



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-004 P&Z DATE 02/25/20 CC DATE 03/16/20 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. 22020-004

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 705 Peters Colony St. Rockwall TX 75087

Subdivision Lot 2 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner Jeaniffer Osornio

Applicant Ambrocio Ibarra

Contact Person Arturo Osornio

Contact Person

Address 430 Renee Dr.
Rockwall TX 75032

Address 171 Crawford Ln.

City, State & Zip

City, State & Zip Rose City TX 75184

Phone 214-957-7984

Phone 214-477-4320

E-Mail H.enterprise7@yahoo.com

E-Mail Premieracandheating@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's Signature



Notary Public in and for the State of Texas

My Commission Expires



**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

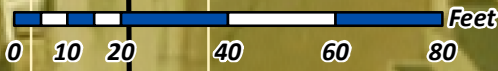
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/18/2020

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: Z2020-004
Project Name: 705 Peters Colony
Project Type: ZONING
Applicant Name: AMBROCIO IBARRA
Owner Name: OSORNIO, JEANNIFFER & NOHEMA ESTRADA
Project Description:



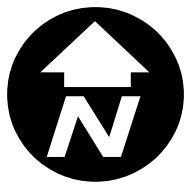
Z2020-004- SUP FOR 705 PETERS COLONY
SPECIFIC USE PERMIT - LOCATION MAP =



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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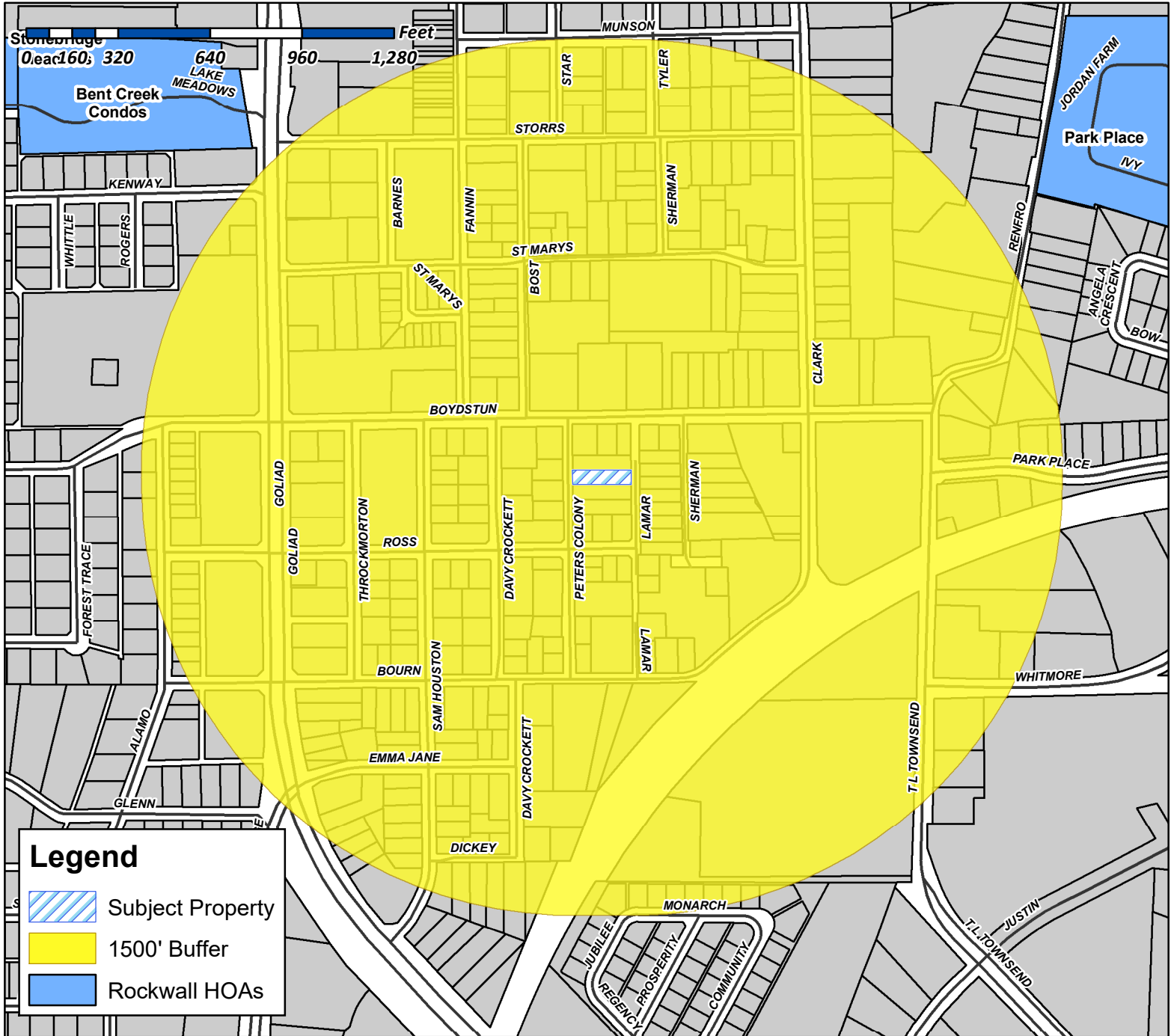




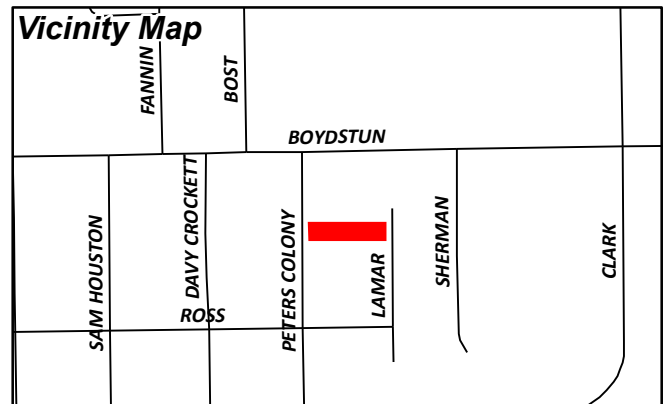
City of Rockwall

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



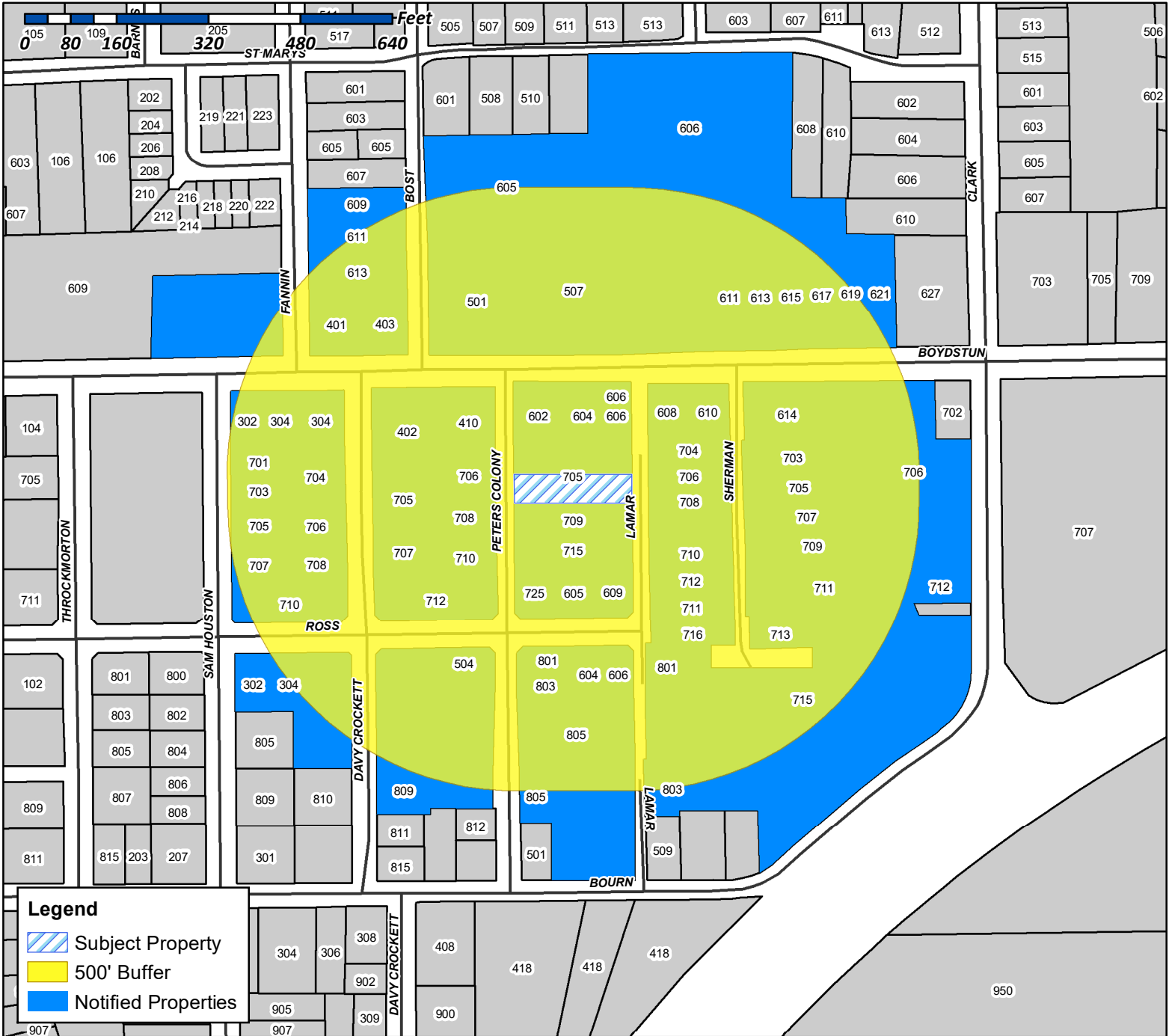
Date Created: 2/19/2020
 For Questions on this Case Call (972) 771-7745



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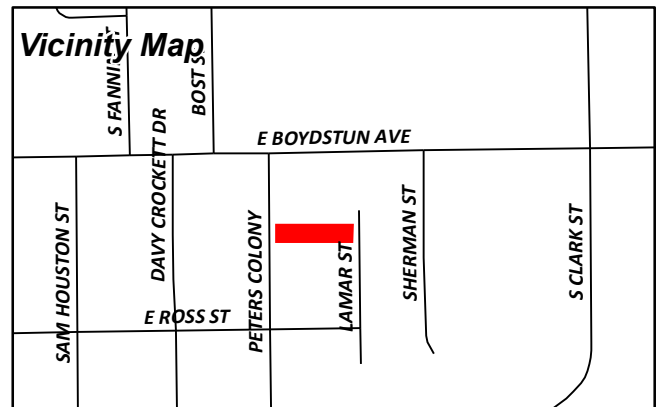
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Legend

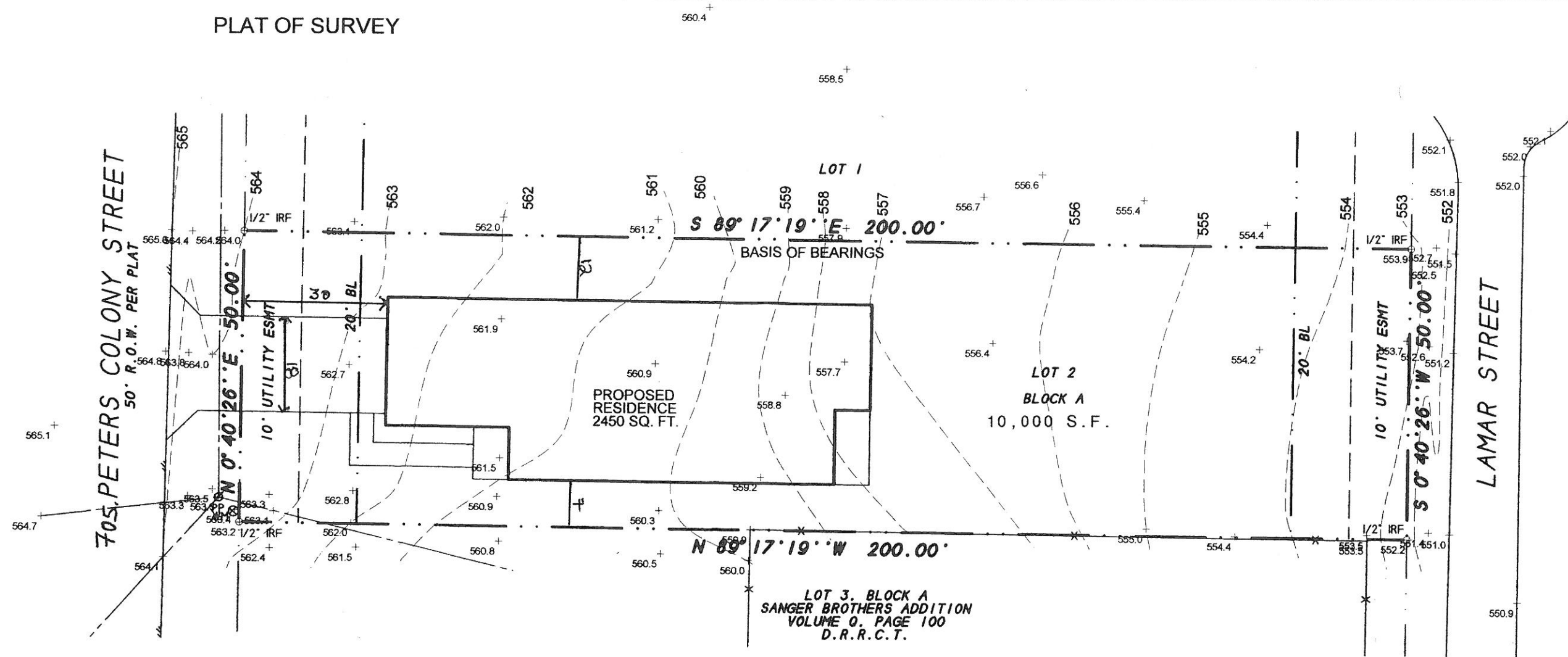
- Subject Property
- 500' Buffer
- Notified Properties

