



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-051 P&Z DATE 12/8/20 CC DATE 12/21/20 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. 22020-051

**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

38 Shadydale

Subdivision

Shady Dale Estates

Lot

8

Block

1

General Location

Ridge Road / Shadydale

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

Current Zoning

PD 9

Current Use

VACANT

Proposed Zoning

Proposed Use

SF home

Acreage

0.30

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

Travis Redden

Applicant

Contact Person

Contact Person

Address

1115 Concan Drive

Address

City, State & Zip

Forney, TX 75126

City, State & Zip

Phone

214-315-3952

Phone

E-Mail

asturiasdevelopments@gmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21 day of October, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

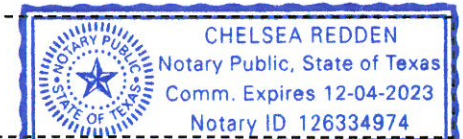
Given under my hand and seal of office on this the 21 day of October, 2020.

Owner's Signature

Travis Redden

Notary Public in and for the State of Texas

Chelsea Redden



My Commission Expires

12/04/23



LETTER OF EXPLANATION

I, Travis Redden, Owner of 38 Shadydale Lane, Rockwall, TX 75032, hereby submit an application for a Specific Use Permit for the purpose of developing the currently Vacant Lot to a Single-Family Residential Home.

Sincerely,

Travis Redden





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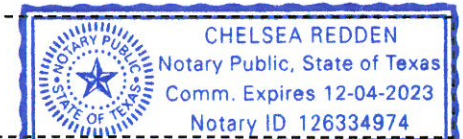
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Notary Public in and for the State of Texas

Chelsea Redden




My Commission Expires

12/04/23



0 20 40 80 120 160 Feet

Z2020-051- SUP FOR RESIDENTIAL INFILL AT  
38 SHADYDALE LANE  
ZONING - LOCATION MAP = 

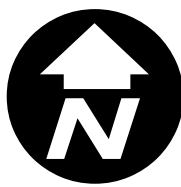
OAK



## 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.



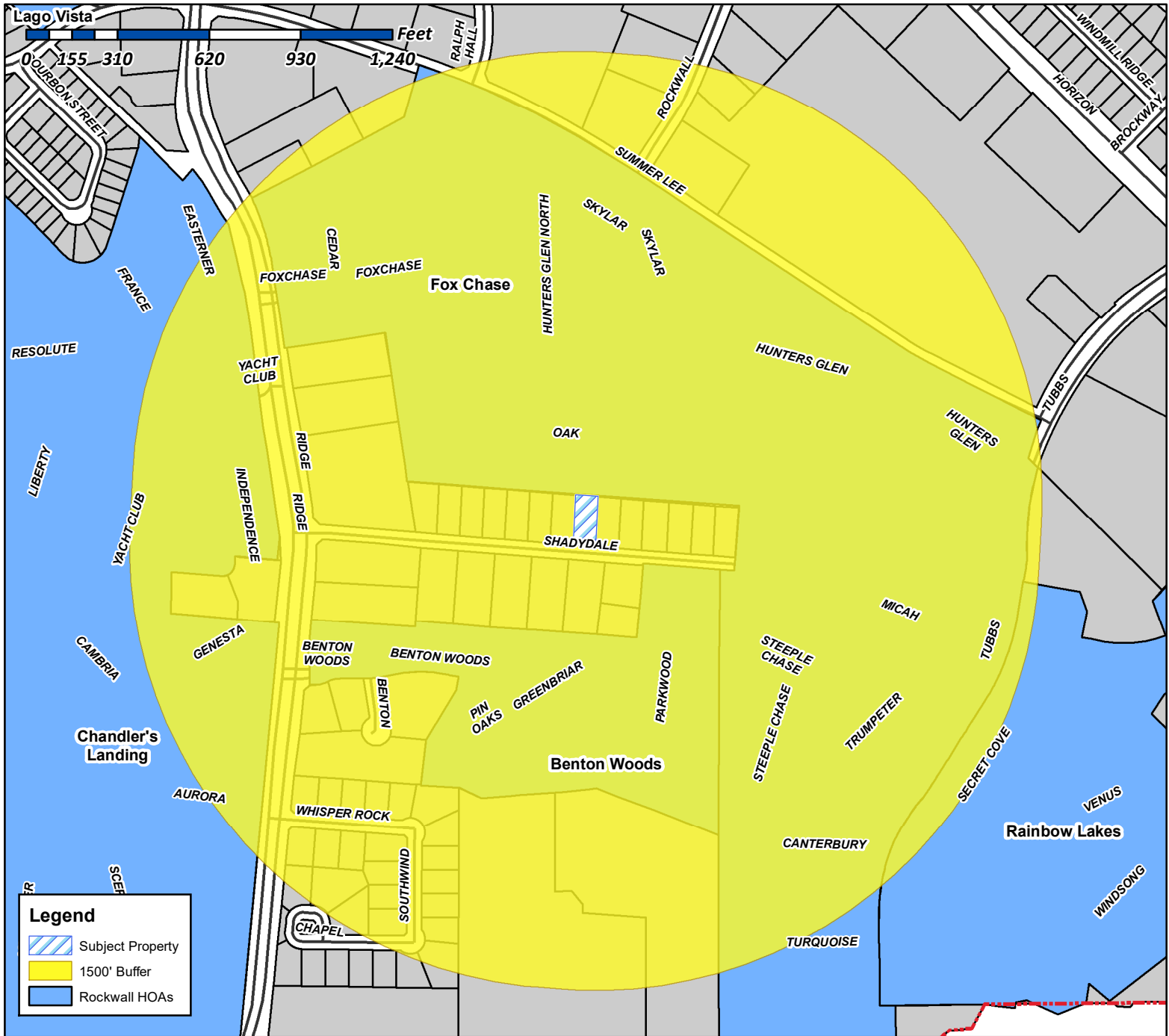




# City of Rockwall

Planning & Zoning Department  
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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



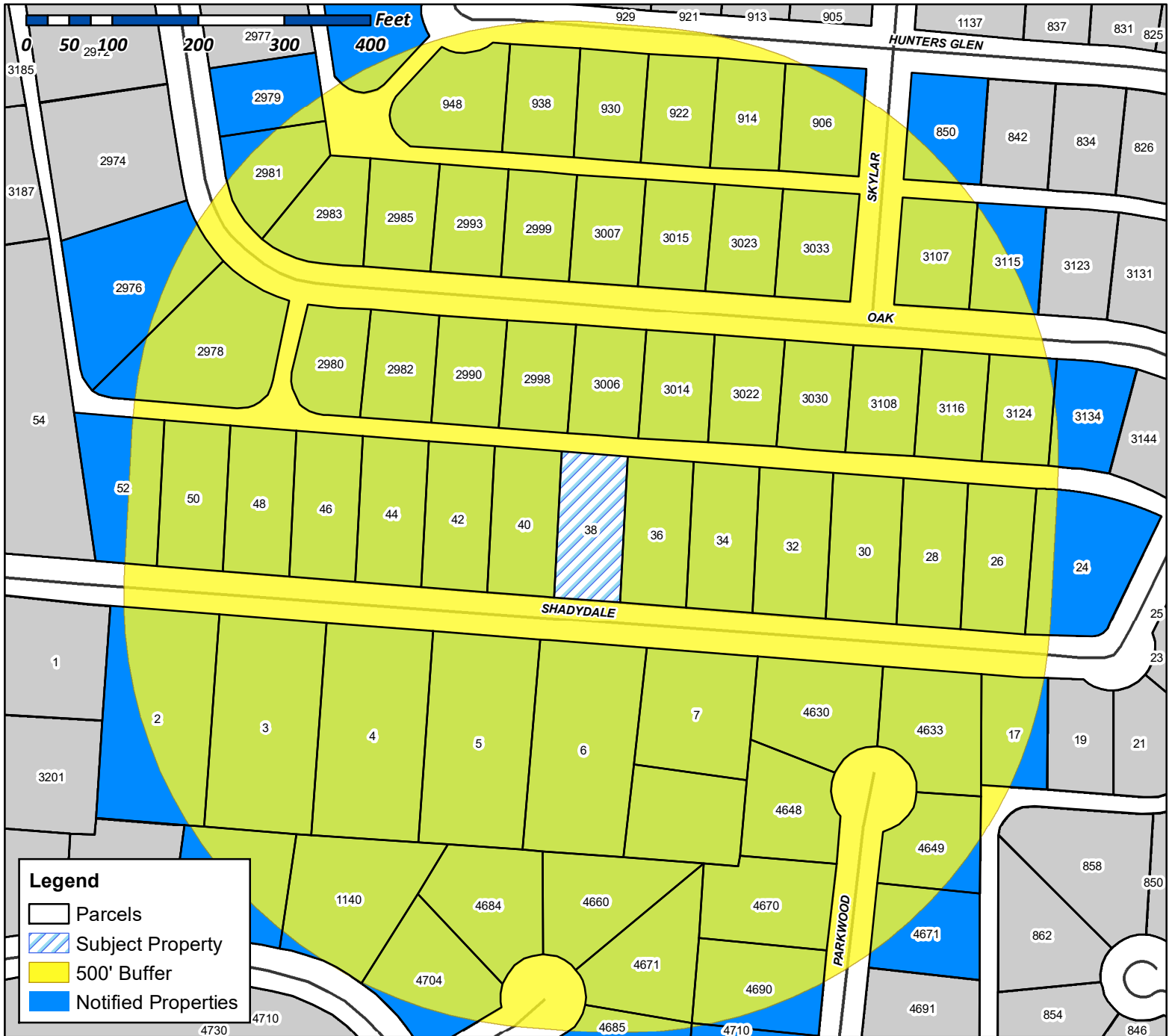




# City of Rockwall

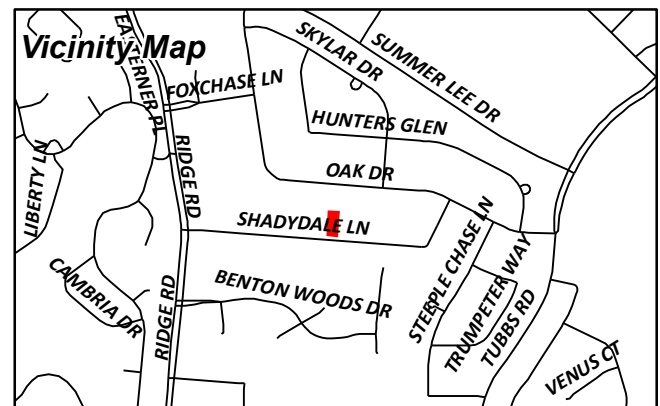
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BCL REAL ESTATE LLC  
103 GROSS RD BLDG A  
MESQUITE, TX 75149

ROYALAND PROPERTIES LLC  
11034 GRISSOM LANE  
DALLAS, TX 75229

REDDEN TRAVIS  
1115 CONCAN DRIVE  
FORNEY, TX 75126

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
1606 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

BALLARD STEVE & ANNABETH  
17 SHADYDALE LANE  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN  
24 SHADY DALE LN  
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C  
26 SHADY DALE LN  
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN  
28 SHADY DALE LANE  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAKDR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND  
PHYLLIS COTTON AND KERI LACY ZUCKERBROW  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN  
2999 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN  
30 SHADY DALE LN  
ROCKWALL, TX 75032

HOYA CHARLOTTE G  
3006 OAK DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
3007 OAKDR  
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L  
3014 OAK DR  
ROCKWALL, TX 75032



ROYALAND PROPERTIES LLC  
3015 OAKDR  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
3021 RIDGE RD SUITE A PMB #131  
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E  
3022 OAK DR  
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST  
JUNE PETROCELLY TRUSTEE  
3023 OAK DRIVE  
ROCKWALL, TX 75087

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

MCDONALD NICOLE AND ADAM  
3030 OAK DR  
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN  
3033 OAK DRIVE  
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D  
3107 OAK DR  
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN  
3108 OAK DR  
ROCKWALL, TX 75032

MCMAHON SANDRA  
3115 OAK DR  
ROCKWALL, TX 75032

BEVAN MARILYN  
3116 OAK DR  
ROCKWALL, TX 75032

CHILDRESS SHERRY L  
(ALICE CHILDRESS LIFE ESTATE)  
3124 OAK DR  
ROCKWALL, TX 75032

MANNO SHARON &  
PAUL FULLINGTON  
3134 OAK DR  
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI  
32 SHADY DALE LN  
ROCKWALL, TX 75032

TINDALL CINDY P  
34 SHADY DALE LN  
ROCKWALL, TX 75032

WATSON BRANDON AND VALERIE  
36 SHADY DALE LN  
ROCKWALL, TX 75032

REDDEN TRAVIS  
38 SHADY DALELN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADY DALELN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

MARTINEZ MAYRA  
44 SHADY DALE LANE  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

KHODAPARAST RAHIM & ROYA  
4630 PARKWOOD DR  
ROCKWALL, TX 75087

VEST DONALD R  
4633 PARKWOOD DR  
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D  
4648 PARKWOOD DRIVE  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
4649 PARKWOODDR  
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN  
4660 GREENBRIAR CT  
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL  
4670 PARKWOOD DR  
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF  
4671 GREENBRIAR CT  
ROCKWALL, TX 75032



ZEHR JACK L & EDITH L  
4671 PARKWOOD DR  
ROCKWALL, TX 75032

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
STEPHANIE HAIN TORRES  
4685 GREENBRIAR CT  
HEATH, TX 75032

RICHARDSON JIM & CAROL  
4690 PARKWOOD DR  
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E  
4710 PARKWOOD DR  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
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TRUSTEES  
5 SHADYDALELN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
52 SHADY DALELN  
ROCKWALL, TX 75032

CARTER SHARON R  
BLANKENSHIP DON L & AUDREY LIFE ESTATE  
6 SHADY DALE LN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
7 SHADYDALELN  
ROCKWALL, TX 75032

CARNES LINDA M  
850 HUNTERS GLN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
888 NIGHTLIGHT DR  
YORK, PA 17402

ERICKSON MARIUM E LIVING TRUST  
906 HUNTERS GLEN  
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST  
JEFFREY CHAD MONK TRUSTEE  
914 HUNTERS GLEN  
ROCKWALL, TX 75032

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922 HUNTERS GLN  
ROCKWALL, TX 75032

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930 HUNTERS GLN  
ROCKWALL, TX 75032

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ROCKWALL, TX 75032

HERVEY GAIL  
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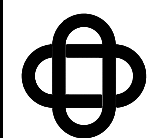
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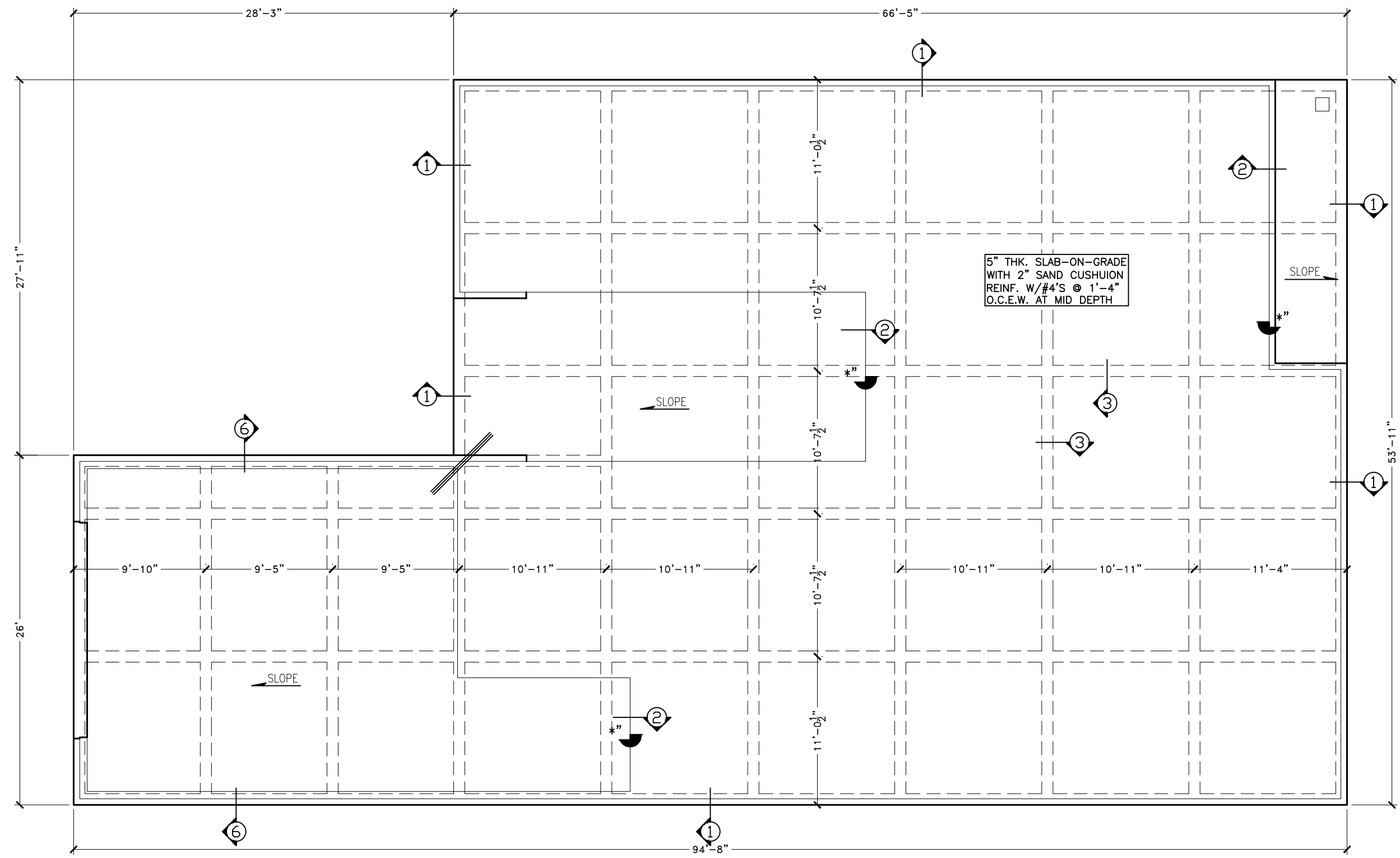






ERIC L. DAVIS ENGINEERING, INC.  
 F-3987  
 120 East Main Street  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail ericdavis@eidengineering.com

FOUNDATION PLAN  
 ENGINEERED FOR  
**ASTURIAS DEVELOPMENTS**



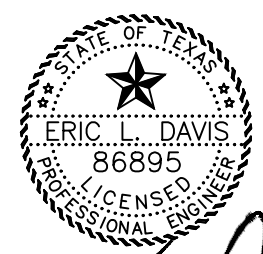
CONTRACTOR SHALL WATER PAD 72 HOURS CONTINUOUS PRIOR TO CONSTRUCTION OF FOUNDATION

NOTE: ALL PERIMETER GRADE BEAMS TO BEAR A MINIMUM DEPTH OF 18" BELOW FINAL GRADE.

REVISIONS		
DATE	DESCRIPTION	CODE
8/20/20	CHANGE TO REBAR	RWK T

- NOTE:
1. SLAB THICKNESS T = 5"
  2. BEAM DEPTH H = 32"
  3. BEAM WIDTH W = 12"

- PLAN LEGEND
1. A DENOTES CONCRETE CHAIR.
  2. "x" DENOTES DIMENSION TO BE VERIFIED.
  3. xx DENOTES DIFFERENCE IN FINISH FLOOR ELEVATIONS.
  4. DENOTES 3-#4 BARS X 6'-8" TYPICAL INTERIOR CORNER 2'-0".



*Eric L. Davis*

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 8/20/2020

PLAN: CUSTOM	BUILDER: ASTURIAS DEVELOPMENTS
ELD JOB NO: DIF20-0868	ADDITION: 38 SHADYDALE - PR
DRAWN BY: RWK	ADDRESS: 38 SHADY DALE LANE
CHECKED BY: ELD	LOT: 8
	BLOCK: 1
	CITY: ROCKWALL, TX

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

## GENERAL NOTES

### CAST IN PLACE CONCRETE

1. CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318-95.
2. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI-315 DETAILING MANUAL.
3. CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH A MINIMUM 5 SACKS PORTLAND CEMENT PER CUBIC YARD.
4. MILD STEEL REINFORCING BARS SHALL BE ASTM A615, GRADE 60.
5. PROVIDE ONE #5 OR MATCHING SIZE CORNER BAR X 4'-0" LONG (2'-0" EACH LEG) FOR EACH HORIZONTAL BAR AT CORNER IN GRADE BEAMS.
6. BARS CALLED FOR AS CONTINUOUS SHALL HAVE STAGGERED LAPS 40 BAR DIAMETERS (2'-0" MINIMUM).
7. LAP TOP REINFORCING IN GRADE BEAMS AT MID SPAN. LAP BOTTOM REINFORCING IN GRADE BEAMS AT PIERS.
8. PROVIDE STANDARD BEND IN ALL TOP BARS AT END SPANS OF GRADE BEAMS.
9. MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE: 3" FOR CONCRETE CAST AGAINST SOIL 2" FOR CONCRETE EXPOSED TO WEATHER 1-1/2" FOR TOP AND SIDE OF GRADE BEAMS NOT EXPOSED TO WEATHER.

### SITE PREPARATION NOTES

1. EXCAVATIONS SHALL CONFORM TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE CAUTION WHILE EXCAVATING TO AVOID DAMAGE TO UNDERGROUND UTILITIES. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO IDENTIFY, LOCATE, REROUTE OR MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMUM DELAY.
3. ALL FOUNDATION EXCAVATIONS SHOULD BE PROPERLY MONITORED TO ENSURE THAT UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED.
4. EXPOSED SOILS SHOULD BE PROTECTED AGAINST RAIN AND EXCESSIVE DRYING.
5. SELECT FILL MATERIAL WITH A PI BELOW 25 SHOULD BE COMPACTED TO A DRY DENSITY OF 95% STANDARD PROCTOR (ASTM D 698), WITH A MOISTURE CONTENT OF 2% (+/-) OPTIMUM.
6. CLAY SOILS WITH A PI EQUAL TO OR GREATER THAN 25 SHOULD BE COMPACTED TO A DRY DENSITY OF 95% STANDARD PROCTOR (ASTM D 698), WITH A MOISTURE CONTENT OF 0% TO 4% ABOVE OPTIMUM AT TIME OF PLACEMENT.
7. COMPACTION OF FILL SHOULD BE ACCOMPLISHED WITH A MAXIMUM OF 8" LOOSE LIFTS.
8. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS IN THE PROJECT GEOTECHNICAL INVESTIGATION.

### CONSTRUCTION NOTES

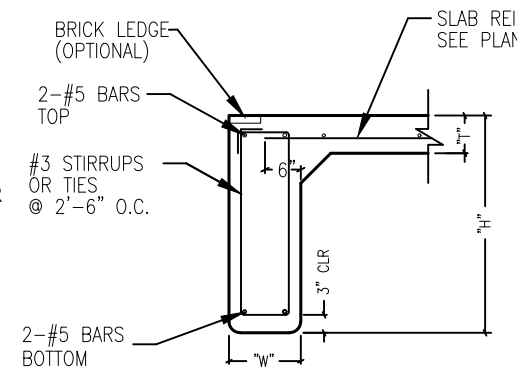
1. SITE, SUBGRADE, CONCRETE AND CURING SHALL CONFORM TO ACI 302 "RECOMMENDED PRACTICE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
2. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE WATER WILL NOT COLLECT AROUND SLAB. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED SLOPING AWAY FROM FOUNDATION WITH A MINIMUM SLOPE OF 2-5% (1/4"-5/8" IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
3. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE (SLOPING AWAY FROM SLAB). A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
4. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL, UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN DESIGN BEAM WIDTH, "W", NOTED ON FOUNDATION PLAN.
5. AT CONTRACTORS EXPENSE, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO POLY VAPOR BARRIER.
6. A LAYER OF 6 MIL POLYETHYLENE WITH LAPPED JOINTS BETWEEN SAND/EXISTING MATERIAL AND SLAB IS REQUIRED UNLESS INDICATED OTHERWISE.
7. SLAB REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT A 4'-0" MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.

8. CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE.
9. CONCRETE SHALL BE VIBRATED TO ENSURE CONSOLIDATION.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER FOR ANY DISCREPANCIES.
11. WHERE DISCREPANCIES BETWEEN FOUNDATION PLAN AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
12. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES, AND RELATED ITEMS.
13. IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINAL GRADE.
14. PLUMBING LINES SHALL NOT BE LOCATED ALONG SIDE OR IN BEAM TRENCHES.
15. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATED AND PREVENT PONDING OF WATER.
16. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY ONE-HALF THAT MATURE HEIGHT OF TREE OR SHRUB UNLESS PIERS ARE SPECIFIED.

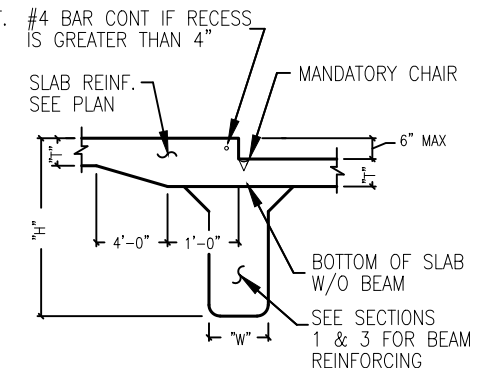
### LIMITATIONS

1. A PRE-POUR INSPECTION IS REQUIRED BY THE ENGINEER OF RECORD.
2. IN THE EVENT A SOILS REPORT FOR THE SPECIFIC TRACT OF LAND UPON WHICH THE PROPOSED STRUCTURE IS TO BE CONSTRUCTED IS PROVIDED, THE ENGINEER WILL RELY ON INFORMATION CONTAINED IN SAID SOILS REPORT IN DESIGNING PLANS AND SPECIFICATIONS. HOWEVER, THE ENGINEER DOES NOT ASSUME OR TAKE ANY RESPONSIBILITY WHATSOEVER FOR THE ACCURACY OF SAID SOILS REPORT, OR ANY INFORMATION CONTAINED THEREIN FOR WHICH THE ENGINEER MAY HAVE RELIED UPON TO DESIGN THE FOUNDATION FOR THE PROPOSED STRUCTURE. IF NO SOILS REPORT IS PROVIDED, THE ENGINEERED DESIGN WILL BE BASED SOLELY ON AVERAGE SOIL CONDITIONS IN GENERAL LOCATION OF PROPOSED CONSTRUCTION SITE. AS A RESULT, THE ENGINEER MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION AS TO THE ADEQUACY OF DESIGN FOR THE PARTICULAR TRACT OF LAND UPON WHICH THE CLIENT PROPOSES TO CONSTRUCT A STRUCTURE. RATHER THE ENGINEER WILL WARRANT THE DESIGN TO BE FREE OF DEFECTS IF CONSTRUCTED UPON SOIL SUBSTANTIALLY SIMILAR IN ALL RESPECTS TO AVERAGE SOIL CONDITIONS FOR THE AREA.
3. MOISTURE CONTENT OF SOILS LOCATED AT JOBSITE ARE ANTICIPATED TO FLUCTUATE SEASONALLY DEPENDING ON AMOUNT OF RAINFALL/WEATHER PATTERNS, SURFACE DRAINAGE AND SUBSURFACE DRAINAGE CHARACTERISTICS.
4. FOR FOUNDATION TO PERFORM AS DESIGNED OWNER MUST ENSURE THAT SOIL MOISTURE CONTENT IS MAINTAINED AT A CONSTANT LEVEL SURROUNDING FOUNDATION. DO NOT ALLOW SOIL TO DRY OUT TO A POINT WHERE THE SOIL CRACKS OR PULLS AWAY FROM FOUNDATION.
5. TO REDUCE CRACKING IN FOUNDATION, ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED SLOPING AWAY FROM THE FOUNDATION WITH A MINIMUM SLOPE OF 2

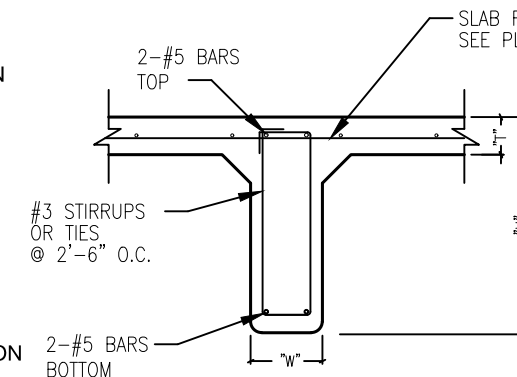
THIS FOUNDATION DESIGN IS APPLICABLE TO THE SPECIFIC PROJECT AND LOCATION LISTED ON THE SHEET. USE OF THIS DRAWING FOR OTHER PROJECTS AND/OR LOCATION IS PROHIBITED.



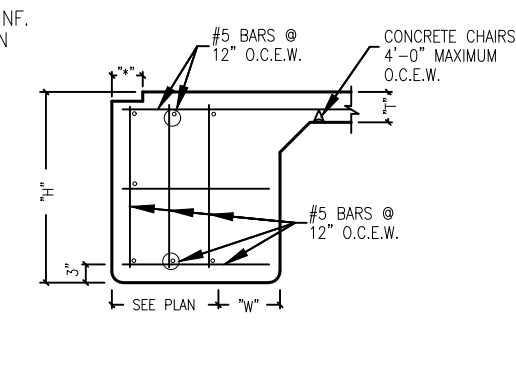
**SECTION 1**  
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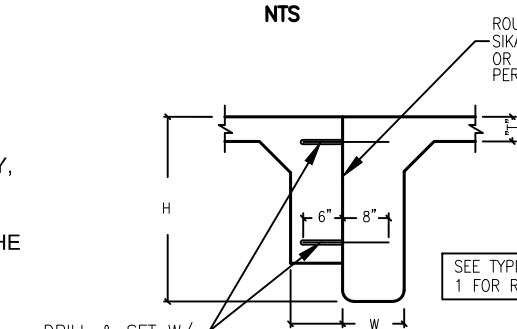
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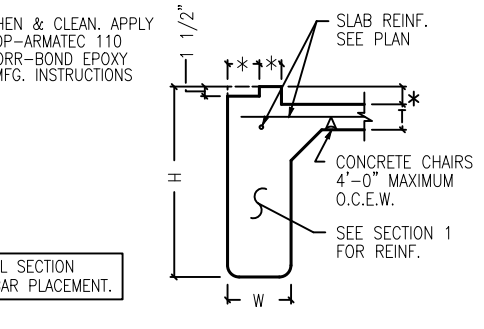
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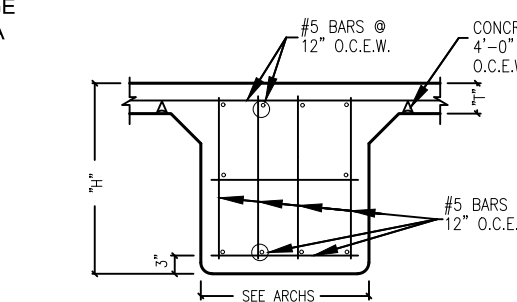
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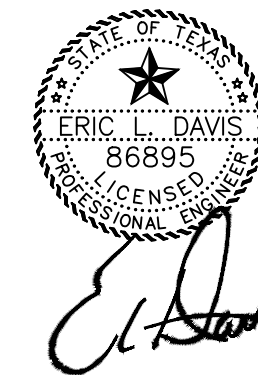
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**SECTION 6**  
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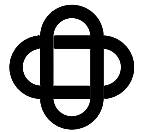
**SECTION 7**  
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GENERAL NOTES & TYPICAL SECTIONS FOR CONVENTIONALLY REINFORCED FOUNDATIONS  
ERIC L. DAVIS ENGINEERING, INC.

08/20/2020



**ERIC L. DAVIS ENGINEERING, INC.**  
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120 East Main Street  
Forney, Texas 75126  
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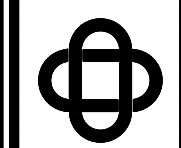
FOUNDATION DETAILS  
ENGINEERED FOR  
**ASTURIAS DEVELOPMENTS**

PLAN: CUSTOM	ELD JOB NO: DIF20-0868	DRAWN BY: RWK	CHECKED BY: ELD
BUILDER: ASTURIAS DEVELOPMENTS	ADDITION: 38 SHADYDALE - PR	ADDRESS: 38 SHADY DALE LANE	LOT: 8
			BLOCK: 1
			CITY: ROCKWALL, TX

SCALE: NTS

F-02





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**ASTURIAS DEVELOPMENTS**  
 ENGINEERED FOR

PLAN: CUSTOM	BUILDER: ASTURIAS DEVELOPMENTS
ELD JOB NO: DIF20-0868	ADDITION: 38 SHADYDALE - PR
DRAWN BY: RS	ADDRESS: 38 SHADY DALE LANE
CHECKED BY: ELD	LOT: 8
	BLOCK: 1
	CITY: ROCKWALL, TX

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

SW-01

MAXIMUM STUD SPACING	FASTENING TYPE	THERMO-PLY MAXIMUM FASTENER SPACING	OX STYROFOAM SIS MAXIMUM FASTENER SPACING
24"	NO. 16 GAGE STAPLES 1" CROWN x 1-1/2" LEGS	3 - PANEL EDGES 3 - INTERMEDIATE SUPPORTS	3 - PANEL EDGES 6 - INTERMEDIATE SUPPORTS

**DESIGN BASED ON 115 MPH  
 ULTIMATE DESIGN WIND SPEED,  
 EXPOSURE B.  
 IF CONDITIONS VARY, CONTACT THIS OFFICE.**

- 1 FULLY SHEATH WALL W/ 7/8" OSB (MIN.) ATTACH TO 2x4 STUDS @ 24" O.C. W/ 8d NAILS @ 6" G" PATTERN.
- 8 FULLY SHEATH WALL W/ 7/8" OSB (MIN.) ATTACH TO 2x4 STUDS @ 24" O.C. W/ 8d NAILS @ 3" G" PATTERN.
- 9 FULLY SHEATH WALL W/ STRUCTURAL T-PLY ATTACH TO 2x4 STUDS @ 24" O.C. W/ ROOFING NAILS (0.120" x 1-1/4" w/ 3/8" HEAD) SPACED @ 3" O.C. EDGE AND FIELD (OR SEE ALTERNATE STAPLE METHOD)
- 10 FULLY SHEATH WALL W/ SIS PANEL ATTACH TO 2x4 STUDS @ 24" O.C. W/ 8d NAILS @ 3" G" PATTERN.

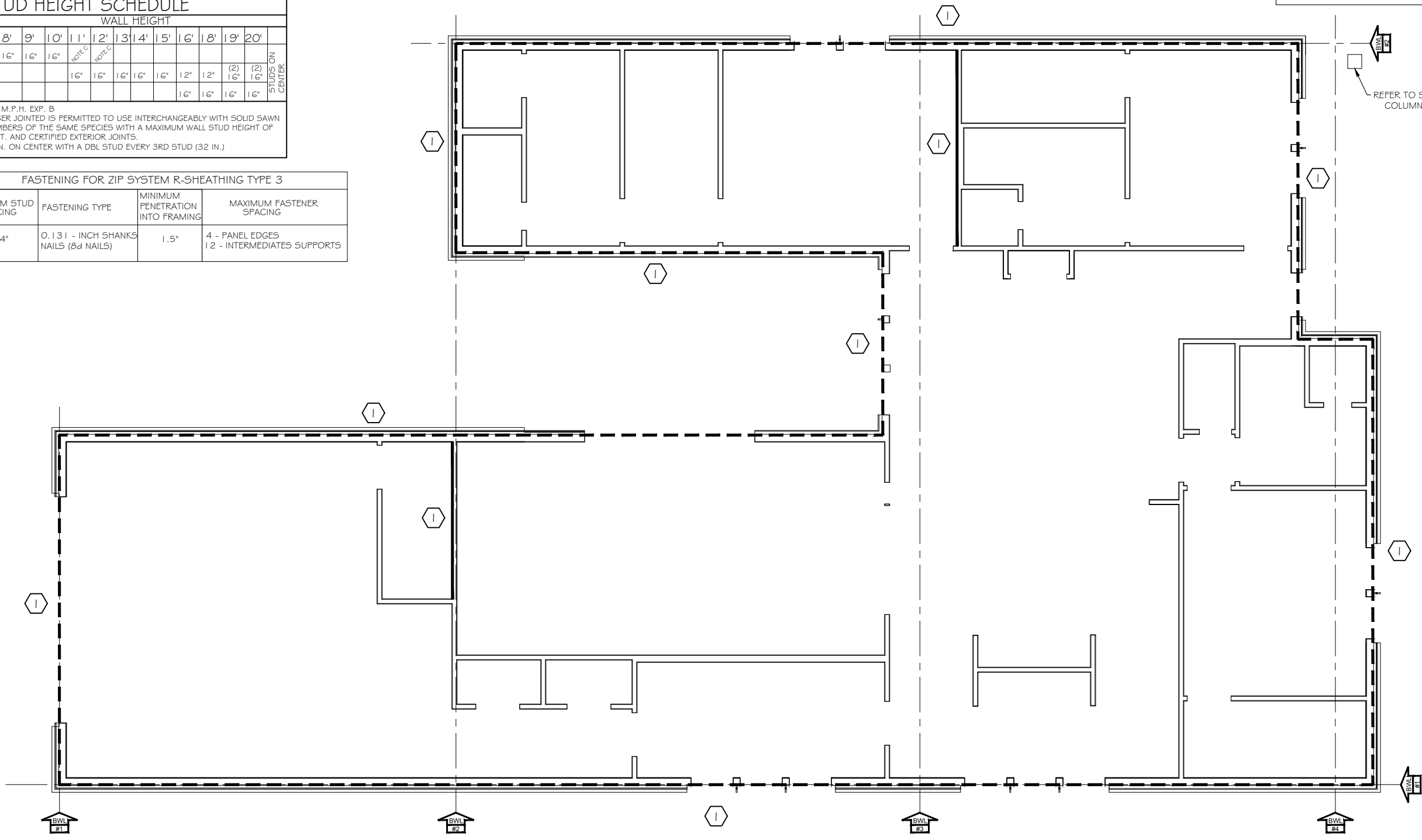
	SIMPSON STHD10 or HTT5 HOLDDOWN
	CS16 STRAPPING, 3' MINIMUM LENGTH ATTACHED TO STUDS BOTH FLOORS
	BRACED WALL PANEL - SEE DETAILS
	BRACED WALL LINE
	DASHED LINE INDICATES STRUCTURAL SHEATHING

**NOTE:**  
 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" IN SINGLE STORY BUILDING OR 2nd FLOOR OF TWO STORY BUILDING, PROVIDE 2X4 CONTINUOUS STUDS @ 24" O.C.  
 2) PROVIDE 2X6 CONTINUOUS STUDS @ 24" O.C. FOR TOP PLATES UP TO 12'-0" MAX IN SINGLE STORY BUILDING OR 2nd FLOOR OF TWO STORY BUILDING.  
 3) PROVIDE 2X6 CONTINUOUS STUDS @ 24" O.C. FOR TOP PLATES EQUAL TO OR LESS THAN 10'-0" UNDER SECOND FLOOR.  
 4) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3(5) OF 2015 I.R.C.

STUD SIZE	WALL HEIGHT											STUDS ON CENTER	
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'		20'
2x4	16"	16"	16"	NOTE C	NOTE C								
2x6			16"	16"	16"	16"	16"	12"	12"	(2) 16"	(2) 16"		
2x8								16"	16"	16"	16"		

A) 115 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)

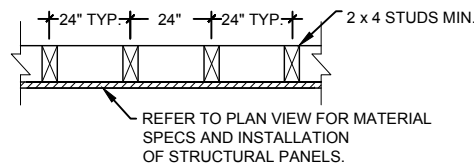
MAXIMUM STUD SPACING	FASTENING TYPE	MINIMUM PENETRATION INTO FRAMING	MAXIMUM FASTENER SPACING
24"	0.131 - INCH SHANKS NAILS (8d NAILS)	1.5"	4 - PANEL EDGES 12 - INTERMEDIATES SUPPORTS



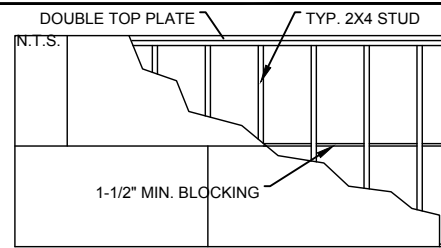
FIRST FLOOR



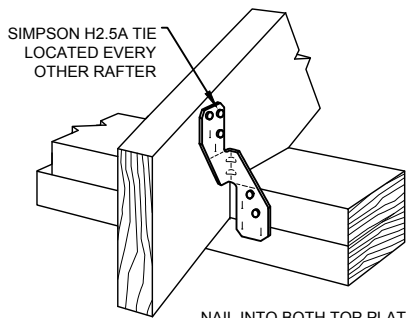
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 9/9/2020



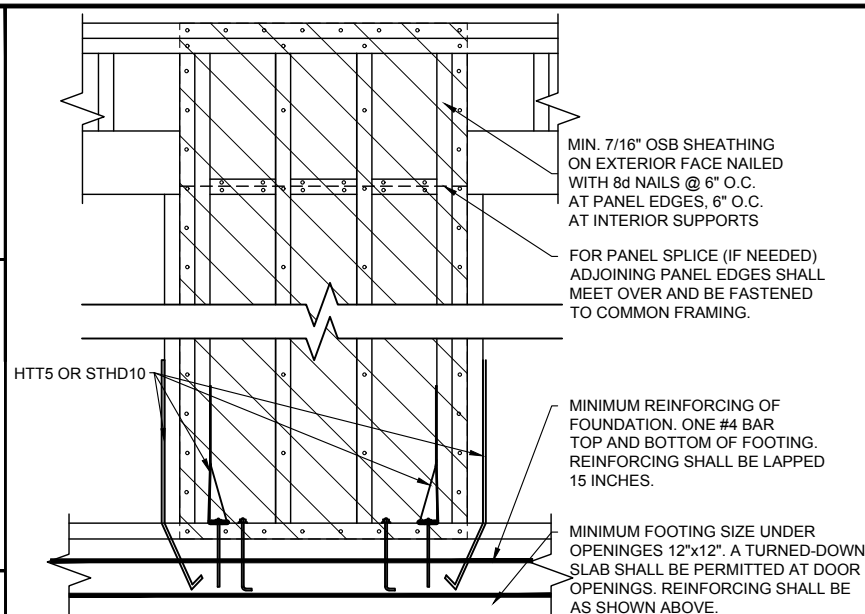
SECTION DETAIL



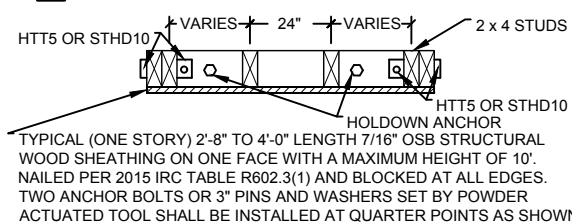
PANEL BLOCKING DETAIL  
SCALE: NTS



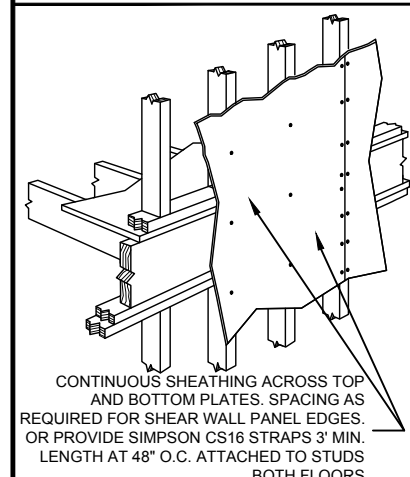
RAFTER TO TOP PLATE DETAIL  
SCALE: NTS



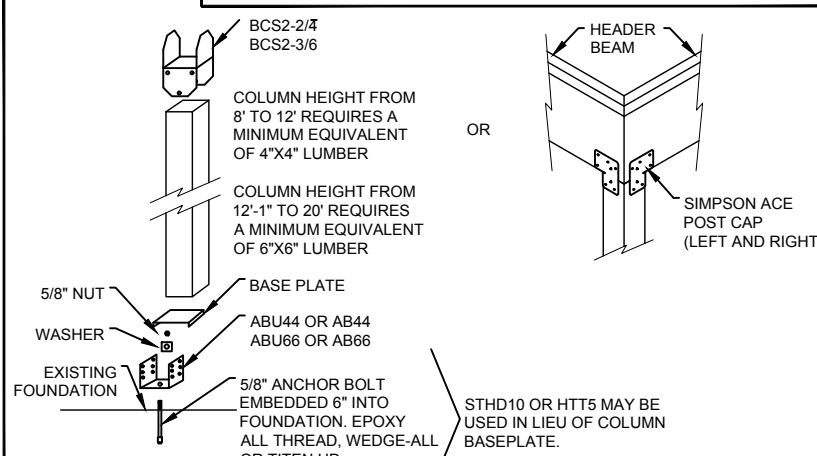
SECTION DETAIL (EXTERIOR ELEVATION)  
N.T.S.



SECTION DETAIL (PLAN VIEW)  
N.T.S.



