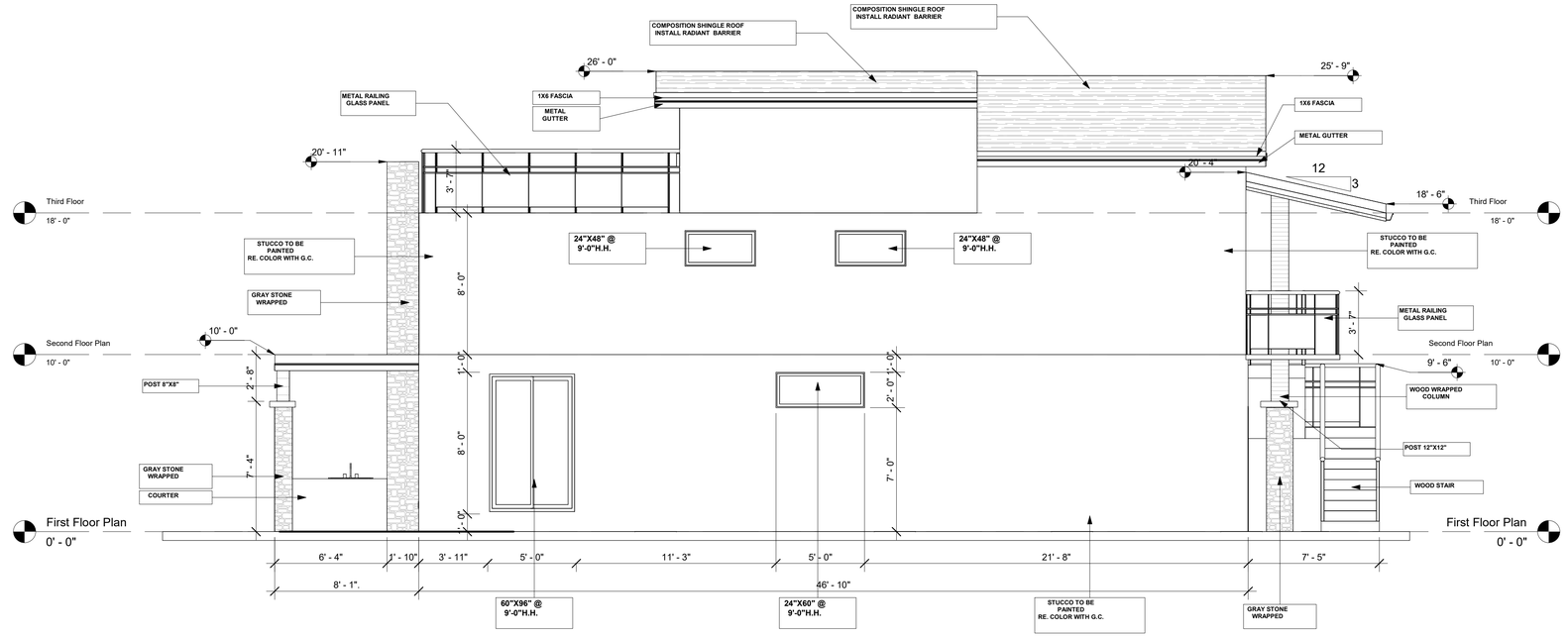
Drawn by: Projects & Construction Araque

1



1 REAR ELEVATION

1/4" = 1'-0"



2 LEFT ELEVATION

1/4" = 1'-0"

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Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

ELEVATIONS

Date: 9/29/2023 | Scale 1/4" = 1'-0"

Drawn by: Projects & Construction Araque

10.1

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

RENDER_FRONT

Date:	9/29/2023	Scale

Drawn by: Projects & Construction Araque

12

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PROJECTS & CONSTRUCTION

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Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

RENDER_RIGHT

Date:	9/29/2023	Scale
Drawn by: Projects & Construction Araque		

12.1

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PROJECTS & CONSTRUCTION

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Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

RENDER_REAR

Date: 9/29/2023 | Scale

Drawn by: Projects & Construction Araque

12.2

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PROJECTS & CONSTRUCTION

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Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