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



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

PLAT OF SURVEY



DESCRIPTION

BEING Lot 2, Block A, of N.E. & J.O. Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document No. 20190000015067, of the Official Property Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Jeaniffer Osornio and Nohema Estrada at Peters Colony Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 14th day of November, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙	⊗	⊠	⊕	⊖	⊚
TELEVISION CABLE RISER	GAS METER	TEL. PHONE RISER	FIRE HYDRANT	PP POWER POLE	
⊠	⊠	⊠	⊠	⊠	⊠
ELEC. METER	ELEC. BOX	WM. WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	
⊠	⊠	⊠	⊠	⊠	⊠
FENCE	EASEMENT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

SURVEY DATE NOVEMBER 14, 2019
 SCALE 1" = 20' FILE # 20190047-2
 CLIENT OSORNIO GF # NONE

SURVEY ACCEPTED BY:

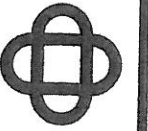
DATE _____

DATE _____

PLAT PLAN

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 EAST MAIN STREET
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ercdavis@eldengineering.com

GRADING PLAN
 ENGINEERED FOR
KEVIN OSORNIO

PLAN: GRADING
 ELD JOB NO: DIF19-1927 & 1530
 ADDITION: N.E. & J.O. ADDITION
 ADDRESS: 703 & 705 PETERS COLONY
 LOT: 1 & 2 BLOCK: A
 CITY: ROCKWALL, TX
 BUILDER: KEVIN OSORNIO
 DRAWN BY: BW
 CHECKED BY: ML

SCALE: 1" = 20'

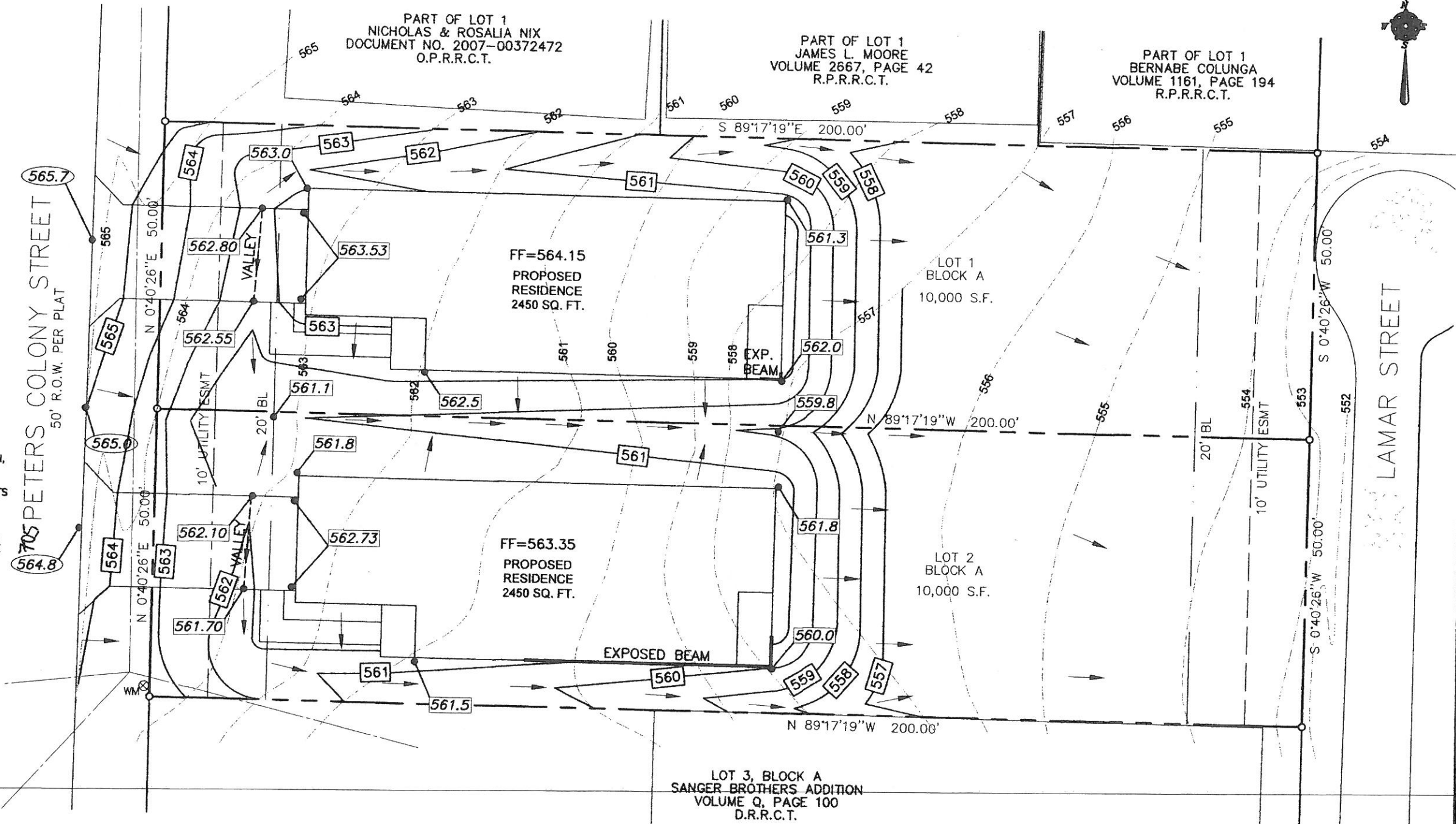
SHEET 01

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
 2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
 3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
 4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
 5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
 6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
 CALL: TEXAS ONE CALL @
 1-800-245-4545
 48 HRS PRIOR TO CONSTRUCTION

!!! CAUTION !!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

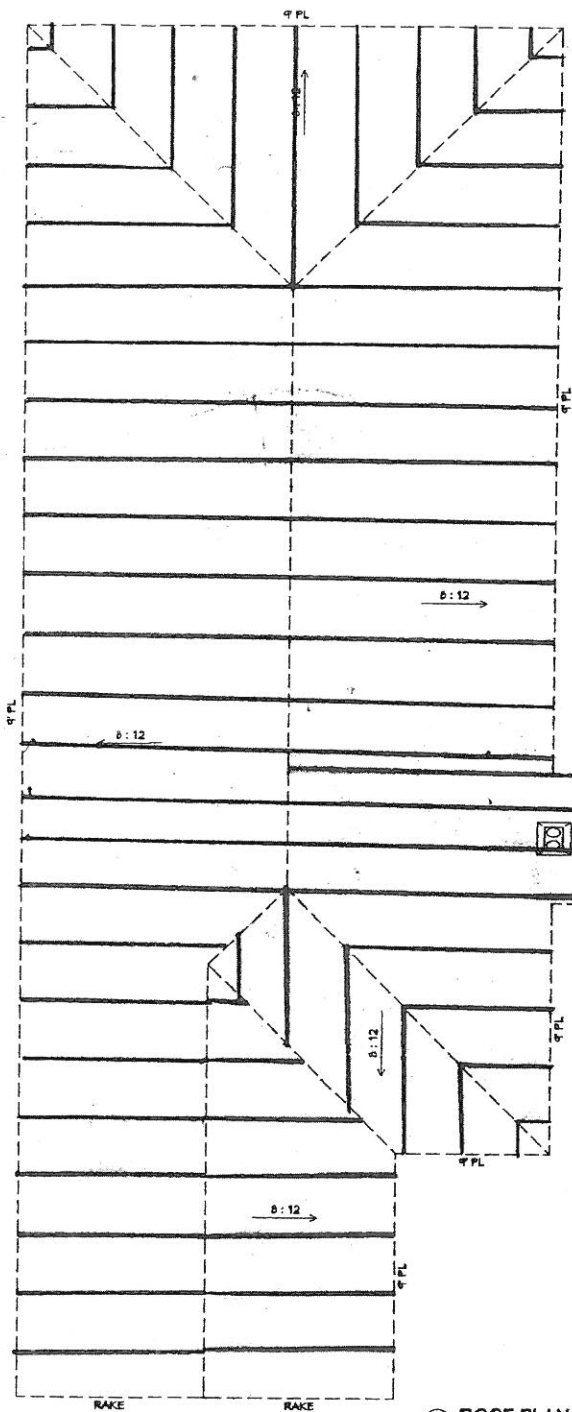


LEGEND

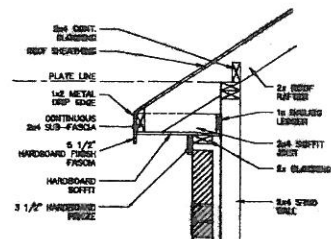
- EASEMENT
- XXX EXISTING SPOT ELEVATION
- XXX PROPOSED SPOT ELEVATION
- PROPERTY LINE
- XXX PROPOSED CONTOURS
- XXX EXISTING CONTOURS
- PROPOSED FLOW DIRECTION
- 12" x 12" AREA DRAIN



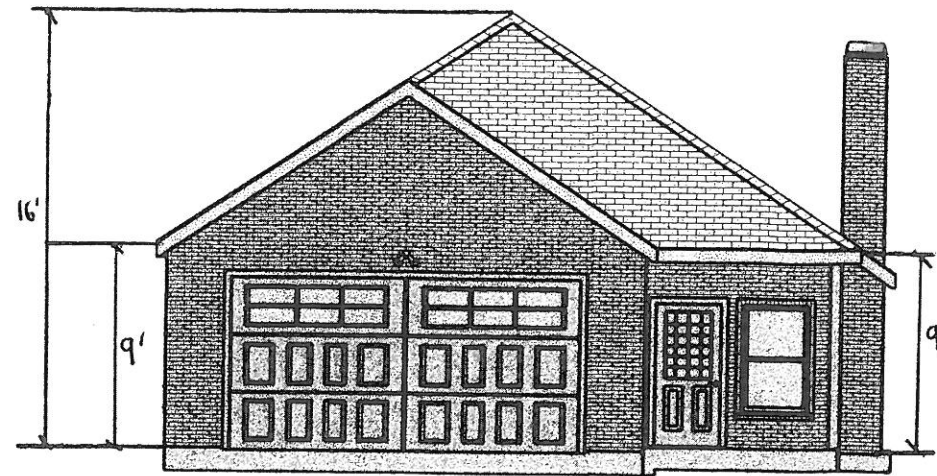
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAHOND, P.E. 92714 ON 1/8/2020



1 ROOF PLAN
SCALE: 3/16"=1'



01 TYP. EAVE @ 8:12 PITCH
HEAD END

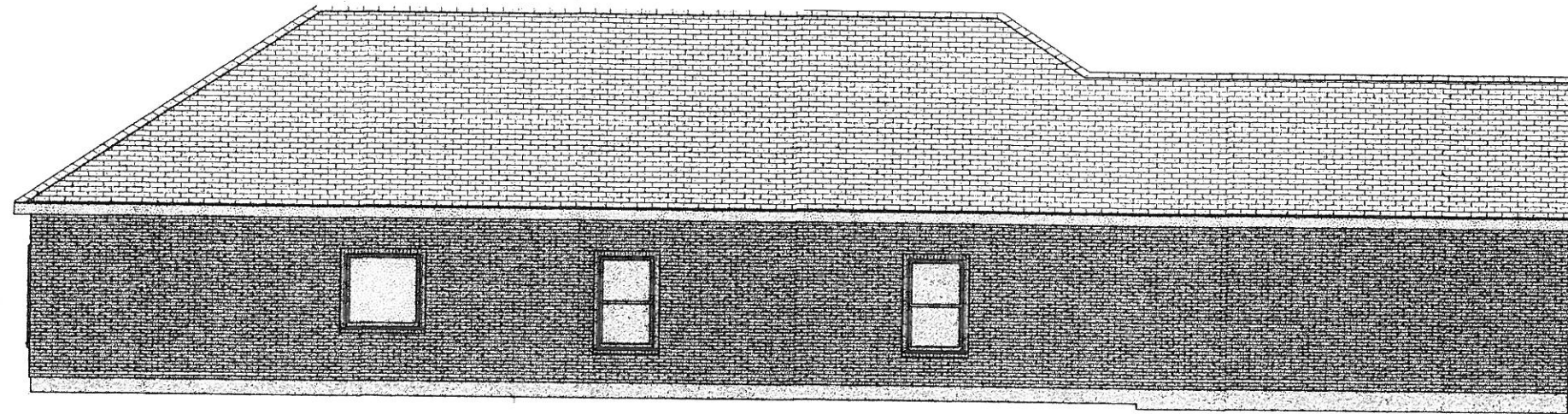


2 FRONT ELEVATION
SCALE: 1/4"=1'

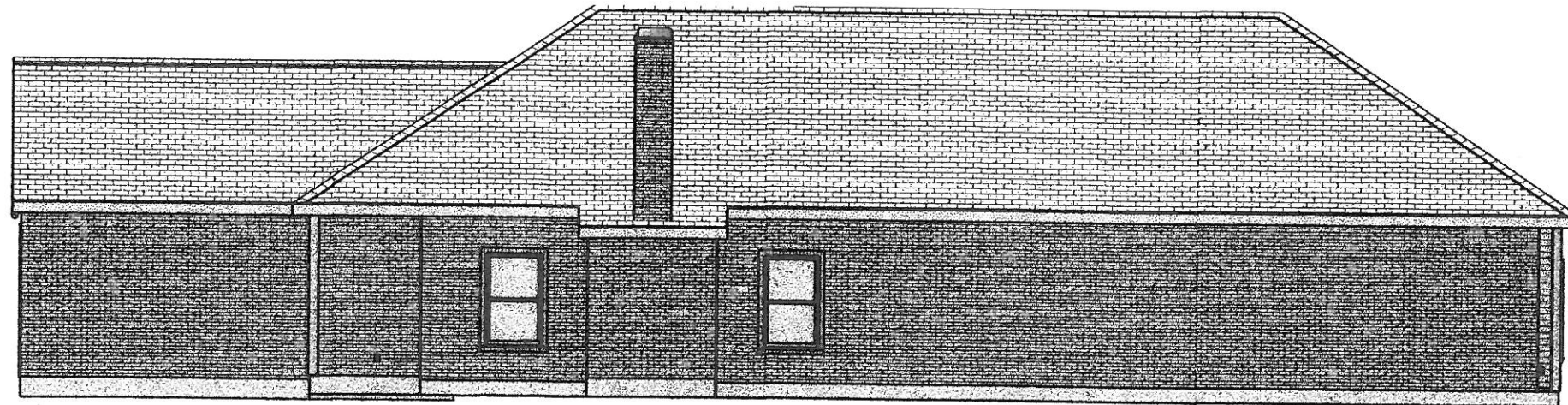


3 REAR ELEVATION
SCALE: 1/4"=1'

NOTE
100% Brick House



4 LEFT ELEVATION
SCALE: 1/4"=1'



5 RIGHT ELEVATION
SCALE: 1/4"=1'

PLANS FOR: 705 Peters Colony St

Rockwall Tx

TITLE:
ROOF PLAN / ELEVATIONS

SHANIRON NEWSON MARK NEWSON
CADAZIGN
3704 CR 2822
ROYSE CITY, TEXAS 75176
481-930-8645

DATE:
5/7/2019

SCALE:
AS SHOWN

SHEET:

