



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2020-001 P&Z DATE 02/25/20 CC DATE 03/10/20 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input checked="" type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-001

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
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- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 844 Zion Hill Circle

Subdivision Zion Hill

Lot 8 Block B

General Location Near Hwy 66 & CR 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural

Current Use Residential Private

Proposed Zoning SF-1

Proposed Use Residential Private

Acreage 1

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 David Choate

Applicant Titan Contractors

Contact Person Chris Kehrer

Contact Person Chris Kehrer

Address 844 Zion Hill Circle

Address 410 Normandy LN

City, State & Zip Rockwall, TX 75087

City, State & Zip Heath, TX 75032

Phone 214-869-3318

Phone 214-900-2517

E-Mail Alertdrain@yahoo.com

E-Mail Chris@TitanContractors.net

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Choate [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 Feb, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

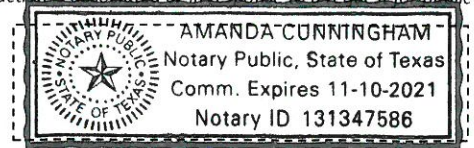
Given under my hand and seal of office on this the 12 day of Feb, 2020

Owner's Signature

David Choate

Notary Public in and for the State of Texas

Amanda Cunningham



My Commission Expires 11-10-21



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/13/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/20/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/20/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/25/2020 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2020-001
Project Name: 844 ZION HILL CIRCLE
Project Type: ZONING
Applicant Name: CHRIS KEHRER
Owner Name: CHOATE, DAVID E ET UX
Project Description:



RECEIPT

Project Number: Z2020-001
Job Address: 844 ZION HILL CIR
ROCKWALL, TX 75087

Receipt Number: B88224

Printed: 2/13/2020 3:10 pm

Fee Description	Account Number	Fee Amount
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ZONING

01-4280

\$ 215.00

Total Fees Paid:

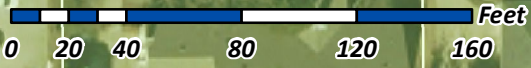
\$ 215.00


Date Paid: 2/13/2020 12:00:00AM

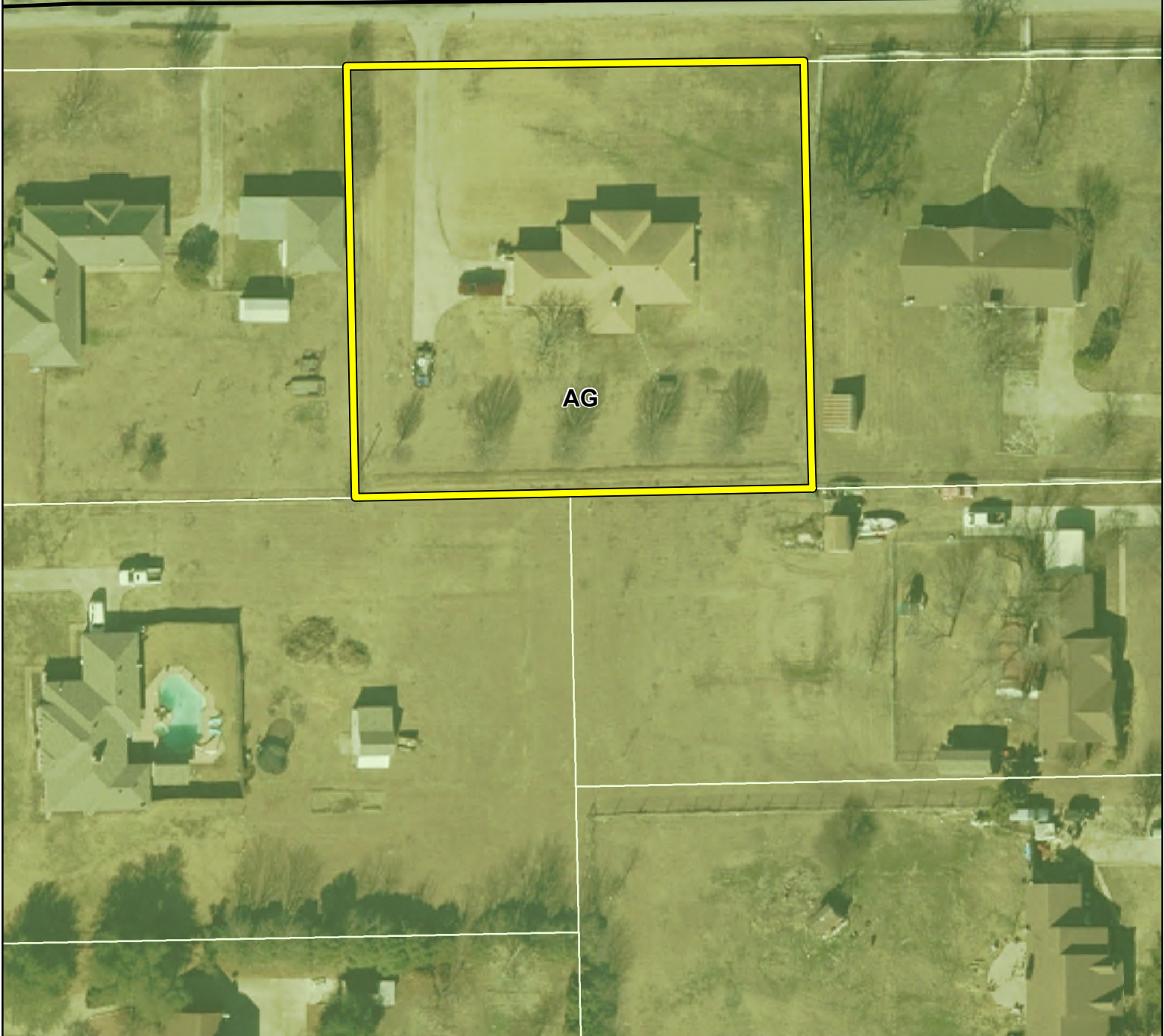
Paid By: CHRIS KEHRER

Pay Method: CHECK 215

Received By: AG



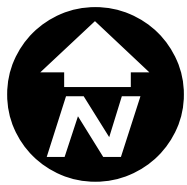
Z2020-001- ZONING CHANGE (AG TO SF-1)
ZONING - LOCATION MAP = 



City of Rockwall

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

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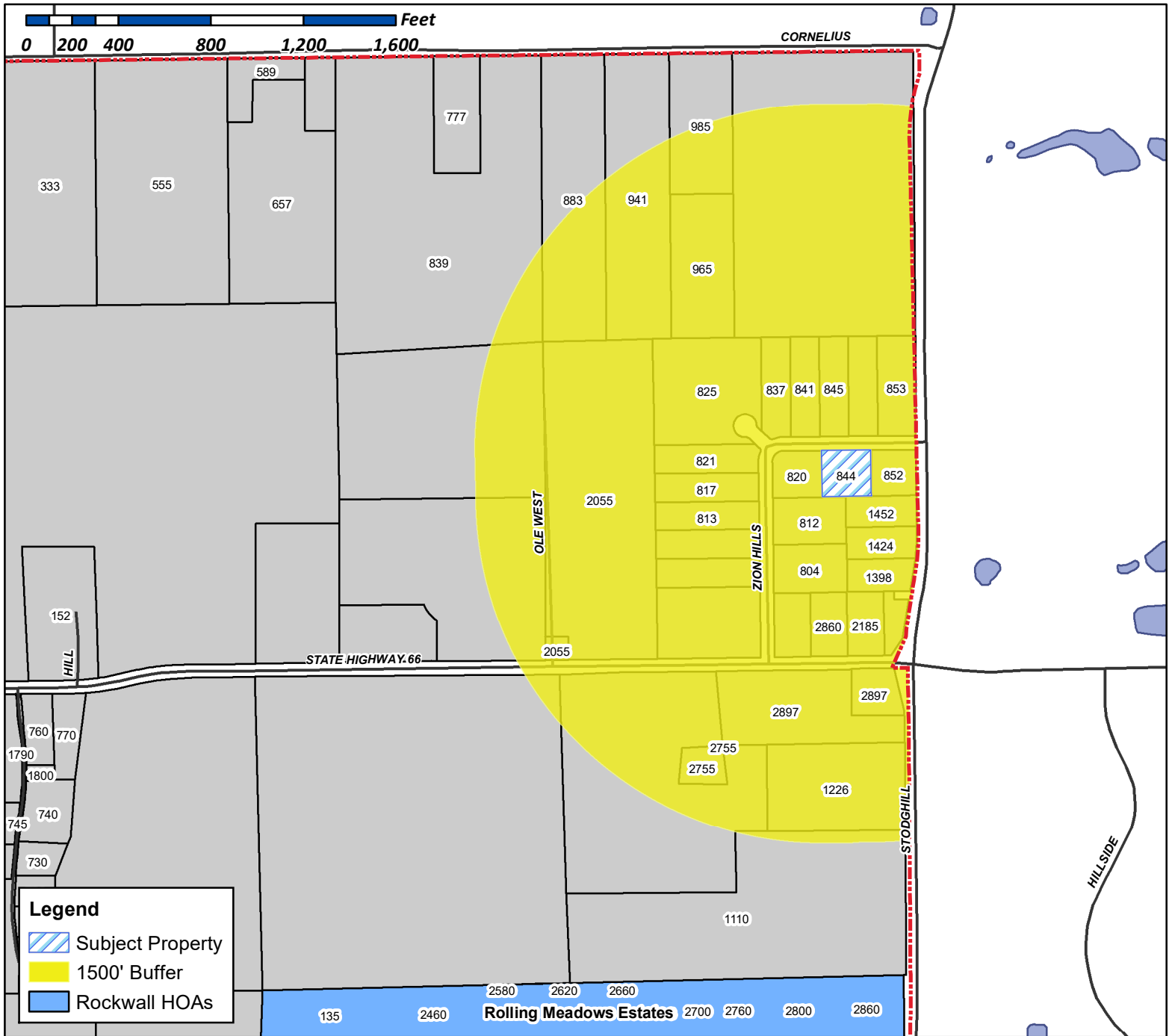




City of Rockwall

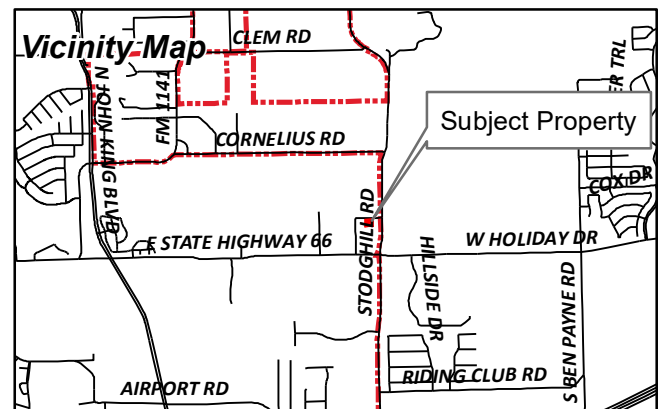
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Case Number: Z2020-001
Case Name: Zoning Change AG to SF-1
Case Type: Zoning
Zoning: AG
Case Address: 844 Zion Hill Circle

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

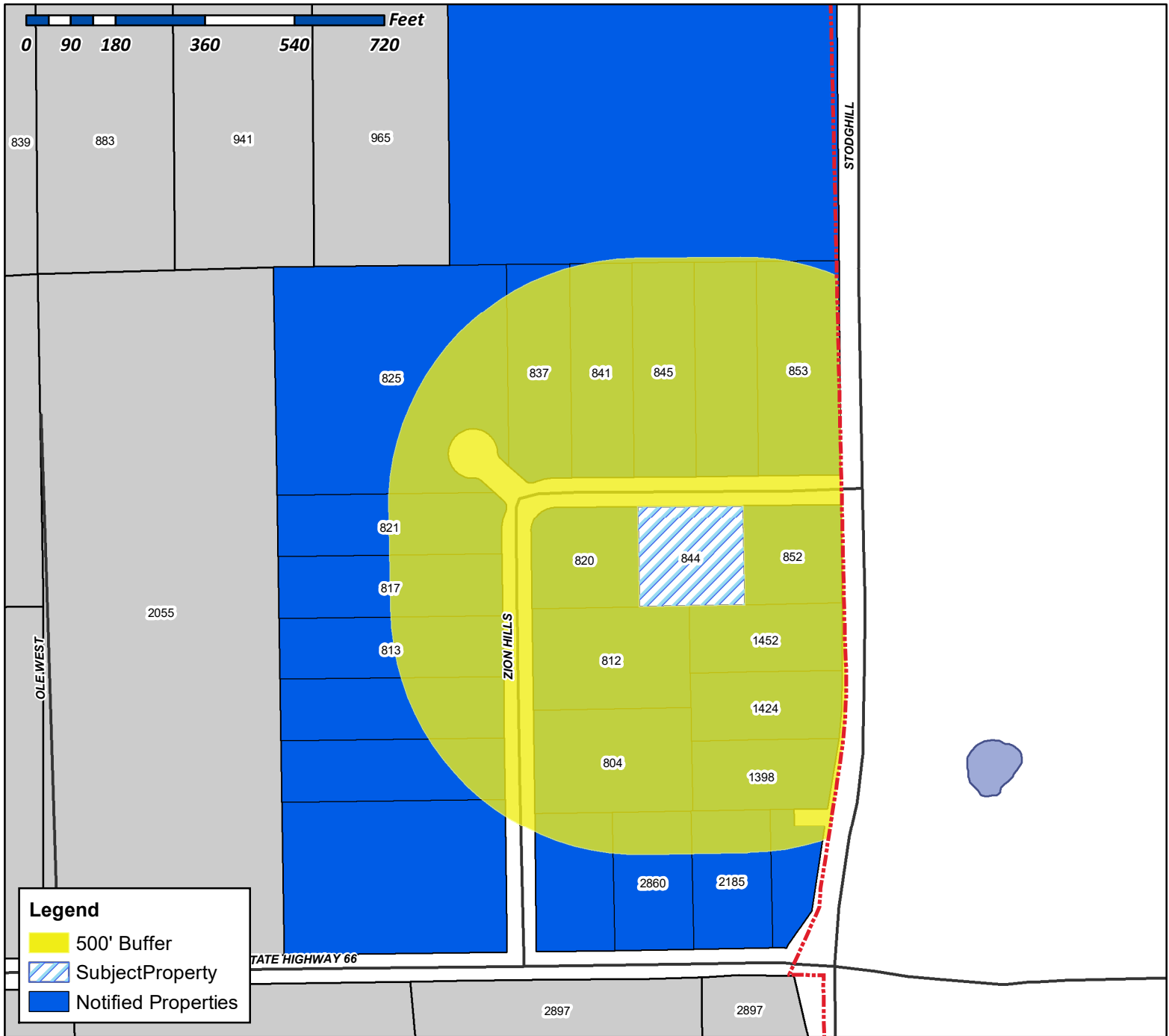




City of Rockwall

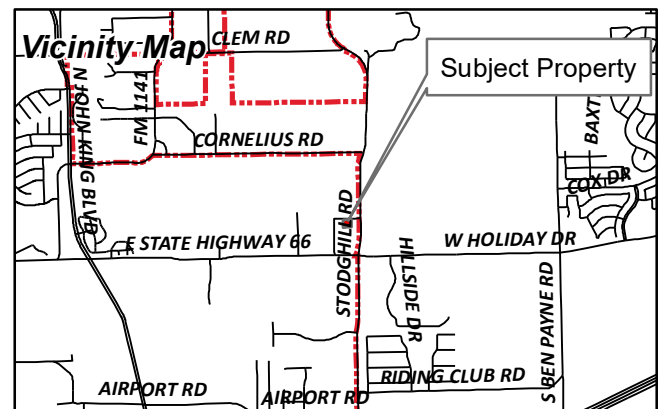
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The purpose of the zoning application is to accommodate the attached garage with the desired layout that will allow for a large covered area. Mr. Choate is an avid fisherman and outdoorsman in his free time and will retire in the next 5 years. This area is where he will spend most of his free time. Mr. Choate has one boat, one car, two trucks and one small trailer. They will all be stored in the garage area along with his lawn equipment, tool boxes and miscellaneous personal power tools. This is for private use and he will store personal belongings inside as well. Many homes in the area have multiple storage buildings scattered around. Our goal was to create a nice area where everything is contained inside one building and add value to the existing property.

