



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-060 P&Z DATE 01/12/21 CC DATE 01/19/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block ACRES P-17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A Current Use Residential + A

Proposed Zoning SFE 1.5 Proposed Use Residential

Acreage 8.17 Lots [Current] 1 Lots [Proposed] 3

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 Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 Elizabeth Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

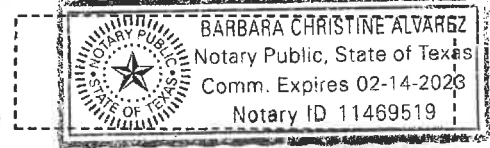
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 335, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of December, 2020.

Owner's Signature

Donald Wallace
B.C. Alvarez

Notary Public in and for the State of Texas



My Commission Expires



Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



MARGARET ANNE WALLACE MORTON
VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82,
VOM. 88, 94, & 100

BILLY R. & MARGARET A. MORTON
VOL. 3603, PG. 1

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82,
VOM. 88, 94, & 100

EASEMENT AND RIGHT OF WAY
TO RCH WATER SUPPLY
VOL. 64, PG. 393

REFERENCE MONUMENT
ASPHALT

PAUL J. & NORMA J. WILCK
VOL. 152, PG. 922

E REFERENCE MONUMENT
TJT INVESTMENT TRUST
INST. NO. 201900000560

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

JACKSON W. HUNT, JR.
VOL. 1467, PG. 11

WEST CORNER LOT 1,
CONOVER ADDITION
30.00'

LOT 1,
CONOVER ADDITION
CAB. H, SL. 93-94

LOT 2,
CONOVER ADDITION
CAB. H, SL. 93-94

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

ZONE A, 48397C0105L, 09/26/2008

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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PROPERTY INFORMATION [PLEASE PRINT]

Address 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block _____ Acres 8.17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A

Current Use Residential + A

Proposed Zoning SFE 1.5

Proposed Use Residential

Acreage 8.17

Lots [Current] 1

Lots [Proposed] 3

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Owner Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 E. Central Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

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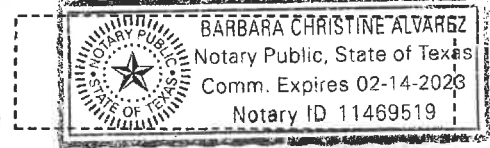
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Owner's Signature

Donald Wallace
B.C. Alvarez

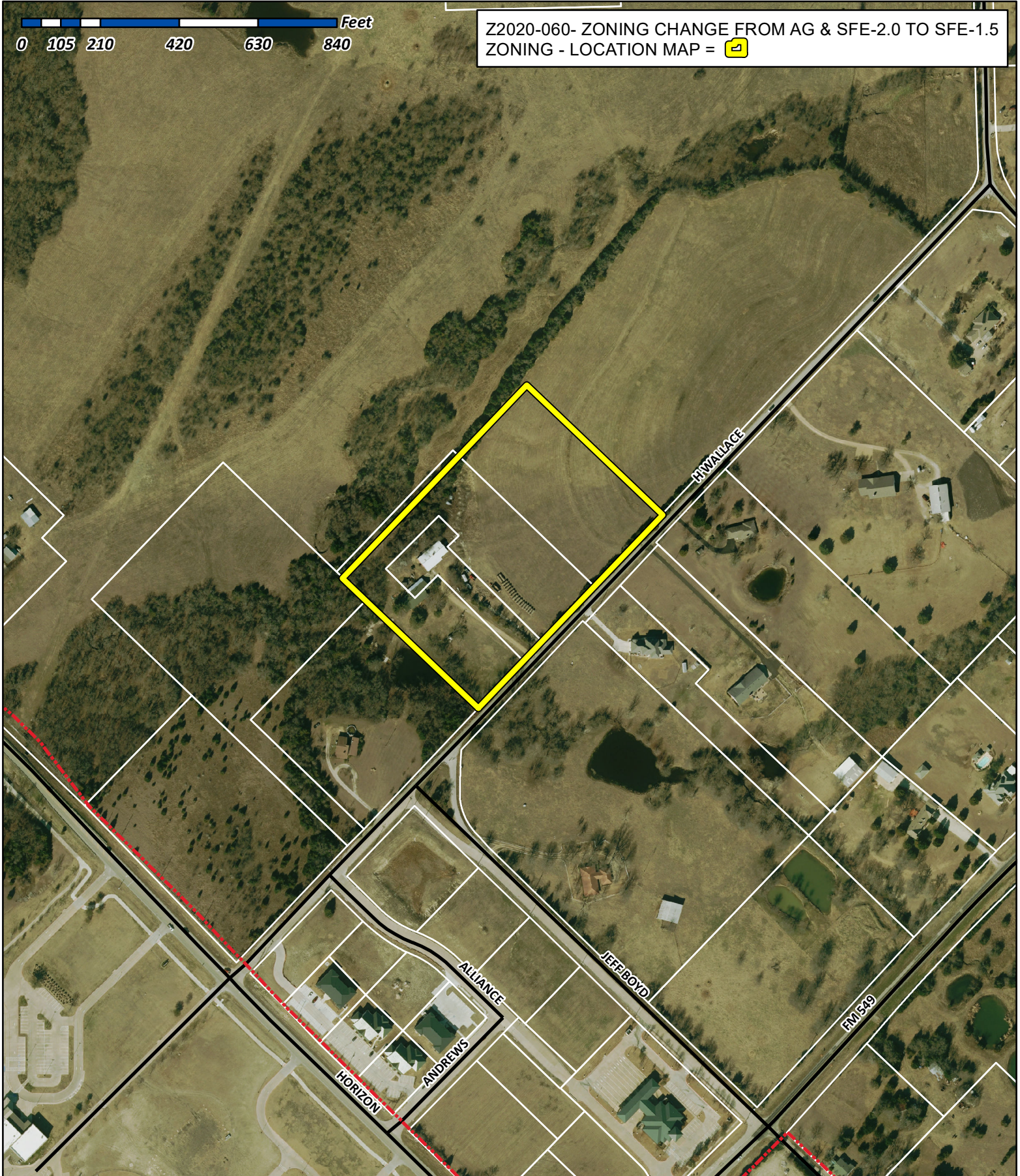
Notary Public in and for the State of Texas



My Commission Expires

0 105 210 420 630 840 Feet

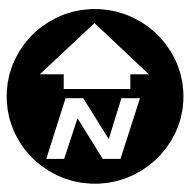
Z2020-060- ZONING CHANGE FROM AG & SFE-2.0 TO SFE-1.5
ZONING - LOCATION MAP = 



City of Rockwall

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

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

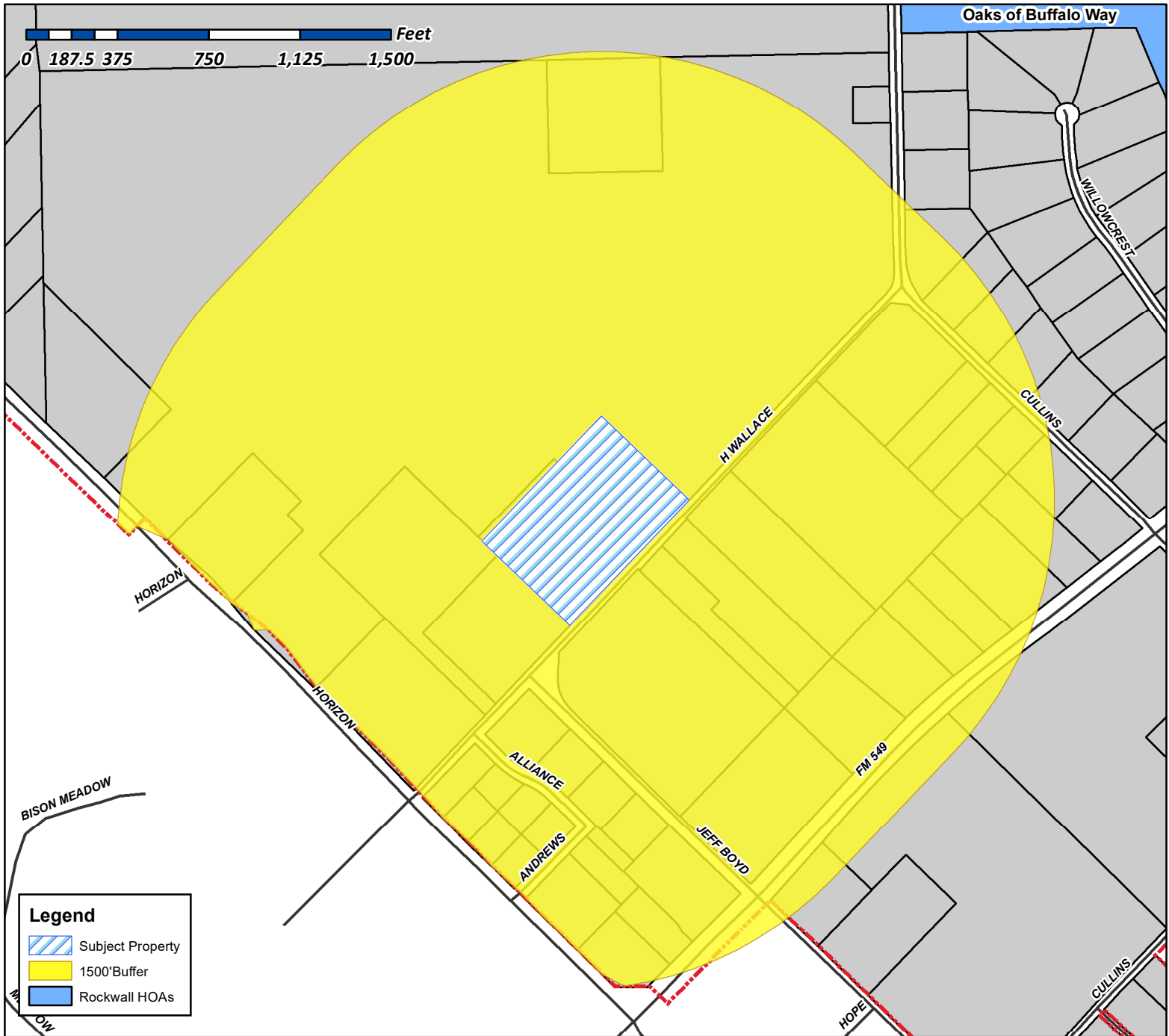
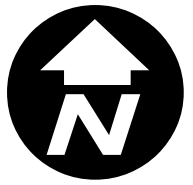