A-1

2/21/2020

City of Rockwall

Project Plan Review History



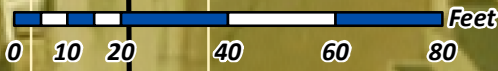
Project Number	Z2020-004	Owner	OSORNIO, JEANNIFFER & NOHEMA ESTRADA	Applied	2/18/2020	AG
Project Name	705 Peters Colony	Applicant	AMBROCIO IBARRA	Approved		
Type	ZONING			Closed		
Subtype	SUP			Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
705 PETERS COLONY	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROBBINS ADDITION	2	A	2	4900-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/18/2020	2/25/2020				
ENGINEERING	Amy Williams	2/18/2020	2/25/2020				
FIRE	Ariana Hargrove	2/18/2020	2/25/2020				
PLANNING	Korey Brooks	2/18/2020	2/25/2020	2/21/2020	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-004; SUP for Residential Infill in an Established Neighborhood						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
<p>I.1 This is a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio for the approval of a Specific Use Permit(SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay(SRO) District, addressed as 705 Peters Colony.</p>						
<p>I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.</p>						
<p>M.3 For reference, include the case number (Z2020-004) in the lower right-hand corner of all pages on future submittals</p>						
<p>I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).</p>						
<p>M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete.</p>						
<p>M.6 Specific Use Permit (SUP).</p>						
<p>1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on March10, 2020.</p>						
<p>I.7 Please note that failure to address all comments provided by staff by5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.</p>						
<p>I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.</p>						



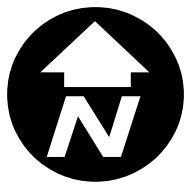
Z2020-004- SUP FOR 705 PETERS COLONY
SPECIFIC USE PERMIT - LOCATION MAP =



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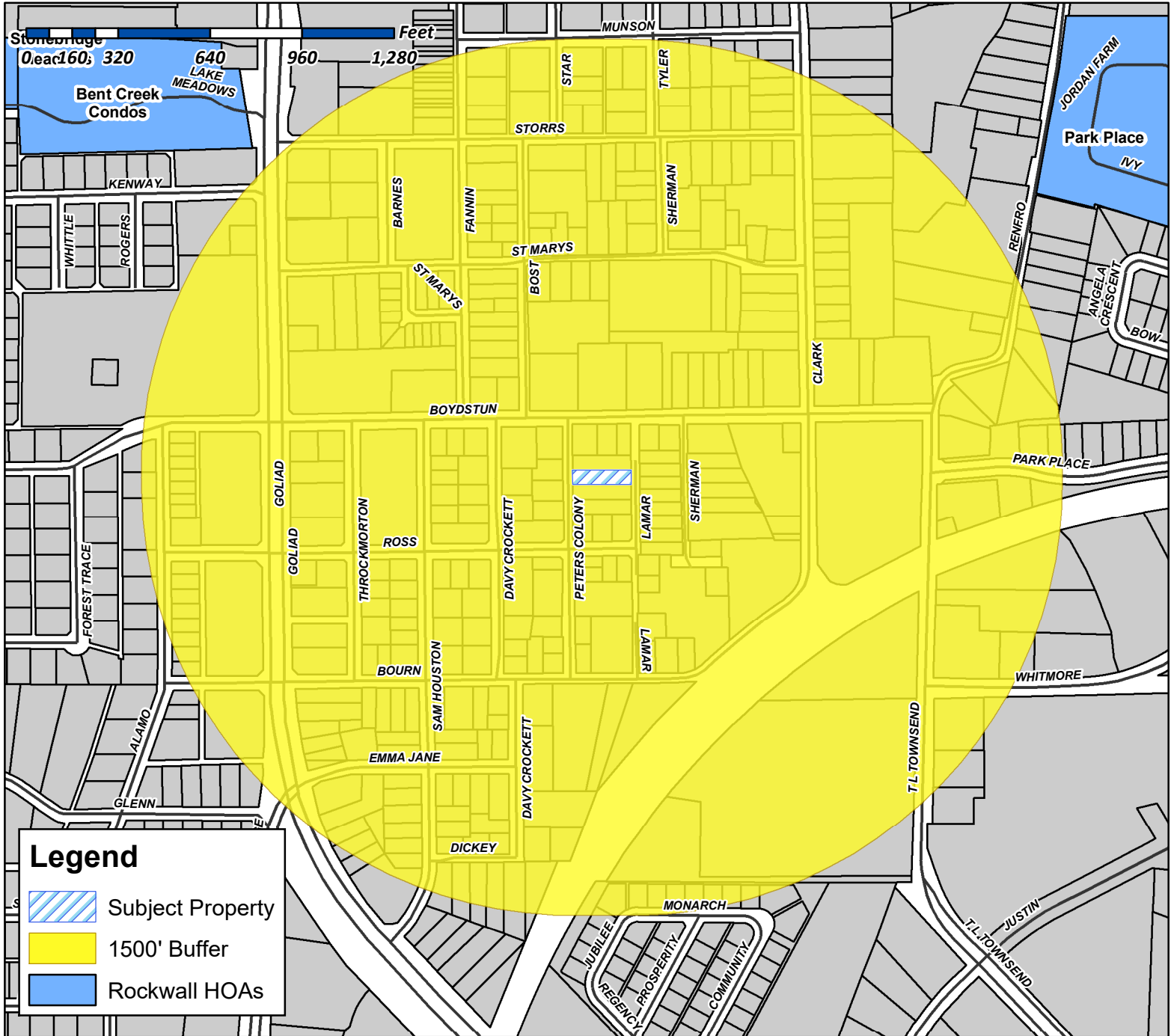
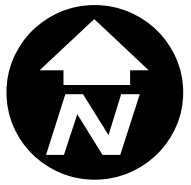




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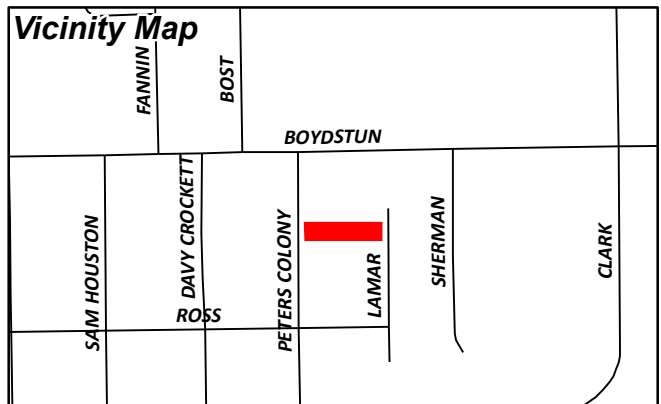
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Legend

- Subject Property
- 1500' Buffer
- Rockwall HOAs

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



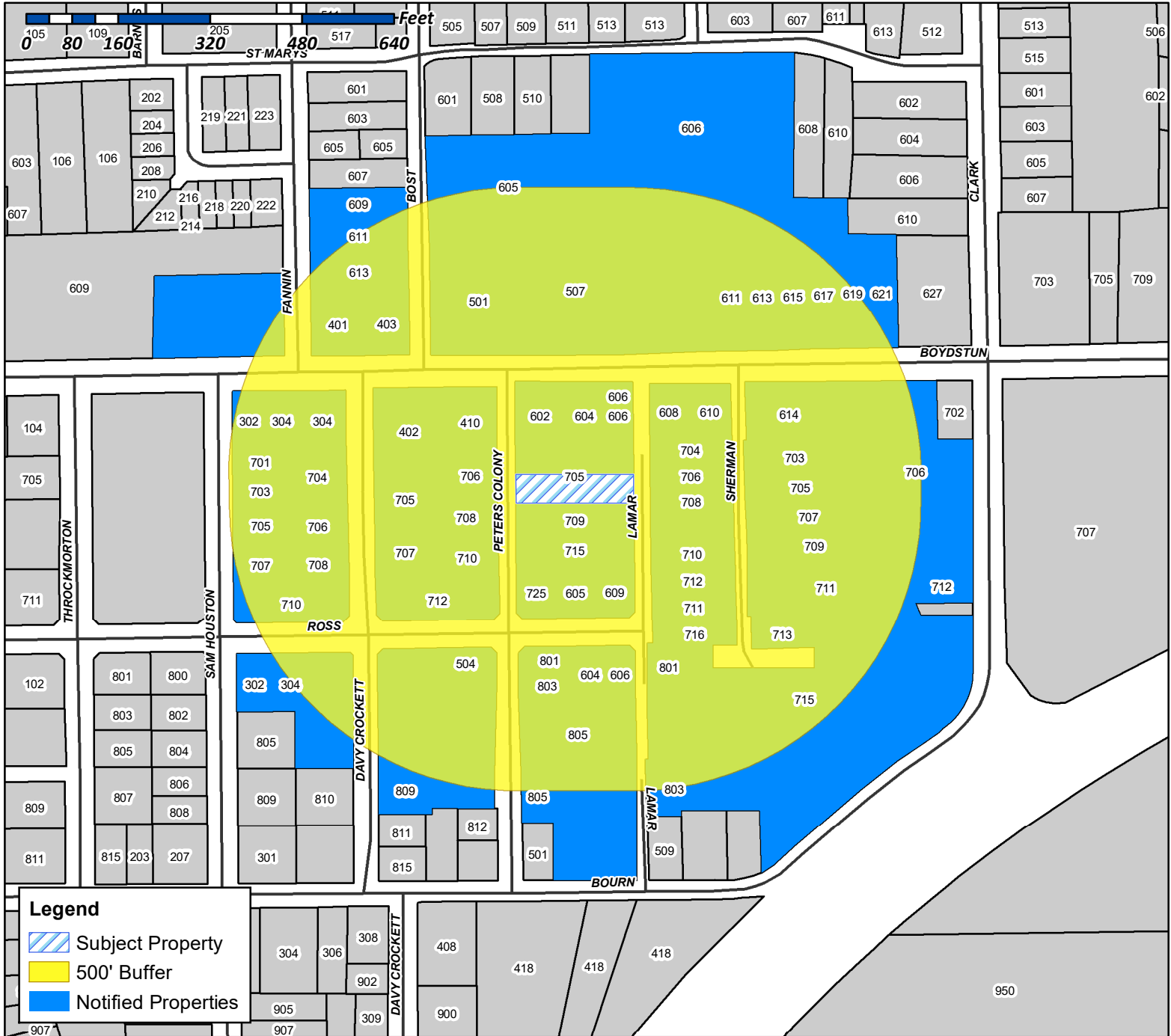
Date Created: 2/19/2020
 For Questions on this Case Call (972) 771-7745



