



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-018 P&Z DATE 05/26/20 CC DATE 06/09/20 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 # _____
<b>NOTES:</b> _____	
_____	
_____	
_____	
_____	
_____	
<b>ZONING MAP UPDATED</b> _____	



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22020-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**Platting Application Fees:**

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

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

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

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

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

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

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

**Zoning Application Fees:**

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

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

PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

**Other Application Fees:**

Tree Removal (\$75.00)

Variance Request (\$100.00)

**Notes:**

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address 1055 DALTON ROAD, ROCKWALL, TX 75087

Subdivision HODGDON ADDITION Lot 1 Block A

General Location DALTON ROAD APPROX 1/2 MILE WEST OF TH HWY 205

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

Current Zoning SINGLE FAMILY RESIDENTIAL current Use VACANT

Proposed Zoning SINGLE FAMILY RESIDENTIAL Proposed Use SINGLE FAMILY HOME

Acreage 3.03 Lots [Current] 1 Lots [Proposed] 1

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

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

Owner REX & BEVERLY FITHIAN  Applicant

Contact Person REX FITHIAN Contact Person

Address 653 MISSION DRIVE Address

City, State & Zip ROCKWALL, TX 75087 City, State & Zip

Phone 214 215 2030 Phone

E-Mail rex@dpcservices.net E-Mail

### NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of May, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of May, 2020.

Owner's Signature

*[Handwritten Signature]*  
Beverly Fithian

Notary Public in and for the State of Texas

*[Handwritten Signature]*  
Theresa L Moss



My Commission Expires 12-08-2020



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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: 5/14/2020

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, 05/21/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 5/21/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 5/26/2020 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: Z2020-018**  
**Project Name: SUP for 1055 Dalton Road**  
**Project Type: ZONING**  
**Applicant Name: [APPLICANT]**  
**Owner Name: REX FITHIAN**  
**Project Description:**



# RECEIPT

Project Number: Z2020-018  
Job Address: 1055 DALTON RD  
ROCKWALL, TX 75087

Receipt Number: B89345

Printed: 5/15/2020 3:02 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$245.45

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**Total Fees Paid:**

**\$245.45**

Date Paid: 5/15/2020 12:00:00AM

Paid By: REX FITHIAN

Pay Method: CHECK 101

Received By: AG

# 2020 Notice of Appraised Value

**ROCKWALL CENTRAL APPRAISAL DISTRICT**  
**841 JUSTIN ROAD**  
**ROCKWALL, TX 75087**  
 Phone: 972-771-2034 Fax: 972-771-6871

Property ID: 94334  
 Ownership %: 100.00  
 GEO ID: S3984-000A-0001-00-0R  
 Legal: HODGDON ADDITION, BLOCK A, LOT 1  
 Legal Acres:  
 Situs: DALTON RD ROCKWALL, TX 75087  
 Owner ID: 1097351  
 EFile PIN: zjVtAduMEgBS

DATE OF NOTICE: April 15, 2020

19121 1 AV 0.389\*\*\*\*\*AUTO\*\*S-DIGIT 75087 EDGS 2 FT 96

Property ID: 94334 - S3984-000A-0001-00-0R  
 FITHIAM BEVERLY AND REX  
 653 MISSION DR  
 ROCKWALL TX 75087-8404



Dear Property Owner,  
 We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2019		Proposed - 2020			
Improvements (Structures / Buildings, etc.) Market Value			0		0			
Market Value of Non Ag/Timber Land			157,560		262,700			
Market Value of Ag/Timber Land			0		0			
Market Value of Personal Property/Minerals			0		0			
Total Market Value			157,560		262,700			
Productivity Value of Ag/Timber Land			0		0			
Appraised Value			157,560		262,700			
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		0			
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65-Over 65)								
2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	Freeze Year and Tax Ceiling
0	157,560	CITY OF ROCKWALL	262,700	0	262,700	0.387900	1,019.02	
0	157,560	ROCKWALL COUNTY	262,700	0	262,700	0.325000	853.78	
0	157,560	ROCKWALL ISD	262,700	0	262,700	1.350000	3,546.45	

**DO NOT PAY FROM THIS NOTICE** Total Estimated Tax: \$5,419.25

**"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

\*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

\*\* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling. Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

THIS IS NOT A BILL

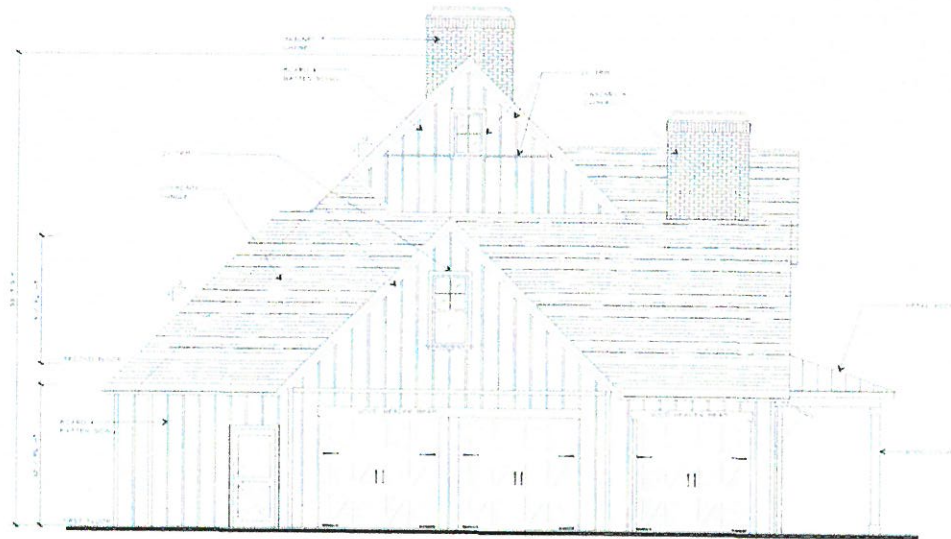
**Deadline for filing a protest: May 15, 2020**  
**Location of Hearings: 841 JUSTIN ROAD, ROCKWALL, TX 75087**  
**ARB will begin hearings: May 18, 2020**

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice. If you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

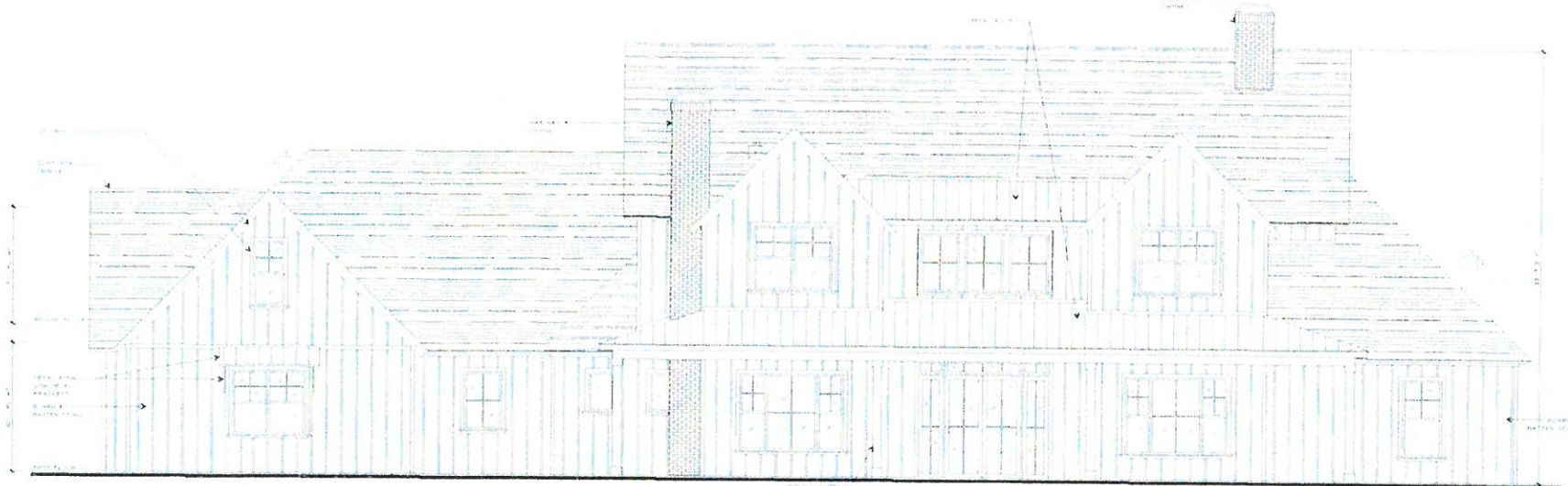
If you have any questions or need more information, please contact the appraisal district office at 972-771-2034 or at the address shown above.

Sincerely,  
 Chief Appraiser





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



01 NORTH ELEVATION  
SCALE 1/4"=1'-0"

ISSUE LOG

DATE	DESCRIPTION	BY

REVISION LOG

DATE	DESCRIPTION	BY

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

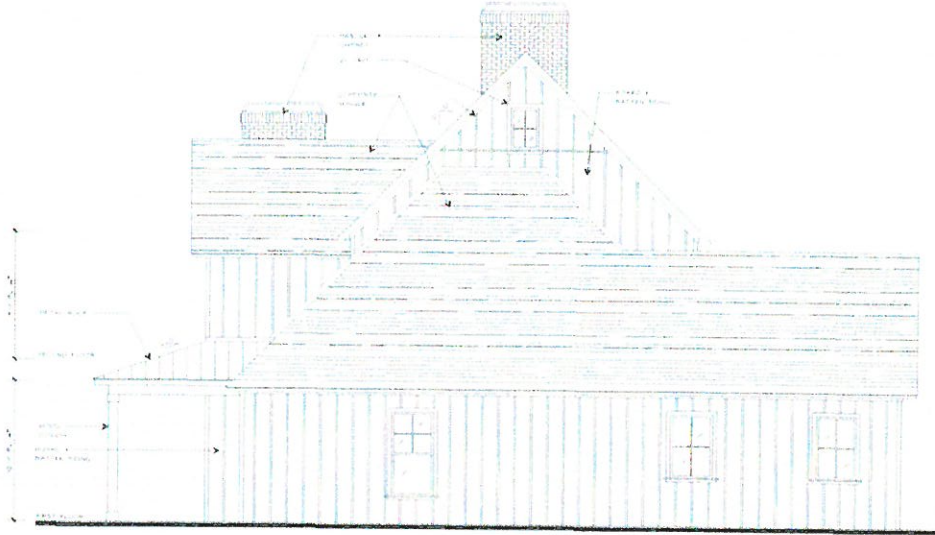
*Fanning Phillips*

ARCH. PROJECT NO.	SCALE

A5.1

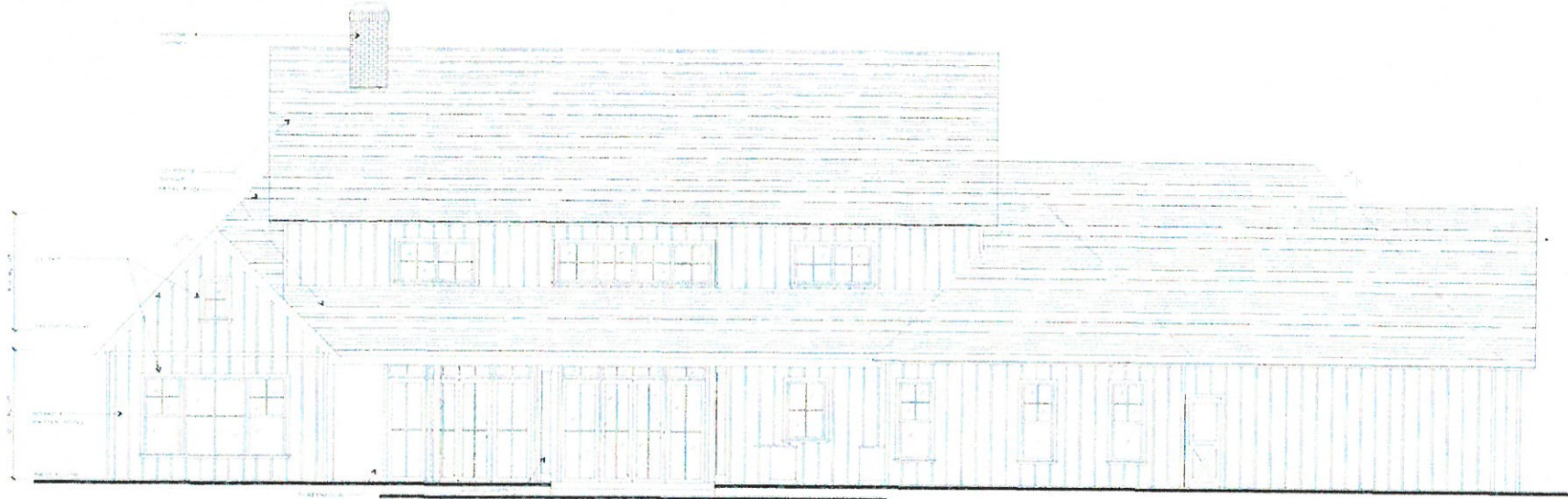
ELEVATIONS  
BOARD & BATTEN

FITHIAN  
RESIDENCE  
ROCKWALL, TX



02 WEST ELEVATION

SCALE 3/4"=1'-0"



01 SOUTH ELEVATION

SCALE 3/4"=1'-0"

ISSUE LOG

DATE DESCRIPTION BY

ISSUED FOR:

PRELIMINARY -

BIDDING / PERMIT

REVISION

FOR CONSTRUCTION

*Fanning Phillips*

PROJECT NO. 1000000000

DATE 07/21/11

SHEET NO.

A5.2

ELEVATIONS

BOARD & BATTEN





# DEVELOPMENT APPLICATION

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

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PLANNING & ZONING CASE NO. 22020-018

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 Contact Person REX FITHIAN Contact Person  
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 City, State & Zip ROCKWALL, TX 75087 City, State & Zip  
 Phone 214 215 2030 Phone  
 E-Mail rex@dpcservices.net E-Mail

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Owner's Signature

*[Handwritten Signature]*  
Beverly Fithian


Notary Public in and for the State of Texas

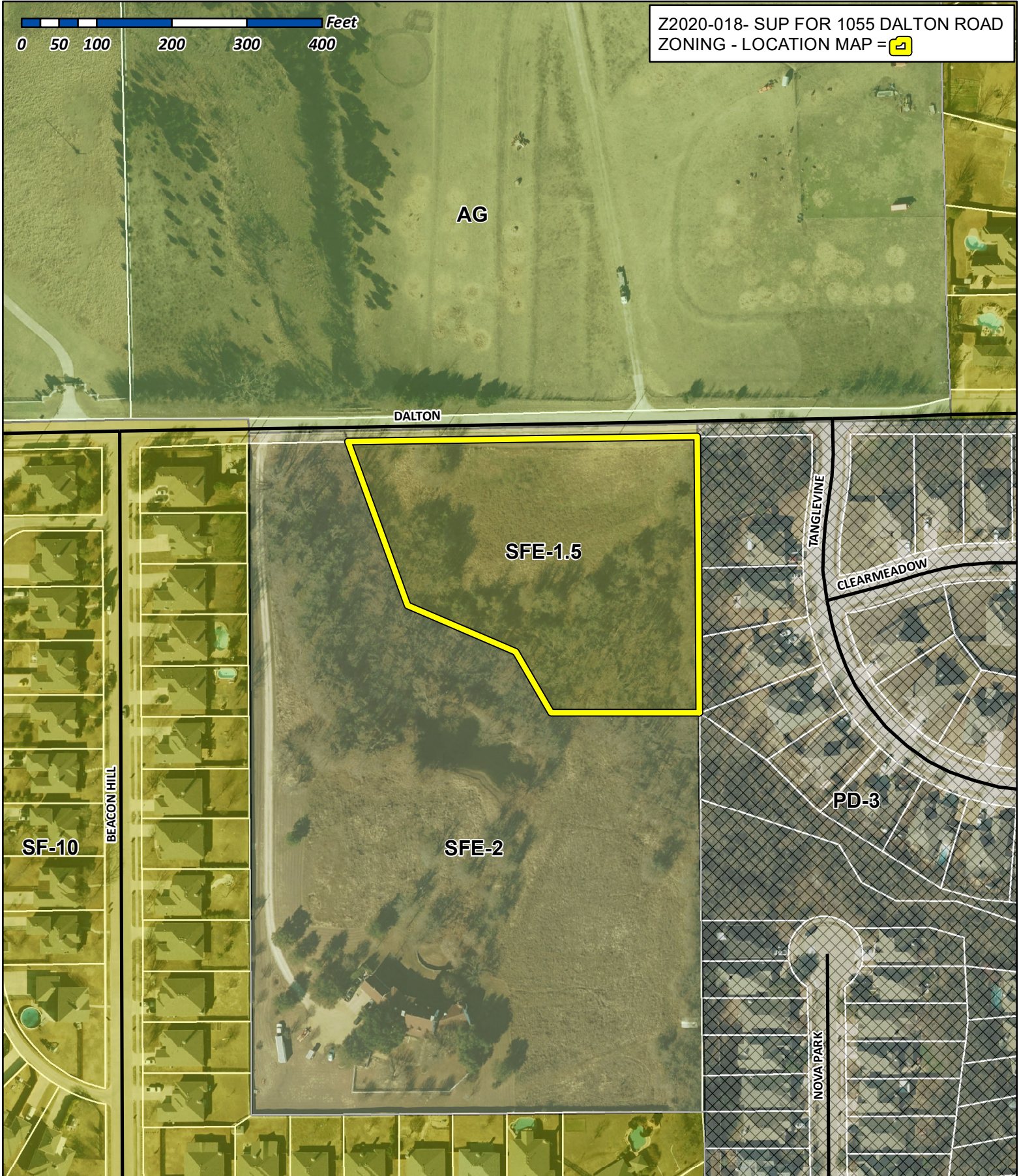
*[Handwritten Signature]*  
Theresa L Moss



My Commission Expires 12-08-2020

0 50 100 200 300 400 Feet

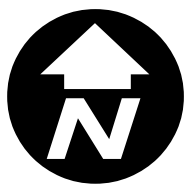
Z2020-018- SUP FOR 1055 DALTON ROAD  
ZONING - LOCATION MAP = 



# 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.

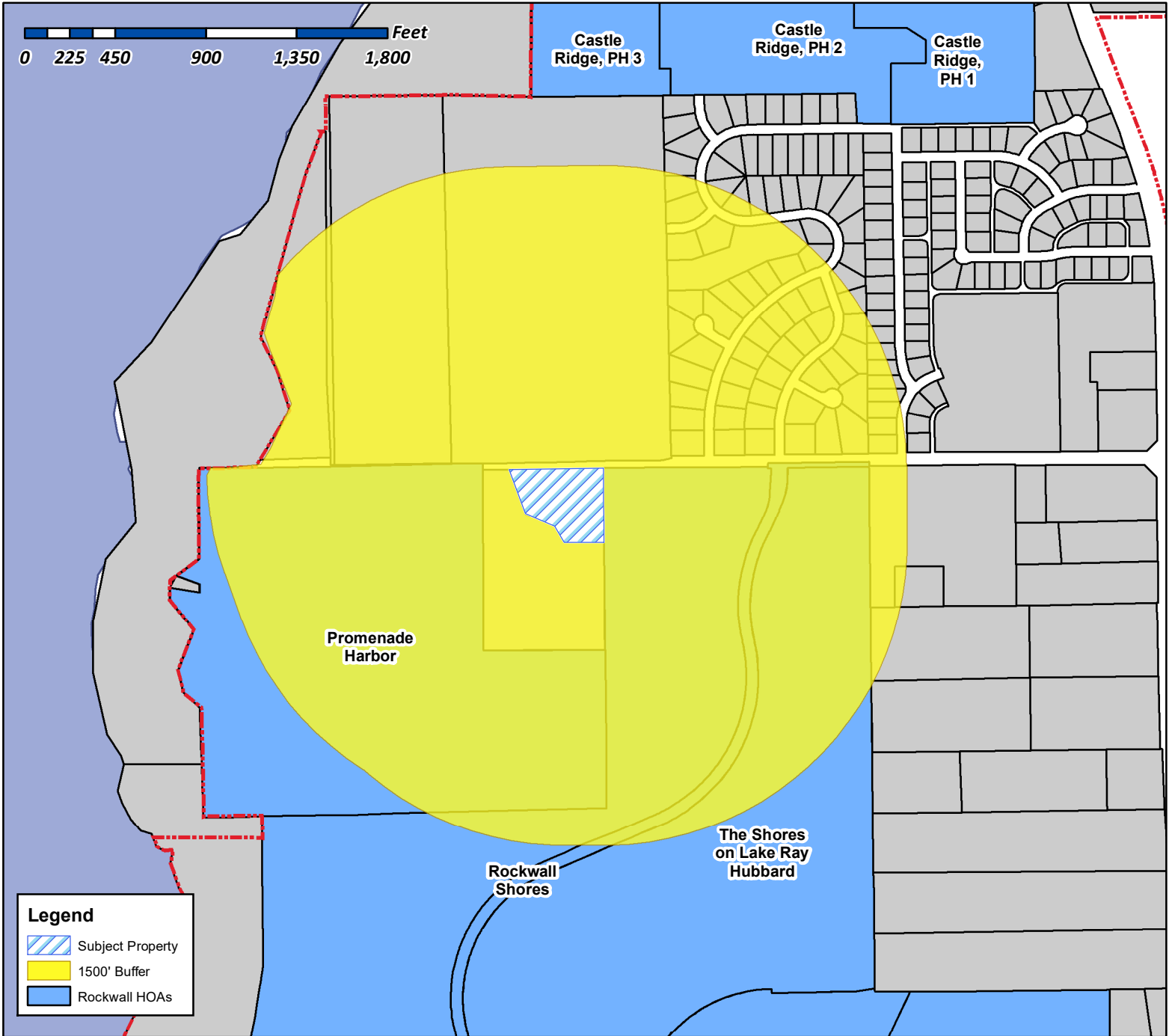




# City of Rockwall

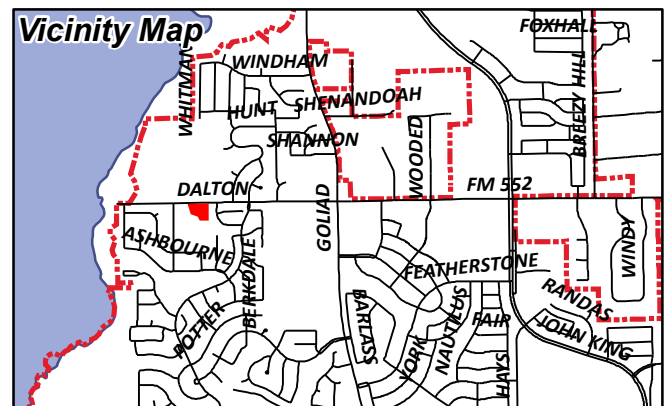
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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Rd  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estates 1.5 (SFE-1.5) District  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745