PANEL CONNECTION DETAIL AT FIRST & SECOND FLOORS  
SCALE: NTS

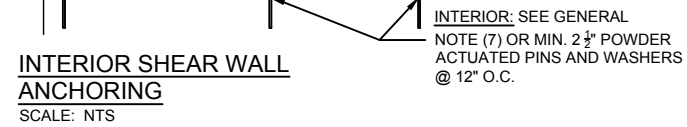


STANDARD COLUMN DETAIL  
SCALE: NTS

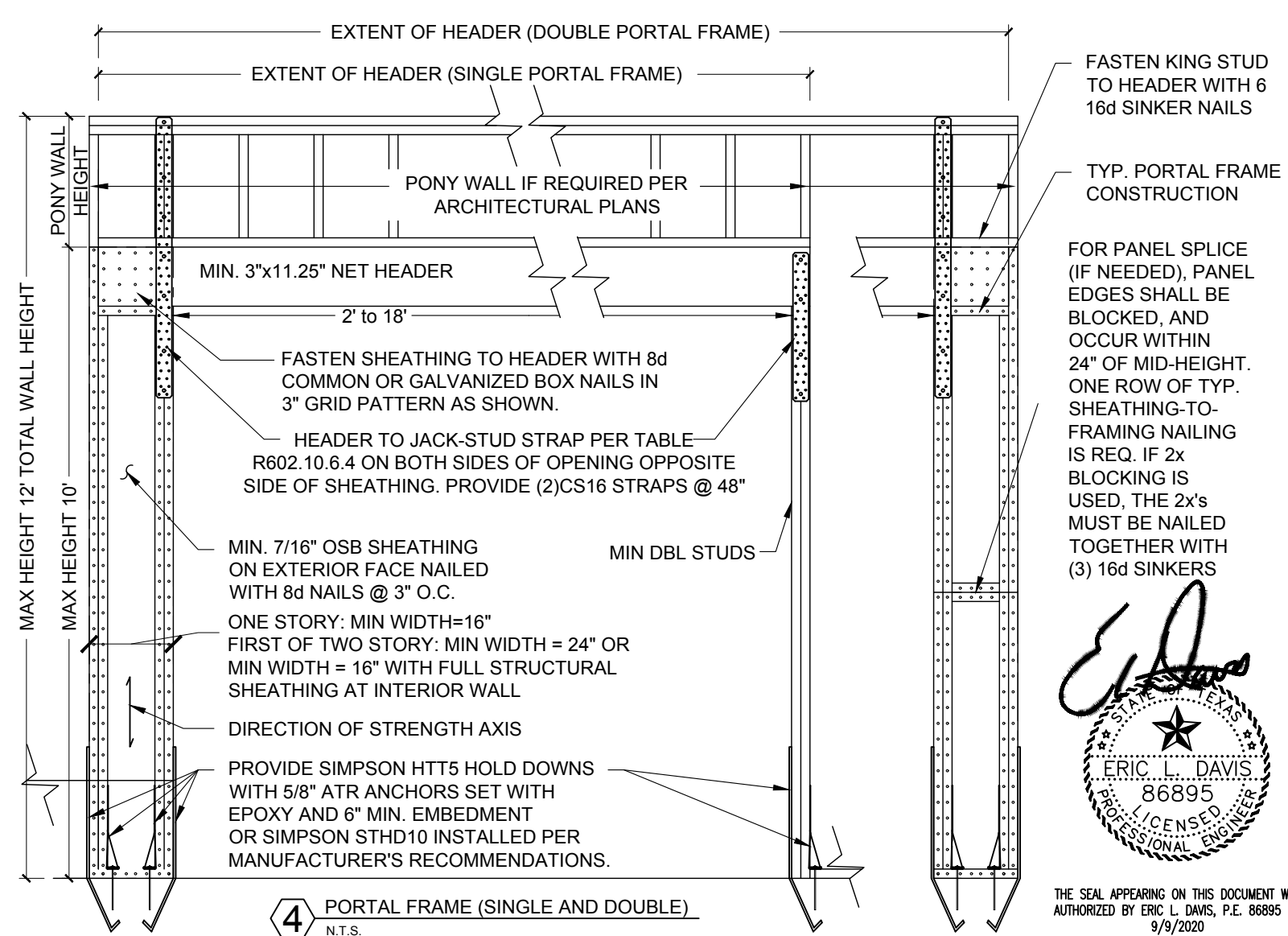
TABLE R602.10.6.4

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (POUNDS) <sup>a</sup> V = 115 mph EXPOSURE B	RECOMMENDED OR APPROVED EQUAL SIMPSON STRAP MODEL No. <sup>b</sup>	
2x4 No. 2 Grade	0	10	18	1000	(1) CS16	
			9	1000		
			16	1025		
			18	1275		
			9	2175		
			16	2500		
	2	10	10	9	1500	(2) CS16
				16	3375	
				18	3975	
				9	2750	
				12	3775	
				18	3775	
2x6 Stud Grade	2	12	9	1000	(1) CS16	
			16	2150		
			18	2550		
			9	1750		
			16	2400		
			18	3800		

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
a. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.  
b. STRAP MODEL MAY BE SUBSTITUTED w/ APPROVED EQUAL.



INTERIOR SHEAR WALL ANCHORING  
SCALE: NTS



PORTAL FRAME (SINGLE AND DOUBLE)  
N.T.S.

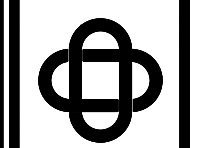
GENERAL NOTES

- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
- ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE TABLE R602.3(1), UNLESS OTHERWISE NOTED.
- SHEARWALL SEGMENTS SHALL BE CONTINUOUS FROM THE BOTTOM PLATE THROUGH THE TOP PLATE.
- BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
- BOTTOM PLATE AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSILL ANCHORS @ 6'-0" O.C..
- ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2015 IRC.
- ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
  - INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION. MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.
  -

NOTE: SIMPSON STD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL

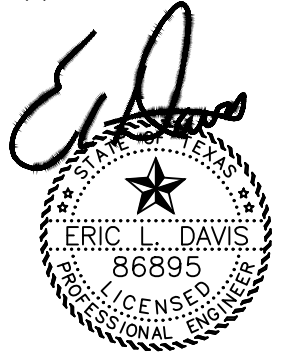
09/09/2020



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SHEAR WALL NOTES  
ENGINEERED FOR:  
**ASTURIAS DEVELOPMENTS**

PLAN: CUSTOM  
ELD JOB NO: DIF20-0868  
DRAWN BY: RS  
CHECKED BY: ELD  
LOT: 8 BLOCK: 1  
CITY: ROCKWALL, TX



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 9/9/2020

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

SW-02



NOTES:

- 1) REFER TO HEADER SCHEDULE OR PLAN FOR ALL DOOR, WINDOW, AND OTHER OPENINGS.
  - 2) ALL JOIST TERMINATION INTO HEADERS OR BEAMS WHERE JOIST HAVE CLEAR SPANS OVER 4' ARE TO BE ATTACHED WITH APPROPRIATE SIZE JOIST HANGER PER THE 2015 I.R.C.
  - 3) ALL HANGERS SHALL BE NAILED PER MANUFACTURERS RECOMMENDATIONS.
  - 4) ALL HEADERS / BEAMS SHALL HAVE THE APPROPRIATE NUMBER OF JACK STUDS PER THE 2015 I.R.C.
  - 5) ALL CEILING JOISTS ARE 2X6 #2 SYP AT 24" O.C., U.N.O.
  - 6) DOUBLE JOISTS BENEATH ALL PARALLEL SECOND FLOOR NONBEARING WALLS. THIS RULE SHALL APPLY TO SAWN LUMBER AND ENGINEERED WOOD LAYOUTS, U.N.O.
  - 7) PROVIDE BLOCKING BETWEEN ALL JOISTS BENEATH PERPENDICULAR SECOND FLOOR WALLS.
  - 8) LIMITED ATTIC STORAGE IS NOT PERMITTED UNLESS LABELED "APPROVED LAS".
  - 9) JOISTS AT VAULTED CEILINGS SHALL BEAR ON TOP PLATES OR BE TIED-TO-RAFTERS. FALSE FRAMING IS PERMITTED TO CREATE VAULTS.
  - 10) ALL BEAMS SHALL BE SUPPORTED BY THE MINIMUM NUMBER OF WALL STUD LAMINATIONS USED TO ACHIEVE SUPPORT FOR THE ENTIRE WIDTH OF BEAM U.N.O. ATTACH LAMINATIONS WITH 10D NAILS @ 6" O.C.
  - 11) AS A MINIMUM, LVL BEAMS SHALL HAVE E=1.9EG P51, U.N.O.; SAWN LUMBER SHALL BE #2 SYP, U.N.O.
  - 12) ALL CEILING AND ROOF POINT LOADS FROM ABOVE, NOT DIRECTLY SUPPORTED BY A FLOOR MEMBER, MUST BE SOLID BLOCKED THROUGH THE FLOOR CAVITY, TRANSFERRING LOAD TO FOUNDATION.
- UPL = UNDER POINT LOAD  
 UWA = UNDER WALL ABOVE  
 T.T.R. = TIED TO RAFTERS  
 LAS = LIMITED ATTIC STORAGE  
 FB = FLUSH BEAM (DIM. TO BOTTOM OF BEAM)  
 DB = DROP BEAM (DIM. TO TOP OF BEAM)  
 FLOAT = FLOAT BEAM (NO DIM.)

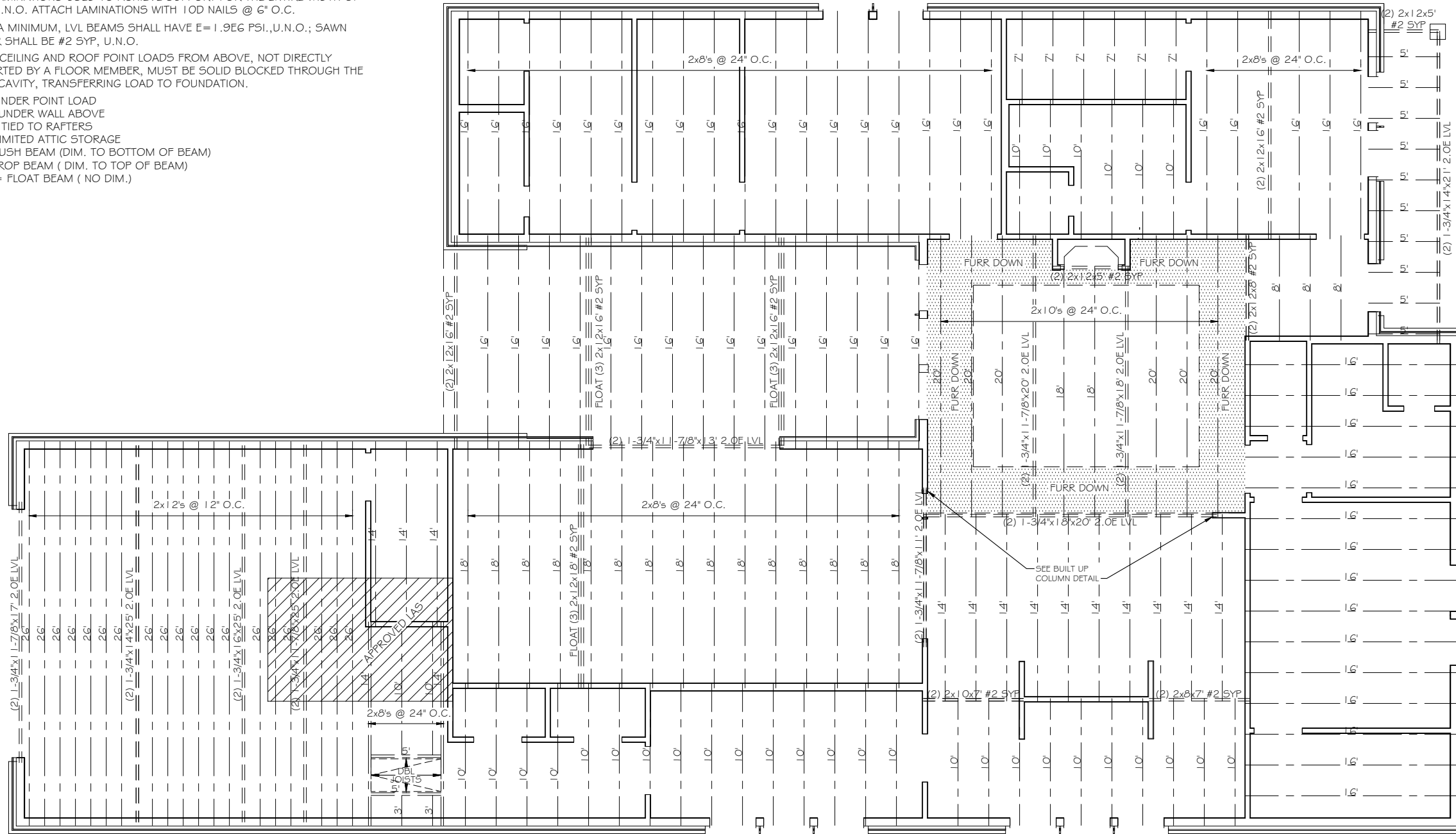
NOTE:

- 1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 10'-0" IN SINGLE STORY BUILDING OR 2nd FLOOR OF TWO STORY BUILDING, PROVIDE 2X4 CONTINUOUS STUDS @ 24" O.C.
- 2) PROVIDE 2X6 CONTINUOUS STUDS @ 24" O.C. FOR TOP PLATES UP TO 12'-0" MAX IN SINGLE STORY BUILDING OR 2nd FLOOR OF TWO STORY BUILDING.
- 3) PROVIDE 2X6 CONTINUOUS STUDS @ 24" O.C. FOR TOP PLATES EQUAL TO OR LESS THAN 10'-0" UNDER SECOND FLOOR.
- 4) PROVIDE 2X6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOORS AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3(5) OF 2015 I.R.C.

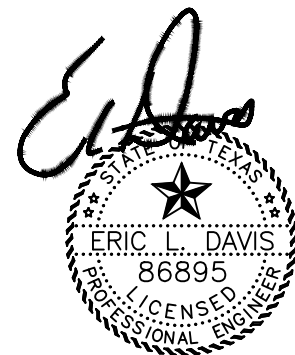
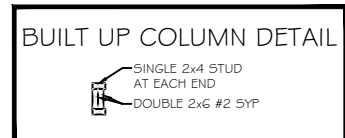
STUD HEIGHT SCHEDULE

STUD SIZE	WALL HEIGHT											STUDS ON CENTER
	8'	9'	10'	11'	12'	13'	14'	15'	16'	18'	19'	
2x4	16"	16"	16"	NOTE C	NOTE C							
2x6				16"	16"	16"	16"	12"	12"	(2) 16"	(2) 16"	(2) 16"
2x8								16"	16"	16"	16"	

A) 1 1/8 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)

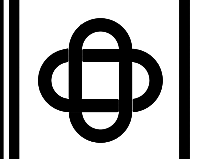


FIRST FLOOR



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09/09/2020



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CEILING FRAMING  
 ENGINEER FOR  
**ASTURIAS DEVELOPMENTS**

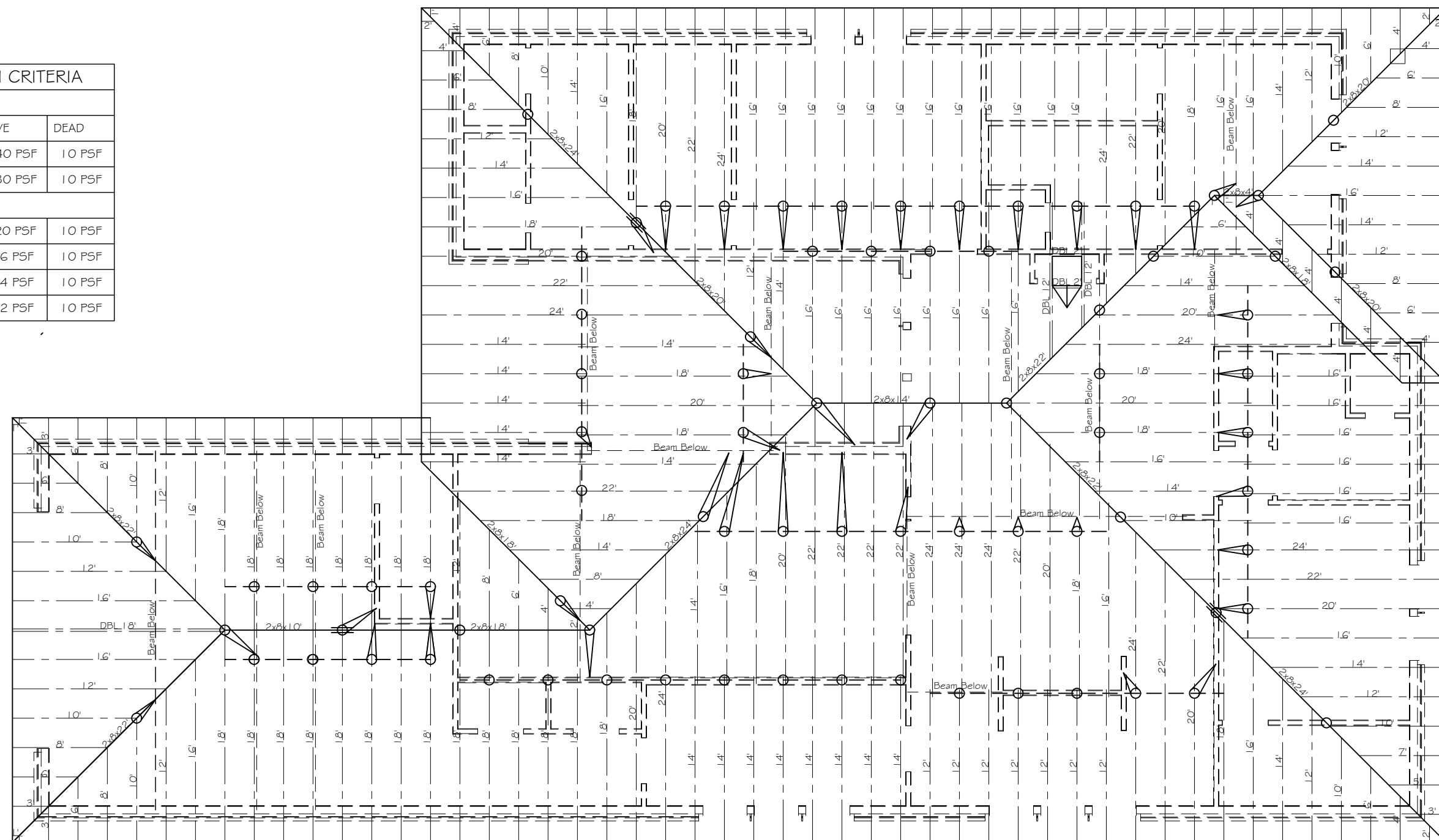
PLAN: CUSTOM	BUILDER: ASTURIAS DEVELOPMENTS
ELD JOB NO: DIF20-0868	ADDITION: 38 SHADYDALE - PR
DRAWN BY: RS	ADDRESS: 38 SHADY DALE LANE
CHECKED BY: ELD	LOT: 8
	CITY: ROCKWALL, TX

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



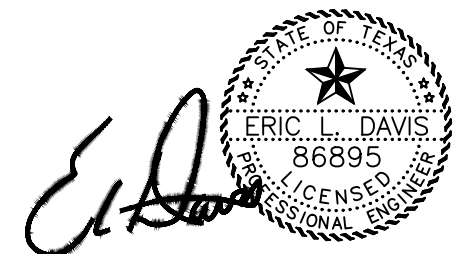
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LOAD DESIGN CRITERIA		
FLOOR	LIVE	DEAD
RESIDENTIAL LIVING	40 PSF	10 PSF
RESIDENTIAL ATTIC	30 PSF	10 PSF
ROOF		
6/12 OR LESS	20 PSF	10 PSF
8/12	16 PSF	10 PSF
10/12	14 PSF	10 PSF
12/12 OR GREATER	12 PSF	10 PSF



ROOF PLAN

FIRST FLOOR - - - - -  
 SECOND FLOOR - - - - -



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ROOF FRAMING  
 ENGINEERED FOR  
**ASTURIAS DEVELOPMENTS**

<b>PLAN:</b> CUSTOM	<b>BUILDER:</b> ASTURIAS DEVELOPMENTS
<b>ELD JOB NO:</b> DIF20-0868	<b>ADDITION:</b> 38 SHADYDALE - PR
<b>DRAWN BY:</b> RS	<b>ADDRESS:</b> 38 SHADY DALE LANE
<b>CHECKED BY:</b> ELD	<b>LOT:</b> 8
	<b>BLOCK:</b> 1
	<b>CITY:</b> ROCKWALL, TX

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

NOTE: MINIMUM DECKING MATERIAL IS TO BE 7/16" OSB (APA APPROVED) OR 1/2" CDX PLYWOOD. FOR RAFTER IN CENTERS GREATER THAN 12", A SIMPSON (OR EQUAL) PLY CLIP MUST BE PLACED IN CENTER SPAN OF EACH. PERPENDICULAR RAFTER SUPPORT AT EDGE BUTT JOINT OF ROOF DECKING. IF SOLID WOOD BRACING IS USED UNDER BUTT JOINTS. THE REQUIREMENTS OF PLY CLIP ID NEGATED.

RECOMMENDED PANEL SHEATHING CLIPS:  
 7/16" OSB-----SIMPSON (OR EQUAL) P5CL 7/16  
 1/2" CDX PLYWOOD---SIMPSON (OR EQUAL) P5CL 1/2

DECKING NAILING REQUIREMENTS TO MEET 90 psf UPLIFT RESISTANCE:  
 SHEATHING INSTALLED PERPENDICULAR TO SUPPORTS MUST BE NAILED WITH 8d (OR EQUIVALENT) NAILS AT 6" O.C. MAX AT BOTH ENDS AND 12" O.C. AT INTERIOR SUPPORTS.

RAFTER SPAN CHART PER NEW SYP VALUES			
RAFTER SPANS-(CEILING NOT ATTACHED-SYP #2 GRADE)			
	12" O.C.	16" O.C.	24" O.C.
2x6's	14' - 9"	13' - 5"	11' - 0"
2x8's	19' - 6"	17' - 1"	13' - 11"
2x10's	23' - 5"	20' - 3"	16' - 6"
2x12's	26' - 0"	23' - 10"	19' - 6"

(\*) INDICATES THE LISTED SPAN HAS BEEN LIMITED TO 26' - 0" BASED ON AVAILABILITY. CHECK SOURCES OF SUPPLY FOR LUMBER LONGER THAN 20'

THRUST RESISTANCE BRACING FOR RIDGE BEAMS		
RIDGE BEAM	CLEAR SPAN BETWEEN SUPPORTS	
2" X 8"	8'	
2" X 10"	10'	
2" X 12"	12'	
2-2 X 12"	16'	
1-3/4" X 14" MICROLAM	20'	

IF THE ABOVE CONDITIONS ARE MET, THE REQUIREMENTS FOR THRUST CLIPS OR HORIZONTAL BRACING OF THE EXTERIOR WALLS WHERE CEILING JOISTS ARE PERPENDICULAR TO ROOF RAFTERS CAN BE ELIMINATED.

NAILING REQUIREMENTS FOR MULTIPLE PLY BEAMS		
6" DEPTH	2 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)
8" DEPTH	2 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)
10" DEPTH	3 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)
12" DEPTH	3 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)
14" DEPTH	4 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)
16" DEPTH	4 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)
18" DEPTH	5 ROWS OF 12D NAILS @ 12" O.C.	(EACH LAMINATION LAYER)

NOTE: IF OSB IS BETWEEN LAMINATIONS, THEN 16D NAILS MUST BE USED

SIMPSON HANGERS LISTING		
H2.5A	HURRICANE TIE	UPLIFT/THRUST
H5A	HURRICANE TIE	UPLIFT/THRUST
CS16	STRAP BRACING	TIE-DOWN/X-BRACING
HTT16	SHEARWALL HOLDDOWN CONNECTORS	5/8" BOLT / 18-16D NAILS
STHD10	SHEARWALL HOLDDOWN CONNECTORS	EMBEDDED IN CONCRETE
U26	SINGLE 2X6 & 2X8 JOIST HANGER	6-10D HDR/4-10D X 1-1/2" JOIST
U26-2	DOUBLE 2X6 & 2X8 JOIST HANGER	6-10D HDR/4-10D JOIST
U210	SINGLE 2X10 & 2X12 JOIST HANGER	10-10D HDR/6-10D X 1-1/2" JOIST
U210-2	DOUBLE 2X10 & 2X12 JOIST HANGER	14-10D HDR/6-10D JOIST
U210-3	TRIPLE 2X10 & 2X12 JOIST HANGER	14-10D HDR/6-10D JOIST
HHU5210-4	QUAD 2X10 & 2X12 JOIST HANGER	30-16D HDR/10-16D JOIST
L530	2X4 ADJUSTABLE GUSSET ANGLE BRACE	0°-135°
L550	2X6 ADJUSTABLE GUSSET ANGLE BRACE	0°-135°
L570	2X8 ADJUSTABLE GUSSET ANGLE BRACE	0°-135°
L590	2X10 & 12 ADJUSTABLE GUSSET ANGLE BRACE	0°-135°
HHU5410	3-1/2X11 1/4 STRUCTURAL COMPOSITE LUMBER HANGERS	30-16D HDR/10-16D JOIST UP TO 18"
HHU55.50/10	5-1/4X11 1/4 STRUCTURAL COMPOSITE LUMBER HANGERS	30-16D HDR/10-16D JOIST UP TO 12"

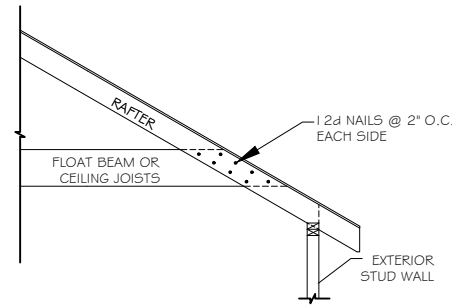
NOTE: HANGER NOT LISTED ABOVE WILL BE NOTED ON PLANS.

NOTES:

- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES.
- RAFTERS AND PLATES SHALL BE #2 S.Y.P. STUDS MAY BE EITHER #2 S.Y.P. OR SPF FINGER-JOINT
- ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 IRC
- RAFTERS OR PURLIN BRACE OVER 8' IN LENGTH MUST BE DOUBLED OR T-BACK FOR REINFORCEMENT.
- ALL RAFTERS ARE 2X6 SYP # 2 @ 24" O.C. UNLESS OTHERWISE NOTED. ALL HIP, RIDGE AND VALLEY RAFTERS ARE 2X8 SYP # 2 AND SHALL NOT BE LESS IN DEPTH THAN THE CUT END OF THE RAFTER. UNLESS OTHERWISE NOTED. SPLICE IN MEMBER TO BE SUPPORTED BY STRUT BRACE OR BEAM.
- 2X8 RIDGE BEAM SHALL HAVE MINIMUM 2X4 BRACING @ 8' O.C. NOT LESS THAN 45 DEGREES.
- PURLINS, (RAFTER BRACES) MUST BE AT OR ABOVE A 45° ANGLE REFERENCED FROM THE HORIZONTAL PLANE AT WHICH THE PURLIN IS TO BE FASTENED TO A BEAM OR TOP PLATE OF A WALL.
- CONDITIONS OF RAFTER/TOP PLATE INTERSECTION:  
 A) INSTALL SIMPSON H2.5 EVERY OTHER RAFTER/TOP PLATE INTERSECTION WHERE FLOOR/CEILING JOISTS RUN PERPENDICULAR TO RAFTERS.  
 B) INSTALL SIMPSON H2.5 EVERY OTHER RAFTER/TOP PLATE INTERSECTION ON BOTH INSIDE AND OUTSIDE OF TOP PLATE WHERE FLOOR/CEILING JOISTS RUN PARALLEL TO RAFTERS. THRUST RESISTANCE BRACING OF RIDGES MAY SUPERSEDE THIS REQUIREMENT.
- ALL HIP, VALLEY, AND RIDGE RAFTERS SHALL BE THE NEXT LARGER NOMINAL SIZE OF LUMBER IN REFERENCE TO COMMON OR JACK RAFTER SIZE.
- VALLEY OR HIP RAFTERS IN PAN CEILINGS MAY BE RIPPED TO THE SAME DEPTH AS THE END CUT DEPTH OF COMMON OR JACK INTERSECTING RAFTERS.
- ALIGN JACK RAFTERS TO BE WITHIN 1 1/2" OF OPPOSING RAFTERS.
- BLOCK FLOATING BEAMS @ 2'-0" TO ADJACENT FRAMING. ATTACH BLOCKING TO TOP 6" OF FLOATING BEAM.

BRICK LINTEL SCHEDULE		
CLEAR SPAN	SUPPORT ON EACH END	STEEL ANGLE
5' or Less	3"	3-1/2"x3-1/2"x1/4"
7'-0"	6"	4"x3-1/2"x5/16"
8'-0"	6"	5"x3-1/2"x5/16"
9'-0"	8"	5"x3-1/2"x3/8"
10'-0"	8"	6"x3-1/2"x3/8"
16'-0"	12"	*8"x4"x1/2"

\* Indicates requirement for holes in vertical leg @ 16" O.C. for 3-1/2" lag bolts (loosely secured to header/beam to prevent rotation).  
 \* Brick lintel schedule sizes assume arch action, an interrupted area formed by a 45° angles from each end. If arch action is interrupted this office must be contacted.

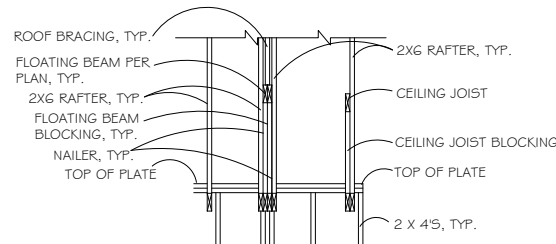


CONNECTION DETAIL  
N.T.S.

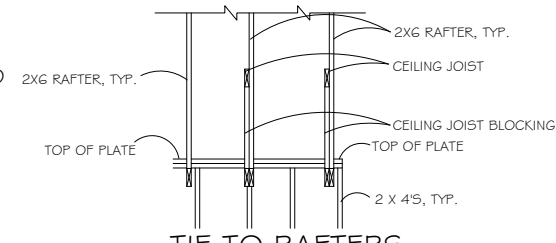
STUD HEIGHT SCHEDULE	
STUD SIZE	WALL HEIGHT
	8' 9' 10' 11' 12' 13' 14' 15' 16' 18' 19' 20'
2x4	16" 16" 16" NOTE C NOTE C
2x6	16" 16" 16" 16" 16" 12" 12" (2) 16" (2) 16"
2x8	16" 16" 16" 16"

STUDS ON CENTER

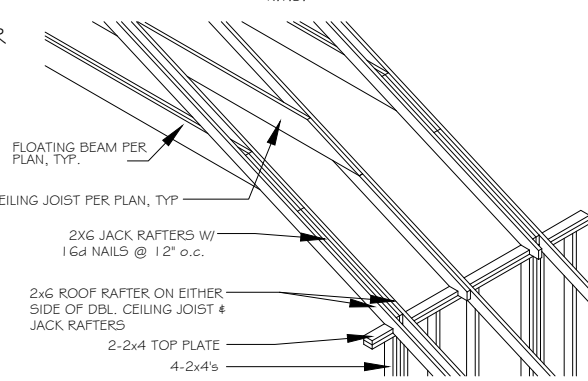
A) 115 M.P.H. EXP. B  
 B) FINGER JOINTED IS PERMITTED TO USE INTERCHANGEABLY WITH SOLID SAWN MEMBERS OF THE SAME SPECIES WITH A MAXIMUM WALL STUD HEIGHT OF 12 FT. AND CERTIFIED EXTERIOR JOINTS.  
 C) 16 IN. ON CENTER WITH A DBL STUD EVERY 3RD STUD (32 IN.)



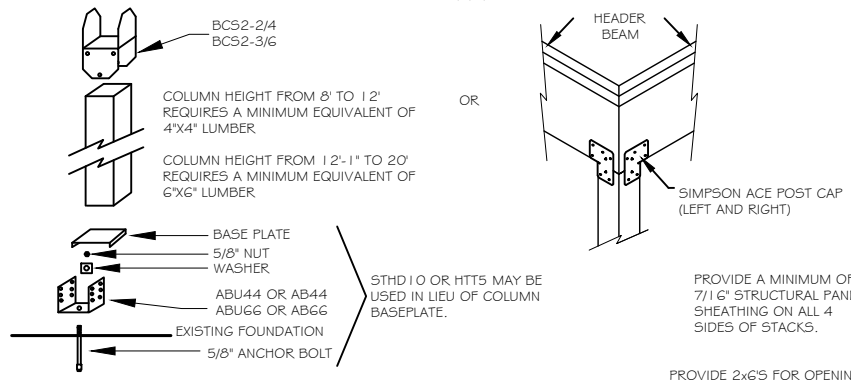
TIE TO RAFTERS  
FLOATING BEAM DETAIL  
N.T.S.



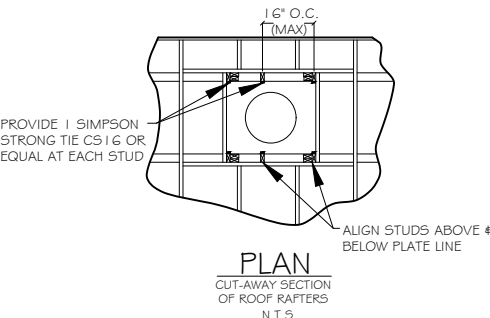
TIE TO RAFTERS  
CEILING JOISTS DETAIL  
N.T.S.



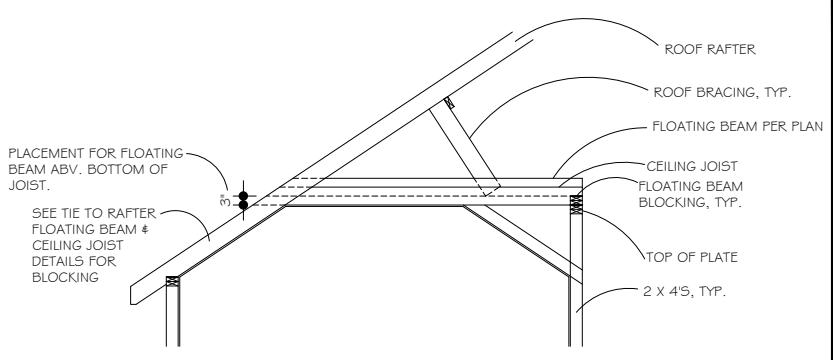
RAFTER TIE DETAIL  
N.T.S.



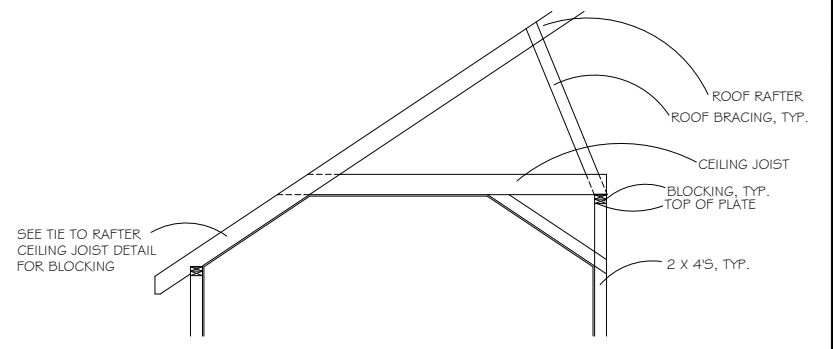
STANDARD COLUMN DETAIL  
SCALE: NTS



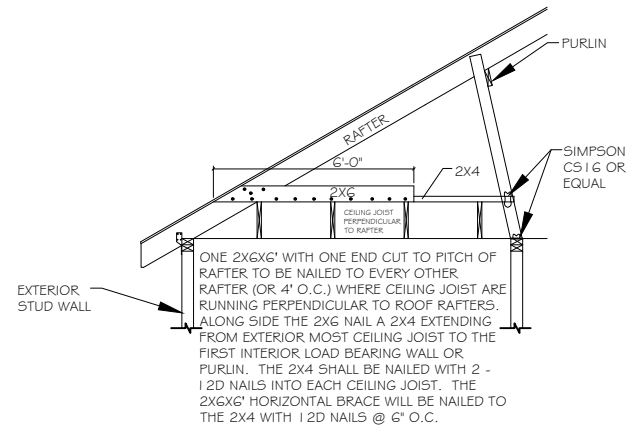
PLAN  
CUT-AWAY SECTION OF ROOF RAFTERS  
N.T.S.



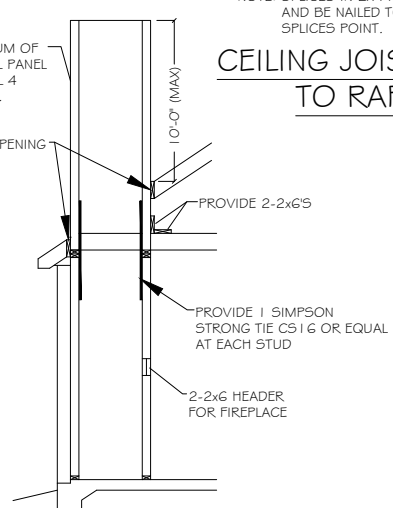
VAULTED CEILING ON HIP  
RAFTERS FLOATING BEAM DETAIL  
N.T.S.



VAULTED CEILING ON HIP RAFTERS DETAIL  
N.T.S.



CEILING JOISTS PERPENDICULAR TO RAFTER TIE DETAIL  
N.T.S.

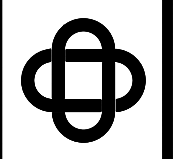


ELEVATION  
N.T.S.



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09/09/2020



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ROOF FRAMING NOTES  
 ENGINEERED FOR:  
**ASTURIAS DEVELOPMENTS**

PLAN: CUSTOM	ELD JOB NO: DIF20-0868
BUILDER: ASTURIAS DEVELOPMENTS	DRAWN BY: RS
ADDITION: 38 SHADYDALE - PR	CHECKED BY: ELD
ADDRESS: 38 SHADY DALE LANE	LOT: 8
LOT: 8	BLOCK: 1
CITY: ROCKWALL, TX	

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



## ADVANCED FRAMING IRC REFERENCES

### SINGLE TOP PLATE

- **IRC Code, in Section R602.3.2 Top Plate:** Exception: A single top plate may be installed in stud walls, provided that the plate is adequately tied at joints, corners, and intersecting walls by a minimum 3-inch-by-6-inch by 0.036 inch-thick (76 mm by 152 mm by 0.914 mm) galvanized steel plate that is nailed to each wall or segment of wall by six 8d nails on each side, provided that the rafters or joists are centered over the studs with a tolerance of no more than 1 inch (25.4 mm). The top plate may be omitted over lintels that are adequately tied to adjacent wall sections with steel plates or equivalent as previously described.

- **IRC Code, in Figure 602.3(2):** The figure label states "single or double top plate."

- **IRC Code, in Section R602.5:** Interior, nonbearing walls shall be permitted to be constructed with 2-inch-by-3-inch (51 mm by 76 mm) studs spaced 24 inches (610 mm) on center or, when not part of a braced wall line, 2-inch-by-4-inch (51 mm by 102 mm) flat studs spaced at 24 inches (406 mm) on center. Interior, nonbearing walls shall be capped with at least a single top plate. Interior, nonbearing walls shall be fireblocked in accordance with Section R602.5.

- **IRC Table R602.3(1):** For top or sole plate to stud (end nail), two 16d fasteners are required.

### NO HEADERS IN NON-LOAD-BEARING WALLS

- **IRC Code, Section R602.7.1:** Nonbearing walls. Load-bearing headers are not required in interior or exterior nonbearing walls. A single, flat 2-inch-by-4-inch (51 mm by 102 mm) member may be used as a header in interior or exterior nonbearing walls for openings up to 8 feet (2438 mm) in width if the vertical distance to the parallel nailing surface above is not more than 24 inches (610 mm). For such nonbearing headers, no cripples or blocking is required above the header.

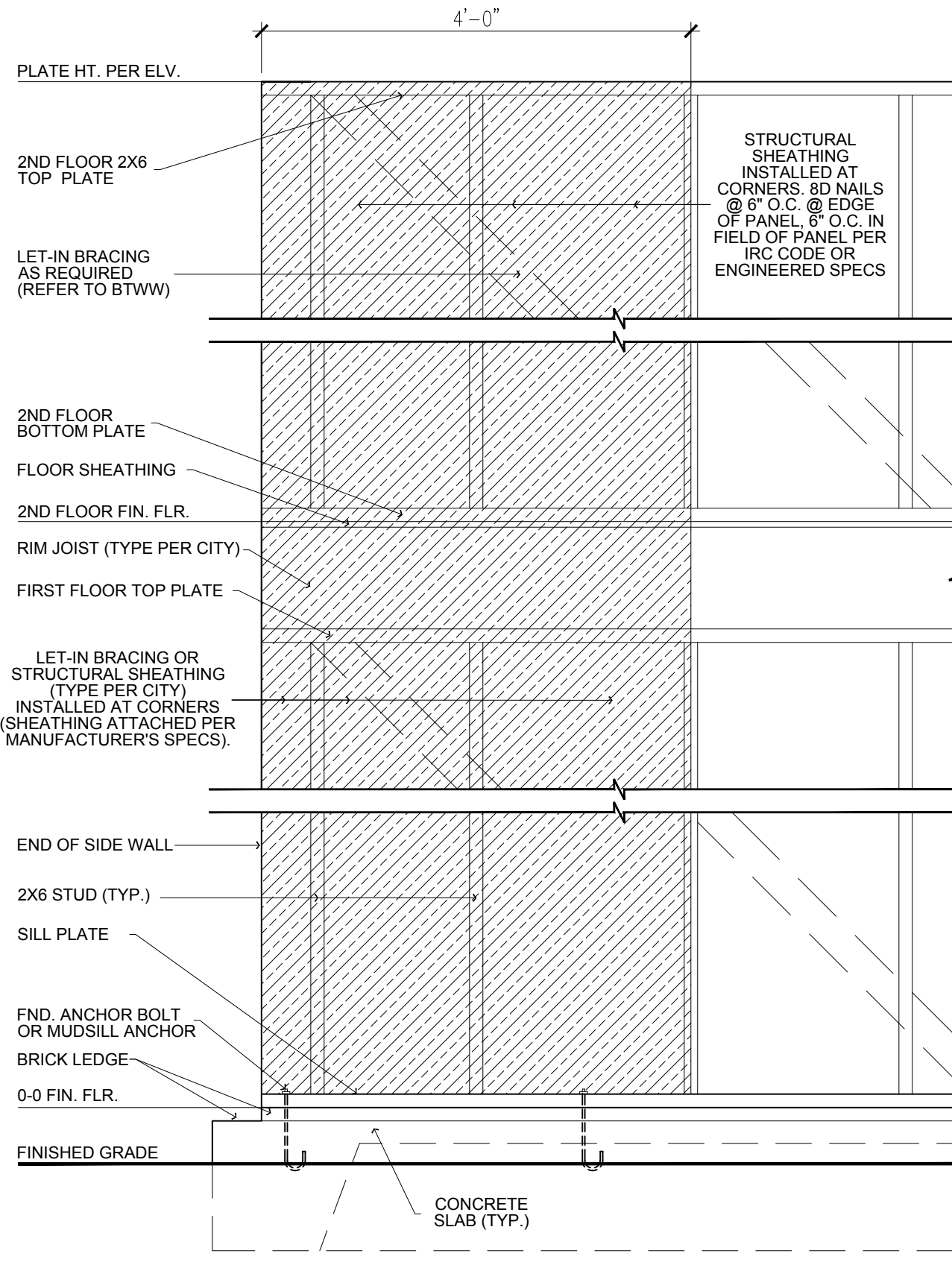
- **IRC Code Table R702.3.5 Minimum Thickness and Application of Gypsum Board:** Allows the use of 24-inch-on-center framing for fastening gypsum board with either fasteners or adhesive 1/2 inch thickness or greater.

- **IRC Code Section R703 Exterior Covering:** Structural sheathing and siding requirements are based on Table R703.3(1).

### DRYWALL CLIPS

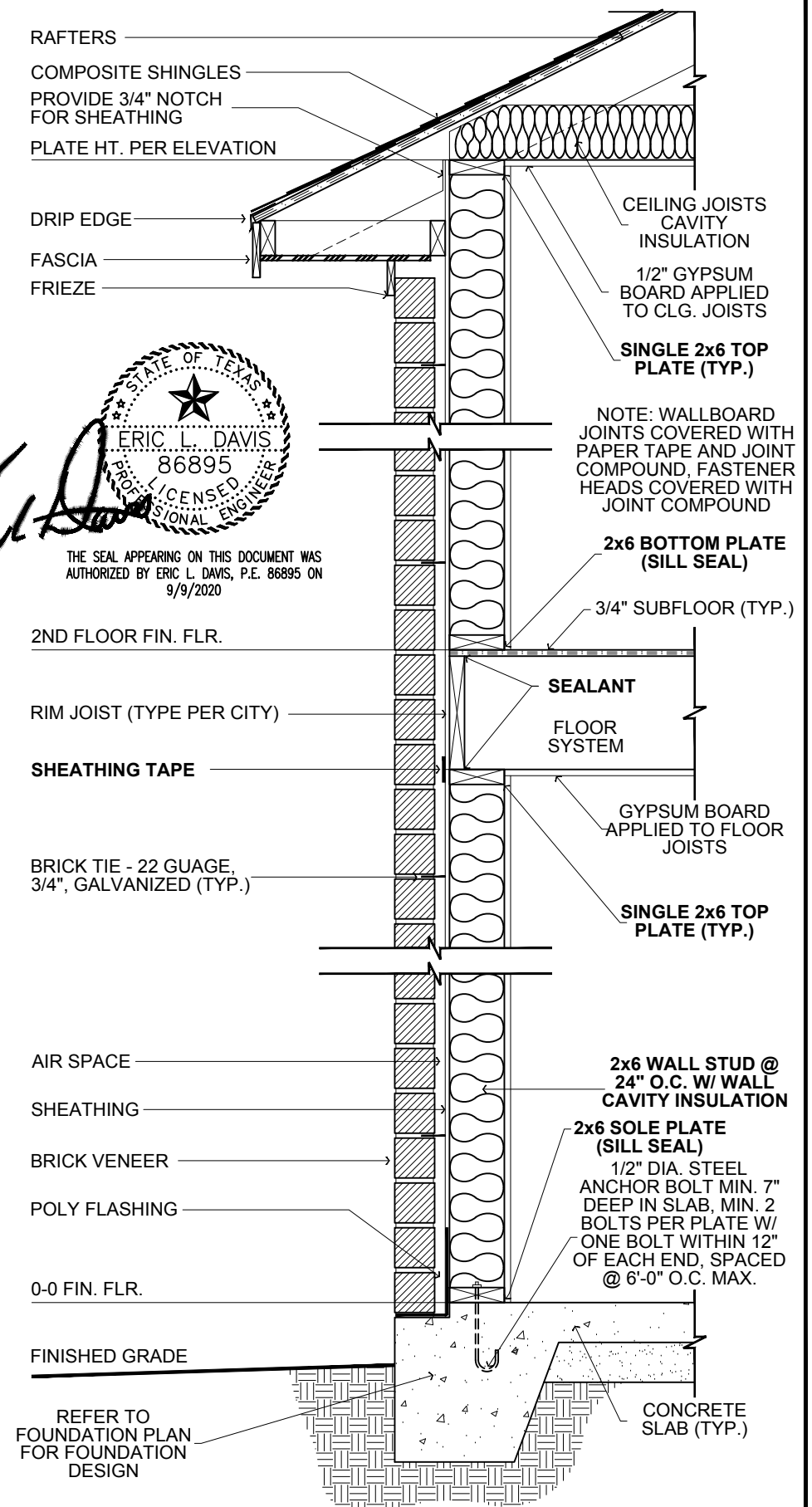
- **IRC Code, Section R602.3 Design and Construction:** Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2) or in accordance with AF and PA's NDS. Components of exterior walls shall be fastened in accordance with Table R602.3(1) through R602.3(4). [Excerpt]

- **IRC Code, Figure R602.3(2):** Note: A third stud and/or partition intersection backing studs shall be permitted to be omitted through the use of wood back-up cleats, metal drywall clips, or other approved devices that will serve as adequate backing for the facing materials.