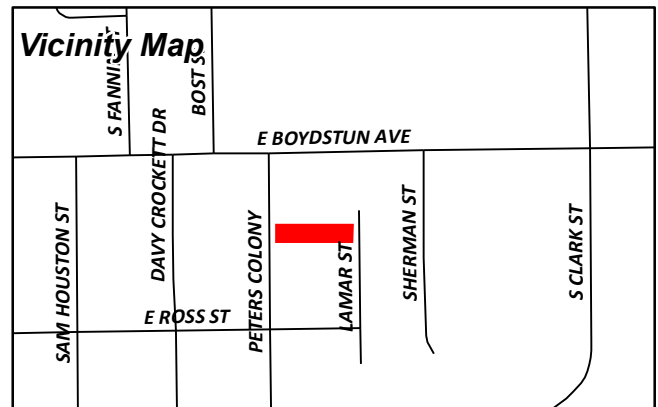
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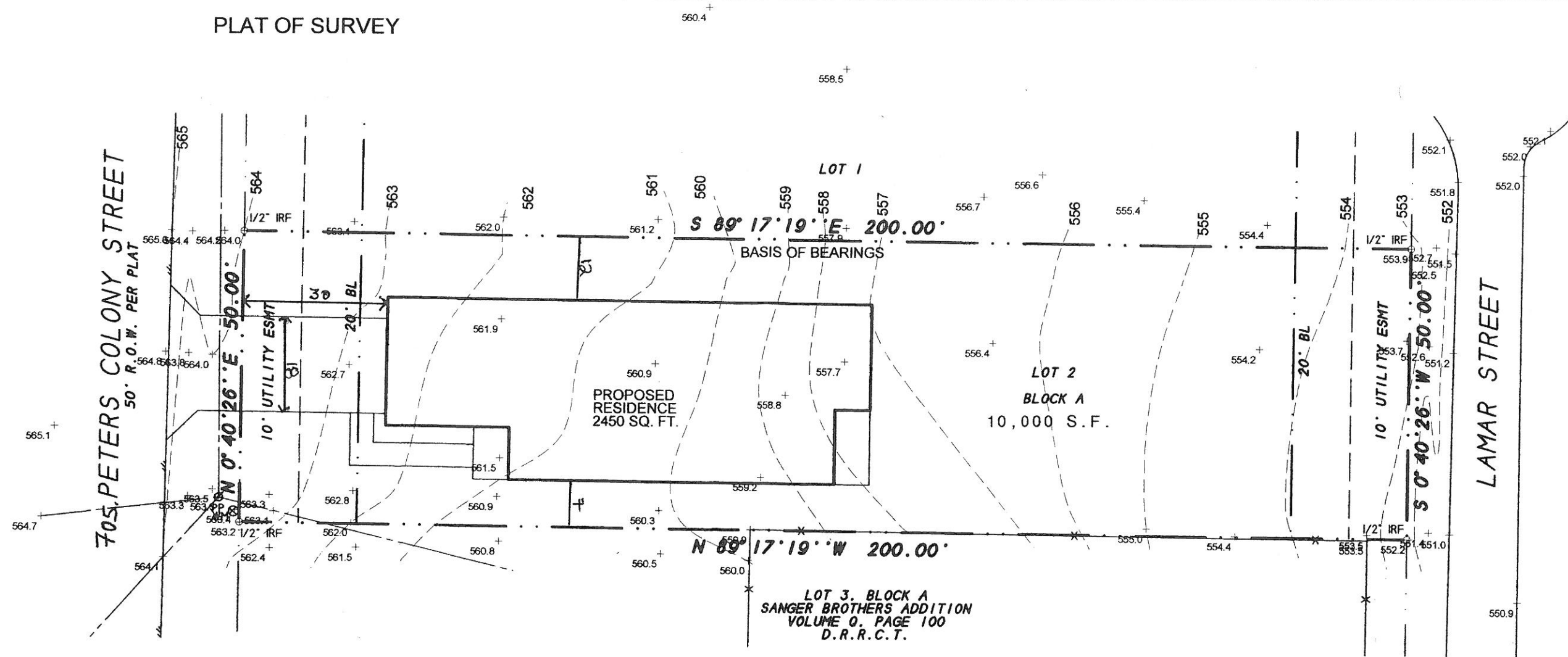


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Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 705 Peters Colony



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

PLAT OF SURVEY



DESCRIPTION

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NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Jeaniffer Osornio and Nohema Estrada at Peters Colony Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 14th day of November, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙	⊗	⊠	⊠	⊠	⊠
TELEVISION CABLE RISER	GAS METER	TEL. PHONE RISER	FH FIRE HYDRANT	PP POWER POLE	
⊠	⊠	⊠	⊠	⊠	⊠
ELEC. METER	ELEC. BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	
—	—	—	—	—	—
FENCE	EASEMENT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

SURVEY DATE NOVEMBER 14, 2019
 SCALE 1" = 20' FILE # 20190047-2
 CLIENT OSORNIO GF # NONE

SURVEY ACCEPTED BY:

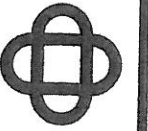
DATE _____

DATE _____

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

PLAT PLAN



ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forsyth, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail erldavis@eldengineering.com

GRADING PLAN
ENGINEERED FOR

KEVIN OSORNIO

PLAN: GRADING

ELD JOB NO: DIF19-1927 & 1530

DRAWN BY: BW

CHECKED BY: ML

BUILDER: KEVIN OSORNIO

ADDITION: N.E. & J.O. ADDITION

ADDRESS: 703 & 705 PETERS COLONY

LOT: 1 & 2 BLOCK: A

CITY: ROCKWALL, TX

SCALE: 1" = 20'

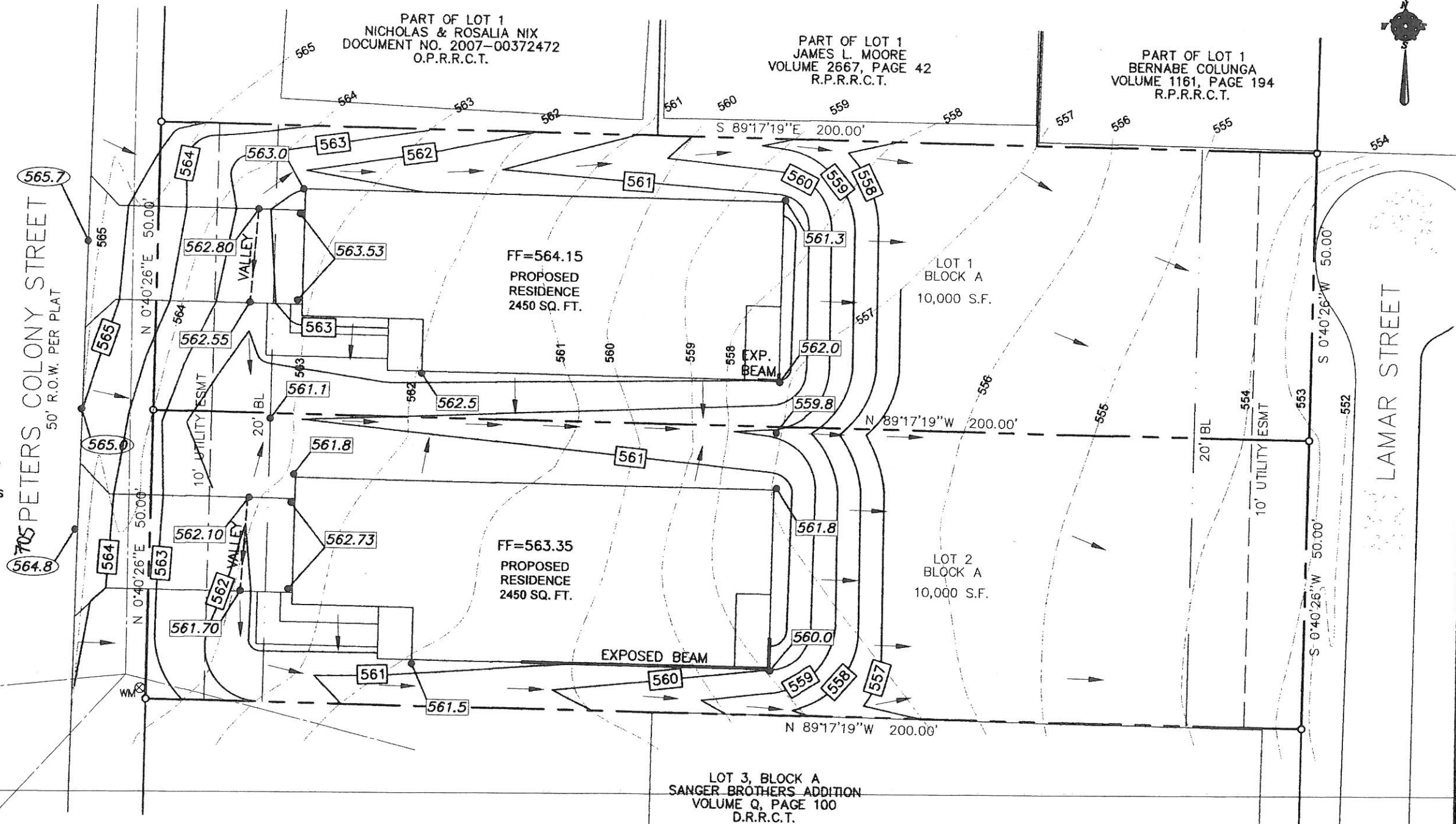
SHEET 01

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
 2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
 3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
 4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
 5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
 6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
CALL: TEXAS ONE CALL @
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION

!!! CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

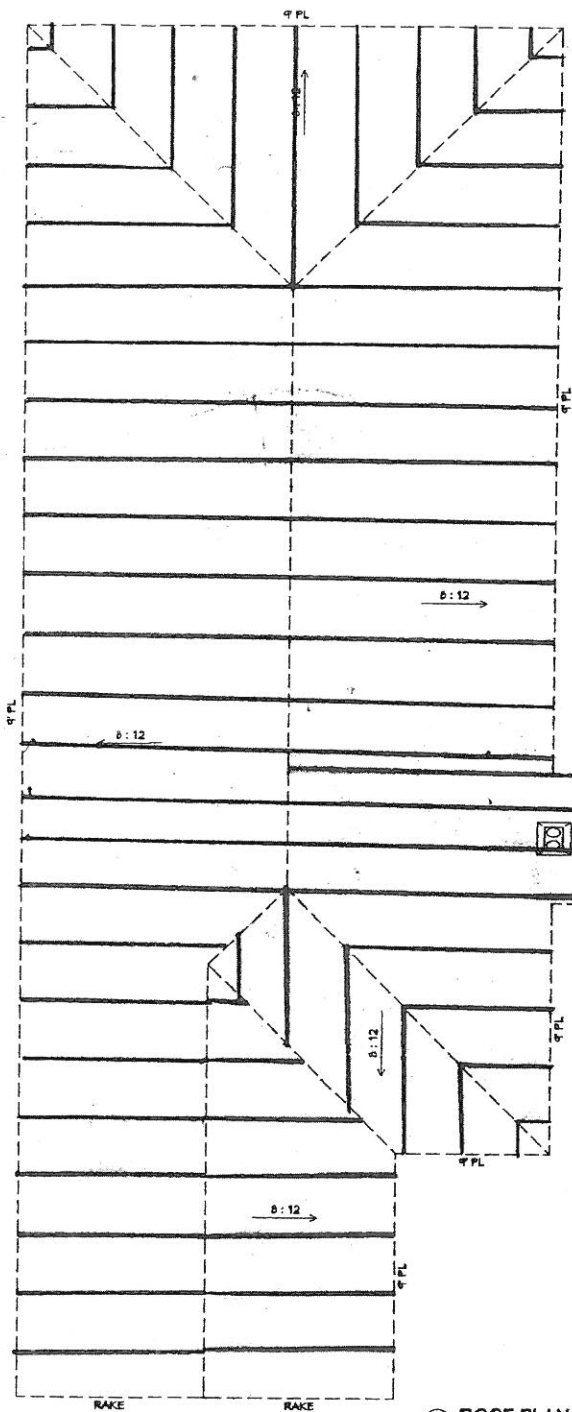


LEGEND

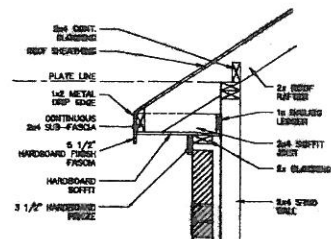
- EASEMENT
- XXX EXISTING SPOT ELEVATION
- XXX PROPOSED SPOT ELEVATION
- PROPERTY LINE
- XXX PROPOSED CONTOURS
- XXX EXISTING CONTOURS
- PROPOSED FLOW DIRECTION
- 12" x 12" AREA DRAIN



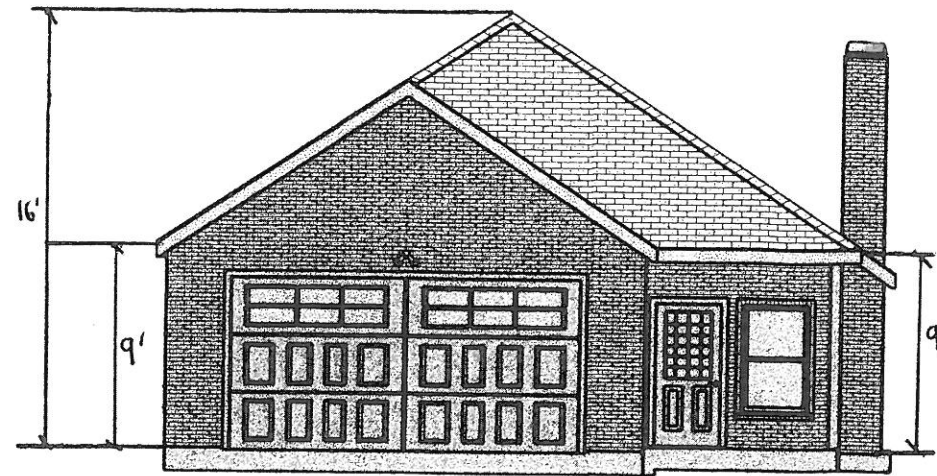
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAHOND, P.E. 92714 ON 1/8/2020