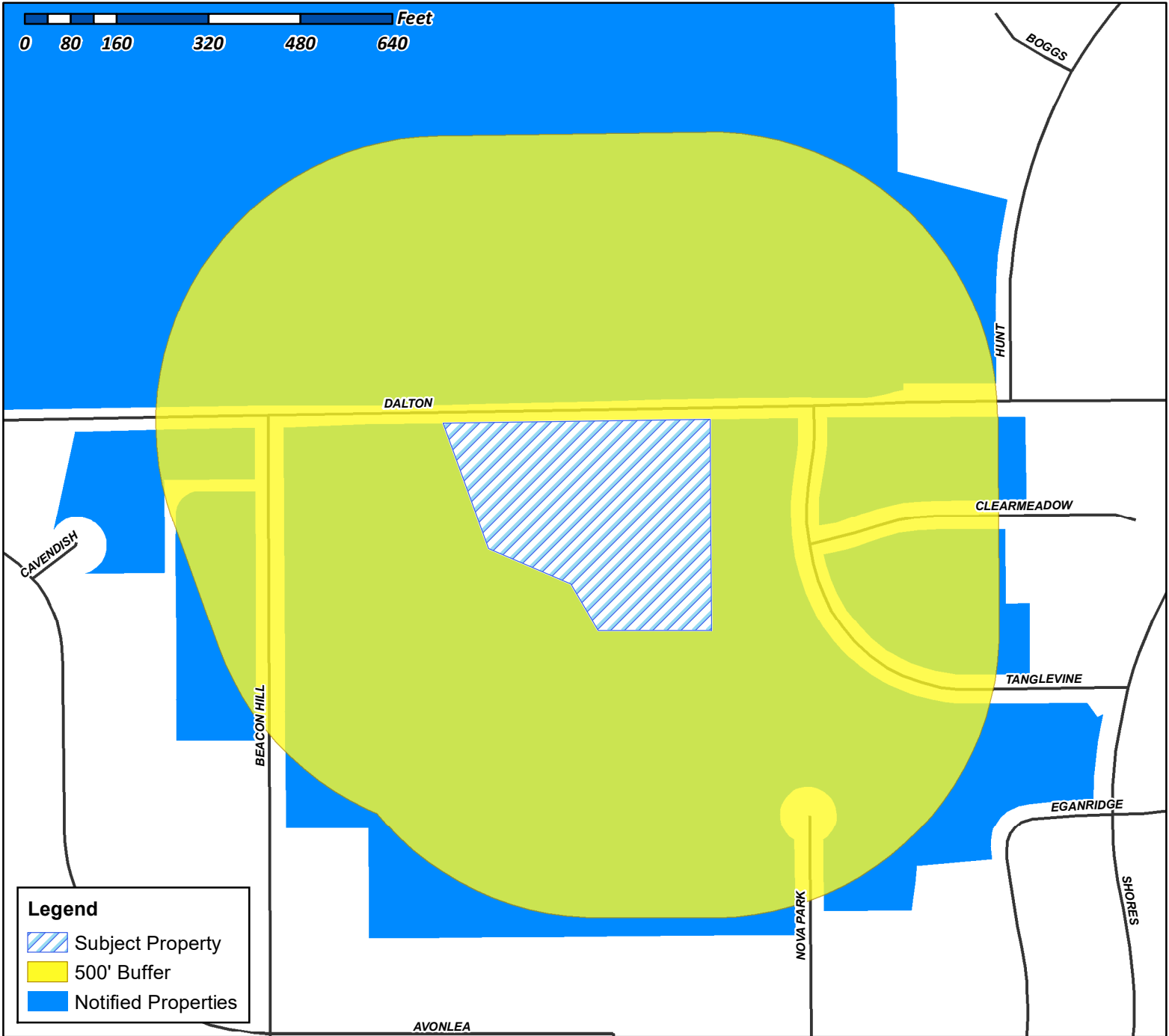
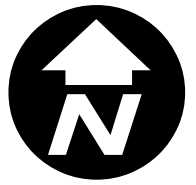




# City of Rockwall

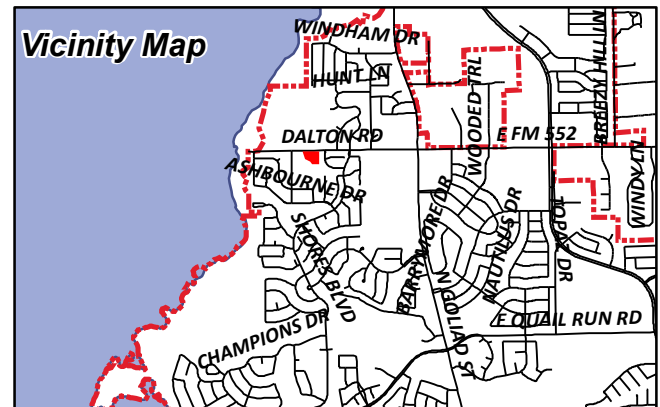
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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Road  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**District:**  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT  
1085 DALTON RD  
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y  
1340 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1345 CLEARMEADOW  
ROCKWALL, TX 75087

JESTER IRVING P & ALICE  
1345 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1350 CLEARMEADOW  
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE  
1355 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1355 TANGLEVINE  
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE  
1360 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1365 CLEARMEADOW  
ROCKWALL, TX 75087

HEARN LESLIE  
1365 TANGLEVINE DR  
ROCKWALL, TX 75087

VANDERVER WES A & SARA A  
1370 CLEAR MEADOW COURT  
ROCKWALL, TX 75087

SAENZ SANDRA AND ADRIAN  
1370 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1375 CLEARMEADOW  
ROCKWALL, TX 75087

LANGFORD JAMES GORDON  
1380 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1385 TANGLEVINE  
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE  
1390 TANGLEVINE LN  
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND  
GREGORY MAYO HOWARD  
1395 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1395 TANGLEVINE  
ROCKWALL, TX 75087

WILSON ANDREW AND CARRI  
1400 TANGLEVINE LANE  
ROCKWALL, TX 75087

BRINKLEY JESSE K  
1410 TANGLEVINE DR  
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L  
1420 TANGLEVINE LN  
ROCKWALL, TX 75087

COFFMAN THOMAS E &  
LINDA DARNELL  
1431 COASTAL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1440 TANGLEVINE  
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES  
CHARLES L & SANDRA J CLARK FAMILY TRUST  
1739 MORLEY STREET  
SIMI VALLEY, CA 93065

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

ALVES SAMUEL  
2080 BERKDALE LN  
ROCKWALL, TX 75087

LANGSTON TIFFINI S  
215 HARRIS COVE  
LONGVIEW, TX 75605

PARKS NADINE R  
2701 NOVA PARK CT  
ROCKWALL, TX 75087

THOMAS PATIENCE AND JAMES  
2710 NOVA PARK  
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R  
2711 NOVA PARK CT  
ROCKWALL, TX 75087

IZAK MARY L  
2720 NOVA PARK CT  
ROCKWALL, TX 75087

DIANE SAUTUCCI DEWBERRY LIVING TRUST  
DIANE S DEWBERRY - TRUSTEE  
2721 NOVA PARK CT  
ROCKWALL, TX 75087

SAENZ RICHARD GEORGE AND BERNADINE  
2730 NOVA PARK CT  
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY  
2731 EGANRIDGE LN  
ROCKWALL, TX 75087

DELLA FRANK E II  
2731 NOVA PARK COURT  
ROCKWALL, TX 75087

KEEL DON E & NANCY A  
2740 BEACON HILL DR  
ROCKWALL, TX 75087

NABI HOSNI A & LYNN  
2740 NOVA PARK CT  
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L  
2741 NOVA PARK CT  
ROCKWALL, TX 75087

GRASTY RAYMOND B  
2750 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2760 BEACON HILL  
ROCKWALL, TX 75087

SCHAFFHAUSER SUSAN K  
2765 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
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MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
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WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

HOLBROOK SANDRA  
2820 BEACON HILL DR  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED  
2830 BEACON HILL DR  
ROCKWALL, TX 75087

CHIU THOMAS  
301 CRESTBROOK  
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

CULLINS KENNETH & HEATHER  
3114 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER  
519 CELLARS CT  
ROCKWALL, TX 75087

DATTA SOURYA AND  
REKHA HARIHARAN  
558 FLAGLER ST  
SAN JOSE, CA 95127

NABORS MIKE N ETUX JULIE  
7101 HUNT LN  
ROCKWALL, TX 75087

DOWNS MICHAEL  
7103 HUNT LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
7105 HUNT LN  
ROCKWALL, TX 75087

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

PALMIERI THERESE  
970 W YELLOWJACKET LN APT 618  
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD SUITE 200PT  
AGOURA HILLS, CA 91301

ESB PRIVATE TRUST  
C/O EDWARD JONES TRUST COMPANY  
P. O. BOX 66503  
ST. LOUIS, MO 63166

VANWINKLE DAVID T AND PATRICIA K  
P. O. BOX 773451  
STEAMBOAT SPRINGS, CO 80477

HODGDON DAVID L & SUE WYCHE  
PO BOX 1106  
ROCKWALL, TX 75087

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

FLORES JAMES & PATRICIA  
PO BOX 992  
ROCKWALL, TX 75087

# 2020 Notice of Appraised Value

**ROCKWALL CENTRAL APPRAISAL DISTRICT**  
**841 JUSTIN ROAD**  
**ROCKWALL, TX 75087**  
 Phone: 972-771-2034 Fax: 972-771-6871

Property ID: 94334  
 Ownership %: 100.00  
 GEO ID: S3984-000A-0001-00-0R  
 Legal: HODGDON ADDITION, BLOCK A, LOT 1  
 Legal Acres:  
 Situs: DALTON RD ROCKWALL, TX 75087  
 Owner ID: 1097351  
 EFile PIN: zjVtAduMEgBS

DATE OF NOTICE: April 15, 2020

19121 1 AV 0.389\*\*\*\*\*AUTO\*\*S-DIGIT 75087 EDGS 2 FT 26

Property ID: 94334 - S3984-000A-0001-00-0R  
 FITHIAM BEVERLY AND REX  
 653 MISSION DR  
 ROCKWALL TX 75087-8404



Dear Property Owner,  
 We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2019		Proposed - 2020			
Improvements (Structures / Buildings, etc.) Market Value			0		0			
Market Value of Non Ag/Timber Land			157,560		262,700			
Market Value of Ag/Timber Land			0		0			
Market Value of Personal Property/Minerals			0		0			
Total Market Value			157,560		262,700			
Productivity Value of Ag/Timber Land			0		0			
Appraised Value			157,560		262,700			
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		0			
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65-Over 65)								
2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	Freeze Year and Tax Ceiling
0	157,560	CITY OF ROCKWALL	262,700	0	262,700	0.387900	1,019.02	
0	157,560	ROCKWALL COUNTY	262,700	0	262,700	0.325000	853.78	
0	157,560	ROCKWALL ISD	262,700	0	262,700	1.350000	3,546.45	

**DO NOT PAY FROM THIS NOTICE** Total Estimated Tax: \$5,419.25

**"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

\*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

\*\* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling. Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

THIS IS NOT A BILL

**Deadline for filing a protest: May 15, 2020**  
**Location of Hearings: 841 JUSTIN ROAD, ROCKWALL, TX 75087**  
**ARB will begin hearings: May 18, 2020**

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice. If you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 972-771-2034 or at the address shown above.

Sincerely,  
 Chief Appraiser



DALTON RD

FITHIAN  
RESIDENCE  
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



ARCH. PROJ. #: 20201  
SCALE: REF. DRAWING

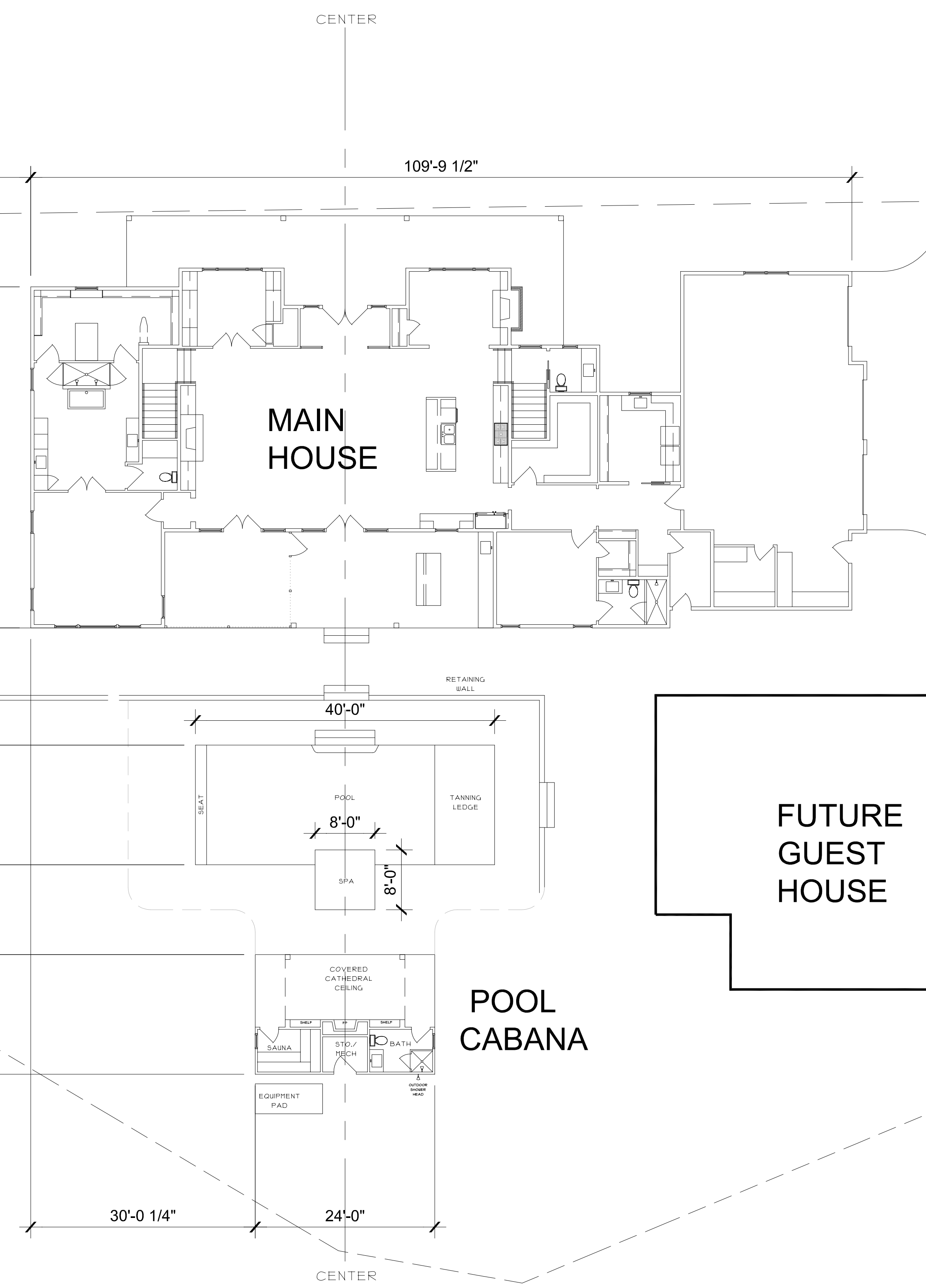
SHEET NO.

**A2.1**

SITE PLAN

60' SETBACK

BUILD LINE











**City of Rockwall**  
**Project Plan Review History**



<b>Project Number</b> Z2020-018	<b>Owner</b> REX FITHIAN	<b>Applied</b> 5/14/2020 AG
<b>Project Name</b> SUP for 1055 Dalton Road	<b>Applicant</b>	<b>Approved</b>
<b>Type</b> ZONING		<b>Closed</b>
<b>Subtype</b> SUP		<b>Expired</b>
<b>Status</b> NEED REVISIONS		<b>Status</b> 5/14/2020 RM

<b>Site Address</b> 1055 DALTON RD	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
---------------------------------------	--	---------------

<b>Subdivision</b> SHORES NORTH PH 6	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1	<b>Parcel No</b> 3984-000A-0001-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING 1. 10FT seperation required or attach the structures. 2. Need total distance between structures? 3. What is the square footage of main house? 4. Is the main house equiped with a sprinkler system?	Russell McDowell	5/14/2020	5/21/2020	5/18/2020	4	COMMENTS	See Comments
ENGINEERING (5/20/2020 9:30 AM SJ) I - All structures, walls, fencing, and other proposed improvements must be outside of the drainage easements.	Sarah Johnston	5/14/2020	5/21/2020	5/20/2020	6	COMMENTS	
FIRE	Ariana Hargrove	5/14/2020	5/21/2020	5/19/2020	5	APPROVED	
PLANNING	Ryan Miller	5/14/2020	5/21/2020	5/14/2020		COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2020-018; Specific Use Permit (SUP) for Residential Infill for 1055 Dalton Road						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, and addressed as 1055 Dalton Road.
I.2						For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email <a href="mailto:rmiller@rockwall.com">rmiller@rockwall.com</a> .
M.3						For reference, include the case number (Z2020-018) in the lower right-hand corner of all pages on future submittals.
I.4						According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located directly adjacent to Phase 6 of the Shores Subdivision, which consists of 70 developed single-family lots that were platted on January 30, 2002.
I.5						Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision"
I.6						The residential plot plan submitted with this case shows the future development of a guest quarters/secondary living unit/accessory dwelling unit. Please note that this use is permitted by-right in the Single-Family Estate 1.5 (SFE-1.5) District; however, the proposed guest quarters should not exceed more than 30% of the square footage of the primary structure and is required to be ancillary to a single-family home (i.e. cannot be conveyed separately). Any request exceeding the maximum square footage will require a Specific Use Permit (SUP).
I.7						The residential plot plan indicates the addition of a 376 SF accessory building (i.e. pool house/cabana). The Single-Family Estate 1.5 (SFE-1.5) District allows for a single accessory structure of up to 1,000 SF to be constructed on the property. The accessory structure is in compliance with the requirements of the Unified Development Code (UDC).
I.8						Please review the attached Draft Ordinance prior to the May 26, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 2, 2020.
I.9						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 2, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 9, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 26, 2020.
I.10						The projected City Council meeting dates for this case will be June 15, 2020 [1st Reading] and July 6, 2020 [2nd Reading].
I.11						Due to the current COVID-19 situation, the Planning and Zoning Commission Work Session Meeting will be held both in person and via Zoom. Your case will require a representative to answer the Planning and Zoning Commission's questions either via Zoom or in person. Should you have any questions or concerns please contact staff prior to the day of the meeting to discuss.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### Platting Application Fees:

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

#### Site Plan Application Fees:

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

#### Zoning Application Fees:

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

#### Other Application Fees:

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

#### Notes:

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address 1055 DALTON ROAD, ROCKWALL, TX 75087  
 Subdivision HODGSON ADDITION Lot 1 Block A  
 General Location DALTON ROAD APPROX 1/2 MILE WEST OF TH HWY 205

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

Current Zoning SINGLE FAMILY RESIDENTIAL current Use VACANT  
 Proposed Zoning SINGLE FAMILY RESIDENTIAL Proposed Use SINGLE FAMILY HOME  
 Acreage 3.03 Lots [Current] 1 Lots [Proposed] 1

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

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

Owner REX & BEVERLY FITHIAN  Applicant  
 Contact Person REX FITHIAN Contact Person  
 Address 653 MISSION DRIVE Address  
 City, State & Zip ROCKWALL, TX 75087 City, State & Zip  
 Phone 214 215 2030 Phone  
 E-Mail rex@dpcservices.net E-Mail

### NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of May, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of May, 2020.

Owner's Signature

*[Signature]* Beverly Fithian  
*[Signature]* Theresa L Moss


Notary Public in and for the State of Texas

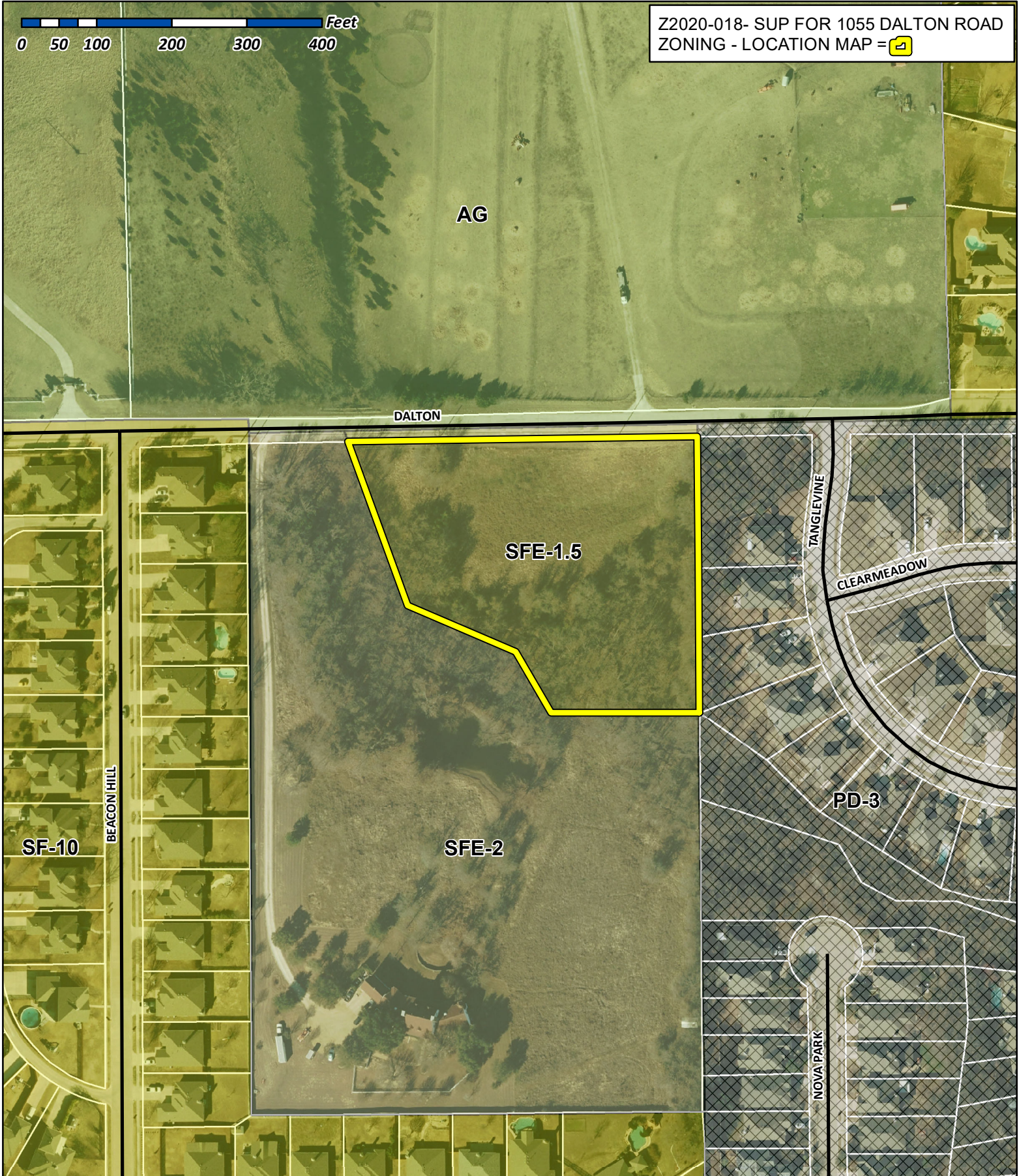


My Commission Expires 12-08-2020



0 50 100 200 300 400 Feet

Z2020-018- SUP FOR 1055 DALTON ROAD  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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.