TYPICAL CORNER FRAMING

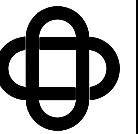
SCALE: NTS



TYPICAL WALL SECTION (ADVANCED FRAMING)

SCALE: NTS

09/09/2020



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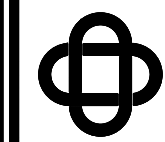
ROOF FRAMING NOTES  
ENGINEERED FOR:

ASTURIAS  
DEVELOPMENTS

PLAN: CUSTOM  
BUILDER: ASTURIAS DEVELOPMENTS  
ADDITION: 38 SHADYDALE - PR  
ADDRESS: 38 SHADY DALE LANE  
LOT: 8  
CITY: ROCKWALL, TX  
ELD JOB NO: DIF20-0868  
DRAWN BY: RS  
CHECKED BY: ELD  
BLOCK: 1

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

S-04



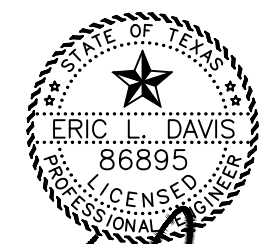
ERIC L. DAVIS ENGINEERING, INC.  
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ROOF FRAMING NOTES  
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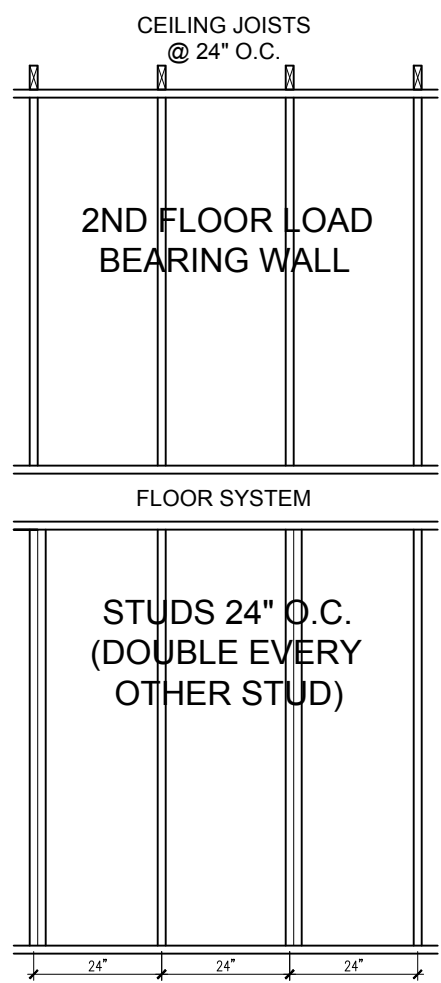
PLAN: CUSTOM  
 ELD JOB NO: DIF20-0868  
 DRAWN BY: RS  
 CHECKED BY: ELD  
 LOT: 8 BLOCK: 1  
 CITY: ROCKWALL, TX

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

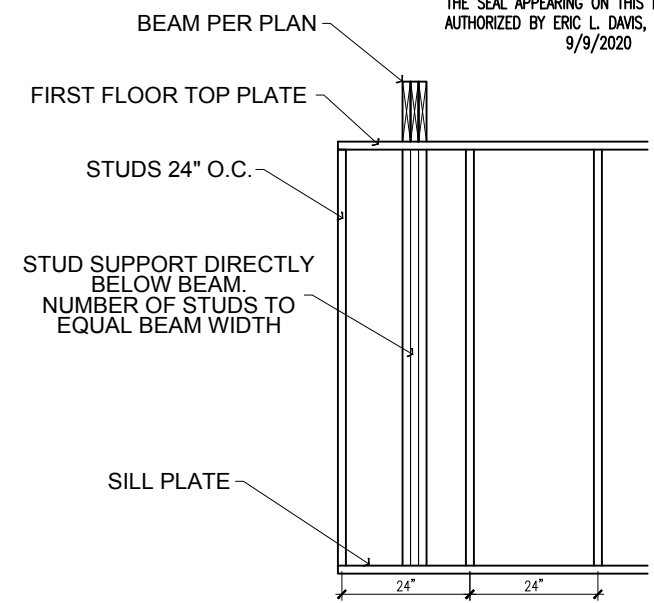
# ADVANCED FRAMING CONNECTIONS, INTERIOR STUD SPACING, AND INTERIOR HEADERS



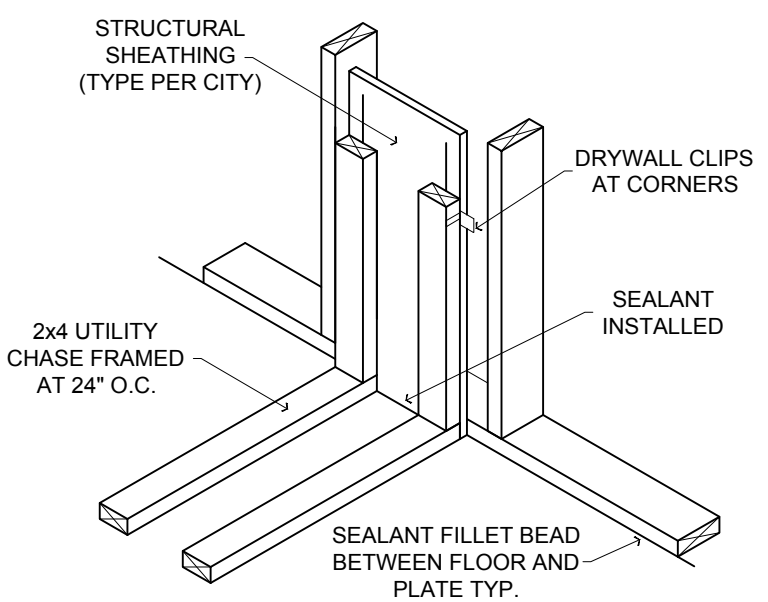
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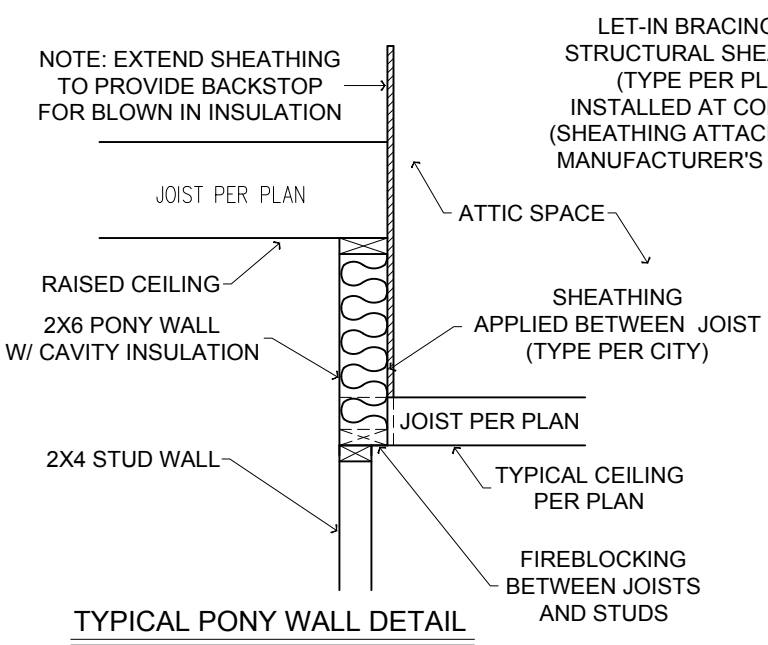
INTERIOR STUD WALL W/ 2ND FLR. LOAD BEARING WALL ABV.



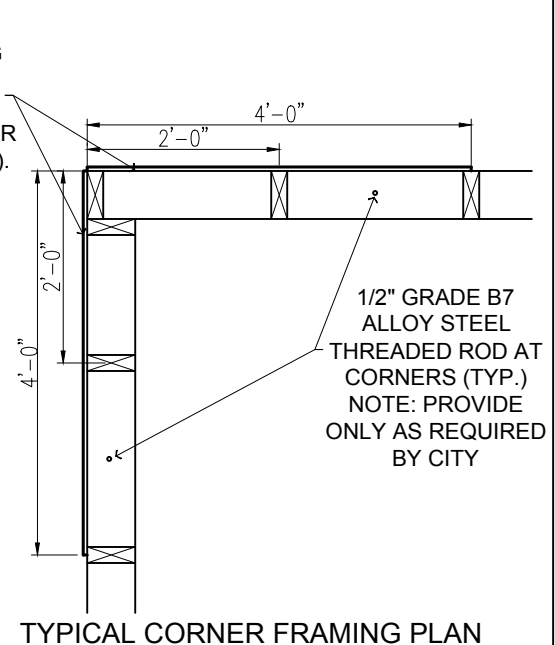
TYP. BEAM SUPPORT AT STUD WALL



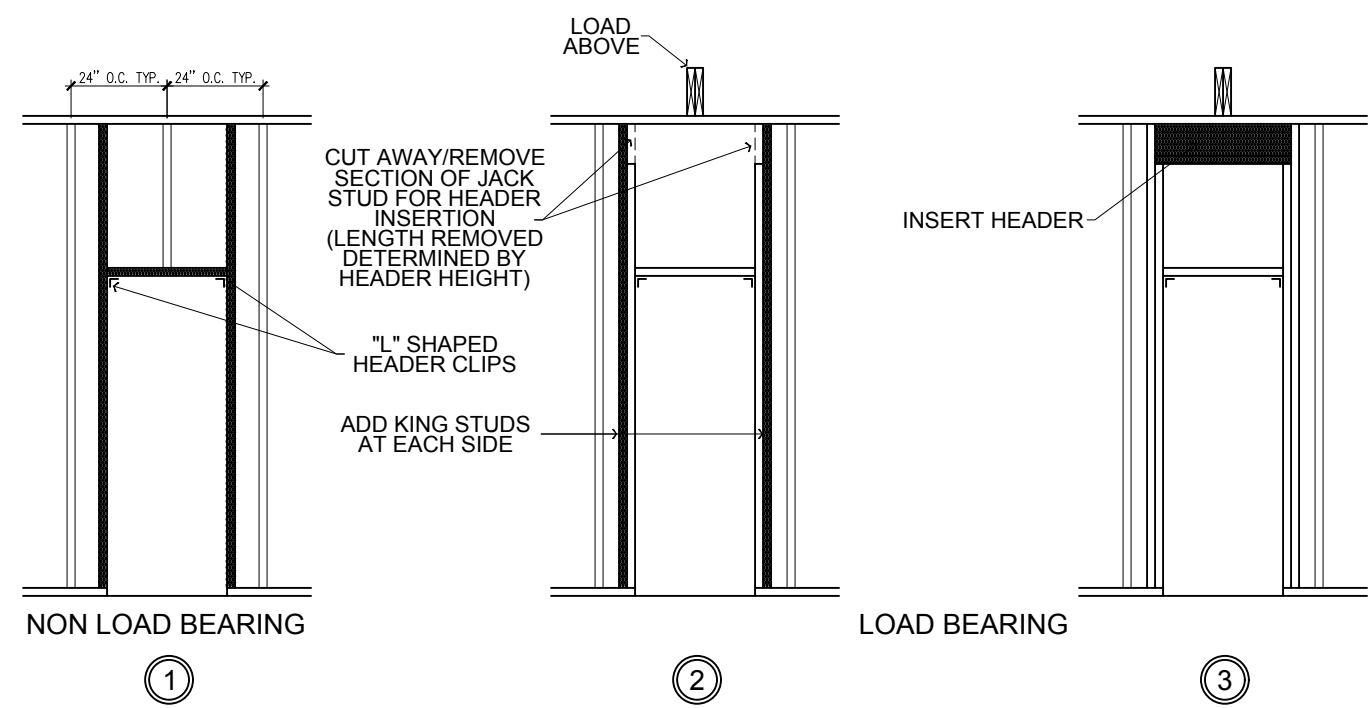
AIR SEALING AT MECH CHASE



TYPICAL PONY WALL DETAIL



TYPICAL CORNER FRAMING PLAN



INTERIOR WALL HEADER INSTALLATION

# BEAM DESIGN CRITERIA

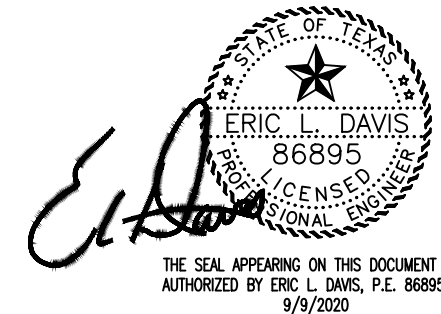
- ALL HEADERS SHOULD BE #2 SYP LUMBER.
- \* LVL OR EQUIVALENT ENGINEERED BEAM TO MEET MINIMUM REQUIREMENTS OF 1.9 MOE & 2900Fb ULTIMATE BENDING STRESS.
- THIS TABLE ASSUMES 5 PSL SNOW LOAD, 10 PSF DL / 20 PSF LL FOR RAFTERS, 10 PSF DL / 20 PSF LL FOR CEILING JOIST, AND 10 PSF DL / 40 PSF LL FOR FLOOR JOIST/TRUSSES. FOR ANY LOADS (PSF) EXCEEDING THESE AMOUNTS, REFER TO THE IRC HEADER SCHEDULE TABLES R502.5(1) AND R502.5(2).
- STUD SIZE AND SPACING SHALL BE PER TABLE R602.3(5) OF THE IRC. WHERE ADVANCED FRAMING TECHNIQUES REQUIRE SPACING AT 24 INCHES O.C., EVERY OTHER STUD SHALL BE DOUBLED TO BE EQUIVALENT TO THE 16 INCHES O.C. SPACING OF THE PERSPCRIPTIVE TABLE.
- THE ABOVE HEADER SCHEDULE IS NOT SITE SPECIFIC AND MAY BE USED AT ANY LOCATION.
- THE STANDARD DETAILS ARE BASED ON LOAD CONDITIONS IDENTIFIED IN THE ATTACHED HEADER SCHEDULE WITH MAXIMUM RAFTER/CEILING/FLOOR JOIST SPAN OF SIXTEEN (16') FEET. HEADERS MUST BE ENGINEERED IF LOADS EXCEED THESE LIMITATIONS.

ALL HEADERS IN A 6" NARROW SHEARWALL ASSEMBLY MUST BE EQUAL TO THE COLUMN SIZE.

# HEADER SCHEDULE

	HEADER SIZE	MAX SPAN	DIAGRAM
① ROOF LOADING EXTERIOR WALL	(1) 2X8	4' - 1"	
	(1) 2X12	5' - 6"	
	* 1 3/4" X 9 1/4" LVL	8' - 0"	
	PER ENGINEER	≥ 8' - 1"	
② ROOF LOADING INTERIOR WALL	(1) 2X8	3' - 1"	
	(1) 2X12	4' - 2"	
	* 1 3/4" X 9 1/4" LVL	6' - 3"	
	PER ENGINEER	≥ 6' - 4"	
③ ROOF AND FLOOR LOADING EXTERIOR WALL	(1) 2X8	3' - 1"	
	(1) 2X12	3' - 10"	
	* 1 3/4" X 9 1/4" LVL	6' - 1"	
	PER ENGINEER	≥ 6' - 2"	
④ ROOF AND FLOOR LOADING INTERIOR WALL	(1) 2X12	3' - 2"	
	* 1 3/4" X 9 1/4" LVL	4' - 5"	
	PER ENGINEER	≥ 4' - 6"	

# ADVANCED FRAMING HEADERS

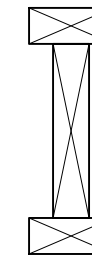


## HEADER CONFIGURATIONS

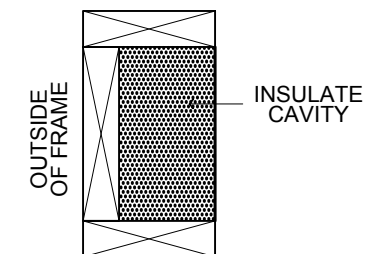
REFERENCE SCHEDULE FOR SIZES

NAILING PATTERN: 12D COMMON NAILS @ 4" OC (TOP AND BOTTOM)  
TOP & BOTTOM CORD TO BE FASTENED TO KING STUD WITH 2-12D NAILS (EACH SIDE @ EACH CORD)

NOTE: TOP PLATE USED AS TOP CHORD OF HEADER

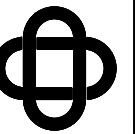


"1" INTERIOR WALLS



"C" EXTERIOR WALLS

09/09/2020



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

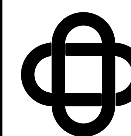
ROOF FRAMING NOTES  
ENGINEERED FOR  
ASTURIAS DEVELOPMENTS

PLAN: CUSTOM  
ELD JOB NO: DIF20-0868  
DRAWN BY: RS  
CHECKED BY: ELD  
BUILDER: ASTURIAS DEVELOPMENTS  
ADDITION: 38 SHADYDALE - PR  
ADDRESS: 38 SHADY DALE LANE  
LOT: 8 BLOCK: 1  
CITY: ROCKWALL, TX

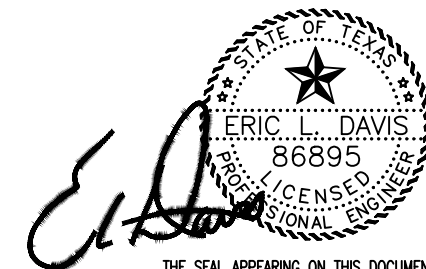
SCALE: 1/8"=1'-0"

S-06



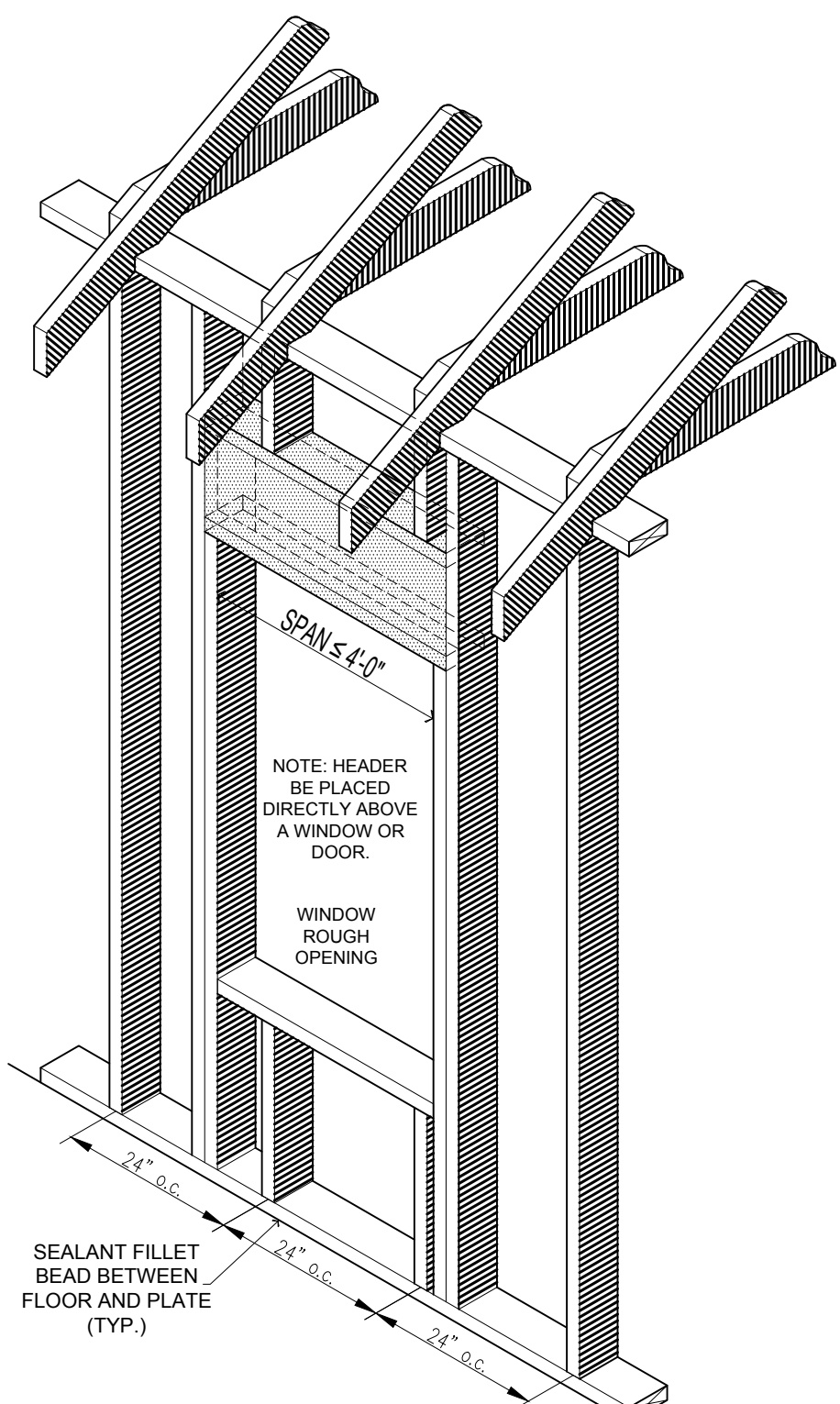
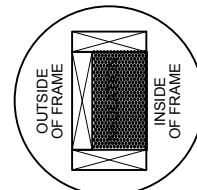
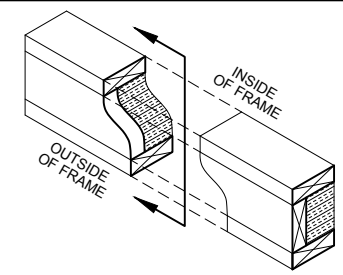


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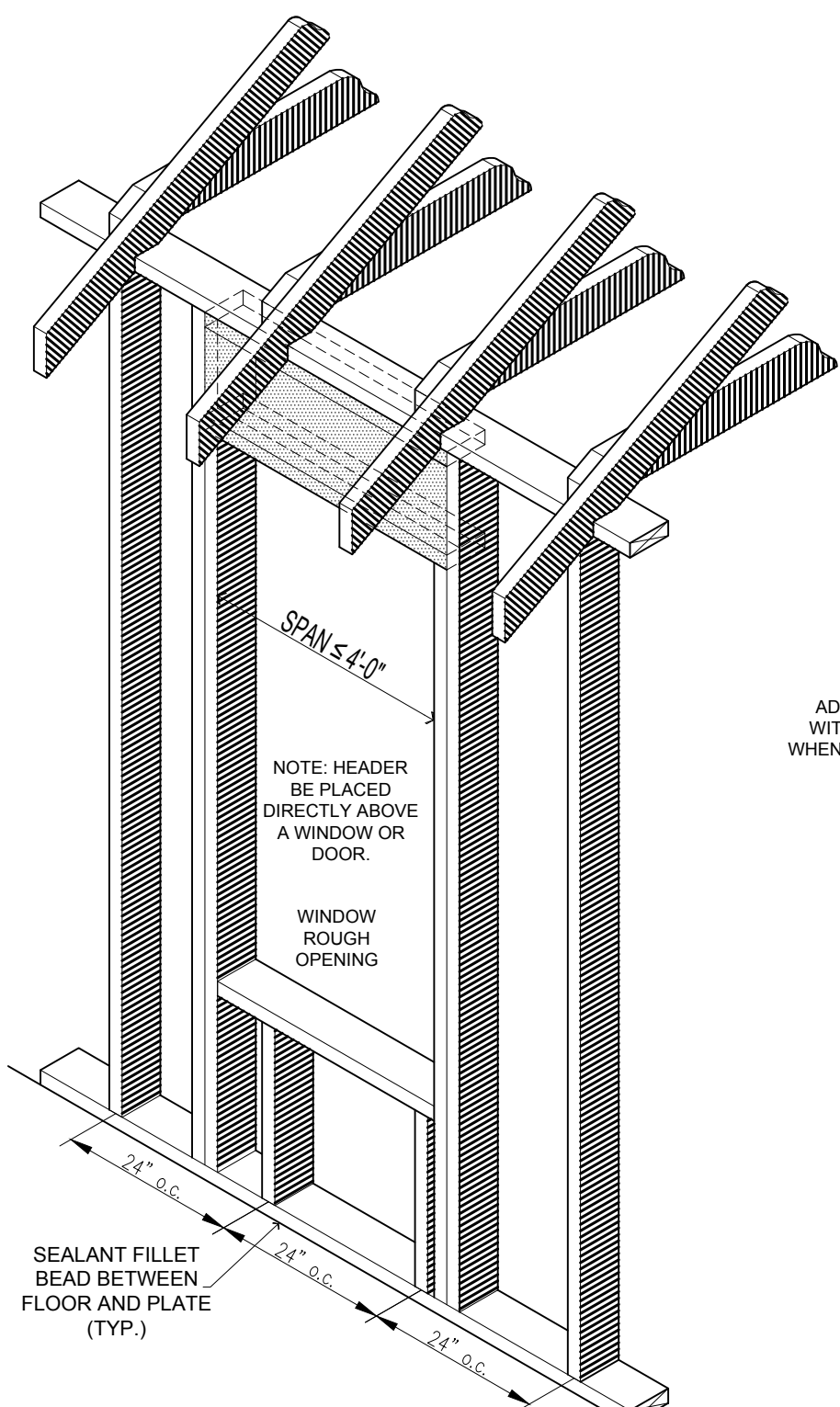


THE SEAL APPEARING ON THIS DOCUMENT WAS  
 AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON  
 9/9/2020

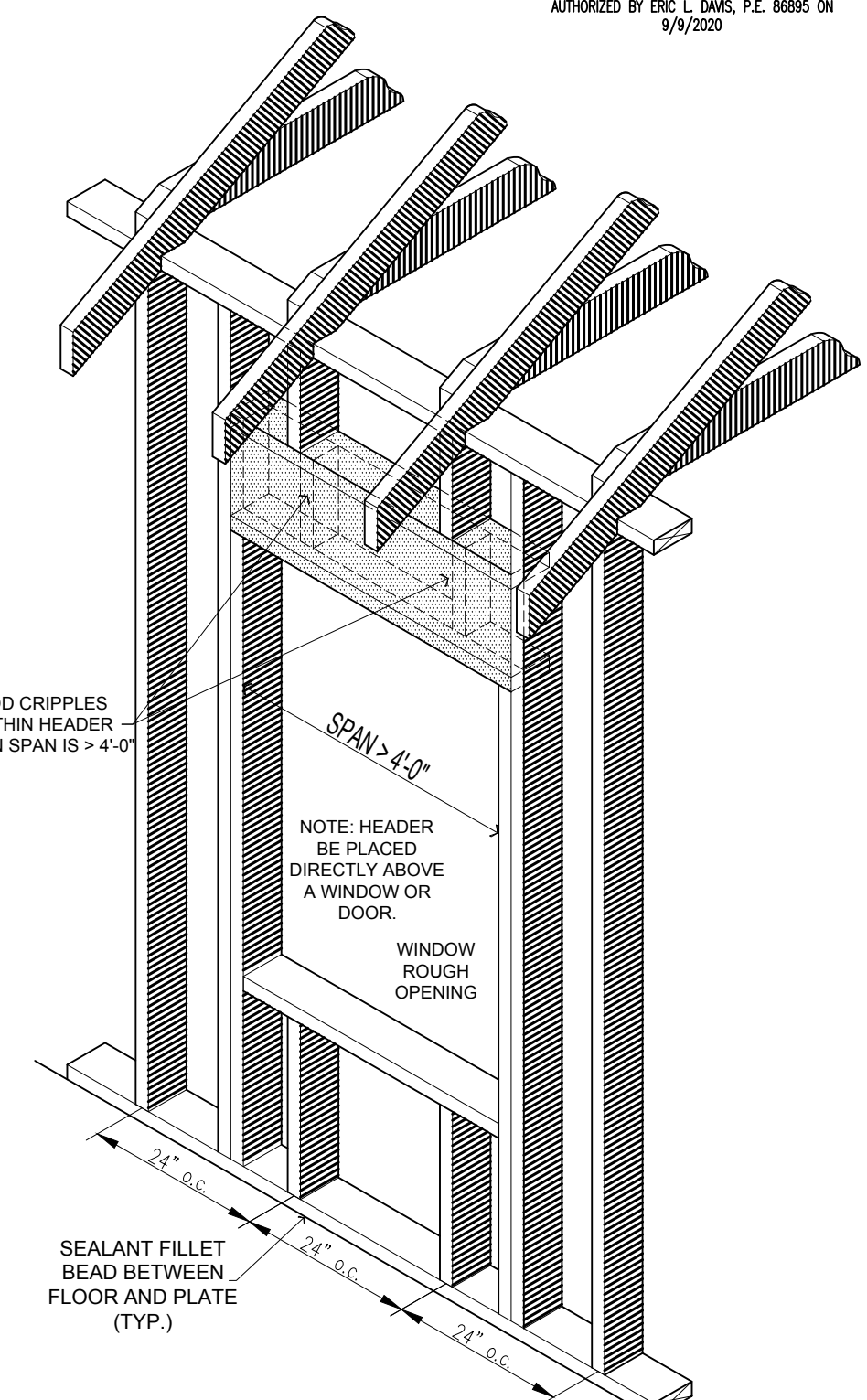
NOTE: FOR "C" SHAPED  
 HEADERS ON EXTERIOR WALLS,  
 HEADER INSULATION CAVITY TO  
 FACE INSIDE OF FRAME WALL



HEADER PLACED BELOW PLATE  
 SPAN ≤ 4'-0"



HEADER PLACED AT PLATE  
 SPAN ≤ 4'-0"



HEADER PLACED BELOW PLATE  
 SPAN > 4'-0"

ROOF FRAMING NOTES  
 ENGINEERED FOR:  
**ASTURIAS DEVELOPMENTS**

PLAN: CUSTOM	ELD JOB NO: DIF20-0868
BUILDER: ASTURIAS DEVELOPMENTS	DRAWN BY: RS
ADDITION: 38 SHADYDALE - PR	CHECKED BY: ELD
ADDRESS: 38 SHADY DALE LANE	LOT: 8
	BLOCK: 1
	CITY: ROCKWALL, TX

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

FASTENER SCHEDULE

IRC - TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (A,B,C,D)	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8D	
1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D 2-1 3/4" 16 GAGE STAPLE	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16D	
STUD TO SOLE PLATE, TOE NAIL	3-8D 2-16D	
DOUBLE STUD, FACE NAIL	10D	24" O.C.
DOUBLE TOP PLATE, FACE NAIL	10D	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16D	16" O.C.
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, ACE NAIL IN LAPPED AREA	8-16D	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8D	
RIM JOIST TO TOP PLATE, TOE NAIL	8D	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10D	
BUILT-UP HEADER, TWO PIECES WITH 1/2-INCH SPACER	16D	16" O.C. ALONG EACH EDGE
CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8D	
CONTINUED HEADER TO STUD, TOE NAIL	4-8D	
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10D	
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10D	
RAFTERS TO PLATE, TOE NAIL	2-16D	
1" BRACE TO EACH STUD AND PLATE FACE NAIL	2-8D 2-1 3/4" 16 GAGE STAPLES	
1"X6" SHEATHING TO EACH BEARING WALL, FACE NAIL	2-8D 2-1 3/4" 16 GAGE STAPLES	
1"X8" SHEATHING TO EACH BEARING WALL, FACE NAIL	2-8D 3-1 3/4" 16 GAGE STAPLES	
WIDER THAN 1"X8" SHEATHING TO BEARING WALL, FACE NAIL	3-8D 4-1 3/4" 16 GAGE STAPLES	
BUILT-UP CORNER STUDS	10D	24" O.C.
BUILT-UP GIRDERS AND BEAMS 2-INCH LUMBER LAYERS	10D	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.
2" PLANKS	2-16D	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL	4-16D	
FACE NAIL	3-16D	
RAFTER TIES TO RAFTERS, FACE NAIL	3-8D	

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
DESCRIPTION OF BUILDING MATERIAL	DESCRIPTION OF BUILDING MATERIAL	SPACING OF FASTENERS (INCHES) (I) (C,E)	
3/8" - 1/2"	GD COMMON NAIL (SUBFLOOR, WALL) 8D COMMON (ROOF)(F)	6	12 (*A,*B)
1 1/2" TO 1"	8D COMMON NAIL	6	12 (*A,*B)
1/8" TO 1/4"	10D COMMON NAIL OR 8D DEFORMED NAIL	6	12
OTHER WALL SHEATHING			
1/2" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL GD COMMON NAIL 1 1/2" 16 GA STAPLE	3	6
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 8D COMMON NAIL 1 1/2" 16 GA STAPLE	3	6
25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL 8D COMMON NAIL 1 3/4" 16 GA STAPLE	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL GD COMMON NAIL 1 1/2" 16 GA GALVANIZED STAPLE 1 1/4" SCREW, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL 8D COMMON NAIL 1 5/8" 16 GA GALVANIZED STAPLE 1 5/8" SCREW, TYPE W OR S	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	GD DEFORMED NAIL OR 8D COMMON NAIL	6	12
7/8" - 1"	8D COMMON NAIL OR 8D DEFORMED NAIL	6	12
1 1/8" - 1 1/4"	10D COMMON NAIL OR 8D DEFORMED NAIL	6	12

\*A- WALL SHEATHING TO BE FIELD NAILED @ 6" O.C. AS NOTED IN SHEARWALL PLANS  
\*B- WALL SHEATHING @ GABLE END WALLS SHALL BE SPACED @ 6" O.C.

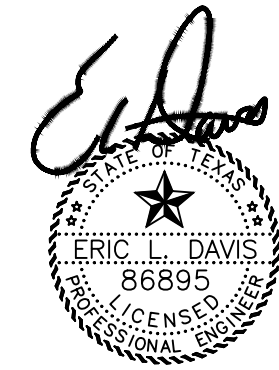
### DESIGN CRITERIA

BUILDING	2015 IRC	
WIND SPEED	115 MPH	
SEISMIC CATEGORY	C	
GROUND SNOW LOAD	5 PSF	
ENGINEERED LUMBER PROPERTIES	Fb=2,900 PSI; 1.9E Fv=285 PSI	
STRUCTURAL DEFLECTION ALLOWANCE	FLOOR/CEILING w/PLASTER	L/360
	OTHER STRUCTURAL MEMBERS	L/240
	LINTELS SUPPORTING MASONRY VANEER	L/600

STRUCTURAL DESIGN IS BASED ON SOUTHERN YELLOW PINE (SYP) NEW DESIGN VALUES FOR ALL SPANS PUBLISHED BY THE AMERICAN WOOD COUNCIL AND SOUTHERN YELLOW PINE ASSOCIATION ECCECTIVE 6/1/2013.

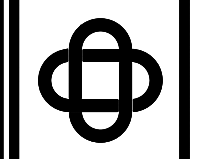
### LOAD DESIGN CRITERIA

	LIVE PSF	DEAD PSF
ROOF		
LESS THAN 4/12	10	10
4/12 UPT TO 12/12	16	10
OVER 12/12	12	10
TILE ROOF (ALL PITCHES)	23	20
ALL CEILING	LIVE PSF	DEAD PSF
DESIGNED WITH STORAGE	20	10
FLOOR	LIVE PSF	DEAD PSF
BEDROOMS	30	10
OTHER ROOMS	40	10



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 9/9/2020

09/09/2020



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ROOF FRAMING NOTES  
ENGINEERED FOR:  
**ASTURIAS DEVELOPMENTS**

PLAN: CUSTOM	ELD JOB NO: DIF20-0868
BUILDER: ASTURIAS DEVELOPMENTS	DRAWN BY: RS
ADDITION: 38 SHADYDALE - PR	CHECKED BY: ELD
ADDRESS: 38 SHADY DALE LANE	LOT: 8
	BLOCK: 1
	CITY: ROCKWALL, TX

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

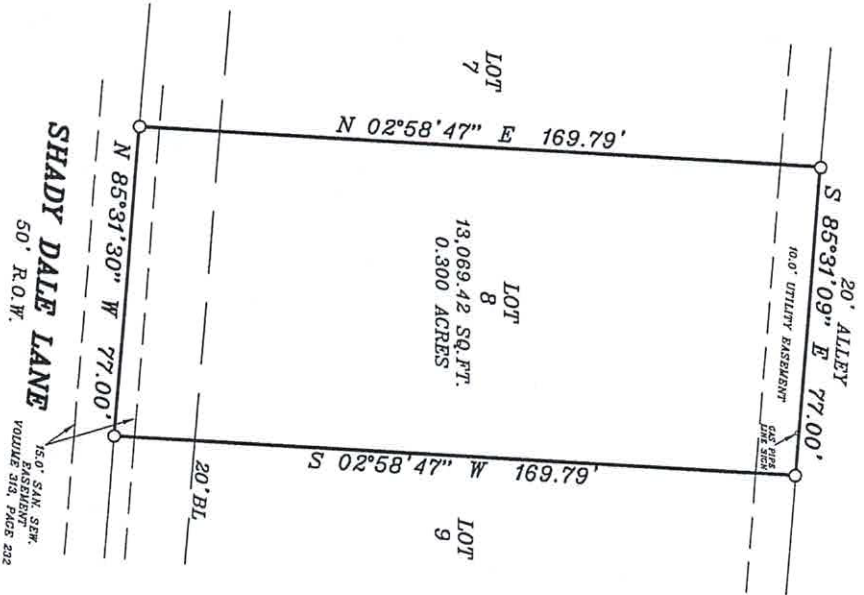
S-08

**PROPERTY DESCRIPTION**

LOCATED AT 38 SHADY DALE LANE, IN THE CITY OF ROCKWALL, TEXAS,  
 LOT NO. 8, BLOCK NO. 1,  
 OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
 TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDS OF ROCKWALL COUNTY, TEXAS,  
 RECORDED IN CABINET H, SLIDE 399, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



GRAPHIC SCALE  
 0 15 30  
 ( IN FEET )  
 1 Inch = 30 Ft.



**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO  
 ( ) ALLEGIANCE TITLE AND TRAVIS REDDEN THAT THE SURVEY  
 IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1878844-1008 THAT THE SURVEY  
 THE SUBJECT FOR SET FORTH HEREON WAS PERFORMED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF  
 THE SUBJECT PROPERTY WITH HERON WAS PRESENT AND THAT THE SURVEY WAS PERFORMED AND  
 IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND  
 DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE  
 AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEY  
 SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NAMED PARTIES AND  
 THE SURVEYOR HAS NO LIABILITY FOR ANY OTHER PURPOSES. THE SURVEYOR'S OFFICE SHALL  
 BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 6TH DAY OF MARCH 2016

*Brian Gallia*  
 BRIAN GALLIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY PLAT**

38 SHADY DALE LANE  
 LOT 8, BLOCK 1, SHADY DALE ESTATES  
 ROCKWALL, ROCKWALL COUNTY, TEXAS

~BRIAN GALLIA & ASSOCIATES~  
 BGA&A Land Surveying, Inc.  
 9011 STATE HIGHWAY 34 S. SUITE - C  
 DUNN, TEXAS 75049  
 PHONE: (980) 447-0989  
 FAX: (980) 447-0989  
 WWW.BGASURVEYING.COM

JOB NO. 1801116-1 CAD. TECH. POWEN

**LEGEND**

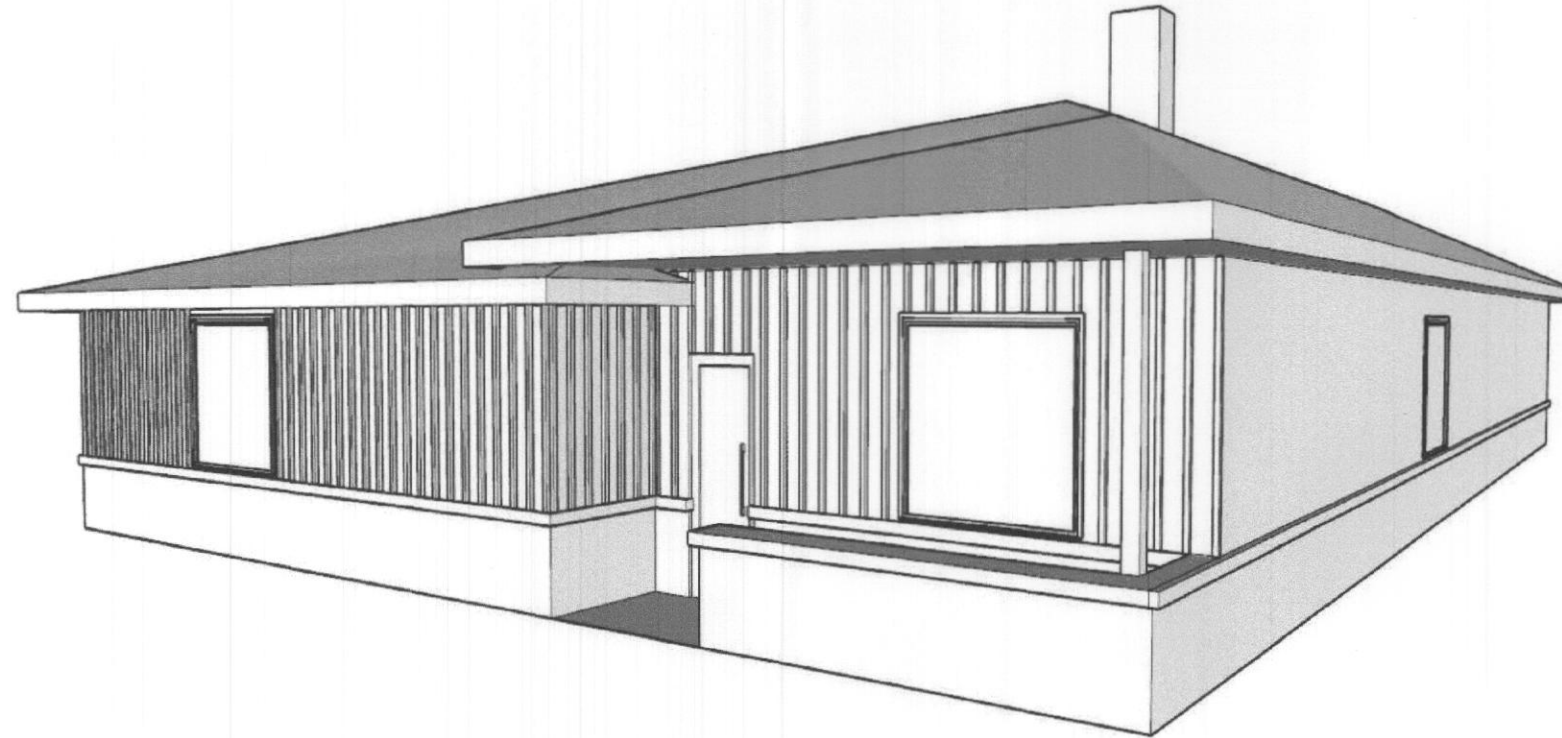
	BRICK		1/2" IRON ROD FOUND/SET
	COVERED AREA		1/2" IRON ROD FOUND
	CONCRETE		1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	WOOD DECK		1" IRON PIPE FOUND
	STONE		1/2" IRON ROD FOUND
	GRAVEL/BRICK ROAD OR DRIVE		1/2" IRON ROD FOUND
	ASPHALT PAVING		1/2" IRON ROD FOUND
	BRICK		1/2" IRON ROD FOUND/SET
	COVERED AREA		1/2" IRON ROD FOUND
	CONCRETE		1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	WOOD DECK		1" IRON PIPE FOUND
	STONE		1/2" IRON ROD FOUND
	GRAVEL/BRICK ROAD OR DRIVE		1/2" IRON ROD FOUND
	ASPHALT PAVING		1/2" IRON ROD FOUND
	BRICK		1/2" IRON ROD FOUND/SET
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	CONCRETE		1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	WOOD DECK		1" IRON PIPE FOUND
	STONE		1/2" IRON ROD FOUND
	GRAVEL/BRICK ROAD OR DRIVE		1/2" IRON ROD FOUND
	ASPHALT PAVING		1/2" IRON ROD FOUND

NOTE: ACCORDING TO THE F.L.A.L. IN COMMUNITY PANEL NO. 453970040L, THE SURVEY SET FORTH HEREON WAS CONDUCTED AND PREPARED AT THE REQUEST AND IN CONNECTION WITH THE RESTORATION AND REPAIR OF THE SHADY DALE LANE THEREIN. BECAUSE THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER MATTERS THAT MAY AFFECT THE SURVEY, THE SURVEYOR HAS LIMITED HIS LIABILITY TO THE FUTURE CONSTRUCTION PURPOSES, CONTACT WITH AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO THE COMMENCEMENT OF THE SURVEY. THE TEXAS EXAMINATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811, OIL, BRIDGE, TOLL, ETC.

NOTE: REBARINGS ARE BASED ON SOUND LINE OF LOT 8, BLOCK 1 OF RECORDED PLAT, TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



# ASTURIAS DEVELOPMENT



PERSPECTIVE VIEW  
NTS

### GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY PART OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULES.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY GUTTERS OR FLASHINGS OF ANY EXISTING FINISHED WORK SHALL MATCH ADJACENT SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
11. CONTRACTORS OR SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC. THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

### BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

### CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6.
2. ALL INTERIOR WALLS SHALL BE 2x4 L.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM GABRIERY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOB SITE.
5. 3/4" AD & STITCH IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET FILLING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE FULLY OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW SILL OPENINGS SHALL BE 3/4" ON THE OUTSIDE EDGES OF ADJACENT DOOR, WINDOW AND TRANSOM TRIM IS ALIGNED L.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE L.N.O. SIZES. VERIFY ACTUAL SIZES AND ROUND OPENINGS UP TO NEAREST L.N.O. SIZES.
9. FRAME ALL DOORS 9" FROM CORNERS WHERE POSSIBLE.