City of Rockwall

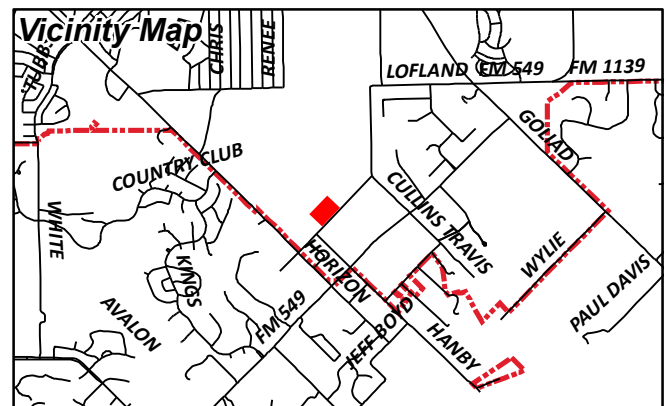
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-060
Case Name: Zoning Change from AG to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

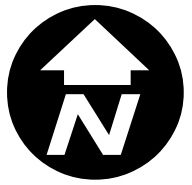




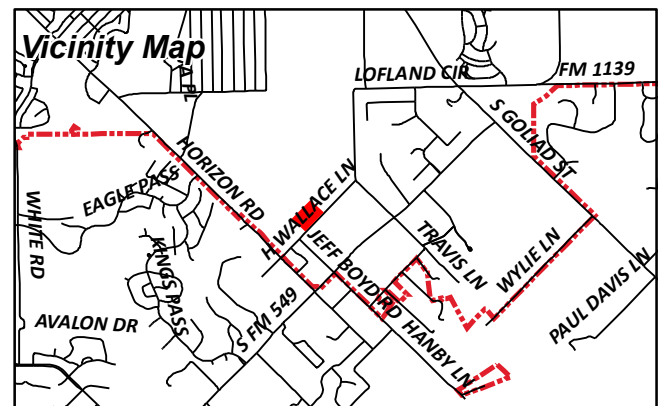
City of Rockwall

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Case Number: Z2020-060
Case Name: AG & SFE-2.0 to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane



Date Created: 12/19/2020

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

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY ESTATE DISTRICTS
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel with Outside Pens	(2)	(1)	S
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Commercial Horse Corral or Stable	(9)	(5)	S
Private Horse Corral or Stable	(10)	(6)	P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
Wholesale Nursery (<i>i.e. without Retail Sale On-Site</i>)	(13)		S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	S
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY ESTATES (SFE) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY ESTATE DISTRICTS
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



MARGARET ANNE WALLACE MORTON VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P. VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

BILLY R. & MARGARET A. MORTON VOL. 3603, PG. 1

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

WALLACE LAND PARTNERS, L.P. VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

EASEMENT AND RIGHT OF WAY TO RCH WATER SUPPLY VOL. 64, PG. 393

TRACT 1 BEGINNING, TRACT 2 & 3 COMMENCING

TRACT 2 BEGINNING

TRACT 3 BEGINNING

REFERENCE MONUMENT

E REFERENCE MONUMENT TJT INVESTMENT TRUST INST. NO. 2019000000560

H. WALLACE LANE

PAUL J. & NORMA J. WILCK VOL. 152, PG. 922

WEST CORNER LOT 1, CONOVER ADDITION

LOT 1, CONOVER ADDITION CAB. H, SL. 93-94

LOT 2, CONOVER ADDITION CAB. H, SL. 93-94

APPROX. LOCATION ZONE X AS SCALED FROM FEMA MAP DATED 09/26/2008

APPROX. LOCATION ZONE A 100YR AS SCALED FROM FEMA MAP DATED 09/26/2008

JACKSON W. HUNT, JR. VOL. 1467, PG. 11

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

ZONE A, 48397C0105L, 09/26/2008

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-060
 PROJECT NAME: Zoning Change from AG to SFE-1.5
 SITE ADDRESS/LOCATIONS: 330 H WALLACE LN, ROCKWALL, 75032

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	12/21/2020	Approved w/ Comments

12/21/2020: Z2020-060; Zoning Change from AG to SFE Lots – Wallace Lane
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property. It should be noted that upon approval of the zoning change, and at the time of final plat, the subject property will be required to dedicate right-of-way along Wallace Lane per the Master Thoroughfare Plan located within the OURHometown 2040 Comprehensive Plan.

I.4 Please note the scheduled meetings for this case:

- (1) Planning & Zoning work session meeting will be held on December 29, 2020.
- (2) Planning & Zoning Work Public Hearing will be held on January 12, 2020.
- (3) City Council Public Hearing will be held on January 19, 2020. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on February 1, 2021. [2nd Reading of Ordinance]

I.5 All meetings will be held in person in the City's Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2020	Approved w/ Comments

12/21/2020: M - Must replat the property to subdivide.

M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.

M - Must dedicate 20' water line easement along frontage of property.

M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on site

M - Must meet the engineering standards of design.

M- No development, fill, structures, or excavation in the flood plain

The following is for your information for engineering design.

I - Contact Ron Merritt with Rockwall County for septic system availability.

I - 4% Engineering inspection fees

I - Water, Wastewater and Roadway impact fees

I - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1)

I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)

I - Need to show existing and proposed utilities

I - Show survey verified flood plain by elevations on plat along with erosion hazard set back

I - Detention is required. Manning's C-value will got from a 0.35 to a 0.5 for residential use. No detention in flood plain.

I - 4:1 max slope for grading Section 3.2.7.2

I - Must meet the engineering standards of design.

12/21/2020: Markups in case file

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/21/2020	N/A

No Comments



SURVEY PLAT



APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

Know what's below.
Call before you dig.

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land referred to as "Wallace Land Partners, L.P.", as recorded in Volume 3603, Page 1 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Point in Volume 3603, Page 1 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

THENCE North 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to an iron rod found for corner, being on the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 180.32 feet to an iron rod found for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to an iron rod found for corner, being on the Northwest line of said "Wallace tract 750";

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COUNTY OF ROCKWALL

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THENCE South 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to an iron rod found for corner, being on the Northwest line of said "Wallace tract 750";

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TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

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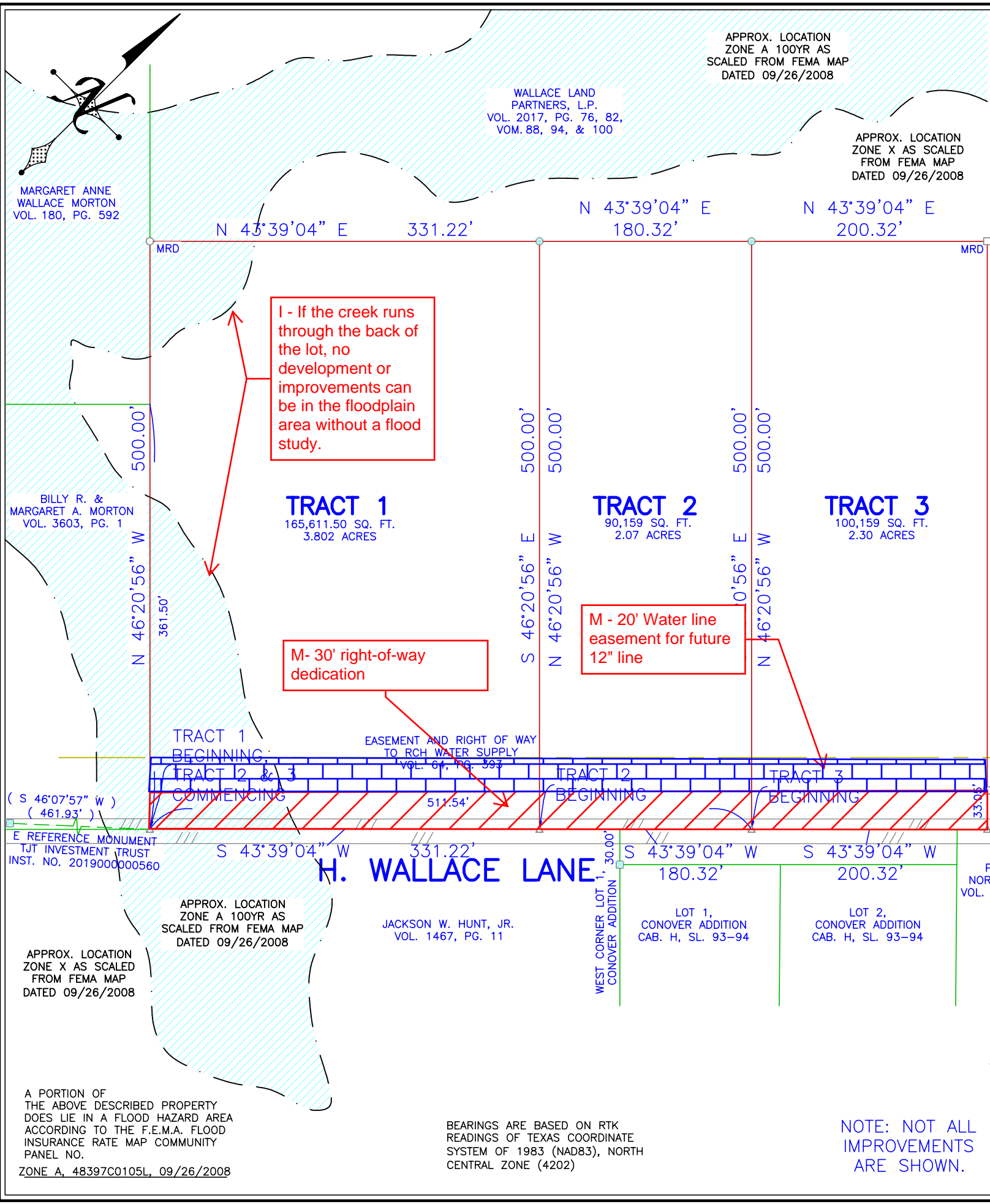
1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND

WOOD FENCE	---	TEXT	---
CHAIN LINK	---	IMPROVEMENTS	---
IRON FENCE	---	BOUNDARY LINE	---
WIRE FENCE	---	EASEMENT SETBACK	---
		RESIDENCE/BUILDING	---
MRD	---	MONUMENTS OF RECORD DIGNITY	---
1/2" IRON ROD FOUND	○		
1/2" YELLOW-CAPPED IRON ROD SET	○		
1/2" YELLOW-CAPPED IRON ROD FOUND	○		
1/2" ORANGE-CAPPED IRON ROD FOUND	○		
3/8" IRON ROD FOUND	○		
PK NAIL FOUND	△	PK NAIL SET	△
○	○	ELECTRIC	○
○	○	CLEAN OUT	○
○	○	GAS METER	○
○	○	FIRE HYDRANT	○
○	○	LIGHT POLE	○
○	○	MANHOLE	○
○	○	POOL EQUIP	○
○	○	POWER POLE	○
○	○	TELEPHONE	○
○	○	WATER METER	○
○	○	WATER VALVE	○

(UNLESS OTHERWISE NOTED)



M - Must replat the property to subdivide.
M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.
M - Must dedicate 20' water line easement along frontage of property.
M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on site.
M - Must meet the engineering standards of design.
M - No development, fill, structures, or excavation in the flood plain

The following is for your information for engineering design.

I - Contact Ron Merritt with Rockwall County for septic system availability.
I - 4% Engineering inspection fees
I - Water, Wastewater and Roadway impact fees
I - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1)
I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)
I - Need to show existing and proposed utilities
I - Show survey verified flood plain by elevations on plat along with erosion hazard set back
I - Detention is required. Manning's C-value will got from a 0.35 to a 0.5 for residential use. No detention in flood plain.
I - 4:1 max slope for grading Section 3.2.7.2
I - Must meet the engineering standards of design.

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. ZONE A, 48397C0105L, 09/26/2008

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block ACRES 8-17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A Current Use Residential + A

Proposed Zoning SFE 1.5 Proposed Use Residential

Acreage 8.17 Lots [Current] 1 Lots [Proposed] 3

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 Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 E. Central Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

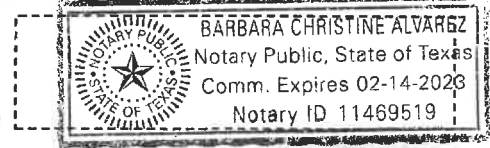
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 335, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of December, 2020.

Owner's Signature

Donald Wallace
B.C. Alvarez

Notary Public in and for the State of Texas



My Commission Expires

0 105 210 420 630 840 Feet

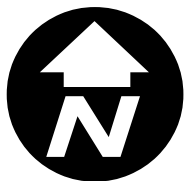
Z2020-060- ZONING CHANGE FROM AG & SFE-2.0 TO SFE-1.5
ZONING - LOCATION MAP = 



City of Rockwall

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

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

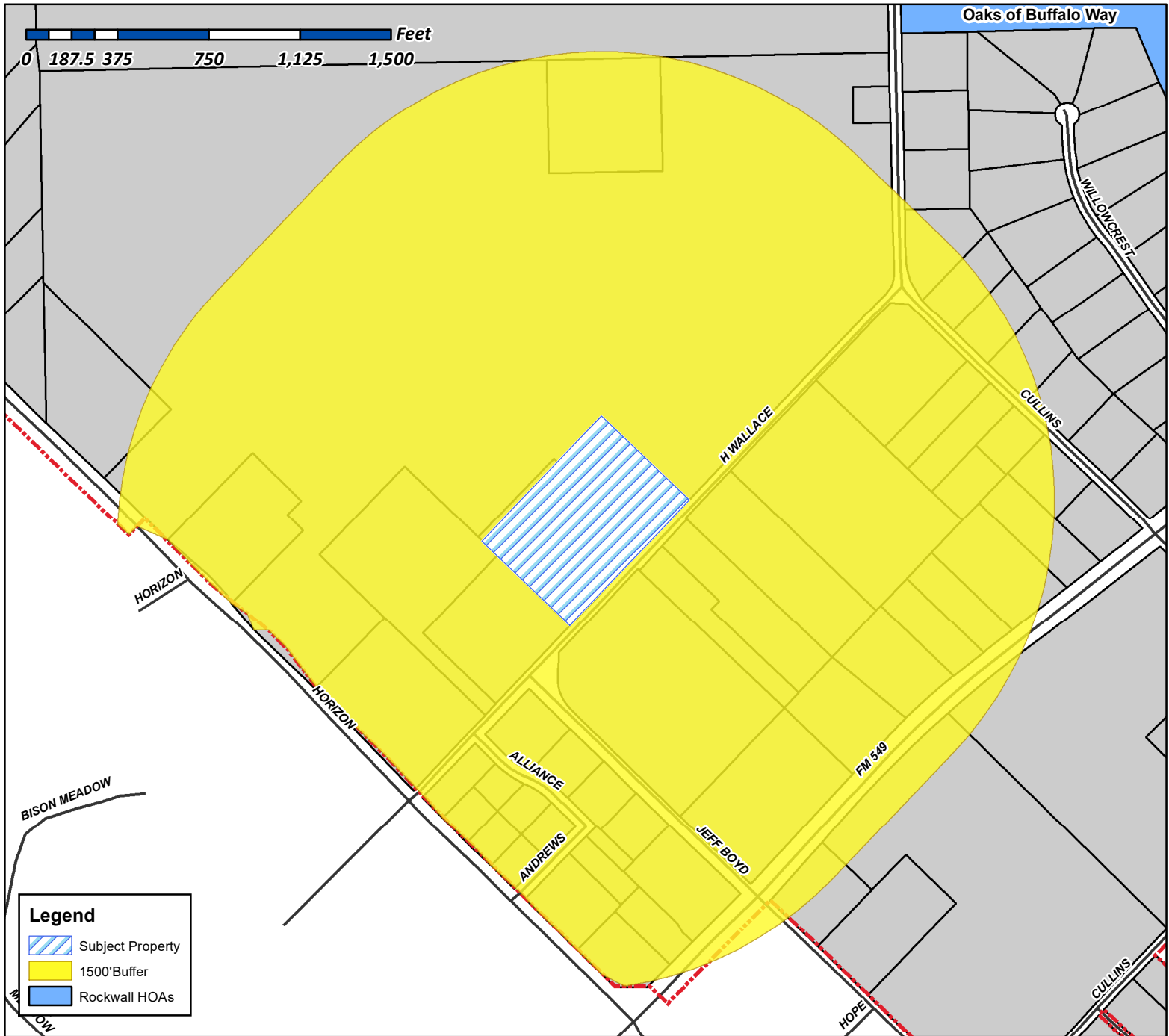




City of Rockwall

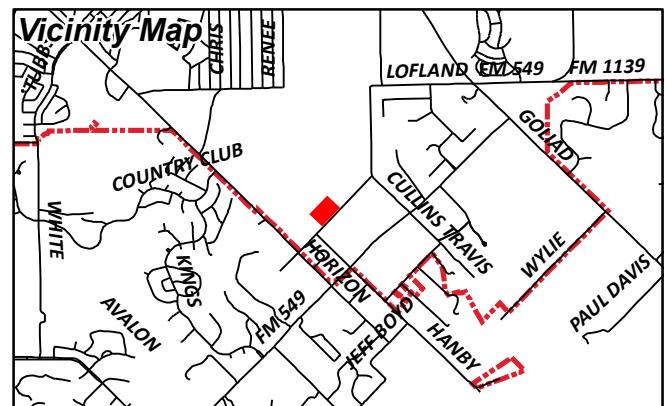
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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2020-060
Case Name: Zoning Change from AG to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