1 ROOF PLAN
SCALE: 3/16"=1'



01 TYP. EAVE @ 8:12 PITCH
HEAD END



2 FRONT ELEVATION
SCALE: 1/4"=1'



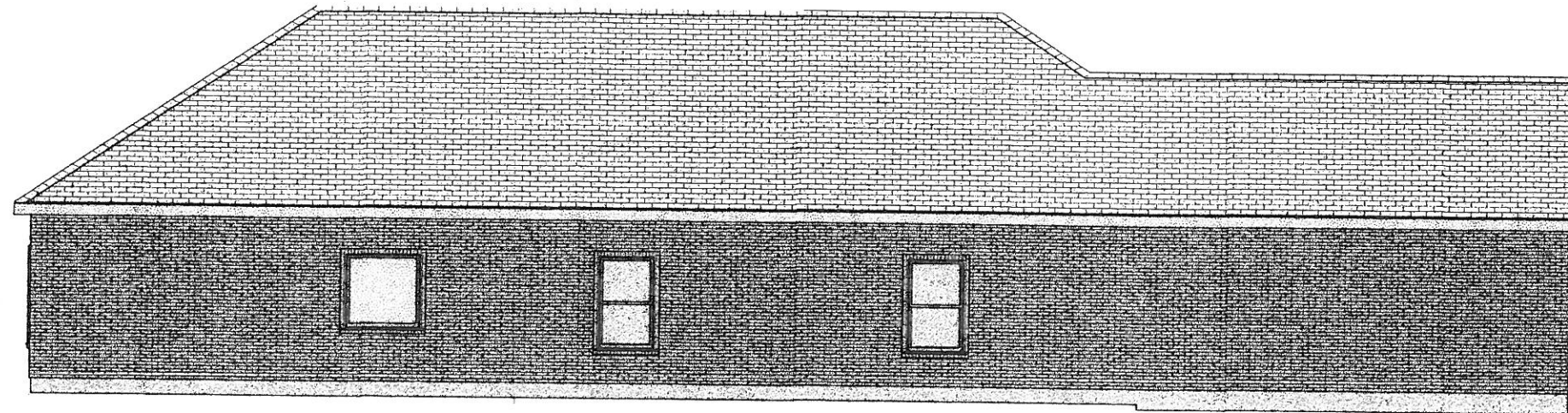
3 REAR ELEVATION
SCALE: 1/4"=1'

NOTE
100% Brick House

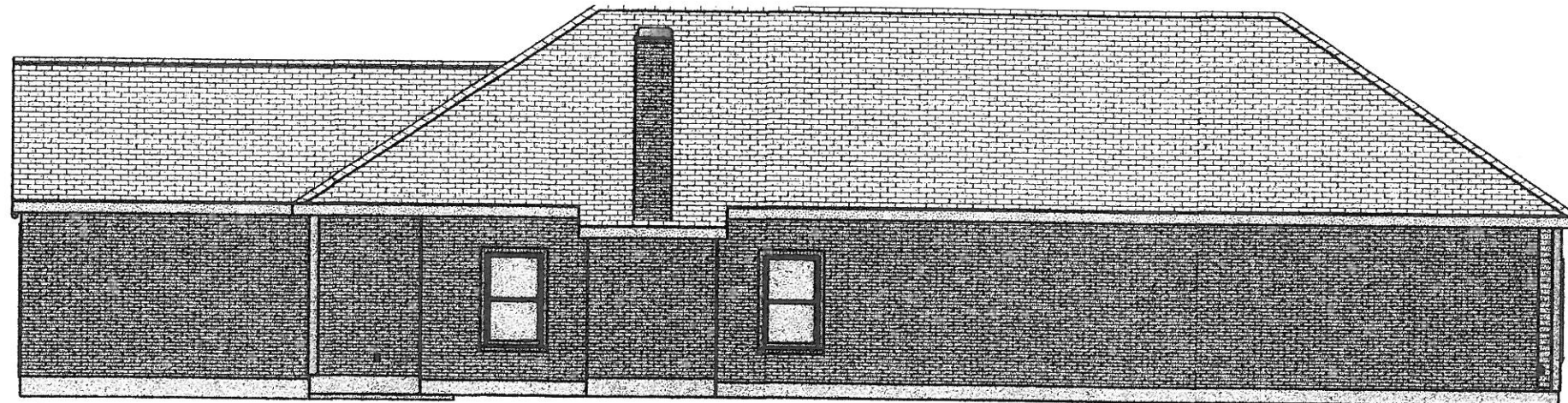
Brick

Brick

Brick



4 LEFT ELEVATION
SCALE: 1/4"=1'



5 RIGHT ELEVATION
SCALE: 1/4"=1'

PLANS FOR: 705 Peters Colony St

Rockwall Tx

TITLE:
ROOF PLAN / ELEVATIONS

SHARON NEMSON MARK NEMSON
CADAZIGN
3704 CR 2822
ROYSE CITY, TEXAS 75176
481-930-8645

DATE:
5/7/2019

SCALE:
AS SHOWN

SHEET:

A-1

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ambrocio Ibarra for the approval of a Specific Use Permit (SUP) to allow *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.11-acre parcel of land being described as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 705 Peters Colony, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 4, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 5, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 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

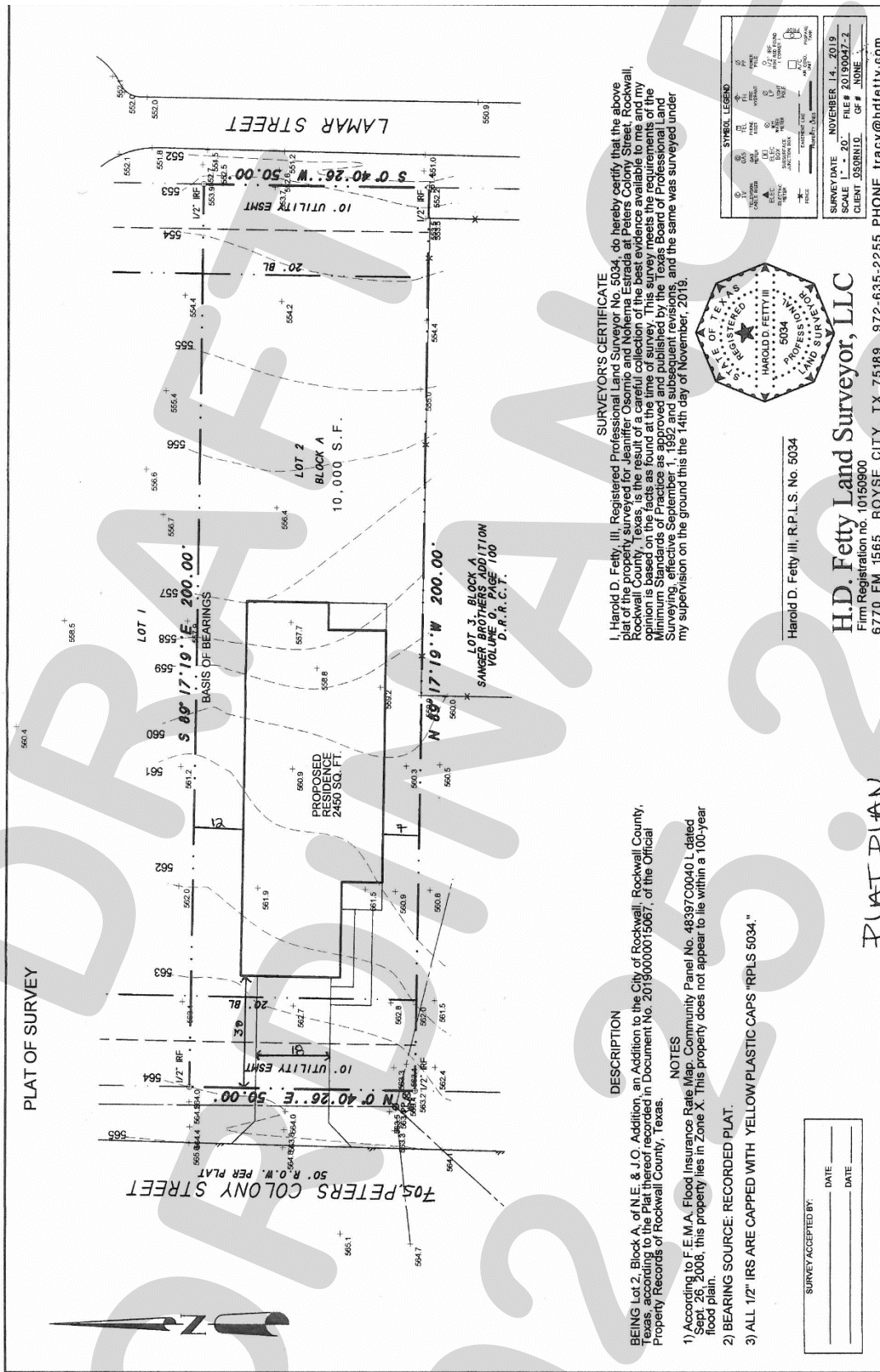
Exhibit 'A'
Zoning Exhibit

Address: 705 Peters Colony

Legal Description: Lot 1, Block A, Sanger Addition



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



SURVEYOR'S CERTIFICATE
 I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Jennifer Osburn and Nancy Edwards at Peters Colony Street, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1995 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 14th day of November, 2019.



Harold D. Fetty III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND
 SURVEY DATE: NOVEMBER 14, 2019
 SCALE: 1" = 20'
 CLIENT: OSORNIO, OF # NONE

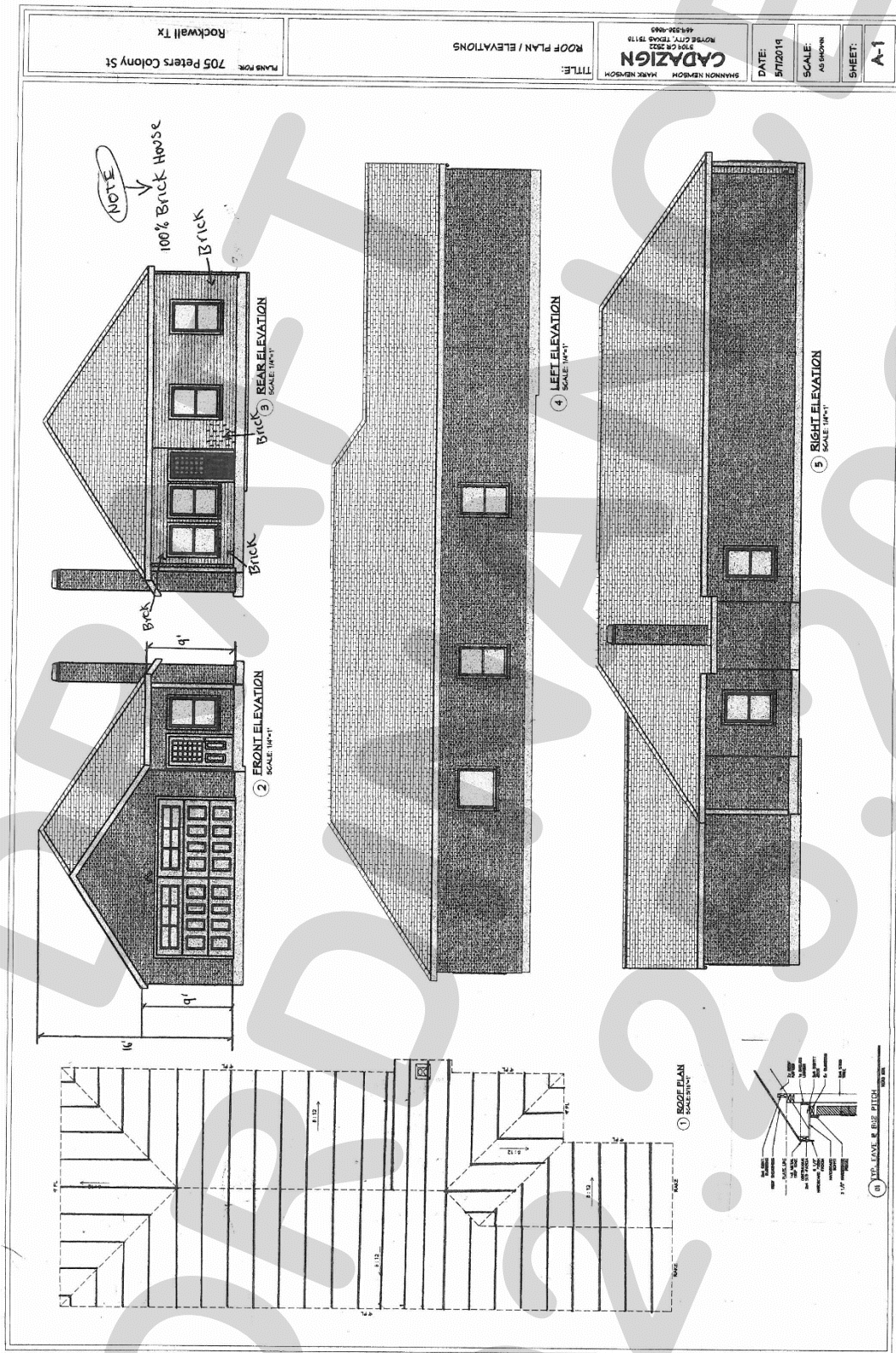
DESCRIPTION
 BEING Lot 2, Block A, of N.E. & J.O. Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document No. 20190000015067, of the Official Property Records of Rockwall County, Texas.

NOTES
 1) According to F.E.I.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 2) BEARING SOURCE: RECORDED PLAT.
 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEY ACCEPTED BY: _____ DATE _____
 _____ DATE _____

PLAT PLAN

**Exhibit 'C':
Building Elevations**





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: Ambricio Ibarra
CASE NUMBER: Z2020-004; *Specific Use Permit (SUP) for a Residential Infill for 705 Peters Colony*

SUMMARY

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

BACKGROUND

The subject property was annexed prior to 1959, is zoned Single-Family 7 (SF-7) District, and is situated within the Southside Residential Neighborhood Overlay (SRO) District. On March 18, 2019, the City Council approved a replat for Lot 1, Block A, N. E. & J. O. Addition subdividing one (1) lot into two (2) lots for the construction of two (2) single-family homes. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of construction a single-family home on Lot 1 (*i.e. 705 Peters Colony*) in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). This request is being made in conjunction with *Case No. Z2020-005*, which is a request for a Specific Use Permit (SUP) for the purpose of constructing a single-family home on Lot 2 (*i.e. 703 Peters Colony*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 705 Peters Colony. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 703 Peters Colony (*i.e. Lot 2, Block A, N. E. & J. O. Addition*), which is currently a vacant lot. North of this are three (3) single-family homes followed by E. Boydston Street, which is designated as a *Minor Collector* on the Master Thoroughfare Plan. Beyond Boydston Street there are several businesses (*i.e. Hello Gorgeous Salon, Children's Relief International, etc.*). These areas are zoned Single-Family 7 (SF-7) District and Planned Development District 42 (PD-42) for Residential-Office (RO) District land uses.

South: Directly south of the subject property there are several single-family homes followed by E. Ross Street, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. Beyond this, there are several single-family homes that are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Lamar Street, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. This street is followed by two (2) single-family homes. Beyond this is Sherman Street, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan, and beyond this are two (2) single-family homes. All of these areas are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Peters Colony, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan. This street is followed by several single-family homes. Beyond this, is Davy Crockett Street, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan. All of these areas are zoned Single-Family 7 (SF-7) District.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Sanger Addition, which has been in existence since before 1959 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Peters Colony Between Boydston Street and E. Ross Street	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located in the mid-block face towards Peters Colony and have a front-facing garages. The homes at the north end of Peters Colony which face E. Boydston Avenue.	The front elevation of the home will face on to Peters Colony Street.
Year Built	1957-2005	N/A
Building SF on Property	823 SF – 1,375 SF	2,450 SF
Building Architecture	Various	<i>Comparable Architecture to the Homes Built in 2005</i>
Building Setbacks:		
Front	20-Feet	20-Feet (House Setback 30-Feet)
Side	The side yard setbacks appear to be between five (5) and six (6) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-Feet
Building Materials	Wood, Masonite, and Cementitious Lap Siding and Brick	100% Brick
Paint and Color	White, Green, Blue, and Tan	Red with White Trim
Roofs	Composite Shingles	Composite Shingle
Driveways	The majority of the homes have front entry garages with two (2) of the homes having carports instead of garages.	Front entry Garage with front façade of the home being recessed 20-feet behind the garage door.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage 20-feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Southside Residential Neighborhood Overlay (SRO) District in the past and that the two (2) properties south of the subject property are configured in the same configuration. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District

as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Peters Colony and the proposed building elevations in the attached packet. The approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the existing subdivision.

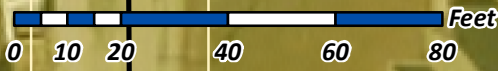
NOTIFICATIONS

On February 25, 2020, staff notified 121 property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the Subject Property shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



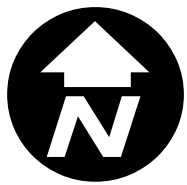
Z2020-004- SUP FOR 705 PETERS COLONY
SPECIFIC USE PERMIT - LOCATION MAP =



City of Rockwall

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

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

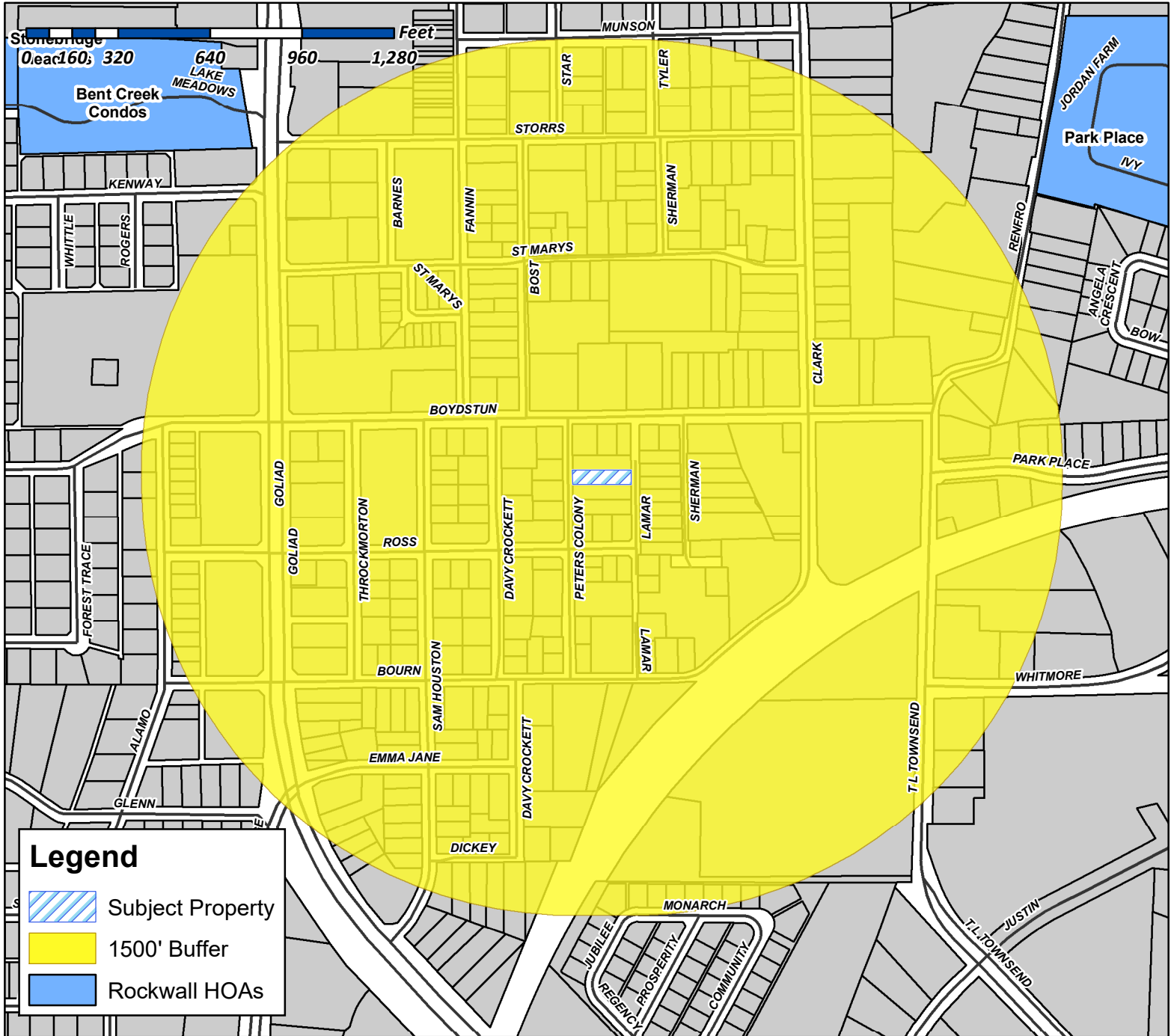




City of Rockwall

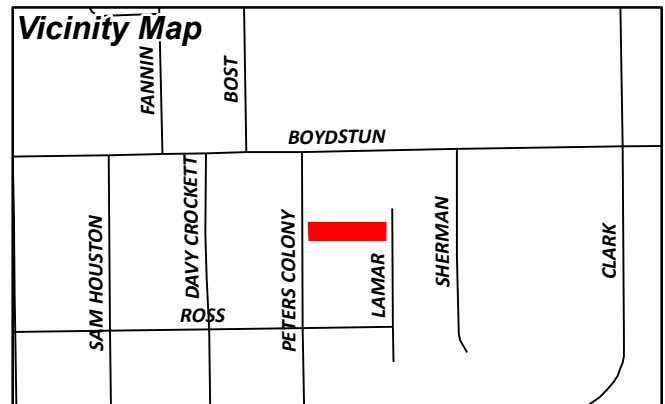
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-004
Case Name: SUP for 705 Peters Colony
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 705 Peters Colony

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

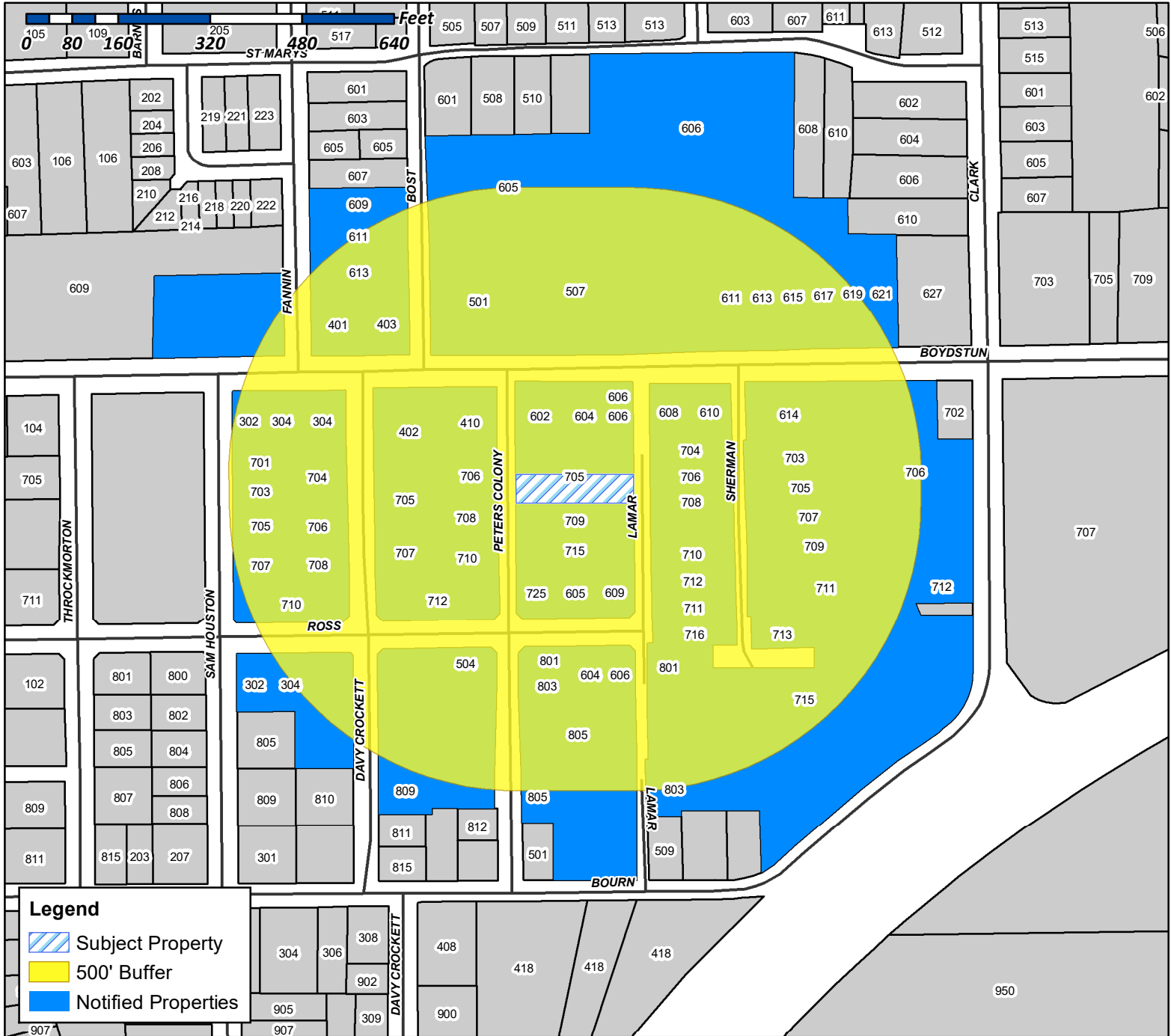




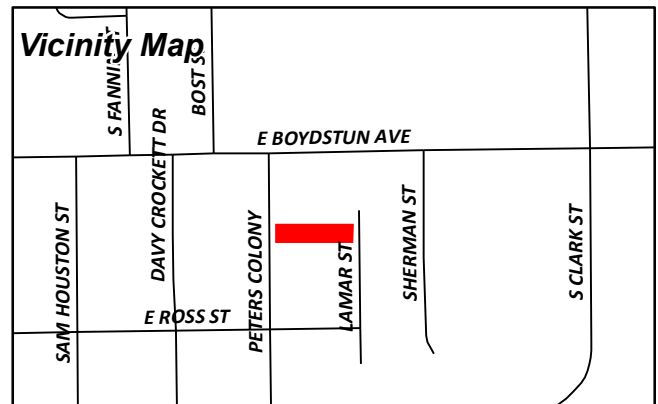
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(W): www.rockwall.com