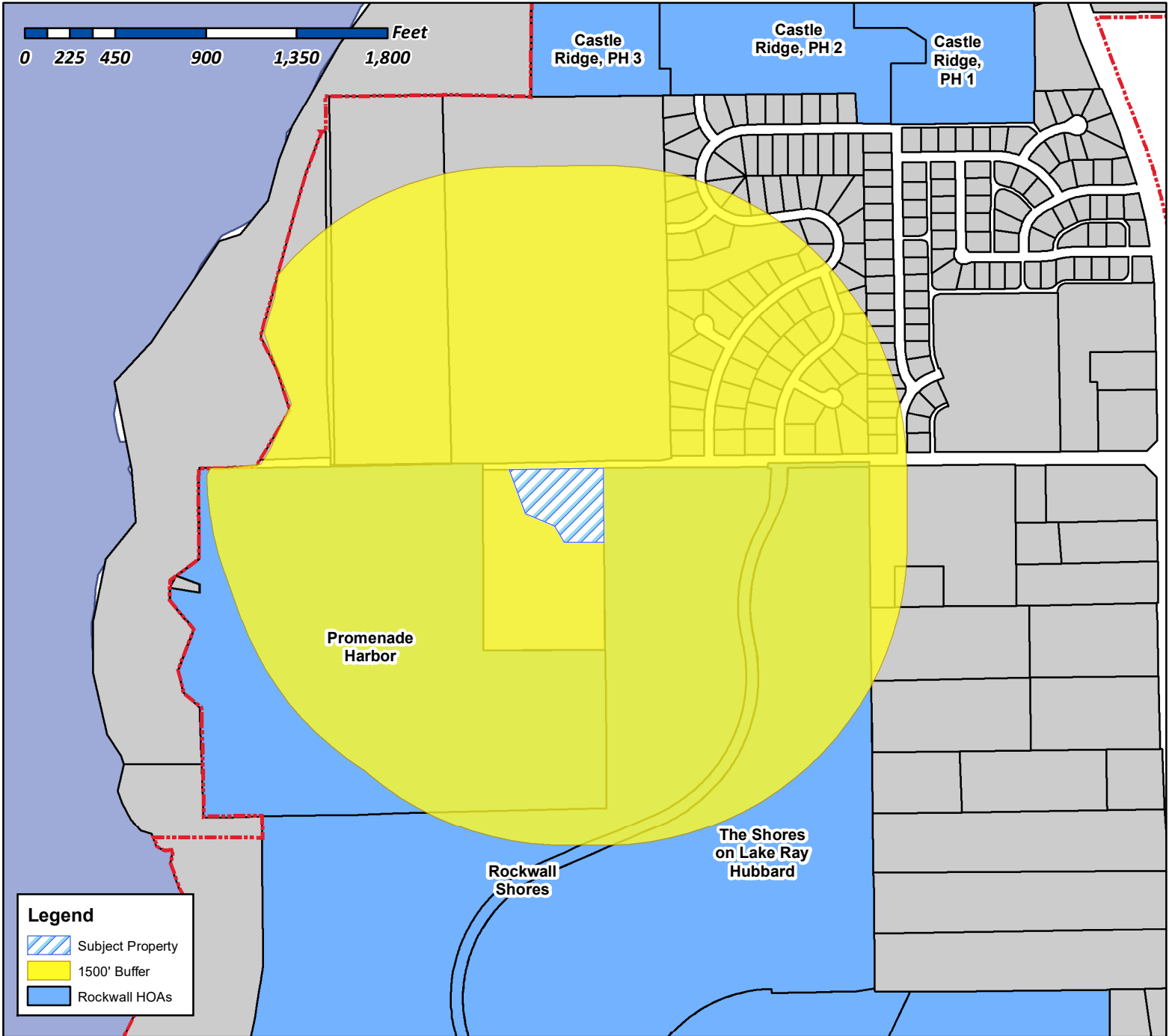
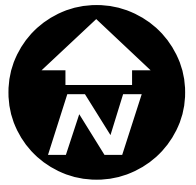




# City of Rockwall

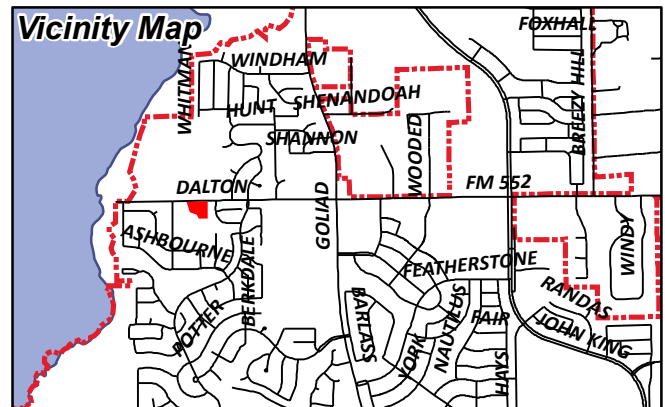
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Rd  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estates 1.5 (SFE-1.5) District  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745

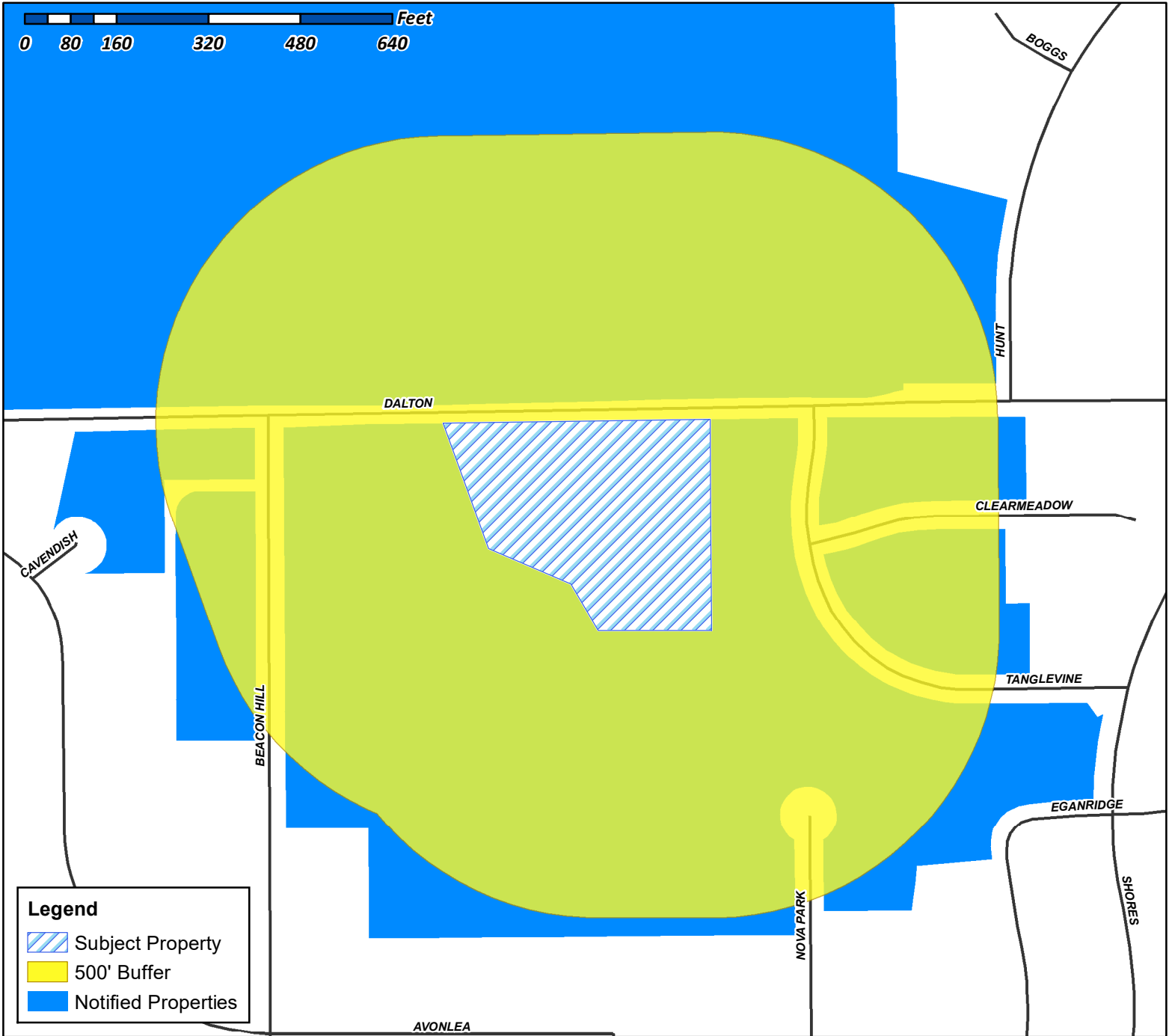
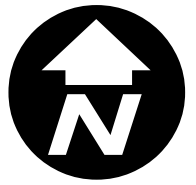




# City of Rockwall

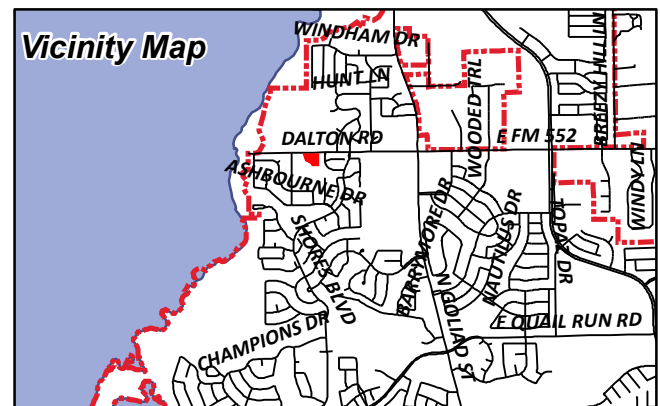
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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Road  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**District:**  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT  
1085 DALTON RD  
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y  
1340 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1345 CLEARMEADOW  
ROCKWALL, TX 75087

JESTER IRVING P & ALICE  
1345 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1350 CLEARMEADOW  
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE  
1355 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1355 TANGLEVINE  
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE  
1360 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1365 CLEARMEADOW  
ROCKWALL, TX 75087

HEARN LESLIE  
1365 TANGLEVINE DR  
ROCKWALL, TX 75087

VANDERVER WES A & SARA A  
1370 CLEAR MEADOW COURT  
ROCKWALL, TX 75087

SAENZ SANDRA AND ADRIAN  
1370 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
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ROCKWALL, TX 75087

LANGFORD JAMES GORDON  
1380 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
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ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE  
1390 TANGLEVINE LN  
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND  
GREGORY MAYO HOWARD  
1395 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1395 TANGLEVINE  
ROCKWALL, TX 75087

WILSON ANDREW AND CARRI  
1400 TANGLEVINE LANE  
ROCKWALL, TX 75087

BRINKLEY JESSE K  
1410 TANGLEVINE DR  
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L  
1420 TANGLEVINE LN  
ROCKWALL, TX 75087

COFFMAN THOMAS E &  
LINDA DARNELL  
1431 COASTAL DR  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES  
CHARLES L & SANDRA J CLARK FAMILY TRUST  
1739 MORLEY STREET  
SIMI VALLEY, CA 93065

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

ALVES SAMUEL  
2080 BERKDALE LN  
ROCKWALL, TX 75087

LANGSTON TIFFINI S  
215 HARRIS COVE  
LONGVIEW, TX 75605

PARKS NADINE R  
2701 NOVA PARK CT  
ROCKWALL, TX 75087

THOMAS PATIENCE AND JAMES  
2710 NOVA PARK  
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R  
2711 NOVA PARK CT  
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IZAK MARY L  
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ROCKWALL, TX 75087

DIANE SAUTUCCI DEWBERRY LIVING TRUST  
DIANE S DEWBERRY - TRUSTEE  
2721 NOVA PARK CT  
ROCKWALL, TX 75087

SAENZ RICHARD GEORGE AND BERNADINE  
2730 NOVA PARK CT  
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY  
2731 EGANRIDGE LN  
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DELLA FRANK E II  
2731 NOVA PARK COURT  
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CURRENT RESIDENT  
2805 BEACON HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2810 BEACON HILL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

HOLBROOK SANDRA  
2820 BEACON HILL DR  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED  
2830 BEACON HILL DR  
ROCKWALL, TX 75087

CHIU THOMAS  
301 CRESTBROOK  
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

CULLINS KENNETH & HEATHER  
3114 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER  
519 CELLARS CT  
ROCKWALL, TX 75087

DATTA SOURYA AND  
REKHA HARIHARAN  
558 FLAGLER ST  
SAN JOSE, CA 95127

NABORS MIKE N ETUX JULIE  
7101 HUNT LN  
ROCKWALL, TX 75087

DOWNS MICHAEL  
7103 HUNT LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
7105 HUNT LN  
ROCKWALL, TX 75087

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

PALMIERI THERESE  
970 W YELLOWJACKET LN APT 618  
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD SUITE 200PT  
AGOURA HILLS, CA 91301

ESB PRIVATE TRUST  
C/O EDWARD JONES TRUST COMPANY  
P. O. BOX 66503  
ST. LOUIS, MO 63166

VANWINKLE DAVID T AND PATRICIA K  
P. O. BOX 773451  
STEAMBOAT SPRINGS, CO 80477

HODGDON DAVID L & SUE WYCHE  
PO BOX 1106  
ROCKWALL, TX 75087

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

FLORES JAMES & PATRICIA  
PO BOX 992  
ROCKWALL, TX 75087

# 2020 Notice of Appraised Value

**ROCKWALL CENTRAL APPRAISAL DISTRICT**  
**841 JUSTIN ROAD**  
**ROCKWALL, TX 75087**  
 Phone: 972-771-2034 Fax: 972-771-6871

Property ID: 94334  
 Ownership %: 100.00  
 GEO ID: S3984-000A-0001-00-0R  
 Legal: HODGDON ADDITION, BLOCK A, LOT 1  
 Legal Acres:  
 Situs: DALTON RD ROCKWALL, TX 75087  
 Owner ID: 1097351  
 EFile PIN: zjVtAduMEgBS

DATE OF NOTICE: April 15, 2020

19121 1 AV 0.389\*\*\*\*\*AUTO\*\*S-DIGIT 75087 EDGS 2 FT 26

Property ID: 94334 - S3984-000A-0001-00-0R  
 FITHIAM BEVERLY AND REX  
 653 MISSION DR  
 ROCKWALL TX 75087-8404



Dear Property Owner,  
 We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2019		Proposed - 2020			
Improvements (Structures / Buildings, etc.) Market Value			0		0			
Market Value of Non Ag/Timber Land			157,560		262,700			
Market Value of Ag/Timber Land			0		0			
Market Value of Personal Property/Minerals			0		0			
Total Market Value			157,560		262,700			
Productivity Value of Ag/Timber Land			0		0			
Appraised Value			157,560		262,700			
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		0			
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65-Over 65)								
2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	Freeze Year and Tax Ceiling
0	157,560	CITY OF ROCKWALL	262,700	0	262,700	0.387900	1,019.02	
0	157,560	ROCKWALL COUNTY	262,700	0	262,700	0.325000	853.78	
0	157,560	ROCKWALL ISD	262,700	0	262,700	1.350000	3,546.45	

**DO NOT PAY FROM THIS NOTICE** Total Estimated Tax: \$5,419.25

**"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

\*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

\*\* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling. Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

THIS IS NOT A BILL

**Deadline for filing a protest: May 15, 2020**  
**Location of Hearings: 841 JUSTIN ROAD, ROCKWALL, TX 75087**  
**ARB will begin hearings: May 18, 2020**

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice. If you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 972-771-2034 or at the address shown above.

Sincerely,  
 Chief Appraiser

DALTON RD

FITHIAN  
RESIDENCE  
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



ARCH. PROJ. #: 20201  
SCALE: REF. DRAWING

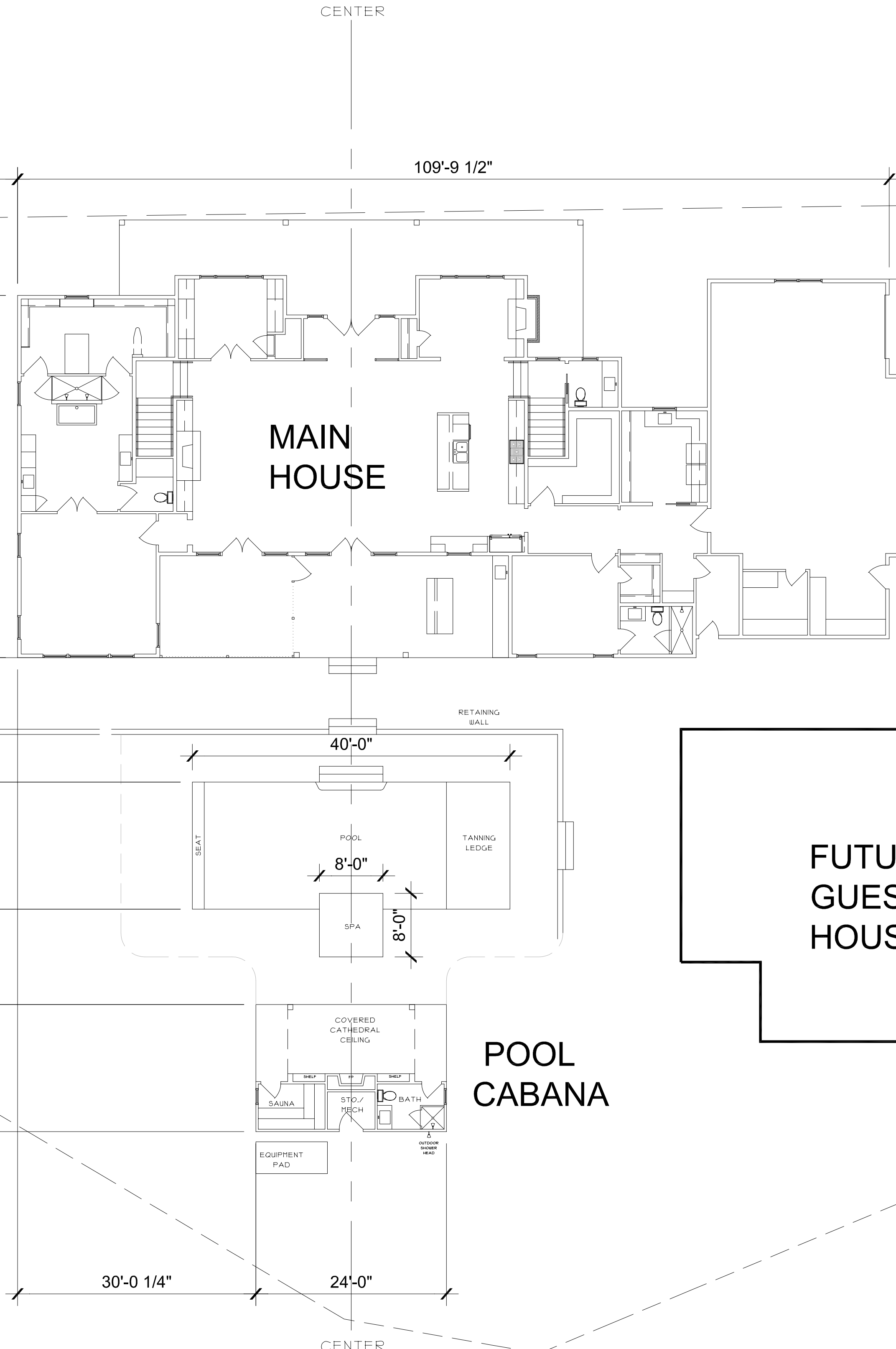
SHEET NO.

**A2.1**

SITE PLAN

60' SETBACK

BUILD LINE













CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 3.03-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HODGDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Rex and Beverly Fithian for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 3.03-acre parcel of land being described as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended

*in the future* -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the 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 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 15, 2020