Layout Page Table	
Label	Title
A-1	COVER PAGE
A-2	SITE PLAN AND ROOF PLAN
A-3	FRONT AND REAR ELEVATIONS
A-4	LEFT AND RIGHT ELEVATIONS
A-5	FLOOR PLAN W/ DIMENSIONS
A-6	ELECTRICAL PLAN

PLANS FOR:  
ASTURIAS DEVELOPMENT  
TRAVIS REDDEN  
38 SHADY DALE LANE  
ROCKWALL, TEXAS 75082

TITLE:  
COVER PAGE

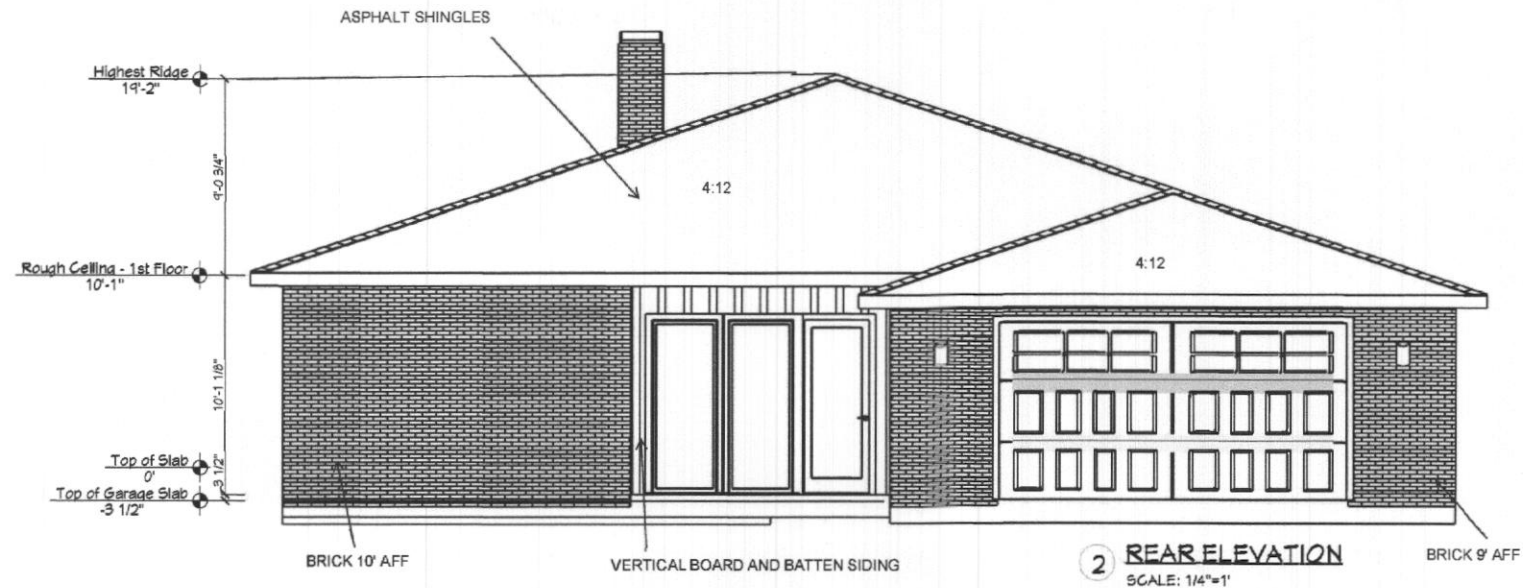
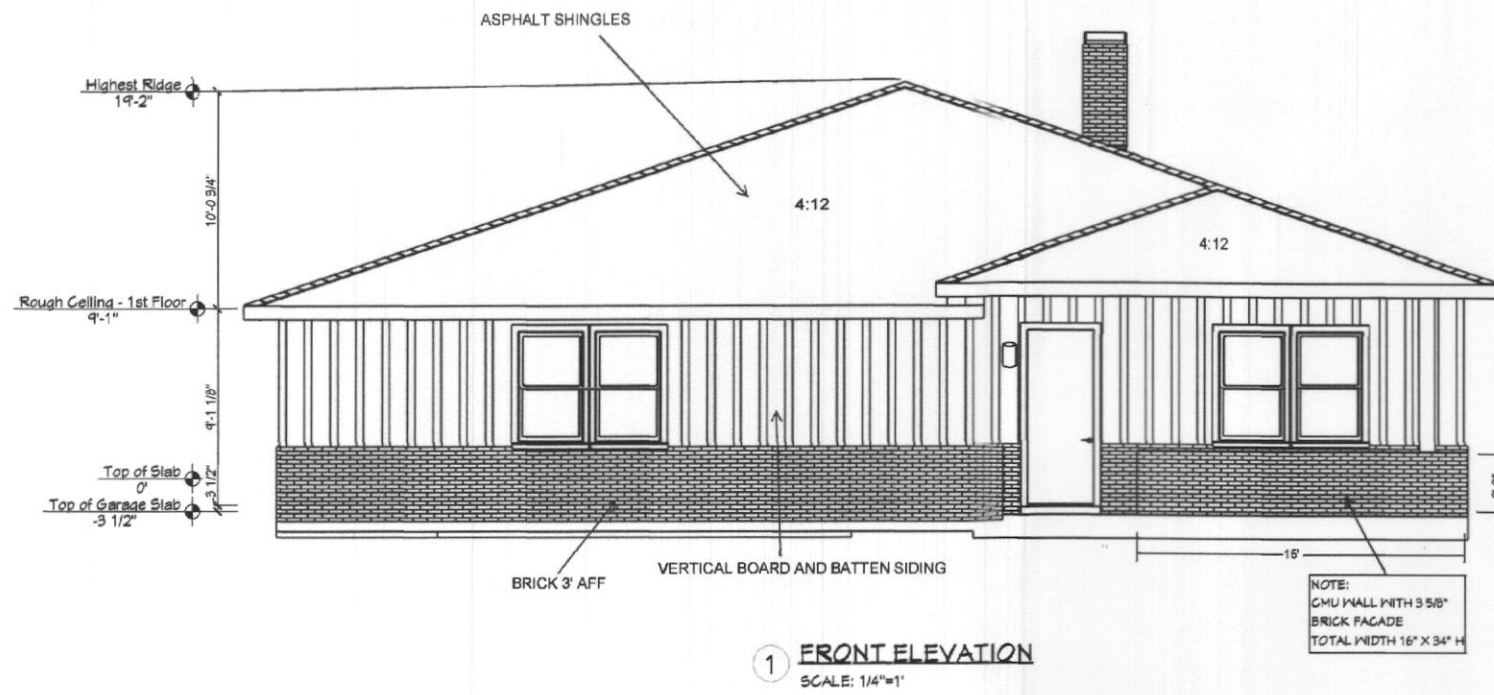
SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
ROYSE CITY, TEXAS 75189  
469-338-9863  
DRAWN BY:

DATE:  
6/16/2020

SCALE:  
AS SHOWN

SHEET:

A-1



PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 FRONT & REAR ELEVATIONS

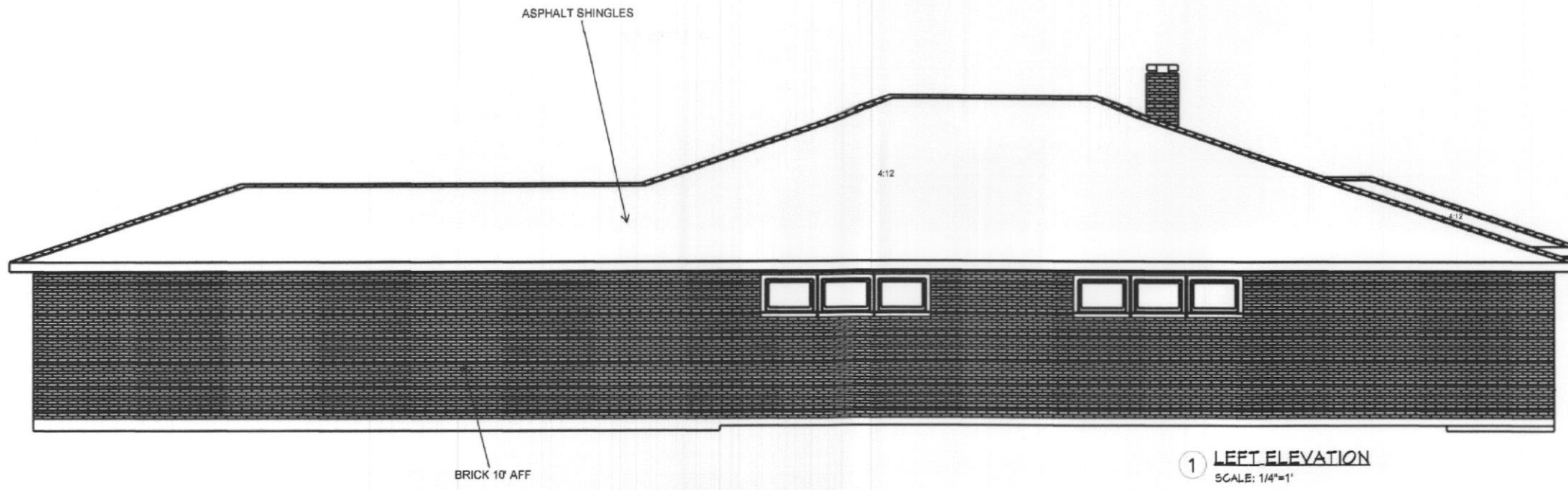
SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-388-9863  
 DRAWN BY:

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

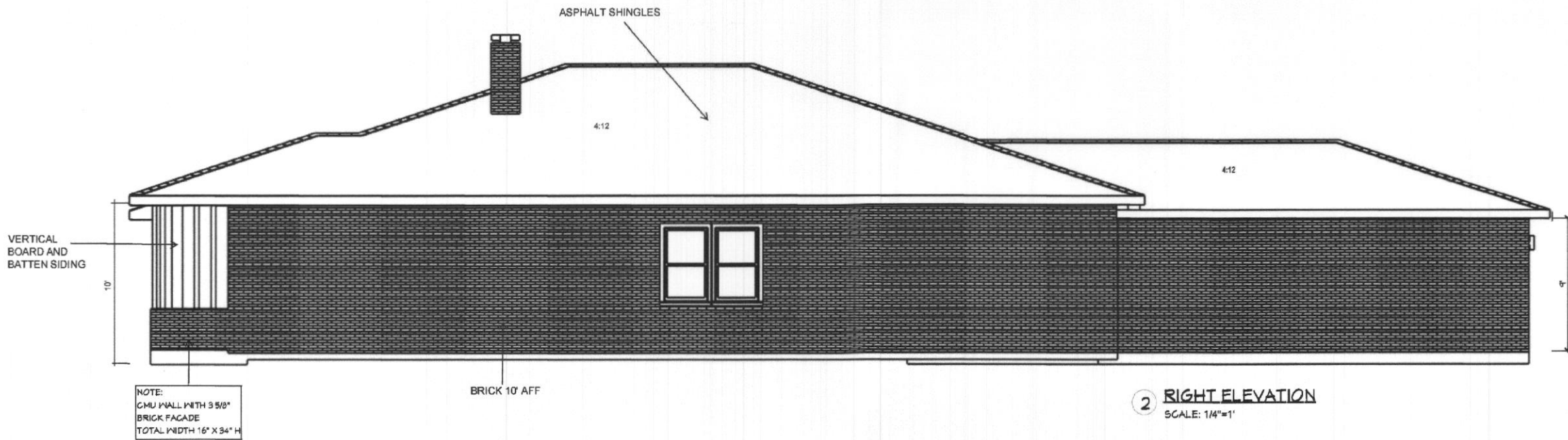
SHEET:

**A-3**



PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 SIDE ELEVATIONS



NOTE:  
 CMU WALL WITH 3 5/8\"/>

SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-338-9863

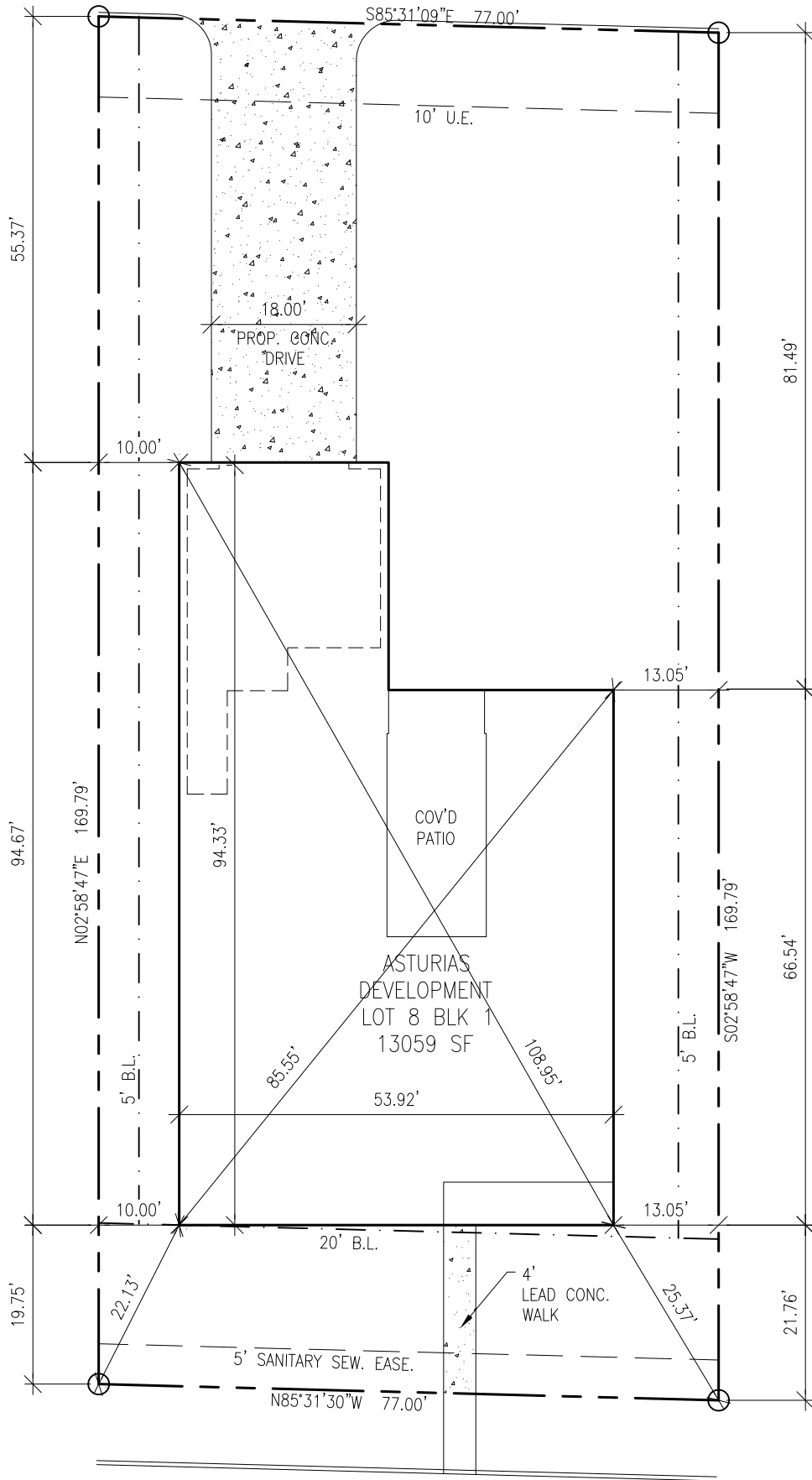
DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

SHEET:  
**A-4**



ALLEY  
(20' R.O.W. - ASPHALT)



Lot Coverage Calculations:

Slab	4307	SF
Patio/Stoop	0	SF
Drive	993	SF
Private-Walk	85	SF
Total Flatwork	1078	SF
Lot Coverage	32.9	%
Driveway Apron	0	SF
Public Walk	0	SF
Total Sod	853	SQ YD
Fence	0	SF

**Legend:**

	Proposed Fence
	Property Line
	Building Lines
	Easements
	Swale Line
	Silt Fence
	Existing Grade
	Proposed Grade

General Notes:

1. The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
5. A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

BUILDER: ASTURIAS DEVELOPMENTS	PLAN: CUSTOM
ADDITION: 38 SHADYDALE - PR	ELD JOB NO: DIF20-0868
ADDRESS: 38 SHADY DALE LANE	DRAWN BY: AA
LOT: 8                      BLOCK: 1	CHECKED BY: ELD
CITY: ROCKWALL, TX	SCALE: 1:20
DATE 08/19/2020	

PLOT PLAN  
ENGINEERED FOR:  
**Asturias  
Development**

ERIC L. DAVIS ENGINEERING, INC.  
120 East Main Street  
Forney, Texas 75126  
972/564-0592 Fax 972/564-6523  
E-Mail ericcdavis@eldengineering.com

# PROJECT COMMENTS



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

DATE: 11/20/2020

PROJECT NUMBER: Z2020-051  
 PROJECT NAME: SUP for Residential Infill at 38 Shadydale Lane  
 SITE ADDRESS/LOCATIONS: 38 SHADYDALE LN, ROCKWALL, 75032

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

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/20/2020	Approved w/ Comments

11/20/2020: I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses, and addressed as 38 Shadydale Lane.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email Hlee@rockwall.com.

M.3 For reference, include the case number (Z2020-051) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that {1} consists of five (5) or more lots, {2} that is 90% or more developed, and {3} that has been in existence for more than ten (10) years. In this case, the subject property is located within 500 ft of an established subdivision (i.e. Foxchase Phases 1-6 and Benton Woods), which have existed more than 10 years, are more than 5 lots, and are more than 90% developed.

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

M.7 Please review the attached Draft Ordinance prior to the November 24, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than December 1, 2020. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 1, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 8, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 24, 2020.

I.9 The projected City Council meeting dates for this case will be December 21, 2020 (1st Reading) and January 4, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	11/16/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/17/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/16/2020	Approved
11/16/2020: No comments			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-051

**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: 38 Shadydale  
 Subdivision: Shady Dale Estates Lot: 8 Block: 1  
 General Location: Ridge Road / Shadydale

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

Current Zoning: PD 9 Current Use: VACANT  
 Proposed Zoning: \_\_\_\_\_ Proposed Use: SF home  
 Acreage: 0.30 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]

<input checked="" type="checkbox"/> Owner	<u>Travis Redden</u>	<input type="checkbox"/> Applicant	_____
Contact Person	_____	Contact Person	_____
Address	<u>1115 Concan Drive</u>	Address	_____
City, State & Zip	<u>Forney, TX 75126</u>	City, State & Zip	_____
Phone	<u>214-315-3952</u>	Phone	_____
E-Mail	<u>asturiasdevelopments@gmail.com</u>	E-Mail	_____

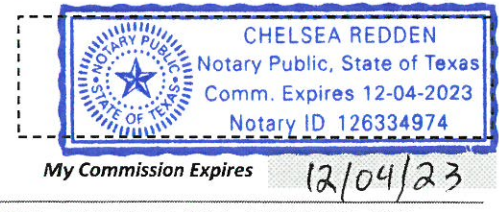
## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21 day of October, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the 21 day of October, 2020.

Owner's Signature: Travis Redden  
 Notary Public in and for the State of Texas: Chelsea Redden





0 20 40 80 120 160 Feet

Z2020-051- SUP FOR RESIDENTIAL INFILL AT  
38 SHADYDALE LANE  
ZONING - LOCATION MAP = 

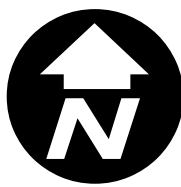
OAK



## City of Rockwall

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

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## Lee, Henry

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**From:** Gamez, Angelica  
**Sent:** Wednesday, November 18, 2020 2:30 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map (11.13.2020).pdf; Public Notice (11.17.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, November 20, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 8, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 21, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2020-051 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request Travis Redden for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

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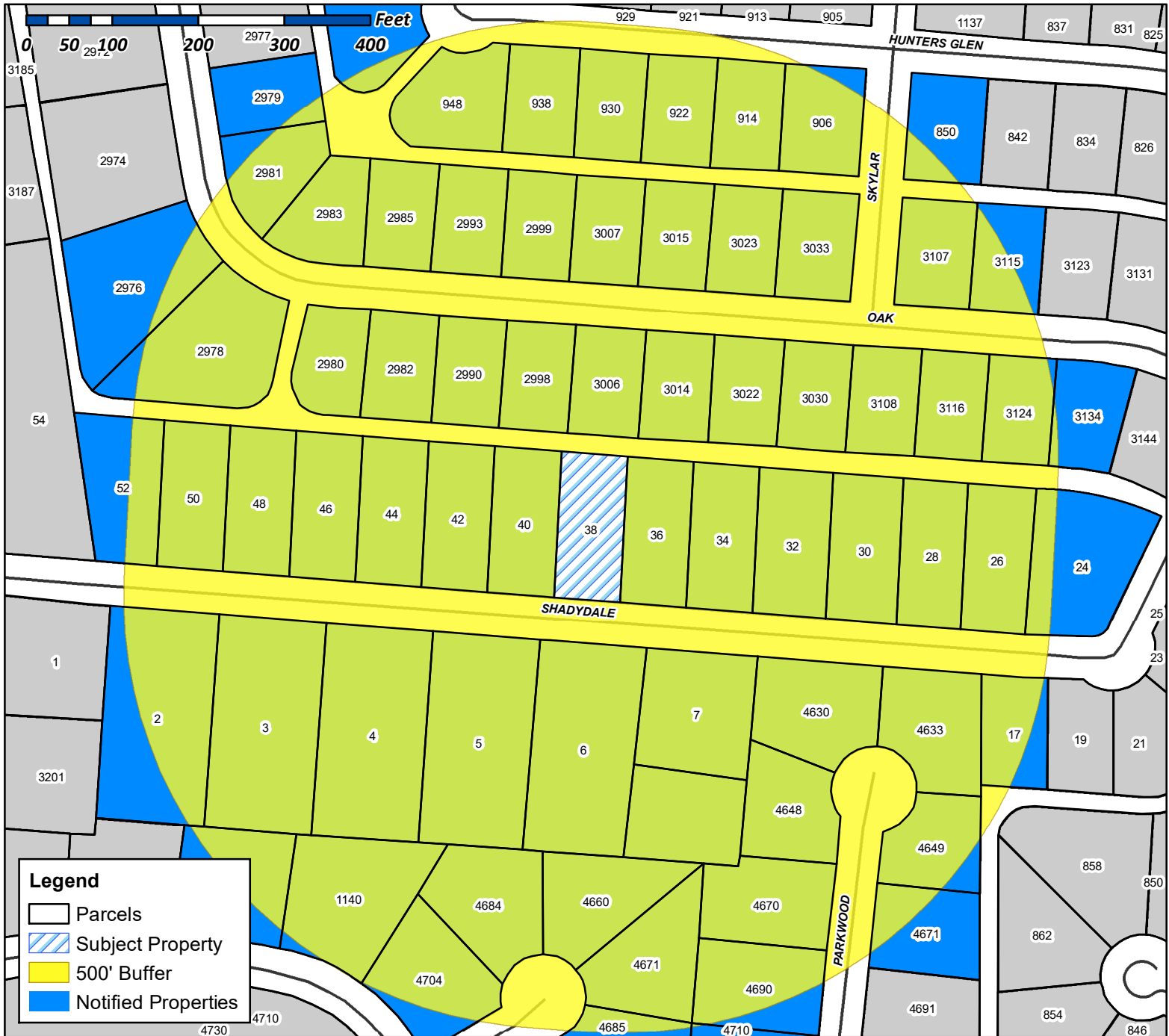
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# City of Rockwall

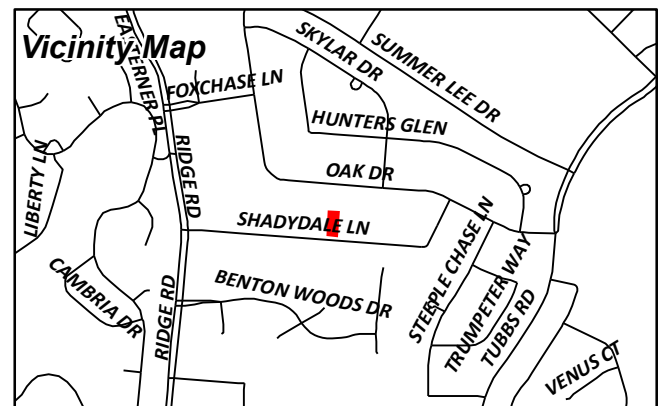
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745





BCL REAL ESTATE LLC  
103 GROSS RD BLDG A  
MESQUITE, TX 75149

ROYALAND PROPERTIES LLC  
11034 GRISSOM LANE  
DALLAS, TX 75229

REDDEN TRAVIS  
1115 CONCAN DRIVE  
FORNEY, TX 75126

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
1606 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

BALLARD STEVE & ANNABETH  
17 SHADYDALE LANE  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN  
24 SHADY DALE LN  
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C  
26 SHADY DALE LN  
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN  
28 SHADY DALE LANE  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAKDR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND  
PHYLLIS COTTON AND KERI LACY ZUCKERBROW  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN  
2999 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN  
30 SHADY DALE LN  
ROCKWALL, TX 75032

HOYA CHARLOTTE G  
3006 OAK DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
3007 OAKDR  
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L  
3014 OAK DR  
ROCKWALL, TX 75032

ROYALAND PROPERTIES LLC  
3015 OAKDR  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
3021 RIDGE RD SUITE A PMB #131  
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E  
3022 OAK DR  
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST  
JUNE PETROCELLY TRUSTEE  
3023 OAK DRIVE  
ROCKWALL, TX 75087

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

MCDONALD NICOLE AND ADAM  
3030 OAK DR  
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN  
3033 OAK DRIVE  
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D  
3107 OAK DR  
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN  
3108 OAK DR  
ROCKWALL, TX 75032

MCMAHON SANDRA  
3115 OAK DR  
ROCKWALL, TX 75032

BEVAN MARILYN  
3116 OAK DR  
ROCKWALL, TX 75032

CHILDRESS SHERRY L  
(ALICE CHILDRESS LIFE ESTATE)  
3124 OAK DR  
ROCKWALL, TX 75032

MANNO SHARON &  
PAUL FULLINGTON  
3134 OAK DR  
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI  
32 SHADY DALE LN  
ROCKWALL, TX 75032

TINDALL CINDY P  
34 SHADY DALE LN  
ROCKWALL, TX 75032

WATSON BRANDON AND VALERIE  
36 SHADY DALE LN  
ROCKWALL, TX 75032

REDDEN TRAVIS  
38 SHADY DALELN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADY DALELN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

MARTINEZ MAYRA  
44 SHADY DALE LANE  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

KHODAPARAST RAHIM & ROYA  
4630 PARKWOOD DR  
ROCKWALL, TX 75087

VEST DONALD R  
4633 PARKWOOD DR  
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D  
4648 PARKWOOD DRIVE  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
4649 PARKWOODDR  
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN  
4660 GREENBRIAR CT  
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL  
4670 PARKWOOD DR  
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF  
4671 GREENBRIAR CT  
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L  
4671 PARKWOOD DR  
ROCKWALL, TX 75032

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
STEPHANIE HAIN TORRES  
4685 GREENBRIAR CT  
HEATH, TX 75032

RICHARDSON JIM & CAROL  
4690 PARKWOOD DR  
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E  
4710 PARKWOOD DR  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALELN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
52 SHADY DALELN  
ROCKWALL, TX 75032

CARTER SHARON R  
BLANKENSHIP DON L & AUDREY LIFE ESTATE  
6 SHADY DALE LN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
7 SHADYDALELN  
ROCKWALL, TX 75032

CARNES LINDA M  
850 HUNTERS GLN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
888 NIGHTLIGHT DR  
YORK, PA 17402

ERICKSON MARIUM E LIVING TRUST  
906 HUNTERS GLEN  
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST  
JEFFREY CHAD MONK TRUSTEE  
914 HUNTERS GLEN  
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L  
922 HUNTERS GLN  
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L  
930 HUNTERS GLN  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
938 HUNTERS GLEN  
ROCKWALL, TX 75032

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

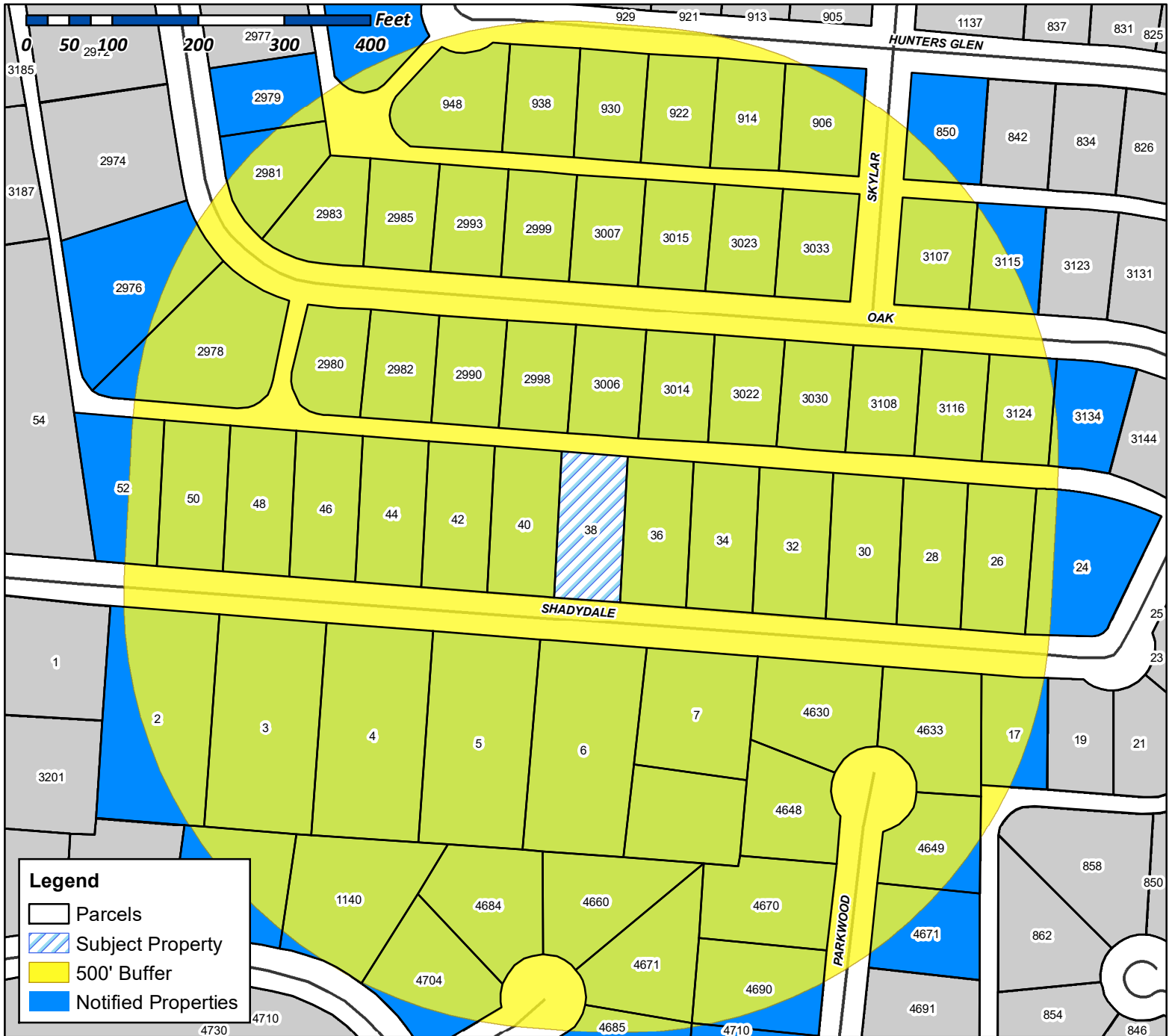
CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



# 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:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745





# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-051: Specific Use Permit for Residential Infill**

*Hold a public hearing to discuss and consider a request Travis Redden for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

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

**Case No. Z2020-051: Specific Use Permit for Residential Infill**

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

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

[Redacted area for comments]

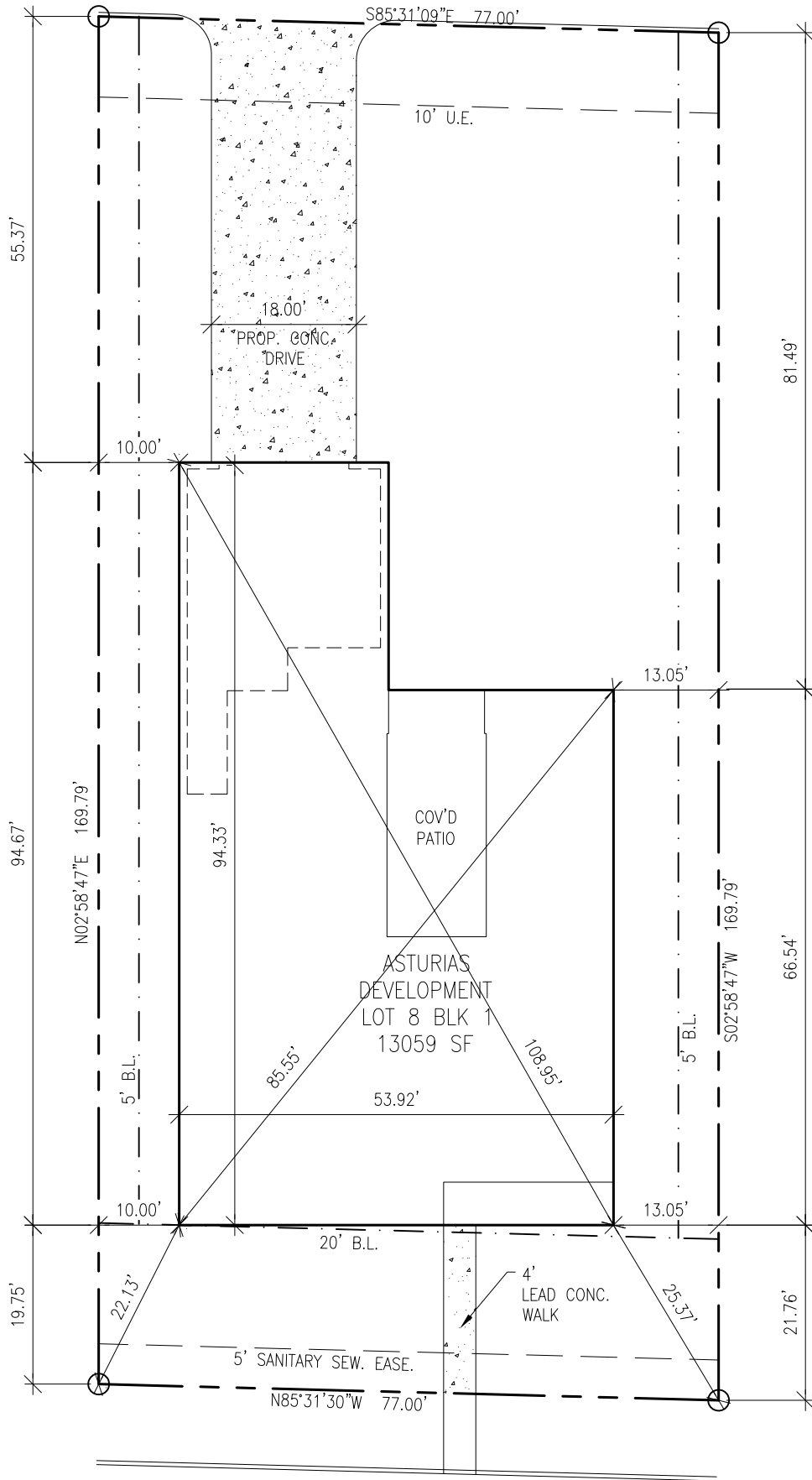
Name: [Redacted]  
Address: [Redacted]

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

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



ALLEY  
(20' R.O.W. - ASPHALT)



Lot Coverage Calculations:

Slab	4307	SF
Patio/Stoop	0	SF
Drive	993	SF
Private-Walk	85	SF
Total Flatwork	1078	SF
Lot Coverage	32.9	%
Driveway Apron	0	SF
Public Walk	0	SF
Total Sod	853	SQ YD
Fence	0	SF

**Legend:**

	Proposed Fence
	Property Line
	Building Lines
	Easements
	Swale Line
	Silt Fence
	Existing Grade
	Proposed Grade

General Notes:

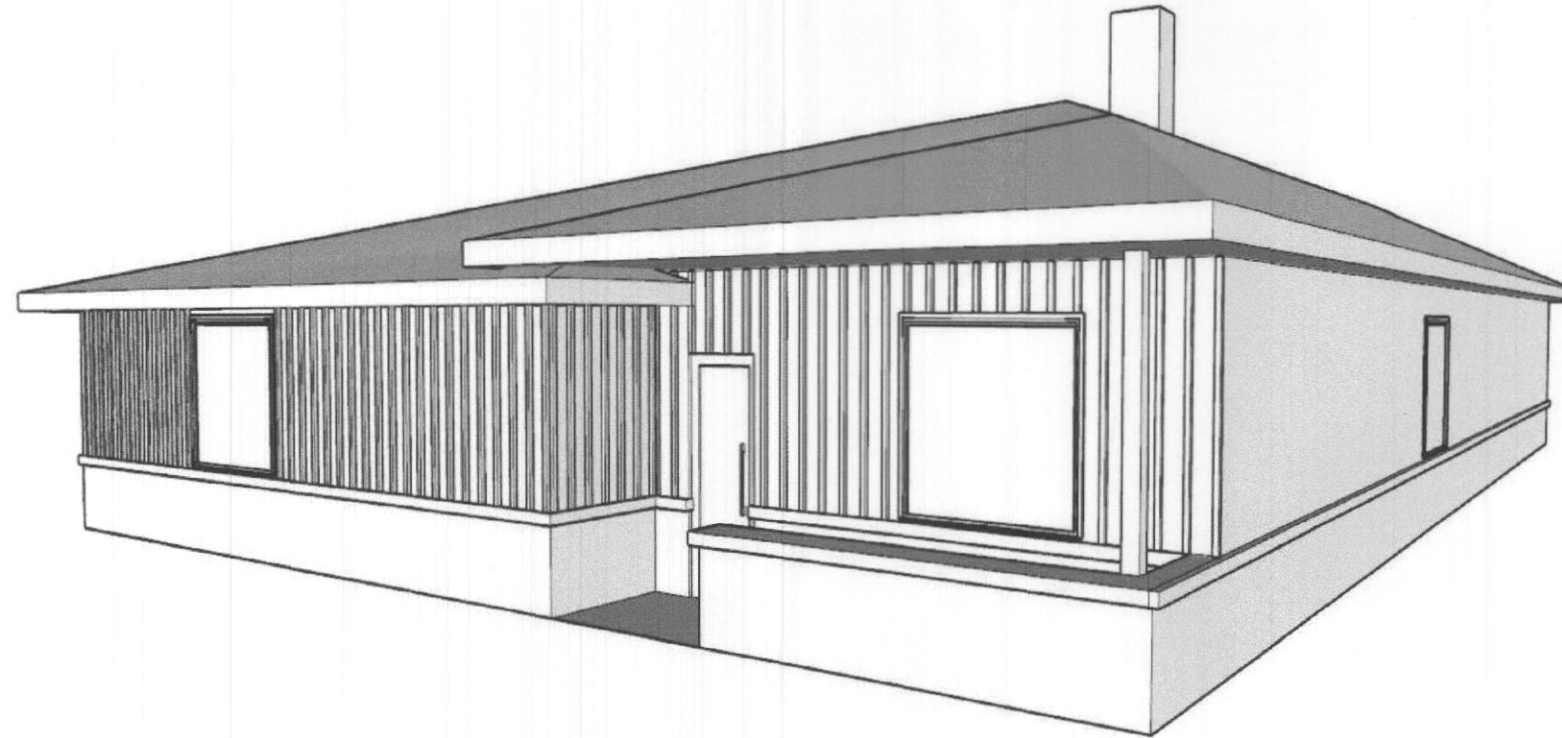
1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
5. A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

BUILDER: ASTURIAS DEVELOPMENTS	PLAN: CUSTOM
ADDITION: 38 SHADYDALE - PR	ELD JOB NO: DIF20-0868
ADDRESS: 38 SHADY DALE LANE	DRAWN BY: AA
LOT: 8                      BLOCK: 1	CHECKED BY: ELD
CITY: ROCKWALL, TX	SCALE: 1:20
DATE 08/19/2020	

PLOT PLAN  
ENGINEERED FOR:  
**Asturias  
Development**

ERIC L. DAVIS ENGINEERING, INC.  
120 East Main Street  
Forney, Texas 75126  
972/564-0592 Fax 972/564-6523  
E-Mail ericdavis@eldengineering.com

# ASTURIAS DEVELOPMENT



PERSPECTIVE VIEW  
NTS

### GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY PART OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULES.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY GUTTERS OR FLASHINGS OF ANY EXISTING FINISHED WORK SHALL MATCH ADJACENT SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
11. CONTRACTORS OR SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC. THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

### BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

### CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6.
2. ALL INTERIOR WALLS SHALL BE 2x4 L.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. 3/4" AD & STITCH IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET FILLING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE FULLY PER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW SILL OPENINGS SHALL BE 3/4" OVER THE OUTSIDE EDGES OF ADJACENT DOOR, WINDOW AND TRANSOM TRIM IS ALIGNED L.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE LIFT SIZES. VERIFY ACTUAL SIZES AND SILL OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 5' FROM CORNERS WHERE POSSIBLE.

Layout Page Table	
Label	Title
A-1	COVER PAGE
A-2	SITE PLAN AND ROOF PLAN
A-3	FRONT AND REAR ELEVATIONS
A-4	LEFT AND RIGHT ELEVATIONS
A-5	FLOOR PLAN W/ DIMENSIONS
A-6	ELECTRICAL PLAN

PLANS FOR:  
ASTURIAS DEVELOPMENT  
TRAVIS REDDEN  
38 SHADY DALE LANE  
ROCKWALL, TEXAS 75082

TITLE:  
COVER PAGE

SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
ROYSE CITY, TEXAS 75189  
469-338-9863  
DRAWN BY:

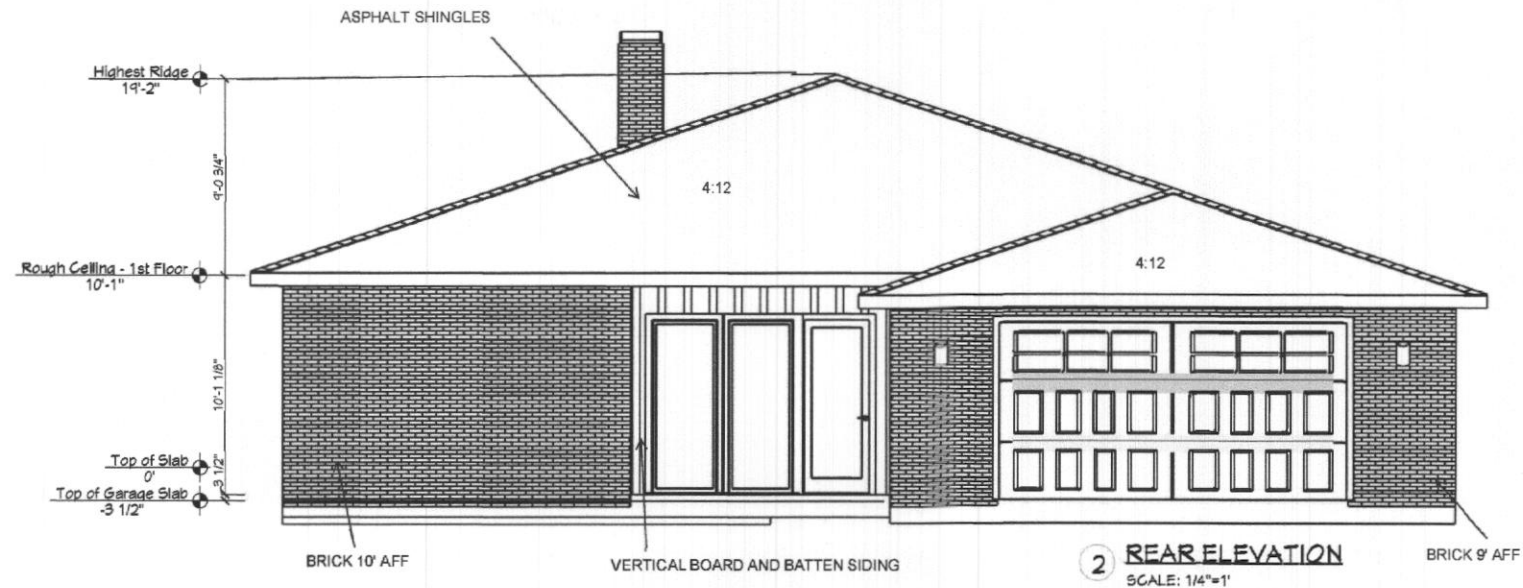
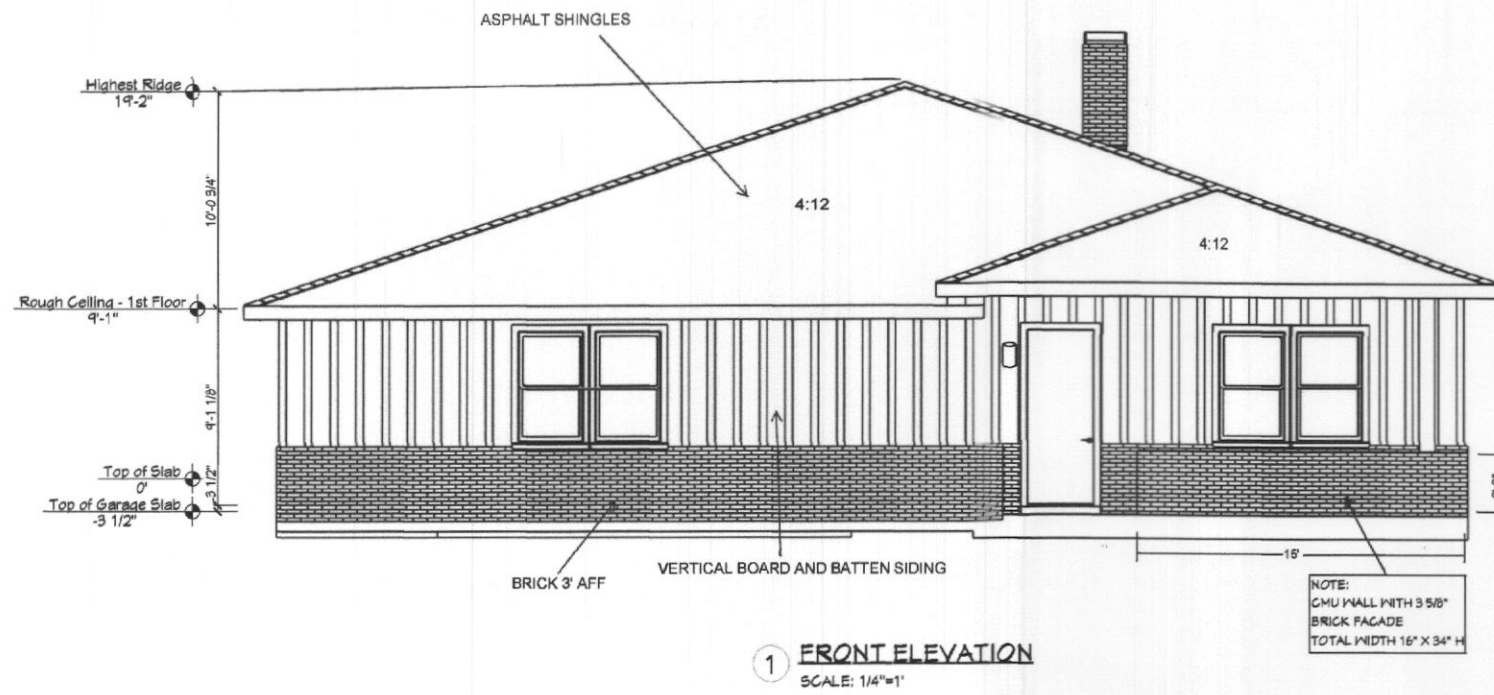
DATE:  
6/16/2020

SCALE:  
AS SHOWN

SHEET:

A-1





PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 FRONT & REAR ELEVATIONS

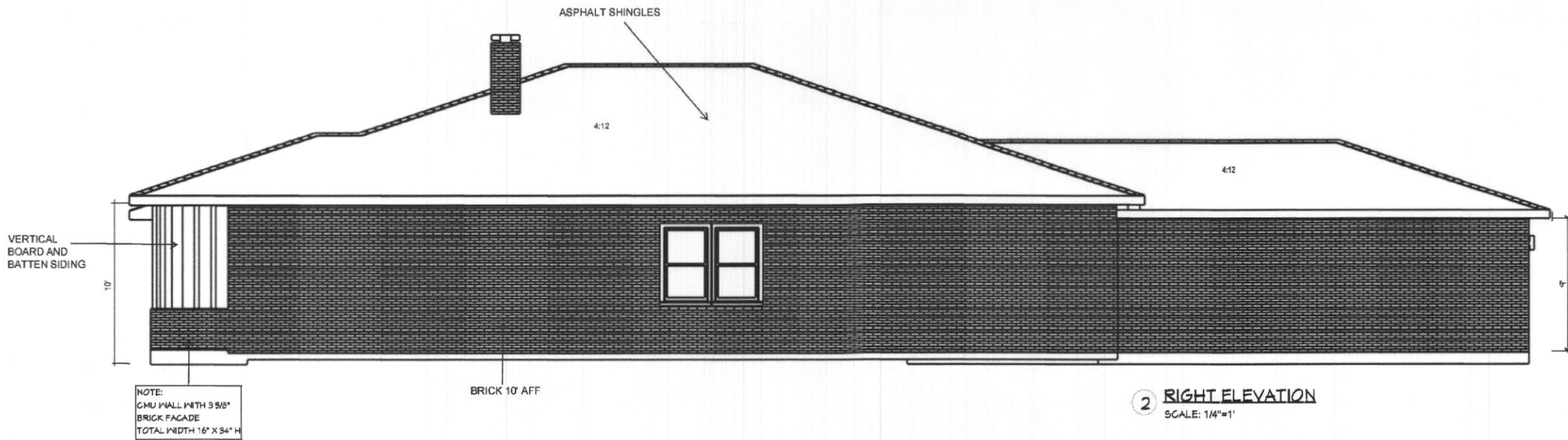
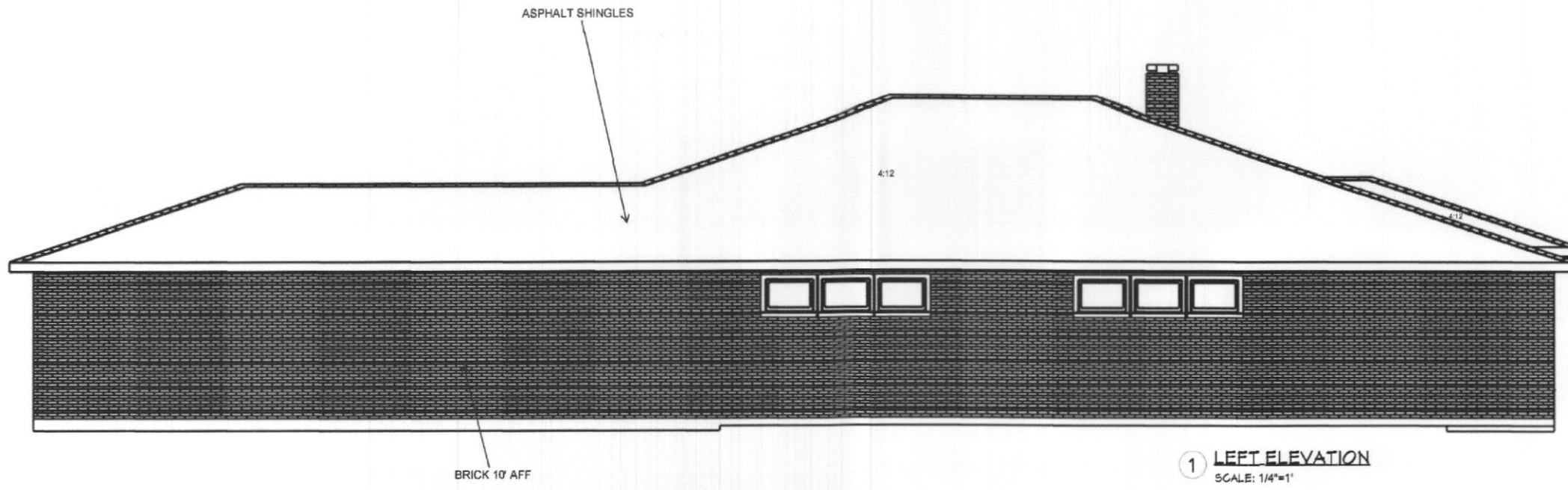
SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-388-9863  
 DRAWN BY:

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

SHEET:

**A-3**



NOTE:  
 CMU WALL WITH 3 5/8"  
 BRICK FACADE  
 TOTAL WIDTH 16' X 34" H

PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 SIDE ELEVATIONS

SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-338-9863

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

SHEET:  
**A-4**







2 Shadydale Lane



3 Shadydale Lane





4 Shadydale Lane



5 Shadydale Lane





6 Shadydale Lane



7 Shadydale Lane





17 Shadydale Lane



19 Shadydale Lane





21 Shadydale Lane



23 Shadydale Lane





24 Shadydale Lane



26 Shadydale Lane





28 Shadydale Lane



30 Shadydale Lane





32 Shadydale Lane



34 Shadydale Lane





36 Shadydale Lane



38 Shadydale Lane





40 Shadydale Lane



42 Shadydale Lane





44 Shadydale Lane



46 Shadydale Lane





48 Shadydale Lane



50 Shadydale Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.30-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8, BLOCK A, SHADYDALE ESTATES 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 Travis Redden for the approval of a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow the construction of a single-family home on a 0.30-acre parcel of land being described as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) [Ordinance No. 13-43] for single-family residential land uses, addressed as 38 Shadydale Lane, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 9 (PD-9) [Ordinance No. 13-43] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 9 (PD-9) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 9 (PD-9) [Ordinance No. 13-43] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

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



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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF JANUARY, 2021.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

2<sup>nd</sup> Reading: January 4, 2021

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

Address: 38 Shadydale Lane

Legal Description: Lot 8, Block A, Shadydale Estates Addition

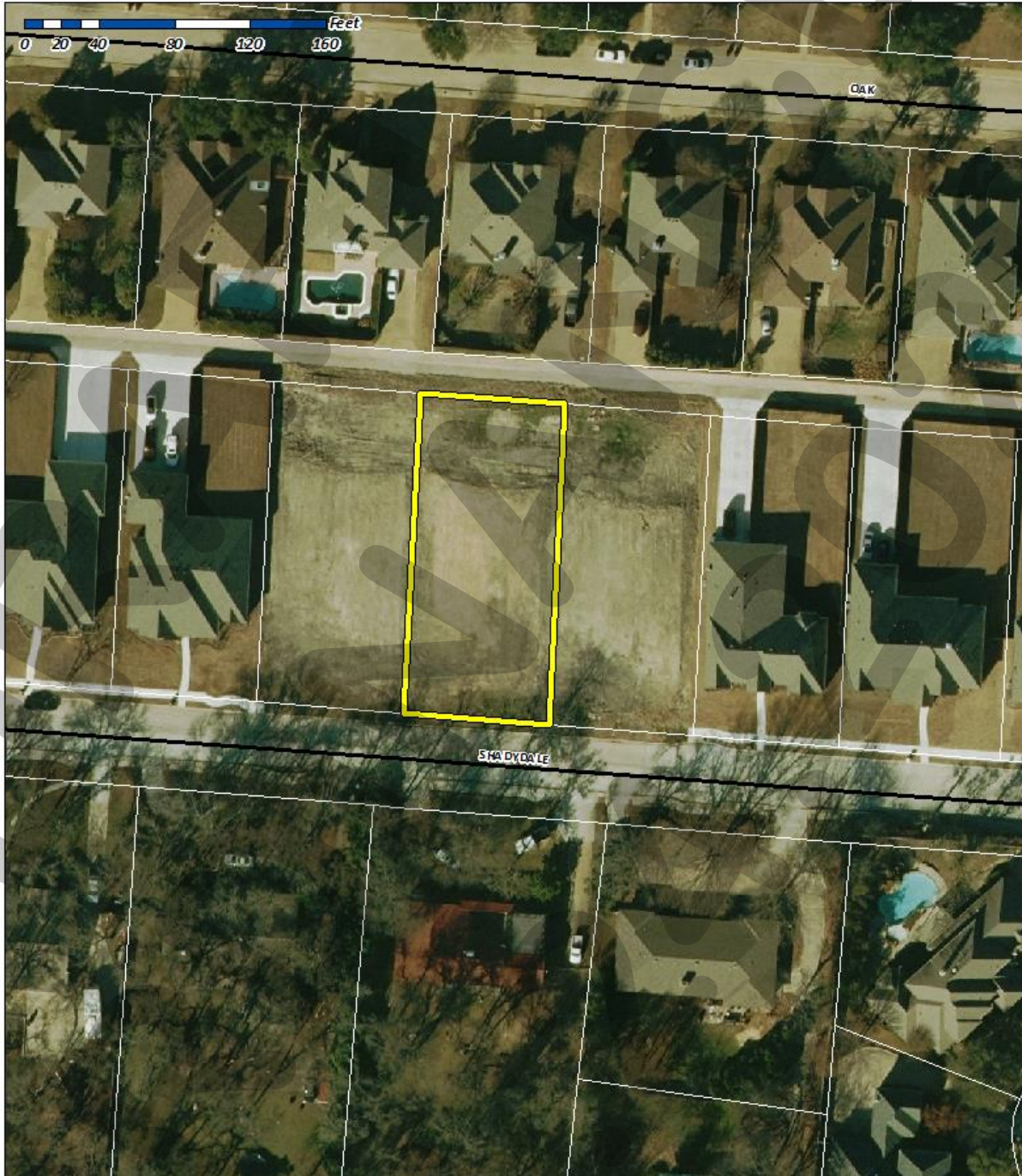
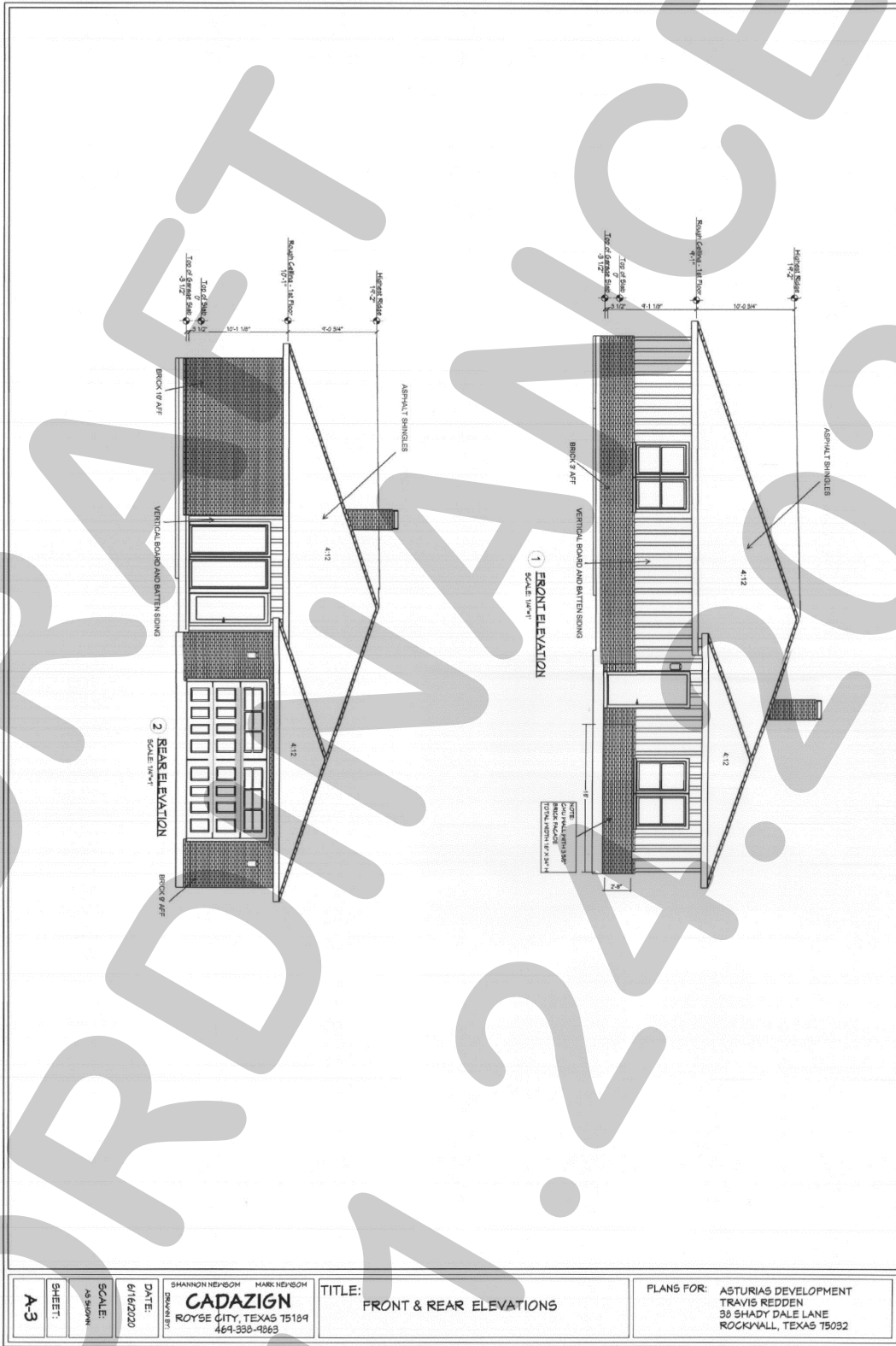




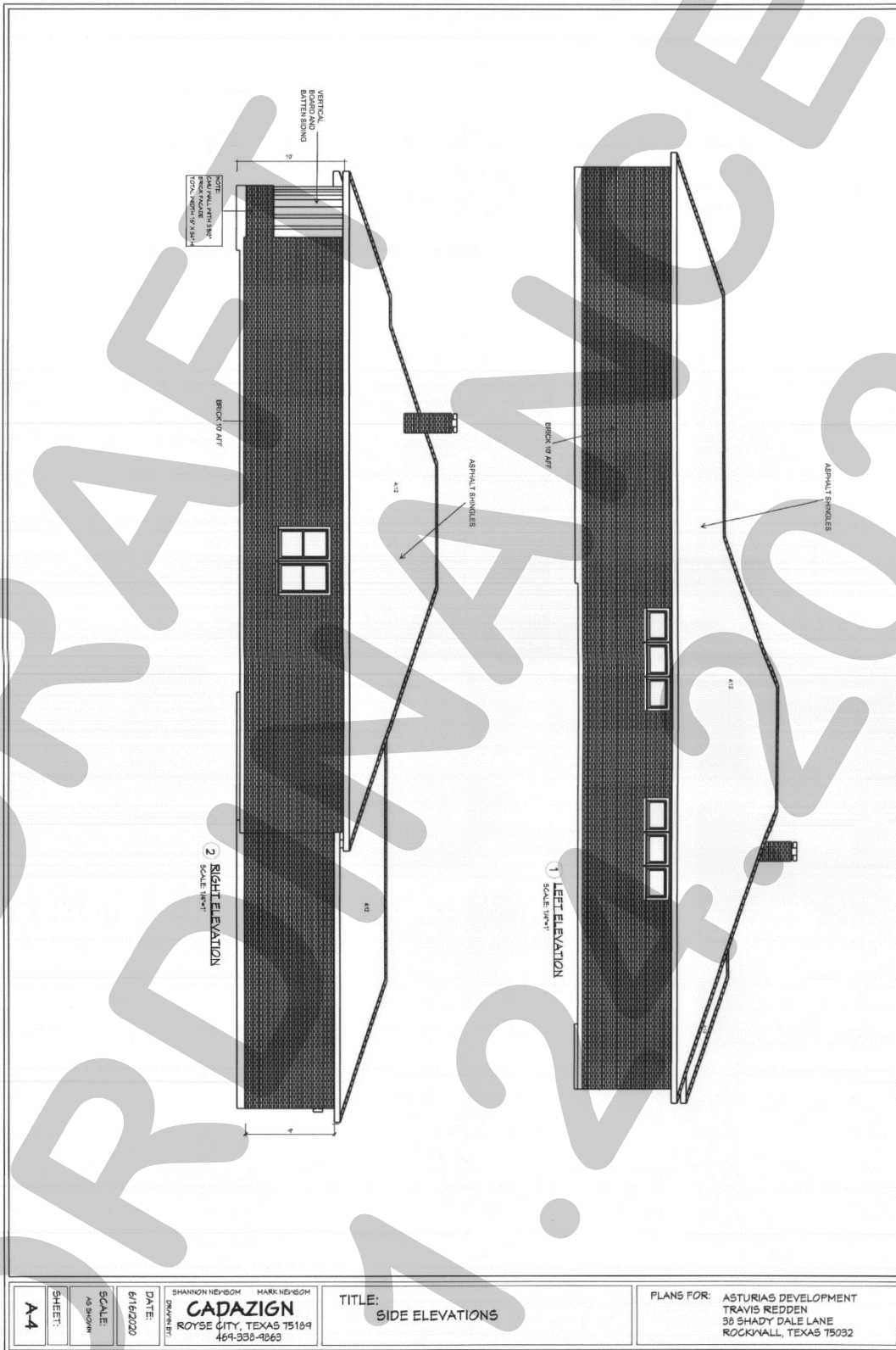


Exhibit 'C':  
Building Elevations



SHEET: <b>A-3</b>	SCALE: AS SHOWN	DATE: 6/16/2020	DRAWN BY: SHANNON NEVISON	CHECKED BY: MARK NEVISON	TITLE:	PLANS FOR:
					<b>CADAZIGN</b> ROYSE CITY, TEXAS 75184 469-538-9863	

Exhibit 'C':  
Building Elevations





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** December 8, 2020  
**APPLICANT:** Travis Redden  
**CASE NUMBER:** Z2020-051; *Specific Use Permit (SUP) for a Residential Infill for 38 Shadydale Drive*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request Travis Redden for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

### **BACKGROUND**

The subject property was annexed into the City of Rockwall on November 29, 1959 by *Ordinance No.73-44*. On November 12, 1973 the subject property was rezoned from an Agricultural (AG) District to Planned Development District 9 (PD-9) for Single-Family 22.5 (SF-22.5) District land uses. On November 4, 2013 Planned Development District 9 (PD-9) was amended by *Ordinance No. 13-43*, designating the subject property for Single-Family 12.5 (SF-12.5) District land uses. On March 8, 2014 the subject property was platted [*Case No. P2020-042*] as Lot 8, Block A, Shadydale Estates Addition. The subject property has remained vacant since the subject property was annexed.

### **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 38 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an alleyway shared by the 14 homes in the Shady Dale Estates Subdivision and Phase 2 of the Fox Chase Subdivision. North of this is Phase 2 of the Fox Chase Subdivision which was platted on April 5, 1994 and consists of 25 single-family homes. These properties are zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) and Single-Family 12.5 (SF-12.5) District land uses.

South: Directly south of the subject property is Shadydale Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) homes (*i.e. 2-5 Shady Dale Lane*) zoned Single-Family 16 (SF-16) District. South of this is the Benton Wood Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are six (6) homes (*i.e. the remainder of the Shadydale Estates Subdivision*) zoned Planned Development District 9 (PD-9) for Single-Family 12.5 District (SF-12.5) land uses. Beyond this is a home zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses. East of this is



Shadydale Lane, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) homes zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property are seven (7) homes (i.e. the remainder of the Shadydale Estates Subdivision) zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this a 2.60-acre parcel of land zoned Single-Family 16 (SF-16) District. West of this is Ridge Road, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within 500-feet of Phases 1, 2 & 3 of the Fox Chase Subdivision and the Benton Woods Subdivision. All of these subdivisions have been in existence for greater than ten (10) years, consists of more than five (5) lots, and are greater than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Shadydale Lane and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face South onto Shadydale Lane
Year Built	1968-2019	N/A
Building SF on Property	1,353 SF – 3,449 SF	2,969 SF (2,111 SF of Air-Conditioned Space)
Building Architecture	Single Family Homes	Comparable Architecture, on the side and rear elevations, to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	The side yard setbacks greater than six (6) feet.	10-Feet
Rear	The rear yard setbacks are greater than ten (10) feet.	55.37-Feet
Building Materials	Siding, Stucco, Stone, & Brick	Brick & HardiBoard Siding
Paint and Color	White, Grey, & Brown	Dark Green (Siding)
Roofs	Composite Shingles, Tile, & Standing Seam Metal (Secondary)	Asphalt Shingles
Driveways/Garages	Driveways either front the same street the single-family home faces or face an alley.	The garage will be attached on the rear of the home with Alley Access.

The proposed single-family home meets all of the density and dimensional requirements for Planned Development District 9 (PD-9) and the Unified Development Code (UDC); however, staff should point out that the home incorporates a board-and-batten siding pattern that is architecturally different than the other newer homes on Shady Dale, which are primarily faced with stone and brick. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or

in the vicinity of the *subject property*, staff has provided photos of the properties along Shadydale Lane and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On November 18, 2020, staff mailed 81 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Fox Chase, Benton Woods, Rainbow Lakes, and Chandler's Landing Homeowner's Association (HOA), which are the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff received one (1) notice in support 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) for *Residential Infill Adjacent to 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 Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-051

**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: 38 Shadydale  
 Subdivision: Shady Dale Estates Lot: 8 Block: 1  
 General Location: Ridge Road / Shadydale

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

Current Zoning: PD 9 Current Use: VACANT  
 Proposed Zoning: \_\_\_\_\_ Proposed Use: SF home  
 Acreage: 0.30 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]

<input checked="" type="checkbox"/> Owner	<u>Travis Redden</u>	<input type="checkbox"/> Applicant	_____
Contact Person	_____	Contact Person	_____
Address	<u>1115 Concan Drive</u>	Address	_____
City, State & Zip	<u>Forney, TX 75126</u>	City, State & Zip	_____
Phone	<u>214-315-3952</u>	Phone	_____
E-Mail	<u>asturiasdevelopments@gmail.com</u>	E-Mail	_____

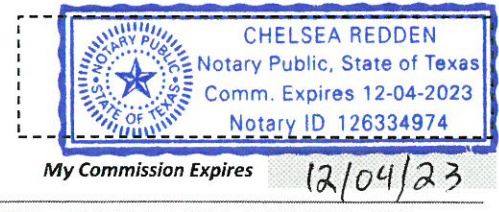
## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21 day of October, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the 21 day of October, 2020.

Owner's Signature: Travis Redden  
 Notary Public in and for the State of Texas: Chelsea Redden





0 20 40 80 120 160 Feet

Z2020-051- SUP FOR RESIDENTIAL INFILL AT  
38 SHADYDALE LANE  
ZONING - LOCATION MAP = 

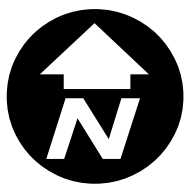
OAK



## 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.







## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, November 18, 2020 2:30 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map (11.13.2020).pdf; Public Notice (11.17.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, November 20, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 8, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 21, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2020-051 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request Travis Redden for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

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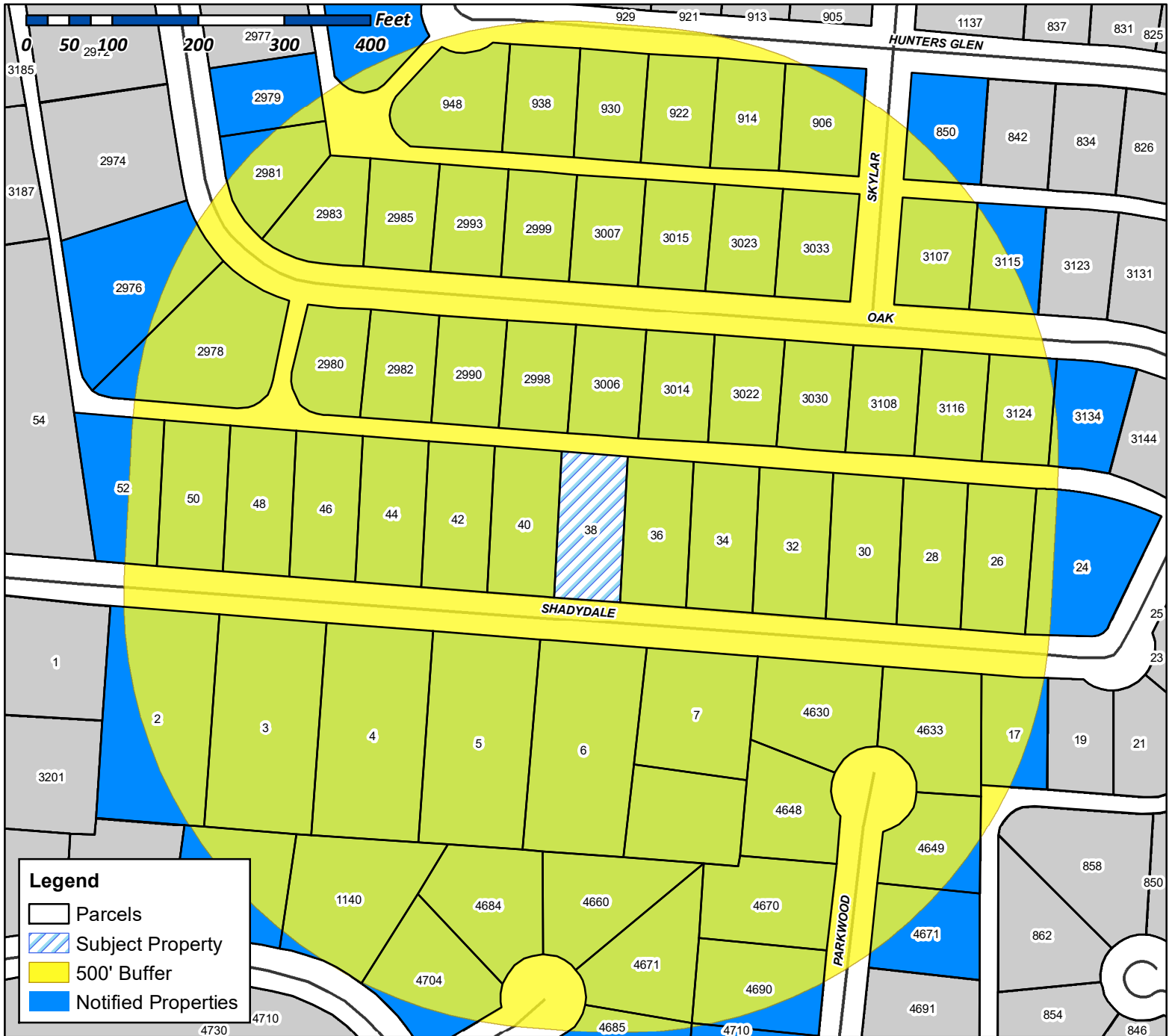




# City of Rockwall

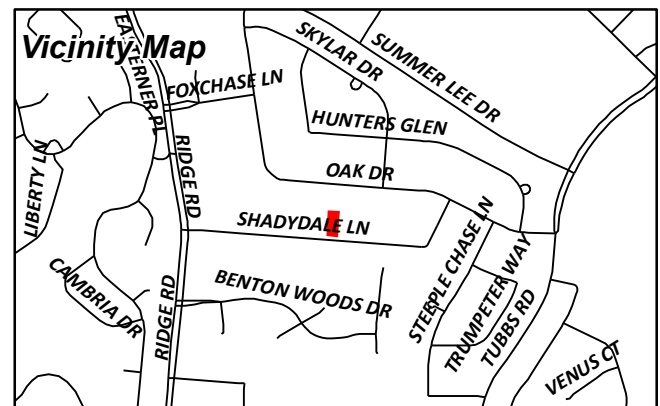
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
 For Questions on this Case Call (972) 771-7745



BCL REAL ESTATE LLC  
103 GROSS RD BLDG A  
MESQUITE, TX 75149

ROYALAND PROPERTIES LLC  
11034 GRISSOM LANE  
DALLAS, TX 75229

REDDEN TRAVIS  
1115 CONCAN DRIVE  
FORNEY, TX 75126

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
1606 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

BALLARD STEVE & ANNABETH  
17 SHADYDALE LANE  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN  
24 SHADY DALE LN  
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C  
26 SHADY DALE LN  
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN  
28 SHADY DALE LANE  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAKDR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND  
PHYLLIS COTTON AND KERI LACY ZUCKERBROW  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN  
2999 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN  
30 SHADY DALE LN  
ROCKWALL, TX 75032

HOYA CHARLOTTE G  
3006 OAK DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
3007 OAKDR  
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L  
3014 OAK DR  
ROCKWALL, TX 75032

ROYALAND PROPERTIES LLC  
3015 OAKDR  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
3021 RIDGE RD SUITE A PMB #131  
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E  
3022 OAK DR  
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST  
JUNE PETROCELLY TRUSTEE  
3023 OAK DRIVE  
ROCKWALL, TX 75087

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

MCDONALD NICOLE AND ADAM  
3030 OAK DR  
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN  
3033 OAK DRIVE  
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D  
3107 OAK DR  
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN  
3108 OAK DR  
ROCKWALL, TX 75032

MCMAHON SANDRA  
3115 OAK DR  
ROCKWALL, TX 75032

BEVAN MARILYN  
3116 OAK DR  
ROCKWALL, TX 75032

CHILDRESS SHERRY L  
(ALICE CHILDRESS LIFE ESTATE)  
3124 OAK DR  
ROCKWALL, TX 75032

MANNO SHARON &  
PAUL FULLINGTON  
3134 OAK DR  
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI  
32 SHADY DALE LN  
ROCKWALL, TX 75032

TINDALL CINDY P  
34 SHADY DALE LN  
ROCKWALL, TX 75032

WATSON BRANDON AND VALERIE  
36 SHADY DALE LN  
ROCKWALL, TX 75032

REDDEN TRAVIS  
38 SHADY DALELN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADY DALELN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

MARTINEZ MAYRA  
44 SHADY DALE LANE  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

KHODAPARAST RAHIM & ROYA  
4630 PARKWOOD DR  
ROCKWALL, TX 75087

VEST DONALD R  
4633 PARKWOOD DR  
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D  
4648 PARKWOOD DRIVE  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
4649 PARKWOODDR  
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN  
4660 GREENBRIAR CT  
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL  
4670 PARKWOOD DR  
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF  
4671 GREENBRIAR CT  
ROCKWALL, TX 75032



ZEHR JACK L & EDITH L  
4671 PARKWOOD DR  
ROCKWALL, TX 75032

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
STEPHANIE HAIN TORRES  
4685 GREENBRIAR CT  
HEATH, TX 75032

RICHARDSON JIM & CAROL  
4690 PARKWOOD DR  
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E  
4710 PARKWOOD DR  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALELN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
52 SHADY DALELN  
ROCKWALL, TX 75032

CARTER SHARON R  
BLANKENSHIP DON L & AUDREY LIFE ESTATE  
6 SHADY DALE LN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
7 SHADYDALELN  
ROCKWALL, TX 75032

CARNES LINDA M  
850 HUNTERS GLN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
888 NIGHTLIGHT DR  
YORK, PA 17402

ERICKSON MARIUM E LIVING TRUST  
906 HUNTERS GLEN  
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST  
JEFFREY CHAD MONK TRUSTEE  
914 HUNTERS GLEN  
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L  
922 HUNTERS GLN  
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L  
930 HUNTERS GLN  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
938 HUNTERS GLEN  
ROCKWALL, TX 75032

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



# City of Rockwall

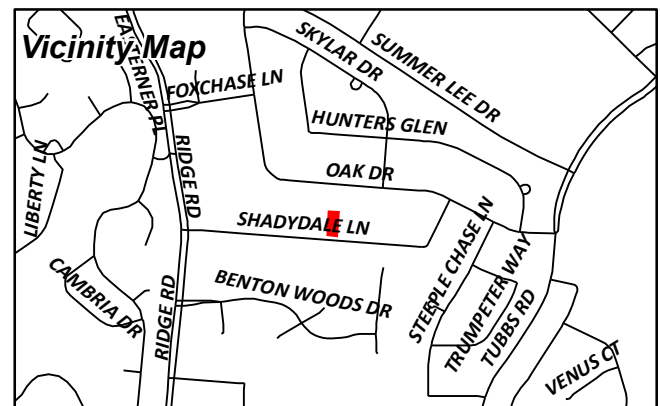
Planning & Zoning Department  
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(P): (972) 771-7745  
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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
 For Questions on this Case Call (972) 771-7745



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-051: Specific Use Permit for Residential Infill**

*Hold a public hearing to discuss and consider a request Travis Redden for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-051: Specific Use Permit for Residential Infill**

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

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



## Gamez, Angelica

---

**From:** Denward Freeman <denwardfreeman@msn.com>  
**Sent:** Monday, November 23, 2020 3:18 PM  
**To:** Planning  
**Subject:** Case No.Z2020-051

To Mr. Henry Lee,  
Please let this email serve as my approval/support of the request for SUP for Residential Infill for Case No. Z2020-051. If you have any questions regarding this communication please call me at 214-686-7040.

Thanks,  
Denward L. Freeman  
4660 Greenbriar Cir  
Rockwall, Tx

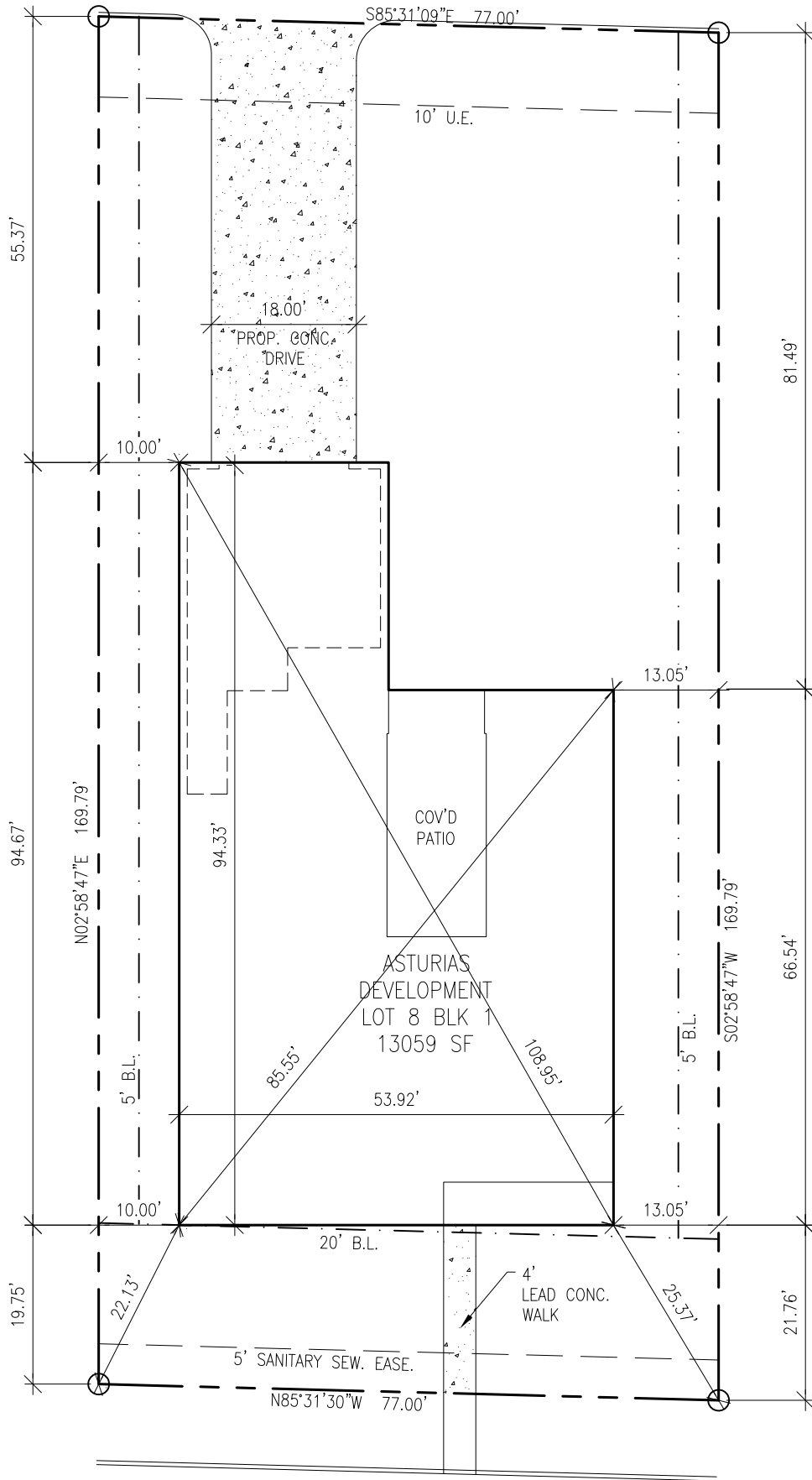
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ALLEY  
(20' R.O.W. - ASPHALT)



Lot Coverage Calculations:

Slab	4307	SF
Patio/Stoop	0	SF
Drive	993	SF
Private-Walk	85	SF
Total Flatwork	1078	SF
Lot Coverage	32.9	%
Driveway Apron	0	SF
Public Walk	0	SF
Total Sod	853	SQ YD
Fence	0	SF

Legend:

	Proposed Fence
	Property Line
	Building Lines
	Easements
	Swale Line
	Silt Fence
	Existing Grade
	Proposed Grade

General Notes:

1. The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
5. A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

BUILDER: ASTURIAS DEVELOPMENTS	PLAN: CUSTOM
ADDITION: 38 SHADYDALE - PR	ELD JOB NO: DIF20-0868
ADDRESS: 38 SHADY DALE LANE	DRAWN BY: AA
LOT: 8                      BLOCK: 1	CHECKED BY: ELD
CITY: ROCKWALL, TX	SCALE: 1:20

DATE 08/19/2020

PLOT PLAN  
ENGINEERED FOR:  
**Asturias  
Development**

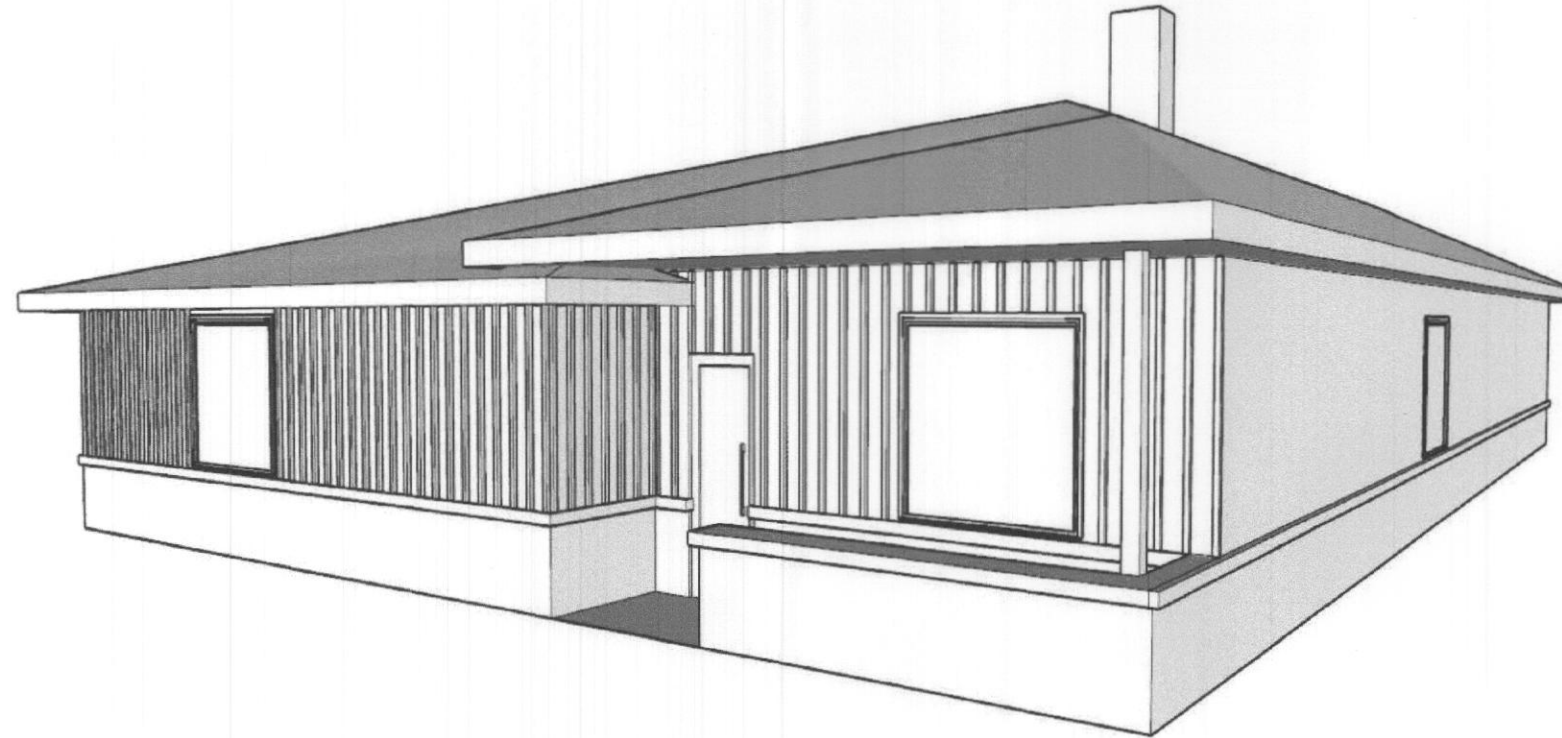
ERIC L. DAVIS ENGINEERING, INC.  
120 East Main Street  
Forney, Texas 75126  
972/564-0592 Fax 972/564-6523  
E-Mail ericdavis@eldengineering.com



SHEET # - 10.1-PLOT PLAN



# ASTURIAS DEVELOPMENT



PERSPECTIVE VIEW  
NTS

### GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY PART OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULES.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY GUTTERS OR FLASHINGS OF ANY EXISTING FINISHED WORK SHALL MATCH ADJACENT SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
11. CONTRACTORS OR SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC. THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

### BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CLARIFIED, RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

### CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6.
2. ALL INTERIOR WALLS SHALL BE 2x4 L.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM GABRIERY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOB SITE.
5. 3/4" AD & STITCH IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET FILLING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE FULLY OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW SILL OPENINGS SHALL BE 3/4" ON THE OUTSIDE EDGES OF ADJACENT DOOR, WINDOW AND TRANSOM TRIM IS ALIGNED L.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE L.N.O. SIZES. VERIFY ACTUAL SIZES AND WINDOW OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 9" FROM CORNERS WHERE POSSIBLE.

Layout Page Table	
Label	Title
A-1	COVER PAGE
A-2	SITE PLAN AND ROOF PLAN
A-3	FRONT AND REAR ELEVATIONS
A-4	LEFT AND RIGHT ELEVATIONS
A-5	FLOOR PLAN W/ DIMENSIONS
A-6	ELECTRICAL PLAN

PLANS FOR:  
ASTURIAS DEVELOPMENT  
TRAVIS REDDEN  
38 SHADY DALE LANE  
ROCKWALL, TEXAS 75082

TITLE:  
COVER PAGE

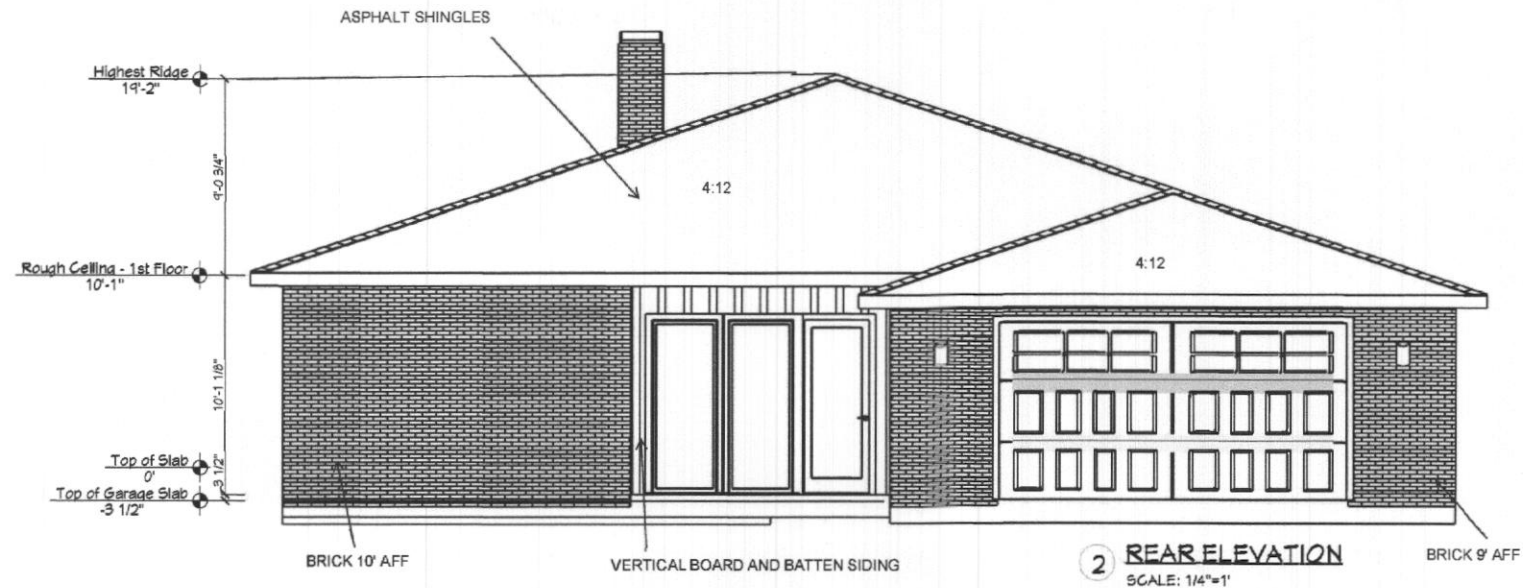
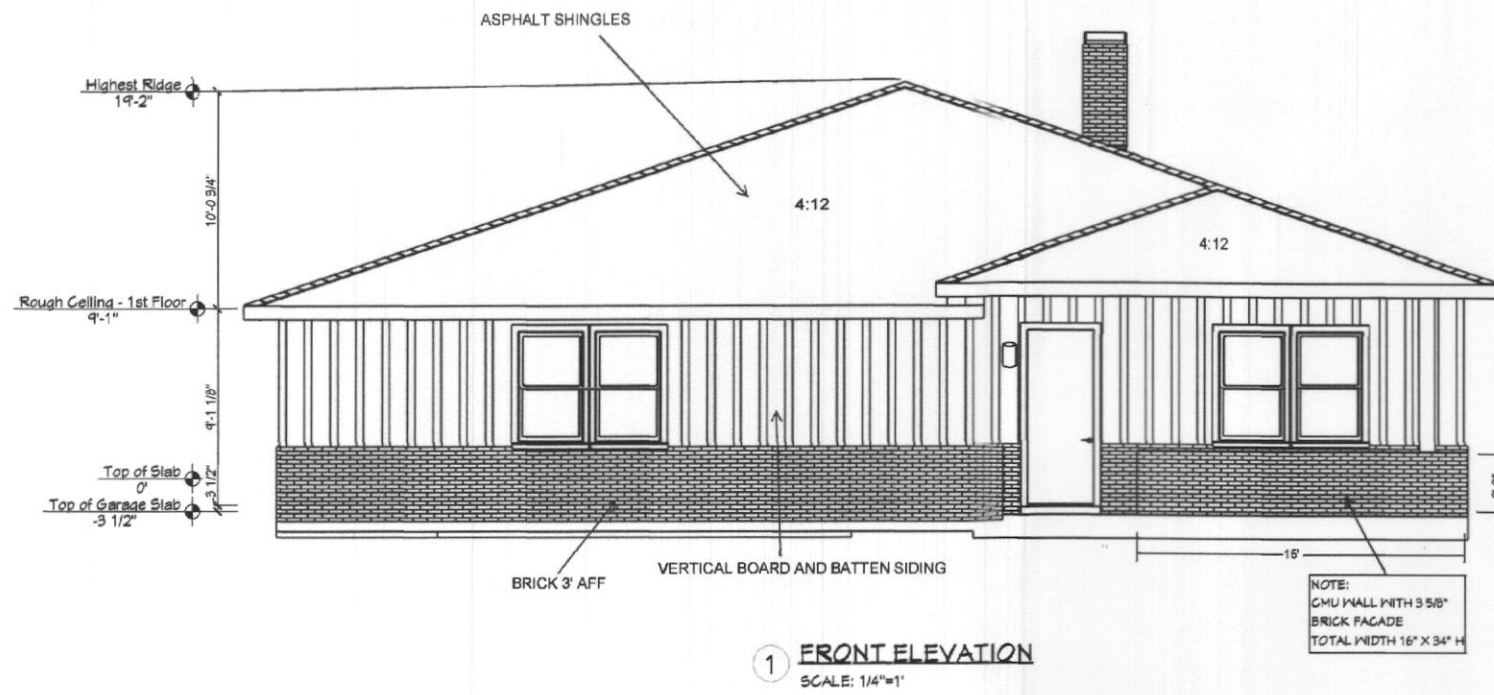
SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
ROYSE CITY, TEXAS 75189  
469-338-9863  
DRAWN BY:

DATE:  
6/16/2020

SCALE:  
AS SHOWN

SHEET:

A-1



PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 FRONT & REAR ELEVATIONS

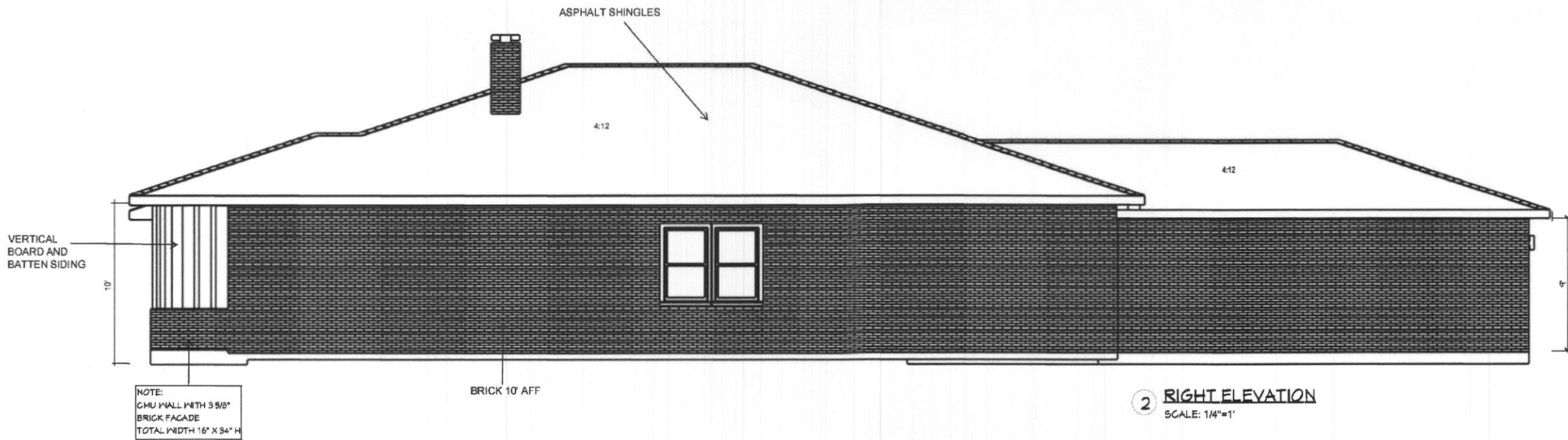
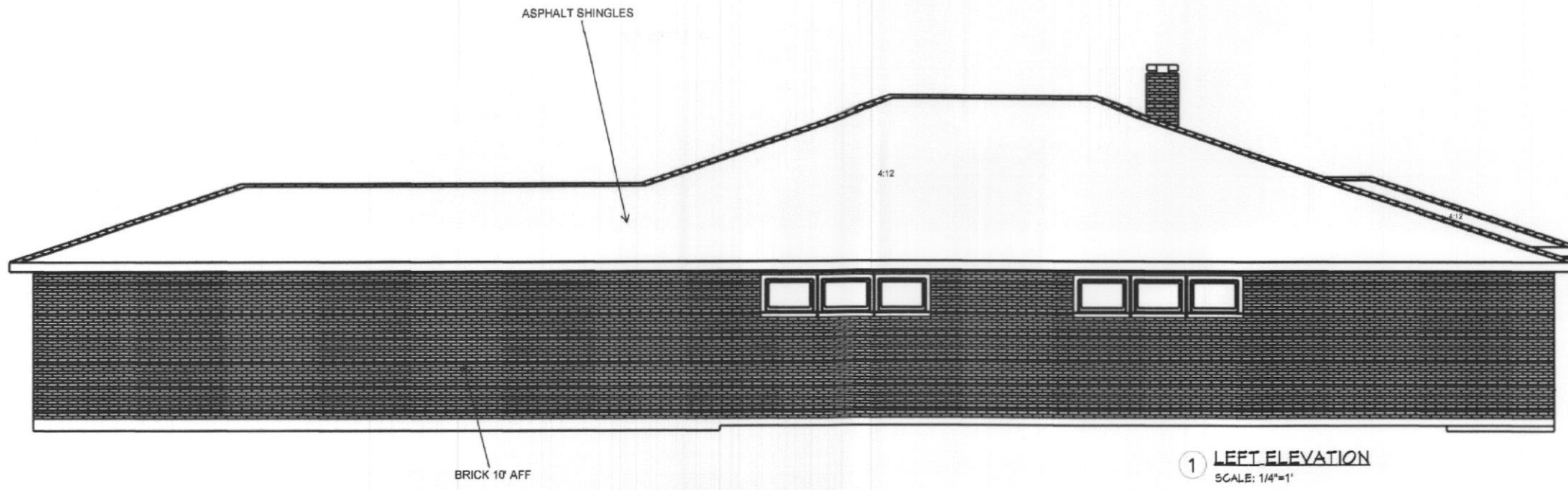
SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-388-9863  
 DRAWN BY:

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

SHEET:

**A-3**



NOTE:  
 CMU WALL WITH 3 5/8"  
 BRICK FACADE  
 TOTAL WIDTH 16' X 34" H

PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 SIDE ELEVATIONS

SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-338-9863

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

SHEET:  
**A-4**







2 Shadydale Lane



3 Shadydale Lane





4 Shadydale Lane



5 Shadydale Lane





6 Shadydale Lane



7 Shadydale Lane





17 Shadydale Lane



19 Shadydale Lane





21 Shadydale Lane



23 Shadydale Lane





24 Shadydale Lane



26 Shadydale Lane





28 Shadydale Lane



30 Shadydale Lane





32 Shadydale Lane



34 Shadydale Lane





36 Shadydale Lane



38 Shadydale Lane





40 Shadydale Lane



42 Shadydale Lane





44 Shadydale Lane



46 Shadydale Lane





48 Shadydale Lane



50 Shadydale Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.30-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8, BLOCK A, SHADYDALE ESTATES 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 Travis Redden for the approval of a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow the construction of a single-family home on a 0.30-acre parcel of land being described as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) [Ordinance No. 13-43] for single-family residential land uses, addressed as 38 Shadydale Lane, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 9 (PD-9) [Ordinance No. 13-43] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 9 (PD-9) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 9 (PD-9) [Ordinance No. 13-43] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

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



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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF JANUARY, 2021.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

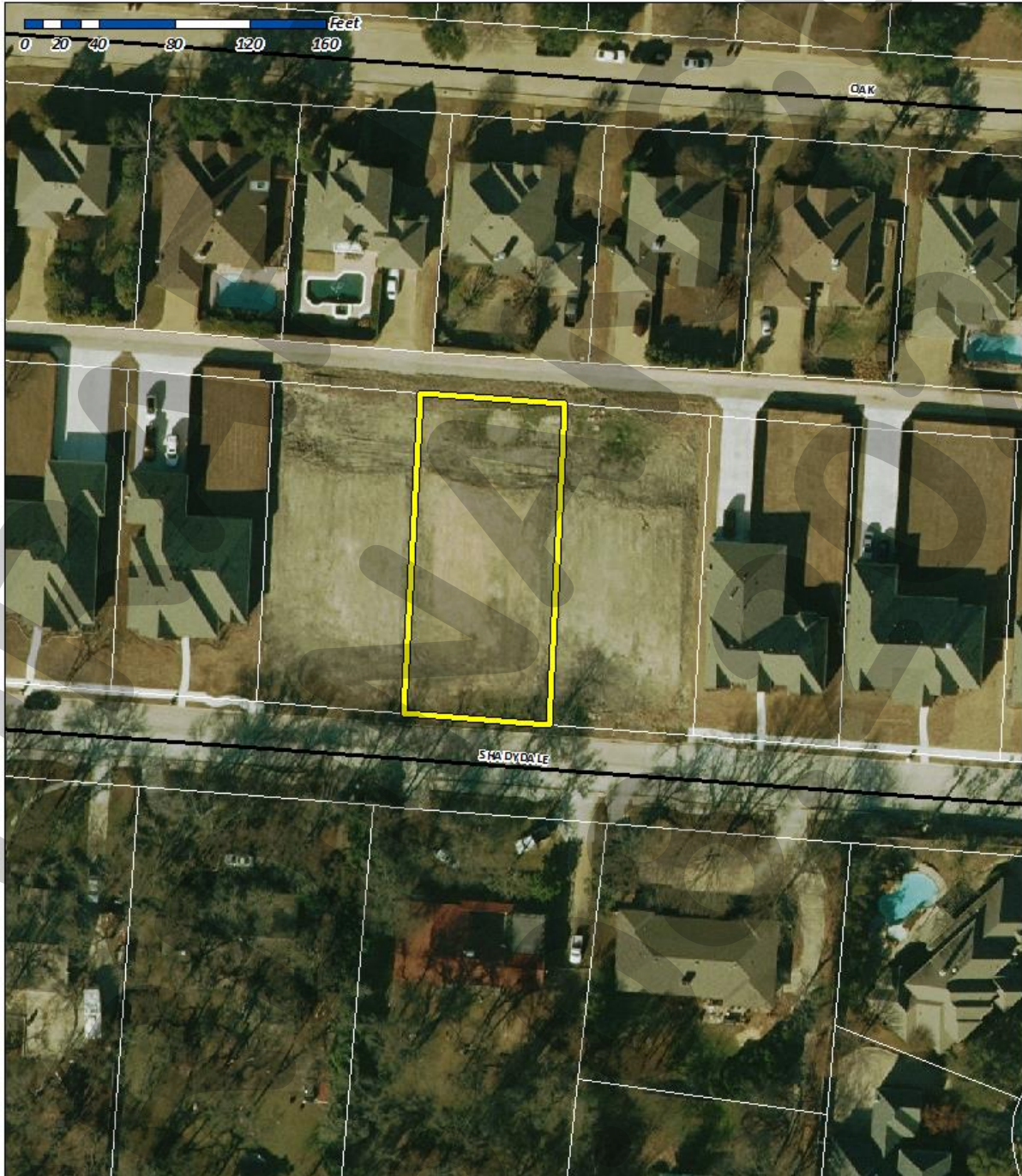
1<sup>st</sup> Reading: December 21, 2020

2<sup>nd</sup> Reading: January 4, 2021

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

Address: 38 Shadydale Lane

Legal Description: Lot 8, Block A, Shadydale Estates Addition



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

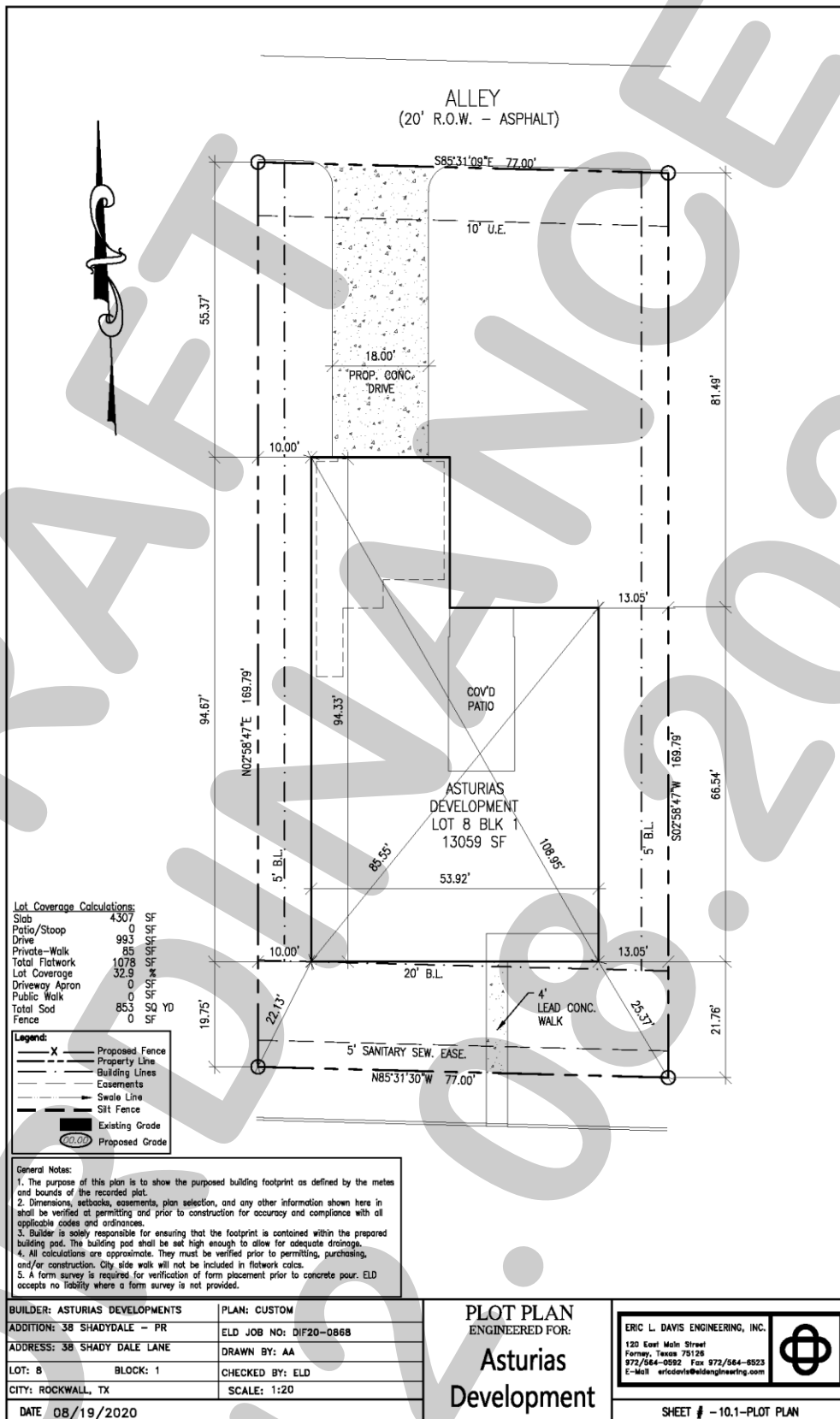
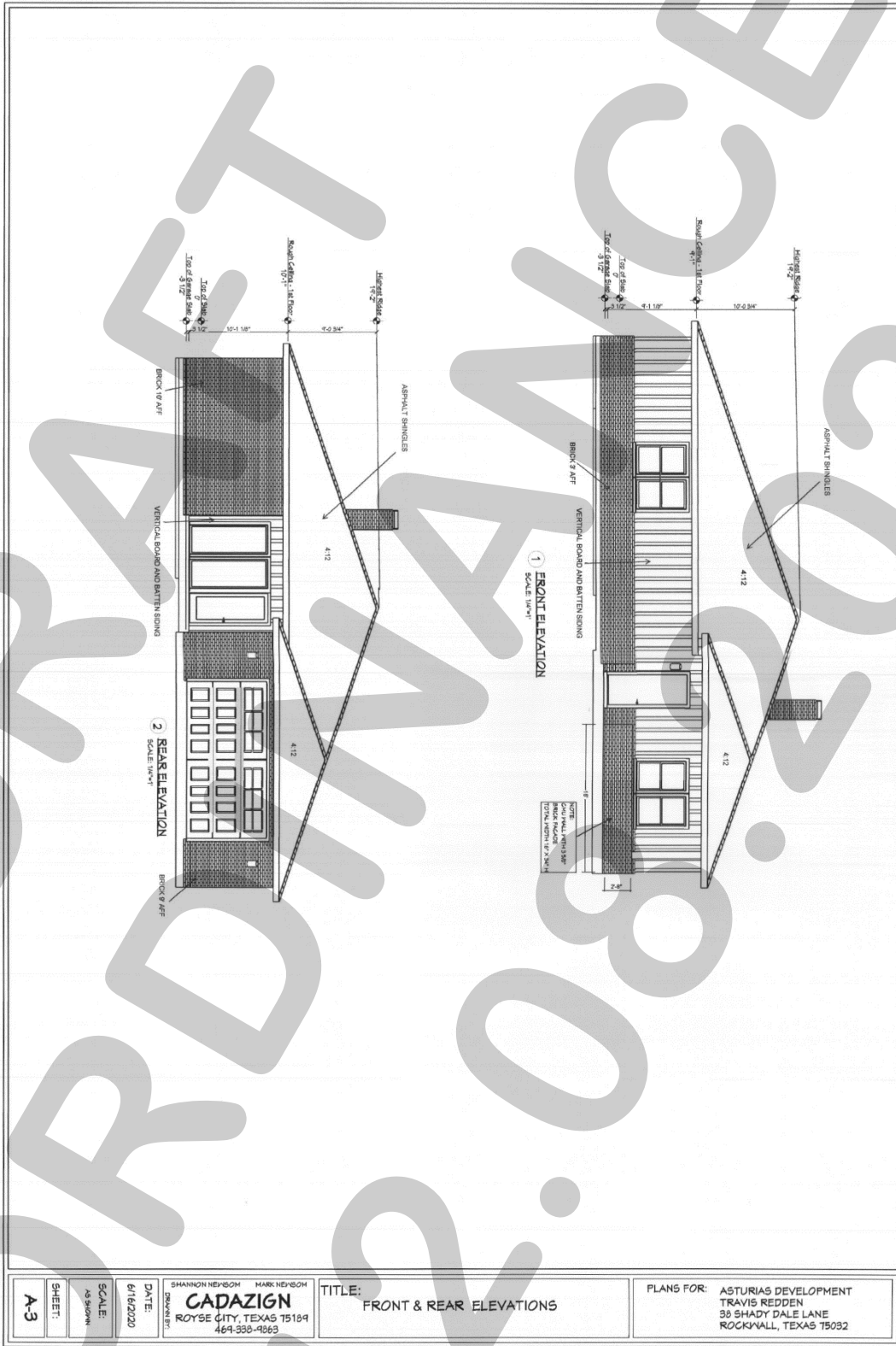


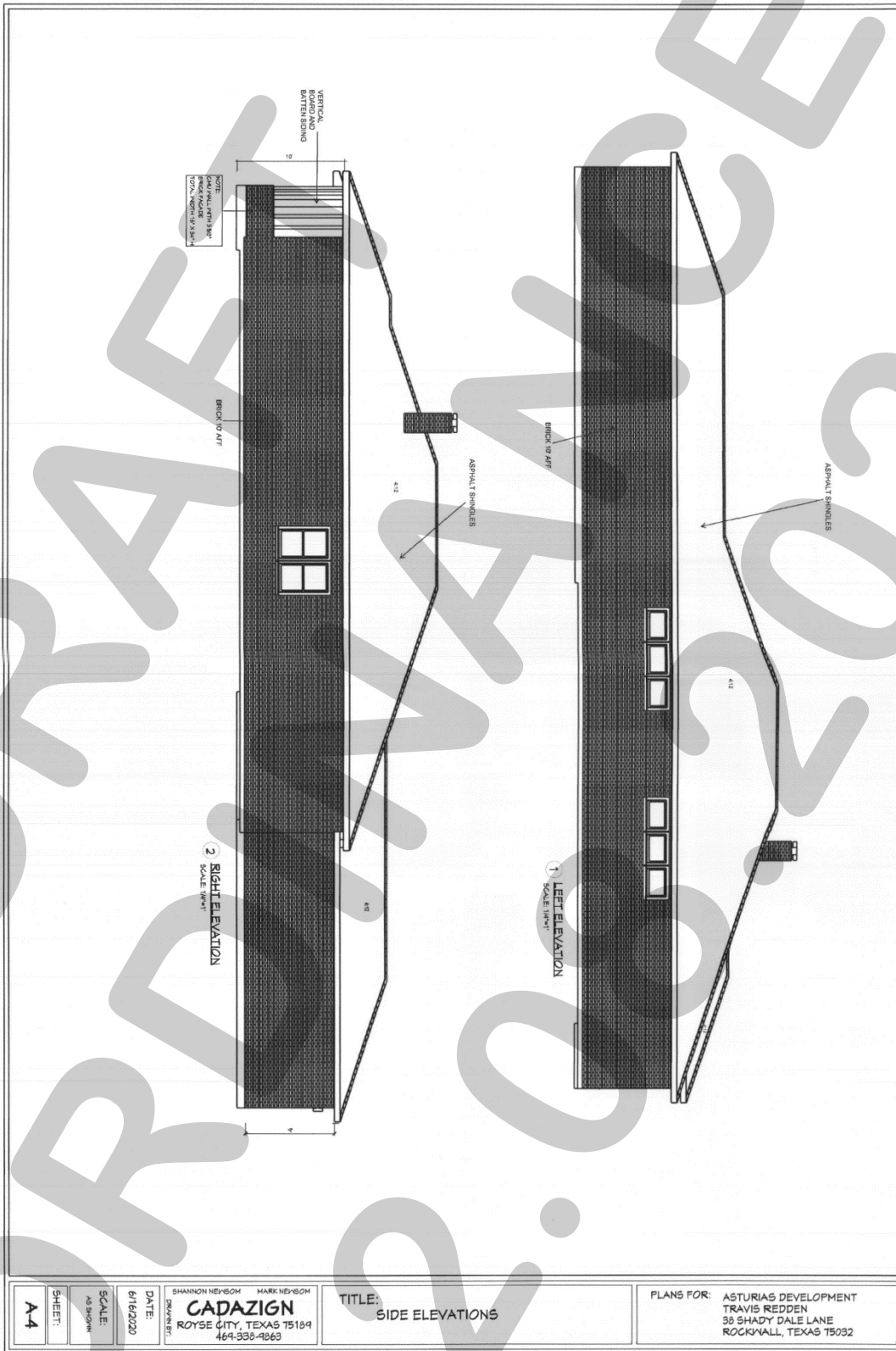


Exhibit 'C':  
Building Elevations



SHEET: <b>A-3</b>	SCALE: AS SHOWN	DATE: 6/16/2020	DRAWN BY: SHANNON NEVISON	MARK NEVISON	TITLE: <b>FRONT &amp; REAR ELEVATIONS</b>	PLANS FOR: ASTURIAS DEVELOPMENT TRAVIS REDDEN 38 SHADY DALE LANE ROCKWALL, TEXAS 75082
	<b>CADAZIGN</b> ROYSE CITY, TEXAS 75184 464-558-9863					

Exhibit 'C':  
Building Elevations





# 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:** December 21, 2020  
**APPLICANT:** Travis Redden  
**CASE NUMBER:** Z2020-051; *Specific Use Permit (SUP) for a Residential Infill for 38 Shadydale Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request Travis Redden for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on November 29, 1959 by *Ordinance No.73-44*. On November 12, 1973 the subject property was rezoned from an Agricultural (AG) District to Planned Development District 9 (PD-9) for Single-Family 22.5 (SF-22.5) District land uses. On November 4, 2013 Planned Development District 9 (PD-9) was amended by *Ordinance No. 13-43*, designating the subject property for Single-Family 12.5 (SF-12.5) District land uses. On March 8, 2014 the subject property was platted [*Case No. P2020-042*] as Lot 8, Block A, Shadydale Estates Addition. The subject property has remained vacant since the subject property was annexed.

### 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 38 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an alleyway shared by the 14 homes in the Shady Dale Estates Subdivision and Phase 2 of the Fox Chase Subdivision. North of this is Phase 2 of the Fox Chase Subdivision which was platted on April 5, 1994 and consists of 25 single-family homes. These properties are zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) and Single-Family 12.5 (SF-12.5) District land uses.

South: Directly south of the subject property is Shadydale Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) homes (*i.e. 2-5 Shady Dale Lane*) zoned Single-Family 16 (SF-16) District. South of this is the Benton Wood Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are six (6) homes (*i.e. the remainder of the Shadydale Estates Subdivision*) zoned Planned Development District 9 (PD-9) for Single-Family 12.5 District (SF-12.5) land uses. Beyond this is a home zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses. East of this is



Shadydale Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) homes zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property are seven (7) homes (*i.e. the remainder of the Shadydale Estates Subdivision*) zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this a 2.60-acre parcel of land zoned Single-Family 16 (SF-16) District. West of this is Ridge Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within 500-feet of Phases 1, 2 & 3 of the Fox Chase Subdivision and the Benton Woods Subdivision. All of these subdivisions have been in existence for greater than ten (10) years, consists of more than five (5) lots, and are greater than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Shadydale Lane and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face South onto Shadydale Lane
Year Built	1968-2019	N/A
Building SF on Property	1,353 SF – 3,449 SF	2,969 SF (2,111 SF of Air-Conditioned Space)
Building Architecture	Single Family Homes	Comparable Architecture, on the side and rear elevations, to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	The side yard setbacks greater than six (6) feet.	10-Feet
Rear	The rear yard setbacks are greater than ten (10) feet.	55.37-Feet
Building Materials	Siding, Stucco, Stone, & Brick	Brick & HardiBoard Siding
Paint and Color	White, Grey, & Brown	Dark Green (Siding)
Roofs	Composite Shingles, Tile, & Standing Seam Metal ( <i>Secondary</i> )	Asphalt Shingles
Driveways/Garages	Driveways either front the same street the single-family home faces or face an alley.	The garage will be attached on the rear of the home with Alley Access.

The proposed single-family home meets all of the density and dimensional requirements for Planned Development District 9 (PD-9) and the Unified Development Code (UDC); however, staff should point out that the home incorporates a board-and-batten siding pattern that is architecturally different than the other newer homes on Shady Dale, which are primarily faced with stone and brick. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or

in the vicinity of the *subject property*, staff has provided photos of the properties along Shadydale Lane and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On November 18, 2020, staff mailed 81 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Fox Chase, Benton Woods, Rainbow Lakes, and Chandler's Landing Homeowner's Association (HOA), which are the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff received one (1) notice in support and 16 notices in opposition to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On December 8, 2020, the Planning and Zoning Commission voted to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Conway dissenting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-051

**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: 38 Shadydale  
 Subdivision: Shady Dale Estates Lot: 8 Block: 1  
 General Location: Ridge Road / Shadydale

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

Current Zoning: PD 9 Current Use: VACANT  
 Proposed Zoning: \_\_\_\_\_ Proposed Use: SF home  
 Acreage: 0.30 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]

<input checked="" type="checkbox"/> Owner	<u>Travis Redden</u>	<input type="checkbox"/> Applicant	_____
Contact Person	_____	Contact Person	_____
Address	<u>1115 Concan Drive</u>	Address	_____
City, State & Zip	<u>Forney, TX 75126</u>	City, State & Zip	_____
Phone	<u>214-315-3952</u>	Phone	_____
E-Mail	<u>asturiasdevelopments@gmail.com</u>	E-Mail	_____

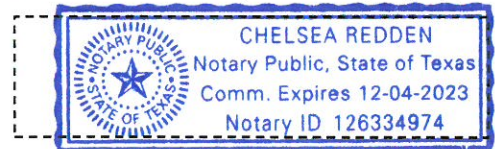
## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21 day of October, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 21 day of October, 2020.


Owner's Signature: Travis Redden  
 Notary Public in and for the State of Texas: Chelsea Redden



My Commission Expires 12/04/23



0 20 40 80 120 160 Feet

Z2020-051- SUP FOR RESIDENTIAL INFILL AT  
38 SHADYDALE LANE  
ZONING - LOCATION MAP = 

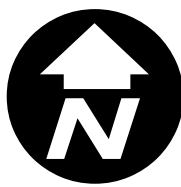
OAK



## City of Rockwall

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

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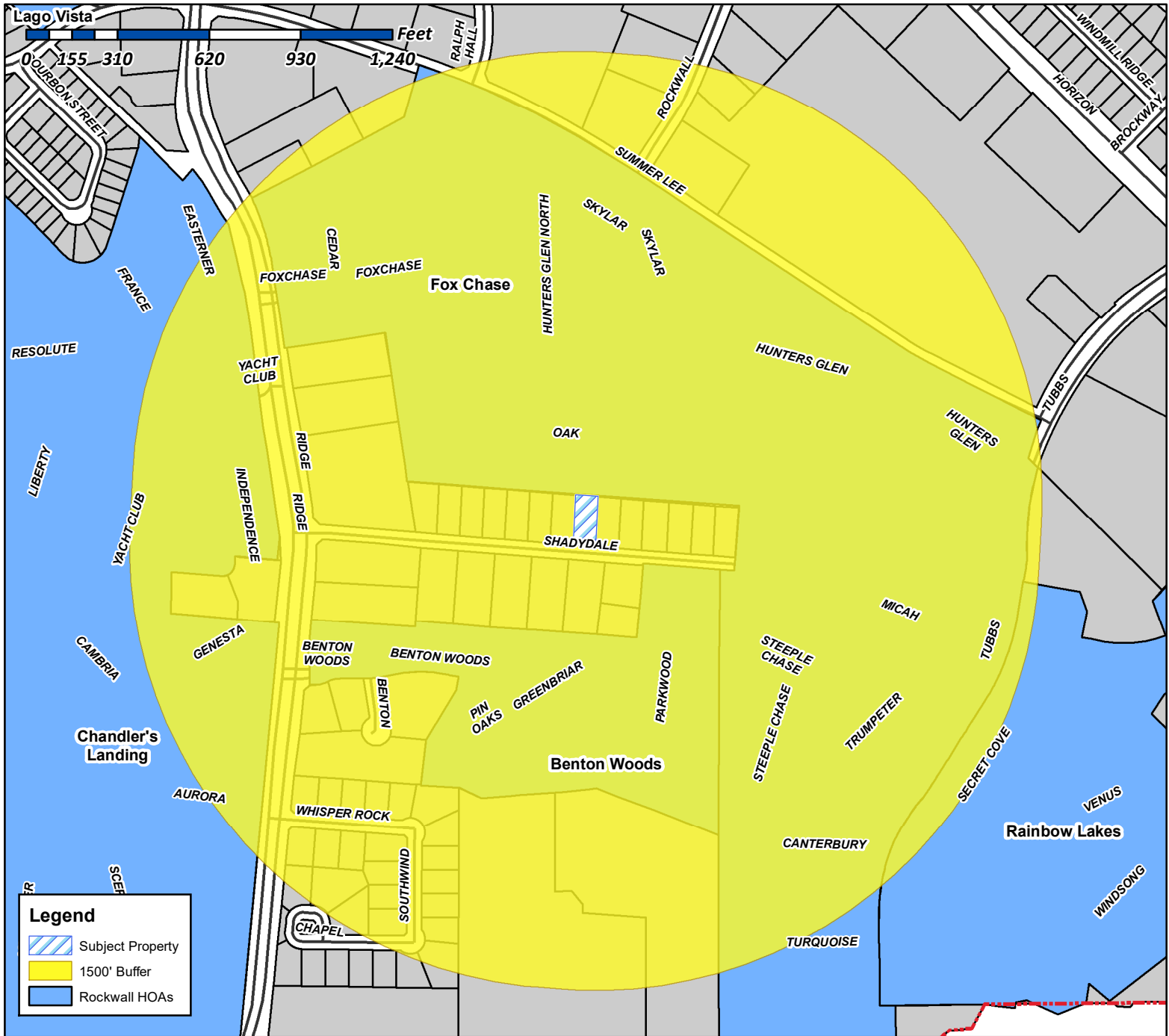




# City of Rockwall

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

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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



## Lee, Henry

---

**From:** Gamez, Angelica  
**Sent:** Wednesday, November 18, 2020 2:30 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** HOA Map (11.13.2020).pdf; Public Notice (11.17.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, November 20, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 8, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 21, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2020-051 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request Travis Redden for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

---

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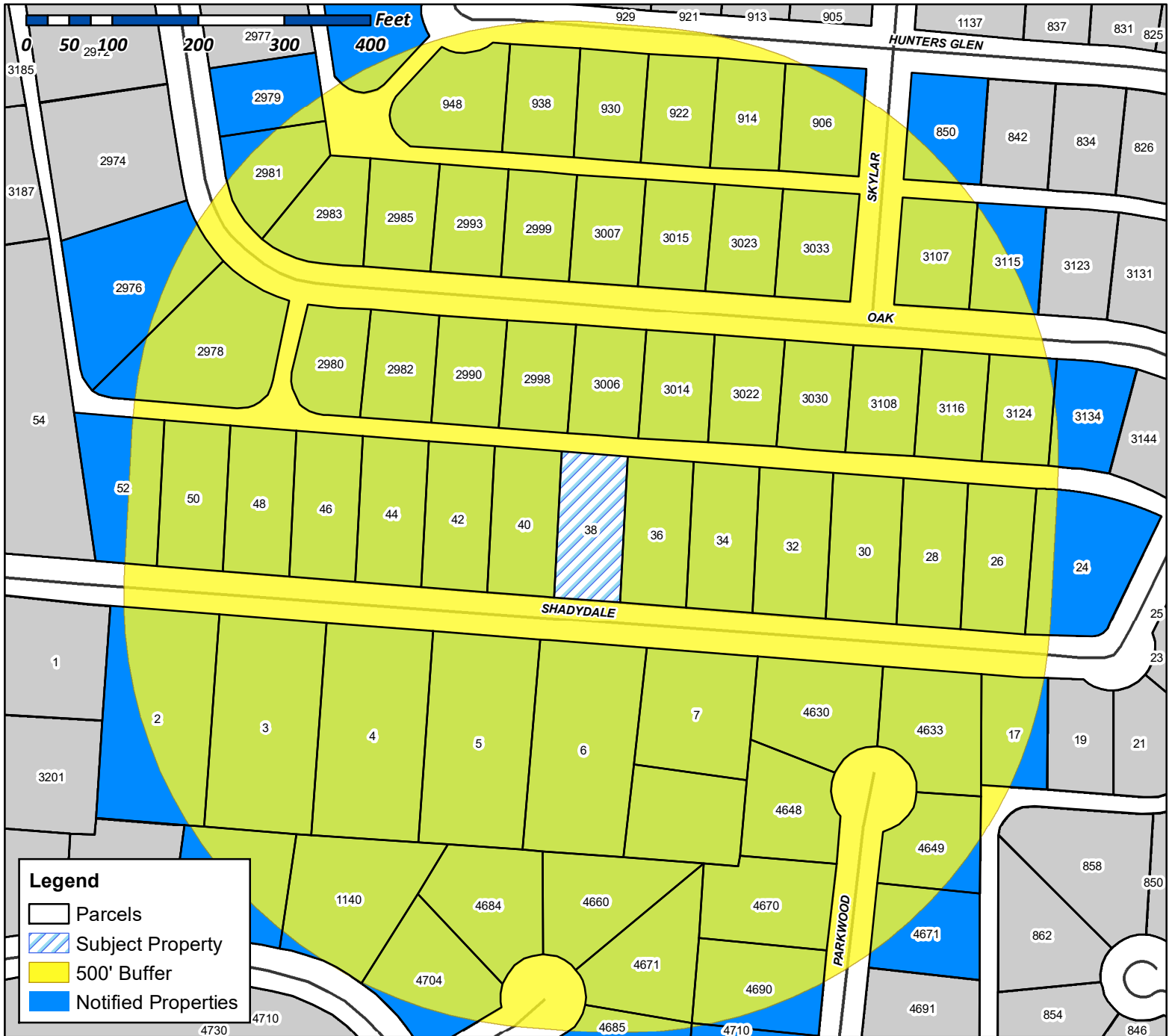




# City of Rockwall

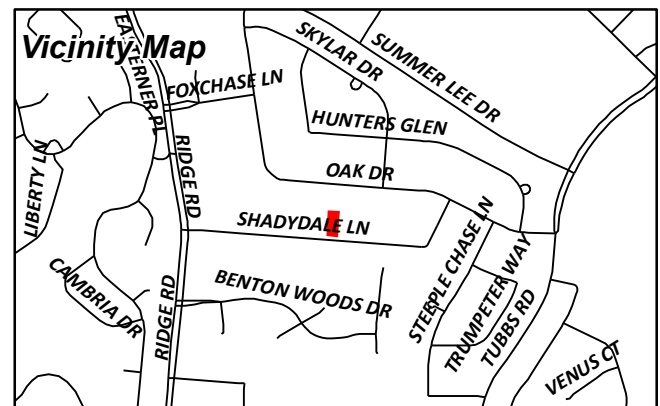
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
**For Questions on this Case Call** (972) 771-7745



BCL REAL ESTATE LLC  
103 GROSS RD BLDG A  
MESQUITE, TX 75149

ROYALAND PROPERTIES LLC  
11034 GRISSOM LANE  
DALLAS, TX 75229

REDDEN TRAVIS  
1115 CONCAN DRIVE  
FORNEY, TX 75126

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
1606 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

BALLARD STEVE & ANNABETH  
17 SHADYDALE LANE  
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE  
2 SHADYDALE LANE  
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN  
24 SHADY DALE LN  
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C  
26 SHADY DALE LN  
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN  
28 SHADY DALE LANE  
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C  
2976 OAK DR  
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

FLORANCE JOSEPH V  
2981 OAK DRIVE  
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M  
2982 OAKDR  
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON  
COLEMAN  
2983 OAK DR  
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K  
2985 OAK DR  
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND  
PHYLLIS COTTON AND KERI LACY ZUCKERBROW  
2990 OAK DRIVE  
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J  
2993 OAK DR  
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R  
2996 HUNTERS GLN N  
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN  
2999 OAK DR  
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE  
3 SHADYDALE LANE  
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN  
30 SHADY DALE LN  
ROCKWALL, TX 75032

HOYA CHARLOTTE G  
3006 OAK DR  
ROCKWALL, TX 75032

TALCOTT CLARECE  
3007 OAKDR  
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L  
3014 OAK DR  
ROCKWALL, TX 75032

ROYALAND PROPERTIES LLC  
3015 OAKDR  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
3021 RIDGE RD SUITE A PMB #131  
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E  
3022 OAK DR  
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST  
JUNE PETROCELLY TRUSTEE  
3023 OAK DRIVE  
ROCKWALL, TX 75087

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

MCDONALD NICOLE AND ADAM  
3030 OAK DR  
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN  
3033 OAK DRIVE  
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D  
3107 OAK DR  
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN  
3108 OAK DR  
ROCKWALL, TX 75032

MCMAHON SANDRA  
3115 OAK DR  
ROCKWALL, TX 75032

BEVAN MARILYN  
3116 OAK DR  
ROCKWALL, TX 75032

CHILDRESS SHERRY L  
(ALICE CHILDRESS LIFE ESTATE)  
3124 OAK DR  
ROCKWALL, TX 75032

MANNO SHARON &  
PAUL FULLINGTON  
3134 OAK DR  
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI  
32 SHADY DALE LN  
ROCKWALL, TX 75032

TINDALL CINDY P  
34 SHADY DALE LN  
ROCKWALL, TX 75032

WATSON BRANDON AND VALERIE  
36 SHADY DALE LN  
ROCKWALL, TX 75032

REDDEN TRAVIS  
38 SHADY DALELN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
3923 POSTRIDGE TRAIL  
MELBOURNE, FL 32934

TASSET AUSTIN & KENNEDY  
4 SHADY DALE LANE  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
40 SHADY DALELN  
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY  
42 SHADY DALE LANE  
ROCKWALL, TX 75032

MARTINEZ MAYRA  
44 SHADY DALE LANE  
ROCKWALL, TX 75032

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

KHODAPARAST RAHIM & ROYA  
4630 PARKWOOD DR  
ROCKWALL, TX 75087

VEST DONALD R  
4633 PARKWOOD DR  
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D  
4648 PARKWOOD DRIVE  
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A  
4649 PARKWOODDR  
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN  
4660 GREENBRIAR CT  
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL  
4670 PARKWOOD DR  
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF  
4671 GREENBRIAR CT  
ROCKWALL, TX 75032



ZEHR JACK L & EDITH L  
4671 PARKWOOD DR  
ROCKWALL, TX 75032

ANSARI CYRUS  
4684 GREENBRIAR CT  
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND  
STEPHANIE HAIN TORRES  
4685 GREENBRIAR CT  
HEATH, TX 75032

RICHARDSON JIM & CAROL  
4690 PARKWOOD DR  
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE  
4704 GREENBRIAR CT  
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E  
4710 PARKWOOD DR  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALELN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
50 SHADY DALE LN  
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY  
52 SHADY DALELN  
ROCKWALL, TX 75032

CARTER SHARON R  
BLANKENSHIP DON L & AUDREY LIFE ESTATE  
6 SHADY DALE LN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
7 SHADYDALELN  
ROCKWALL, TX 75032

CARNES LINDA M  
850 HUNTERS GLN  
ROCKWALL, TX 75032

WEBSTER LAWRENCE C & DEBORAH C  
888 NIGHTLIGHT DR  
YORK, PA 17402

ERICKSON MARIUM E LIVING TRUST  
906 HUNTERS GLEN  
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST  
JEFFREY CHAD MONK TRUSTEE  
914 HUNTERS GLEN  
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L  
922 HUNTERS GLN  
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L  
930 HUNTERS GLN  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
938 HUNTERS GLEN  
ROCKWALL, TX 75032

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



# City of Rockwall

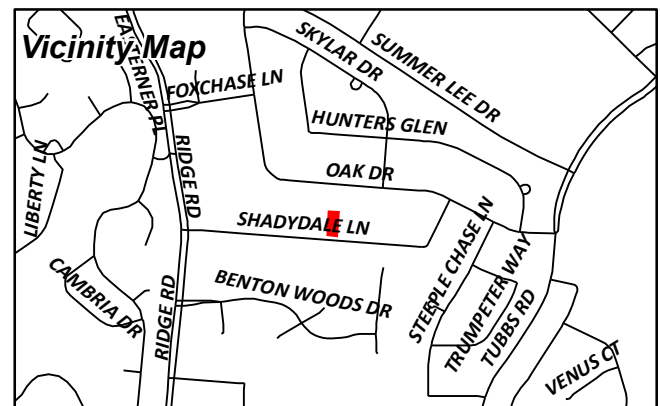
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-051  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** 38 Shadydale Lane

**Date Created:** 11/13/2020  
 For Questions on this Case Call (972) 771-7745



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2020-051: Specific Use Permit for Residential Infill**

*Hold a public hearing to discuss and consider a request Travis Redden for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

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

**Case No. Z2020-051: Specific Use Permit for Residential Infill**

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

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

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

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



## Gamez, Angelica

---

**From:** Denward Freeman <denwardfreeman@msn.com>  
**Sent:** Monday, November 23, 2020 3:18 PM  
**To:** Planning  
**Subject:** Case No.Z2020-051

To Mr. Henry Lee,  
Please let this email serve as my approval/support of the request for SUP for Residential Infill for Case No. Z2020-051. If you have any questions regarding this communication please call me at 214-686-7040.

Thanks,  
Denward L. Freeman  
4660 Greenbriar Cir  
Rockwall, Tx

---

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As our neighborhood has grown so have the problems; this zoning change only increases the problems we already have.

## Respondent Information

Please provide your information.

First Name \*

Amy

Last Name \*

Boswell

Address \*

2705 Cedar Court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

amyboswell@gmail.com

Phone Number

972-771-0857



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This would drive my home price down. I am in full opposition of this request.

## Respondent Information

Please provide your information.

### First Name \*

Ben

Last Name \*

Carroll

Address \*

1169 Skylar Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

btcarroll18@icloud.com

Phone Number

817-422-4511



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

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Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

### First Name \*

Nicole

Last Name \*

C

Address \*

1169 Skylar Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

nccarroll09@gmail.com

Phone Number



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This proposed improvement does not conform with the neighborhood (style, construction, window type & amount, exterior walls etc.). Therefore, this style & quality of build and materials used could adversely impact our property values. We would like to have the exterior of the improvement changed to conform with the neighborhood.

## Respondent Information

Please provide your information.

First Name \*

Chris & Amy

Last Name \*

Pittman

Address \*

42 Shadydale Lane

City \*

Rockwal

State \*

TX

Zip Code \*

75032

Email Address \*

mrsamypittman@yahoo.com

Phone Number

214-537-0324



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

zone change lower income housing

## Respondent Information

Please provide your information.

## First Name \*

CINDY

Last Name \*

BAXTER

Address \*

839 Turquoise Point

City \*

ROCKWALL

State \*

TX

Zip Code \*

75032

Email Address \*

CINDY@ARTGIGS.COM

Phone Number

214-289-8380



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
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- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

May cause my property values to decrease, more traffic and safety issues.

## Respondent Information

Please provide your information.

### First Name \*

Cindy

Last Name \*

Chancellor

Address \*

2975 Hunters Glen N

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

cchancellor@huntoil.com

Phone Number

214-478-5803



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I do not think this house fits with the style of the neighborhood and fear property devaluations now and in the future.

## Respondent Information

Please provide your information.

First Name \*

David and Karen

Last Name \*

Teaff

Address \*

922 Hunters Glen

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

kteaff@sbcglobal.net

Phone Number

972-772-5007



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

My husband and I are requesting that the builders reconsider their design of the house. We believe that the style and design of the house is not a good fit for our neighborhood and will effect the neighborhood home values. Please consider the people in our neighborhood who work hard to maintain their homes where our families live and our children play. We are pleading with you not build this style of house on Shadydale, it is very important to us as homeowners to maintain our neighborhood and our home values. Kind regards,  
Dennis and Colleen Bowers

## Respondent Information

Please provide your information.

First Name \*

Dennis and Colleen

Last Name \*

Bowers

Address \*

3108 Oak Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

colleenbowers@sbcglobal.net



Phone Number

---

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: 

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- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: 

---

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# Zoning & Specific Use Permit Input Form

## Case Number \*

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Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This cheaper home will lower the rest of our property values and does not conform to the rest of the homes in the neighborhood.

## Respondent Information

Please provide your information.

First Name \*

Eddie

Last Name \*

Miller

Address \*

831 Elgin Court

City \*

ROCKWALL

State \*

TX

Zip Code \*

75032

Email Address \*

txmiller@earthlink.net

Phone Number

972-998-2203



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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## Case Number \*

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Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Property values decrease, increase crime and traffic. Safety issues.

## Respondent Information

Please provide your information.

## First Name \*

Frances

Last Name \*

Morelock

Address \*

454 Chippendale Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

wdmorelock@aol.com

Phone Number

972-771-2818



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

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## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Negative property value .

## Respondent Information

Please provide your information.

First Name \*

Janet

Last Name \*

Pike

Address \*

3171 Oak Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

jlpike98@gmail.com

Phone Number

361-646-3166



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- Other: \_\_\_\_\_

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# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am in opposition to the proposed application to build the single family home due to the proposed lower price point. This home is of an extremely lower price point to that of the houses in and around FoxChase. A home of this lower price point will greatly impact and lower our property values and re-sale values in our FoxChase neighborhood. We are strongly OPPOSED to this application!

## Respondent Information

Please provide your information.

First Name \*

Jennifer

Last Name \*

Sipple

Address \*

1145 Skylar Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

jennifer.n.dunn@gmail.com

Phone Number

214-608-2698



Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

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- My neighbors told me about the request.
- Other: \_\_\_\_\_

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# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

### Case No. Z2020-051: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request Travis Redden for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, 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, December 8, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

### Case No. Z2020-051: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

The plans for the house as submitted do not <sup>meet</sup> the design standards of the other homes on the street and in Shadydale Estates. The exterior elevation of the house will not blend with the other homes and will stand out and affect the other property values detrimentally.

Name: Mark Trovillion / Castle Rock Custom Builders  
Address: 40 Shadydale Lane

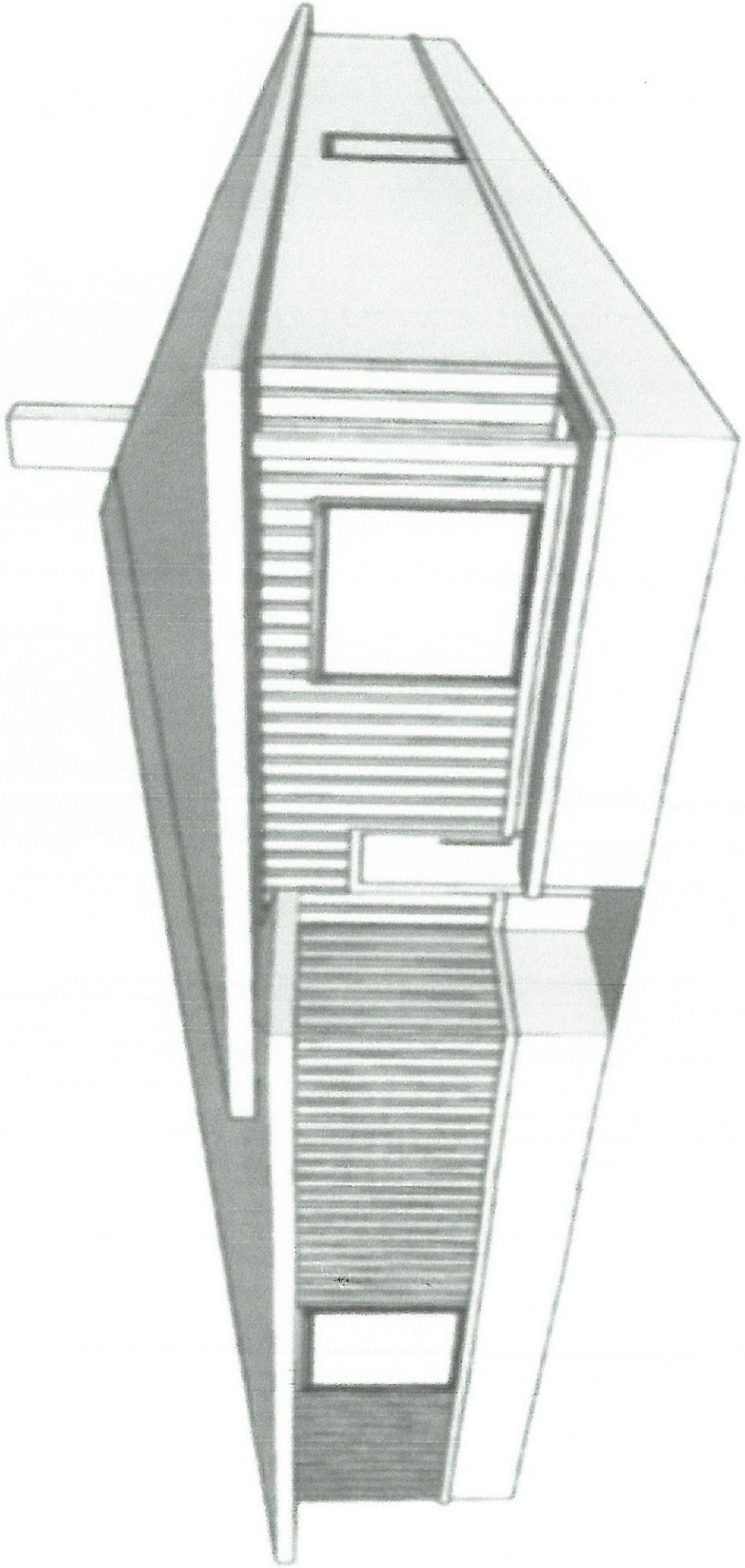
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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



30 Study site

Subject Property

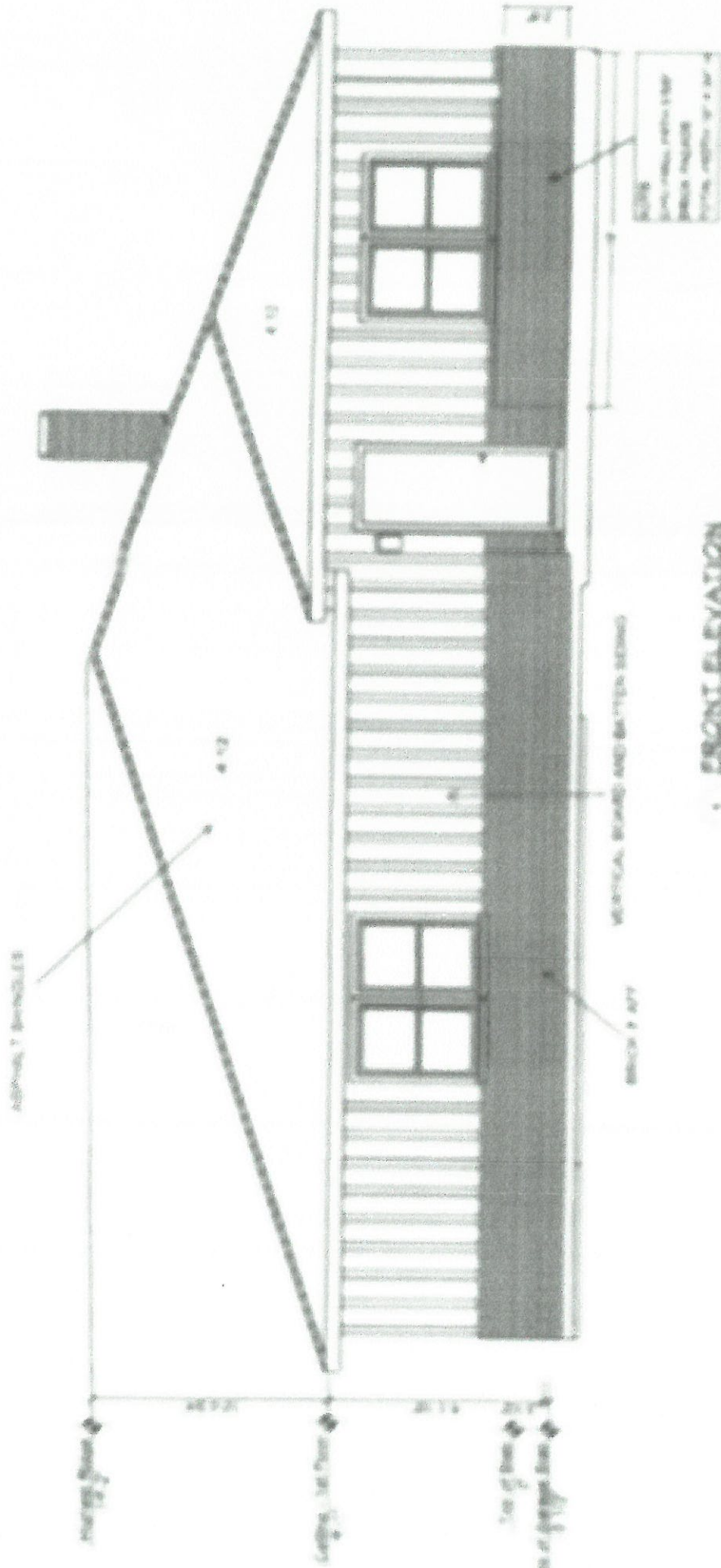


PERSPECTIVE VIEW

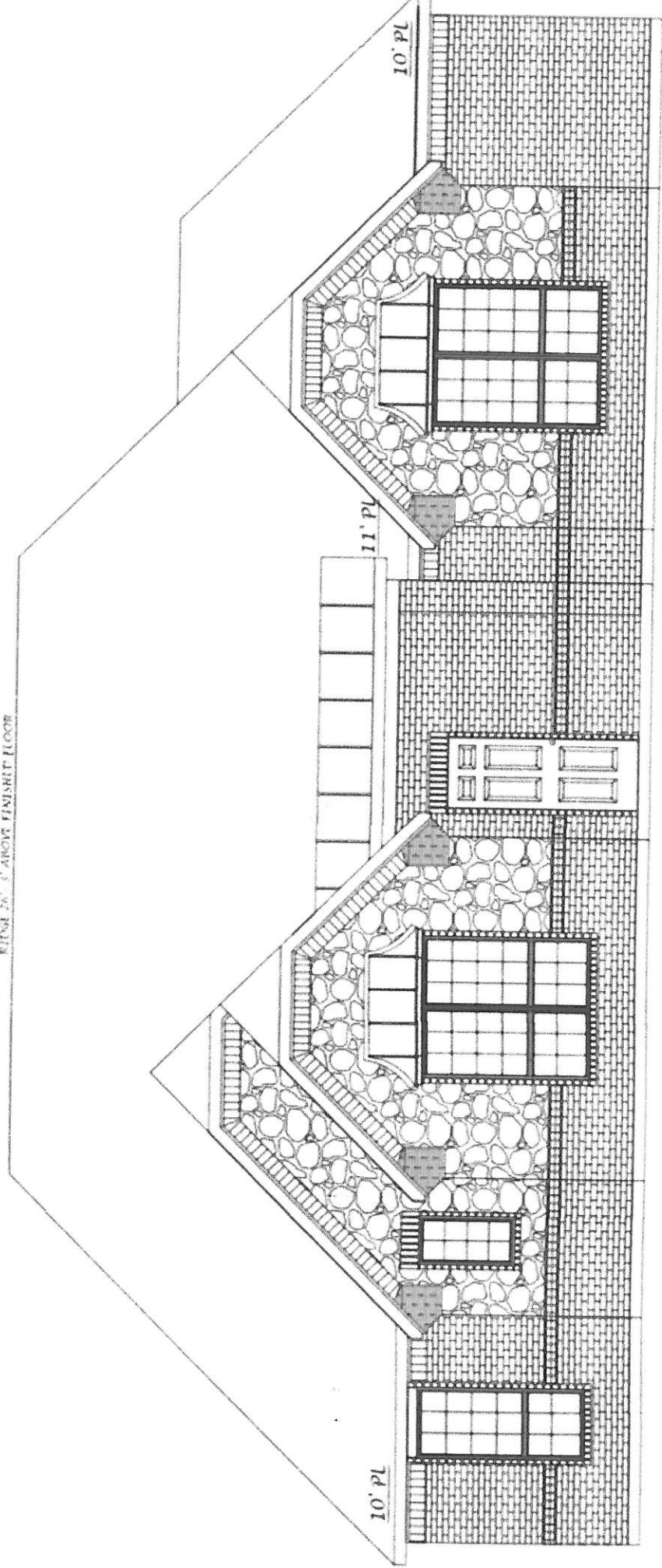


30 Shadydale

Subject Property



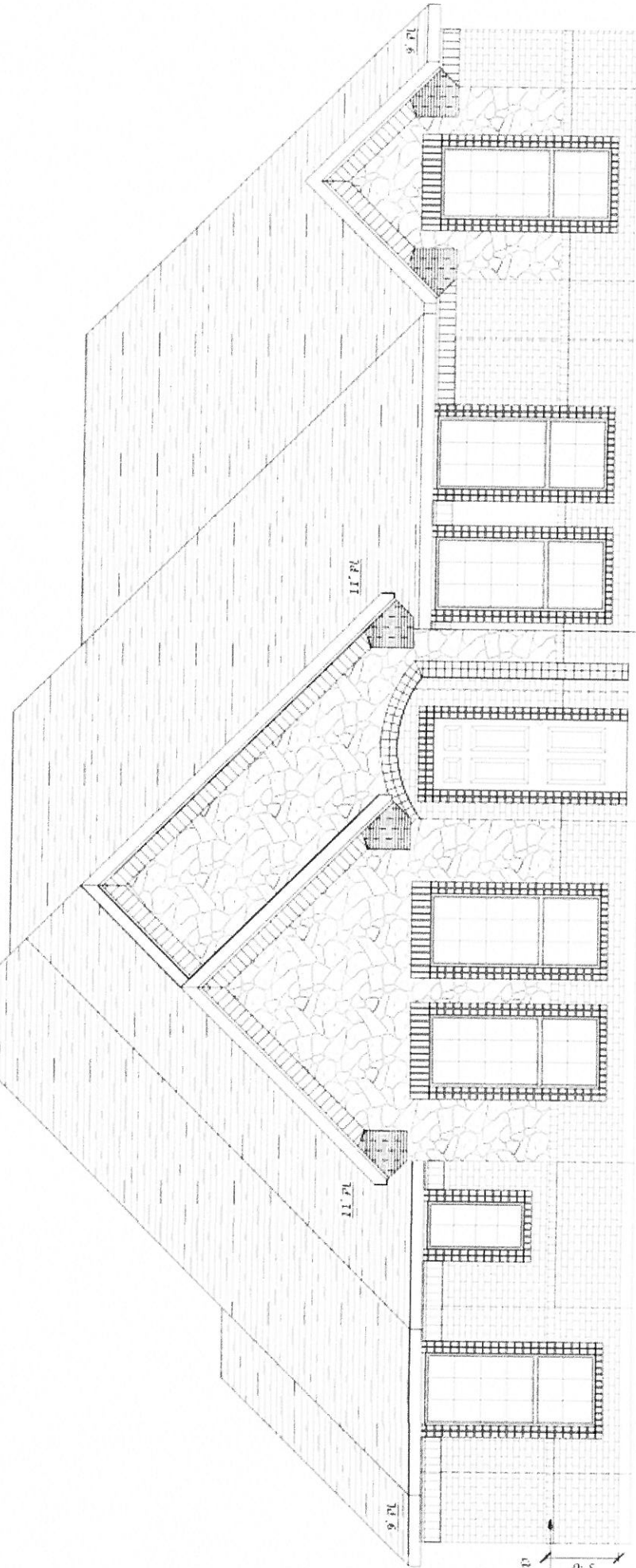
FINISH 26' 5" ABOVE FINISH FLOOR



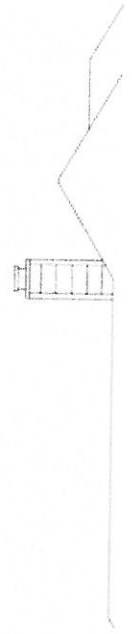
PLAN 3205  
FRONT ELEV  
SCALE 1/4" = 1'



ROOF RIDGE HT  
26'-6" A.F.F.

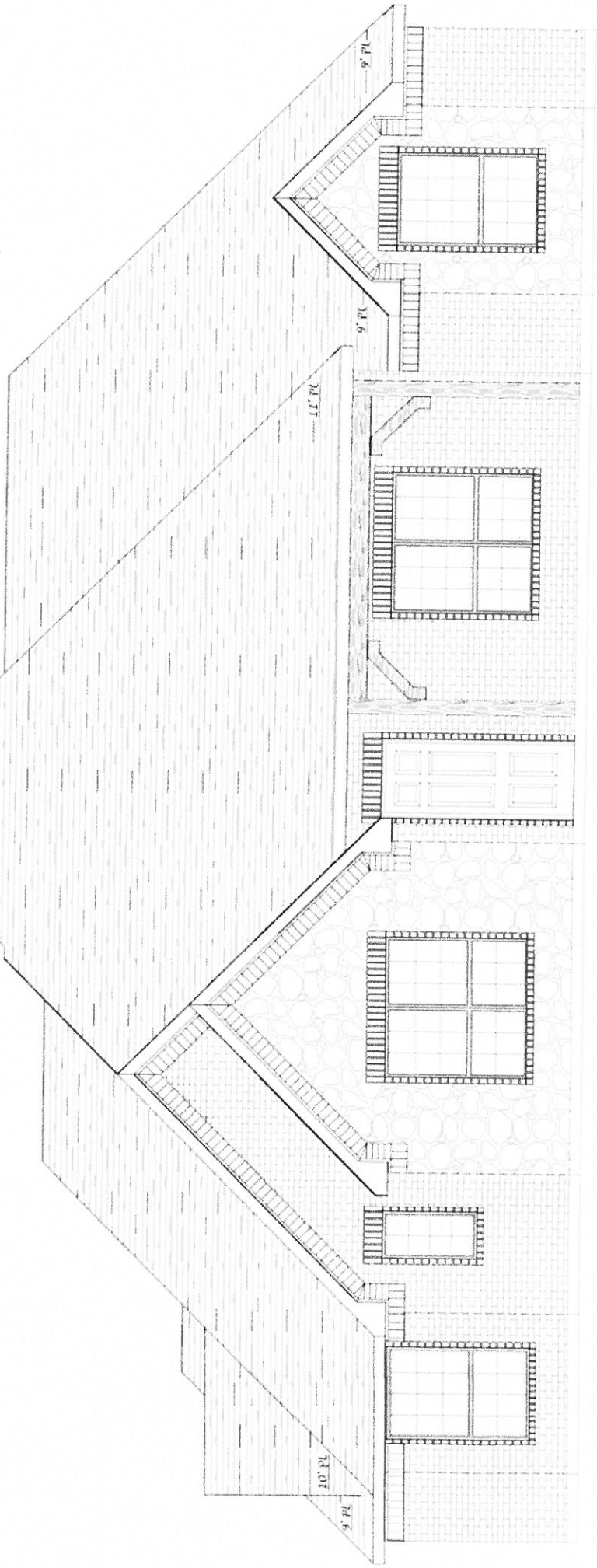


PLAN 3140  
FRONT ELEV  
SCALE 1/4" = 1'





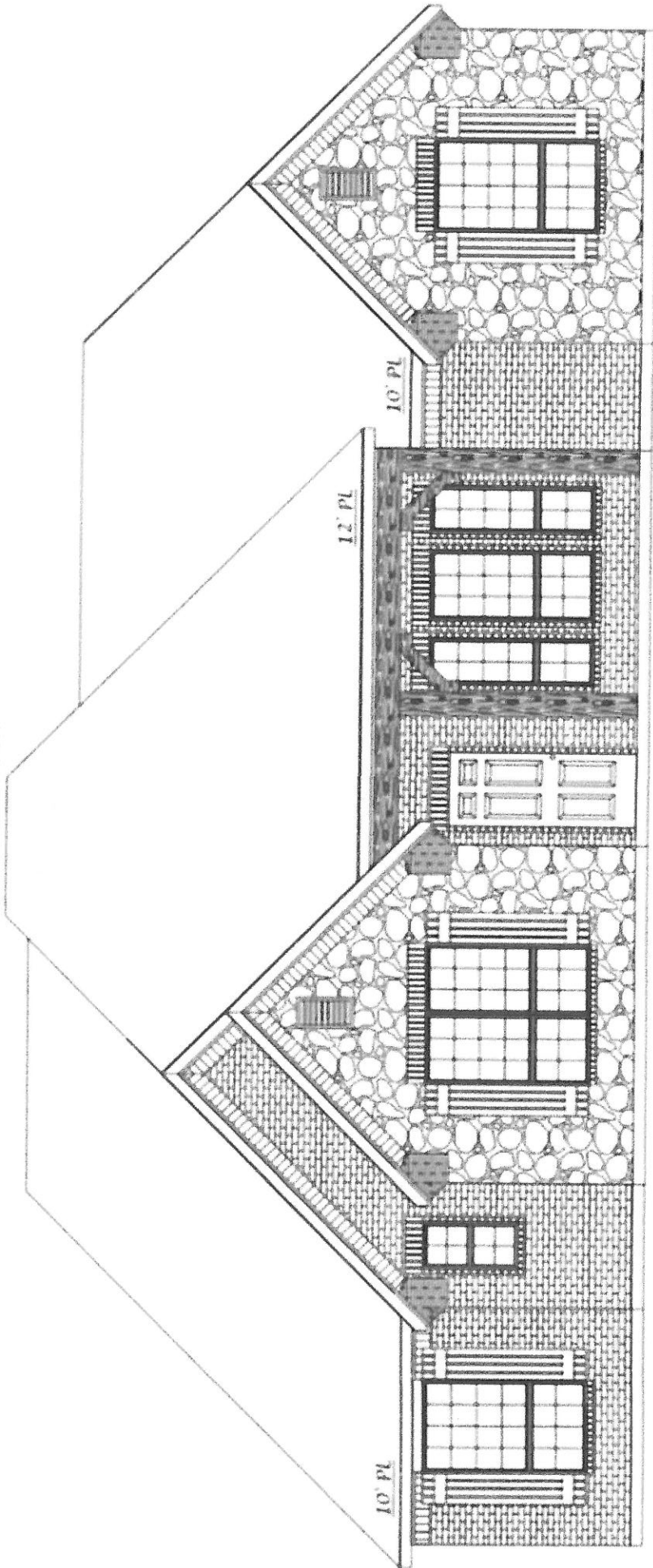
ROOF RIDGE HT  
APPROX 27'-10" A.F.F.



PLAN 3177  
FRONT ELEV  
SCALE 1/4" = 1'



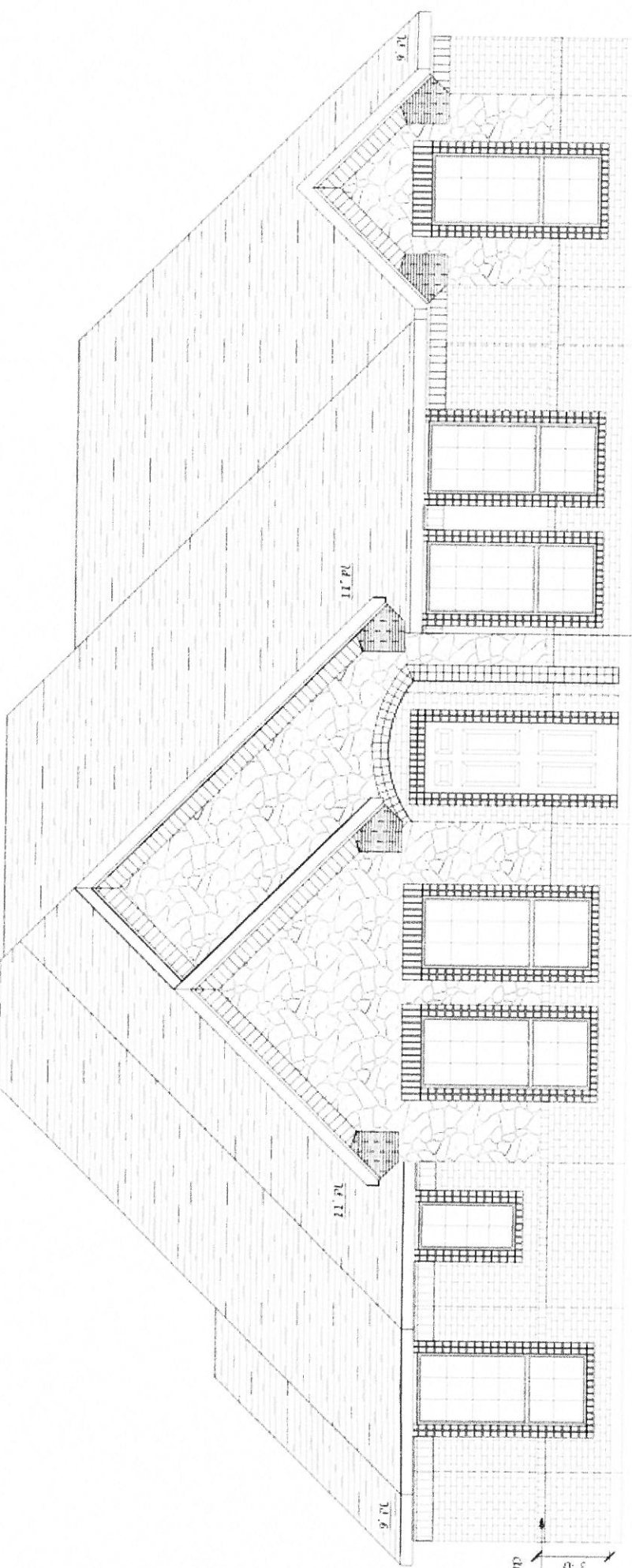
SKIN 26" 10" ABOVE FINISHED FLOOR



PLAN 3172  
FRONT ELEV  
SCALE 1/8" = 1'

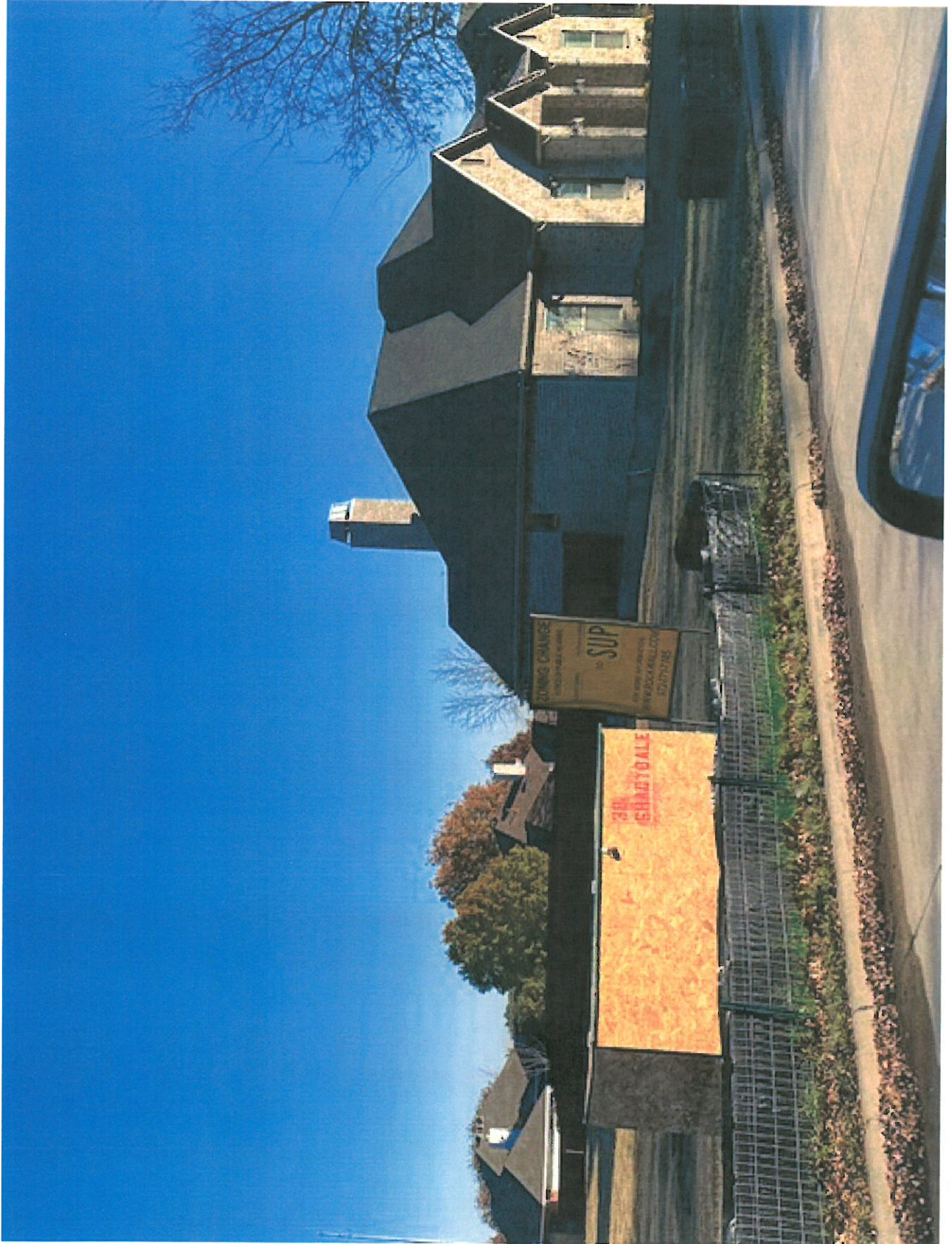
4" PER GRIDING

ROOF RIDGE HT  
26'-6" A.F.T.



PLAN 3140  
FRONT ELEV  
SCALE 1/4" = 1'

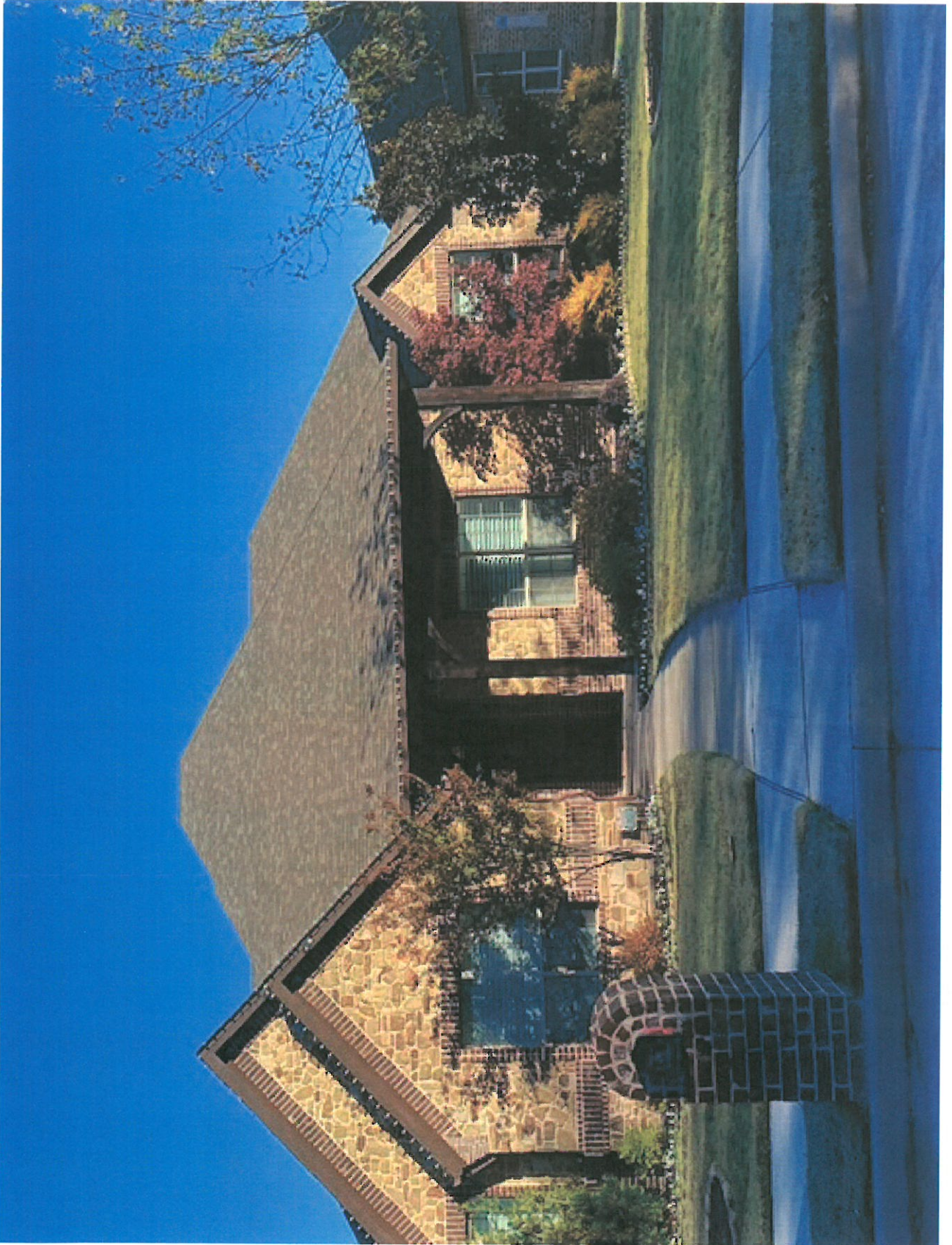
















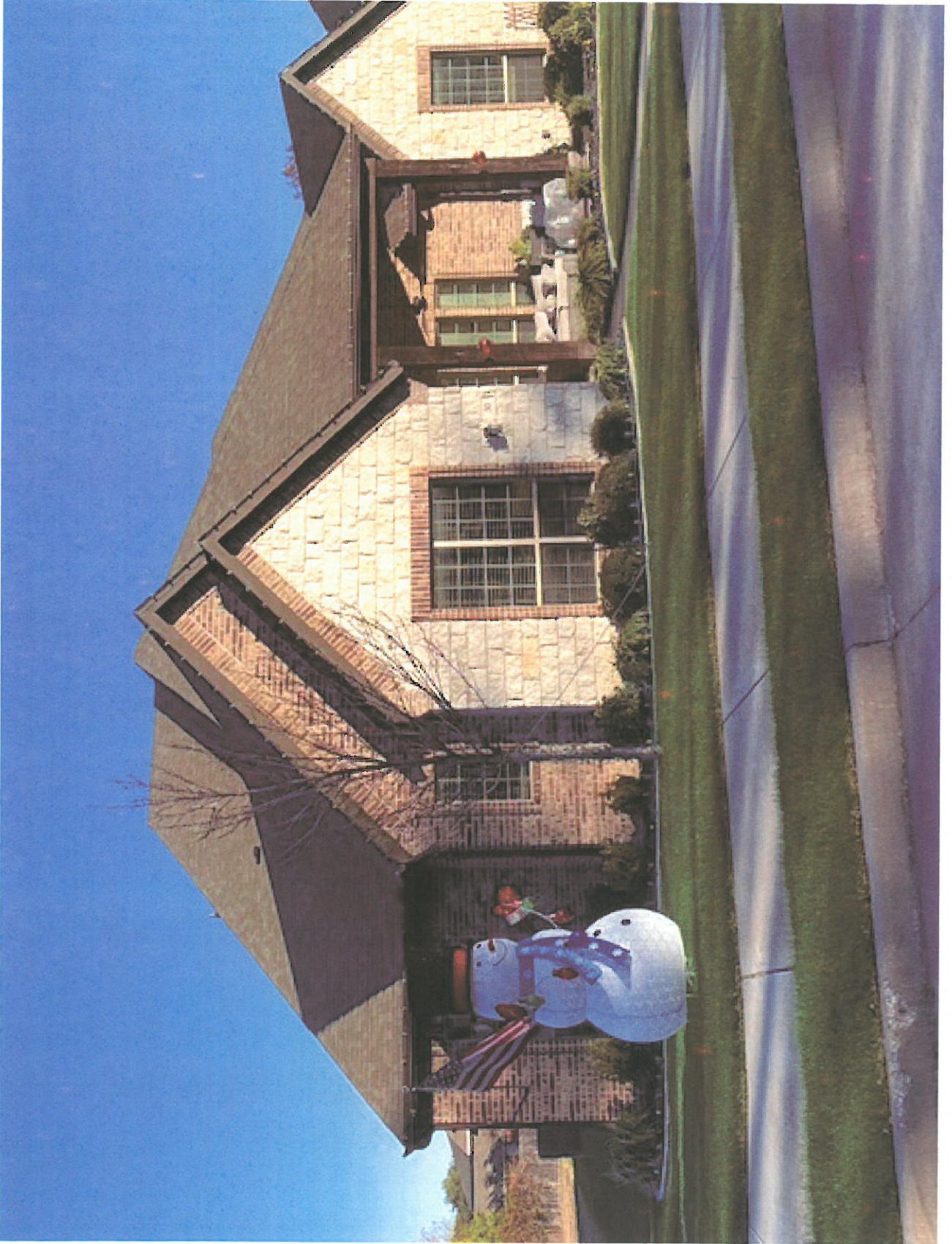




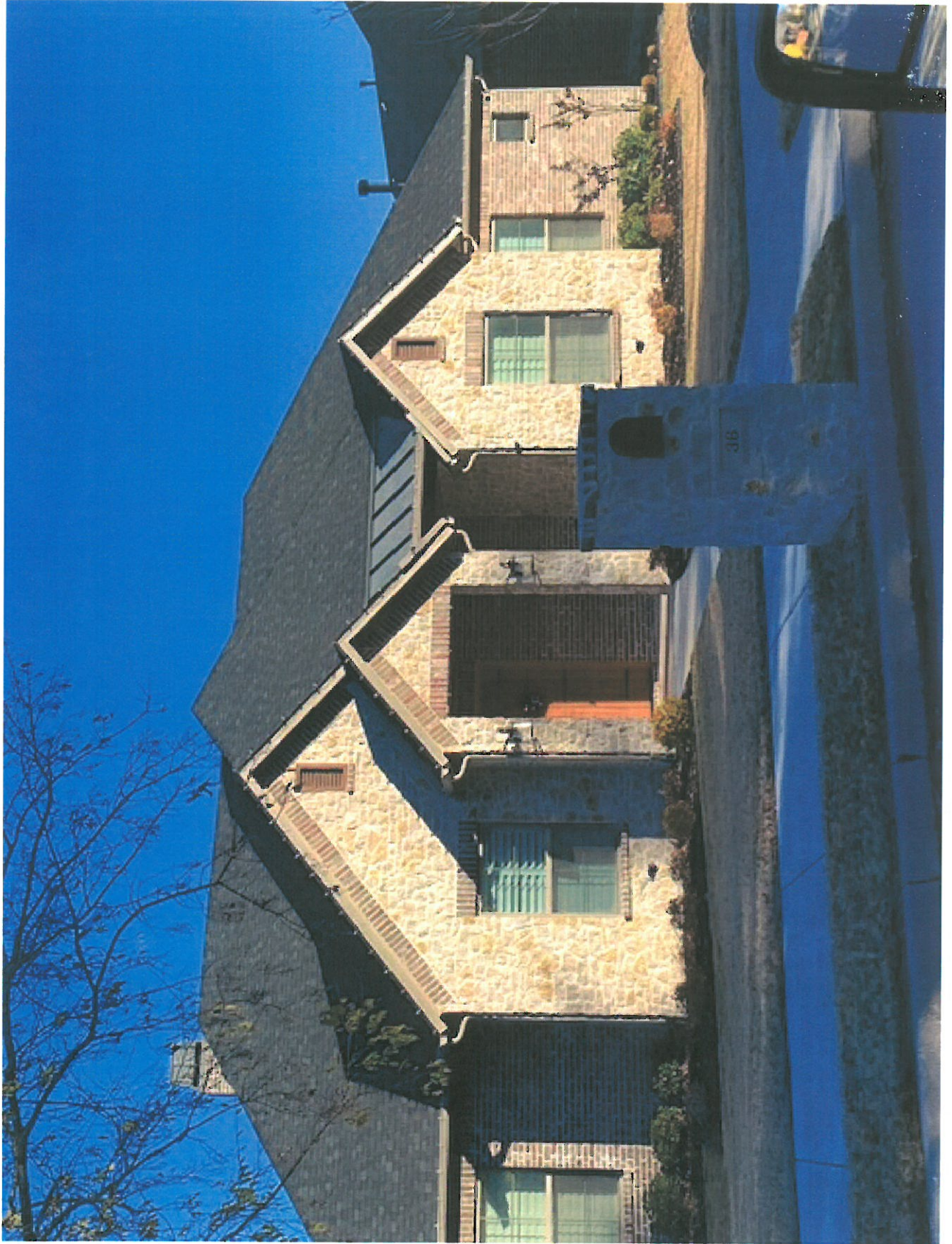










































# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

## First Name \*

Marlena

Last Name \*

Elwonger

Address \*

2983 Oak Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

marlena718@hotmail.com

Phone Number

214-478-0718

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

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## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Concern about property values and impact this could have on area

## Respondent Information

Please provide your information.

First Name \*

Pamela

Last Name \*

Clarke

Address \*

930 Hunters Gln

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

clarkevp@aol.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- My neighbors told me about the request.
- Other: \_\_\_\_\_

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Z2020-051

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

I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There should not be a lower income house along higher priced houses. Will affect our resell values.

## Respondent Information

Please provide your information.

## First Name \*

Sharon

Last Name \*

Manno

Address \*

3134 Oak Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

fritz99@sbcglobal.net

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

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- Other: \_\_\_\_\_

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Z2020-051

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Need to maintain property values with similar-type dwellings.

## Respondent Information

Please provide your information.

## First Name \*

Ted

Last Name \*

Zobeck

Address \*

4850 Tubbs Rd

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

tzobeck@charter.net

Phone Number

806-928-8345

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- My neighbors told me about the request.
- Other: \_\_\_\_\_

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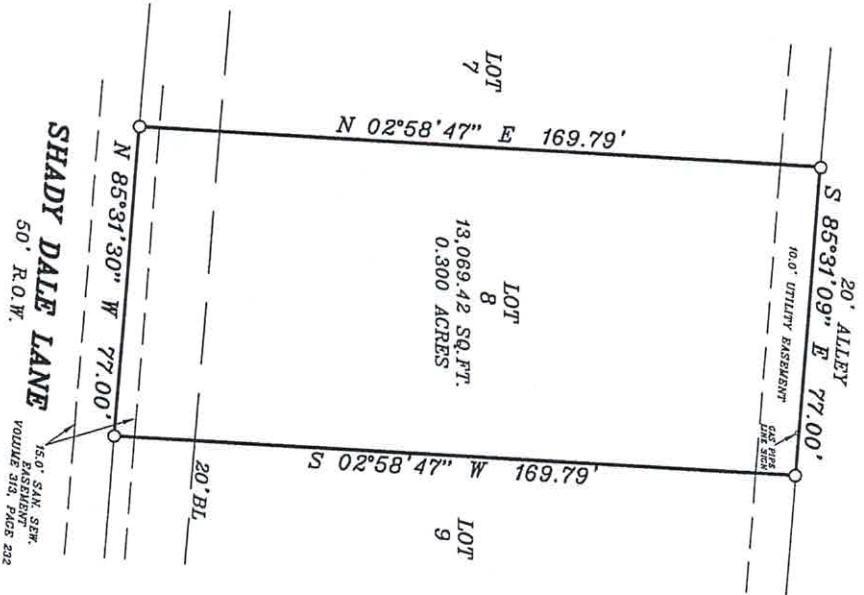


**PROPERTY DESCRIPTION**

LOCATED AT 38 SHADY DALE LANE, IN THE CITY OF ROCKWALL, TEXAS,  
 LOT NO. 8 BLOCK NO. 1  
 OF SHADY DALE ESTATES AN ADDITION  
 TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF  
 RECORDED IN CABINET H, SLIDE 399, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



GRAPHIC SCALE  
 0 15 30  
 ( IN FEET )  
 1 Inch = 30 Ft.



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONNECTION WITH THE RESTORATION AND RECONSTRUCTION OF THE PROPERTY THEREIN, BEING LAND SURVEYING. NO HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY.

NOTE: ACCORDING TO THE F.L.A.L. IN COMMUNITY PANEL NO. 4539720040L, THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY.

**LEGEND**

BRICK	REF/IS-IRON ROD FOUND/SET	DAIRY-ORANGE & UTILITY EASEMENT
COVERED AREA	1/2" IRON ROD FOUND	ENHANCED BLOCK LINE
CONCRETE	UNLESS OTHERWISE NOTED	CONCRETE
WOOD DECK	1" IRON PIPE FOUND	WOOD FENCE
STONE	NONPUNISH FOUND	PAVED DRIVE
ASPHALT PAVING	2" ROUND/SET	PAVED DRIVE
	3" ROUND/SET	PAVED DRIVE
	4" ROUND/SET	PAVED DRIVE
	5" ROUND/SET	PAVED DRIVE
	6" ROUND/SET	PAVED DRIVE
	7" ROUND/SET	PAVED DRIVE
	8" ROUND/SET	PAVED DRIVE
	9" ROUND/SET	PAVED DRIVE
	10" ROUND/SET	PAVED DRIVE
	11" ROUND/SET	PAVED DRIVE
	12" ROUND/SET	PAVED DRIVE
	13" ROUND/SET	PAVED DRIVE
	14" ROUND/SET	PAVED DRIVE
	15" ROUND/SET	PAVED DRIVE
	16" ROUND/SET	PAVED DRIVE
	17" ROUND/SET	PAVED DRIVE
	18" ROUND/SET	PAVED DRIVE
	19" ROUND/SET	PAVED DRIVE
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	21" ROUND/SET	PAVED DRIVE
	22" ROUND/SET	PAVED DRIVE
	23" ROUND/SET	PAVED DRIVE
	24" ROUND/SET	PAVED DRIVE
	25" ROUND/SET	PAVED DRIVE
	26" ROUND/SET	PAVED DRIVE
	27" ROUND/SET	PAVED DRIVE
	28" ROUND/SET	PAVED DRIVE
	29" ROUND/SET	PAVED DRIVE
	30" ROUND/SET	PAVED DRIVE

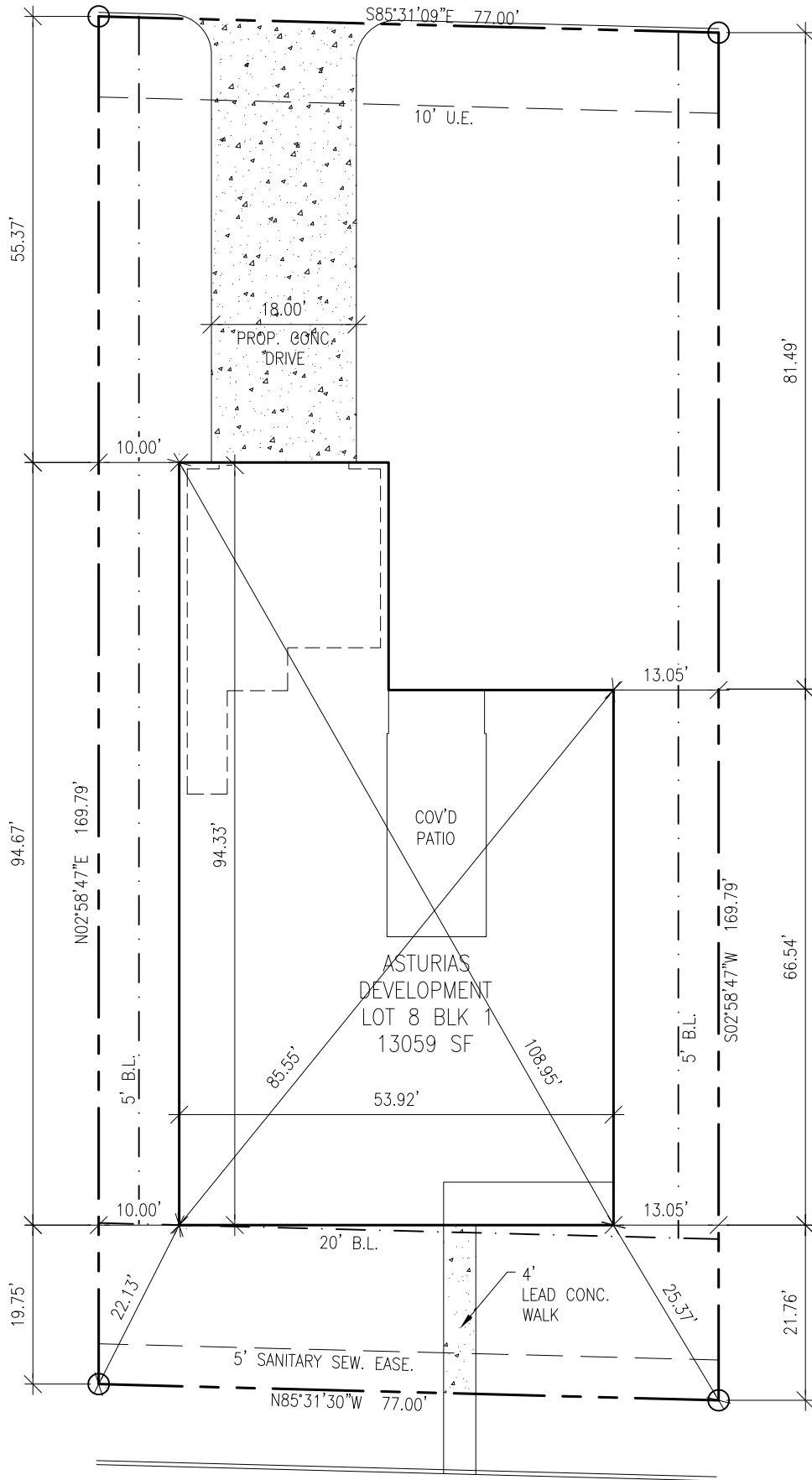
~BRIAN GALITA & ASSOCIATES~  
 BGA&A Land Surveying, Inc.  
 9011 STATE HIGHWAY 34 S. SUITE - C  
 DUNN, TEXAS 75049  
 TEL: (980) 417-0981  
 FAX: (980) 417-0981  
 WWW.BGASURVEYING.COM

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
**SURVEY PLAT**  
 38 SHADY DALE LANE  
 LOT 8, BLOCK 1, SHADY DALE ESTATES  
 ROCKWALL, ROCKWALL COUNTY, TEXAS



**SURVEYOR'S CERTIFICATE**  
 THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALITA) HEREBY CERTIFIES TO ( ) IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1878844-1008 THAT THE SURVEY WAS CONDUCTED AND PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS ADVISED THE CLIENT OF ANY MATTERS THAT MAY AFFECT THE SURVEY.

ALLEY  
(20' R.O.W. - ASPHALT)



Lot Coverage Calculations:

Slab	4307	SF
Patio/Stoop	0	SF
Drive	993	SF
Private-Walk	85	SF
Total Flatwork	1078	SF
Lot Coverage	32.9	%
Driveway Apron	0	SF
Public Walk	0	SF
Total Sod	853	SQ YD
Fence	0	SF

**Legend:**

	Proposed Fence
	Property Line
	Building Lines
	Easements
	Swale Line
	Silt Fence
	Existing Grade
	Proposed Grade

General Notes:

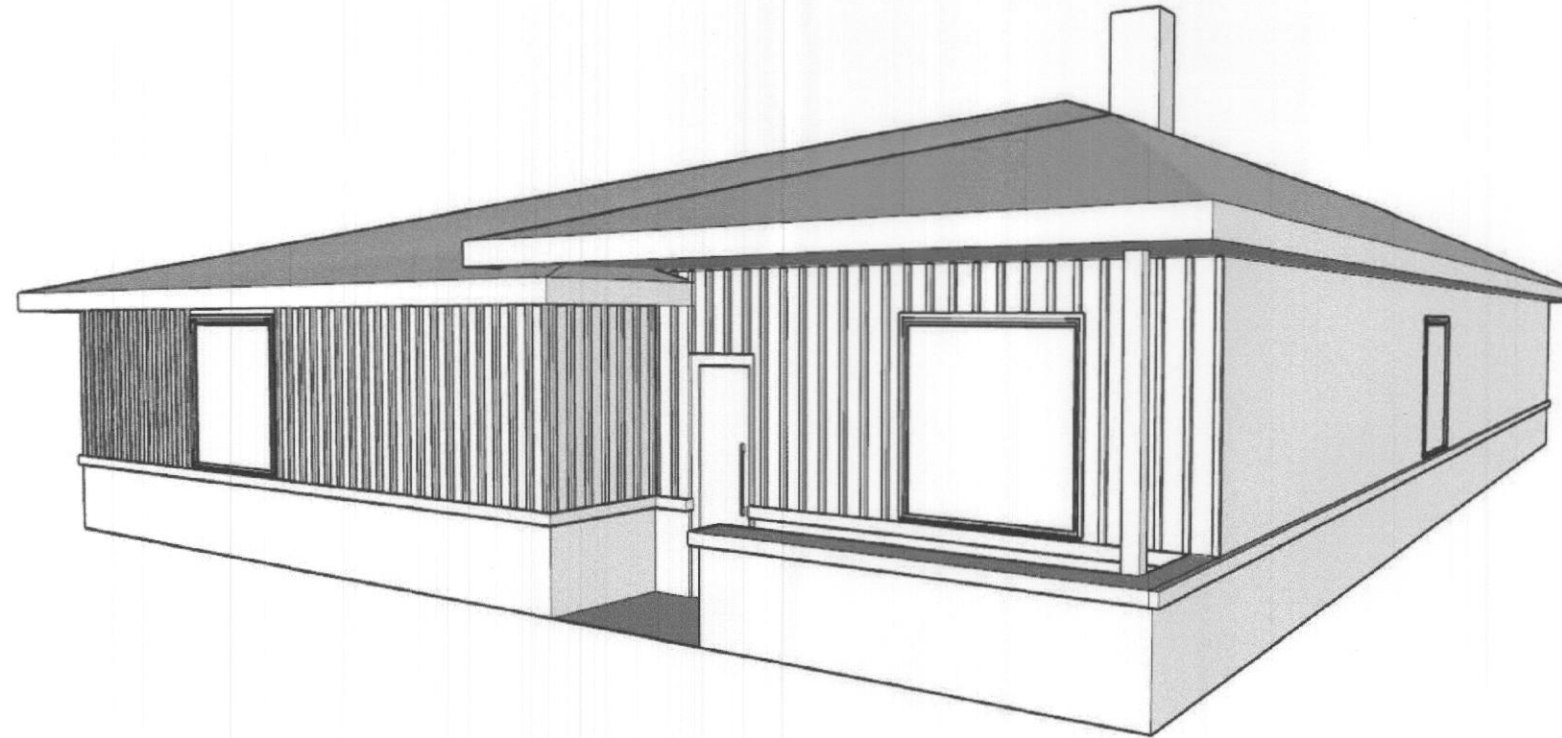
- The purpose of this plan is to show the proposed building footprint as defined by the metes and bounds of the recorded plat.
- Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
- All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
- A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

BUILDER: ASTURIAS DEVELOPMENTS	PLAN: CUSTOM
ADDITION: 38 SHADYDALE - PR	ELD JOB NO: DIF20-0868
ADDRESS: 38 SHADY DALE LANE	DRAWN BY: AA
LOT: 8                      BLOCK: 1	CHECKED BY: ELD
CITY: ROCKWALL, TX	SCALE: 1:20
DATE 08/19/2020	

PLOT PLAN  
ENGINEERED FOR:  
**Asturias  
Development**

ERIC L. DAVIS ENGINEERING, INC. 120 East Main Street Forney, Texas 75126 972/564-0592 Fax 972/564-6523 E-Mail ericcdavis@eldengineering.com	
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# ASTURIAS DEVELOPMENT



PERSPECTIVE VIEW  
NTS

### GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY PART OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULES.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY GUTTERS OR FLASHINGS OF ANY EXISTING FINISHED WORK SHALL MATCH ADJACENT SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY ENGINEERS LIGHTS, COVERING, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK.
11. CONTRACTORS OR SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC. THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

### BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CLARIFIED, RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

### CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6.
2. ALL INTERIOR WALLS SHALL BE 2x4 L.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM GABRIERY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOB SITE.
5. 3/4" AD & STITCH IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET FILLING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE FULLY OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW SCHEDULES SHALL BE 3/4" ON THE OUTSIDE EDGES OF ADJACENT DOOR, WINDOW AND TRANSOM TRIM IS ALIGNED L.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE L.N.O. SIZES. VERIFY ACTUAL SIZES AND WINDOW OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 9" FROM CORNERS WHERE POSSIBLE.

Layout Page Table	
Label	Title
A-1	COVER PAGE
A-2	SITE PLAN AND ROOF PLAN
A-3	FRONT AND REAR ELEVATIONS
A-4	LEFT AND RIGHT ELEVATIONS
A-5	FLOOR PLAN W/ DIMENSIONS
A-6	ELECTRICAL PLAN

PLANS FOR:  
ASTURIAS DEVELOPMENT  
TRAVIS REDDEN  
38 SHADY DALE LANE  
ROCKWALL, TEXAS 75082

TITLE:  
COVER PAGE

SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
ROYSE CITY, TEXAS 75189  
469-338-9863  
DRAWN BY:

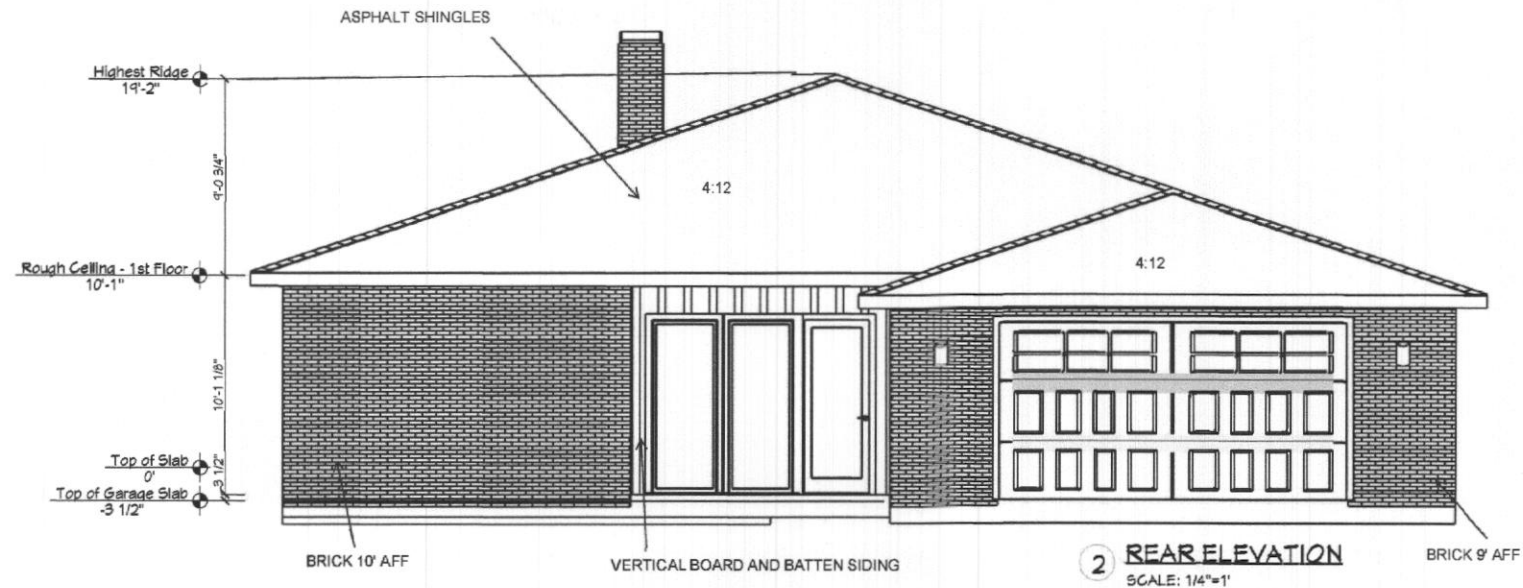
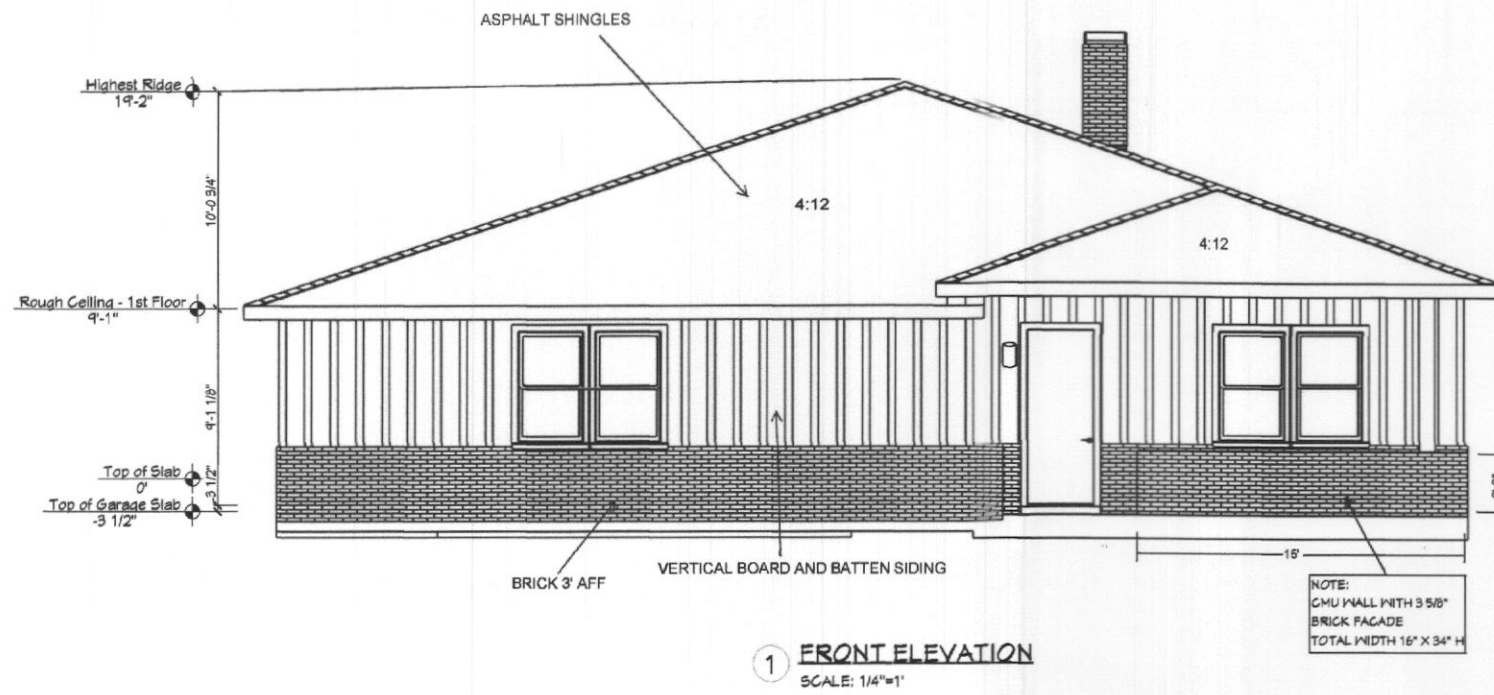
DATE:  
6/16/2020

SCALE:  
AS SHOWN

SHEET:

A-1





PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 FRONT & REAR ELEVATIONS

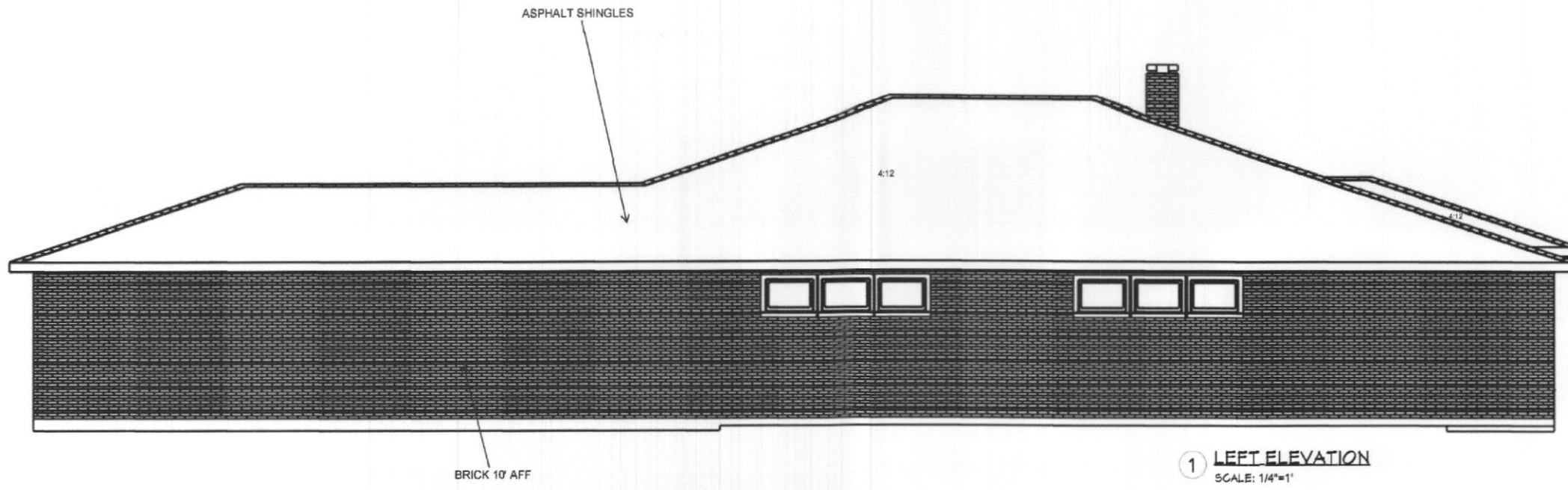
SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-388-9863  
 DRAWN BY:

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

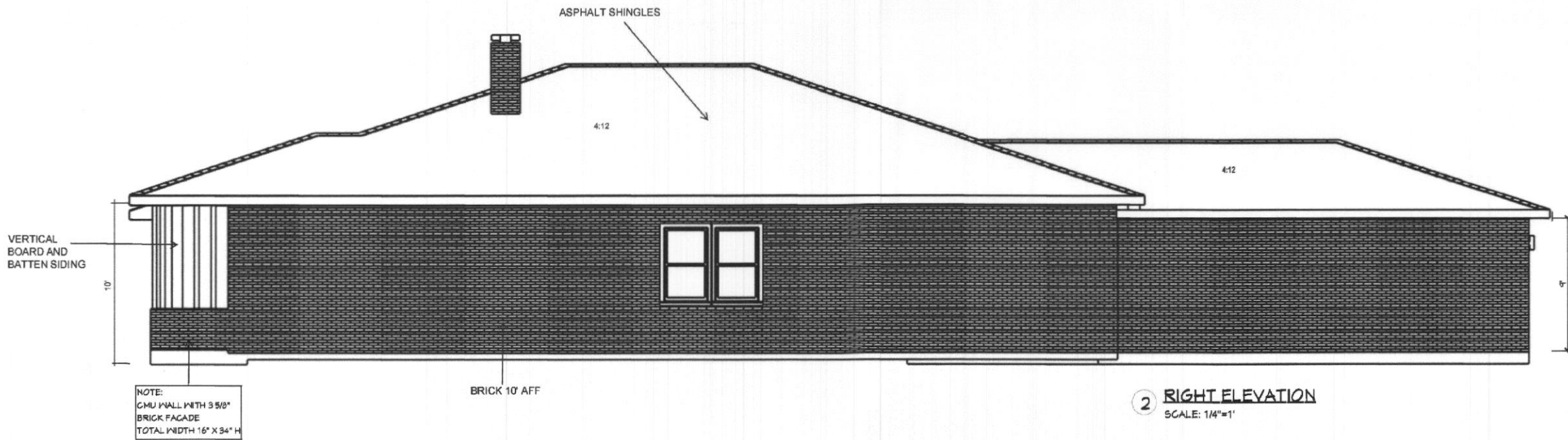
SHEET:

**A-3**



PLANS FOR:  
 ASTURIAS DEVELOPMENT  
 TRAVIS REDDEN  
 38 SHADY DALE LANE  
 ROCKWALL, TEXAS 75082

TITLE:  
 SIDE ELEVATIONS



NOTE:  
 CMU WALL WITH 3 5/8\"  
 BRICK FACADE  
 TOTAL WIDTH 16' X 34' H

SHANNON NEWBOM MARK NEWBOM  
**CADAZIGN**  
 ROYSE CITY, TEXAS 75189  
 469-338-9863

DATE:  
 6/16/2020

SCALE:  
 AS SHOWN

SHEET:  
**A-4**







2 Shadydale Lane



3 Shadydale Lane





4 Shadydale Lane



5 Shadydale Lane





6 Shadydale Lane



7 Shadydale Lane





17 Shadydale Lane



19 Shadydale Lane





21 Shadydale Lane



23 Shadydale Lane





24 Shadydale Lane



26 Shadydale Lane





28 Shadydale Lane



30 Shadydale Lane





32 Shadydale Lane



34 Shadydale Lane





36 Shadydale Lane



38 Shadydale Lane





40 Shadydale Lane



42 Shadydale Lane





44 Shadydale Lane



46 Shadydale Lane





48 Shadydale Lane



50 Shadydale Lane



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.30-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8, BLOCK A, SHADYDALE ESTATES 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 Travis Redden for the approval of a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow the construction of a single-family home on a 0.30-acre parcel of land being described as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) [Ordinance No. 13-43] for single-family residential land uses, addressed as 38 Shadydale Lane, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 9 (PD-9) [Ordinance No. 13-43] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 9 (PD-9) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 9 (PD-9) [Ordinance No. 13-43] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF JANUARY, 2021.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

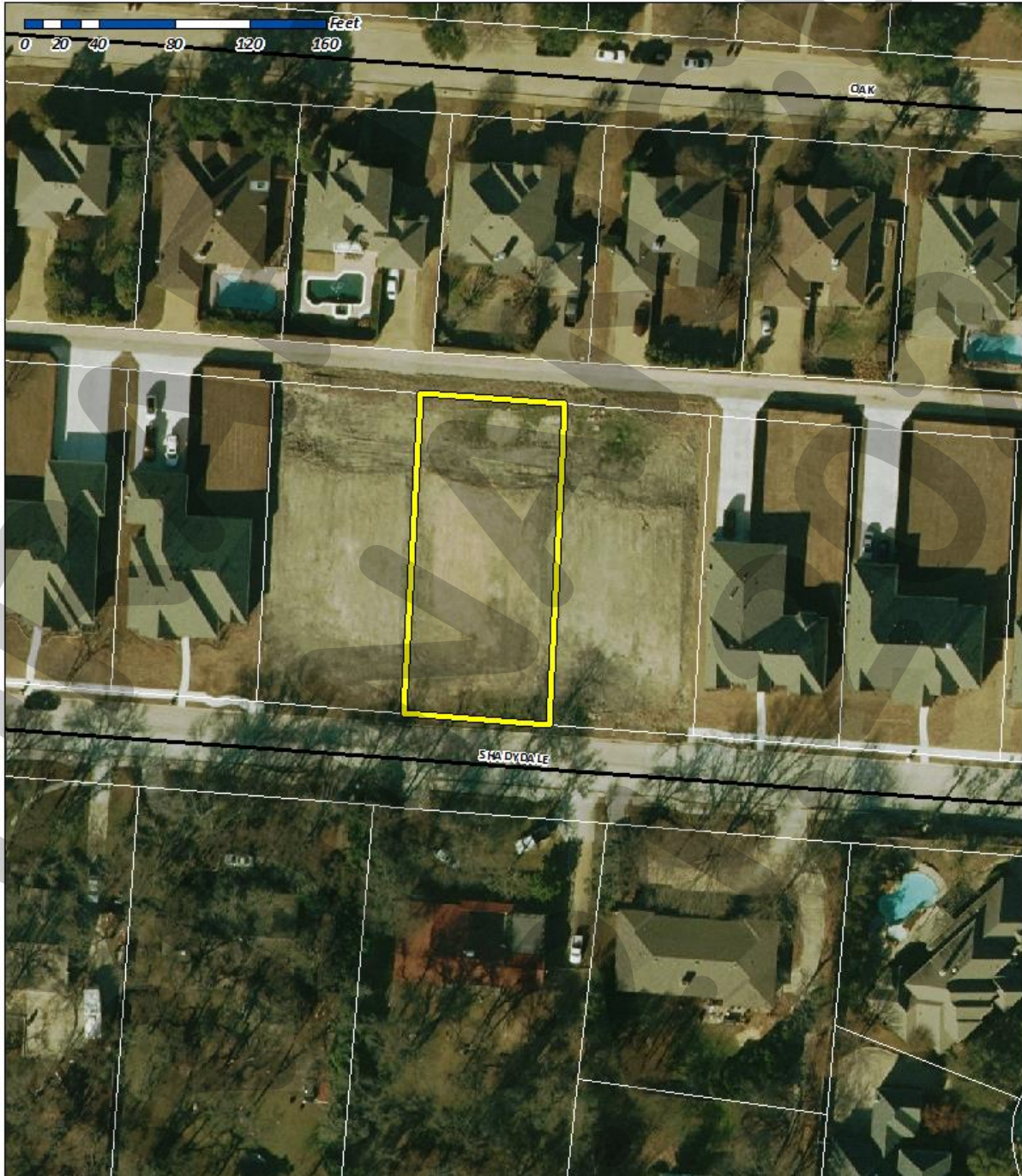
2<sup>nd</sup> Reading: January 4, 2021



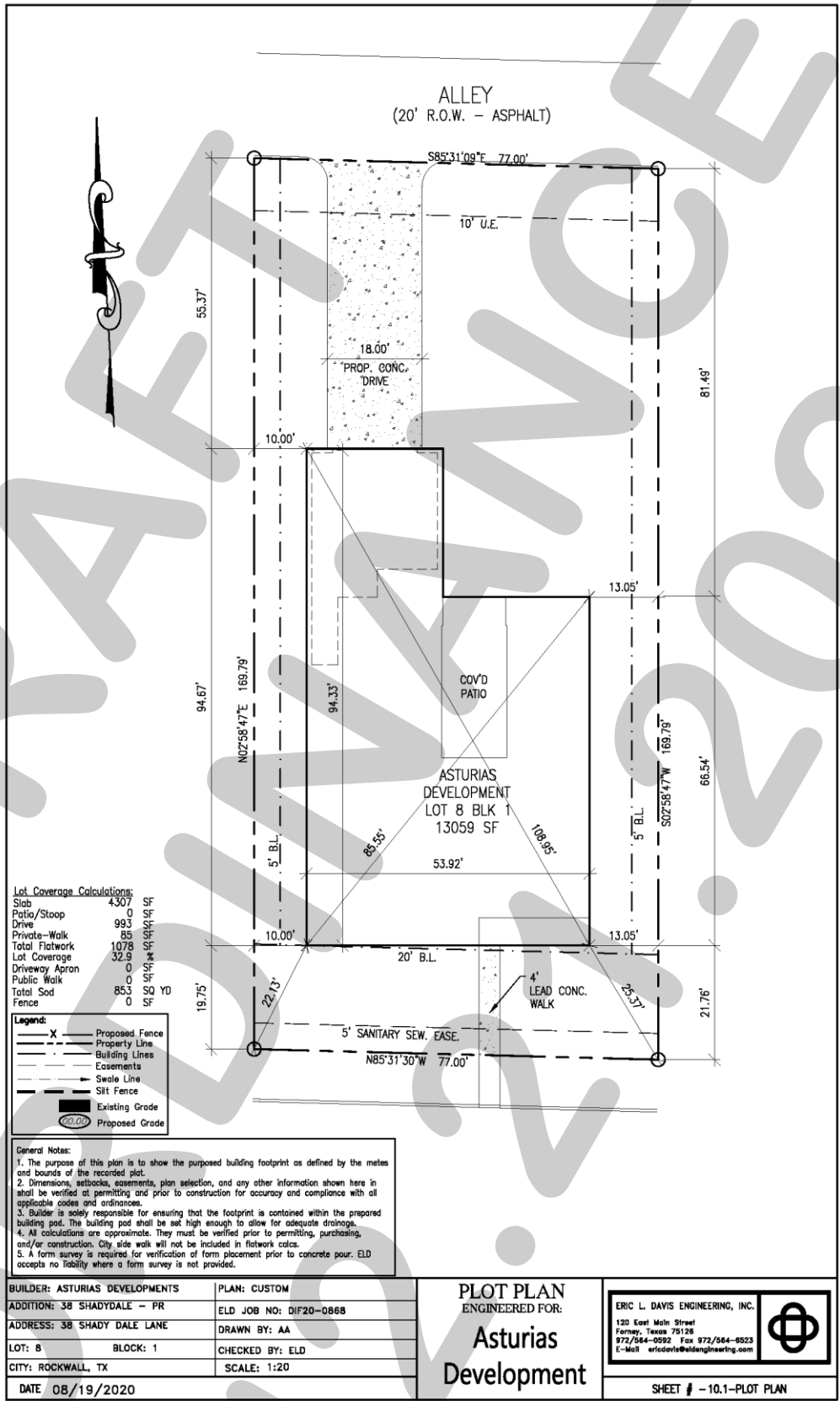
**Exhibit 'A'**  
*Location Map and Survey*

Address: 38 Shadydale Lane

Legal Description: Lot 8, Block A, Shadydale Estates Addition



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



**Lot Coverage Calculations:**

Slab	4307	SF
Patio/Stoop	0	SF
Drive	993	SF
Private-Walk	85	SF
Total Flatwork	1078	SF
Lot Coverage	32.9	%
Driveway Apron	0	SF
Public Walk	0	SF
Total Sod	853	SQ YD
Fence	0	SF

**Legend:**

— X —	Proposed Fence
—	Property Line
- - -	Building Lines
- - -	Easements
- - -	Swale Line
- - -	Silt Fence
—	Existing Grade
(O.O.)	Proposed Grade

**General Notes:**

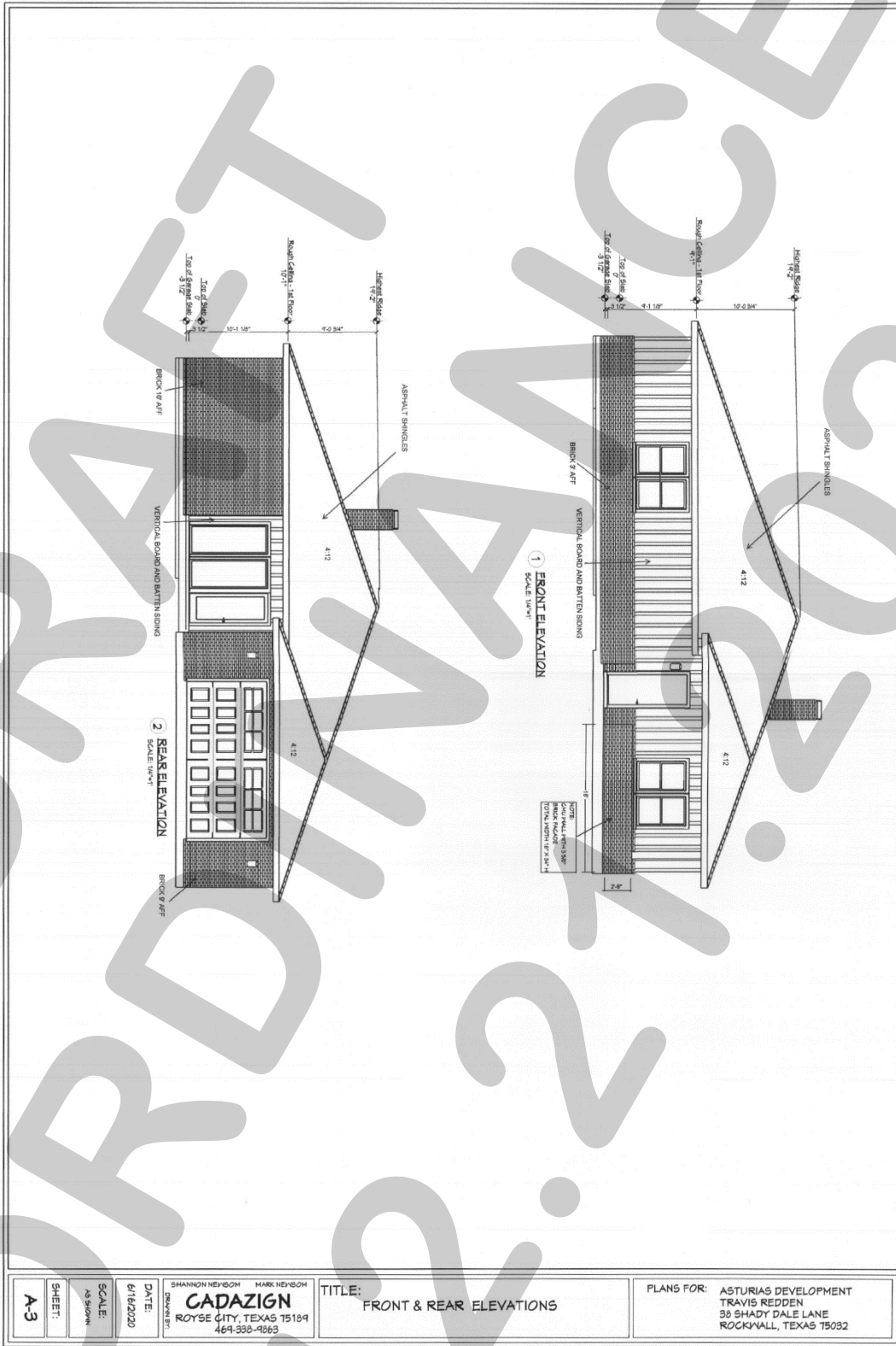
- The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of the recorded plat.
- Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
- Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
- All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction. City side walk will not be included in flatwork calcs.
- A form survey is required for verification of form placement prior to concrete pour. ELD accepts no liability where a form survey is not provided.

<b>BUILDER:</b> ASTURIAS DEVELOPMENTS	<b>PLAN:</b> CUSTOM
<b>ADDITION:</b> 38 SHADYDALE -- PR	<b>ELD JOB NO:</b> DIF20-0868
<b>ADDRESS:</b> 38 SHADY DALE LANE	<b>DRAWN BY:</b> AA
<b>LOT:</b> 8 <b>BLOCK:</b> 1	<b>CHECKED BY:</b> ELD
<b>CITY:</b> ROCKWALL, TX	<b>SCALE:</b> 1:20
<b>DATE:</b> 08/19/2020	

**PLOT PLAN  
ENGINEERED FOR:  
Asturias  
Development**

<p><b>ERIC L. DAVIS ENGINEERING, INC.</b> 120 East Main Street Ferry, Texas 75126 972/564-0592 Fax 972/564-8523 E-mail: eric@eladavisengineering.com</p>	
<p>SHEET # - 10.1 - PLOT PLAN</p>	

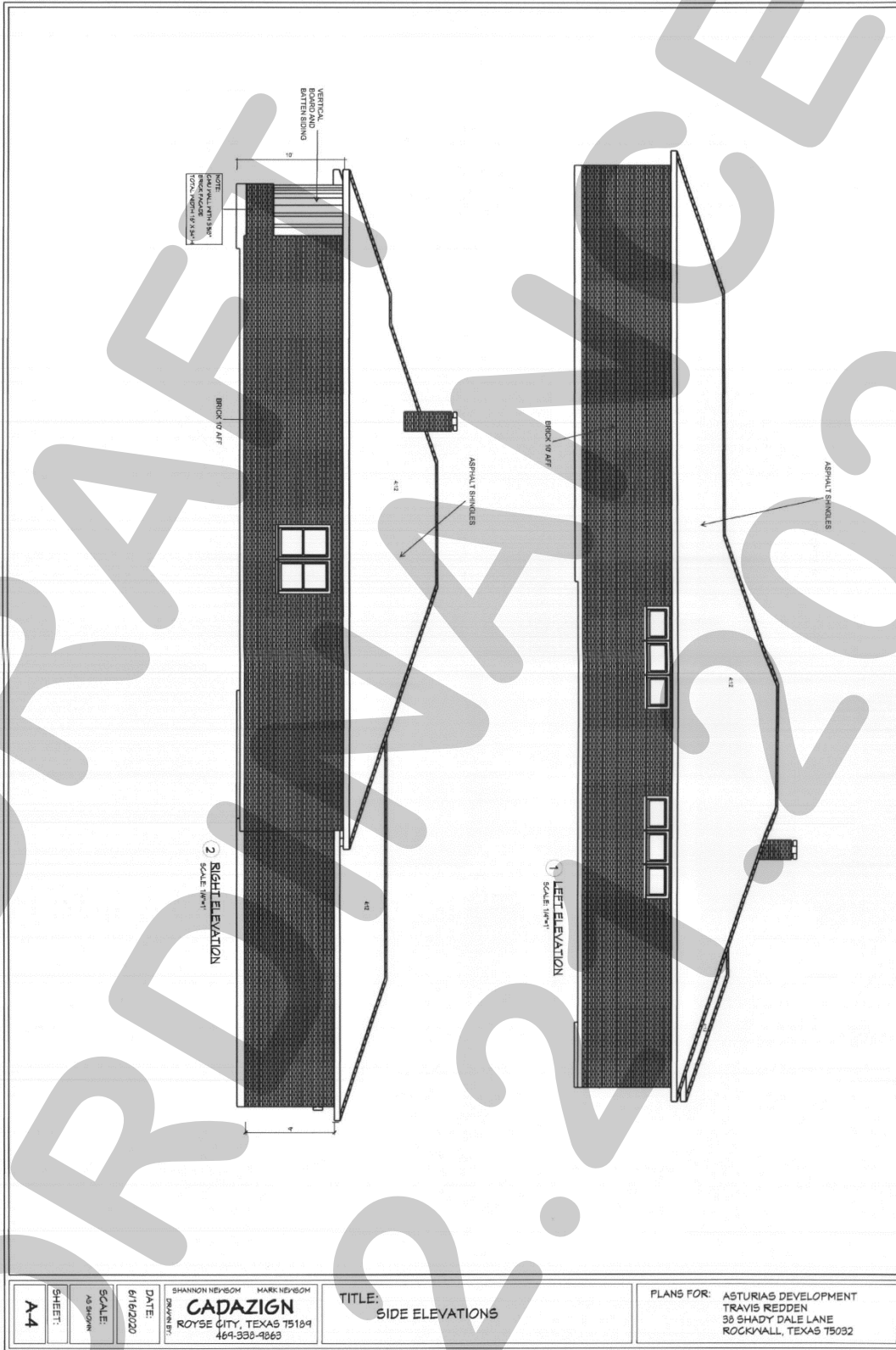
**Exhibit 'C':  
Building Elevations**



SHEET: <b>A-3</b>	SCALE: AS SHOWN	DATE: 6/16/2020	DRAWN BY: SHANNON NEVISON	CHECKED BY: MARK NEVISON	TITLE: <b>FRONT &amp; REAR ELEVATIONS</b>	PLANS FOR: ASTURIAS DEVELOPMENT TRAVIS REDDEN 38 SHADY DALE LANE ROCKWALL, TEXAS 75082



Exhibit 'C':  
Building Elevations



A-4	SHEET:	SCALE:	DATE:	SHANNON NEVESHOM	MARK NEVESHOM	TITLE: SIDE ELEVATIONS	PLANS FOR: ASTURIAS DEVELOPMENT TRAVIS REDDEN 38 SHADY DALE LANE ROCKWALL, TEXAS 75082
		AS SHOWN	6/16/2020	CADAZIGN ROYSE CITY, TEXAS 75189 469-333-7863			



January 27, 2021

TO: Travis Redden  
1115 Concan Drive  
Forney, TX 75126

FROM: Henry Lee, *Planner*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2020-051; *Specific Use Permit (SUP) for 38 Shadydale Lane*

Travis Redden:

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 January 4, 2021. 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 Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 8, 2020, the Planning and Zoning Commission voted to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Conway dissenting.

City Council

On January 4, 2021, the City Council approved a motion to approve the Specific Use Permit (SUP) for a residential infill for the purpose of constructing a single-family home by a vote of 5-1, with Councilman Johannesen dissenting and Mayor Pruitt absent.

Included with this letter is a copy of Ordinance No. 21-05, S-241, 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,

Henry Lee  
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-05

SPECIFIC USE PERMIT NO. S-241

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.30-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8, BLOCK A, SHADYDALE ESTATES 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 Travis Redden for the approval of a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow the construction of a single-family home on a 0.30-acre parcel of land being described as Lot 8, Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) [*Ordinance No. 13-43*] for single-family residential land uses, addressed as 38 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 9 (PD-9) [*Ordinance No. 13-43*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 9 (PD-9) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill adjacent to Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 9 (PD-9) [Ordinance No. 13-43] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

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

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

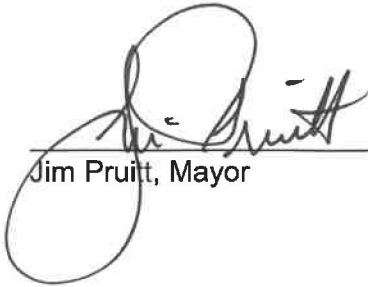
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

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

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


**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF JANUARY, 2021.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



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

2<sup>nd</sup> Reading: January 4, 2021

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

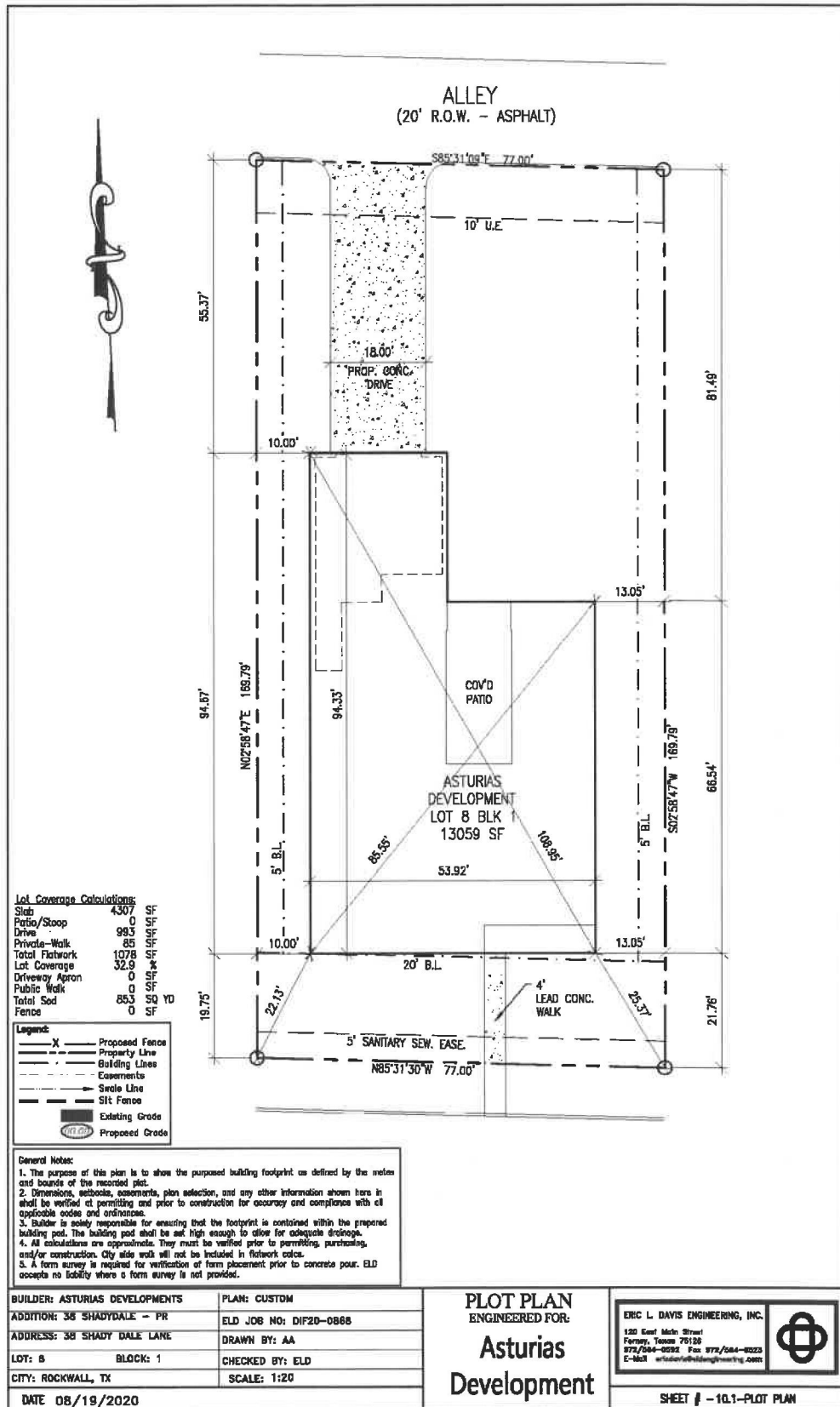
Address: 38 Shadydale Lane

Legal Description: Lot 8, Block A, Shadydale Estates Addition

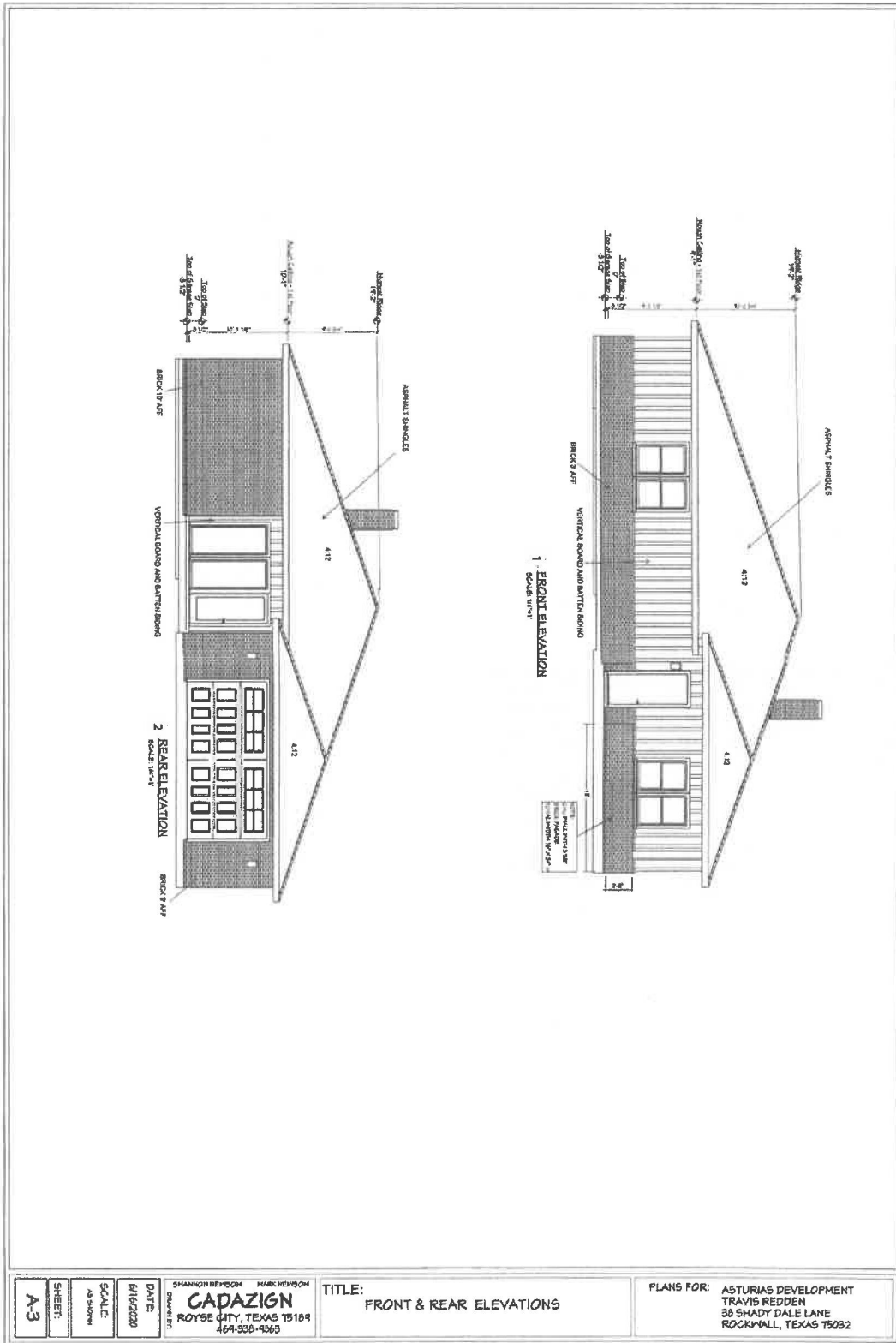




## Exhibit 'B': Residential Plot Plan



**Exhibit 'C':  
Building Elevations**



**Exhibit 'C':  
Building Elevations**