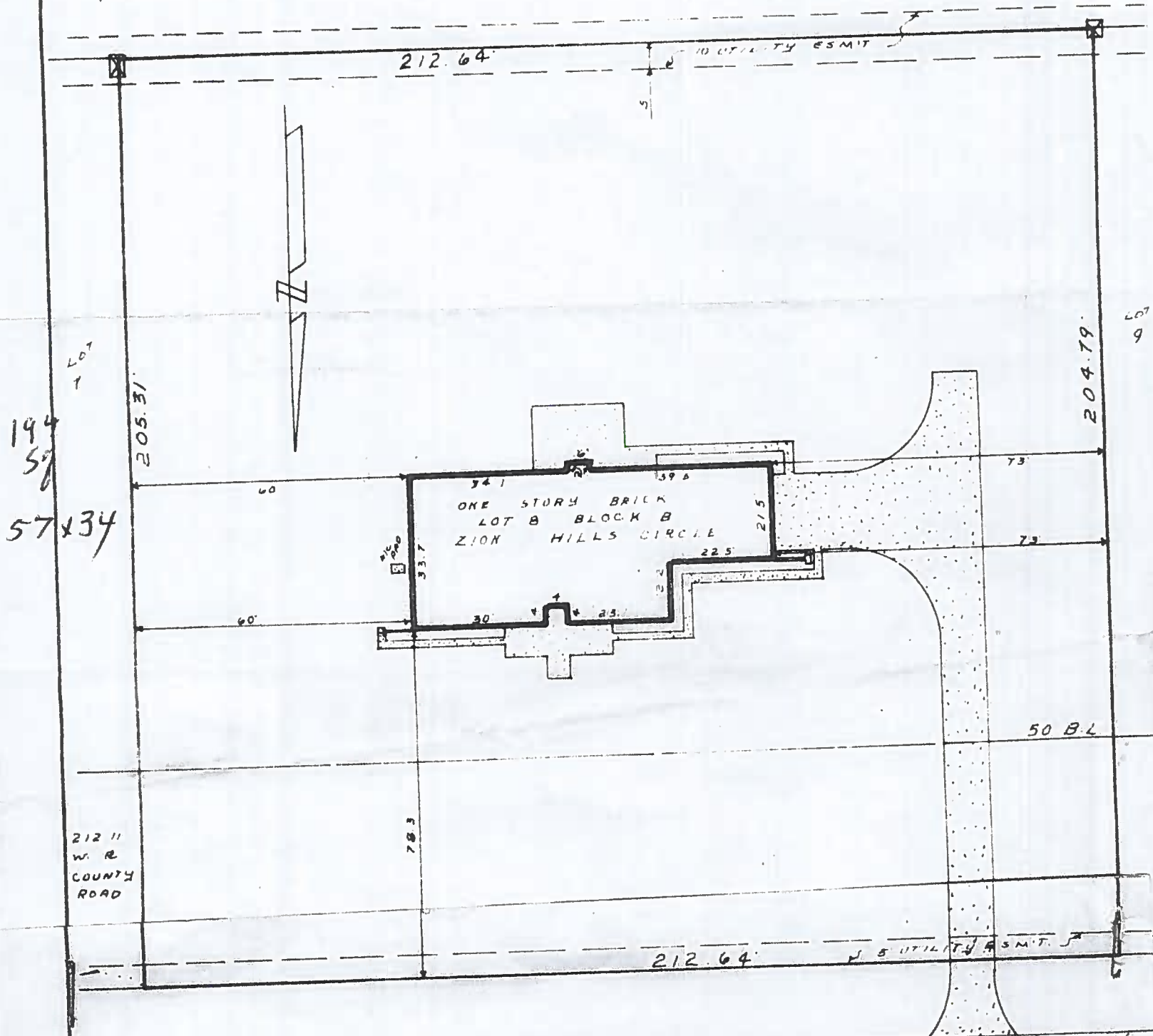
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the City of County of Rockwall, being described

as follows:

Lot No. B, Block No. P, City Block No. _____
 of Zion Hill Estates, an addition to the City of County of Rockwall
 Texas, according to the Filed plat thereof recorded in Vol. _____, at page 23 of the Plat
 Map Deed Records of Rockwall County, Texas



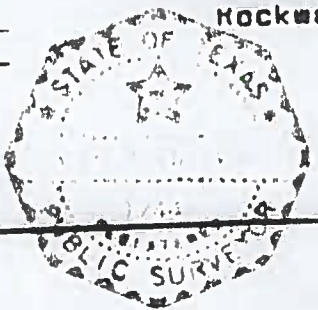
ZION HILLS CIRCLE

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

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

SCALE: 1" = 30'
 DATE: 5-10-79
 RE-SURVEY: _____

Bob O. Brown Land Surveyor
 302 W. 3rd St. Rockwall, Texas 75087
 Rockwall 722-3036 Dallas 226-7522



Bob O. Brown
 Registered Public Surveyor

DRAWN	CHECKED

SURROUNDING NEIGHBORS



FRONT ELEVATION



REAR ELEVATION



SURROUNDING NEIGHBORS



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



City of Rockwall Project Plan Review History



Project Number Z2020-001	Owner CHOATE, DAVID E ET UX	Applied 2/13/2020	AG
Project Name 844 ZION HILL CIRCLE	Applicant CHRIS KEHRER	Approved	
Type ZONING		Closed	
Subtype REZONE		Expired	
Status Staff Review		Status	
 Site Address 844 ZION HILL CIR		City, State Zip ROCKWALL, TX 75087	
 Subdivision ZION ADDITION		Tract 8	Block B
		Lot No 8	Parcel No 5360-000B-0008-00-0R
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Building Inspections Division (2/18/2020 4:28 PM RMC) Will have to tie roof to main structure.	Russell McDowell	2/18/2020		2/18/2020		APPROVED	
ENGINEERING (2/21/2020 11:16 AM SJ) - Must have a letter from Rockwall County stating that the additional building can be added to the existing septic system on site.	Sarah Johnston	2/13/2020	2/20/2020	2/21/2020	8	APPROVED	See Note
FIRE	Ariana Hargrove	2/13/2020	2/20/2020	2/19/2020	6	APPROVED	
PLANNING	David Gonzales	2/13/2020	2/20/2020	2/20/2020	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/20/2020 6:40 PM DG)						Z2020-001; Change of Zoning from AG to SF-1 – 844 Zion Hill Circle Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request for the approval of a Zoning Change from an Agricultural(AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 844 Zion Hill Circle.
I.2						For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.
M.3						For reference, include the case number (Z2020-001) in the lower right-hand corner of all pages of all revised plan submittals(i.e. site plan and landscape plan).
I.4						This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article IV & Article V that are applicable to the subject property.
M.5						Please review the draft ordinance when received by staff and provide comments to staff by March3, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting(i.e. Public Hearing) to be held on March 10, 2020.
I.6						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March10, 2020 Planning & Zoning Meeting.
I.7						Please note the scheduled meetings for this case:
1)						Planning & Zoning Work Session meeting will be held on February25, 2020.
2)						Planning & Zoning Public Hearing meetingwill be held on March 10, 2020.
3)						City Council Public Hearing will be held on March 16, 2020. (1st Reading of Ordinance)
4)						City Council meeting will be held on April 6, 2020. (2nd Reading of Ordinance)
I.8						Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers. These meeting are scheduled to begin at 6:00 p.m.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-001

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E-Mail Alertdrain@yahoo.com

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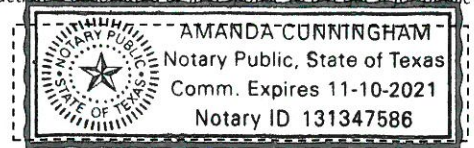
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Owner's Signature

David Choate


Notary Public in and for the State of Texas

Amanda Cunningham



My Commission Expires 11-10-21

0 20 40 80 120 160 Feet

Z2020-001- ZONING CHANGE (AG TO SF-1)
ZONING - LOCATION MAP = 

SF-1

ZION HILLS

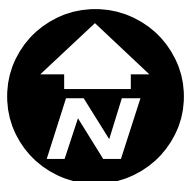
AG



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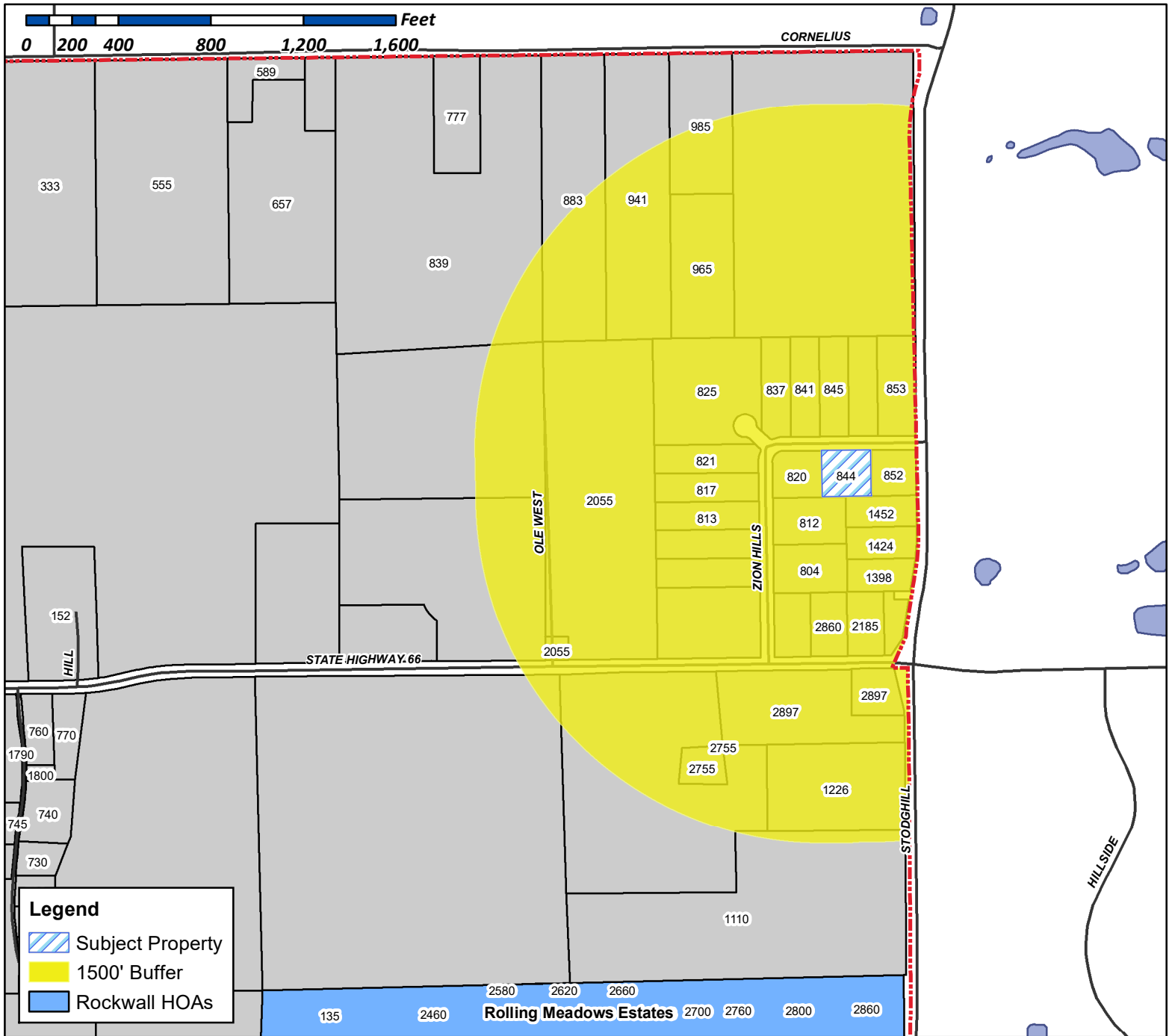




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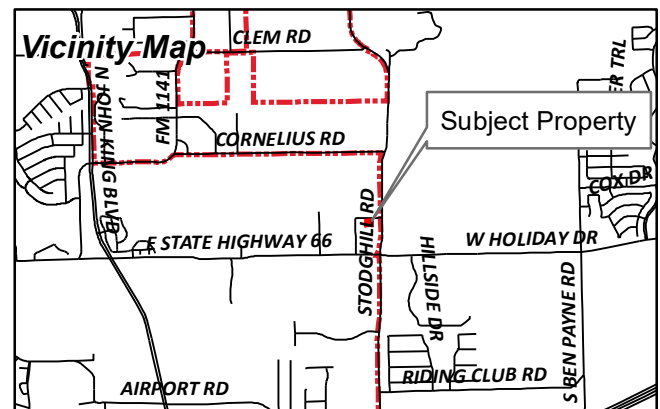
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Zoning: AG
Case Address: 844 Zion Hill Circle

Date Created: 2/19/2020
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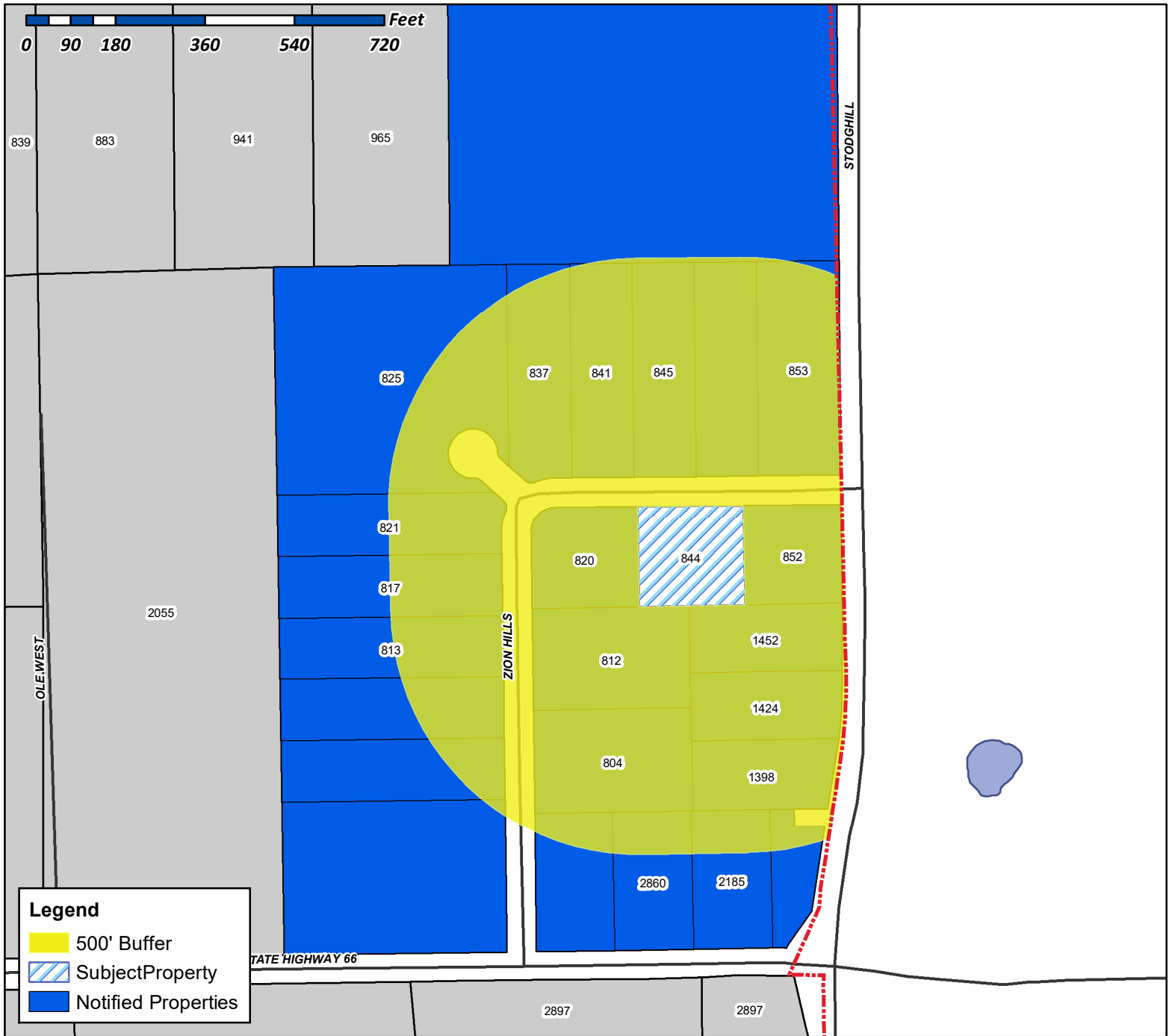




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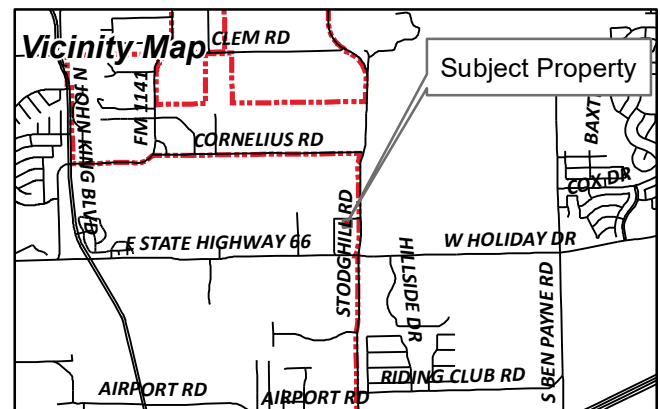
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CURRENT RESIDENT
CORNELIUS
ROCKWALL, TX 75087

CURRENT RESIDENT
HWY66
ROCKWALL, TX 75087

CURRENT RESIDENT
ZION HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
ZION HILLS
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 FM3549 STODGHILL
ROCKWALL, TX 75087

CURRENT RESIDENT
1424 FM3549 STODGHILL
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT
2185 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
2860 HWY66
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

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

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

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

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

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

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

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

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

CURRENT RESIDENT
825 ZION HILL
ROCKWALL, TX 75087

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

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

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
853 ZION HILL
ROCKWALL, TX 75087

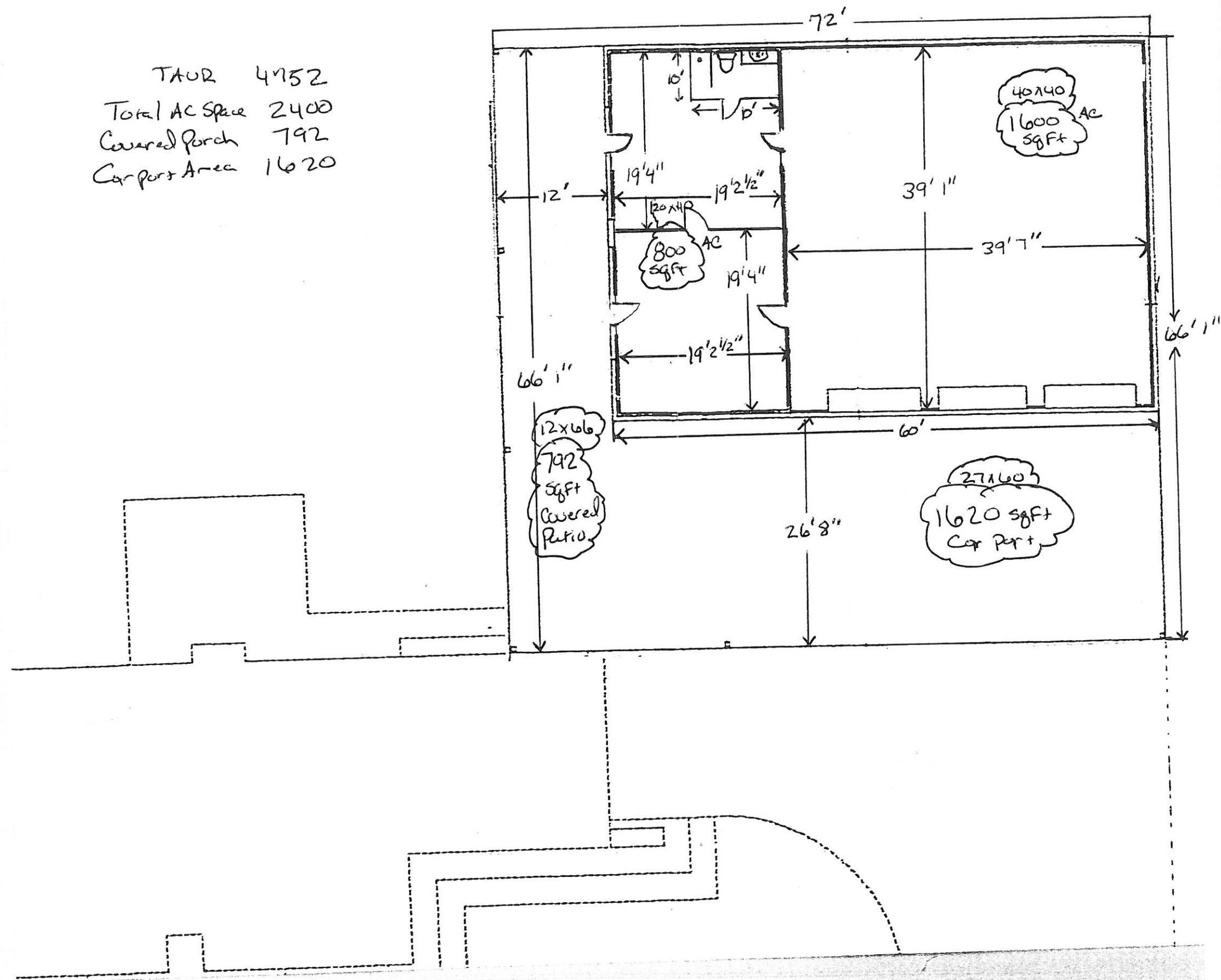
WOODY JESSYE JEAN
PO BOX 315
FATE, TX 75132

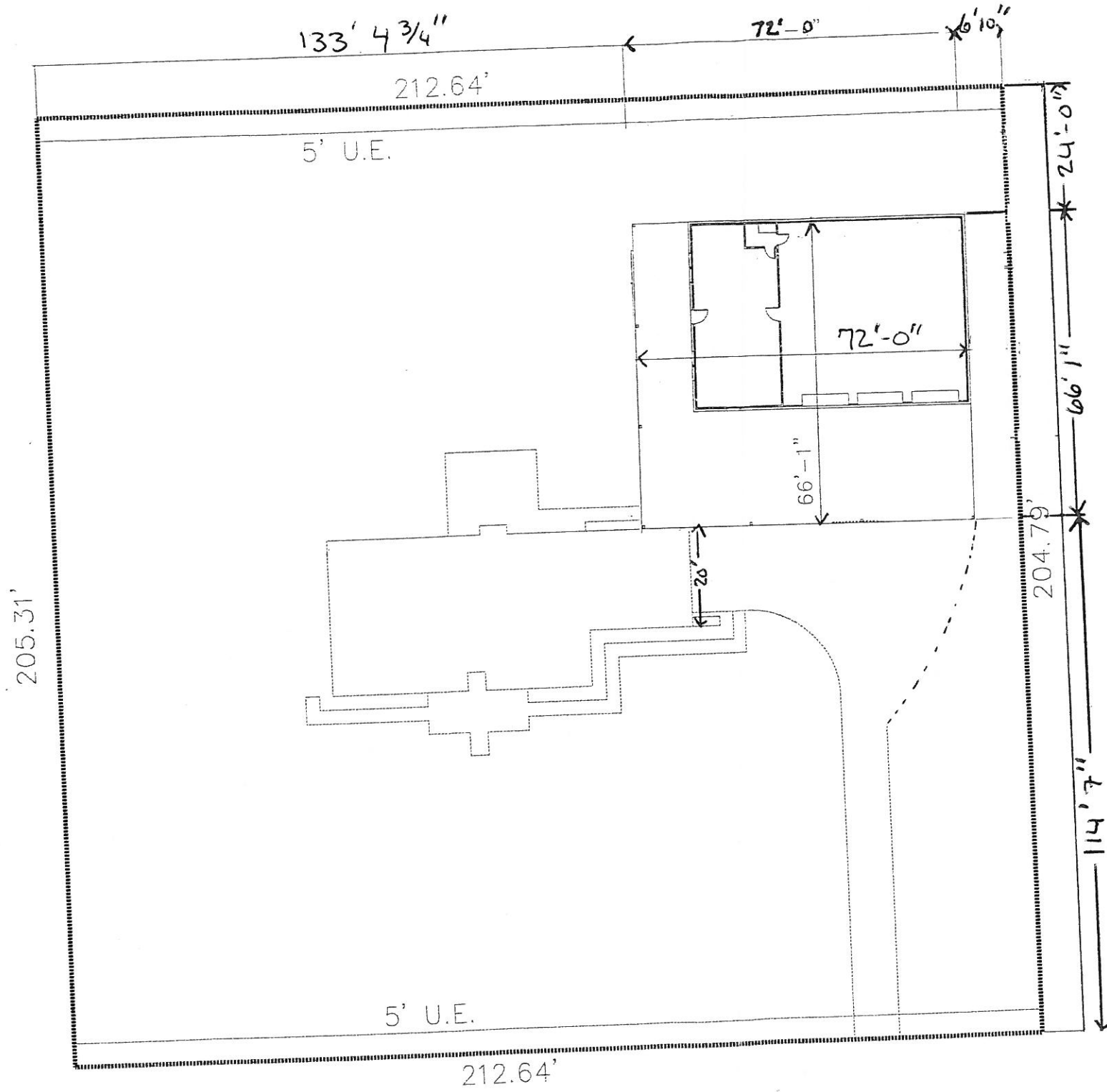
WOODY JESSYE JEAN
PO BOX 315
FATE, TX 75132

LAKE RAY HUBBARD CHURCH
PO BOX 698
ROCKWALL, TX 75087

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087

TAUR 4752
 Total AC Space 2400
 Covered Porch 792
 Carport Area 1620





ZION HILLS CIRCLE

Setbacks

These plans are intended to provide the basic construction information necessary to construct the building shown. It is the responsibility of the contractor to verify all dimensions, conditions, and requirements of the project before any construction begins. All dimensions shall be in accordance with the applicable building code and any local ordinances. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

CENTERLINE
214-563-3127

A RESIDENCE FOR THE:
CHOCALITH:
LOT 5 / BLOCK B
ZION HILLS CLUB
ROCKWALL, TEXAS, TX

ISSUED DATE	7-29-13
DRAWN BY	CENTERLINE
REVISIONS	

COPYRIGHT
2013

FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



SURROUNDING NEIGHBORS



SURROUNDING NEIGHBORS



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Zion Hills Circle in the City of Rockwall County of Rockwall, being described

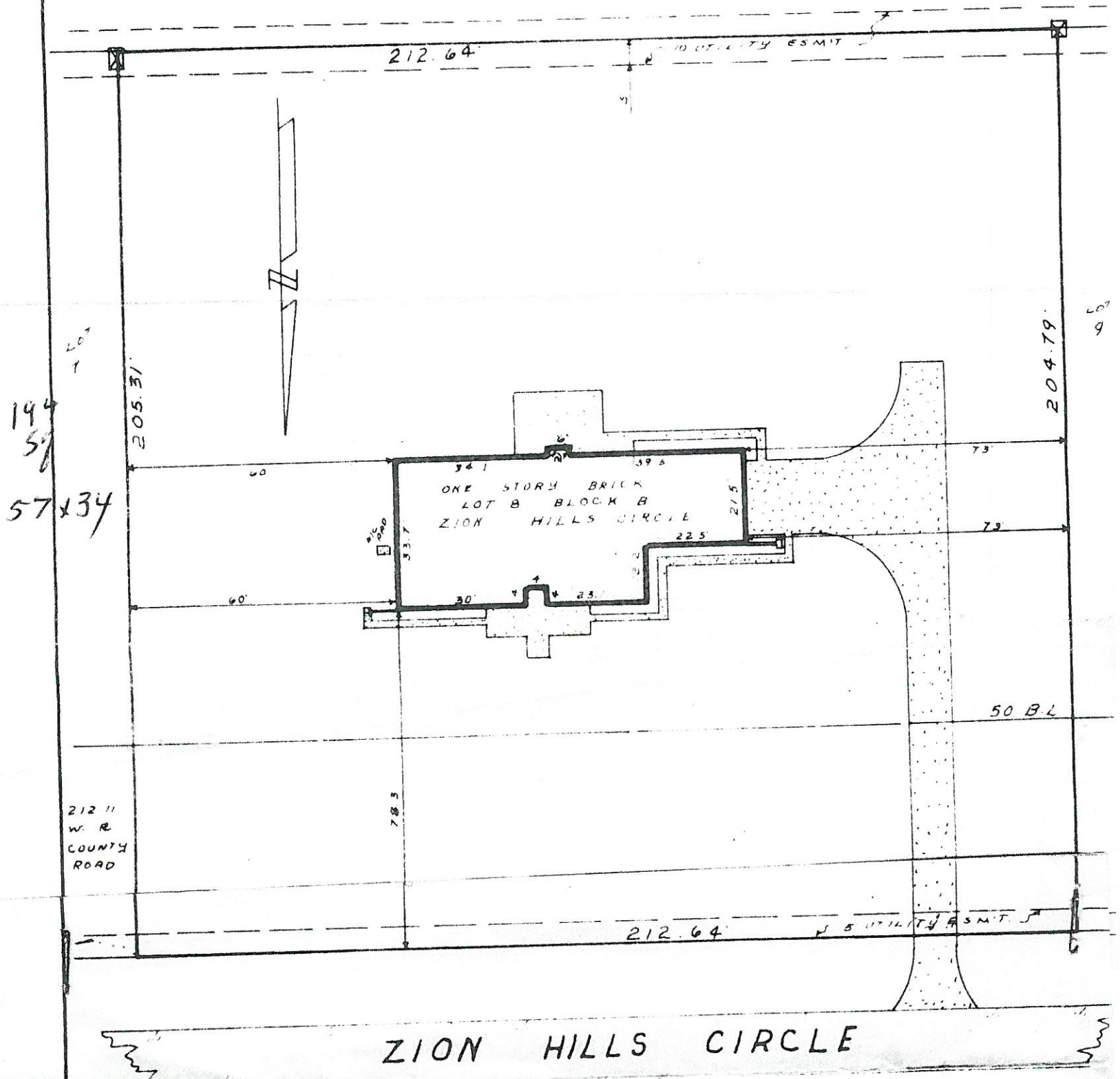
as follows:

Lot No. 8, Block No. 8, City Block No. _____

of Zion Hill Estates, an addition to the City of Rockwall

Texas, according to the Final plat thereof recorded in Vol. _____, at page 23 of the Plat

Map Deed Records of Rockwall County, Texas



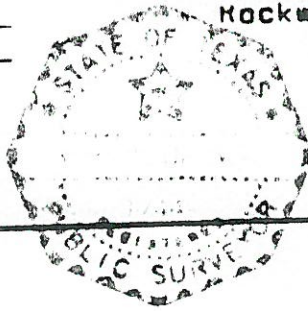
ZION HILLS CIRCLE

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

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

SCALE: 1" = 30'
 DATE: 5-10-79
 RE-SURVEY: _____

Bob O. Brown Land Surveyor
 302 W. Sk Rockwall, Texas 75087
 Rockwell 722-3036 Dallas 226-7522



Bob O. Brown
 Registered Public Surveyor

DRAWN	CHECKED
<i>M. B.</i>	

Z2020-001

RECORDED

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

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

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

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

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

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

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

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

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

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

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

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2020

2nd Reading: April 6, 2020

Exhibit 'A'
Zoning Exhibit

Address: 844 Zion Hill Circle

Legal Description: Lot 8, Block B, Zion Hill Addition



Exhibit 'B'
Survey

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the City of County of Rockwall, being described as follows:

Lot No. 8, Block No. 8, City Block No. 8
of Zion Hill Estates, an addition to the City of County of Rockwall
Texas, according to the 1111 plat thereof recorded in Vol. 27 at page 27 of the Plat
Map Deed Records of County of Rockwall, Texas

ZION HILLS CIRCLE

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

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

SCALE: 1" = 20'
DATE: 2-10-79
RE-SURVEY: _____

Bob O. Brown Land Surveyor
302 sk Rockwall, Texas 75087
Rockwell 722-3036 Dallas 226-7522

Bob O. Brown
Registered Public Surveyor

DRAWN	CHECKED

Z2020-001



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: March 10, 2020
APPLICANT: Chris Kehrer; *Titan Contractors*
CASE NUMBER: Z2020-001; *Zoning Change from Agricultural (AG) District to Single-Family (SF-1) District for 844 Zion Hill Circle*

SUMMARY

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

BACKGROUND

The City Council approved *Ordinance No. 10-01*, annexing the subject property on January 4, 2010. According to Rockwall Central Appraisal District (RCAD) records, the primary structure on the subject property was constructed in 1978, and has a 1,988 SF main living area, a 483 SF attached garage, and two (2) covered porches (*i.e. 240 SF & 160 SF*). On November 27, 2019, the applicant -- *who is the contractor and not the property owner* -- submitted a building permit proposing the construction of a ~4,812 SF accessory structure that consisted of a 1,620 SF carport, a 792 SF covered porch, and a 2,400 SF detached garage. During the permit review process, the applicant was informed that the size of the carport and detached garage would require a Specific Use Permit (SUP), unless the plans were revised to reduce the size of the carport to 500 SF or less and either [1] reduce the detached garage to 620 SF or less, or [2] attach the entire structure to the primary structure. In late January 2020, the applicant submitted revised plans proposing to remove the carport and add an eight (8) foot awning attaching the structure to the primary structure. On February 7, 2020, the Building Inspections Department issued a building permit based on the revised plans; however, later the same day a Building Inspector reported that the applicant had already constructed the majority of the building based on the plans that were provided with the original building permit (*i.e. a 2,400 SF detached garage with a 1,620 SF carport*), and a *Stop Work Order* was issued by the Building Inspections Department. It should be noted, that at the time the *Stop Work Order* was issued, the Building Inspector noted that the detached garage was built as a secondary guest quarters (*i.e. it incorporated air-conditioned space and plumbing*). Staff should also note that the property owner was unaware that a building permit had not been issued for the structure. Based on these events the Building Inspections Department issued three (3) citations to the contractor (*i.e. the applicant*) on the grounds of failure to comply with the construction standards.

Based on the events that transpired, the Planning and Zoning Department has recommended that the applicant adhere to the following chronological steps to request approval of the structure as it was built: [1] the property needs to be rezoned from an Agricultural (AG) District to a Single-Family One (SF-1) District, and [2] the property owner needs to request a Specific Use Permit (SUP) for a secondary living unit/guest quarters, and an enlarged carport and detached garage. Alternatively, the applicant can choose to redesign the structure to attach it to the primary structure. Regardless, of how this is remedied the applicant will be required to submit updated plans to the Building Inspections Department that reflect exactly what was and will be constructed on the property.

PURPOSE

On February 12, 2020, the applicant -- *Chris Kehrer* -- submitted an application requesting to change the zoning on the *subject property* from an Agricultural (AG) District to a Single-Family One (SF-1) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 844 Zion Hill Circle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are single-family homes located within the Zion Hills Subdivision followed by a vacant tract of land. These properties are zoned Agricultural (AG) District with the exception of two (2) of the properties, which are zoned Single Family 1 (SF-1) District. Beyond this is Cornelius Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the corporate limits of the City of Rockwall.

South: Directly south of the subject property are single-family homes located within the Zion Hills Subdivision that are zoning Agricultural (AG) District. Beyond the single-family homes is SH-66, which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a single-family home located within the Zion Hills Subdivision followed by FM-3549 [i.e. *N. Stodghill Road*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the corporate boundaries of the City of Rockwall. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property are single-family homes located within the Zion Hills Subdivision followed by two (2) landscaping businesses (*i.e. North Texas Lawns & Landscape and Landscape Source*) located along SH-66. These properties are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for the purpose of facilitating the ability to submit an application to request a Specific Use Permit (SUP) for a secondary living unit/guest quarters and an enlarged carport and detached garage. Currently, the Agricultural (AG) District does allow the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* land use, but does not allow the *Residential Accessory Building or Structure* land use. The reason for this exclusion is to incentivize smaller properties (*i.e. properties less than ten [10] acres*) to rezone in accordance to the Future Land Use Plan.

INFRASTRUCTURE

The primary structure on the subject property was constructed with an on-site sanitary sewer facility (OSSF) and is served water by Mt. Zion Water Supply Corporation; therefore, the applicant's request does not require any infrastructure improvements.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... (t)hese developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, the Zion Hills Subdivision was annexed into the City in 2010 and consists of lots that are one (1) acre or greater. Staff should note that the majority of the properties in the Zion Hills Subdivision are still zoned Agricultural (AG) District; however, two (2) properties (*i.e. 825 & 853 Zion Hills Circle*) have been rezoned to Single-Family 1 (SF-1) District. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a Single Family 1 (SF-1) District, and which are summarized as follows:

Development Standards	Single Family 1 (SF-1) District
Dwelling Units/Lot	1.0
Dwelling Units/Acre	1.0
Minimum Dwelling Unit	2,500 SF
Minimum Lot Area	8,400 SF
Minimum Lot Width	70-Feet

Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	45%
Required Parking Spaces	2

In addition, the applicant will be required to bring the accessory structure referenced in the *Background* section of this case memo into conformance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Northeast Residential District* and is designated for Low Density Residential (LDR) land uses. The applicant's request, to change the zoning of the subject property from an Agricultural (AG) District to a Single Family 1 (SF-1) District, is in conformance with the Low Density Residential (LDR) designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "...(p)reserve the City's current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-7]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On February 28, 2020, staff notified 33 property owners and occupants within 500-feet of the subject property. Additionally, there are no Homeowners Association's (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from Agricultural (AG) District to Single-Family One (SF-1) District, then staff would propose the following conditions of approval:

- (1) The applicant will be required to request a Specific Use Permit (SUP) for or remove the illegal structure from the property to bring it into compliance with the construction standards required by the City's codes.; and
- (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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 844 Zion Hill Circle

Subdivision Zion Hill

Lot 8 Block B

General Location Near Hwy 66 & CR 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural

Current Use Residential Private

Proposed Zoning SF-1

Proposed Use Residential Private

Acreage 1

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 David Choate

Applicant Titan Contractors

Contact Person Chris Kehrer

Contact Person Chris Kehrer

Address 844 Zion Hill Circle

Address 410 Normandy LN

City, State & Zip Rockwall, TX 75087

City, State & Zip Heath, TX 75032

Phone 214-869-3318

Phone 214-900-2517

E-Mail Alertdrain@yahoo.com

E-Mail Chris@TitanContractors.net

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Choate [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 Feb, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

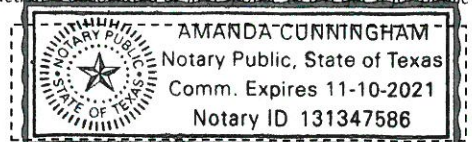
Given under my hand and seal of office on this the 12 day of Feb, 2020

Owner's Signature

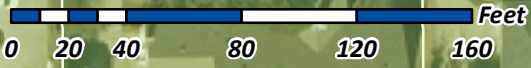
David Choate

Notary Public in and for the State of Texas

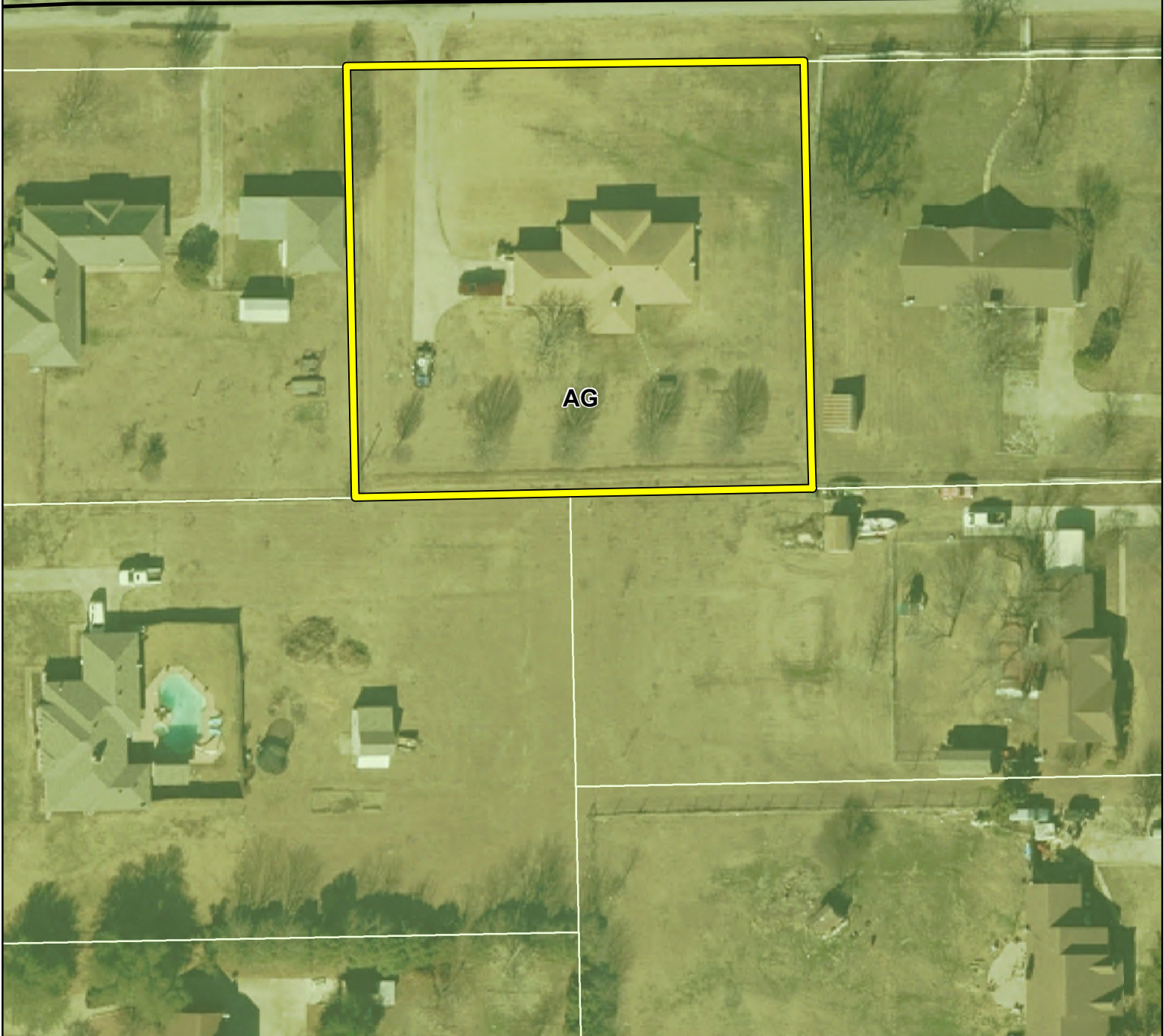
Amanda Cunningham



My Commission Expires 11-10-21



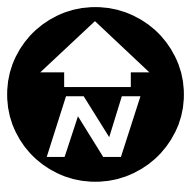
Z2020-001- ZONING CHANGE (AG TO SF-1)
ZONING - LOCATION MAP =



City of Rockwall

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

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

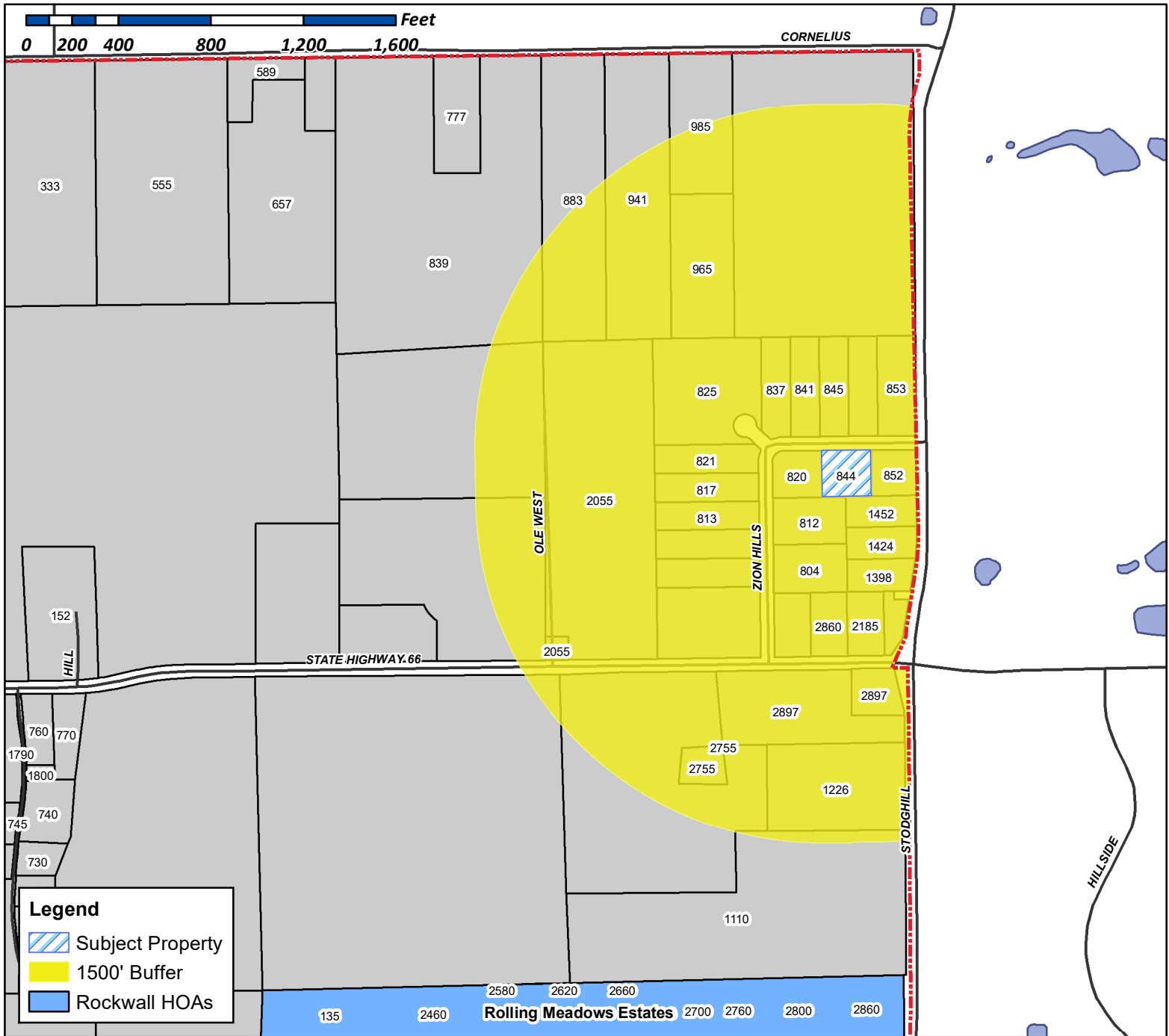




City of Rockwall

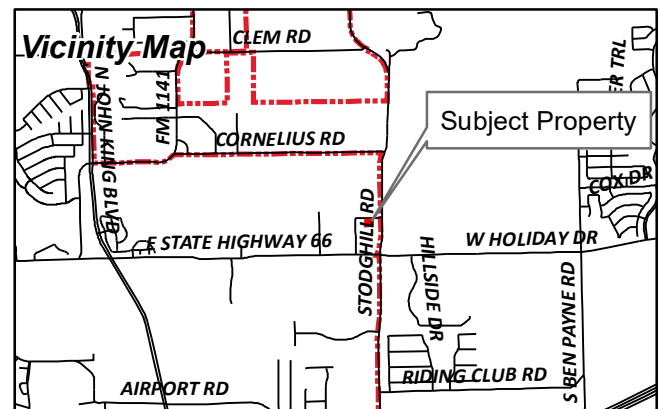
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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

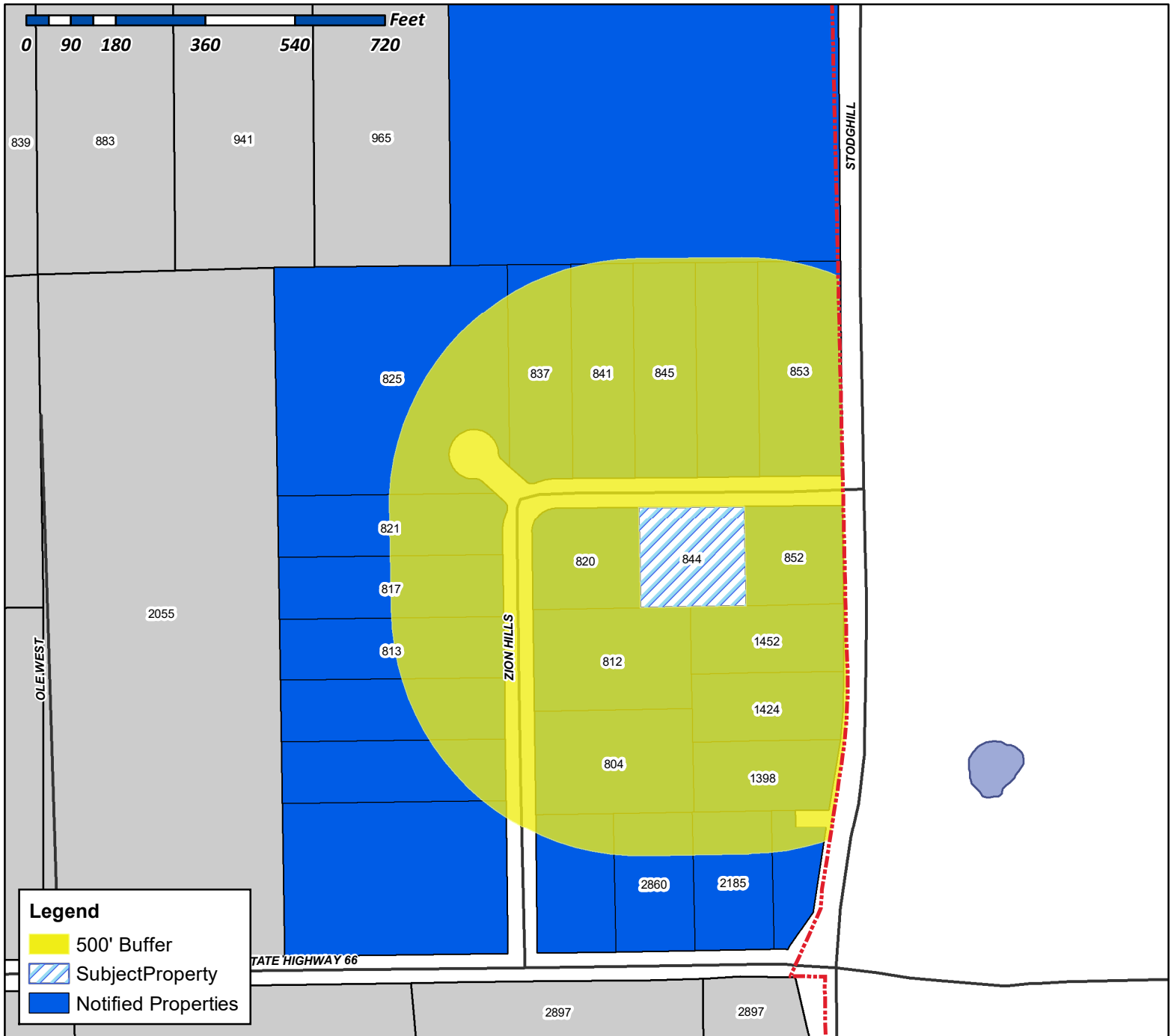




City of Rockwall

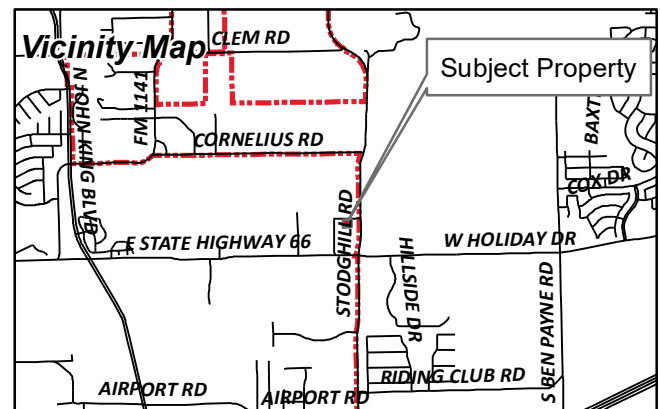
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Case Number: Z2020-001
Case Name: Zoning Change AG to SF-1
Case Type: Zoning
Zoning: AG
Case Address: 844 Zion Hill Circle

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





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-001: 844 ZION HILL CIRCLE

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/10/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/16/2020 at 6:00 p.m.** 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:

David Gonzales
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 **3/16/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

--- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-001: 844 ZION HILL CIRCLE

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

CURRENT RESIDENT
CORNELIUS
ROCKWALL, TX 75087

CURRENT RESIDENT
HWY66
ROCKWALL, TX 75087

CURRENT RESIDENT
ZION HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
ZION HILLS
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 FM3549 STODGHILL
ROCKWALL, TX 75087

CURRENT RESIDENT
1424 FM3549 STODGHILL
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT
2185 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
2860 HWY66
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

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

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

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

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

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

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

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

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

CURRENT RESIDENT
825 ZION HILL
ROCKWALL, TX 75087

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

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

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
853 ZION HILL
ROCKWALL, TX 75087

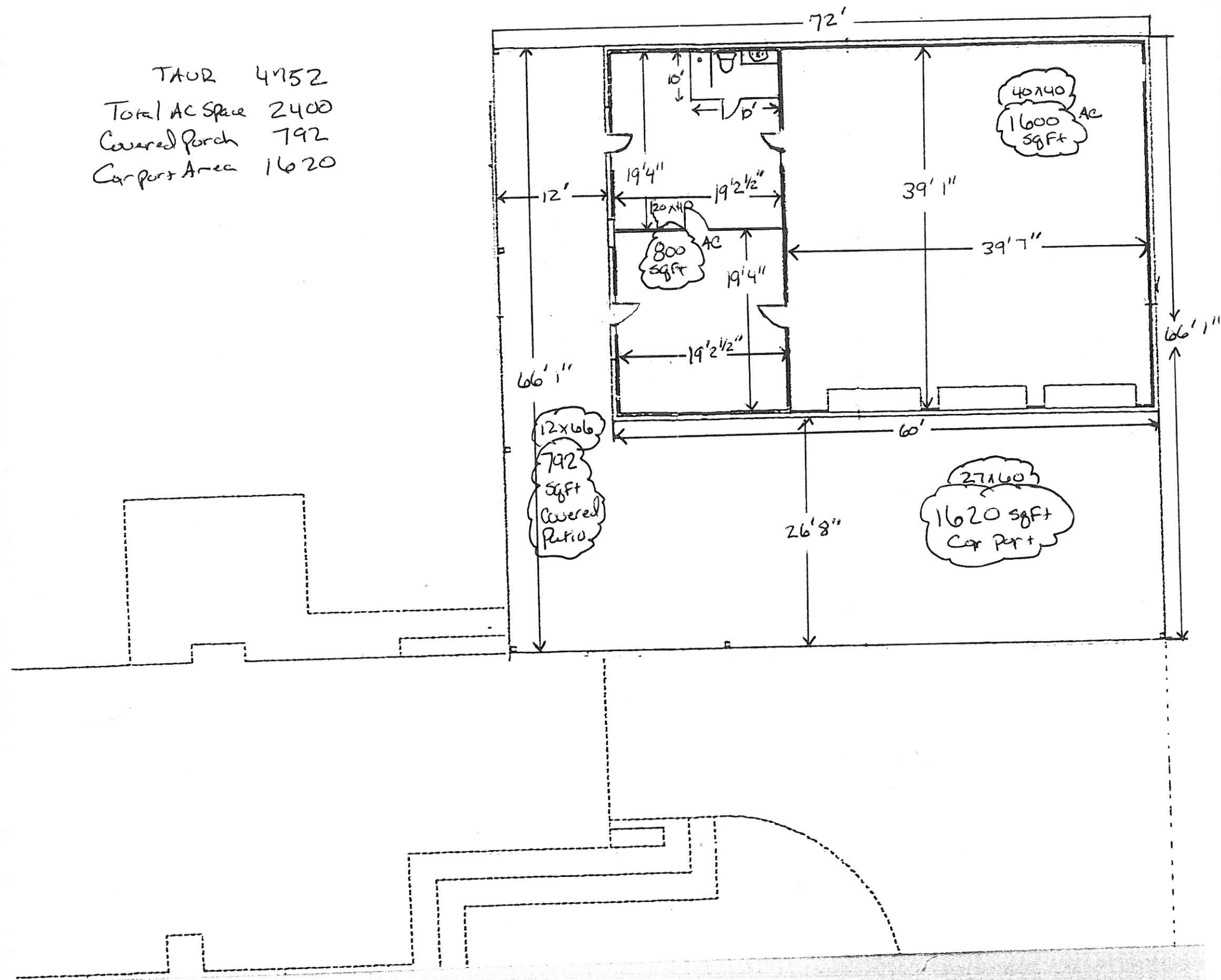
WOODY JESSYE JEAN
PO BOX 315
FATE, TX 75132

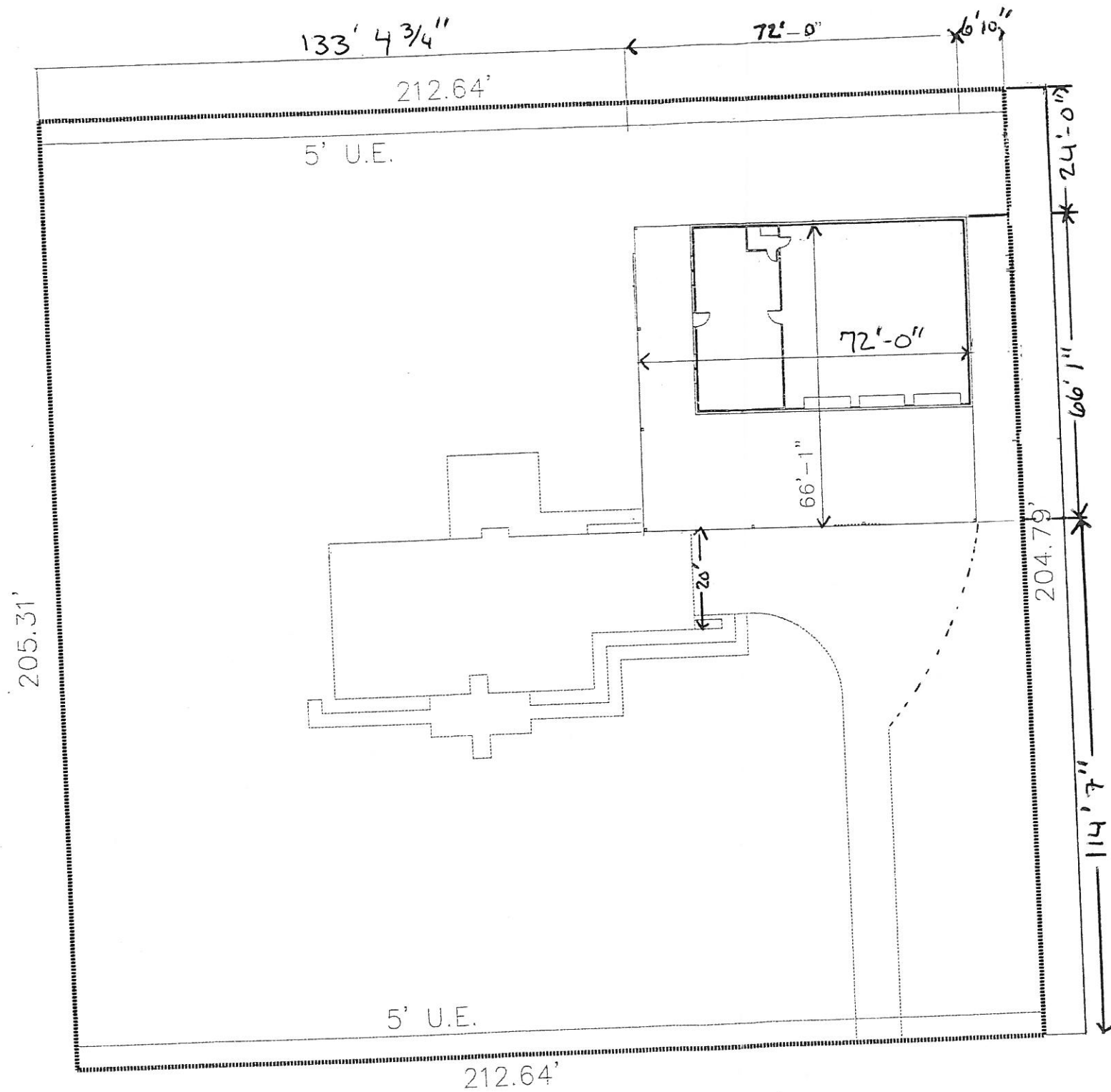
WOODY JESSYE JEAN
PO BOX 315
FATE, TX 75132

LAKE RAY HUBBARD CHURCH
PO BOX 698
ROCKWALL, TX 75087

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087

TAUR 4752
 Total AC Space 2400
 Covered Porch 792
 Carport Area 1620





ZION HILLS CIRCLE *Setbacks*

These plans are intended to provide the basic construction information necessary to accurately complete the work shown. It is the responsibility of the contractor to verify all dimensions, materials, and conditions before any construction begins. All local codes, ordinances, and regulations shall govern. The contractor shall be responsible for obtaining all necessary permits and approvals.

CENTERLINE
 214-563-3127

A RESIDENCE FOR THE:
 CHOCALY:
 LOT 8 / BLOCK B:
 ZION HILLS CIRCLE:
 ROCKWALL COUNTY, TX

ISSUED DATE
7-29-13
DRAWN BY
CENTERLINE
REVISIONS

COPYRIGHT
 2013

PP
 3 of 3

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Zion Hills Circle in the City of Rockwall County of Rockwall, being described

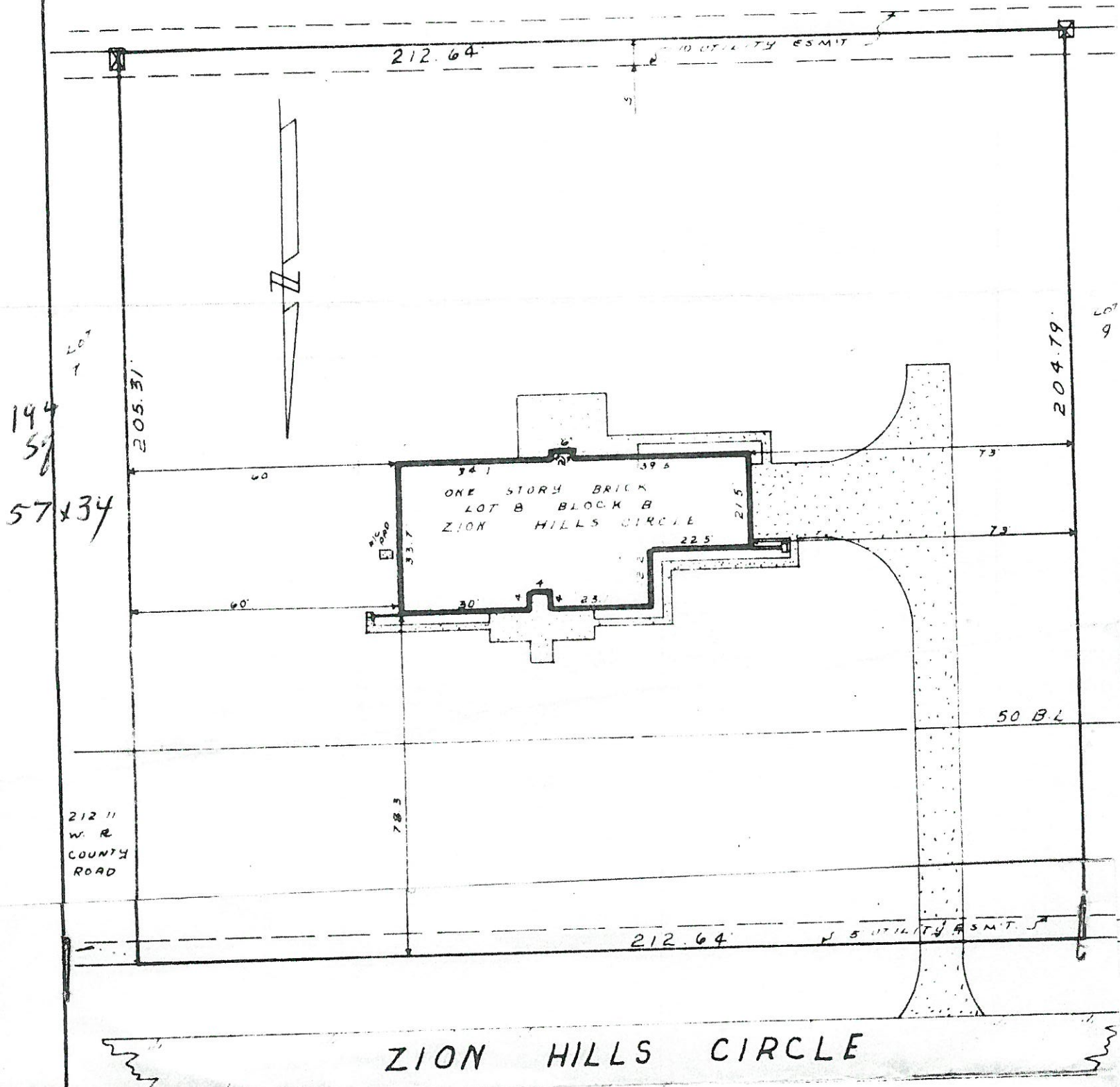
as follows:

Lot No. 8, Block No. 8, City Block No. _____

of Zion Hill Estates, an addition to the City of Rockwall

Texas, according to the Final plat thereof recorded in Vol. _____, at page 23 of the Plat

Map Deed Records of Rockwall County, Texas

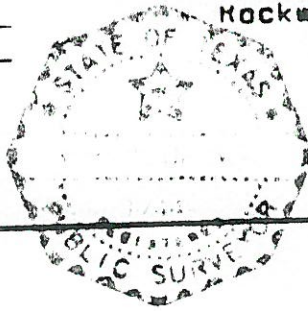


The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the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

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

SCALE: 1" = 30'
 DATE: 5-10-79
 RE-SURVEY: _____

Bob O. Brown Land Surveyor
 302 W. Sk Rockwall, Texas 75087
 Rockwell 722-3036 Dallas 226-7522



Bob O. Brown
 Registered Public Surveyor

DRAWN	CHECKED
<i>M. B.</i>	

Z2020-001

RECORDED

FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



SURROUNDING NEIGHBORS



SURROUNDING NEIGHBORS



The purpose of the zoning application is to accommodate the attached garage with the desired layout that will allow for a large covered area. Mr. Choate is an avid fisherman and outdoorsman in his free time and will retire in the next 5 years. This area is where he will spend most of his free time. Mr. Choate has one boat, one car, two trucks and one small trailer. They will all be stored in the garage area along with his lawn equipment, tool boxes and miscellaneous personal power tools. This is for private use and he will store personal belongings inside as well. Many homes in the area have multiple storage buildings scattered around. Our goal was to create a nice area where everything is contained inside one building and add value to the existing property.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

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

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

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

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

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

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

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

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

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

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

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2020

2nd Reading: April 6, 2020

Exhibit 'A'
Zoning Exhibit

Address: 844 Zion Hill Circle

Legal Description: Lot 8, Block B, Zion Hill Addition

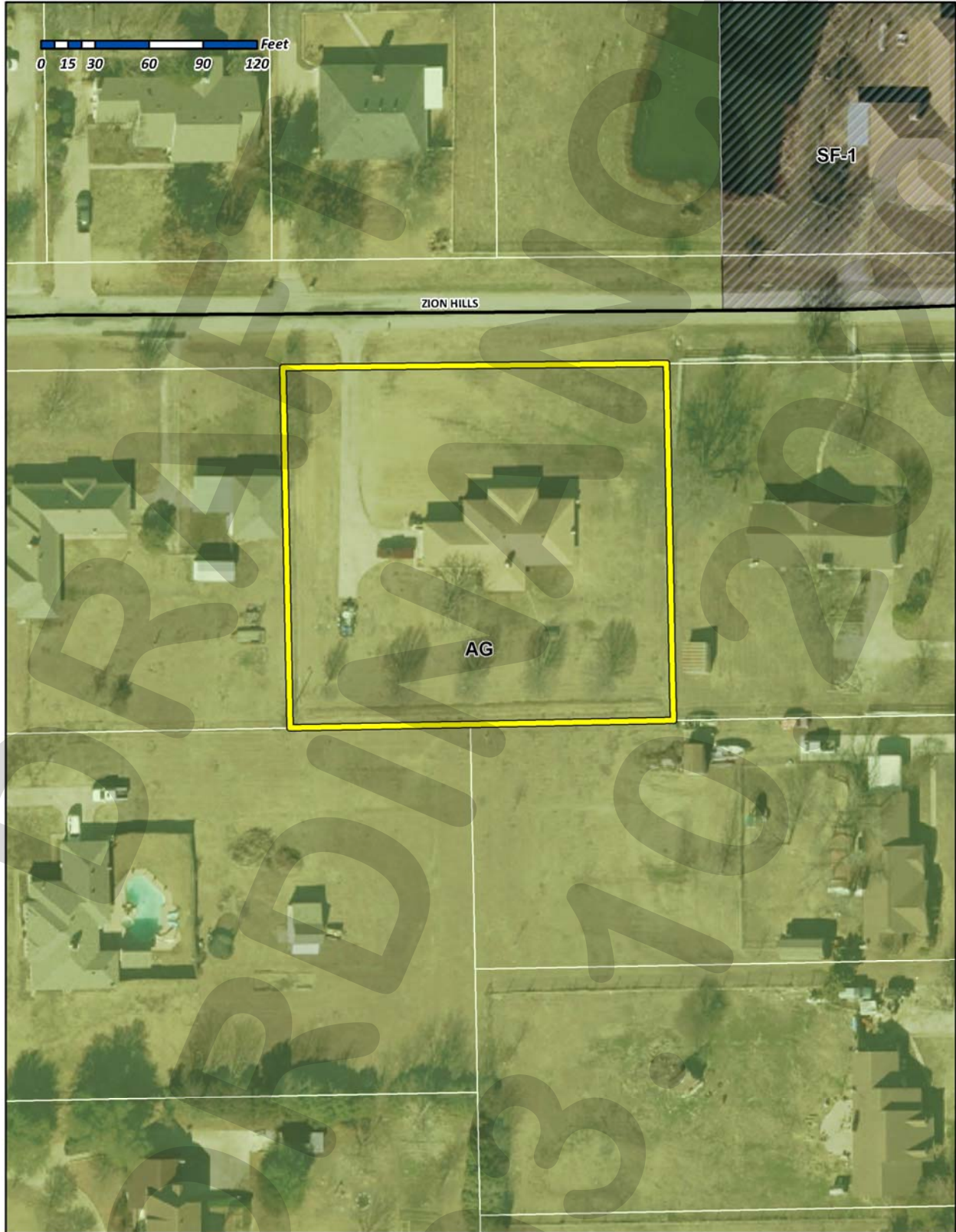


Exhibit 'B'
Survey

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the City of County of Rockwall, being described as follows:

Lot No. 8, Block No. 8, City Block No. 8
of Zion Hill Estates, an addition to the City of County of Rockwall
Texas, according to the plat thereof recorded in Vol. 27 at page 27 of the Plat
Map Deed Records of County, Texas

ZION HILLS CIRCLE

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

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

SCALE: 1" = 40'
DATE: 2-10-79
RE-SURVEY: _____

Bob O. Brown Land Surveyor
302 sk Rockwall, Texas 75087
Rockwell 722-3036 Dallas 226-7522

Bob O. Brown
Registered Public Surveyor

DRAWN	CHECKED
<u>BOB O. BROWN</u>	<u>BOB O. BROWN</u>

Z2020-001



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: March 10, 2020
APPLICANT: Chris Kehrer; *Titan Contractors*
CASE NUMBER: Z2020-001; *Zoning Change from Agricultural (AG) District to Single-Family (SF-1) District for 844 Zion Hill Circle*

SUMMARY

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

BACKGROUND

The City Council approved *Ordinance No. 10-01*, annexing the subject property on January 4, 2010. According to Rockwall Central Appraisal District (RCAD) records, the primary structure on the subject property was constructed in 1978, and has a 1,988 SF main living area, a 483 SF attached garage, and two (2) covered porches (*i.e. 240 SF & 160 SF*). On November 27, 2019, the applicant -- *who is the contractor and not the property owner* -- submitted a building permit proposing the construction of a ~4,812 SF accessory structure that consists of a 1,620 SF carport, a 792 SF covered porch, and a 2,400 SF detached garage. During the permit review process, the applicant was informed that the size of the carport and detached garage would require a Specific Use Permit (SUP), unless the plans were revised to reduce the size of the carport to 500 SF or less and either [1] reduce the detached garage to 620 SF or less, or [2] attach the entire structure to the primary structure. In late January 2020, the applicant submitted revised plans proposing to remove the carport and add an eight (8) foot awning attaching the structure to the primary structure. On February 7, 2020, the Building Inspections Department issued a building permit based on the revised plans; however, later the same day a Building Inspector reported that the applicant had already constructed the majority of the building based on the plans that were provided with the original building permit (*i.e. a 2,400 SF detached garage with a 1,620 SF carport*), and a *Stop Work Order* was issued by the Building Inspections Department. It should be noted, that at the time the *Stop Work Order* was issued, the Building Inspector noted that the detached garage was built as a secondary guest quarters (*i.e. it incorporated air-conditioned space and plumbing*). Staff should also note that the property owner was unaware that a building permit had not been issued for the structure. Based on these events the Building Inspections Department issued three (3) citations to the contractor (*i.e. the applicant*) on the grounds of failure to comply with the construction standards.

Based on the events that transpired, the Planning and Zoning Department has recommended that the applicant adhere to the following chronological steps to request approval of the structure as it was built: [1] the property needs to be rezoned from an Agricultural (AG) District to a Single-Family One (SF-1) District, and [2] the property owner needs to request a Specific Use Permit (SUP) for a secondary living unit/guest quarters, and an enlarged carport and detached garage. Alternatively, the applicant can choose to redesign the structure to attach it to the primary structure. Regardless of how this is remedied the applicant will be required to submit updated plans to the Building Inspections Department that reflect exactly what was and will be constructed on the property.

PURPOSE

On February 12, 2020, the applicant -- *Chris Kehrer* -- submitted an application requesting to change the zoning on the *subject property* from an Agricultural (AG) District to a Single-Family One (SF-1) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 844 Zion Hill Circle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are single-family homes located within the Zion Hills Subdivision followed by a vacant tract of land. These properties are zoned Agricultural (AG) District with the exception of two (2) of the properties, which are zoned Single Family 1 (SF-1) District. Beyond this is Cornelius Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the corporate limits of the City of Rockwall.

South: Directly south of the subject property are single-family homes located within the Zion Hills Subdivision that are zoning Agricultural (AG) District. Beyond the single-family homes is SH-66, which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a single-family home located within the Zion Hills Subdivision followed by FM-3549 [i.e. *N. Stodghill Road*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the corporate boundaries of the City of Rockwall. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property are single-family homes located within the Zion Hills Subdivision followed by two (2) landscaping businesses (*i.e. North Texas Lawns & Landscape and Landscape Source*) located along SH-66. These properties are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for the purpose of facilitating the ability to submit an application to request a Specific Use Permit (SUP) for a secondary living unit/guest quarters and an enlarged carport and detached garage. Currently, the Agricultural (AG) District does allow the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* land use, but does not allow the *Residential Accessory Building or Structure* land use. The reason for this exclusion is to incentivize smaller properties (*i.e. properties less than ten [10] acres*) to rezone in accordance to the Future Land Use Plan.

INFRASTRUCTURE

The primary structure on the subject property was constructed with an on-site sanitary sewer facility (OSSF) and is served water by Mt. Zion Water Supply Corporation; therefore, the applicant's request does not require any infrastructure improvements.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... (t)hese developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, the Zion Hills Subdivision was annexed into the City in 2010 and consists of lots that are one (1) acre or greater. Staff should note that the majority of the properties in the Zion Hills Subdivision are still zoned Agricultural (AG) District; however, two (2) properties (*i.e. 825 & 853 Zion Hills Circle*) have been rezoned to Single-Family 1 (SF-1) District. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a Single Family 1 (SF-1) District, and which are summarized as follows:

Development Standards	Single Family 1 (SF-1) District
Dwelling Units/Lot	1.0
Dwelling Units/Acre	1.0
Minimum Dwelling Unit	2,500 SF
Minimum Lot Area	8,400 SF

Minimum Lot Width	70-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	45%
Required Parking Spaces	2

In addition, the applicant will be required to bring the accessory structure referenced in the *Background* section of this case memo into conformance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Northeast Residential District* and is designated for Low Density Residential (LDR) land uses. The applicant’s request, to change the zoning of the subject property from an Agricultural (AG) District to a Single Family 1 (SF-1) District, is in conformance with the Low Density Residential (LDR) designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On February 28, 2020, staff notified 33 property owners and occupants within 500-feet of the subject property. Additionally, there are no Homeowners Association’s (HOA’s)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, 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 to rezone the subject property from Agricultural (AG) District to Single-Family One (SF-1) District, then staff would propose the following conditions of approval:

- (1) The applicant will be required to request a Specific Use Permit (SUP) for or remove the illegal structure from the property to bring it into compliance with the construction standards required by the City’s codes.; and
- (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 March 10, 2020, the Planning and Zoning Commission made a motion to recommend approval of the zoning change from Agricultural (AG) District to Single-Family 1 (SF-1) District with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Logan absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 844 Zion Hill Circle

Subdivision Zion Hill

Lot 8 Block B

General Location Near Hwy 66 & CR 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Agricultural

Current Use Residential Private

Proposed Zoning SF-1

Proposed Use Residential Private

Acreage 1

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 David Choate

Applicant Titan Contractors

Contact Person Chris Kehrer

Contact Person Chris Kehrer

Address 844 Zion Hill Circle

Address 410 Normandy LN

City, State & Zip Rockwall, TX 75087

City, State & Zip Heath, TX 75032

Phone 214-869-3318

Phone 214-900-2517

E-Mail Alertdrain@yahoo.com

E-Mail Chris@TitanContractors.net

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Choate [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 Feb, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

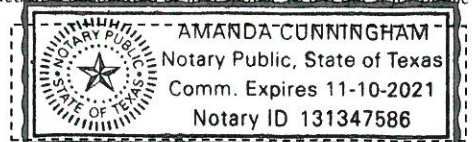
Given under my hand and seal of office on this the 12 day of Feb, 2020

Owner's Signature

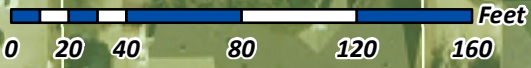
David Choate

Notary Public in and for the State of Texas

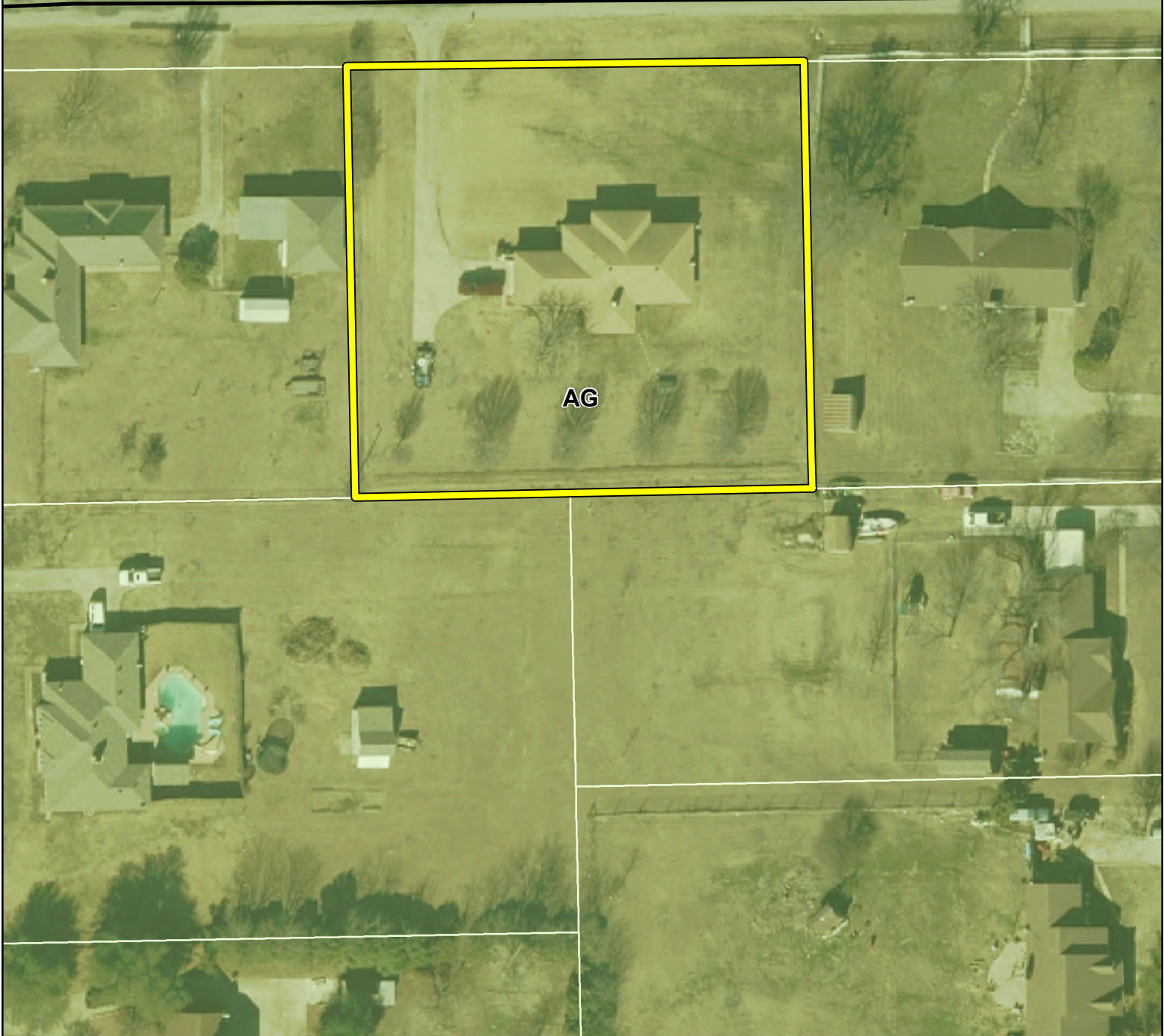
Amanda Cunningham



My Commission Expires 11-10-21



Z2020-001- ZONING CHANGE (AG TO SF-1)
ZONING - LOCATION MAP =



City of Rockwall

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

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

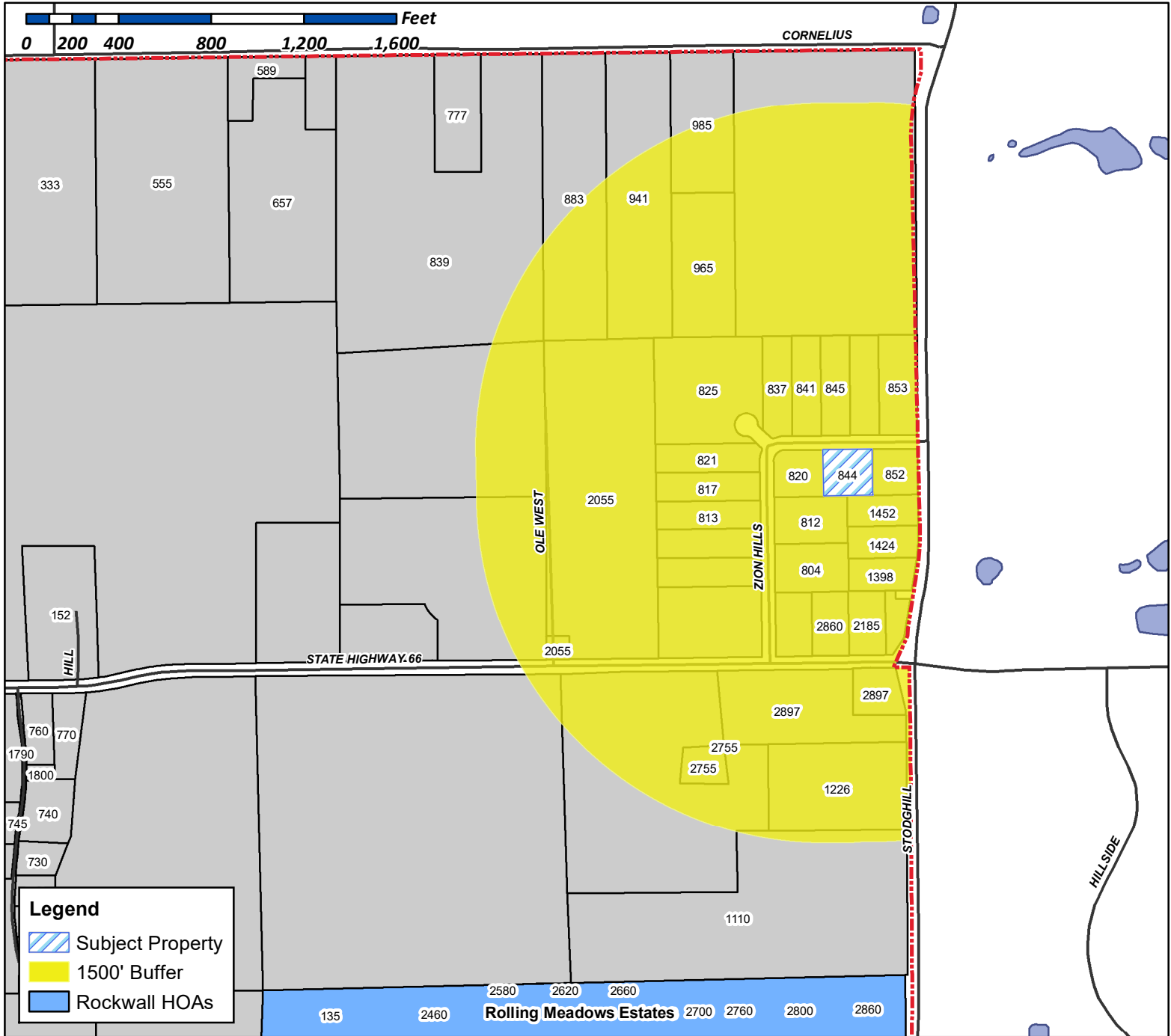
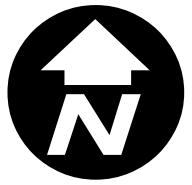




City of Rockwall

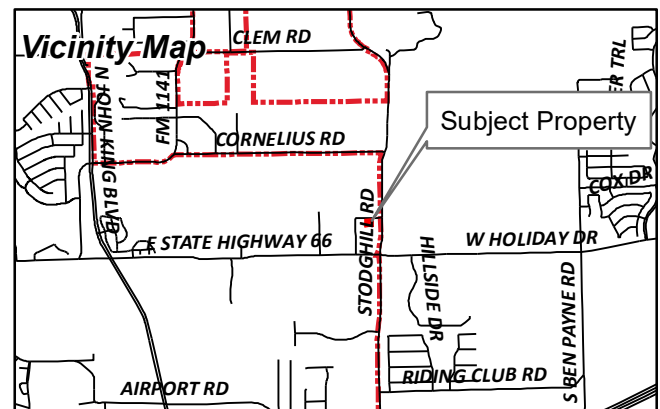
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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

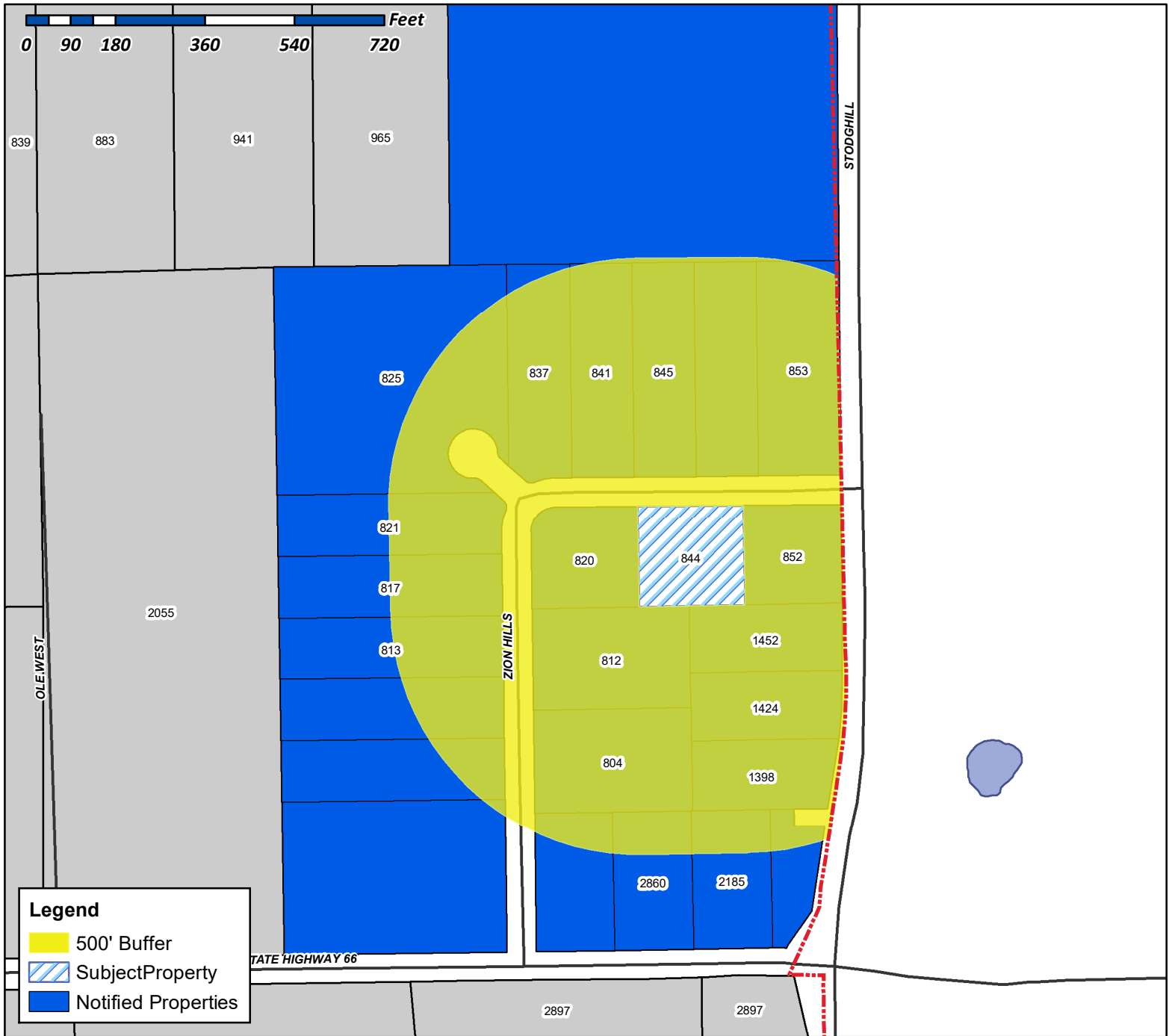




City of Rockwall

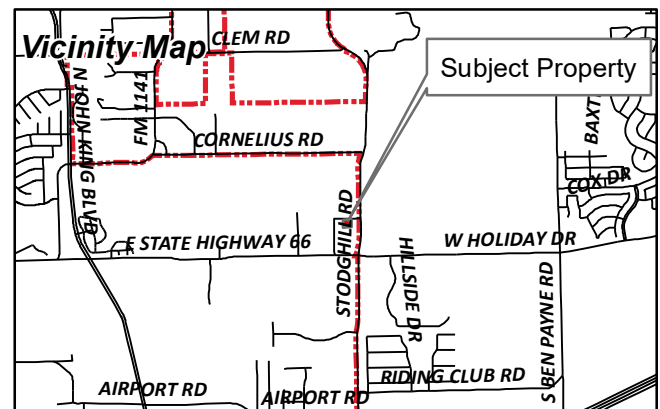
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For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
CORNELIUS
ROCKWALL, TX 75087

CURRENT RESIDENT
HWY66
ROCKWALL, TX 75087

CURRENT RESIDENT
ZION HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
ZION HILLS
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 FM3549 STODGHILL
ROCKWALL, TX 75087

CURRENT RESIDENT
1424 FM3549 STODGHILL
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT
2185 WILLIAMS
ROCKWALL, TX 75087

CURRENT RESIDENT
2860 HWY66
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

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

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

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

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

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

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

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

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

CURRENT RESIDENT
825 ZION HILL
ROCKWALL, TX 75087

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

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

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
853 ZION HILL
ROCKWALL, TX 75087

WOODY JESSYE JEAN
PO BOX 315
FATE, TX 75132

WOODY JESSYE JEAN
PO BOX 315
FATE, TX 75132

LAKE RAY HUBBARD CHURCH
PO BOX 698
ROCKWALL, TX 75087

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-001: 844 ZION HILL CIRCLE

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 3/10/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/16/2020 at 6:00 p.m.** 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:

David Gonzales
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 **3/16/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-001: 844 ZION HILL CIRCLE

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for entering the respondent's name.

Address:

Grey bar for entering the respondent's 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



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Ryan Miller, AICP
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2020-001: 844 ZION HILL CIRCLE

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.