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

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

Address: 1055 Dalton Road

Legal Description: Lot 1, Block A, Hodgdon Addition

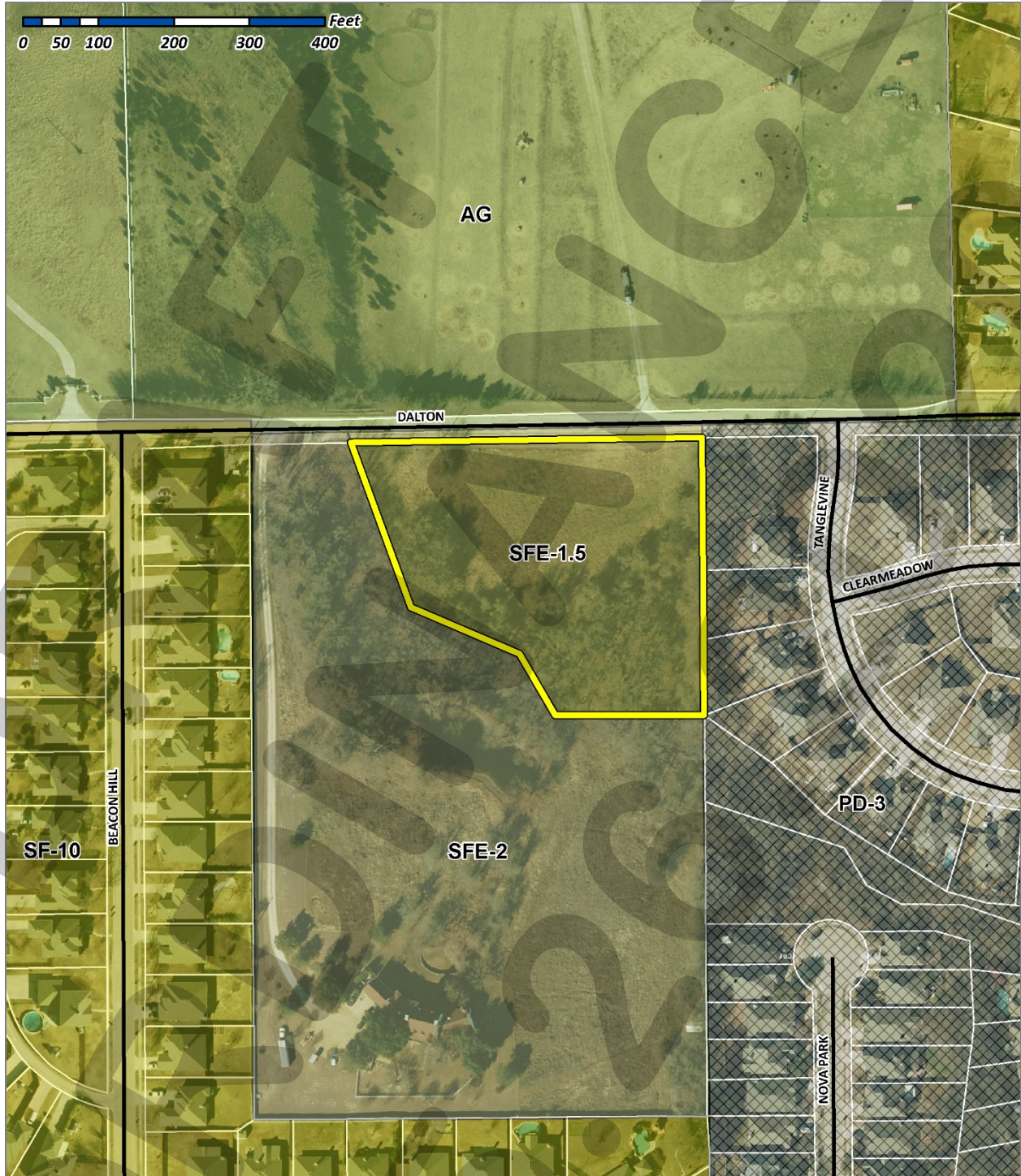




Exhibit 'B':  
Residential Plot Plan

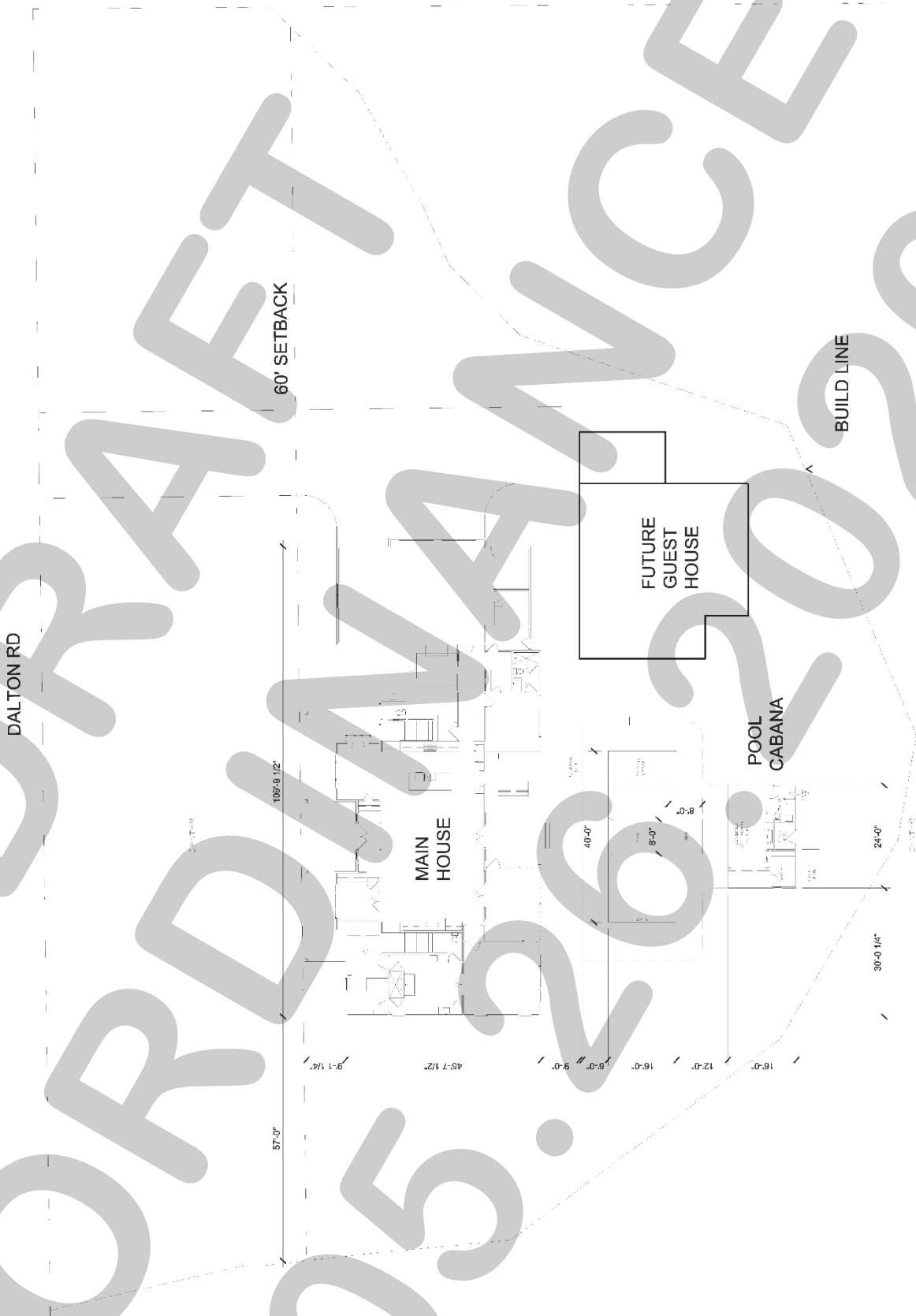
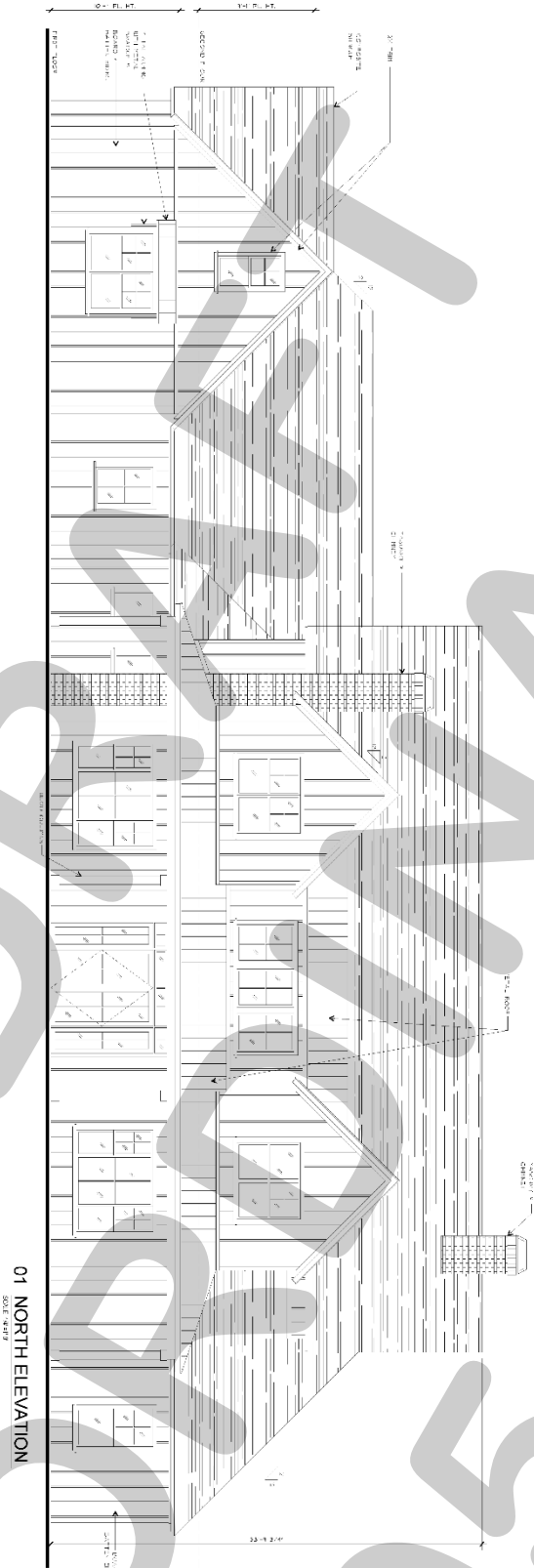
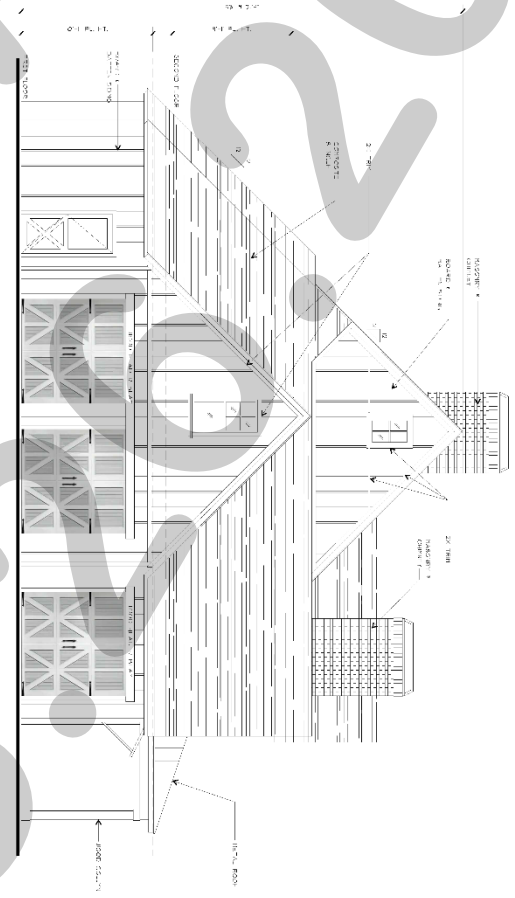


Exhibit 'C':  
Building Elevations



01 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

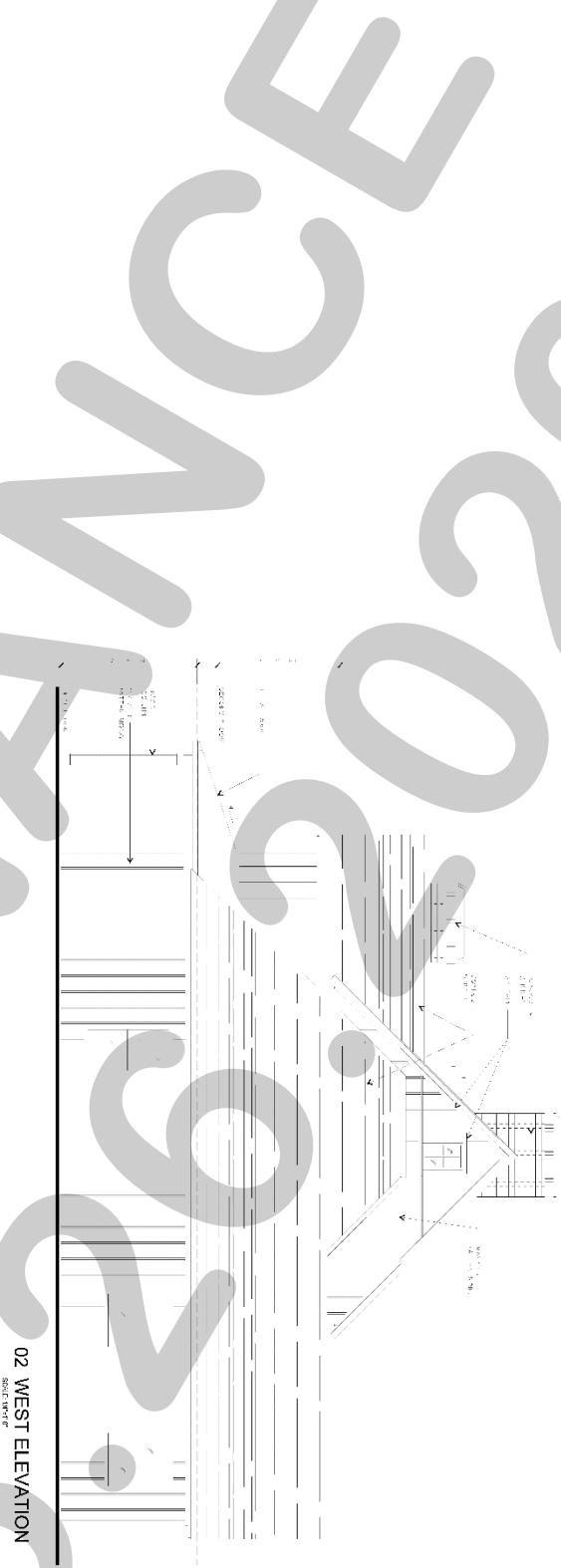


02 EAST ELEVATION  
SCALE: 1/8"=1'-0"

Exhibit 'C':  
Building Elevations



01 SOUTH ELEVATION



02 WEST ELEVATION



# 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:** June 9, 2020  
**APPLICANT:** Rex and Beverly Fithian  
**CASE NUMBER:** Z2020-018; *Specific Use Permit (SUP) for Residential Infill for 1055 Dalton Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian 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 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57 [Case No. A1983-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 6, 2017, the subject property -- *which was a part of a larger 12.327-acre tract of land (i.e. Tract 1-01 of the T. Dean Survey, Abstract No. 69)* -- was rezoned from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District by *Ordinance No. 17-58 [Case No. Z2017-045]*. Following this change in zoning, the larger 12.327-acre tract of land was platted into two (2) lots (*i.e. Lots 1 & 2, Block A, Hodgdon Addition*) by *Case No. P2017-049* on October 16, 2017. This created the 3.03-acre subject property. On February 4, 2019, the City Council approved an up-zoning request (*Case No. Z2018-059*) changing the zoning designation of the subject property from Single-Family Estate 2.0 (SFE-2.0) to Single-Family Estate 1.5 (SFE-1.5). Currently, the subject property is vacant.

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

The subject property is located at 1055 Dalton Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Dalton Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 45.62-acre tract of vacant land (*i.e. Tract 1 of the C. W. Jones Survey, Abstract No. 127*) zoned Agricultural (AG) District. North of this, is Phase 3 of the Castle Ridge Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 60 single-family residential lots.

South: Directly south of the subject property is a 9.33-acre parcel of land (*i.e. Lot 2, Block A, Hodgdon Addition*), which is occupied with a single-family home. Beyond this is the Promenade Harbor Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 168 single-family residential lots.

East: Directly east of the subject property is Phase 6 of the Shores North Subdivision, which is zoned Planned Development District 3 (PD-3) for single-family land uses and consists of 70 single-family residential lots. Contained

within this subdivision is Shores Boulevard, which is designated as a *Minor Collector* on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is a 9.33-acre parcel of land (*i.e. Lot 2, Block A, Hodgdon Addition*), which is occupied with a single-family home. Beyond this is the Promenade Harbor Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 168 single-family residential lots.

### 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." This section goes on to require that "... (a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 50-feet of an Established Subdivision shall be required to apply for a Specific Use Permit." In this case, the subject property shares a common boundary (*i.e. the eastern property line*) with Phase 6 of the Shores North Subdivision, which was platted in 2002 and is considered to be 100% developed. Based on this adjacency the proposed home 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 ..." With this being said, the proposed home is oriented toward Dalton Road and is physically separated from the established subdivision by a stand of trees and floodplain. In addition, only one (1) other home faces on to Dalton Road (*i.e. the home on Lot 1, Block A, Hodgdon Addition -- 1085 Dalton Road*) that is in a close proximity to the subject property, and both the proposed home and the existing home are built in a single-family estate style (*i.e. larger home on a larger lot*) as opposed to the more traditional suburban style of the existing homes in the Shores North Subdivision. Based on this, the traditional criteria used to compare homes in an *Established Subdivision* is not applicable in this case.

The home being proposed by the applicant has a ~7,752 SF building footprint and will incorporate a 384 SF accessory building (*i.e. labeled as pool/cabana on the site plan*). Architecturally the home will utilize a farmhouse style utilizing a HardiBoard oriented in a board-and-batten style. Asphalt shingles will be used as the primary material on the roof with metal accent roofs used on the overhangs and gables. The chimneys will be brick. The proposed home meets or exceeds all requirements of the Unified Development Code (UDC) for a home in the Single-Family Estate 1.5 (SFE-1.5) District. With this being said, the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### NOTIFICATIONS

On May 27, 2020, staff mailed 72 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Promenade Harbor, Rockwall Shores, and the Shores on Lake Ray Hubbard Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received three (3) notices in favor of the applicant's request.

### CONDITIONS OF APPROVAL

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

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



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### Platting Application Fees:

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

#### Site Plan Application Fees:

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

#### Zoning Application Fees:

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

#### Other Application Fees:

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

#### Notes:

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address 1055 DALTON ROAD, ROCKWALL, TX 75087  
 Subdivision HODGSON ADDITION Lot 1 Block A  
 General Location DALTON ROAD APPROX 1/2 MILE WEST OF TH HWY 205

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

Current Zoning SINGLE FAMILY RESIDENTIAL current Use VACANT  
 Proposed Zoning SINGLE FAMILY RESIDENTIAL Proposed Use SINGLE FAMILY HOME  
 Acreage 3.03 Lots [Current] 1 Lots [Proposed] 1

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

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

Owner REX & BEVERLY FITHIAN  Applicant  
 Contact Person REX FITHIAN Contact Person  
 Address 653 MISSION DRIVE Address  
 City, State & Zip ROCKWALL, TX 75087 City, State & Zip  
 Phone 214 215 2030 Phone  
 E-Mail rex@dpcservices.net E-Mail

### NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of May, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of May, 2020.

Owner's Signature


*[Handwritten Signature]*  
Beverly Fithian  
Theresa L Moss

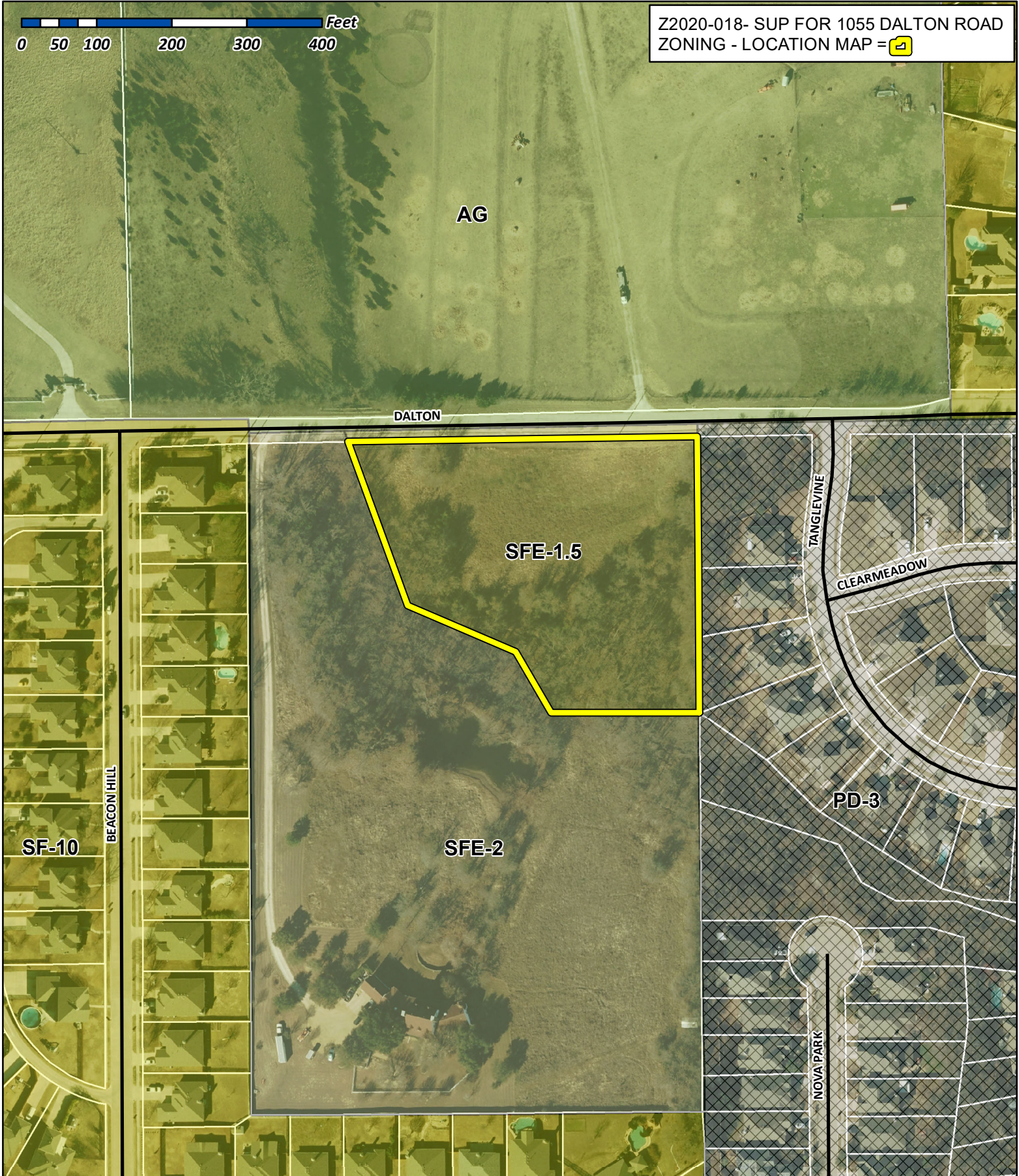
Notary Public in and for the State of Texas



My Commission Expires 12-08-2020

0 50 100 200 300 400 Feet

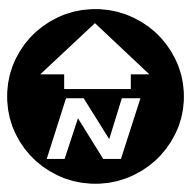
Z2020-018- SUP FOR 1055 DALTON ROAD  
ZONING - LOCATION MAP = 



## City of Rockwall

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

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.



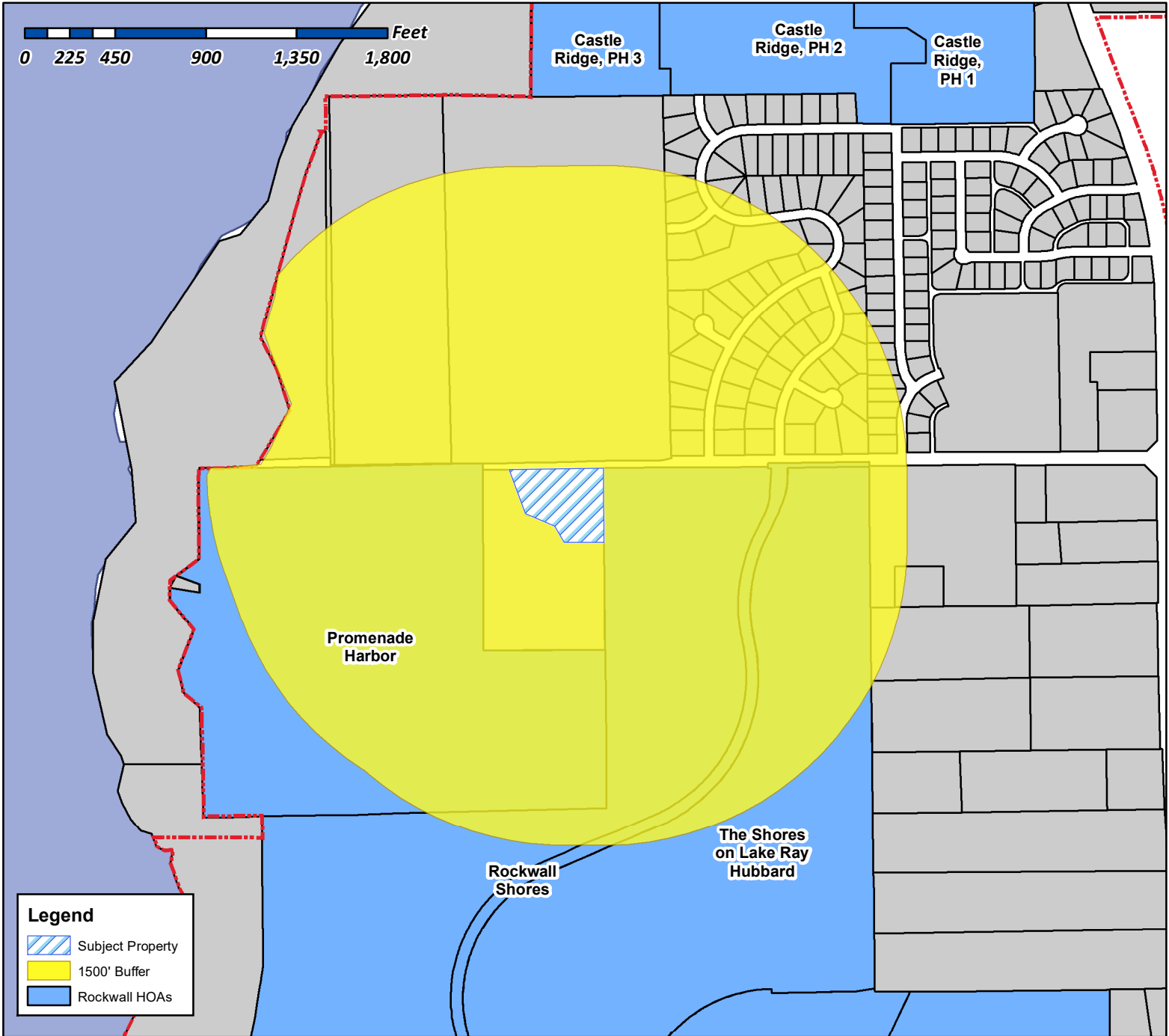
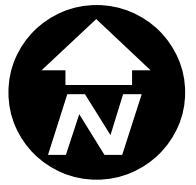




# City of Rockwall

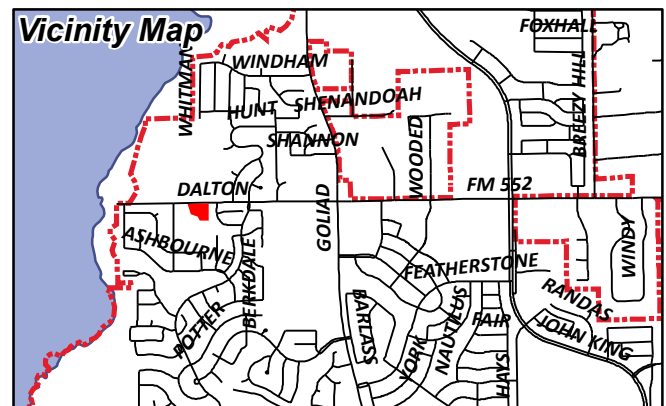
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Rd  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estates 1.5 (SFE-1.5) District  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Wednesday, May 20, 2020 11:45:31 AM  
**Attachments:** [HOA Map \(05.14.2020\).pdf](#)  
[PUBLIC NOTICE.PDF](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 29, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 9, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 15, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-018 SUP for Residential Infill for 1055 Dalton Road

Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian 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 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

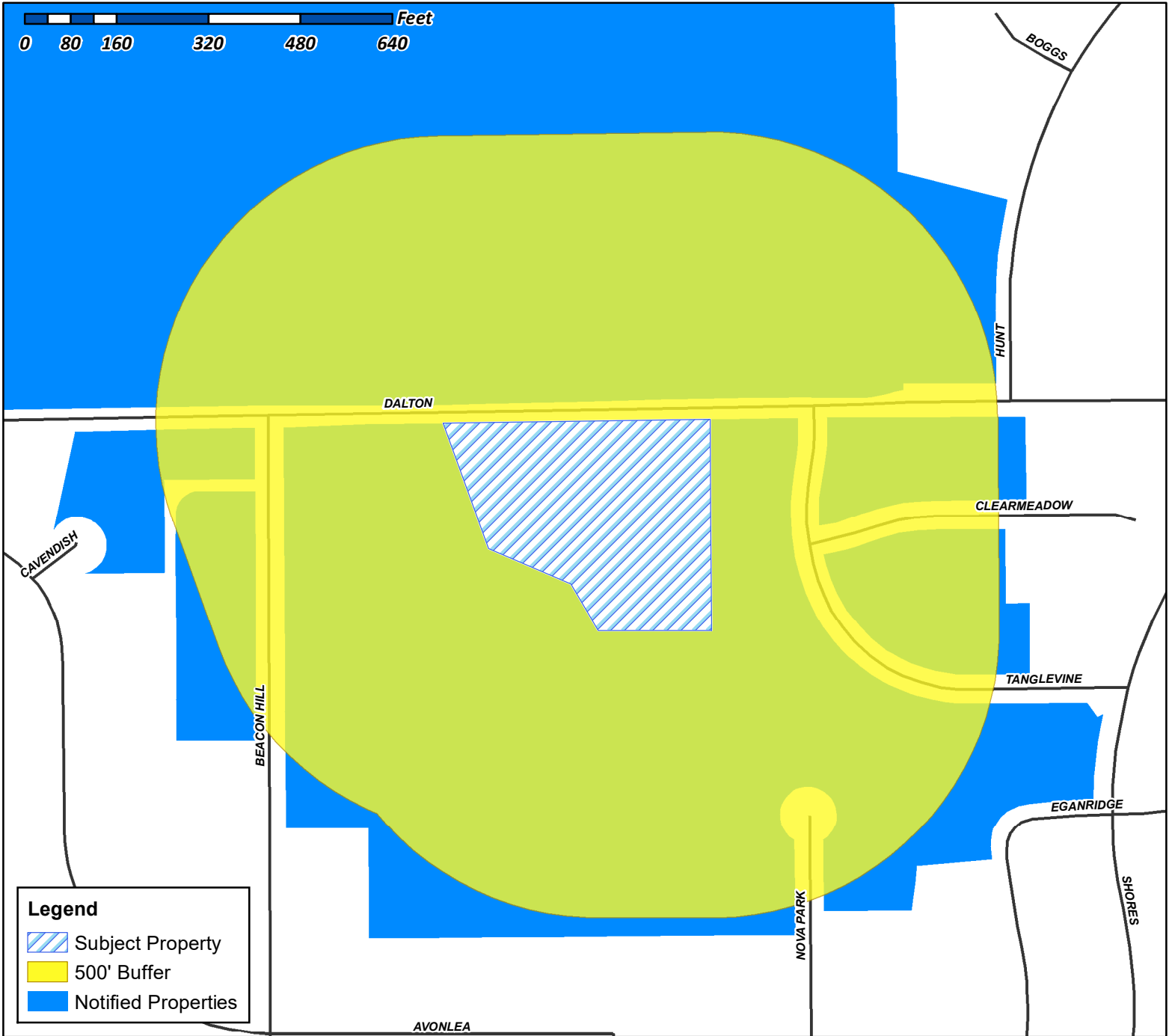
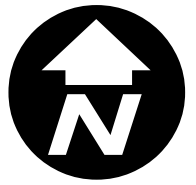
<http://www.rockwall.com/planning/>