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



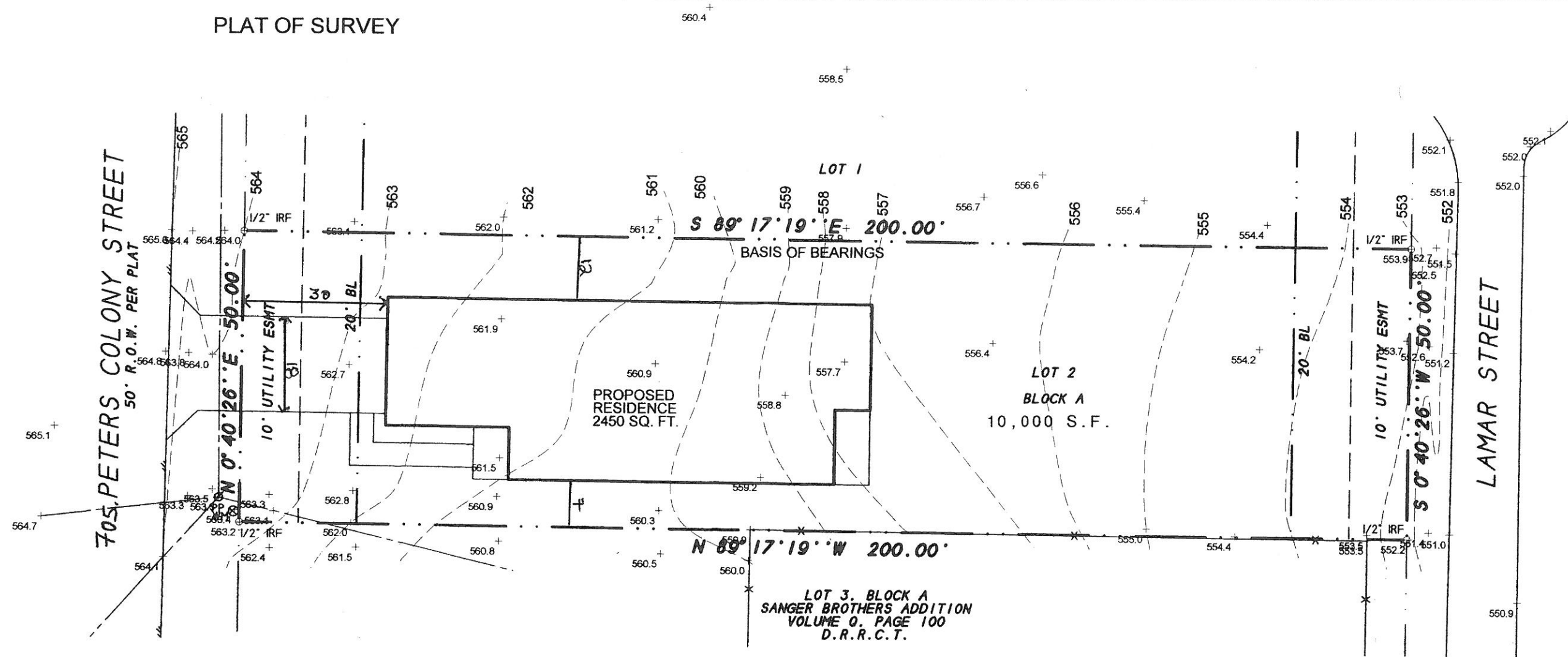
Case Number: Z2020-004
Case Name: SUP for 705 Peters Colony
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 705 Peters Colony



Date Created: 2/19/2020

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

PLAT OF SURVEY



DESCRIPTION

BEING Lot 2, Block A, of N.E. & J.O. Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document No. 20190000015067, of the Official Property Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Jeaniffer Osornio and Nohema Estrada at Peters Colony Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 14th day of November, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙	⊗	⊠	⊕	⊖	⊚
TELEVISION CABLE RISER	GAS METER	TEL. PHONE RISER	FIRE HYDRANT	PP POWER POLE	
⊠	⊠	⊠	⊠	⊠	⊠
ELEC. METER	ELEC. BOX SUBSURFACE JUNCTION BOX	WM. WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	
—	—	—	—	—	—
FENCE	EASEMENT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

SURVEY DATE NOVEMBER 14, 2019
 SCALE 1" = 20' FILE # 20190047-2
 CLIENT OSORNIO GF # NONE

SURVEY ACCEPTED BY:

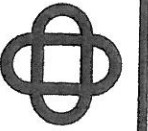
DATE _____

DATE _____

PLAT PLAN

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



ERIC L. DAVIS ENGINEERING, INC.
 F-3987
 120 EAST MAIN STREET
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ercdavis@eldengineering.com

GRADING PLAN
 ENGINEERED FOR
KEVIN OSORNIO

PLAN: GRADING
 ELD JOB NO: DIF19-1927 & 1530
 ADDITION: N.E. & J.O. ADDITION
 ADDRESS: 703 & 705 PETERS COLONY
 LOT: 1 & 2 BLOCK: A
 CITY: ROCKWALL, TX
 BUILDER: KEVIN OSORNIO
 DRAWN BY: BW
 CHECKED BY: ML

SCALE: 1" = 20'

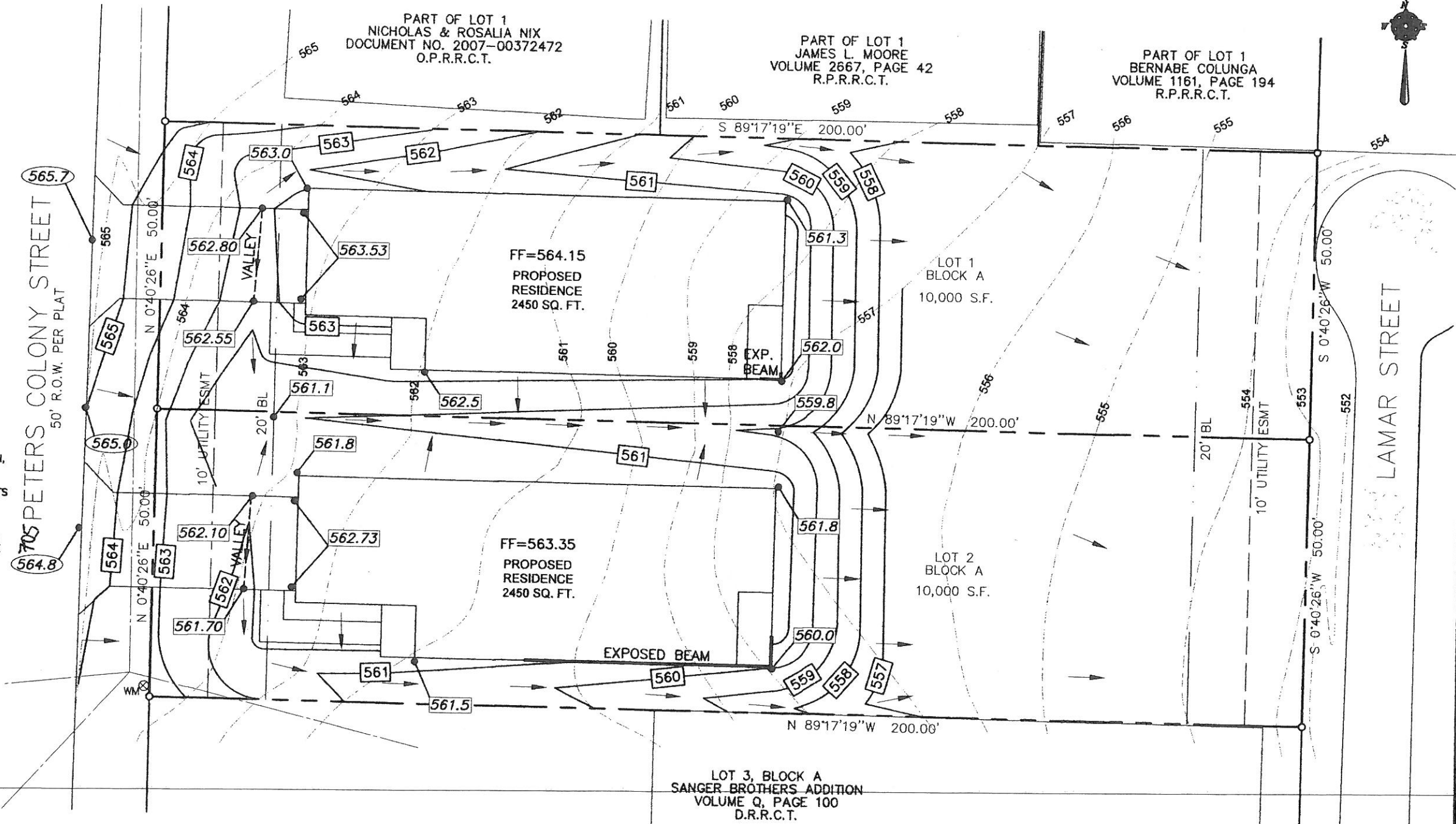
SHEET 01

- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
 2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
 3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
 4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
 5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
 6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
 CALL: TEXAS ONE CALL @
 1-800-245-4545
 48 HRS PRIOR TO CONSTRUCTION

!!! CAUTION !!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

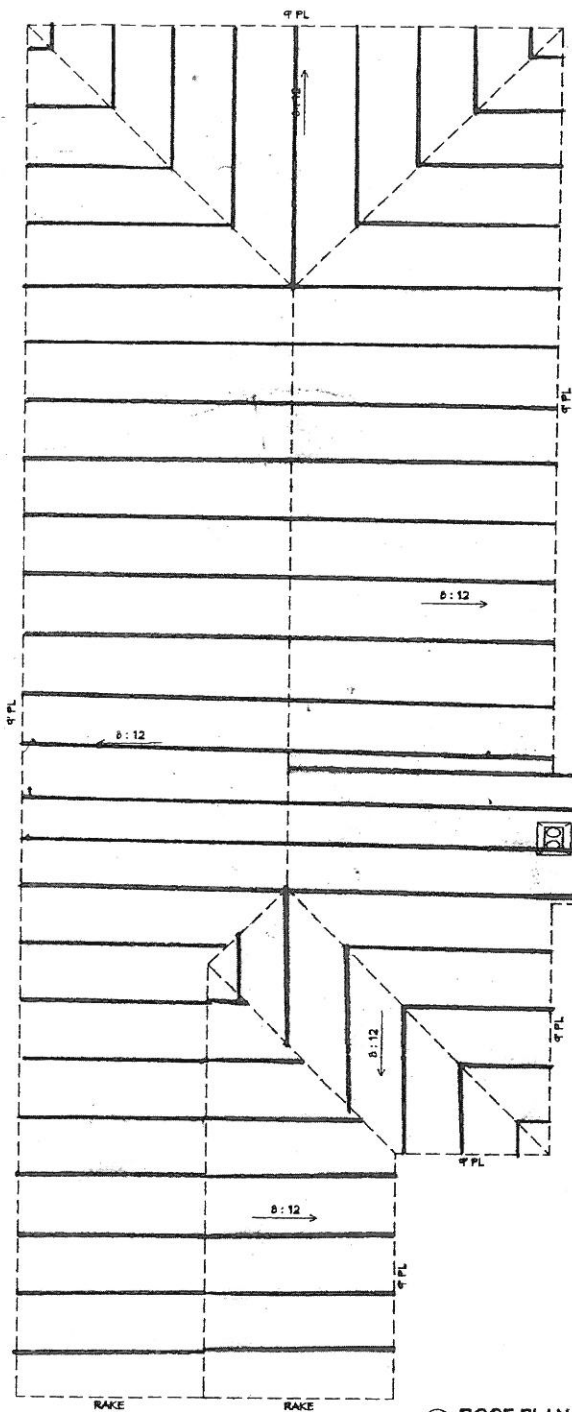


LEGEND

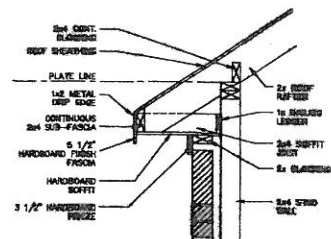
- EASEMENT
- XXX EXISTING SPOT ELEVATION
- XXX PROPOSED SPOT ELEVATION
- PROPERTY LINE
- XXX PROPOSED CONTOURS
- XXX EXISTING CONTOURS
- PROPOSED FLOW DIRECTION
- 12" x 12" AREA DRAIN



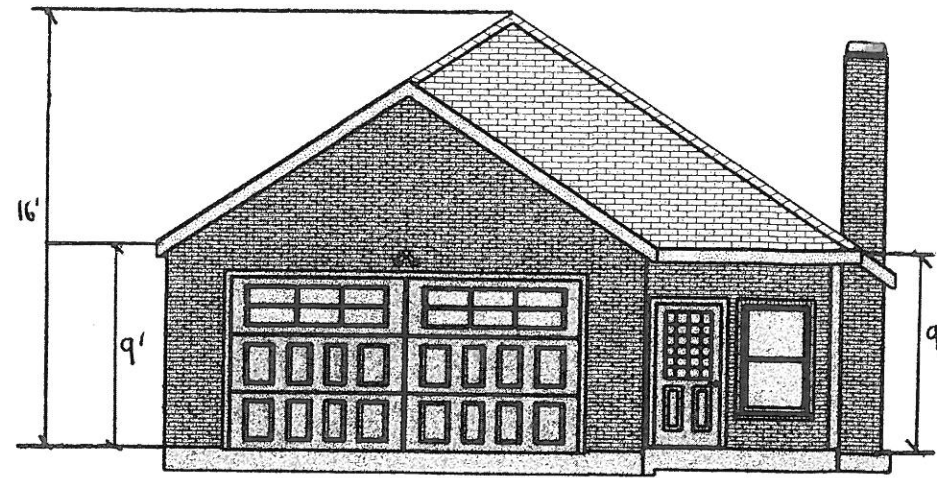
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAHOND, P.E. 92714 ON 1/8/2020