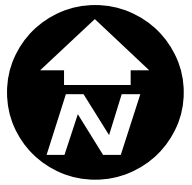




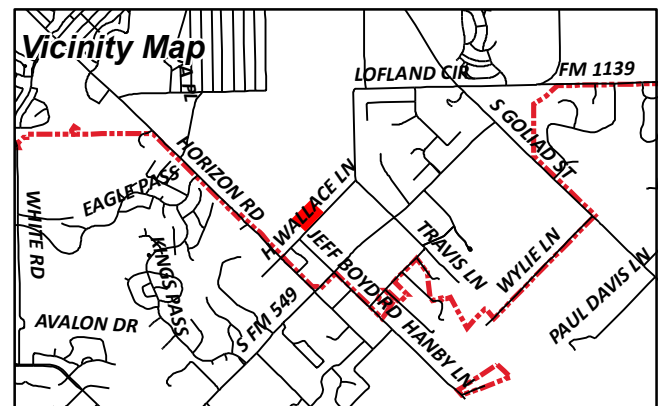
City of Rockwall

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

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Case Number: Z2020-060
Case Name: AG & SFE-2.0 to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane



Date Created: 12/19/2020

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

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C
405 H WALLACE LN
ROCKWALL, TX 75032

PALOMBA LISA
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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. Z2020-060: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 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:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 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. Z2020-060: Zoning Change from AG to SFE-1.5

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



SURVEY PLAT



APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

Know what's below.
Call before you dig.

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



MARGARET ANNE WALLACE MORTON
VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

N 43°39'04" E 331.22'

N 43°39'04" E 180.32'

N 43°39'04" E 200.32'

MRD

MRD

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

BILLY R. & MARGARET A. MORTON
VOL. 3603, PG. 1

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

EASEMENT AND RIGHT OF WAY
TO RCH WATER SUPPLY
VOL. 64, PG. 393

TRACT 1 BEGINNING;
TRACT 2 & 3 COMMENCING

TRACT 2 BEGINNING

TRACT 3 BEGINNING

REFERENCE MONUMENT

(S 46°07'57" W)
(461.93')

511.54'

ASPHALT

E REFERENCE MONUMENT
TJT INVESTMENT TRUST
INST. NO. 201900000560

S 43°39'04" W 331.22'

H. WALLACE LANE

S 43°39'04" W 180.32'

S 43°39'04" W 200.32'

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

JACKSON W. HUNT, JR.
VOL. 1467, PG. 11

WEST CORNER LOT 1,
CONOVER ADDITION
30.00'

LOT 1,
CONOVER ADDITION
CAB. H, SL. 93-94

LOT 2,
CONOVER ADDITION
CAB. H, SL. 93-94

PAUL J. & NORMA J. WILCK
VOL. 152, PG. 922

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.
ZONE A, 48397C0105L, 09/26/2008

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR AN 8.17-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 AND ALL OF TRACTS 45-02 & 45-07 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Deyemond of TC Planning and Design on behalf of the owner Donald Wallace for a change in zoning from an Agricultural (AG) District and a Single-Family Estates 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for an 8.17-acre tract of land identified as a portion of Tract 44-01 and all of Tracts 45-02 & 45-07 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SF-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.02, *Single-Family*

Estate 1.5 (SFE-1.5) District, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description

TRACT ONE (1):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace 750" tract, also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Eastern most corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT TWO (2):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

Exhibit 'A'
Legal Description

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT THREE (3):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2-inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2-inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]

Legal Description: An 8.17-Acre Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80





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: January 12, 2021

APPLICANT: Matthew Deyermond; *TC Planning and Design Group*

CASE NUMBER: Z2020-060; *Zoning Change from Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to Single-Family Estate 1.5 (SFE-1.5)*

SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property is an 8.17-acre portion of a larger 123.00-acre tract of land that is situated within the W.W. Ford Survey, Abstract No. 80. This property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and is commonly referred to as the *Wallace Tract*. The City Council approved *Ordinance No. 08-13*, annexing the subject property on February 18, 2008. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 3, 2020, the City Council approved a zoning change [Case No. Z2020-029] for a two (2) acre tract of land from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District. This tract of land has been incorporated into the 8.17-acre subject property that the applicant is requesting to rezone to a Single-Family Estate 1.5 (SFE-1.5) District.

PURPOSE

On December 18, 2020, the applicant -- *Matthew Deyermond of TC Planning and Design* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District. The applicant has stated the purpose of the rezoning request is to establish three (3) single-family residential parcels of land.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this thoroughfare is the eastside of the Lake Rockwall Estates subdivision, which is zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01] for Single-Family 7 (SF-7) District land uses. Adjacent to this property, on the eastside of Lake Rockwall Estates, is an 84.0-acre vacant tract of land being a portion of a larger 144.0-acre tract of land identified as Tract 3 of the J. R. Johnson Survey, Abstract No. 128. This property is zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate boundaries

followed by the City of Heath. On the eastside, south of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several residential land uses zoned Agricultural (AG) and Single-Family Estate 1.5 & 2.0 (SFE-1.5 & SFE-2.0) Districts. In addition, there are several office buildings zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses. These uses are a part of the Alliance Addition.

East: Directly east of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single-Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

West: Directly west of the subject property are several non-residential properties zoned Commercial (C) District. Beyond this is Ranch Trail Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 8.17-acre portion of subject property from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of constructing single-family residential homes on three (3) individual lots. It should be noted that the applicant will be required to final plat the 8.17-acre tract into three (3) buildable lots in order to construct the homes.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The Water Distribution Master Plan indicates that a 12-inch waterline will be constructed in the front of these properties in the future. The applicant will be required to dedicate a 20-foot utility easement at the front property line at the time of platting in order to accommodate the installation of the water line.

Sewer Improvements

Since City sanitary sewer lines are greater than 100-feet from the subject property and the proposed lot will be greater than 1½-acre in size, the applicant will need to provide an On-Site Sewage Facility (OSSF) meeting the City of Rockwall and Rockwall County's standards.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates H. Wallace Lane is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size ... (t)hese lots are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, this portion of the *Wallace Tract (i.e. 259.924-acres)* was annexed into the City in 2008 and is primarily an agriculturally used property. Staff should note that the majority of the properties adjacent to H. Wallace Lane are zoned Agricultural (AG) District, with the exception of two (2) properties that were rezoned in the past creating four (4) single-family estate lots (*i.e. SFE-2.0 & SFE-1.5*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family Estate 1.5 (SFE-1.5) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT DEVELOPMENT STANDARDS

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	1.0
Minimum Dwelling Unit	2,000 SF
Minimum Lot Area	65,340 SF
Minimum Lot Width	150-Feet
Minimum Lot Depth	250-Feet
Minimum Front Yard Setback	50-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	25-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	35%
Required Parking Spaces	2

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is designated for Low Density Residential land uses. The applicant's request, to change the zoning of the subject property from an Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District, is in conformance with the Low Density Residential designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "... (p)reserve the City's current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On December 22, 2020, staff notified nine (9) property owners and occupants within 500-feet of the subject property. There are no Homeowners Association's (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an *Agricultural (AG) District* and a *Single-Family Estate 2.0 (SFE 2.0) District* to a *Single-Family Estate 1.5 (SFE-1.5) District*, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 1/8/2021

PROJECT NUMBER: Z2020-060
 PROJECT NAME: Zoning Change from AG to SFE-1.5
 SITE ADDRESS/LOCATIONS: 330 H WALLACE LN, ROCKWALL, 75032

CASE MANAGER: David Gonzales
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	01/07/2021	Approved

01/07/2021: Z2020-060; Revised Comments - Zoning Change from AG to SFE Lots – Wallace Lane
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- I.2 Please note the scheduled meetings for this case:
 - (1) Planning & Zoning Work Public Hearing will be held on January 12, 2020.
 - (2) City Council Public Hearing will be held on January 19, 2020. [1st Reading of Ordinance]
 - (3) City Council regular meeting will be held on February 1, 2021. [2nd Reading of Ordinance]
- I.3 All meetings will be held in person in the City’s Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	01/07/2021	Approved w/Condition

01/07/2021: M - Must replat the property to subdivide. M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.M - Must dedicate 20' water line easement along frontage of property. M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on siteM - Must meet the engineering standards of design.M- No development, fill, structures, or excavation in the flood plainThe following is for your information for engineering design.I - Contact Ron Merritt with Rockwall County for septic system availability.I - 4% Engineering inspection fees I - Water, Wastewater and Roadway impact feesI - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1) I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)I - Need to show existing and proposed utilities I - Show survey verified flood plain by elevations on plat along with erosion hazard set backI - Detention is required. Manning's C-value will got from a 0.35 to a 0.5 for residential use. No detention in flood plain.I - 4:1 max slope

for grading Section 3.2.7.2I - Must meet the engineering standards of design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	01/07/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	01/07/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	01/07/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/07/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	01/07/2021	N/A
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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block ACRES F-17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A Current Use Residential + A

Proposed Zoning SFE 1.5 Proposed Use Residential

Acreage 8.17 Lots [Current] 1 Lots [Proposed] 3

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 Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 E. Central Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

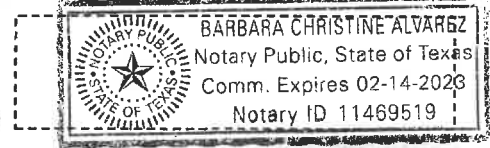
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 335, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of December, 2020.

Owner's Signature

Donald Wallace
B.C. Alvarez

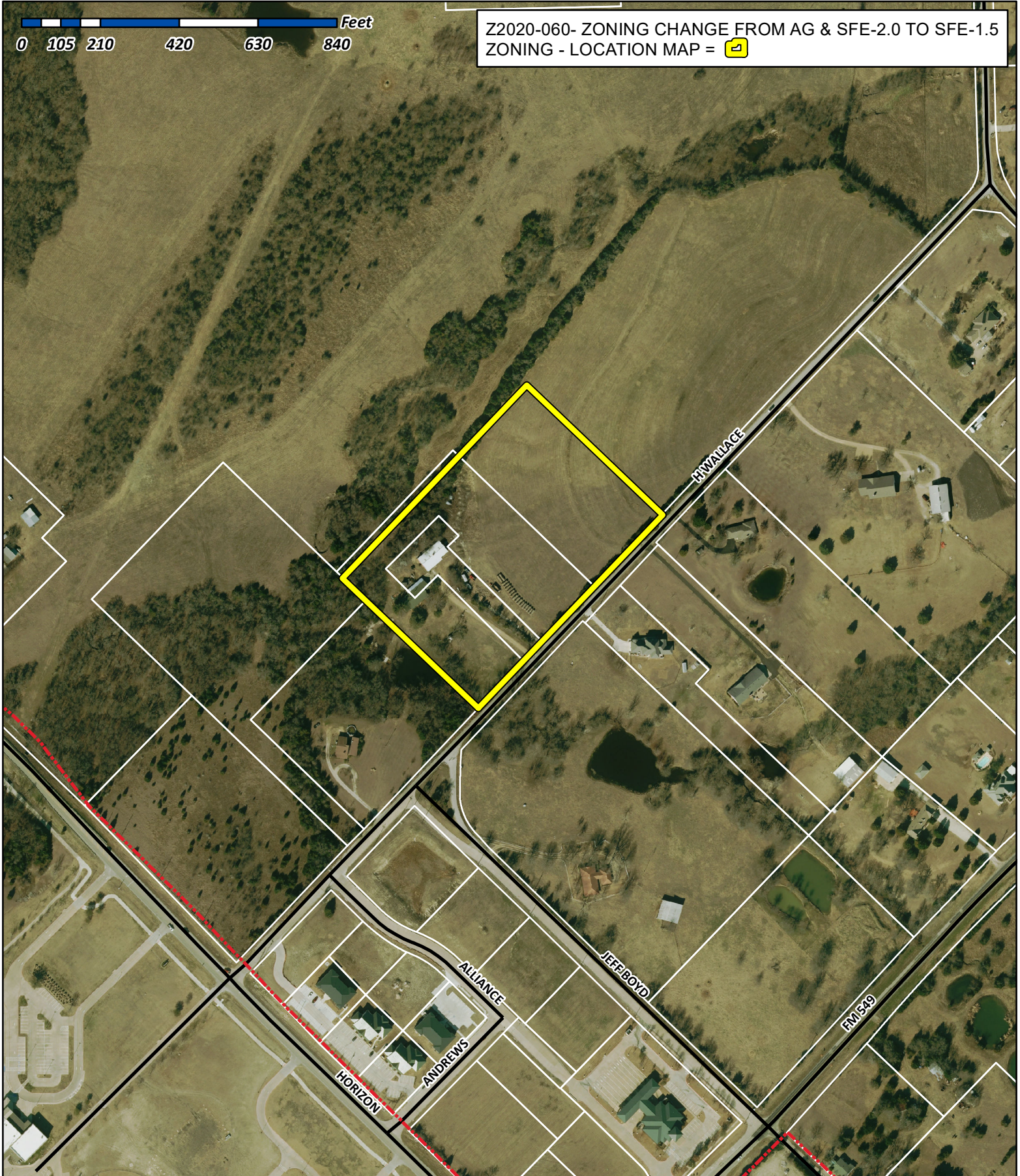
Notary Public in and for the State of Texas



My Commission Expires

0 105 210 420 630 840 Feet

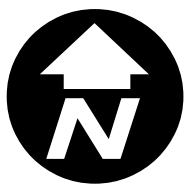
Z2020-060- ZONING CHANGE FROM AG & SFE-2.0 TO SFE-1.5
ZONING - LOCATION MAP = 



City of Rockwall

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

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

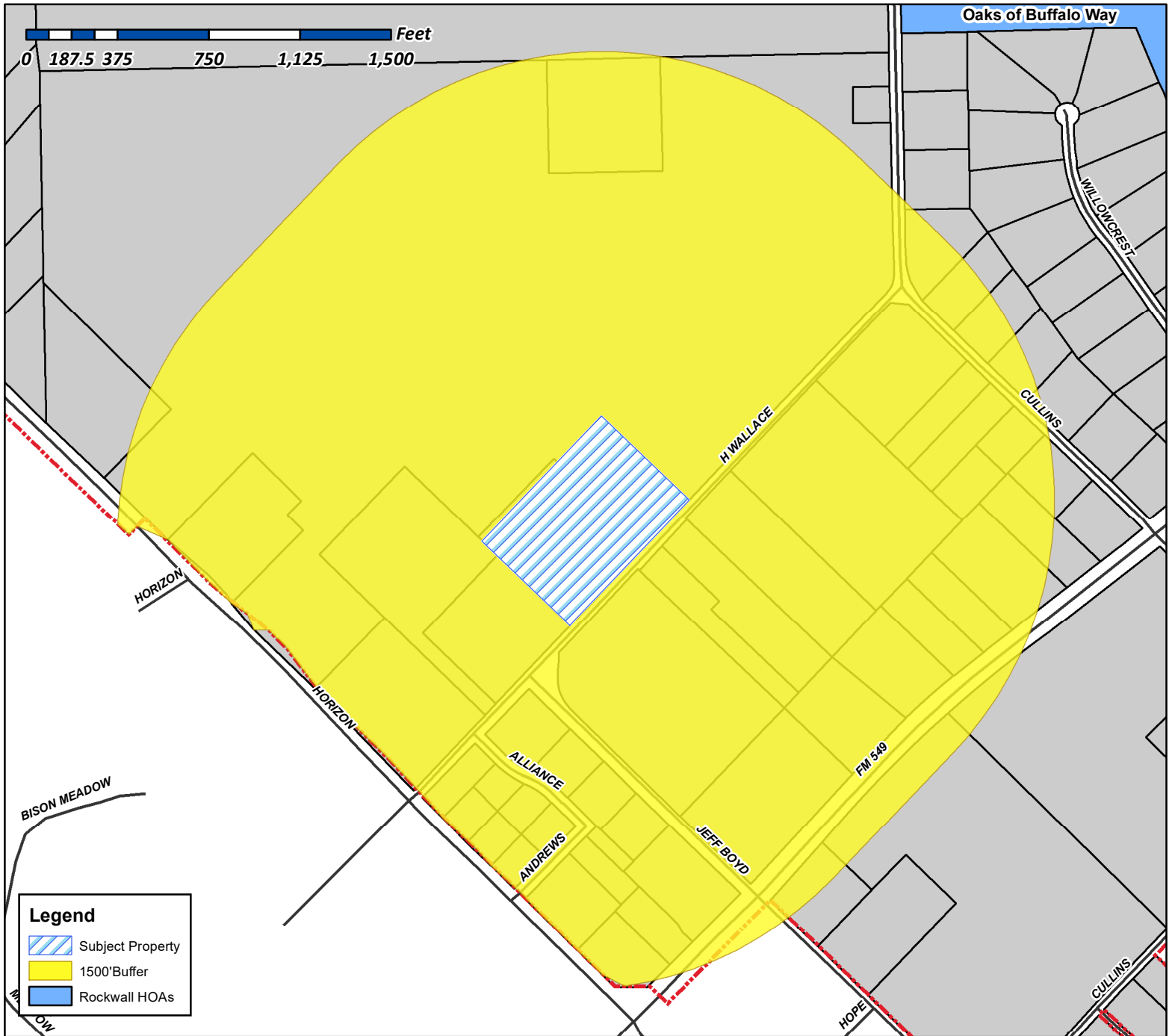
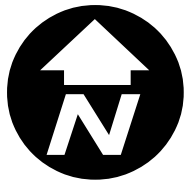




City of Rockwall

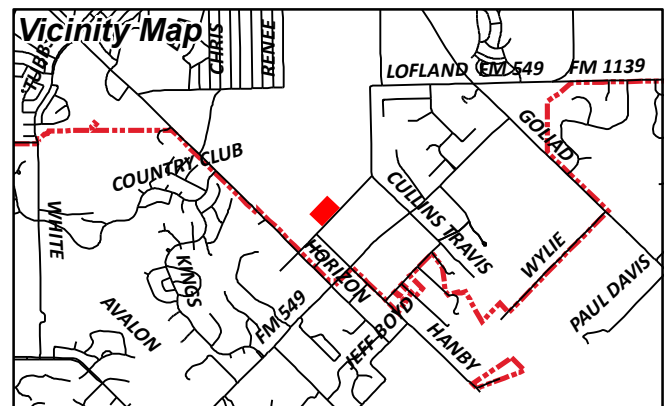
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-060
Case Name: Zoning Change from AG to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

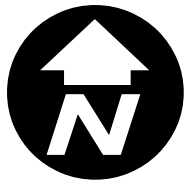




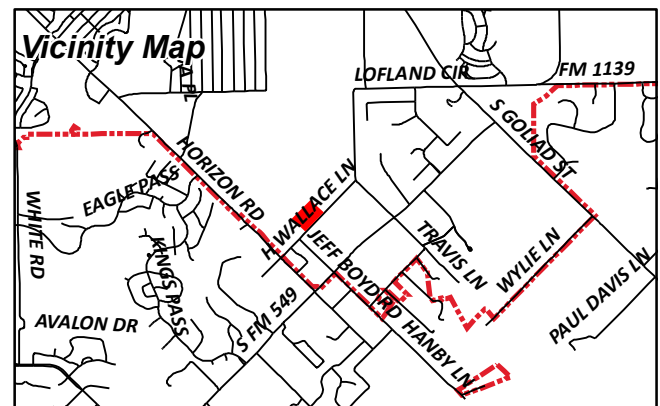
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-060
Case Name: AG & SFE-2.0 to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane



Date Created: 12/19/2020

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

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C
405 H WALLACE LN
ROCKWALL, TX 75032

PALOMBA LISA
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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. Z2020-060: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 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:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 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. Z2020-060: Zoning Change from AG to SFE-1.5

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



Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND

WOOD FENCE	---	TEXT	---
CHAIN LINK	---	IMPROVEMENTS	---
IRON FENCE	---	BOUNDARY LINE	---
WIRE FENCE	---	EASEMENT SETBACK	---
		RESIDENCE/BUILDING	---
MRD	---	MONUMENTS OF RECORD DIGNITY	---
1/2" IRON ROD FOUND	○		
1/2" YELLOW-CAPPED IRON ROD SET	○		
1/2" YELLOW-CAPPED IRON ROD FOUND	○		
1/2" ORANGE-CAPPED IRON ROD FOUND	○		
3/8" IRON ROD FOUND	○		
PK NAIL FOUND	△	PK NAIL SET	△
○	○	ELECTRIC	○
○	○	POOL EQUIP	○
○	○	POWER POLE	○
○	○	TELEPHONE	○
○	○	WATER METER	○
○	○	WATER VALVE	○
○	○		

(UNLESS OTHERWISE NOTED)



MARGARET ANNE WALLACE MORTON VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P. VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

BILLY R. & MARGARET A. MORTON VOL. 3603, PG. 1

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

WALLACE LAND PARTNERS, L.P. VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

PAUL J. & NORMA J. WILCK VOL. 152, PG. 922

EASEMENT AND RIGHT OF WAY TO RCH WATER SUPPLY VOL. 64, PG. 393

TRACT 1 BEGINNING, TRACT 2 & 3 COMMENCING

TRACT 2 BEGINNING

TRACT 3 BEGINNING

REFERENCE MONUMENT

E REFERENCE MONUMENT TJT INVESTMENT TRUST INST. NO. 201900000560

H. WALLACE LANE

WEST CORNER LOT 1, CONOVER ADDITION

LOT 1, CONOVER ADDITION CAB. H, SL. 93-94

LOT 2, CONOVER ADDITION CAB. H, SL. 93-94

APPROX. LOCATION ZONE A 100YR AS SCALED FROM FEMA MAP DATED 09/26/2008

JACKSON W. HUNT, JR. VOL. 1467, PG. 11

APPROX. LOCATION ZONE X AS SCALED FROM FEMA MAP DATED 09/26/2008

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

ZONE A, 48397C0105L, 09/26/2008

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR AN 8.17-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 AND ALL OF TRACTS 45-02 & 45-07 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Deyemond of TC Planning and Design on behalf of the owner Donald Wallace for a change in zoning from an Agricultural (AG) District and a Single-Family Estates 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for an 8.17-acre tract of land identified as a portion of Tract 44-01 and all of Tracts 45-02 & 45-07 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SF-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.02, *Single-Family*

Estate 1.5 (SFE-1.5) District, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description

TRACT ONE (1):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace 750" tract, also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Eastern most corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT TWO (2):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

Exhibit 'A'
Legal Description

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT THREE (3):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2-inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2-inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]

Legal Description: An 8.17-Acre Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80





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: Mayor and City Council

DATE: January 19, 2021

APPLICANT: Matthew Deyermond; *TC Planning and Design Group*

CASE NUMBER: Z2020-060; *Zoning Change from Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to Single-Family Estate 1.5 (SFE-1.5)*

SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property is an 8.17-acre portion of a larger 123.00-acre tract of land that is situated within the W.W. Ford Survey, Abstract No. 80. This property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and is commonly referred to as the *Wallace Tract*. The City Council approved *Ordinance No. 08-13*, annexing the subject property on February 18, 2008. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 3, 2020, the City Council approved a zoning change [Case No. Z2020-029] for a two (2) acre tract of land from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District. This tract of land has been incorporated into the 8.17-acre subject property that the applicant is requesting to rezone to a Single-Family Estate 1.5 (SFE-1.5) District.

PURPOSE

On December 18, 2020, the applicant -- *Matthew Deyermond of TC Planning and Design* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District. The applicant has stated the purpose of the rezoning request is to establish three (3) single-family residential parcels of land.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this thoroughfare is the eastside of the Lake Rockwall Estates subdivision, which is zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01] for Single-Family 7 (SF-7) District land uses. Adjacent to this property, on the eastside of Lake Rockwall Estates, is an 84.0-acre vacant tract of land being a portion of a larger 144.0-acre tract of land identified as Tract 3 of the J. R. Johnson Survey, Abstract No. 128. This property is zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate boundaries

followed by the City of Heath. On the eastside, south of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several residential land uses zoned Agricultural (AG) and Single-Family Estate 1.5 & 2.0 (SFE-1.5 & SFE-2.0) Districts. In addition, there are several office buildings zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses. These uses are a part of the Alliance Addition.

East: Directly east of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single-Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

West: Directly west of the subject property are several non-residential properties zoned Commercial (C) District. Beyond this is Ranch Trail Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 8.17-acre portion of subject property from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of constructing single-family residential homes on three (3) individual lots. It should be noted that the applicant will be required to final plat the 8.17-acre tract into three (3) buildable lots in order to construct the homes.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The Water Distribution Master Plan indicates that a 12-inch waterline will be constructed in the front of these properties in the future. The applicant will be required to dedicate a 20-foot utility easement at the front property line at the time of platting in order to accommodate the installation of the water line.

Sewer Improvements

Since City sanitary sewer lines are greater than 100-feet from the subject property and the proposed lot will be greater than 1½-acre in size, the applicant will need to provide an On-Site Sewage Facility (OSSF) meeting the City of Rockwall and Rockwall County's standards.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates H. Wallace Lane is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size ... (t)hese lots are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, this portion of the *Wallace Tract (i.e. 259.924-acres)* was annexed into the City in 2008 and is primarily an agriculturally used property. Staff should note that the majority of the properties adjacent to H. Wallace Lane are zoned Agricultural (AG) District, with the exception of two (2) properties that were rezoned in the past creating four (4) single-family estate lots (*i.e. SFE-2.0 & SFE-1.5*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family Estate 1.5 (SFE-1.5) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT DEVELOPMENT STANDARDS

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	1.0
Minimum Dwelling Unit	2,000 SF
Minimum Lot Area	65,340 SF
Minimum Lot Width	150-Feet
Minimum Lot Depth	250-Feet
Minimum Front Yard Setback	50-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	25-Feet
Between Buildings	10-Feet
Building Height	36-Feet
Maximum Lot Coverage	35%
Required Parking Spaces	2

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is designated for Low Density Residential land uses. The applicant's request, to change the zoning of the subject property from an Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District, is in conformance with the Low Density Residential designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "... (p)reserve the City's current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On December 22, 2020, staff notified nine (9) property owners and occupants within 500-feet of the subject property. There are no Homeowners Association's (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for to rezone the subject property from an *Agricultural (AG) District* and a *Single-Family Estate 2.0 (SFE 2.0) District* to a *Single-Family Estate 1.5 (SFE-1.5) District*, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 12, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change from an *Agricultural (AG) District* and a *Single-Family Estate 2.0 (SFE 2.0) District* to a *Single-Family Estate 1.5 (SFE-1.5) District* by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block _____ Acres 8.17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A Current Use Residential + A

Proposed Zoning SFE 1.5 Proposed Use Residential

Acreage 8.17 Lots [Current] 1 Lots [Proposed] 3

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 Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 E. Central Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

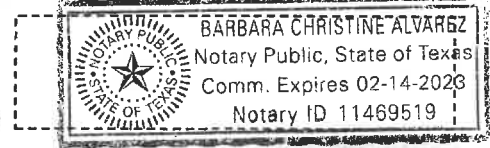
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 335, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of December, 2020.

Owner's Signature

Donald Wallace
B.C. Alvarez

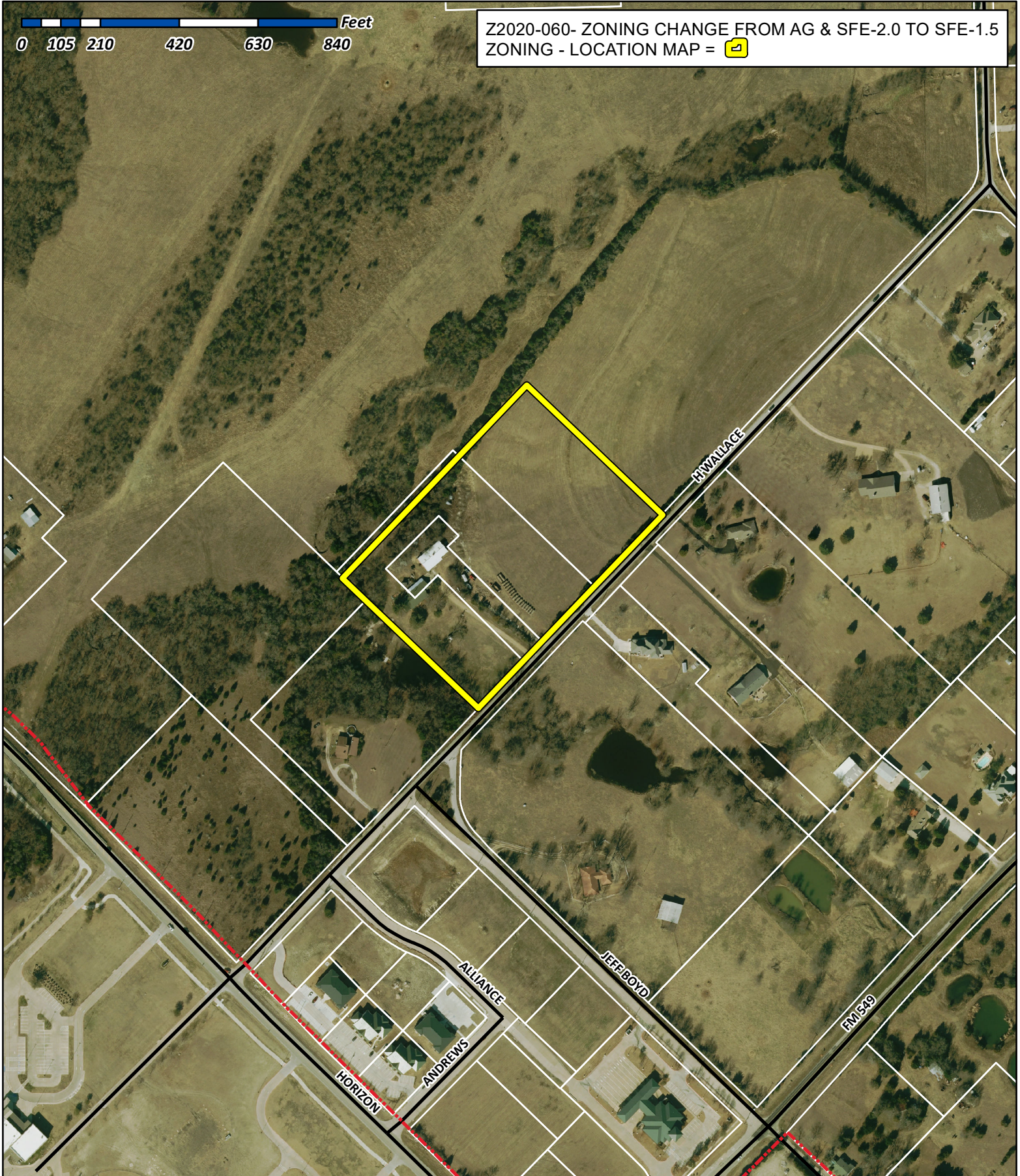
Notary Public in and for the State of Texas



My Commission Expires

0 105 210 420 630 840 Feet

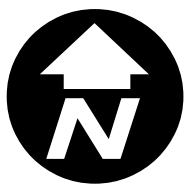
Z2020-060- ZONING CHANGE FROM AG & SFE-2.0 TO SFE-1.5
ZONING - LOCATION MAP = 



City of Rockwall

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

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

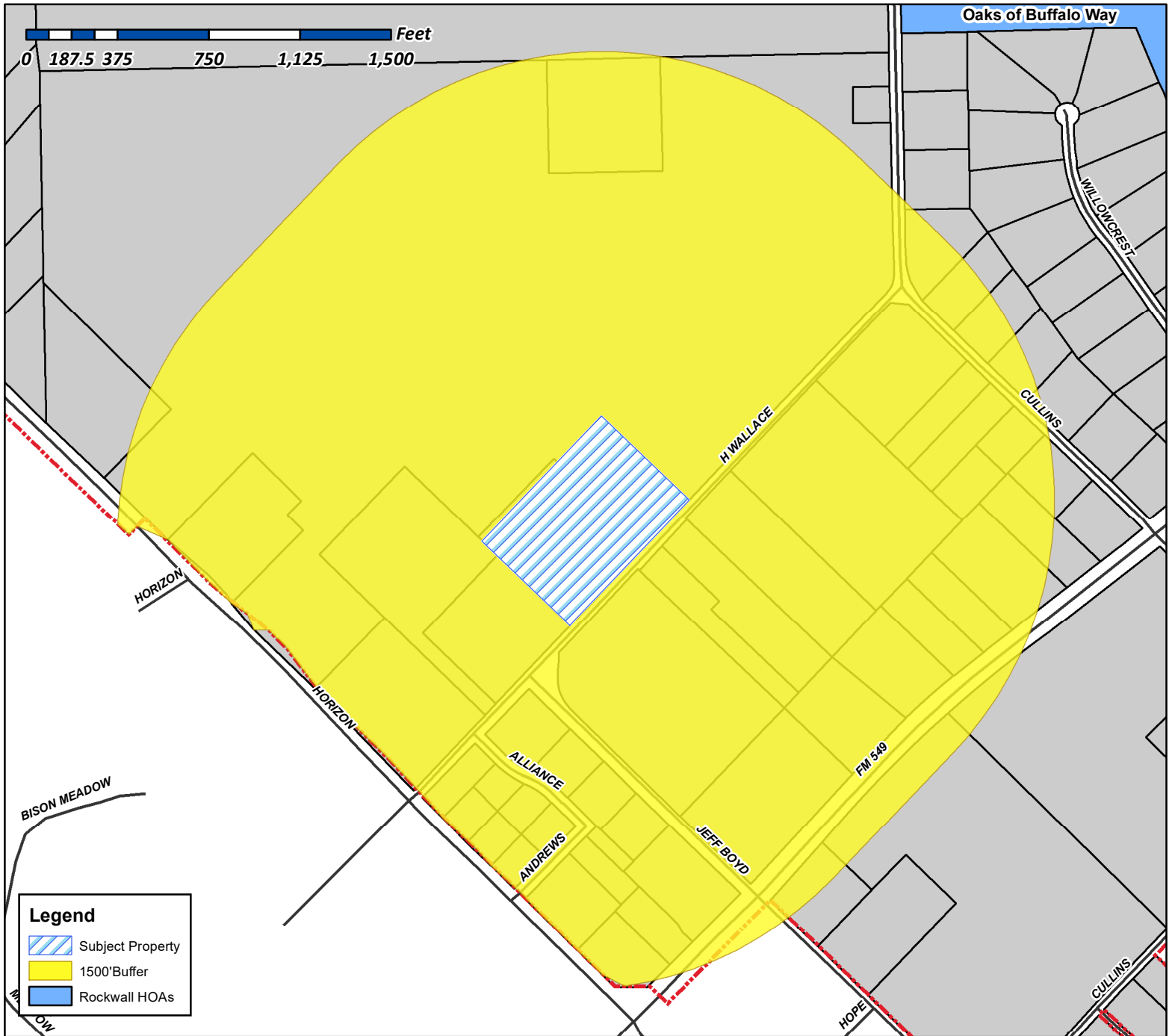
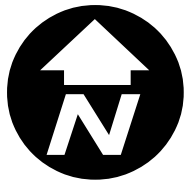




City of Rockwall

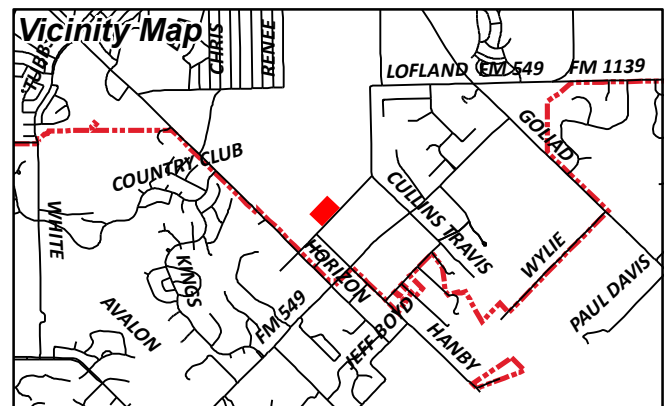
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-060
Case Name: Zoning Change from AG to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

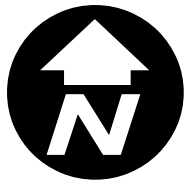




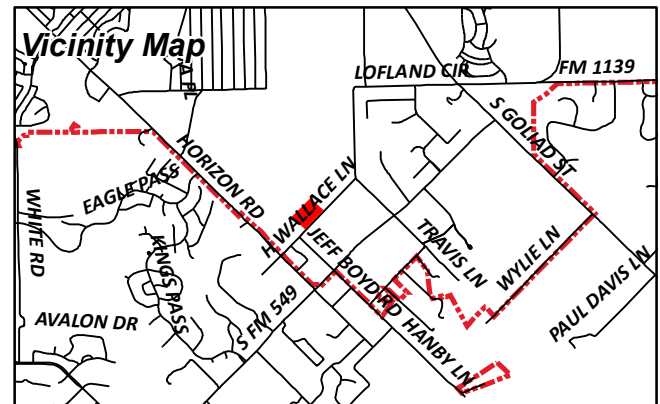
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-060
Case Name: AG & SFE-2.0 to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane



Date Created: 12/19/2020

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

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C
405 H WALLACE LN
ROCKWALL, TX 75032

PALOMBA LISA
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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. Z2020-060: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 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:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 19, 2021 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. Z2020-060: Zoning Change from AG to SFE-1.5

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



Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



MARGARET ANNE WALLACE MORTON
VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

BILLY R. & MARGARET A. MORTON
VOL. 3603, PG. 1

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

WALLACE LAND PARTNERS, L.P.
VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

PAUL J. & NORMA J. WILCK
VOL. 152, PG. 922

EASEMENT AND RIGHT OF WAY TO RCH WATER SUPPLY
VOL. 64, PG. 393

H. WALLACE LANE

WEST CORNER LOT 1, CONOVER ADDITION

LOT 1, CONOVER ADDITION
CAB. H, SL. 93-94

LOT 2, CONOVER ADDITION
CAB. H, SL. 93-94

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

JACKSON W. HUNT, JR.
VOL. 1467, PG. 11

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.
ZONE A, 48397C0105L, 09/26/2008

CITY OF ROCKWALL

ORDINANCE NO. ~~21-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [~~ORDINANCE NO. 20-02~~] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR AN 8.17-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 AND ALL OF TRACTS 45-02 & 45-07 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Deyemond of TC Planning and Design on behalf of the owner Donald Wallace for a change in zoning from an Agricultural (AG) District and a Single-Family Estates 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for an 8.17-acre tract of land identified as a portion of Tract 44-01 and all of Tracts 45-02 & 45-07 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SF-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.02, *Single-Family*

Estate 1.5 (SFE-1.5) District, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description

TRACT ONE (1):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace 750" tract, also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Eastern most corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT TWO (2):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

Exhibit 'A'
Legal Description

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT THREE (3):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2-inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2-inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]

Legal Description: An 8.17-Acre Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80





February 2, 2021

TO: Matthew Deyermond
550 Ezekiel Avenue
Dallas, TX 75217

COPY: Donald Wallace
330 Wallace Lane
Rockwall, TX 75032

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

SUBJECT: Z2020-060; *Zoning Change from Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District to Single-Family Estate 1.5 (SFE-1.5) District*

Mr. Deyermond:

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 February 1, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On January 12, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change from an *Agricultural (AG) District* and a *Single-Family Estate 2.0 (SFE 2.0) District* to a *Single-Family Estate 1.5 (SFE-1.5) District* by a vote of 7-0.

City Council

On January 19, 2021, the City Council approved a motion to approve the zoning change from *Agricultural and Single-Family Estates 2.0 (SFE-2.0) Districts* to *Single-Family Estate (SFE-1.5) District* approval by a vote of 7-0 (1st Reading).

On February 1, 2021, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0 (2nd Reading).

Included with this letter is a copy of Ordinance No. 21-12, 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,

David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Wednesday, December 23, 2020 9:28 AM
To: 'tcpermitting@gmail.com'
Cc: 'donald.j.wallace@gmail.com'
Subject: P&Z Work Session Next Week
Attachments: 11_Z2020-060.pdf

Good morning Matthew,

Please find attached staff's comments for your zoning request. The Planning Commission will be conducting a work session next week on Tuesday, December 29, 2020. As the applicant, you will be presenting your case before the commission to discuss your project and receive feedback. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

As a note, the public hearings for this case are scheduled for January 12, 2021 before the Planning and Zoning Commission and January 19, 2021 before the City Council (*1st Reading of the Ordinance*).

Do not hesitate to contact me should you have any questions.

Thank you, and have a safe and Happy Holiday Season,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Miller, Ryan
Sent: Tuesday, January 19, 2021 8:14 AM
To: 'Matthew Deyermond'; Gonzales, David
Subject: RE: 300 H Wallace Lane

Yes ... as stated before, someone needs to be available at each meeting to answer questions. Thanks.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Matthew Deyermond
Sent: Tuesday, January 19, 2021 8:13 AM
To: Miller, Ryan ; Gonzales, David
Subject: 300 H Wallace Lane

Good Morning-

Am I required at the City Council Meeting on Zoning this evening for the 300 H Wallace Rezoning?? Please reply asap so I may plan

Matthew Deyermond

Operations
TC Planning and Design Group, LLC
214-434-6528

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Gonzales, David

From: Miller, Ryan
Sent: Monday, January 4, 2021 8:32 AM
To: 'Matthew Deyermond'
Cc: Gonzales, David
Subject: RE: P&Z Work Session Next Week

No sir. The comments are all that need to be addressed.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: Matthew Deyermond
Sent: Monday, January 4, 2021 7:46 AM
To: Miller, Ryan
Subject: Re: P&Z Work Session Next Week

Good Morning -

I will be addressing the notes sent by David, and will be at the 1/12 meeting - are there any other items that need to be addressed on this?

Matthew Deyermond

Operations
TC Planning and Design Group, LLC
214-434-6528

On Tue, Dec 29, 2020 at 3:15 PM Matthew Deyermond <tcpermitting@gmail.com> wrote:

I will be there..this is first step as platting will be immediately following approval with sup for construction of new sfr on lot 2...Thank you I will be in attendance on Jan 12th!

Matthew Deyermond
TC Planning and Design Group
214-434-6528

On Tue, Dec 29, 2020, 3:55 PM Miller, Ryan <RMiller@rockwall.com> wrote:

The next submittal deadline is not until January 15th (see *calendar below*). We cannot let you attend virtually because our policy is currently in person meetings only; however, with that being said I believe I can provide the City Council with enough information

concerning this request that you can just come to the January 12, 2021 public hearing meeting. Please make sure someone comes in person to the public hearing meetings on January 12th and 19th. If you have any additional questions please let me know. Thanks.

Calendar: [http://www.rockwall.com/pz/Planning/Documents/Development%20Application%20\(Complete\).pdf](http://www.rockwall.com/pz/Planning/Documents/Development%20Application%20(Complete).pdf)

RYAN C. MILLER, AICP

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From: Matthew Deyermond <tcpermitting@gmail.com>
Sent: Monday, December 28, 2020 9:52 AM
To: Planning <planning@rockwall.com>
Subject: Re: P&Z Work Session Next Week

When is the next session? I had advised David I would be out til Jan 4th..when is next session? I can talk via phone or answer any questions via email. Please advise

Matthew Deyermond
TC Planning and Design Group
214-434-6528

On Mon, Dec 28, 2020, 10:42 AM Planning <planning@rockwall.com> wrote:

Mr. Deyermond ... We are currently only supporting in person attendance and will not have remote capabilities setup for this meeting. We recommend that you or a representative be in attendance to present your case and answer questions for the Planning and Zoning Commission. If you have any questions please let me know. Thanks.

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: Matthew Deyermond <tcpermitting@gmail.com>

Sent: Monday, December 28, 2020 6:34 AM

To: Planning <planning@rockwall.com>

Subject: Fwd: P&Z Work Session Next Week

Please advise as I received an out of office from David...I am out of town and would need to attend remotely by phone or video.

Thank you

Matthew Deyermond
TC Planning and Design Group
214-434-6528

----- Forwarded message -----

From: **Matthew Deyermond** <tcpermitting@gmail.com>

Date: Mon, Dec 28, 2020, 7:22 AM

Subject: Re: P&Z Work Session Next Week

To: Gonzales, David <DGonzales@rockwall.com>

Cc: <donald.j.wallace@gmail.com>

Good morning.

I am out of state until Friday with my Family in Florida...may I remote into the meeting tomorrow...I can be present via phone or video ..please advise.

Respectfully

Matthew Deyermond
TC Planning and Design Group
214-434-6528

On Wed, Dec 23, 2020, 10:28 AM Gonzales, David <DGonzales@rockwall.com> wrote:

Good morning Matthew,

Please find attached staff's comments for your zoning request. The Planning Commission will be conducting a work session next week on Tuesday, December 29, 2020. As the applicant, you will be presenting your case before the commission to discuss your project and receive feedback. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

As a note, the public hearings for this case are scheduled for January 12, 2021 before the Planning and Zoning Commission and January 19, 2021 before the City Council (*1st Reading of the Ordinance*).

Do not hesitate to contact me should you have any questions.

Thank you, and have a safe and Happy Holiday Season,

DAVID GONZALES, AICP
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Gonzales, David

From: Gonzales, David
Sent: Friday, January 8, 2021 2:46 PM
To: 'tcpermitting@gmail.com'
Cc: 'donald.j.wallace@gmail.com'
Subject: P&Z Public Hearing Next Week
Attachments: Packet [P&Z] (01.12.2021).pdf

Matthew,

Please find attached staff's report regarding the public hearing for your zoning request. The Planning Commission will be conducting a Public Hearing next week on Tuesday, January 12, 2021. The Planning and Zoning Commission meeting is scheduled to begin at 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

The public hearing before the City Council is scheduled for January 19, 2021 (*1st Reading of the Ordinance*). You will need to be present for this meeting also.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

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