# City of Rockwall

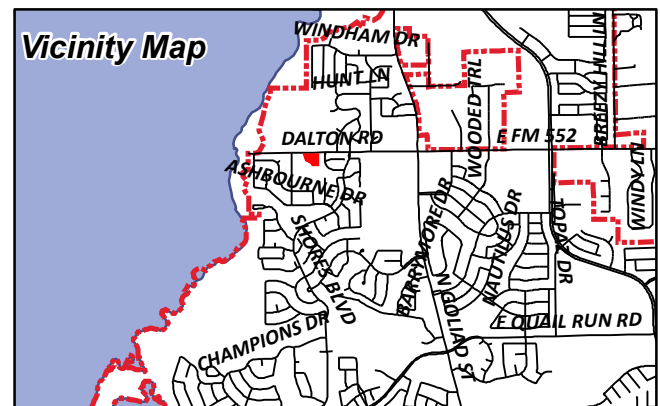
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Road  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**District:**  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT  
1085 DALTON RD  
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y  
1340 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1345 CLEARMEADOW  
ROCKWALL, TX 75087

JESTER IRVING P & ALICE  
1345 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1350 CLEARMEADOW  
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE  
1355 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1355 TANGLEVINE  
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE  
1360 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1365 CLEARMEADOW  
ROCKWALL, TX 75087

HEARN LESLIE  
1365 TANGLEVINE DR  
ROCKWALL, TX 75087

VANDERVER WES A & SARA A  
1370 CLEAR MEADOW COURT  
ROCKWALL, TX 75087

SAENZ SANDRA AND ADRIAN  
1370 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1375 CLEARMEADOW  
ROCKWALL, TX 75087

LANGFORD JAMES GORDON  
1380 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1385 TANGLEVINE  
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE  
1390 TANGLEVINE LN  
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND  
GREGORY MAYO HOWARD  
1395 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1395 TANGLEVINE  
ROCKWALL, TX 75087

WILSON ANDREW AND CARRI  
1400 TANGLEVINE LANE  
ROCKWALL, TX 75087

BRINKLEY JESSE K  
1410 TANGLEVINE DR  
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L  
1420 TANGLEVINE LN  
ROCKWALL, TX 75087

COFFMAN THOMAS E &  
LINDA DARNELL  
1431 COASTAL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1440 TANGLEVINE  
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES  
CHARLES L & SANDRA J CLARK FAMILY TRUST  
1739 MORLEY STREET  
SIMI VALLEY, CA 93065

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

ALVES SAMUEL  
2080 BERKDALE LN  
ROCKWALL, TX 75087

LANGSTON TIFFINI S  
215 HARRIS COVE  
LONGVIEW, TX 75605

PARKS NADINE R  
2701 NOVA PARK CT  
ROCKWALL, TX 75087

THOMAS PATIENCE AND JAMES  
2710 NOVA PARK  
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R  
2711 NOVA PARK CT  
ROCKWALL, TX 75087

IZAK MARY L  
2720 NOVA PARK CT  
ROCKWALL, TX 75087

DIANE SAUTUCCI DEWBERRY LIVING TRUST  
DIANE S DEWBERRY - TRUSTEE  
2721 NOVA PARK CT  
ROCKWALL, TX 75087

SAENZ RICHARD GEORGE AND BERNADINE  
2730 NOVA PARK CT  
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY  
2731 EGANRIDGE LN  
ROCKWALL, TX 75087

DELLA FRANK E II  
2731 NOVA PARK COURT  
ROCKWALL, TX 75087

KEEL DON E & NANCY A  
2740 BEACON HILL DR  
ROCKWALL, TX 75087

NABI HOSNI A & LYNN  
2740 NOVA PARK CT  
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L  
2741 NOVA PARK CT  
ROCKWALL, TX 75087

GRASTY RAYMOND B  
2750 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2760 BEACON HILL  
ROCKWALL, TX 75087

SCHAFFHAUSER SUSAN K  
2765 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2770 BEACON HILL  
ROCKWALL, TX 75087

THOMPSON DONALD AND MARY  
2775 BEACON HILL DR  
ROCKWALL, TX 75087

BRITTAIN WAYNE W &  
BARBARA J  
2780 BEACON HILL DR  
ROCKWALL, TX 75087

BERGMANN KATHARINA  
2785 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2790 BEACON HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2795 BEACON HILL  
ROCKWALL, TX 75087

ONEILL KATHLEEN E  
2800 BEACON HILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 BEACON HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2810 BEACON HILL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

HOLBROOK SANDRA  
2820 BEACON HILL DR  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED  
2830 BEACON HILL DR  
ROCKWALL, TX 75087

CHIU THOMAS  
301 CRESTBROOK  
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

CULLINS KENNETH & HEATHER  
3114 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER  
519 CELLARS CT  
ROCKWALL, TX 75087

DATTA SOURYA AND  
REKHA HARIHARAN  
558 FLAGLER ST  
SAN JOSE, CA 95127

NABORS MIKE N ETUX JULIE  
7101 HUNT LN  
ROCKWALL, TX 75087

DOWNS MICHAEL  
7103 HUNT LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
7105 HUNT LN  
ROCKWALL, TX 75087

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

PALMIERI THERESE  
970 W YELLOWJACKET LN APT 618  
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD SUITE 200PT  
AGOURA HILLS, CA 91301

ESB PRIVATE TRUST  
C/O EDWARD JONES TRUST COMPANY  
P. O. BOX 66503  
ST. LOUIS, MO 63166

VANWINKLE DAVID T AND PATRICIA K  
P. O. BOX 773451  
STEAMBOAT SPRINGS, CO 80477

HODGDON DAVID L & SUE WYCHE  
PO BOX 1106  
ROCKWALL, TX 75087

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

FLORES JAMES & PATRICIA  
PO BOX 992  
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. Z2020-018: SUP for Residential Infill for 1055 Dalton Road**

*Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian 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 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, 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, 6/9/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/15/2020 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 encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

**Ryan Miller  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

Your comments must be received by **6/15/2020** 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. Z2020-018: SUP for Residential Infill for 1055 Dalton Road**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

**Name:**

**Address:**

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

**PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE**

Case No. Z2020-018: SUP for Residential Infill for 1055 Dalton Road

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name:

Cullins

Address:

3114 Stoner Hollow / 401B Country Ridge Rd

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



Case No. Z2020-018: SUP for Residential Infill for 1055 Dalton Road

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.

As is, constantly collects trash. Would be nice to see something built on this area —

Name: Sandra Holbrook  
Address: 2822 Beacon Hill Dr

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2020-018: SUP for Residential Infill for 1055 Dalton Road

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.  
 I am opposed to the request for the reasons listed below.

Name:

Andrew & Carri Wilson

Address:

1400 Tangievine Dr.

Rockwall 75087

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.

# 2020 Notice of Appraised Value

**ROCKWALL CENTRAL APPRAISAL DISTRICT**  
**841 JUSTIN ROAD**  
**ROCKWALL, TX 75087**  
 Phone: 972-771-2034 Fax: 972-771-6871

Property ID: 94334  
 Ownership %: 100.00  
 GEO ID: S3984-000A-0001-00-0R  
 Legal: HODGDON ADDITION, BLOCK A, LOT 1  
 Legal Acres:  
 Situs: DALTON RD ROCKWALL, TX 75087  
 Owner ID: 1097351  
 EFile PIN: zjVtAduMEgBS

DATE OF NOTICE: April 15, 2020

19121 1 AV 0.389\*\*\*\*\*AUTO\*\*S-DIGIT 75087 EDGS 2 FT 26

Property ID: 94334 - S3984-000A-0001-00-0R  
 FITHIAM BEVERLY AND REX  
 653 MISSION DR  
 ROCKWALL TX 75087-8404



Dear Property Owner,  
 We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2019		Proposed - 2020			
Improvements (Structures / Buildings, etc.) Market Value			0		0			
Market Value of Non Ag/Timber Land			157,560		262,700			
Market Value of Ag/Timber Land			0		0			
Market Value of Personal Property/Minerals			0		0			
Total Market Value			157,560		262,700			
Productivity Value of Ag/Timber Land			0		0			
Appraised Value			157,560		262,700			
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		0			
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65-Over 65)								
2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	Freeze Year and Tax Ceiling
0	157,560	CITY OF ROCKWALL	262,700	0	262,700	0.387900	1,019.02	
0	157,560	ROCKWALL COUNTY	262,700	0	262,700	0.325000	853.78	
0	157,560	ROCKWALL ISD	262,700	0	262,700	1.350000	3,546.45	

**DO NOT PAY FROM THIS NOTICE** Total Estimated Tax: \$5,419.25

**"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

\*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

\*\* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling. Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

THIS IS NOT A BILL

**Deadline for filing a protest: May 15, 2020**  
**Location of Hearings: 841 JUSTIN ROAD, ROCKWALL, TX 75087**  
**ARB will begin hearings: May 18, 2020**

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice. If you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 972-771-2034 or at the address shown above.

Sincerely,  
 Chief Appraiser

DALTON RD

FITHIAN  
RESIDENCE  
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



ARCH. PROJ. #: 20201  
SCALE: REF. DRAWING

SHEET NO.

**A2.1**

SITE PLAN

60' SETBACK

BUILD LINE

MAIN HOUSE

FUTURE GUEST HOUSE

POOL CABANA

CENTER

CENTER

57'-0"

109'-9 1/2"

9'-1 1/4"

45'-7 1/2"

9'-0"

6'-0"

16'-0"

12'-0"

16'-0"

30'-0 1/4"

24'-0"

40'-0"

8'-0"

8'-0"

COVERED CATHEDRAL CEILING

SAUNA

STD./BBQ

BATH

EQUIPMENT PAD

OUTDOOR WATER WASH

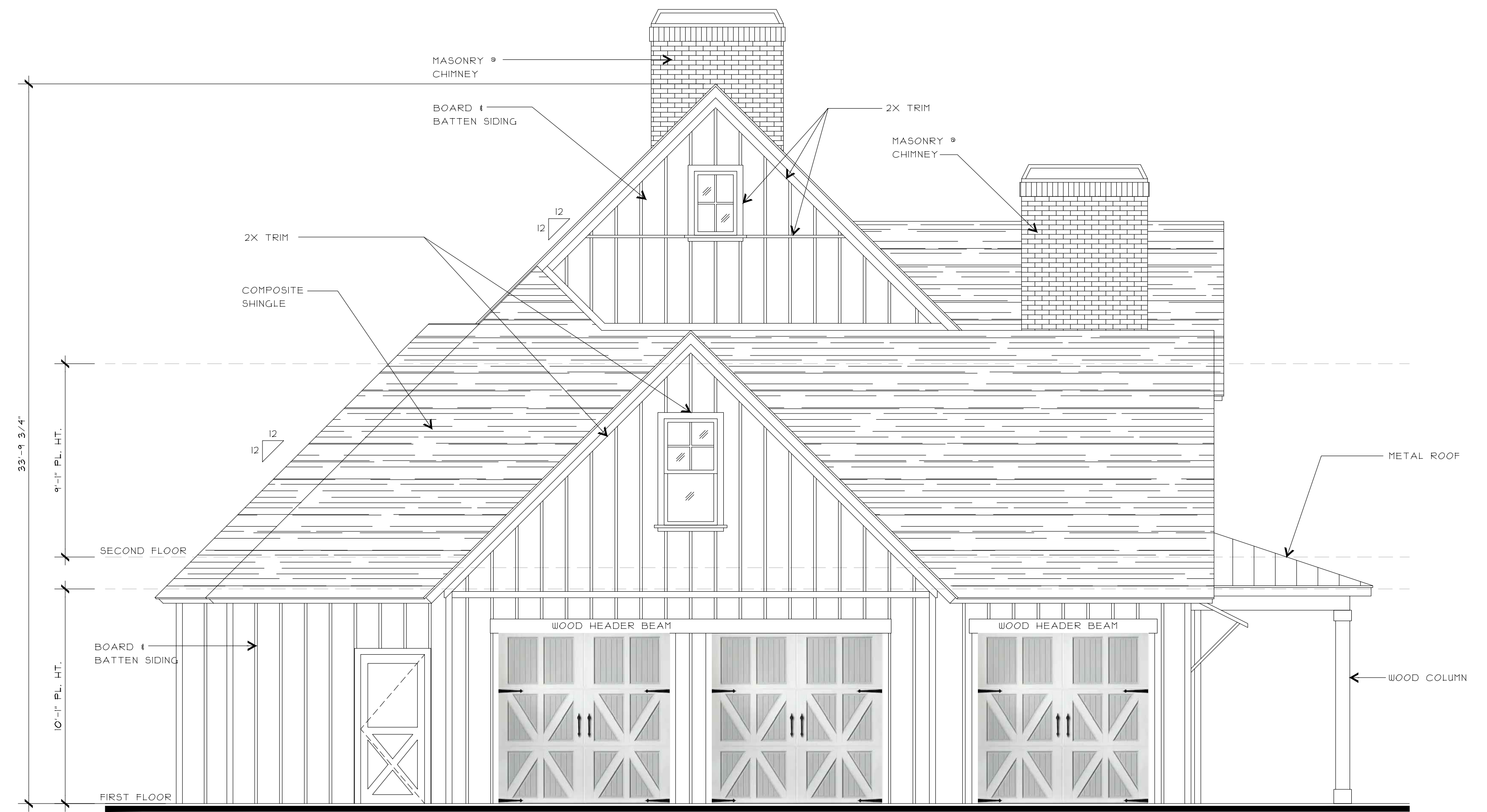
RETAINING WALL

SEAT

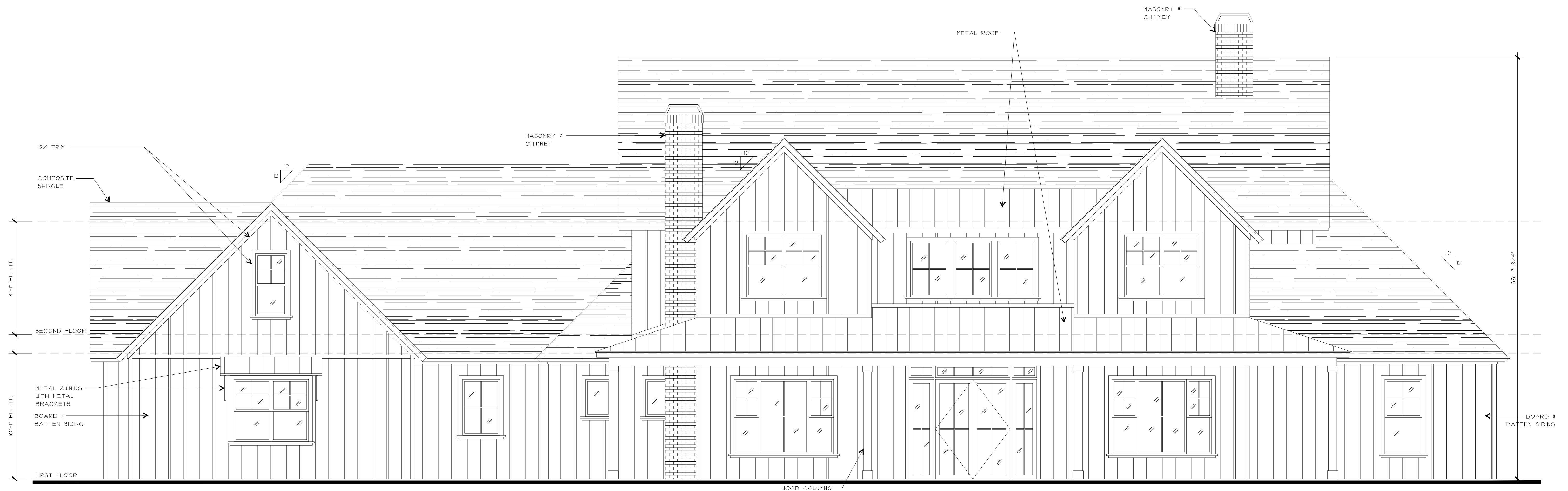
POOL

SPA

TANNING LEDGE



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



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

ISSUE LOG

DATE	DESCRIPTION

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

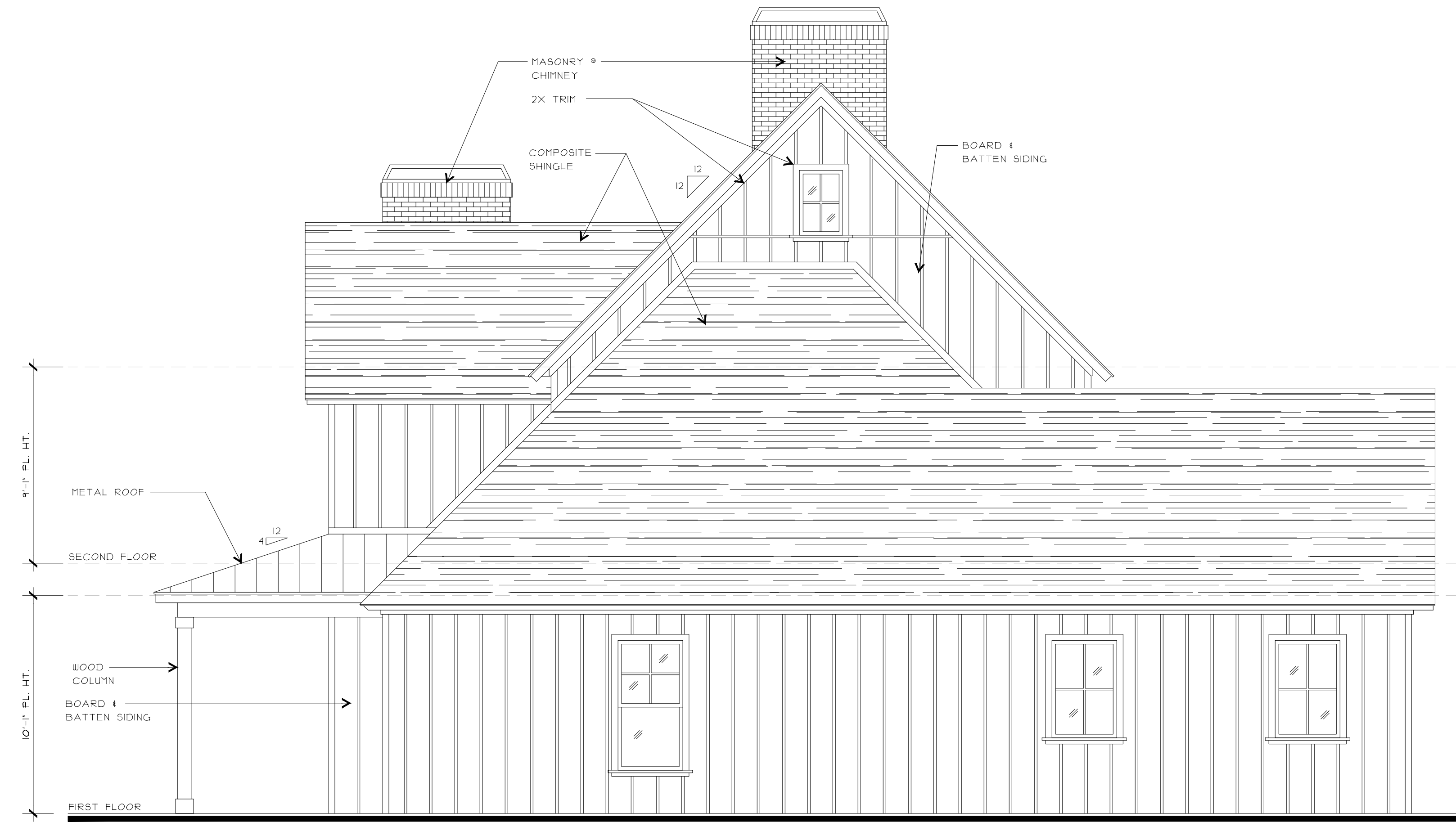


ARCH. PROJ. #:	SCALE:
20201	REF. DRAWING

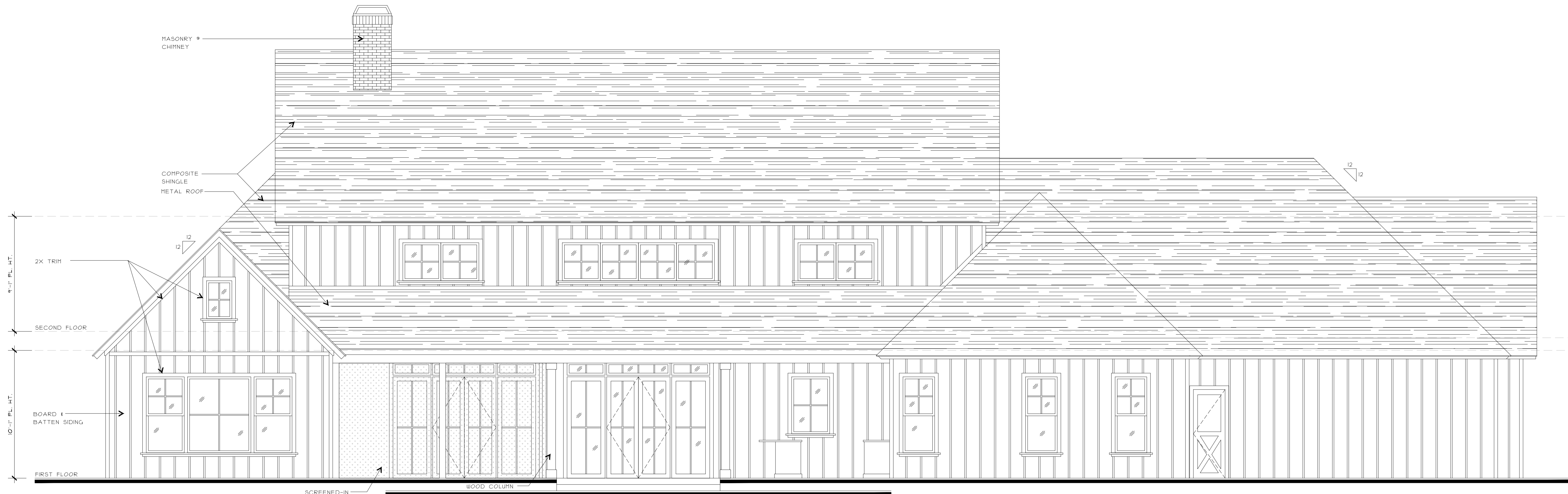
SHEET NO.

A5.1

ELEVATIONS  
BOARD & BATTEN



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



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

**ISSUE LOG**

DATE ISSUE	DESCRIPTION

**REVISION LOG**

DATE ISSUE	DESCRIPTION	REV. NO.