RENDER_LEFT

Date:	9/29/2023	Scale
Drawn by: Projects & Construction Araque		

12.3

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PROJECTS & CONSTRUCTION

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ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

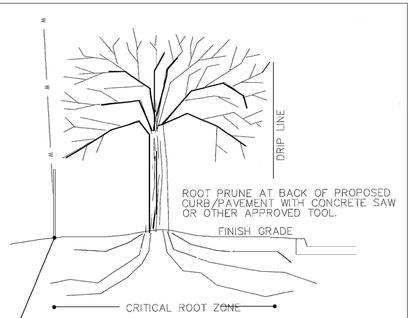
RENDER

Date: 9/29/2023 | Scale

Drawn by: Projects & Construction Araque

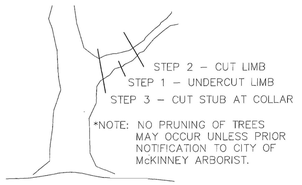
12.4

DETAIL



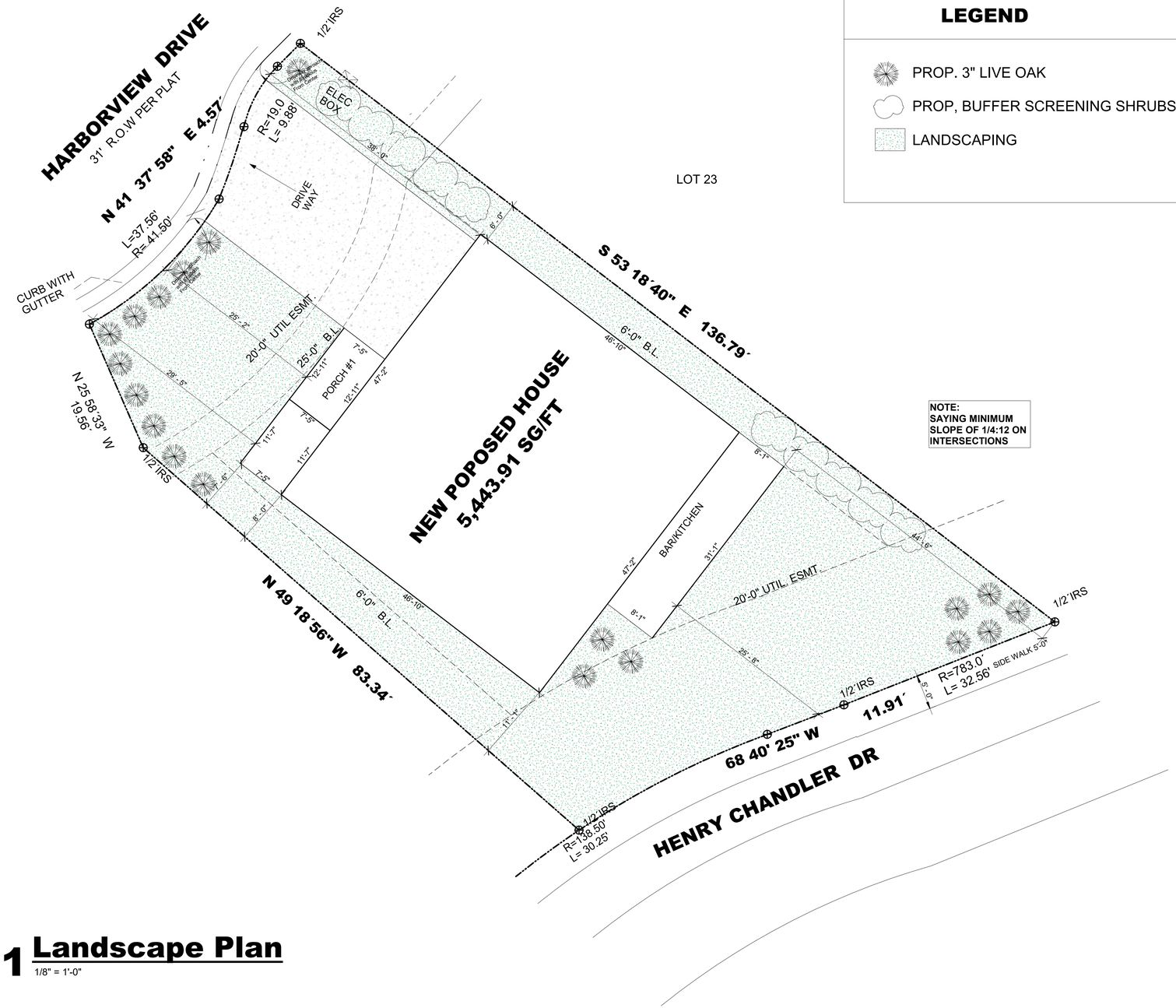
TREE PROTECTION FENCING/PRUNING

SCALE: NONE



TREE PRUNING

SCALE: NONE



LEGEND

- PROP. 3" LIVE OAK
- PROP, BUFFER SCREENING SHRUBS
- LANDSCAPING

NOTE:
SAYING MINIMUM SLOPE OF 1/4:12 ON INTERSECTIONS

1 Landscape Plan

1/8" = 1'-0"

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108570
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

10/07/2023
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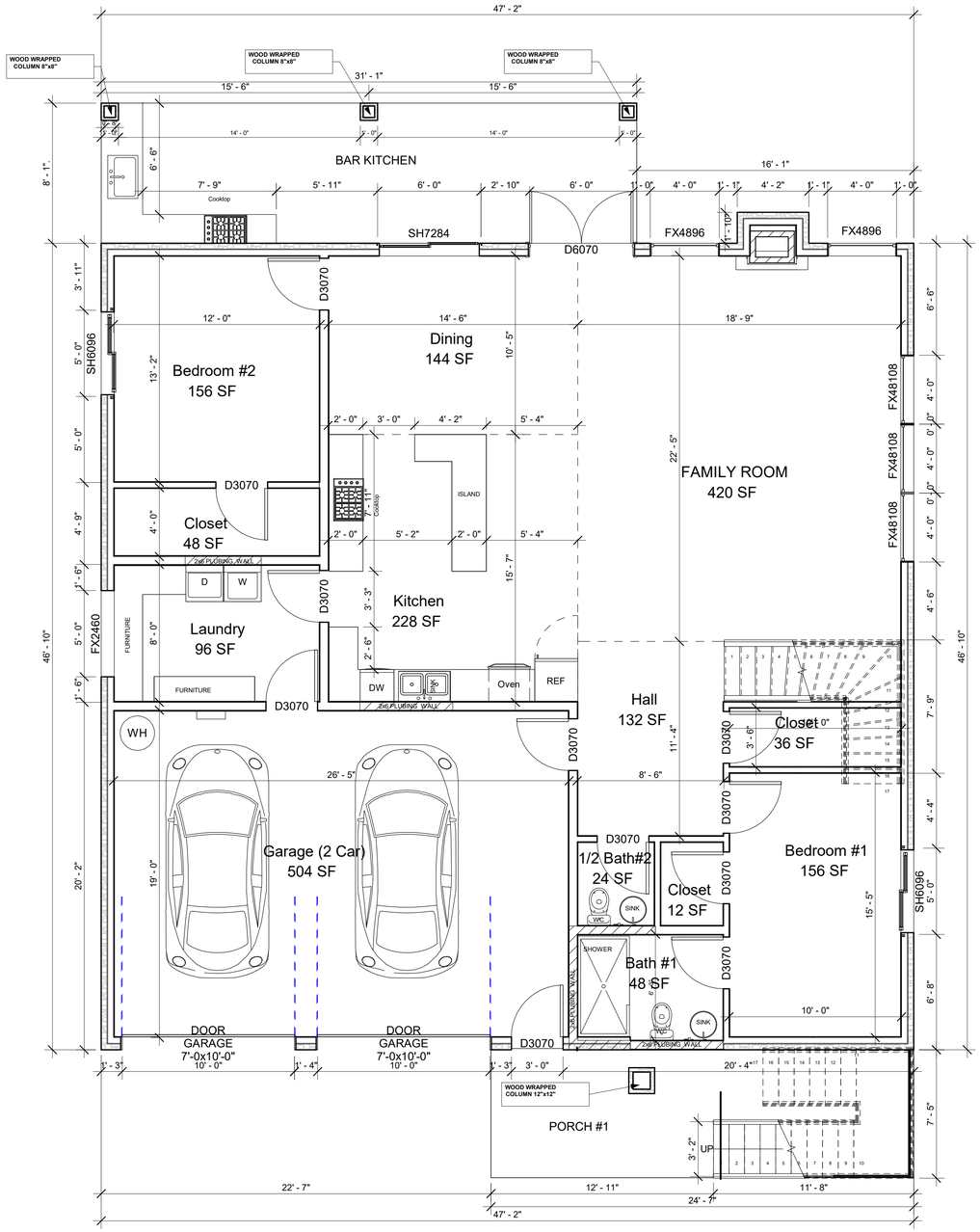
Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

LANDSCAPE PLAN

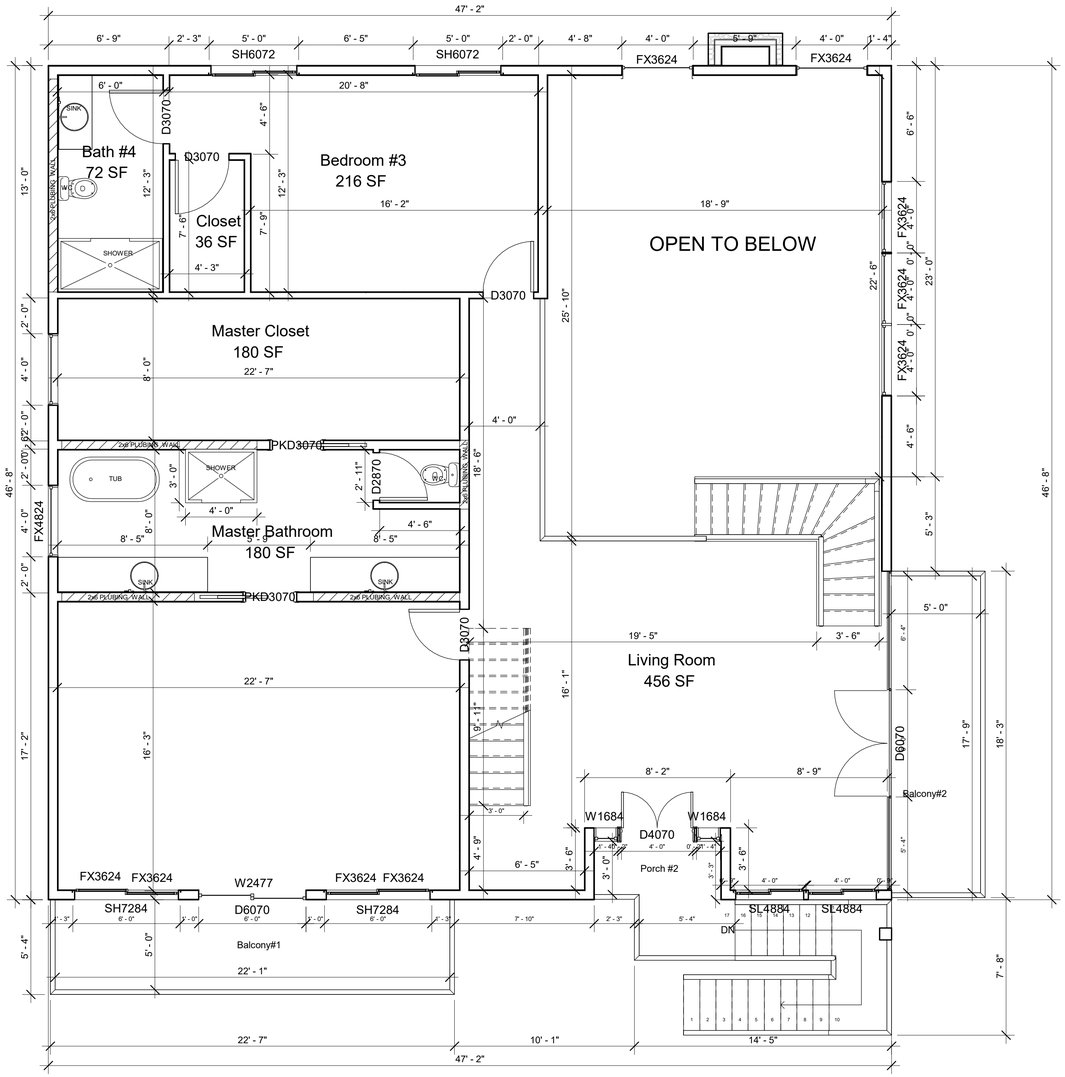
Date:	9/29/2023	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

2



1 First Floor Plan

1/4" = 1'-0"



2 Second Floor Plan

1/4" = 1'-0"

10/07/2023
FIRM# 18123

L Escamilla

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Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032
Legal Description
LOT 22, BLOCK B

FLOOR PLAN

Date: 9/29/2023

Scale 1/4" = 1'-0"

Drawn by: Projects & Construction Araque

4

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-056

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
201 Harbor Landing	Single-Family Home	1988	3,560	*N/A*	Brick and Siding
203 Harbor Landing	Single-Family Home	1993	4,145	*N/A*	Brick
205 Harbor Landing	Single-Family Home	1993	2,950	*N/A*	Brick and Siding
293 Harborview	Single-Family Home	2016	3,518	*N/A*	Brick and Stone
295 Harborview	Vacant	N/A	N/A	*N/A*	N/A
297 Harborview	Vacant	N/A	N/A	*N/A*	N/A
299 Harborview	Single-Family Home	2013	4,346	*N/A*	Brick, Stone, and Siding
301 Harbor Landing	Single-Family Home	1994	4,158	*N/A*	Brick
301 Harborview	Vacant	N/A	N/A	*N/A*	N/A
306 Harborview	Single-Family Home	2018	6,558	*N/A*	Stucco, Siding, and Stone
307 Harborview	Single-Family Home	2020	4,275	*N/A*	Brick
310 Harborview	Vacant	N/A	N/A	*N/A*	N/A
	AVERAGES:	2004	4,189	#DIV/0!	

201 Harbor Landing

203 Harbor Landing

205 Harbor Landing

293 Harborview

295 Harborview

297 Harborview

299 Harborview

301 Harbor Landing

301 Harborview

306 Harborview

307 Harborview

310 Harborview

CITY OF ROCKWALL

ORDINANCE NO. 24-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) [*ORDINANCE NO. 23-40*] 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 0.1377-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, OF THE HARBOR LANDING, PHASE 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 by Paul Arce 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 0.1377-acre parcel of land identified as Lot 22, Block B, of the Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] for Single-Family 7 (SF-7) District land uses, addressed as 295 Harborview 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] 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 *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*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

DRAFT ORDINANCE 04.16.2024

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District 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 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.

DRAFT ORDINANCE 04.16.2024

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 5th DAY OF FEBRUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 16, 2024*