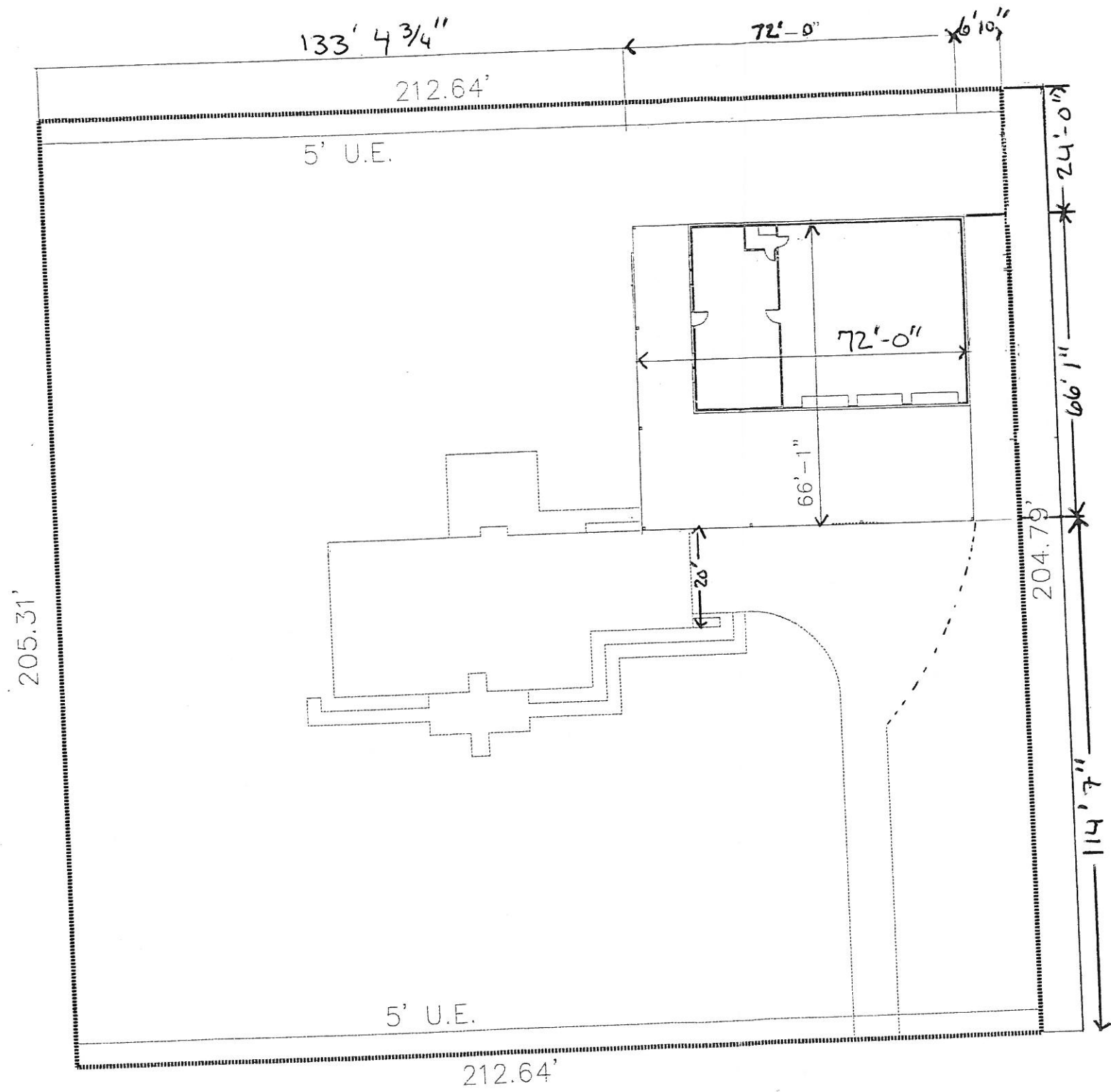
I support the homeowner in his request to build the building addition to his home.

Reubin E. Harle
 Name: **REUBIN E. HARLE**
 Address: **825 ZION HILL CIRCLE, ROCKWALL TX. 75087**
214 808-5769

Reubin E. Harle
 10 MAR 2020

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



ZION HILLS CIRCLE Setbacks

These plans are intended to provide the basic construction information necessary to construct the project. The contractor is responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for verifying the accuracy of the information shown on these plans. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

CENTERLINE
214-563-3127

A RESIDENCE FOR THE:
CHOCALITH:
LOT 8 / BLOCK B
ZION HILLS CIRCLE
ROCKWALL COUNTY, TX

ISSUED DATE	7-29-13
DRAWN BY	CENTERLINE
REVISIONS	
COPYRIGHT	2013

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Zion Hills Circle in the City of Rockwall County of Rockwall, being described

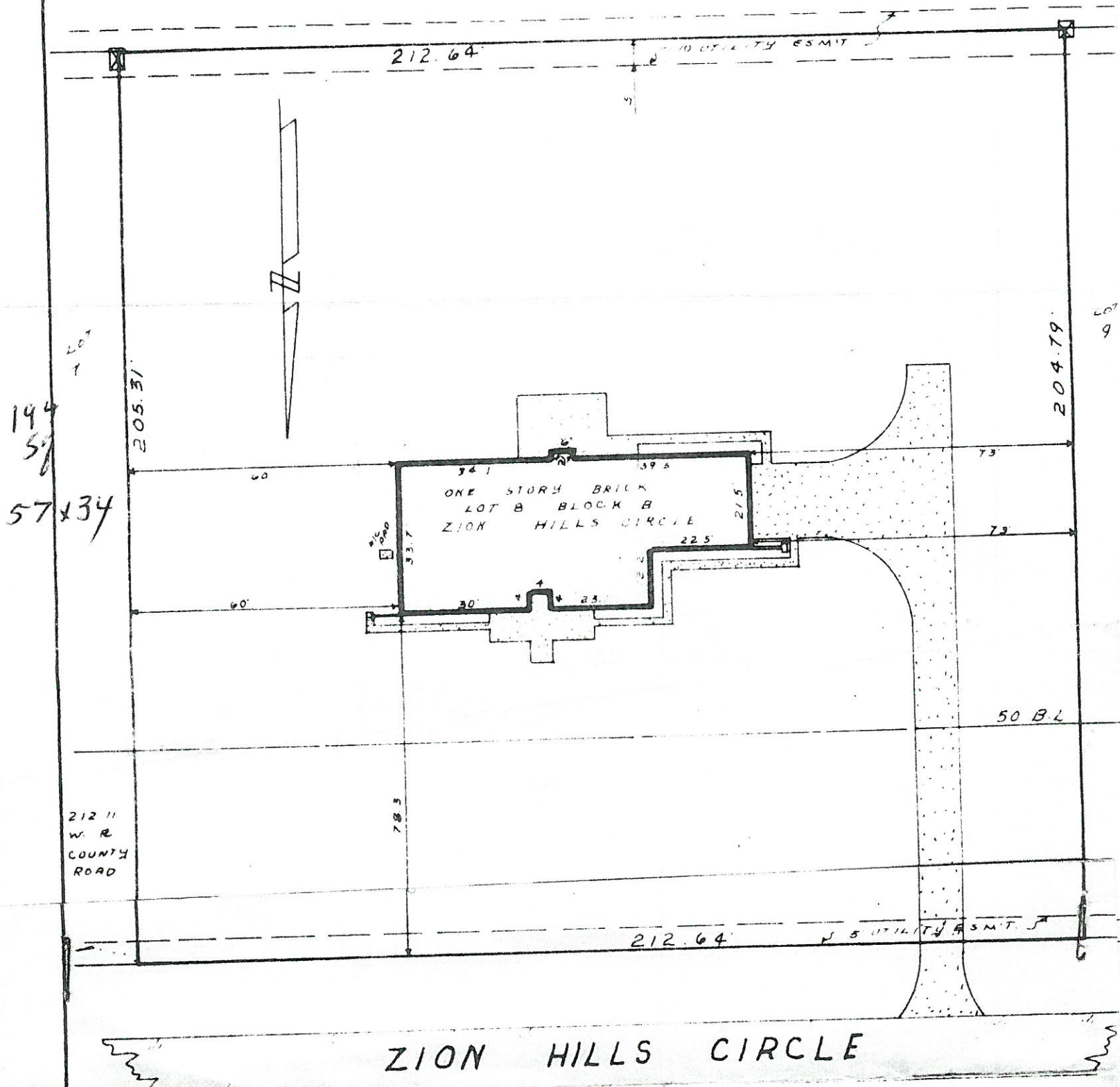
as follows:

Lot No. 8, Block No. 8, City Block No. _____

of Zion Hill Estates, an addition to the City of Rockwall

Texas, according to the Final plat thereof recorded in Vol. _____, at page 23 of the Plat

Map Deed Records of Rockwall County, Texas

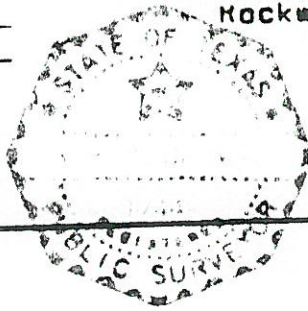


The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the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

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

SCALE: 1" = 30'
 DATE: 5-10-79
 RE-SURVEY: _____

Bob O. Brown Land Surveyor
 302 W. Sk Rockwall, Texas 75087
 Rockwell 722-3036 Dallas 226-7522



Bob O. Brown
 Registered Public Surveyor

DRAWN	CHECKED
<i>M. B.</i>	

Z2020-001

RECORDED

FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



SURROUNDING NEIGHBORS



SURROUNDING NEIGHBORS



The purpose of the zoning application is to accommodate the attached garage with the desired layout that will allow for a large covered area. Mr. Choate is an avid fisherman and outdoorsman in his free time and will retire in the next 5 years. This area is where he will spend most of his free time. Mr. Choate has one boat, one car, two trucks and one small trailer. They will all be stored in the garage area along with his lawn equipment, tool boxes and miscellaneous personal power tools. This is for private use and he will store personal belongings inside as well. Many homes in the area have multiple storage buildings scattered around. Our goal was to create a nice area where everything is contained inside one building and add value to the existing property.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

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

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

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

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

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

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

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

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

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

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

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2020

2nd Reading: April 6, 2020

Exhibit 'A'
Zoning Exhibit

Address: 844 Zion Hill Circle

Legal Description: Lot 8, Block B, Zion Hill Addition

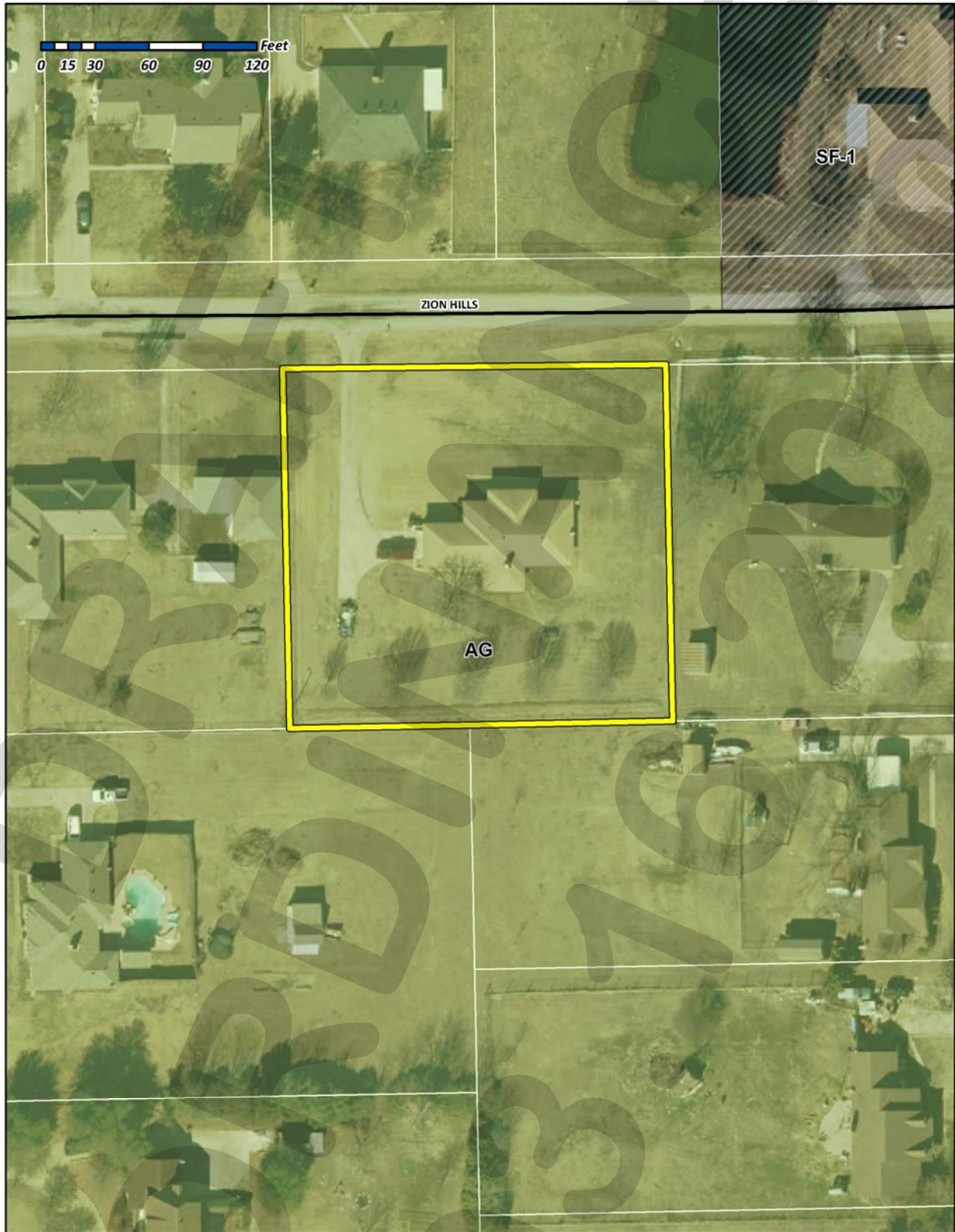


Exhibit 'B'
Survey

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the City of County of Rockwall, being described as follows:

Lot No. 8, Block No. 8, City Block No. 8
of Zion Hill Estates, an addition to the City of County of Rockwall
Texas, according to the plat thereof recorded in Vol. 27 at page 27 of the Plat
Map Deed Records of County, Texas

ZION HILLS CIRCLE

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

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

SCALE: 1" = 20'
DATE: 2-10-79
RE-SURVEY: _____

Bob O. Brown Land Surveyor
302 sk Rockwall, Texas 75087
Rockwell 722-3036 Dallas 226-7522

Bob O. Brown
Registered Public Surveyor

DRAWN	CHECKED
<u>BOB O. BROWN</u>	<u>BOB O. BROWN</u>

Z2020-001



May 4, 2020

ATTN: TITAN CONTRACTORS
CHRIS KEHRER
410 NORMANDY LANE,
HEATH, TX 75032

RE: REZONE ZONING (Z2020-001), 844 ZION HILL CIRCLE

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 04/06/2020 via Ordinance No. 20-06. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from Agricultural (AG) District to Single-Family One (SF-1) District, then staff would propose the following conditions of approval:

- (1) The applicant will be required to request a Specific Use Permit (SUP) for or remove the illegal structure from the property to bring it into compliance with the construction standards required by the City's codes.; and*
- (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 March 10, 2020, the Planning and Zoning Commission made a motion to recommend approval of the zoning change from Agricultural (AG) District to Single-Family 1 (SF-1) District with staff conditions. The motion was approved by a vote of 5-0, with Commissioners Fishman and Logan absent.

CITY COUNCIL:

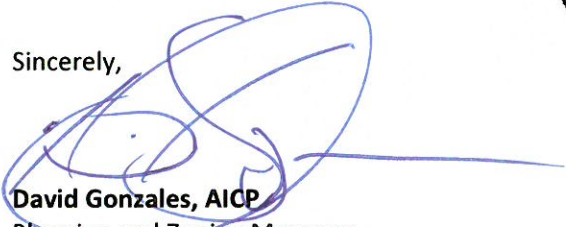
On March 16, 2020, the City Council made a motion to approve the zoning change request from Agricultural (AG) District to Single-Family 1 (SF-1) District with staff conditions. The motion was approved by a vote of 7-0 [1st Reading].

On April 6, 2020, the City Council made a motion to approve the zoning change request from Agricultural (AG) District to Single-Family 1 (SF-1) District with staff conditions. The motion was approved by a vote of 7-0 [2nd Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.



Sincerely,



David Gonzales, AICP
Planning and Zoning Manager
Planning & Zoning Department
City of Rockwall, TX