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



ARCH. PROJ. #:  
20201

SCALE:  
REF. DRAWING

SHEET NO.

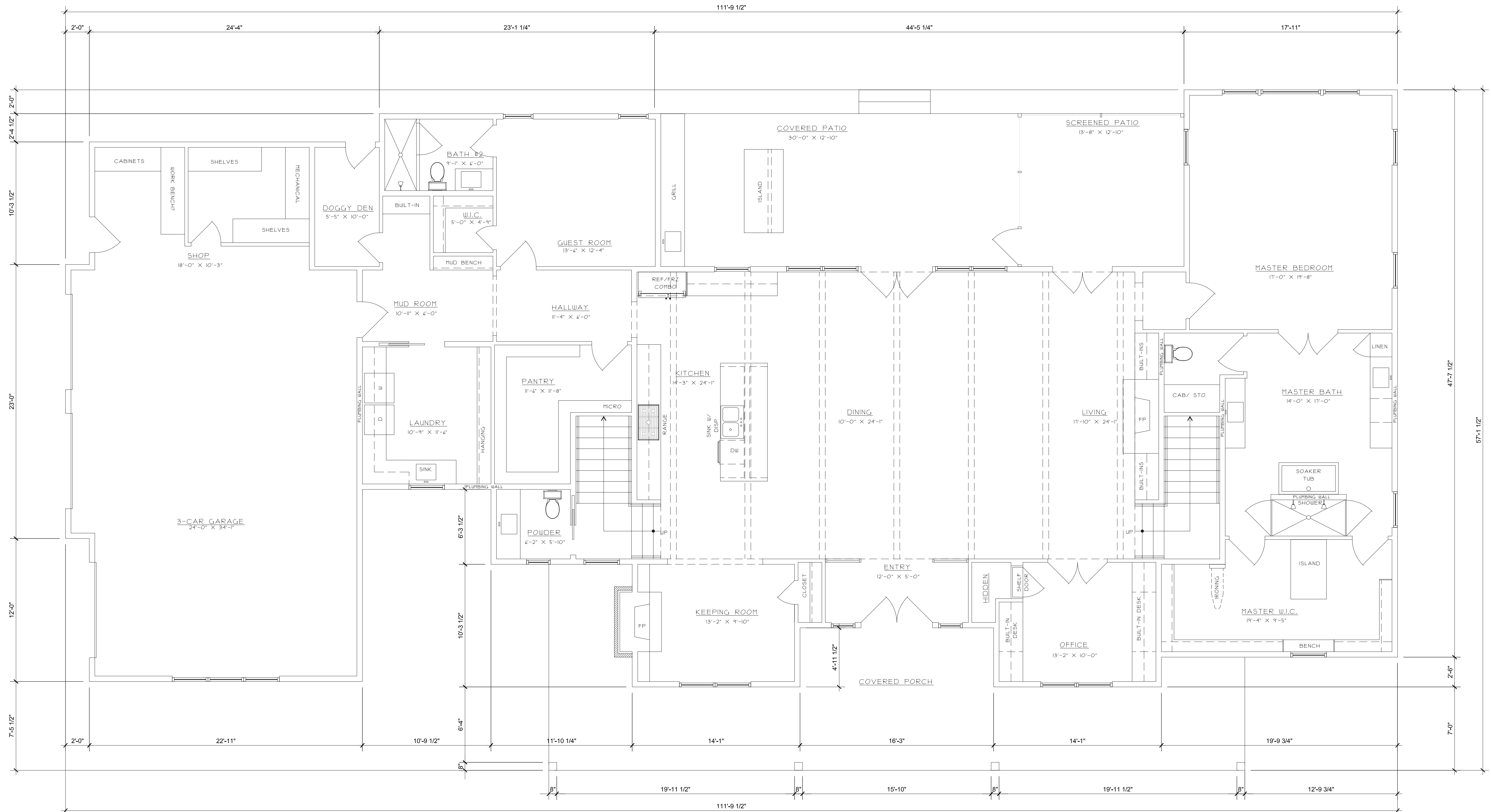
**A5.2**

ELEVATIONS  
BOARD & BATTEN

SQUARE FOOTAGE CALCS

3275+1971 = 5066  
5066+348 = 5414  
5066+210 = 5276  
5066+348+210 = 5624

SF	AREAS
3,275	1ST FLOOR PLAN
1,791	2ND FLOOR PLAN
348	ATTIC #1 / CATWALK **OPTIONAL
210	ATTIC #2 **OPTIONAL
5,624	TOTAL CONDITIONED
829	GARAGE
198	SHOP/ STORAGE
531	COVERED PORCH
564	COVERED/SCREENED PATIO
2,128	TOTAL
1,752	TOTAL UNDER ROOF



ISSUE LOG

DATE	DESCRIPTION

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

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ARCH. PROJ. #: 20201 SCALE: REF. DRAWING

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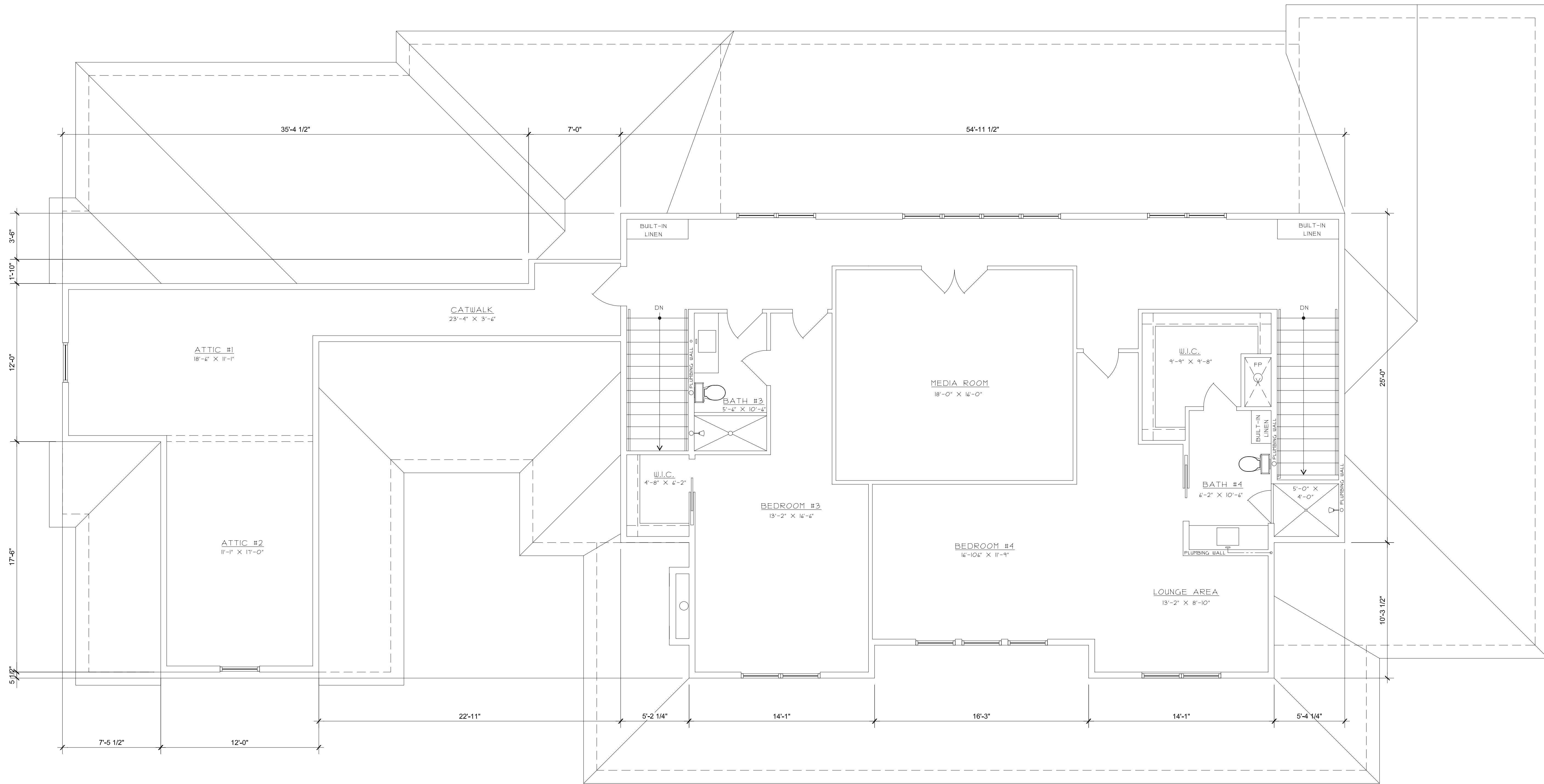
A3.1

FIRST FLOOR PLAN

01 FIRST FLOOR PLAN

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

3/27/20



ISSUE LOG

DATE	DESCRIPTION

REVISION LOG

DATE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



ARCH. PROJ. #:	SCALE:
20201	REF. DRAWING

SHEET NO.

**A3.2**

SECOND FLOOR PLAN



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 3.03-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HODGDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Rex and Beverly Fithian for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 3.03-acre parcel of land being described as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended

*in the future* -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the 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 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 15, 2020

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

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

Address: 1055 Dalton Road

Legal Description: Lot 1, Block A, Hodgdon Addition

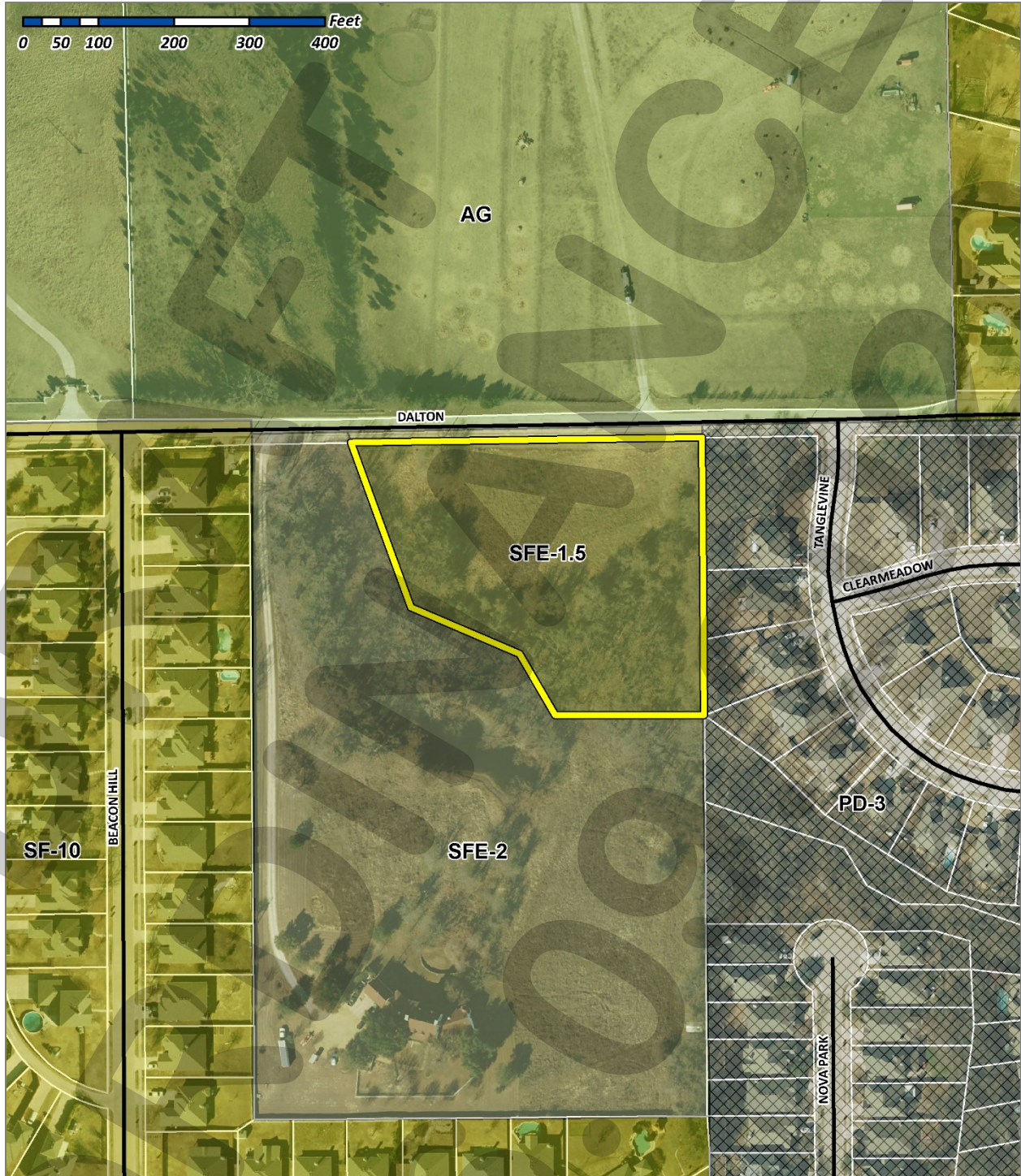


Exhibit 'B':  
Residential Plot Plan

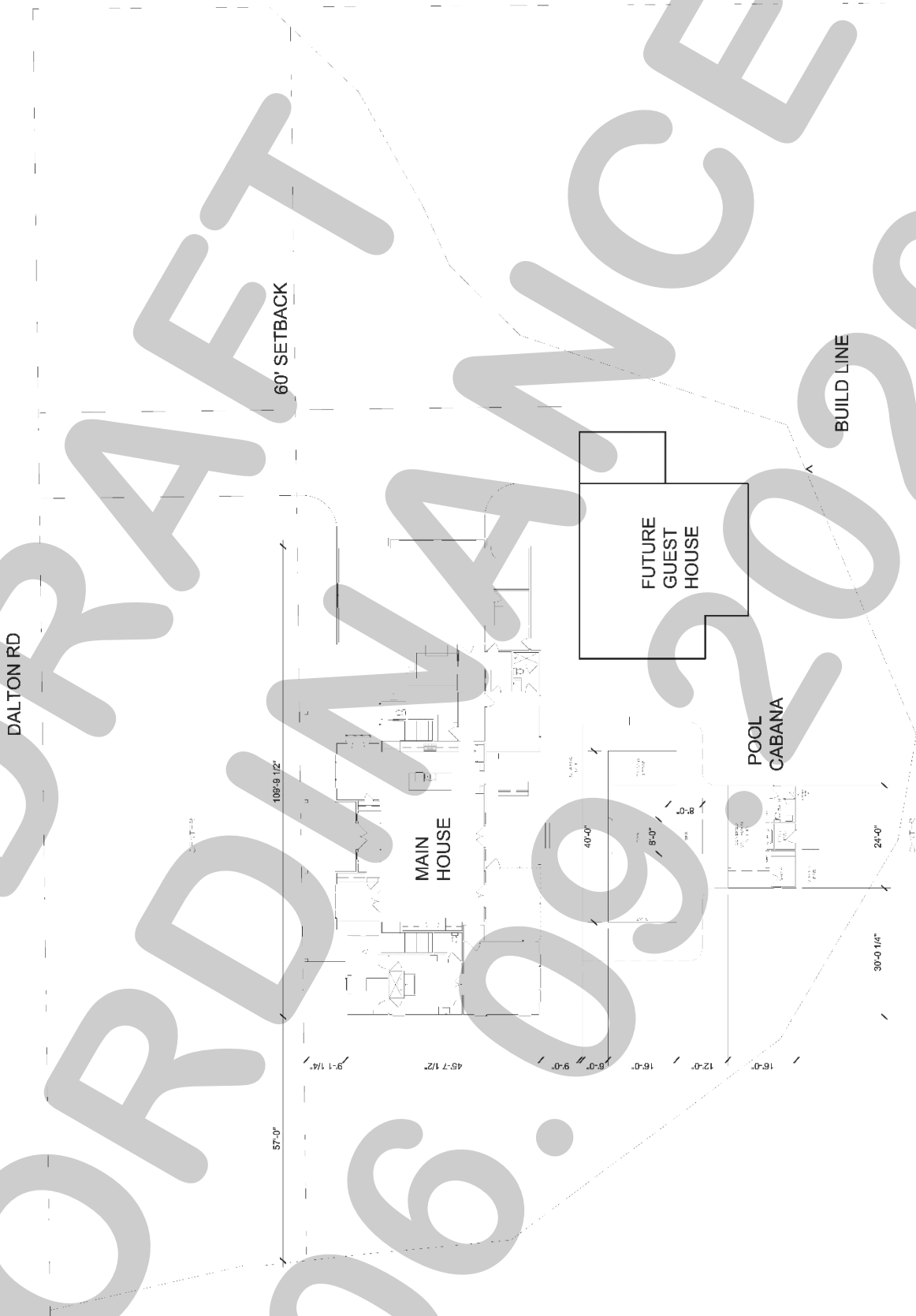
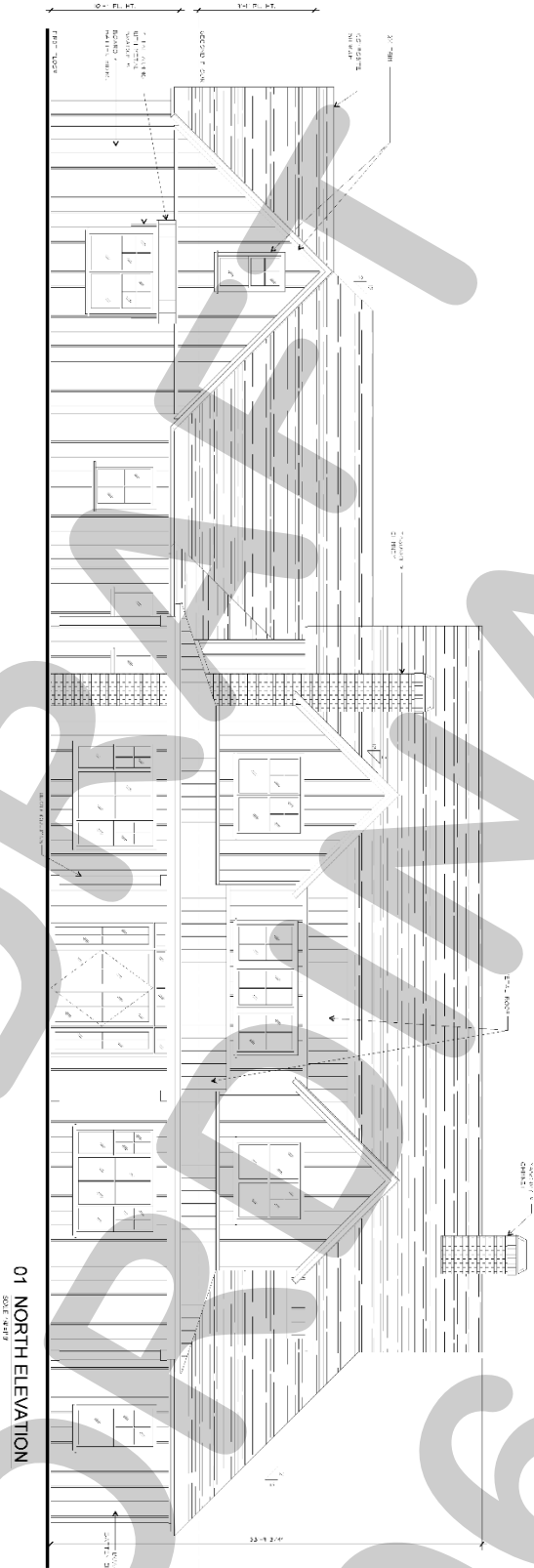
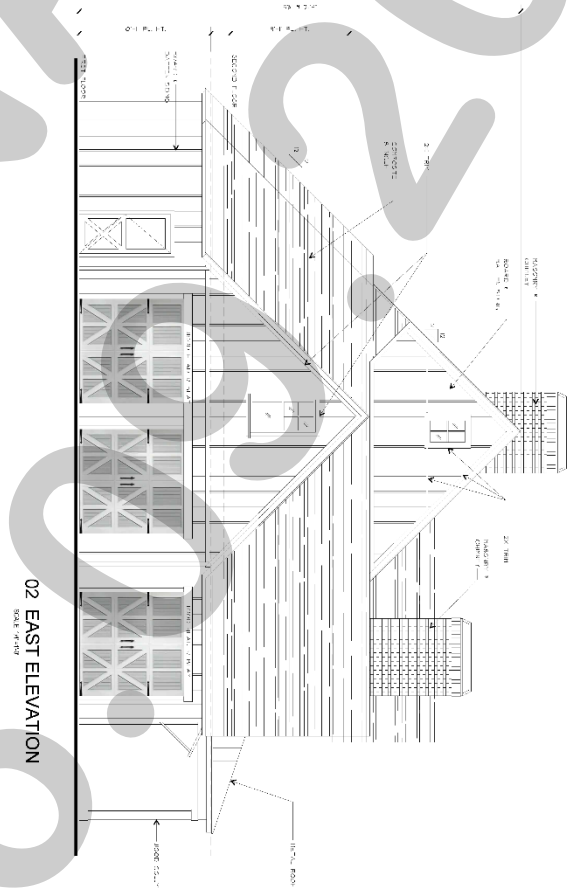


Exhibit 'C':  
Building Elevations



01 NORTH ELEVATION  
SCALE: 1/8\"/>

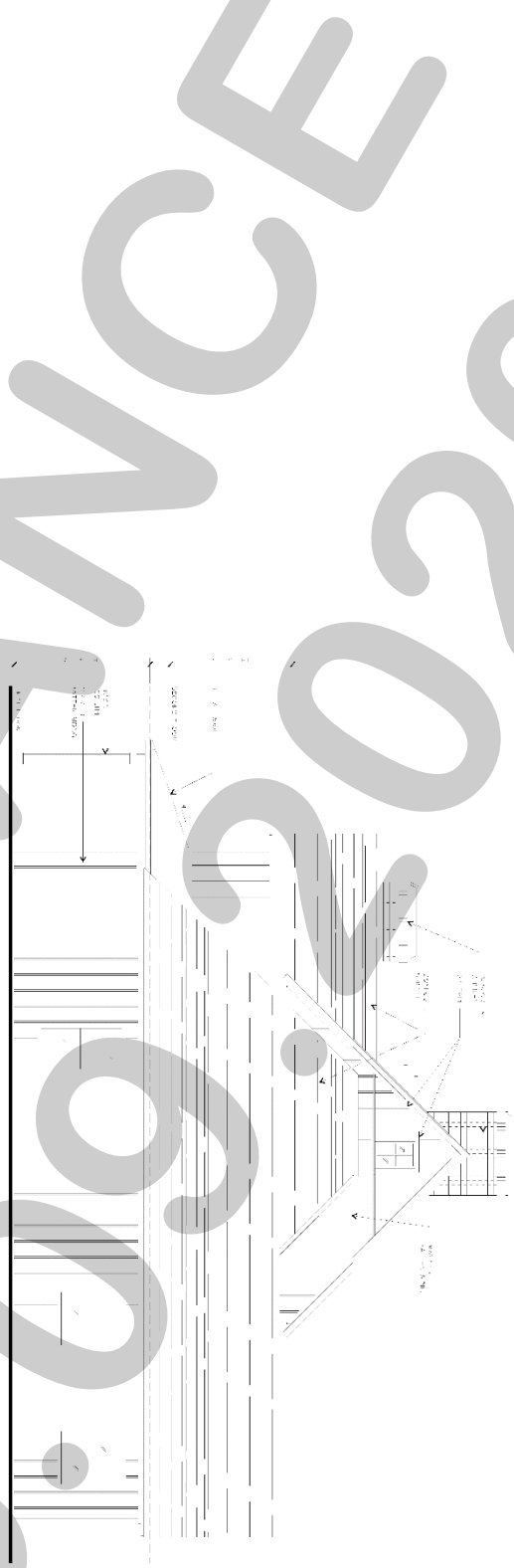


02 EAST ELEVATION  
SCALE: 1/8\"/>

Exhibit 'C':  
Building Elevations



01 SOUTH ELEVATION



02 WEST ELEVATION



# 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:** June 15, 2020  
**APPLICANT:** Rex and Beverly Fithian  
**CASE NUMBER:** Z2020-018; *Specific Use Permit (SUP) for Residential Infill for 1055 Dalton Road*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian 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 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57 [Case No. A1983-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 6, 2017, the subject property -- which was a part of a larger 12.327-acre tract of land (i.e. *Tract 1-01 of the T. Dean Survey, Abstract No. 69*) -- was rezoned from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District by *Ordinance No. 17-58 [Case No. Z2017-045]*. Following this change in zoning, the larger 12.327-acre tract of land was platted into two (2) lots (i.e. *Lots 1 & 2, Block A, Hodgdon Addition*) by *Case No. P2017-049* on October 16, 2017. This created the 3.03-acre subject property. On February 4, 2019, the City Council approved an up-zoning request (*Case No. Z2018-059*) changing the zoning designation of the subject property from Single-Family Estate 2.0 (SFE-2.0) to Single-Family Estate 1.5 (SFE-1.5). Currently, the subject property is vacant.