2nd Reading: *February 5, 2024*

DRAFT ORDINANCE 01.16.2024

Exhibit 'A':
Location Map

Address: 295 Harborview Drive

Legal Description: Lot 22, Block B, Harbor Landing Phase 2 Addition

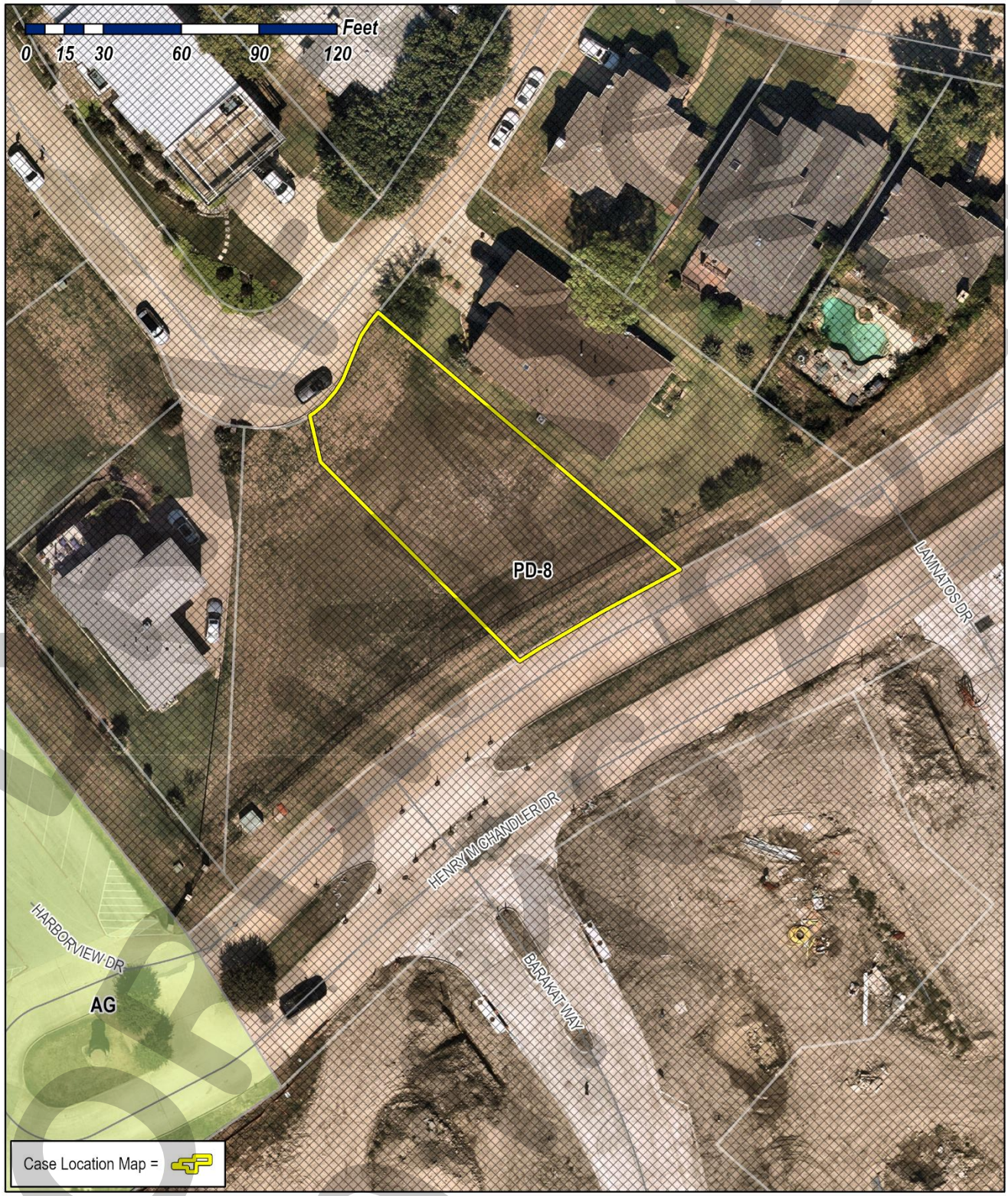
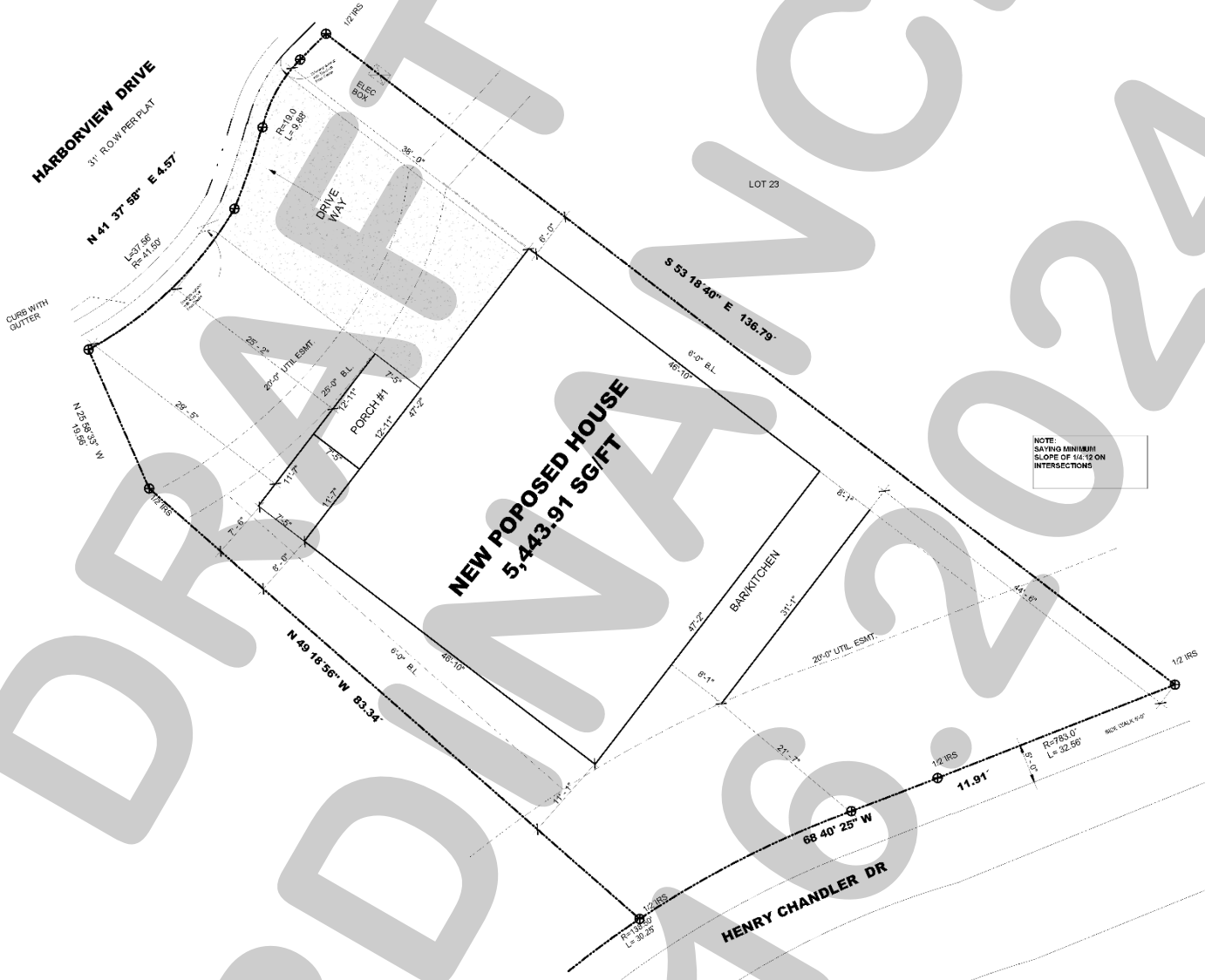