1 ROOF PLAN
SCALE: 3/16"=1'



01 TYP. EAVE @ 8:12 PITCH
HEAD END

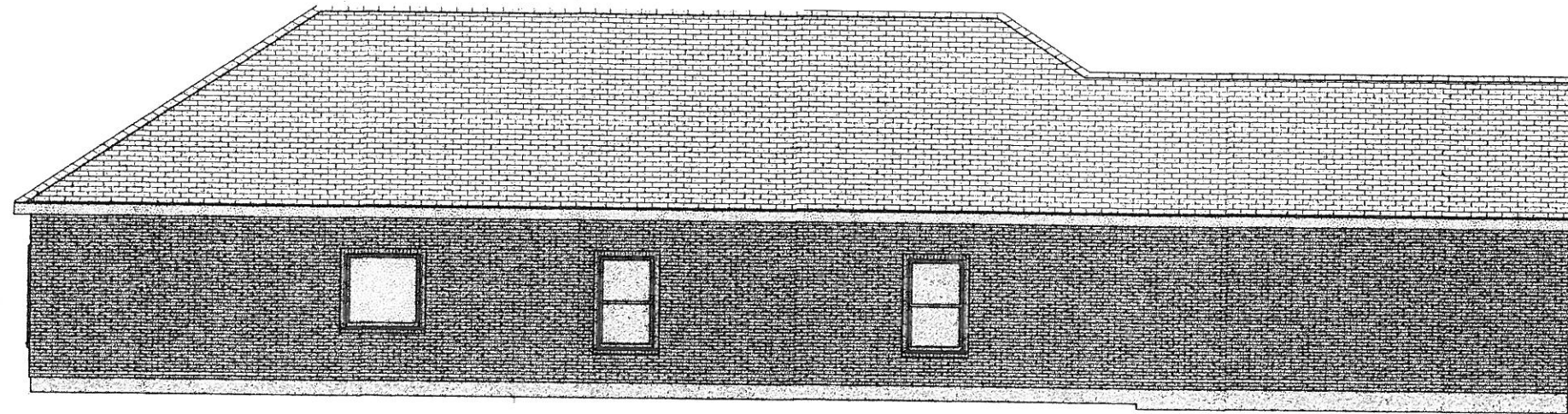


2 FRONT ELEVATION
SCALE: 1/4"=1'

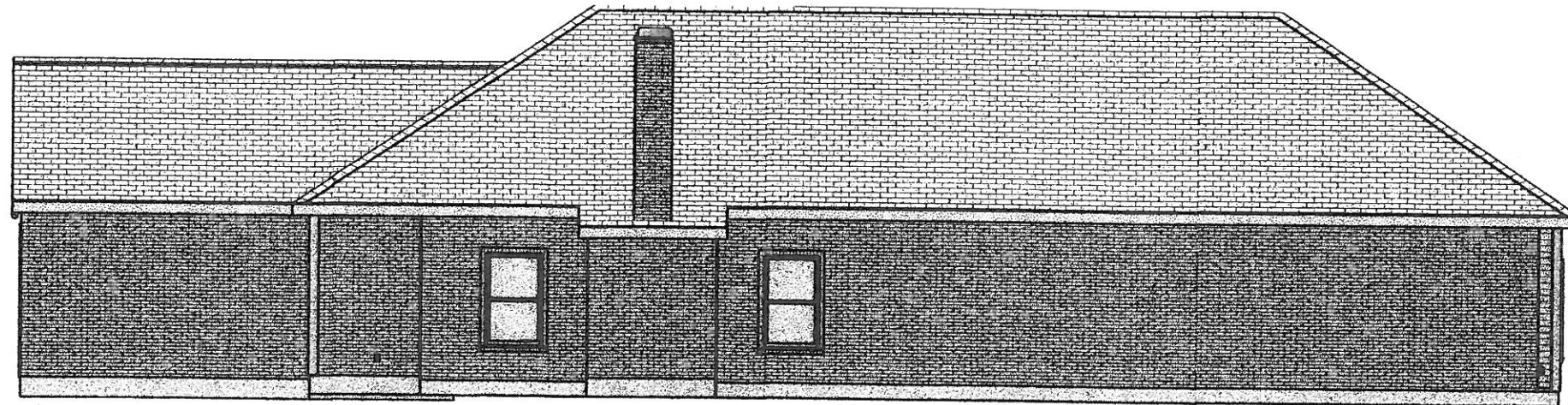


3 REAR ELEVATION
SCALE: 1/4"=1'

NOTE
100% Brick House



4 LEFT ELEVATION
SCALE: 1/4"=1'



5 RIGHT ELEVATION
SCALE: 1/4"=1'

PLANS FOR: 705 Peters Colony St

Rockwall Tx

TITLE:
ROOF PLAN / ELEVATIONS

SHARON NEMSON MARK NEMSON
CADAZIGN
3704 CR 2822
ROYSE CITY, TEXAS 75176
481-930-8645

DATE:
5/7/2019

SCALE:
AS SHOWN

SHEET:

A-1

410 Boydston Street
Write a description for your map.

Legend



602 Boydston Street
Write a description for your map.

Legend



706 Peters Colony
Write a description for your map.

Legend



708 Peters Colony
Write a description for your map.

Legend



709 Peters Colony
Write a description for your map.

Legend



710 Peters Colony
Write a description for your map.

Legend





725 Peters Colony

Write a description for your map.

Legend



Google Earth

© 2023 Google

6.87 ft

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ambrocio Ibarra for the approval of a Specific Use Permit (SUP) to allow *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.11-acre parcel of land being described as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 705 Peters Colony, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 4, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 5, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 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

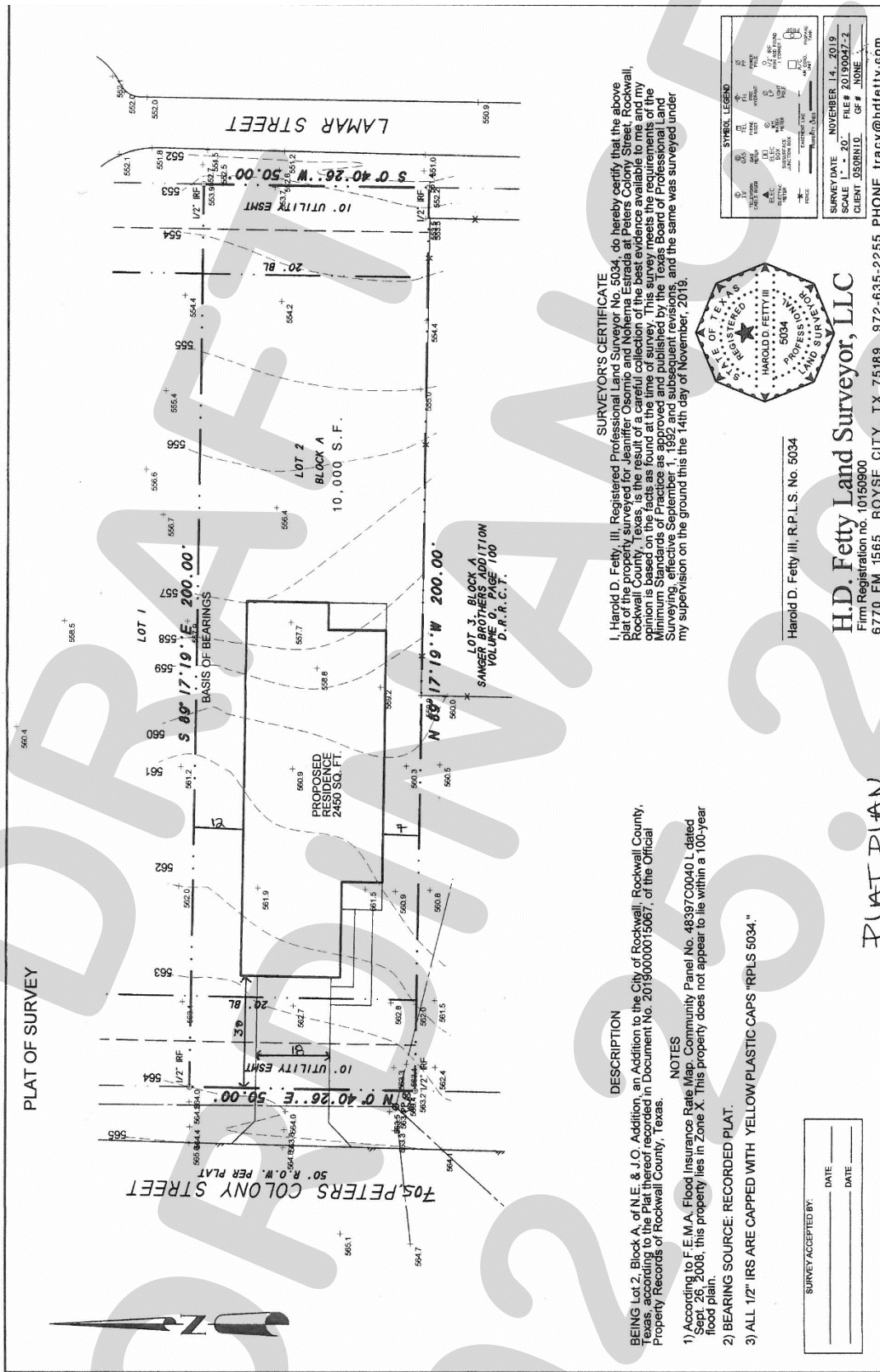
Exhibit 'A'
Zoning Exhibit

Address: 705 Peters Colony

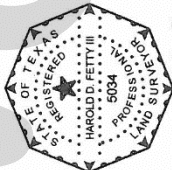
Legal Description: Lot 1, Block A, Sanger Addition



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



SURVEYOR'S CERTIFICATE
 I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Jennifer Osburn and Nancy Edwards at Peters Colony Street, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1995 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 14th day of November, 2019.



Harold D. Fetty III, R.P.L.S. No. 5034

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND
 SURVEY DATE: NOVEMBER 14, 2019
 SCALE: 1" = 20'
 CLIENT: OSORNIO, OF # NONE

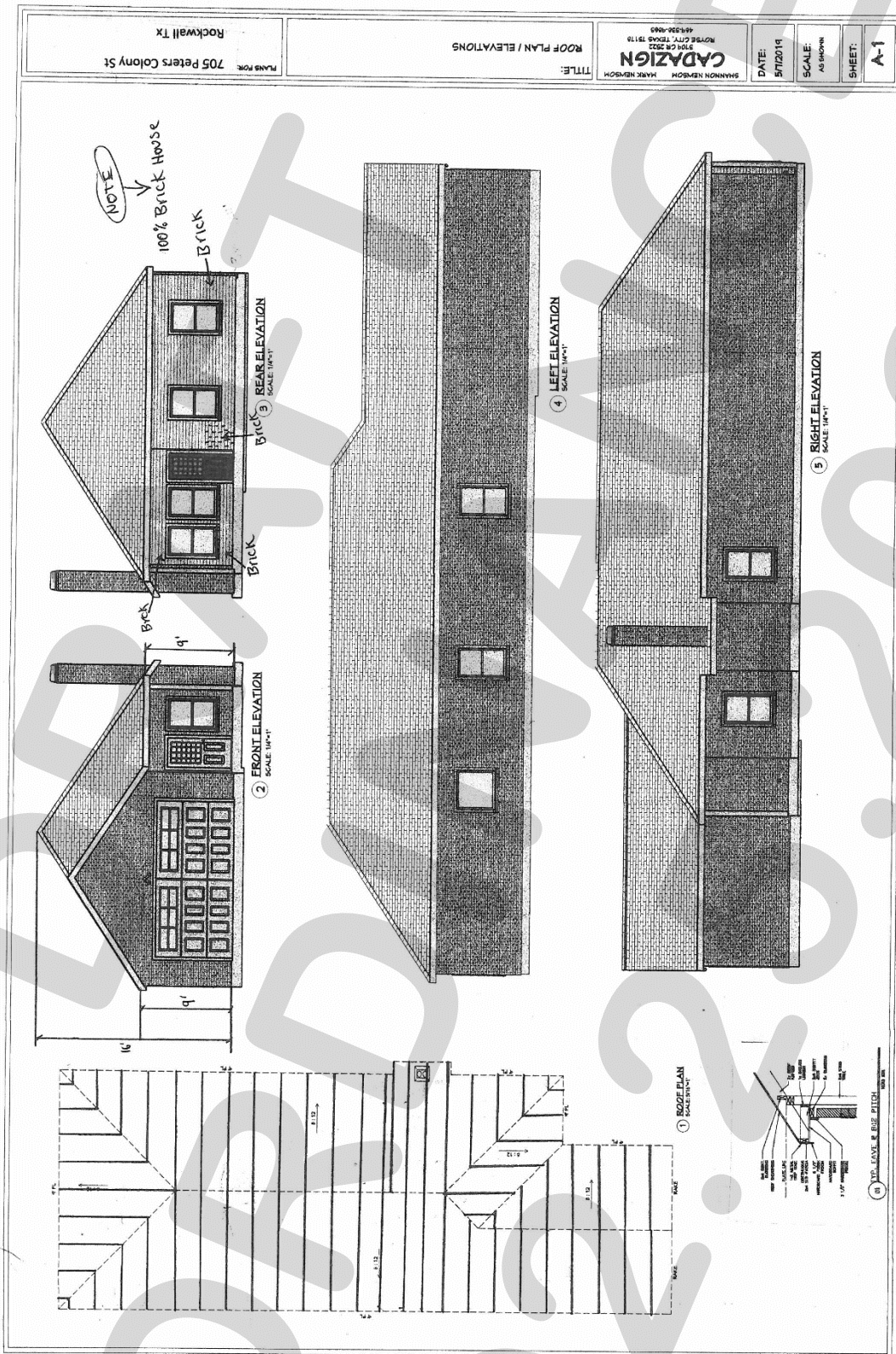
DESCRIPTION
 BEING Lot 2, Block A, of N.E. & J.O. Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document No. 20190000015067, of the Official Property Records of Rockwall County, Texas.

NOTES
 1) According to F.E.I.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 2) BEARING SOURCE: RECORDED PLAT.
 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEY ACCEPTED BY: _____ DATE _____
 _____ DATE _____

PLAT PLAN

Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 20-07

SPECIFIC USE PERMIT NO. S-213

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ambrocio Ibarra for the approval of a Specific Use Permit (SUP) to allow *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.11-acre parcel of land being described as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 705 Peters Colony, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 4, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 5, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

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

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

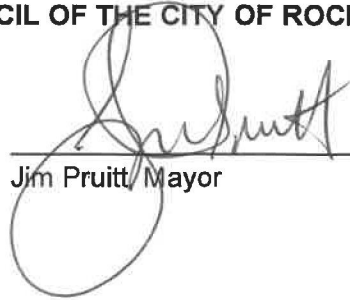
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 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: 705 Peters Colony

Legal Description: Lot 1, Block A, Sanger Addition



Exhibit 'C':
Building Elevations