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

The subject property is located at 1055 Dalton Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Dalton Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 45.62-acre tract of vacant land (i.e. *Tract 1 of the C. W. Jones Survey, Abstract No. 127*) zoned Agricultural (AG) District. North of this, is Phase 3 of the Castle Ridge Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 60 single-family residential lots.

South: Directly south of the subject property is a 9.33-acre parcel of land (i.e. *Lot 2, Block A, Hodgdon Addition*), which is occupied with a single-family home. Beyond this is the Promenade Harbor Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 168 single-family residential lots.

East: Directly east of the subject property is Phase 6 of the Shores North Subdivision, which is zoned Planned Development District 3 (PD-3) for single-family land uses and consists of 70 single-family residential lots. Contained



within this subdivision is Shores Boulevard, which is designated as a *Minor Collector* on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is a 9.33-acre parcel of land (*i.e. Lot 2, Block A, Hodgdon Addition*), which is occupied with a single-family home. Beyond this is the Promenade Harbor Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 168 single-family residential lots.

## 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." This section goes on to require that "... (a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit." In this case, the subject property shares a common boundary (*i.e. the eastern property line*) with Phase 6 of the Shores North Subdivision, which was platted in 2002 and is considered to be 100% developed. Based on this adjacency the proposed home 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 ..." With this being said, the proposed home is oriented toward Dalton Road and is physically separated from the established subdivision by a stand of trees and floodplain. In addition, only one (1) other home faces on to Dalton Road (*i.e. the home on Lot 1, Block A, Hodgdon Addition -- 1085 Dalton Road*) that is in a close proximity to the subject property, and both the proposed home and the existing home are built in a single-family estate style (*i.e. larger home on a larger lot*) as opposed to the more traditional suburban style of the existing homes in the Shores North Subdivision. Based on this, the traditional criteria used to compare homes in an *Established Subdivision* is not applicable in this case.

The home being proposed by the applicant has a ~7,752 SF building footprint and will incorporate a 384 SF accessory building (*i.e. labeled as pool/cabana on the site plan*). Architecturally the home will utilize a farmhouse style utilizing a HardiBoard oriented in a board-and-batten style. Asphalt shingles will be used as the primary material on the roof with metal accent roofs used on the overhangs and gables. The chimneys will be brick. The proposed home meets or exceeds all requirements of the Unified Development Code (UDC) for a home in the Single-Family Estate 1.5 (SFE-1.5) District. With this being said, the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## NOTIFICATIONS

On May 27, 2020, staff mailed 72 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Promenade Harbor, Rockwall Shores, and the Shores on Lake Ray Hubbard Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received three (3) notices in favor of the applicant's request.

## CONDITIONS OF APPROVAL

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

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

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

### **PLANNING AND ZONING COMMISSION**

On June 9, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-018

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**Platting Application Fees:**

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

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

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

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

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

**Site Plan Application Fees:**

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

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

**Zoning Application Fees:**

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

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

PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

Tree Removal (\$75.00)

Variance Request (\$100.00)

**Notes:**

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

### PROPERTY INFORMATION [PLEASE PRINT]

Address 1055 DALTON ROAD, ROCKWALL, TX 75087

Subdivision HODGSON ADDITION Lot 1 Block A

General Location DALTON ROAD APPROX 1/2 MILE WEST OF TR HWY 205

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

Current Zoning SINGLE FAMILY RESIDENTIAL current Use VACANT

Proposed Zoning SINGLE FAMILY RESIDENTIAL Proposed Use SINGLE FAMILY HOME

Acreage 3.03 Lots [Current] 1 Lots [Proposed] 1

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

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

Owner REX & BEVERLY FITHIAN  Applicant

Contact Person REX FITHIAN Contact Person

Address 653 MISSION DRIVE Address

City, State & Zip ROCKWALL, TX 75087 City, State & Zip

Phone 214 215 2030 Phone

E-Mail rex@dpcservices.net E-Mail

### NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of May, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of May, 2020.


Owner's Signature [Signature] Beverly Fithian

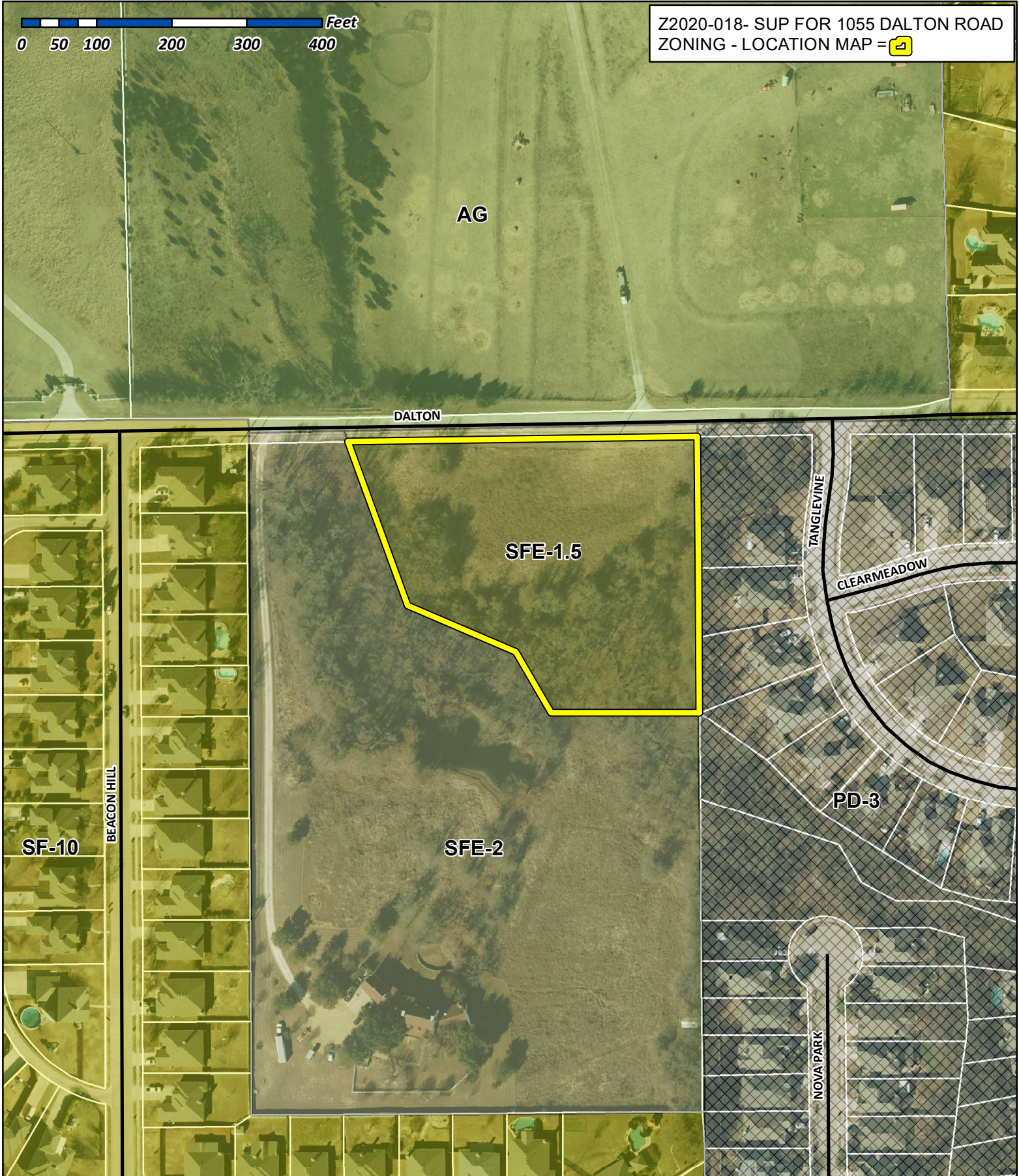
Notary Public in and for the State of Texas [Signature] Theresa L Moss



My Commission Expires 12-08-2020

0 50 100 200 300 400 Feet

Z2020-018- SUP FOR 1055 DALTON ROAD  
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.

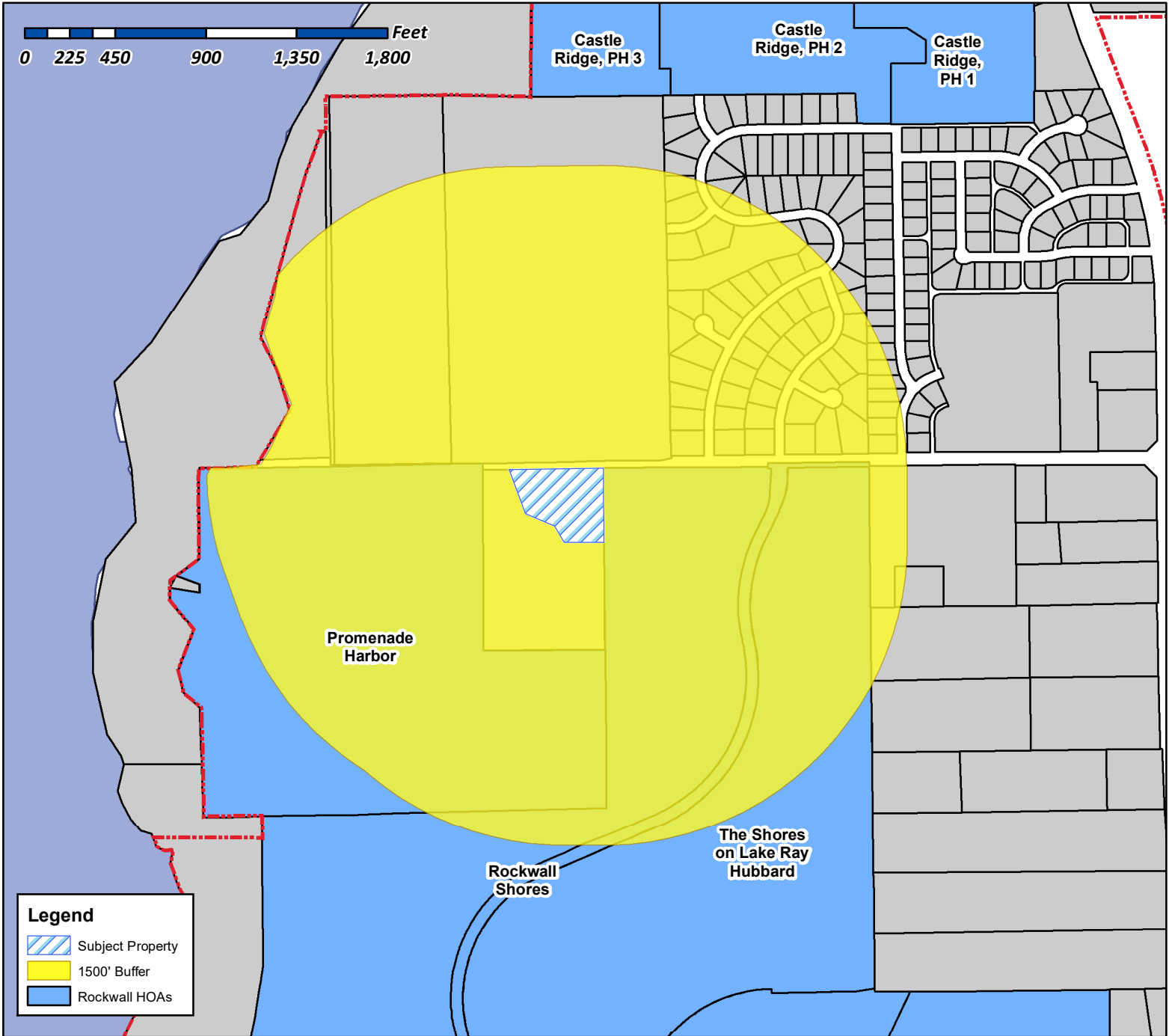
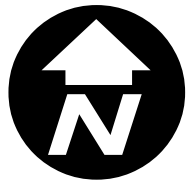




# City of Rockwall

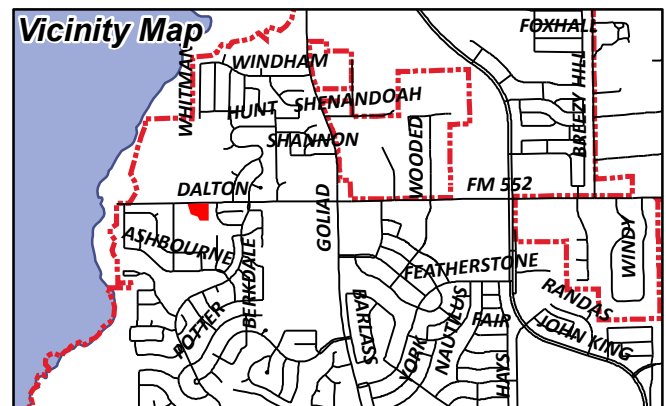
Planning & Zoning Department  
385 S. Goliad Street  
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(P): (972) 771-7745  
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**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Rd  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estates 1.5 (SFE-1.5) District  
**Case Address:** 1055 Dalton Road

**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Wednesday, May 20, 2020 11:45:31 AM  
**Attachments:** [HOA Map \(05.14.2020\).pdf](#)  
[PUBLIC NOTICE.PDF](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [May 29, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, June 9, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, June 15, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-018 SUP for Residential Infill for 1055 Dalton Road

Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian 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 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

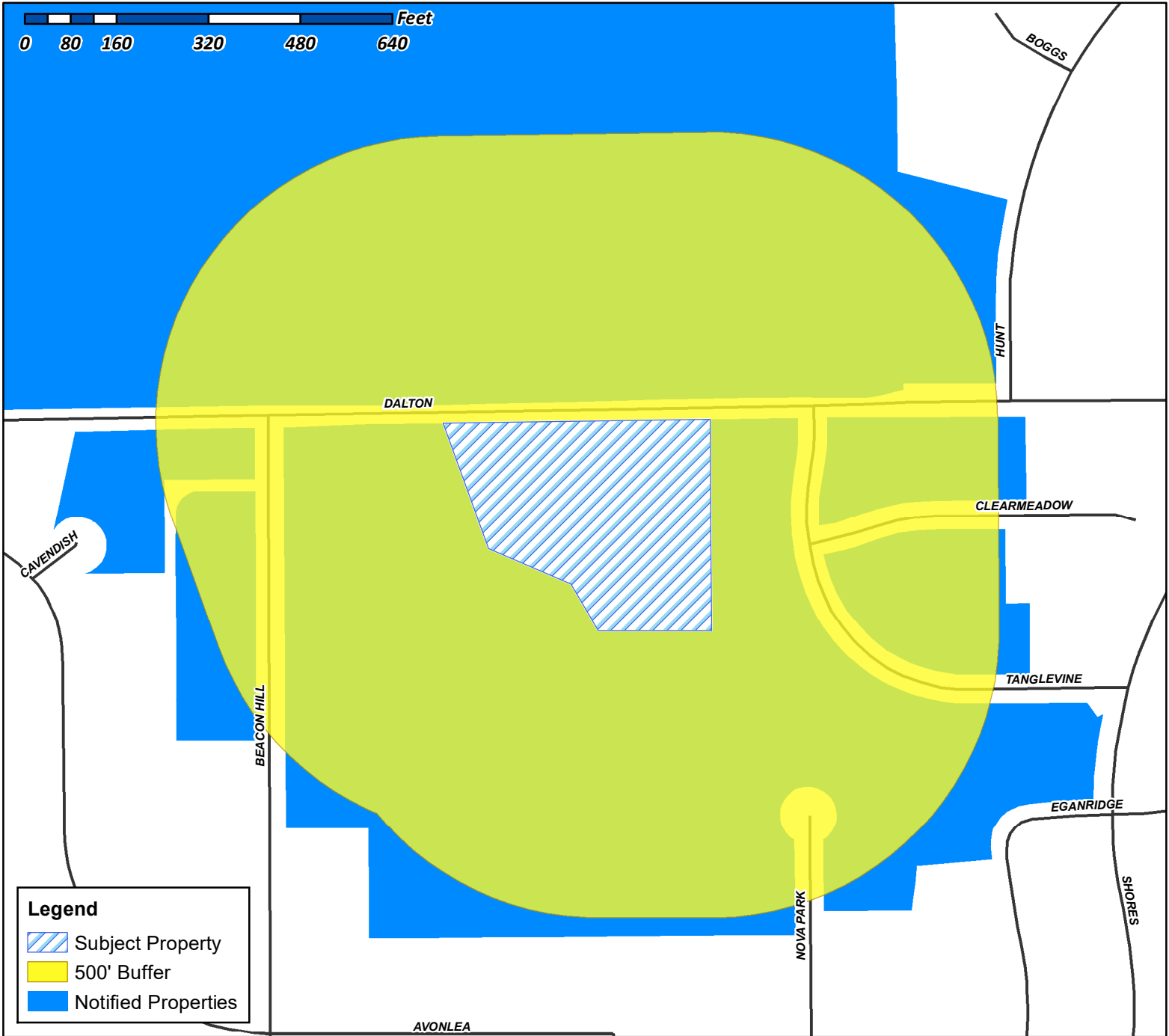
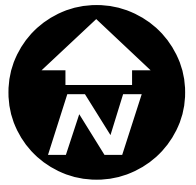
<http://www.rockwall.com/planning/>



# City of Rockwall

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(W): www.rockwall.com

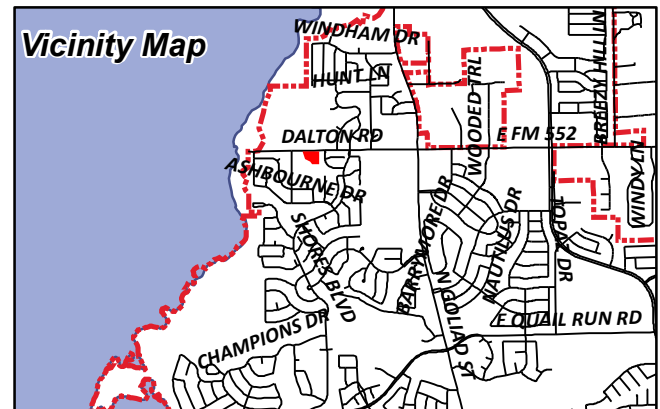
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2020-018  
**Case Name:** SUP for 1055 Dalton Road  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5)  
**District:**  
**Case Address:** 1055 Dalton Road



**Date Created:** 5/17/2020  
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT  
1085 DALTON RD  
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y  
1340 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1345 CLEARMEADOW  
ROCKWALL, TX 75087

JESTER IRVING P & ALICE  
1345 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1350 CLEARMEADOW  
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE  
1355 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1355 TANGLEVINE  
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE  
1360 TANGLEVINE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1365 CLEARMEADOW  
ROCKWALL, TX 75087

HEARN LESLIE  
1365 TANGLEVINE DR  
ROCKWALL, TX 75087

VANDERVER WES A & SARA A  
1370 CLEAR MEADOW COURT  
ROCKWALL, TX 75087

SAENZ SANDRA AND ADRIAN  
1370 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1375 CLEARMEADOW  
ROCKWALL, TX 75087

LANGFORD JAMES GORDON  
1380 TANGLEVINE LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1385 TANGLEVINE  
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE  
1390 TANGLEVINE LN  
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND  
GREGORY MAYO HOWARD  
1395 CLEAR MEADOW CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1395 TANGLEVINE  
ROCKWALL, TX 75087

WILSON ANDREW AND CARRI  
1400 TANGLEVINE LANE  
ROCKWALL, TX 75087

BRINKLEY JESSE K  
1410 TANGLEVINE DR  
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L  
1420 TANGLEVINE LN  
ROCKWALL, TX 75087

COFFMAN THOMAS E &  
LINDA DARNELL  
1431 COASTAL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1440 TANGLEVINE  
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES  
CHARLES L & SANDRA J CLARK FAMILY TRUST  
1739 MORLEY STREET  
SIMI VALLEY, CA 93065

WILLIS MICHAEL & LISA  
1750 DALTON RD  
ROCKWALL, TX 75087

ALVES SAMUEL  
2080 BERKDALE LN  
ROCKWALL, TX 75087

LANGSTON TIFFINI S  
215 HARRIS COVE  
LONGVIEW, TX 75605

PARKS NADINE R  
2701 NOVA PARK CT  
ROCKWALL, TX 75087

THOMAS PATIENCE AND JAMES  
2710 NOVA PARK  
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R  
2711 NOVA PARK CT  
ROCKWALL, TX 75087



IZAK MARY L  
2720 NOVA PARK CT  
ROCKWALL, TX 75087

DIANE SAUTUCCI DEWBERRY LIVING TRUST  
DIANE S DEWBERRY - TRUSTEE  
2721 NOVA PARK CT  
ROCKWALL, TX 75087

SAENZ RICHARD GEORGE AND BERNADINE  
2730 NOVA PARK CT  
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY  
2731 EGANRIDGE LN  
ROCKWALL, TX 75087

DELLA FRANK E II  
2731 NOVA PARK COURT  
ROCKWALL, TX 75087

KEEL DON E & NANCY A  
2740 BEACON HILL DR  
ROCKWALL, TX 75087

NABI HOSNI A & LYNN  
2740 NOVA PARK CT  
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L  
2741 NOVA PARK CT  
ROCKWALL, TX 75087

GRASTY RAYMOND B  
2750 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2760 BEACON HILL  
ROCKWALL, TX 75087

SCHAFFHAUSER SUSAN K  
2765 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2770 BEACON HILL  
ROCKWALL, TX 75087

THOMPSON DONALD AND MARY  
2775 BEACON HILL DR  
ROCKWALL, TX 75087

BRITTAIN WAYNE W &  
BARBARA J  
2780 BEACON HILL DR  
ROCKWALL, TX 75087

BERGMANN KATHARINA  
2785 BEACON HILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2790 BEACON HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2795 BEACON HILL  
ROCKWALL, TX 75087

ONEILL KATHLEEN E  
2800 BEACON HILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2805 BEACON HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2810 BEACON HILL  
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D  
2810 CAVENDISH CT  
ROCKWALL, TX 75087

WALKER DONALD H  
2815 BEACON HILL DR  
ROCKWALL, TX 75087

HOLBROOK SANDRA  
2820 BEACON HILL DR  
ROCKWALL, TX 75087

EDWARDS SUSAN L  
2820 CAVENDISH CT  
ROCKWALL, TX 75087

JOHNSON DAVID J  
2825 BEACON HILL DR  
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED  
2830 BEACON HILL DR  
ROCKWALL, TX 75087

CHIU THOMAS  
301 CRESTBROOK  
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

CULLINS KENNETH & HEATHER  
3114 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER  
519 CELLARS CT  
ROCKWALL, TX 75087

DATTA SOURYA AND  
REKHA HARIHARAN  
558 FLAGLER ST  
SAN JOSE, CA 95127

NABORS MIKE N ETUX JULIE  
7101 HUNT LN  
ROCKWALL, TX 75087

DOWNS MICHAEL  
7103 HUNT LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
7105 HUNT LN  
ROCKWALL, TX 75087

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

PALMIERI THERESE  
970 W YELLOWJACKET LN APT 618  
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD SUITE 200PT  
AGOURA HILLS, CA 91301

ESB PRIVATE TRUST  
C/O EDWARD JONES TRUST COMPANY  
P. O. BOX 66503  
ST. LOUIS, MO 63166

VANWINKLE DAVID T AND PATRICIA K  
P. O. BOX 773451  
STEAMBOAT SPRINGS, CO 80477

HODGDON DAVID L & SUE WYCHE  
PO BOX 1106  
ROCKWALL, TX 75087

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

FLORES JAMES & PATRICIA  
PO BOX 992  
ROCKWALL, TX 75087



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto: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. Z2020-018: SUP for Residential Infill for 1055 Dalton Road**

*Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian 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 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, 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, 6/9/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/15/2020 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 encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. Alternatively, you may fill out and return this form to:

**Ryan Miller**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

Your comments must be received by **6/15/2020** 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. Z2020-018: SUP for Residential Infill for 1055 Dalton Road**

**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 name.

**Address:**

Grey bar for entering the address.