Exhibit 'B':
Residential Plot Plan



DRAFT
ORDINANCE
01.16.2024

Exhibit 'C':
Building Elevations

DRAFT
01.16.2024

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary/Asst. to the City Manager**

DATE: **January 10, 2024**

SUBJECT: **Certificate of Insufficiency Re: Local Option Election (Alcohol) Petition**

As Council is aware, I was presented with proper documentation requesting that a petition be issued to a consultant working on behalf of "Friends of Total Wine in Rockwall," a Specific Purpose Committee established by said consultant on 10/23/23. The petition that was requested and subsequently issued on 10/30/23 was for the "legal sale of all alcoholic beverages for off-premise consumption only." These petition efforts were undertaken, completely independent of the City of Rockwall, by the consultant (working on behalf of a company called "Total Wine & More"). The purpose of the petition was to attempt to garnish enough valid signatures so that a proposition could appear on the May 4, 2024 General Election ballot to allow City voters to (essentially) decide on whether or not retail liquor stores / sales will be allowed within the City of Rockwall.

On 12/28/23 the petition was turned in to me, and our staff began work to verify the signature entries submitted on said petition. It is noteworthy that verification of petitions and the associated process is dictated, by and large, by state law but also – to a lesser degree – by Rockwall's city charter. Staff would like to thank Christopher Lynch, Rockwall County Elections Administrator, and all of his staff for their assistance with petition verification efforts. The professionalism, assistance, knowledge and expertise displayed by each of his staff members has been commendable and appreciated, both with this current petition review and with the prior one back in the summer months.

As a result of staff's verification efforts, Council is now being asked to review and accept the "Certificate of Insufficiency" that was issued by the City Secretary on January 10, 2024 in accordance with the City Charter and State law. A copy of the certificate, which explains in more detail the results of the petition validation review process and was approved by the city attorney, is included in the informational meeting packet for Council's review and acceptance.

CERTIFICATE OF INSUFFICIENCY OF PETITION
FOR LOCAL OPTION ELECTION

I Kristy Teague, City Secretary of the City of Rockwall, Texas, hereby certify the following:

An initiative petition proposing that a local option election be called in accordance with the terms and provisions of Title 17, Chapter 277 of the Texas Election Code in the City of Rockwall to allow the "legal sale of all alcoholic beverages for off-premise consumption only" was filed with the City Secretary on December 28, 2023.

At the time of filing, the petition submission was comprised of **871 pages** containing **6,865 signatures**. In accordance with the Section 501.032 of the Texas Election Code, the number of signatures required for a sufficient local option election petition is thirty-five percent (35%) of the qualified voters in the most recent gubernatorial election. Per the last gubernatorial election, the number of registered voters of the City of Rockwall who voted in the election was 18,786. Therefore, **the petitioner was required to provide 6,576 valid signatures**.

The Texas Election Code authorizes the use of random sampling to verify petitions of large size. Under that method, and in accordance with law, twenty-five percent (25%) of the total number of submitted signatures on this petition were reviewed, which equates to a sample size of 1,718 signatures. Based on verification against the voter registration rolls obtained from the Rockwall County Elections Department on the date the petition was initially issued (October 30, 2023), I have determined the following facts regarding this local option Petition.

The raw-count number of signature line entries filed with the Petition on December 28, 2023 was **6,865**. The required number of valid signatures needed was **6,576**. Based on review of 25% of the total number of submitted signatures, it has been determined that **the petition does *not* meet the requirement for the minimum number of valid signature entries**. Of the signatures submitted and checked, 633 of the Petition entries/signatures were disqualified. The reasons for the Petition lines being disqualified are on account of the following:

TOTAL "BAD" NOs.	REASON CODE	DEFINITIONS of "REASON CODES" FOR "BAD" / "INVALID" SIGANTURE SUBMISSIONS
185	WD	Wrong District (Does Not Live Within City of Rockwall)
3	OOC	Out of County (Signer Lives in Another County)
2	AR	Address Rejected
1	RES	Resident's (Signer's) Address Missing
180	NR	Not Registered (Not a Registered (City) Voter at all Within Voter Reg. System)
12	CAN	Voter "Cancelled" in Voter Reg. System (Used to be, but CURRENTLY not a Valid, Reg. City Voter)
5	RD	Registration Date (Voter Registered After Date of Petition Issuance)
70	DAT	Date of Signature is Missing
110	SDI	Signing Date Incomplete (Date of Signing is Incomplete)
25	DOB	Date of Birth is Missing (or Incomplete, or Incorrect)
4	SIG	Signature Itself is Missing (completely)
32	SR	Signature is Rejected (didn't match signature(s) in the Voter Reg. System)
4	VD	Valid Duplicate (Signer/Voter is Valid; however, he/she signed petition more than once)
633	TOTAL NUMBER OF SIGNATURES VERIFIED & DETERMINED TO BE "BAD"	

Based on the above, **the Petition is determined to be insufficient by at least 344 qualified signer entries**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Rockwall on this the 10th day of January, 2024.

[CITY SEAL]

Kristy Teague
City Secretary – Rockwall, TX

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary/Asst. to the City Manager**

DATE: **January 16, 2024**

SUBJECT: **Main St. Advisory Board (MSAB) Reappointments**

Four of the city's seven Main Street Advisory Board (MSAB) members have terms that are 'up' this month. They include the following:

- Stacy Fuqua,
- Hailee Handy-Alberti,
- Geoffrey Lyons, and
- Gary Cannavo.

All four are eligible for possible reappointment at this time. In addition, Main Street Manager, Bethany Browning, has indicated that all are willing to serve an additional, two-year term on the board if Council so desires. Please know the Council liaison for the MSAB is Councilmember Moeller. Should the Council want to reappoint these four board members, their new terms will expire in January of 2026.

ATTACHMENTS:
None