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

**PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE**

Case No. Z2020-018: SUP for Residential Infill for 1055 Dalton Road

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name:

Cullins

Address:

3114 Stoner Hollow / 401B Country Ridge Rd

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2020-018: SUP for Residential Infill for 1055 Dalton Road

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.

As is, constantly collects trash. Would be nice to see something built on this area —

Name: Sandra Holbrook  
Address: 2822 Beacon Hill Dr

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2020-018: SUP for Residential Infill for 1055 Dalton Road

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.  
 I am opposed to the request for the reasons listed below.

Name:

Andrew & Carri Wilson

Address:

1400 Tangievine Dr.

Rockwall 75087

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.

# 2020 Notice of Appraised Value

**ROCKWALL CENTRAL APPRAISAL DISTRICT**  
**841 JUSTIN ROAD**  
**ROCKWALL, TX 75087**  
 Phone: 972-771-2034 Fax: 972-771-6871

Property ID: 94334  
 Ownership %: 100.00  
 GEO ID: S3984-000A-0001-00-0R  
 Legal: HODGDON ADDITION, BLOCK A, LOT 1  
 Legal Acres:  
 Situs: DALTON RD ROCKWALL, TX 75087  
 Owner ID: 1097351  
 EFile PIN: zjVtAduMEgBS

DATE OF NOTICE: April 15, 2020

19121 1 AV 0.389\*\*\*\*\*AUTO\*\*S-DIGIT 75087 EDGS 2 FT 26

Property ID: 94334 - S3984-000A-0001-00-0R  
 FITHIAM BEVERLY AND REX  
 653 MISSION DR  
 ROCKWALL TX 75087-8404



Dear Property Owner,  
 We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2019		Proposed - 2020			
Improvements (Structures / Buildings, etc.) Market Value			0		0			
Market Value of Non Ag/Timber Land			157,560		262,700			
Market Value of Ag/Timber Land			0		0			
Market Value of Personal Property/Minerals			0		0			
Total Market Value			157,560		262,700			
Productivity Value of Ag/Timber Land			0		0			
Appraised Value			157,560		262,700			
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		0			
Exemptions (DV - Disabled Vet, DP-Disabled Person, HS-Homestead, OV65-Over 65)								
2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	Freeze Year and Tax Ceiling
0	157,560	CITY OF ROCKWALL	262,700	0	262,700	0.387900	1,019.02	
0	157,560	ROCKWALL COUNTY	262,700	0	262,700	0.325000	853.78	
0	157,560	ROCKWALL ISD	262,700	0	262,700	1.350000	3,546.45	

**DO NOT PAY FROM THIS NOTICE** Total Estimated Tax: \$5,419.25

**"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

\*Your residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements. Any property previously omitted from the appraisal will be added as allowed by Section 25.21 of the Texas Property Tax Code. The above tax estimates use last year's tax rates for the taxing units shown. The governing body of each unit (school board, county commissioners, and so forth) decides whether property taxes increase. The appraisal district only determines your property's value. The taxing units will set tax rates later this year. If you wish to appeal, you must file a WRITTEN protest with the ARB by the deadline date:

\*\* If you are age 65 or older and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than when you first received the exemption on your home. If you are disabled and received the \$10,000 school tax exemption on your home last year from the school listed above, your school taxes for this year will not be higher than the 2003 taxes or the first year you received the exemption, whichever is later. If your county, city, or junior college has approved a limitation on your taxes in the preceding year, your county, city, or junior college taxes will not be higher than the first year your county, city, or junior college approved the limitation or the first year you qualified for the limitation. **If you improved your property (by adding rooms or buildings) your school, county, city, or junior college ceiling may increase for these improvements.** If you are a surviving spouse age 55 or older of a person that qualified for the age 65 or older exemption, you may retain the school, county, city, or junior college tax ceiling. Contact the appraisal office if you disagree with this year's proposed value for your property or if you have any concerns with the property description or address information. If the issue cannot be resolved, you have the right to appeal to the Appraisal Review Board (ARB).

THIS IS NOT A BILL

**Deadline for filing a protest: May 15, 2020**  
**Location of Hearings: 841 JUSTIN ROAD, ROCKWALL, TX 75087**  
**ARB will begin hearings: May 18, 2020**

A PROTEST FORM to send to the Appraisal District Office is on the back of this notice. If you intend to appear and present evidence before the ARB. A protest is sufficient if it includes the protesting property owner, account number, property address and reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. Enclosed, also, is information to help you in preparing your protest.

If you have any questions or need more information, please contact the appraisal district office at 972-771-2034 or at the address shown above.

Sincerely,

Chief Appraiser

DALTON RD

FITHIAN  
RESIDENCE  
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



ARCH. PROJ. #: 20201  
SCALE: REF. DRAWING

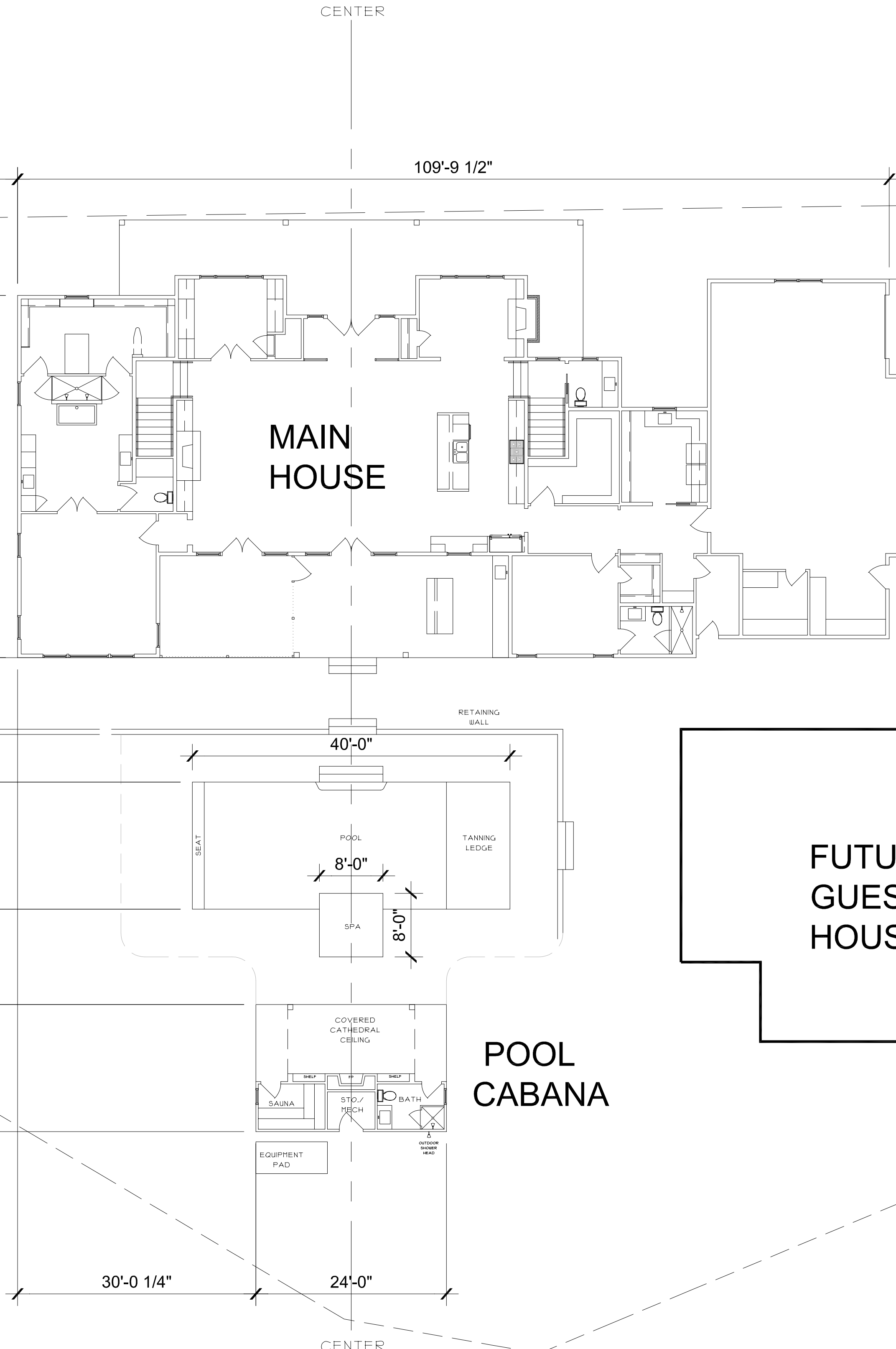
SHEET NO.

**A2.1**

SITE PLAN

60' SETBACK

BUILD LINE



MAIN HOUSE

FUTURE GUEST HOUSE

POOL CABANA

57'-0"

109'-9 1/2"

9'-1 1/4"

45'-7 1/2"

9'-0"

6'-0"

16'-0"

12'-0"

16'-0"

30'-0 1/4"

24'-0"

40'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"

8'-0"











CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 3.03-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HODGDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Rex and Beverly Fithian for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 3.03-acre parcel of land being described as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended

*in the future* -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the 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 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

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

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 15, 2020

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

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

Address: 1055 Dalton Road

Legal Description: Lot 1, Block A, Hodgdon Addition

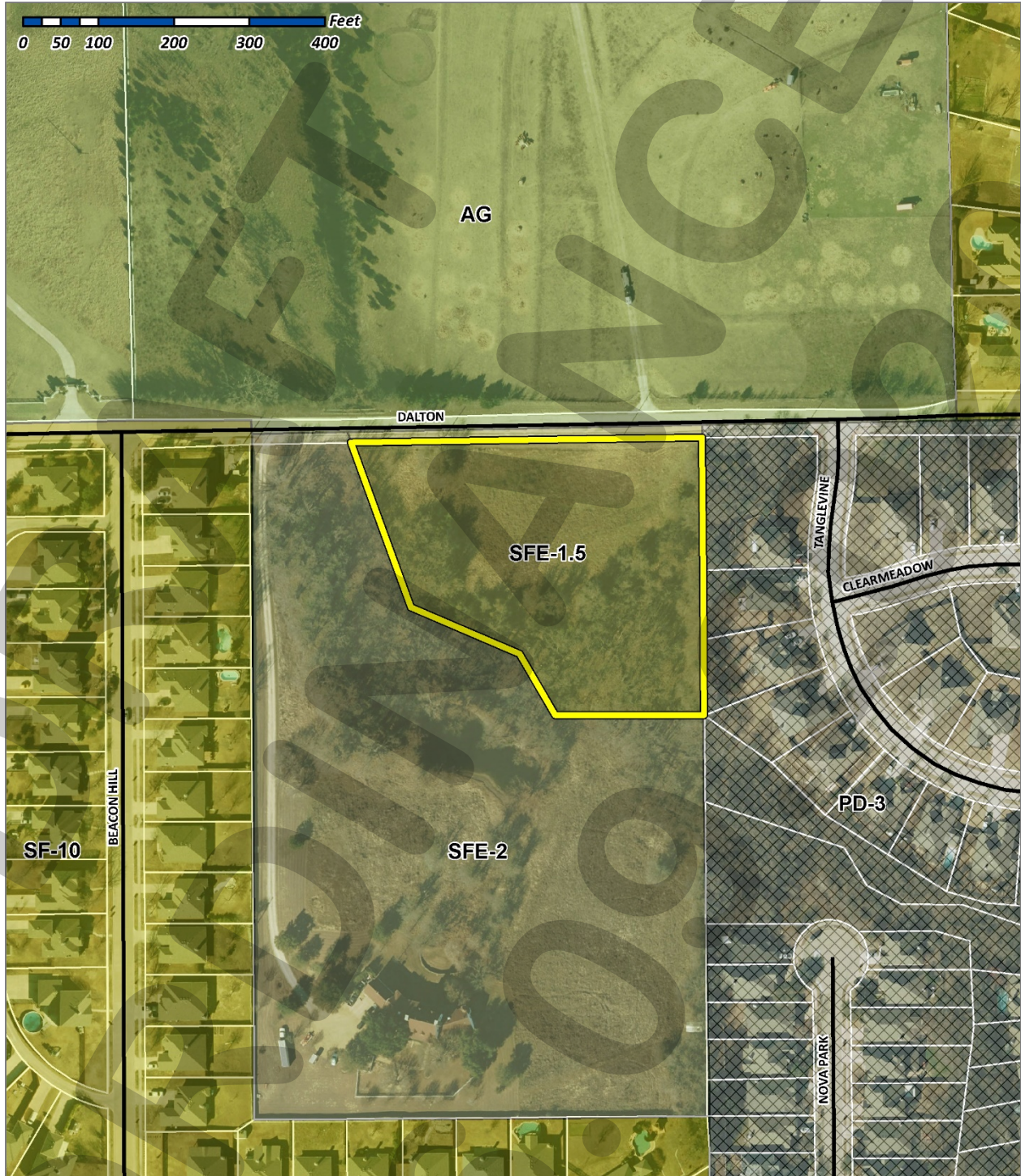




Exhibit 'B':  
Residential Plot Plan

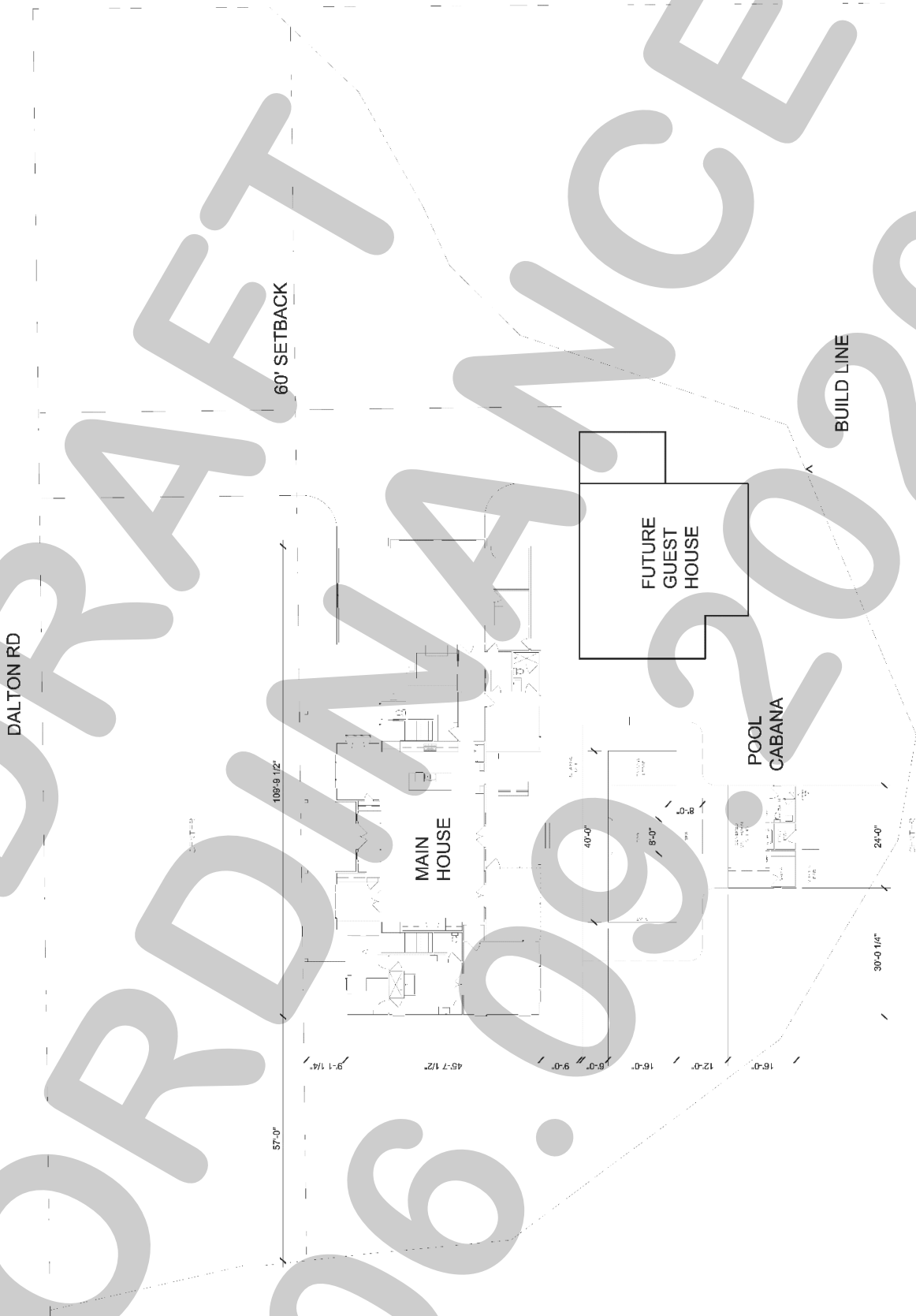
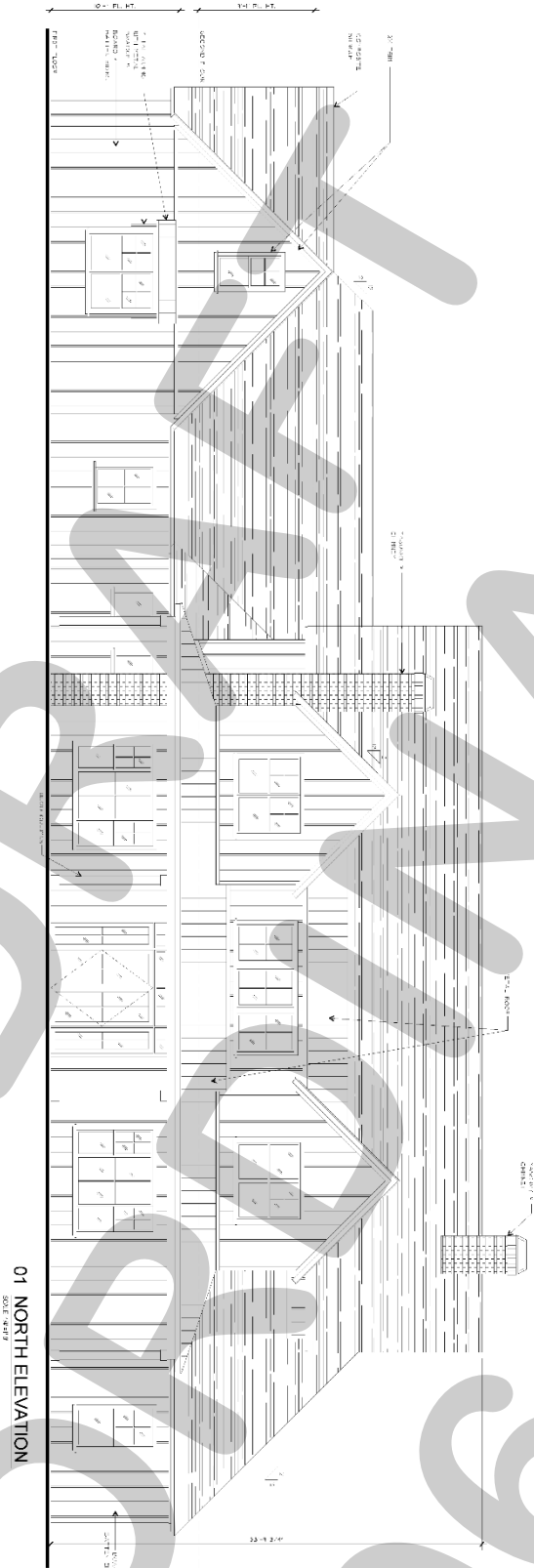
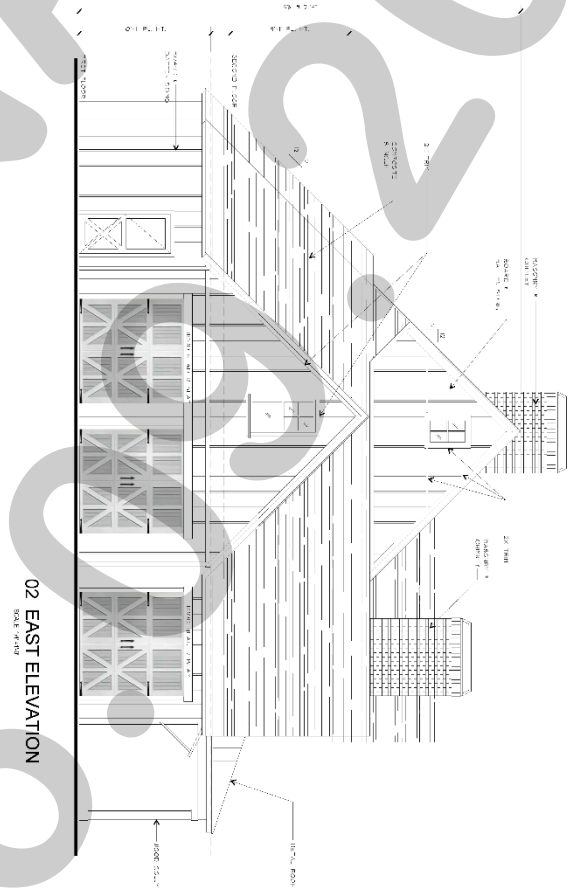


Exhibit 'C':  
Building Elevations



01 NORTH ELEVATION  
SCALE: 1/8\"/>

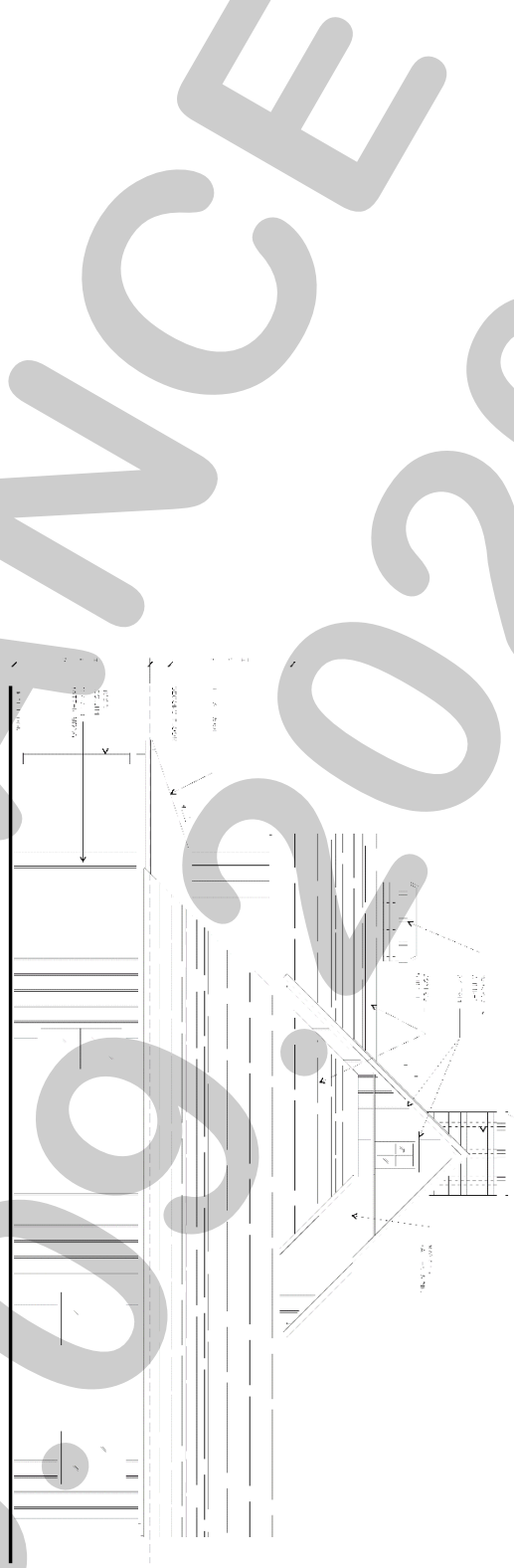


02 EAST ELEVATION  
SCALE: 1/8\"/>

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



01 SOUTH ELEVATION



02 WEST ELEVATION



July 10, 2020

TO: Rex Fithian  
653 Mission Drive  
Rockwall, TX 75087

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2020-018; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

Mr. Fithian:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on July 10, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On June 9, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On June 15, 2020, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0 (1st Reading).

On July 6, 2020, the City Council approved the Specific Use Permit (SUP) by a vote of 6-0, with Mayor Pruitt absent (2nd Reading).

Included with this letter is a copy of Ordinance No. 20-22, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning