



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # MIS2021-007 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input 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 C

PLANNING & ZONING CASE NO. M152021-007

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]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 814 PETERS COLONY, ROCKWALL TEXAS 75087

SUBDIVISION SANGER BROTHERS ADDITION LOT 24 BLOCK H

GENERAL LOCATION NORTH WEST CORNER OF E. BOURN STREET AND PETERS COLONY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>MF-14</u>	CURRENT USE	
PROPOSED ZONING	<u>MF-14</u>	PROPOSED USE	
ACREAGE	<u>.1120</u>	LOTS [CURRENT]	
		LOTS [PROPOSED]	

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<input checked="" type="checkbox"/> OWNER	<u>Rockwall Housing Dev. Grp.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Rockwall Housing Dev. Grp.</u>
CONTACT PERSON	<u>MICHAEL HUNTER</u>	CONTACT PERSON	<u>MICHAEL HUNTER</u>
ADDRESS	<u>787 HALL DRIVE</u>	ADDRESS	<u>787 HALL DRIVE</u>
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PHONE	<u>(214) 728-0023</u>	PHONE	<u>(214) 728-0023</u>
E-MAIL	<u>michael@netcdc.org</u>	E-MAIL	<u>michael@netcdc.org</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hunter [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

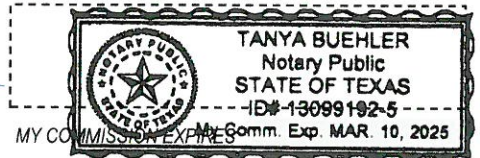
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 17 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE June 17th DAY OF 2021 BY SIGNING THIS APPLICATION, 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 17th DAY OF June, 2021

OWNER'S SIGNATURE

[Signature]
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**North East Texas Community
Development Corporation**

787 Hail Dr.

Rockwall, TX 75032

Phone (972) 722-7316 Cell (214)728-0023

michael@netcdc.org

June 17, 2021

Ryan Miller
Planning Director
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

Re: Request for appointments with the Planning and Zoning Commission and the City Council to consider a variance request for a property located at 814 Peters Colony

Ryan:

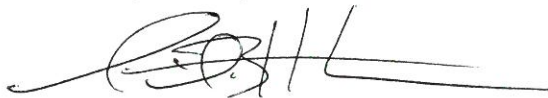
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As we are in construction and did not discover this inadvertent error until the framing on the first and second floors were nearing completion, urgency in scheduling the appointments is requested.

If you have any questions or desire further comment, please call me at (214) 728-0023.

Thank you for your assistance in this matter.



Michael Hunter
Executive Director



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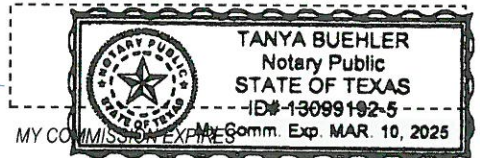
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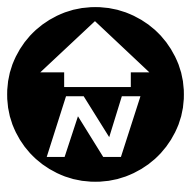




City of Rockwall

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 (P): (972) 771-7745
 (W): www.rockwall.com

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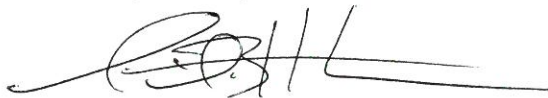
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Michael Hunter
Executive Director



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: June 29, 2021
SUBJECT: MIS2021-007; *Special Exception at 814 Peters Colony*

On June 17, 2021, Michael Hunter of the North East Texas Community Development Corporation (NETCDC) contacted staff to discuss an issue with their project at 814 Peters Colony. Specifically, the NETCDC is in the process of constructing a duplex on the property, and Mr. Hunter called to let staff know that there was an inadvertent error in the form board survey. Specifically, their contractor set the foundation formboard on the build line as opposed to recessing it 18-inches to account for the overhang of the second story of the structure. Currently, this structure has been framed, and it would be cost prohibitive for the NETCDC to bring the structure into compliance. Since the property is situated within the Southside Residential Neighborhood Overlay (SRO) District, the Unified Development Code (UDC) grants the City Council the ability to "...consider special requests in the furtherance of neighborhood preservation and enhancement with the established neighborhood preservation overlay district ... [and] (s)uch requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department." Staff should note, that the City Council did approve a previous request [*Case No. MIS2017-015*], which reduced this setback from 20-feet to 15-feet. This means that if approved the City Council would be granting a 13' 6" building setback adjacent to Peters Colony. Staff should also point out, that the property directly north of the subject property (*i.e. 812 Peters Colony*) – *which fronts onto Peters Colony* -- is currently situated approximately six (6) to seven (7) feet from the front property line. Based on this the applicant's request does not appear to be inconsistent with the existing neighborhood; however, special requests such as this one, are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on June 29, 2021.

PROJECT COMMENTS



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

DATE: 6/25/2021

PROJECT NUMBER: MIS2021-007
PROJECT NAME: Variance Request for 814 Peters Colony
SITE ADDRESS/LOCATIONS: 814 PETERS COLONY

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2021	Approved w/ Comments
06/23/2021: Back setback variance required. Planning clarified that no variance is required in this case.			
BUILDING	Rusty McDowell	06/21/2021	Approved
No Comments			
FIRE	Ariana Kistner	06/23/2021	Approved
No Comments			
GIS	Lance Singleton	06/21/2021	Approved
No Comments			
PARKS	Travis Sales	06/21/2021	Approved
06/21/2021: No Comments			
PLANNING	Henry Lee	06/25/2021	Approved w/ Comments

06/25/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Special Exception to the setback requirements for a duplex on a 0.112-acre parcel of land identified as Lot 1, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 814 Peters Colony.

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

I.3 Please note the scheduled meeting for this case, which will go to action at the Planning and Zoning Work Session and City Council:

- 1) Planning & Zoning Work Session meeting will be held on June 29, 2021 at 6pm in the council chambers at City Hall.
- 2) City Council meeting will be held on July 6, 2021 at 6pm in the council chambers at City Hall.

I.4 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request.

All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



DEVELOPMENT APPLICATION

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STAFF USE C

PLANNING & ZONING CASE NO. MIS2021-007

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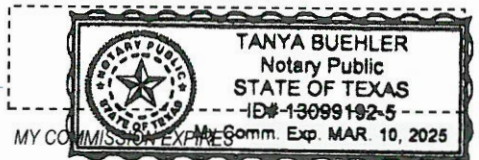
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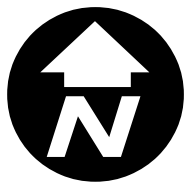




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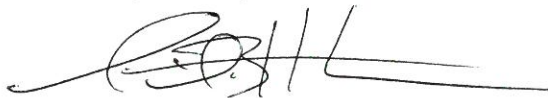
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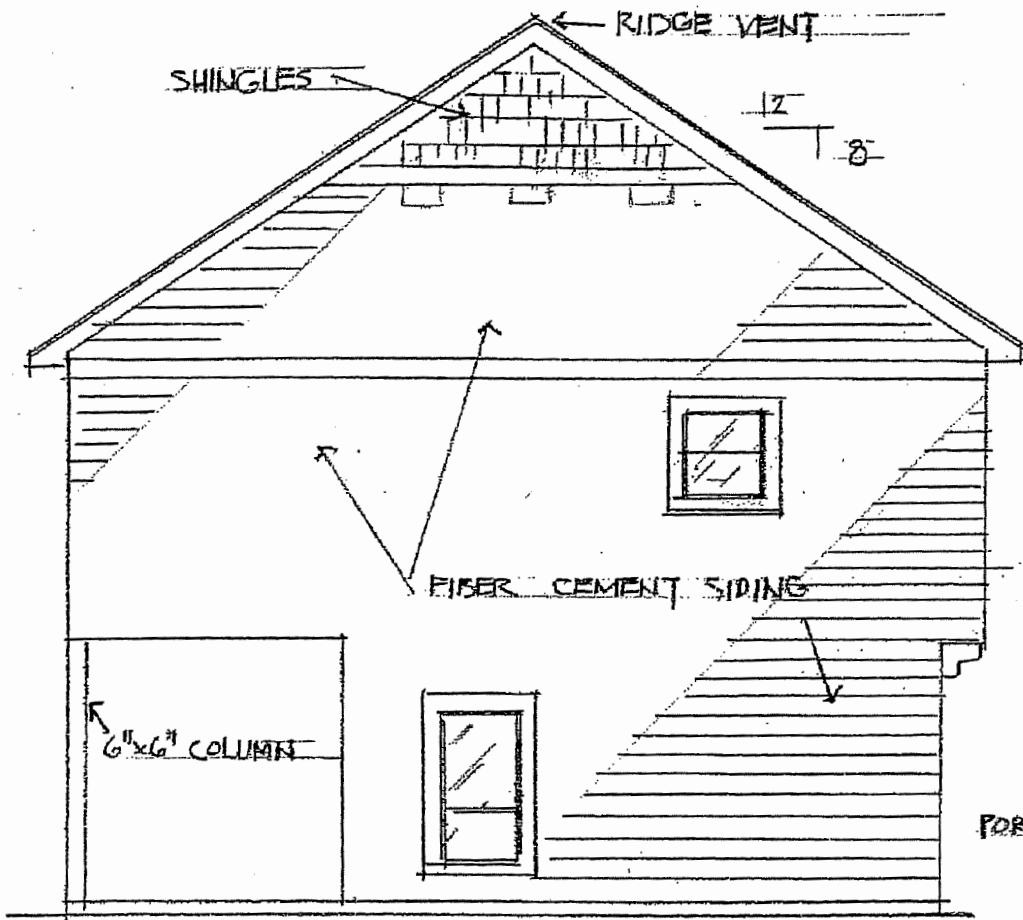
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BUILDERS COPY

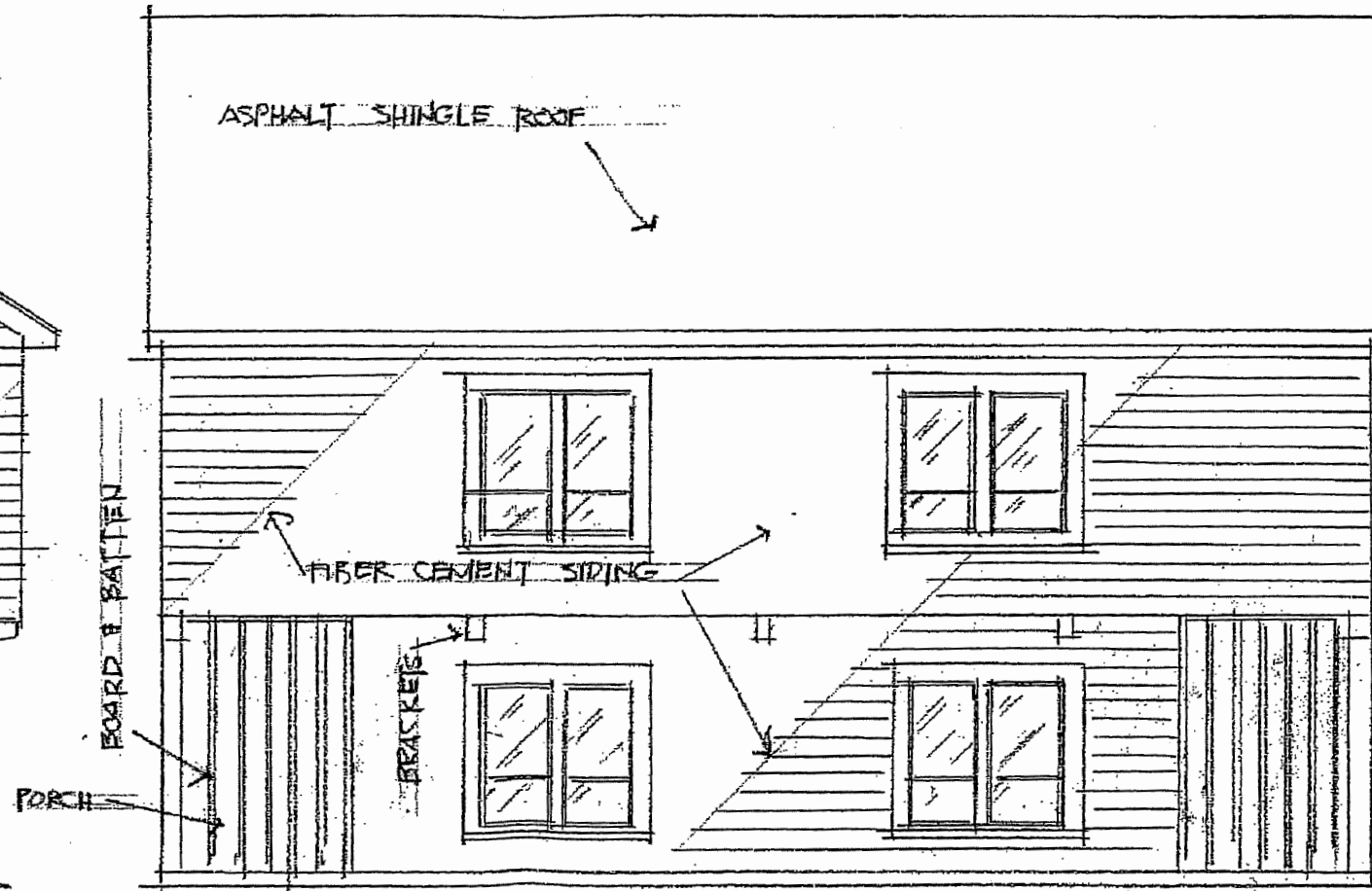
**Keep On Job Site At All Times
For Inspection Use**



JUNE 14, 2019

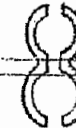


LEFT SIDE ELEVATION - E. BOURN



FRONT ELEVATION - PETER'S COLONY

3/16 SCALE



RAMSAY & REYES, LLC

814 A & 814 B PETERS COLONY

BUILDERS COPY

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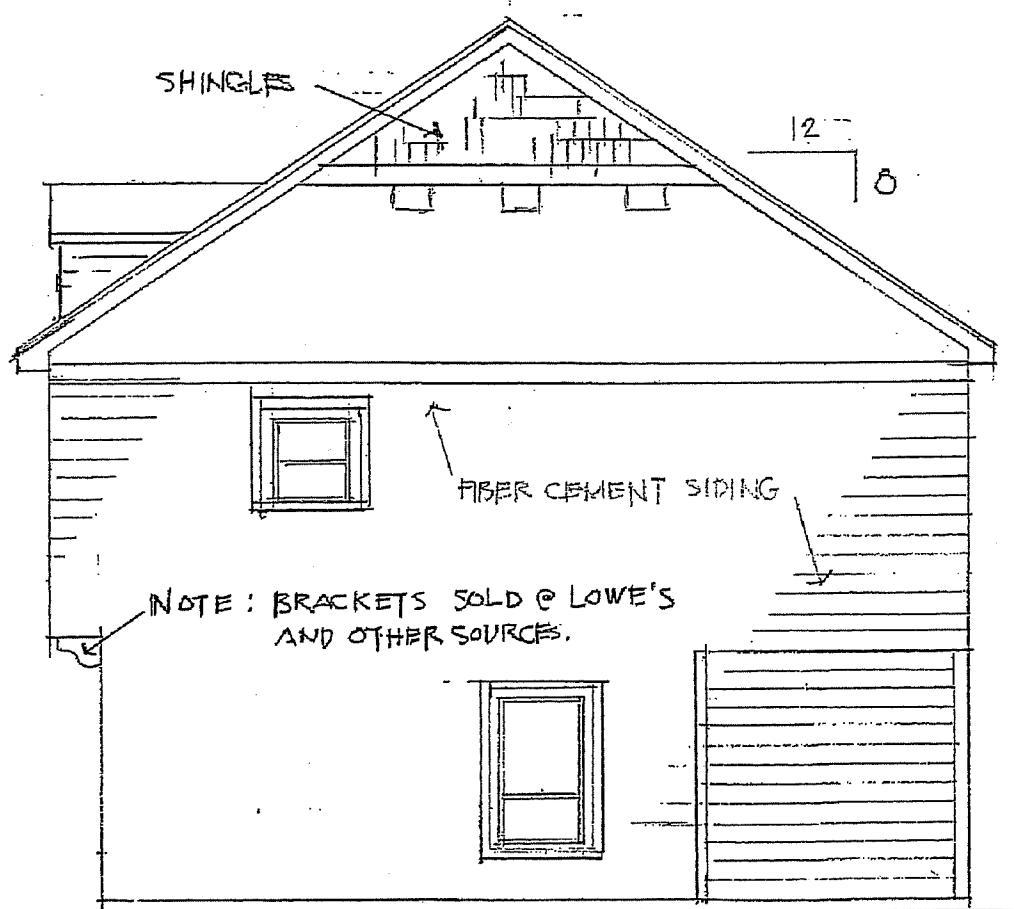


MAY 18, 2019
JUNE 14, 2019

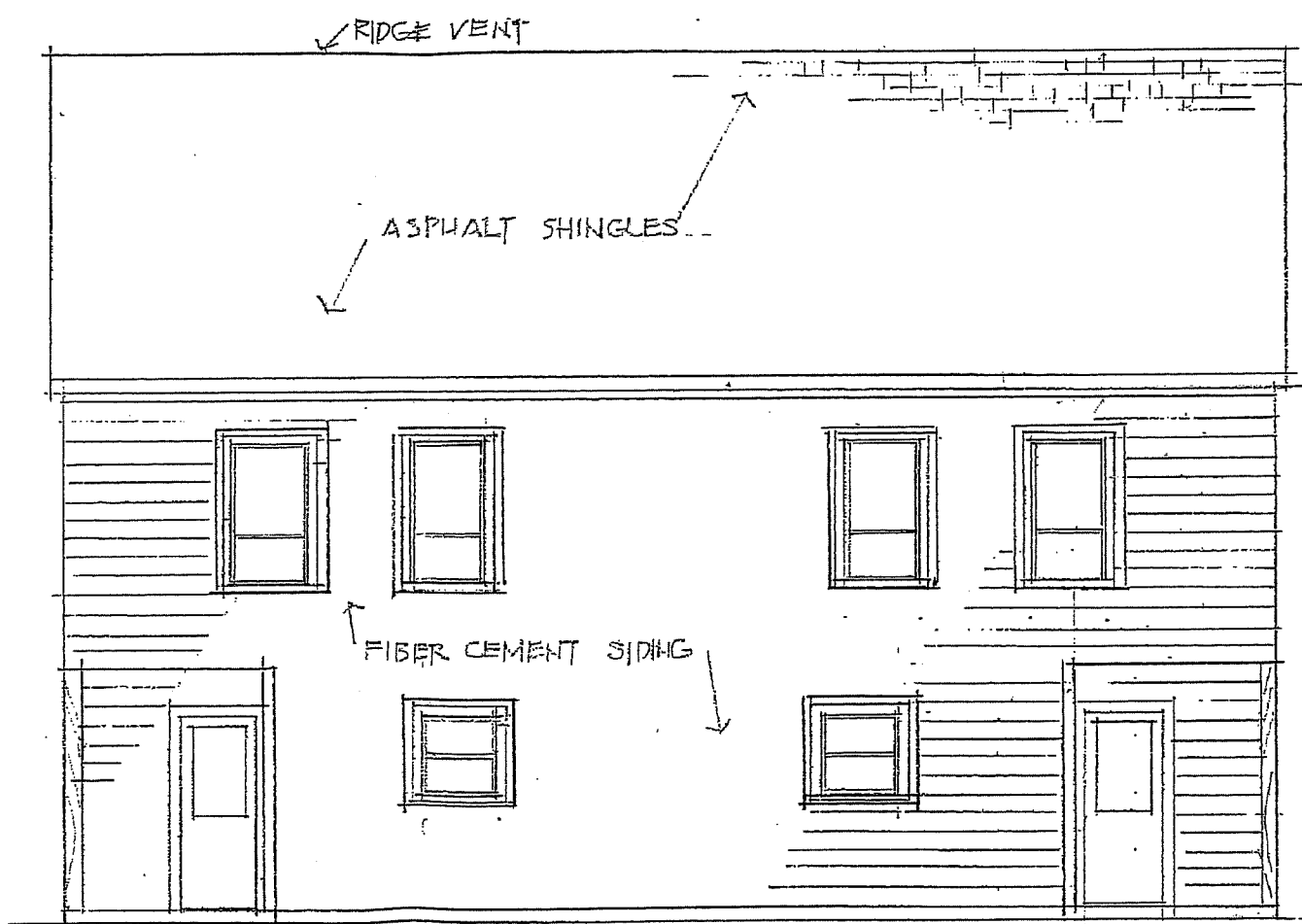
RAMSAY & REYE, LLC

DOOR SCHEDULE		
MARK	SIZE	TYPE
1	3-0x6-8	MASONITE • 2 PANEL
2	2-6x6-8	"
3	2-4x6-8	"
4	PR. 1-3x6-8	"

WINDOW SCHEDULE		
MARK	SIZE	
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B	2830	"
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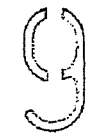
RIGHT SIDE ELEVATION



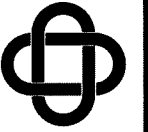
REAR ELEVATION

BUILDERS COPY

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814 A & 814 B PETERS COLONY



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

FOUNDATION PLAN
 ENGINEERED FOR:
 NORTH EAST TEXAS
 COMMUNITY DEV
 CORP

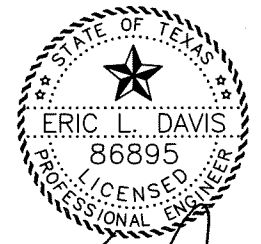
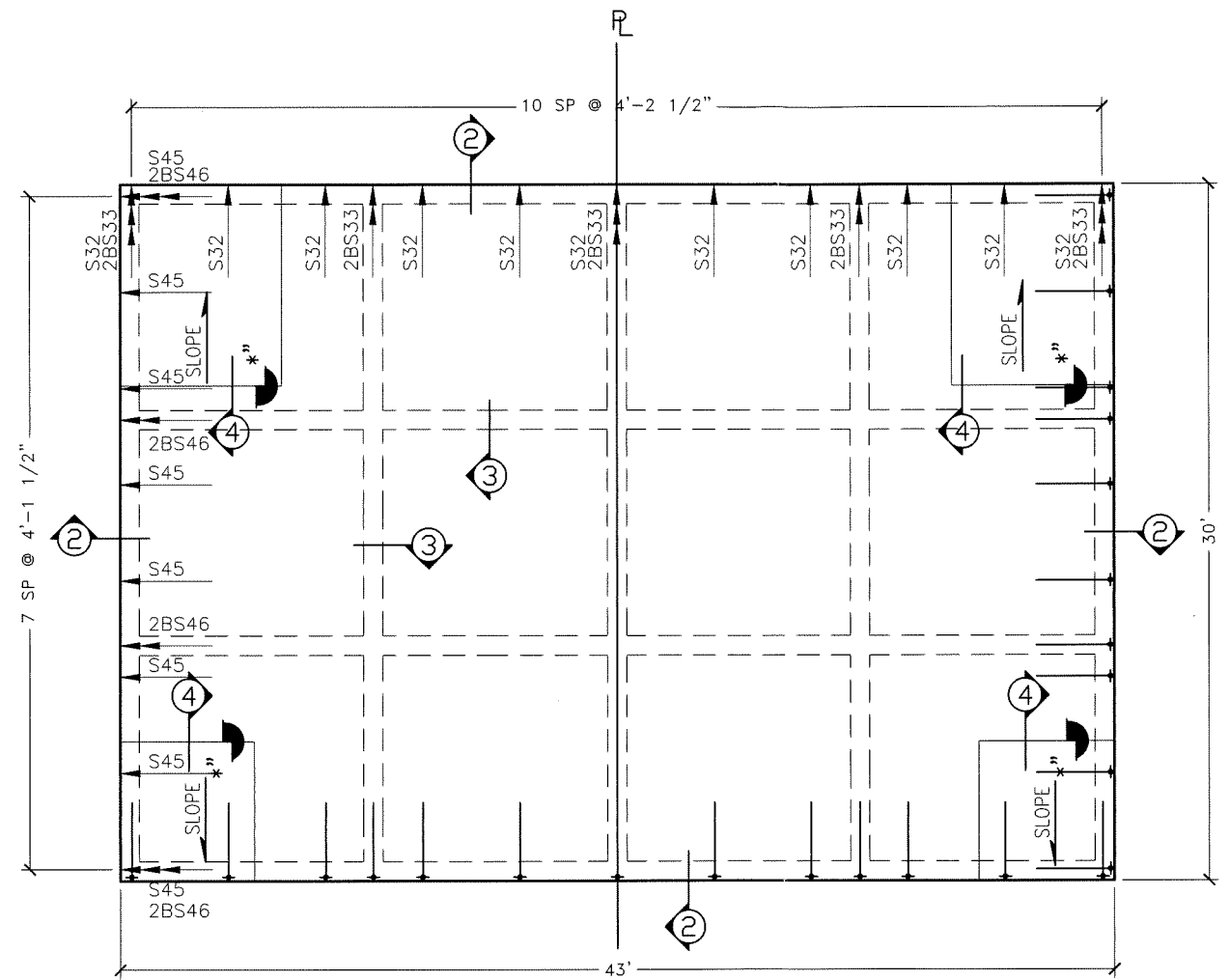
BUILDER: NORTH EAST TEXAS COMMUNITY	PLAN: CUSTOM
ADDITION: 409 E BOURN STREET - PR - ROCKWALL, TX	ELD JOB NO: DIF20-0215
ADDRESS: 409 E BOURN STREET	DRAWN BY: RWK
LOT: 4A	CHECKED BY: ELD
BLOCK: H	AREA = 1290 SQ. FT.
CITY: ROCKWALL, TX	

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

NOTE: DESIGN VALID ONLY ON SOIL CHEMICAL INJECTED TO A DEPTH OF AT LEAST 10 FT. (OR GREATER IF SPECIFIED BY GEOTECHNICAL REPORT) TO REDUCE PVR TO ≤ 1.0 ".

TREE TRUNKS AND ROOTS UNDER THE FLOOR SLAB SHOULD BE REMOVED TO A ROOT SIZE OF LESS THAN 0.5 INCHES. FILL AND COMPACT ANY OVER-EXCAVATED AREAS IN LIFTS WITH PROPER COMPACTION IN COMPLIANCE WITH PROJECT GEOTECHNICAL REPORT.

814 A & 814 B PETERS COLONY



Eric L. Davis

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 2/26/2020

- NOTE:
1. SLAB THICKNESS T = 4"
 2. BEAM DEPTH H = 28"
 3. BEAM WIDTH W = 10"
 4. SXX DENOTES SLAB STRAND
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- PLAN LEGEND
1. DENOTES ONE STRAND TO BE STRESSED.
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 8. DENOTES 3-#4 BARS X 6'-8" TYPICAL INTERIOR CORNER 2'-0".
 9. BARS SHALL BE 4'-0" X (LENGTH = TO CORNER DEPTH) WHERE NOTED ON PLAN.

BUILDERS COPY

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: July 6, 2021

SUBJECT: MIS2021-007; *Special Exception at 814 Peters Colony*

On June 17, 2021, Michael Hunter of the North East Texas Community Development Corporation (NETCDC) contacted staff to discuss an issue with their project at 814 Peters Colony. Specifically, the NETCDC is in the process of constructing a duplex on the property, and Mr. Hunter called to let staff know that there was an inadvertent error in the form board survey. Specifically, their contractor set the foundation formboard on the build line as opposed to recessing it 18-inches to account for the overhang of the second story of the structure. Currently, this structure has been framed, and it would be cost prohibitive for the NETCDC to bring the structure into compliance. Since the property is situated within the Southside Residential Neighborhood Overlay (SRO) District, the Unified Development Code (UDC) grants the City Council the ability to "...consider special requests in the furtherance of neighborhood preservation and enhancement with the established neighborhood preservation overlay district ... [and] (s)uch requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department." Staff should note, that the City Council did approve a previous request [*Case No. MIS2017-015*], which reduced this setback from 20-feet to 15-feet. This means that if approved the City Council would be granting a 13' 6" building setback adjacent to Peters Colony. Staff should also point out, that the property directly north of the subject property (*i.e. 812 Peters Colony*) – *which fronts onto Peters Colony* -- is currently situated approximately six (6) to seven (7) feet from the front property line. Based on this the applicant's request does not appear to be inconsistent with the existing neighborhood; however, special requests such as this one, are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 7-0. Should City Council have any questions concerning the applicants request, staff will be available at the meeting on July 6, 2021.



DEVELOPMENT APPLICATION

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

STAFF USE C

PLANNING & ZONING CASE NO. M152021-007

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 814 PETERS COLONY, ROCKWALL TEXAS 75087

SUBDIVISION SANGER BROTHERS ADDITION LOT 4 BLOCK H

GENERAL LOCATION NORTH WEST CORNER OF E. BOURN STREET AND PETERS COLONY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF-14 CURRENT USE

PROPOSED ZONING MF-14 PROPOSED USE

ACREAGE .1120 LOTS [CURRENT] | LOTS [PROPOSED] |

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Housing Dev. Grp. APPLICANT Rockwall Housing Dev. Grp.

CONTACT PERSON MICHAEL HUNTER CONTACT PERSON MICHAEL HUNTER

ADDRESS 787 HAIL DRIVE ADDRESS 787 HAIL DRIVE

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE (214) 728-0023 PHONE (214) 728-0023

E-MAIL michael@netcdc.org E-MAIL michael@netcdc.org

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hunter [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 \$ 1700 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE June 17th DAY OF 2021 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."

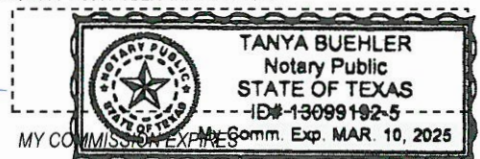
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2021

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]

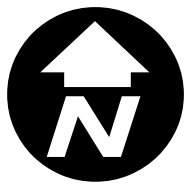




City of Rockwall

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.



**North East Texas Community
Development Corporation**

787 Hail Dr.

Rockwall, TX 75032

Phone (972) 722-7316 Cell (214)728-0023

michael@netcdc.org

June 17, 2021

Ryan Miller
Planning Director
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

Re: Request for appointments with the Planning and Zoning Commission and the City Council to consider a variance request for a property located at 814 Peters Colony

Ryan:

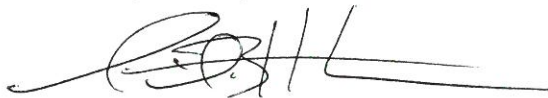
Per our conversation today, I am requesting an appointment with the Planning and Zoning Commission and a subsequent meeting with the City Council to consider the following variance request regarding a duplex currently being constructed at 814 Peters Colony, which is located at the corner of East Bourn Street and Peters Colony.

1. A variance to the 15-foot front yard.set back to allow for an 18-inch overhang of the second floor of the building to intrude into that front yard set back.

As we are in construction and did not discover this inadvertent error until the framing on the first and second floors were nearing completion, urgency in scheduling the appointments is requested.

If you have any questions or desire further comment, please call me at (214) 728-0023.

Thank you for your assistance in this matter.



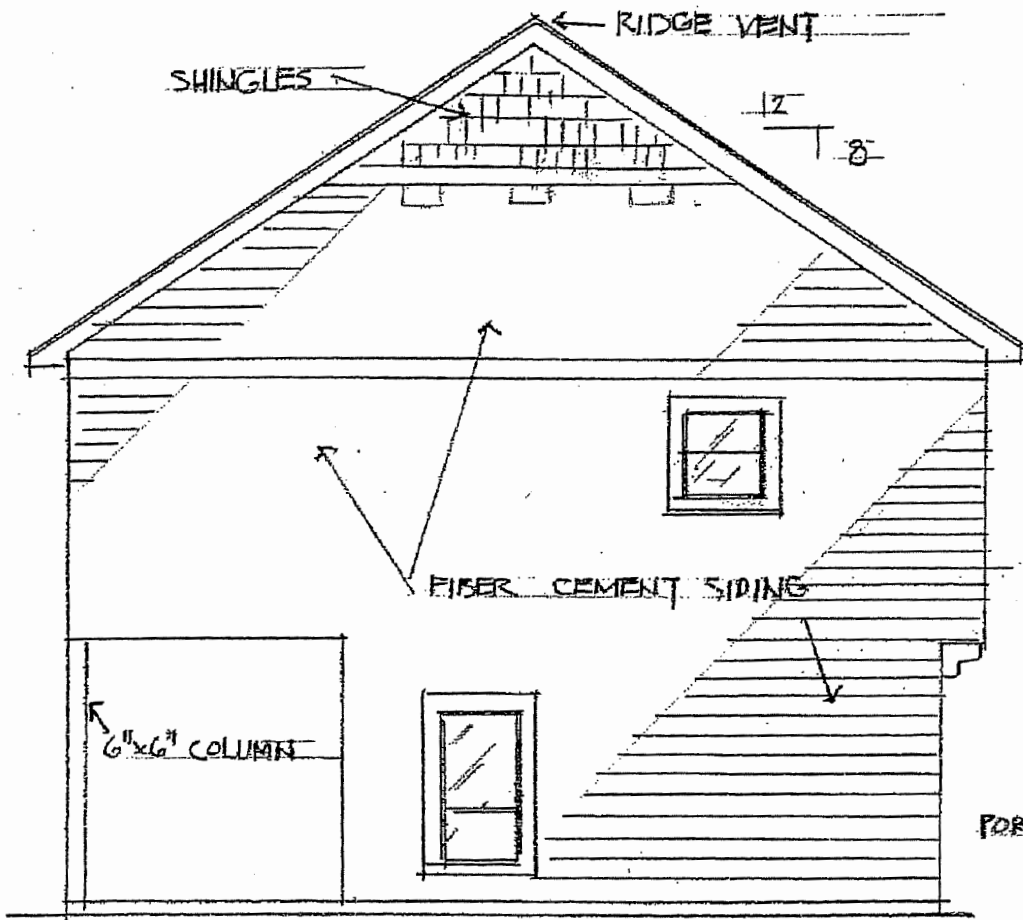
Michael Hunter
Executive Director

BUILDERS COPY

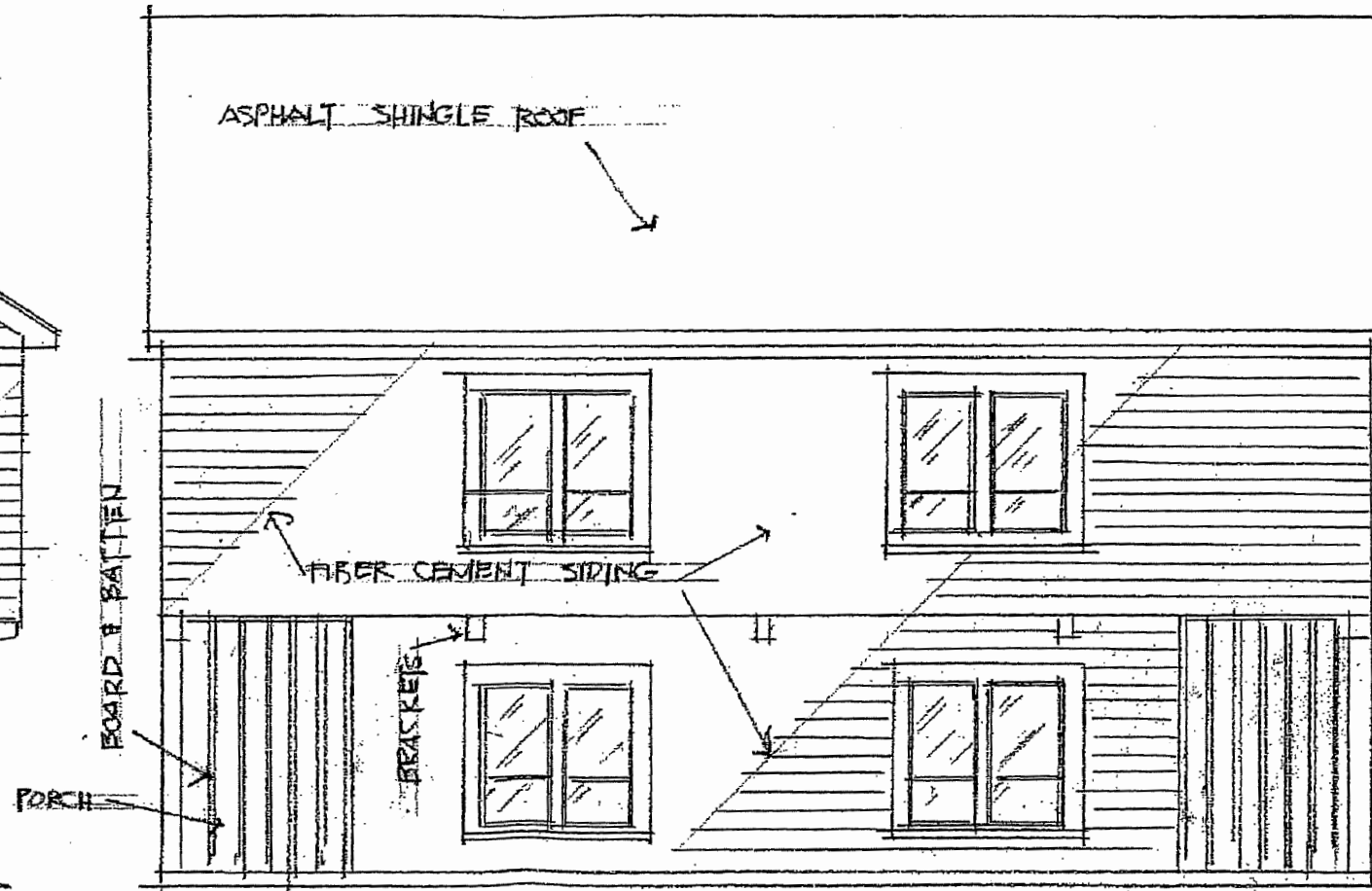
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JUNE 14, 2019

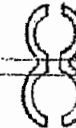


LEFT SIDE ELEVATION - E. BOURN



FRONT ELEVATION - PETER'S COLONY

3/16 SCALE



RAMSAY & REYES, LLC

814 A & 814 B PETERS COLONY

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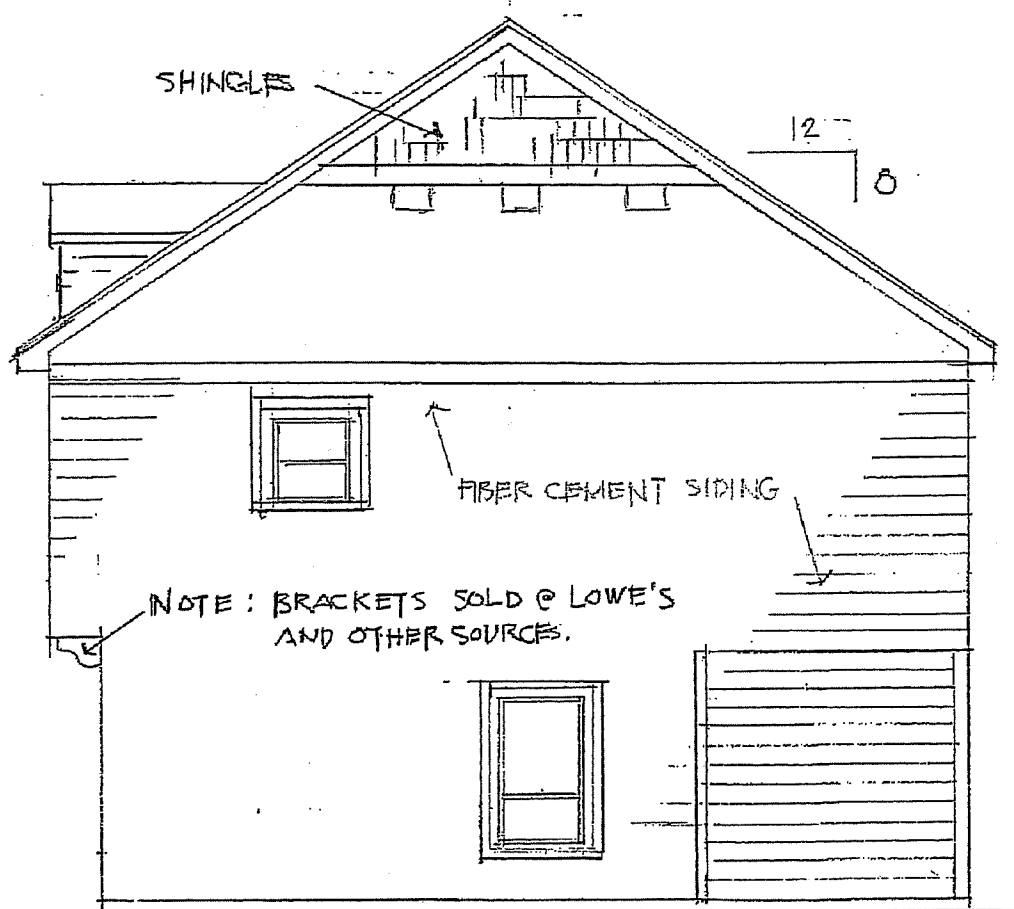


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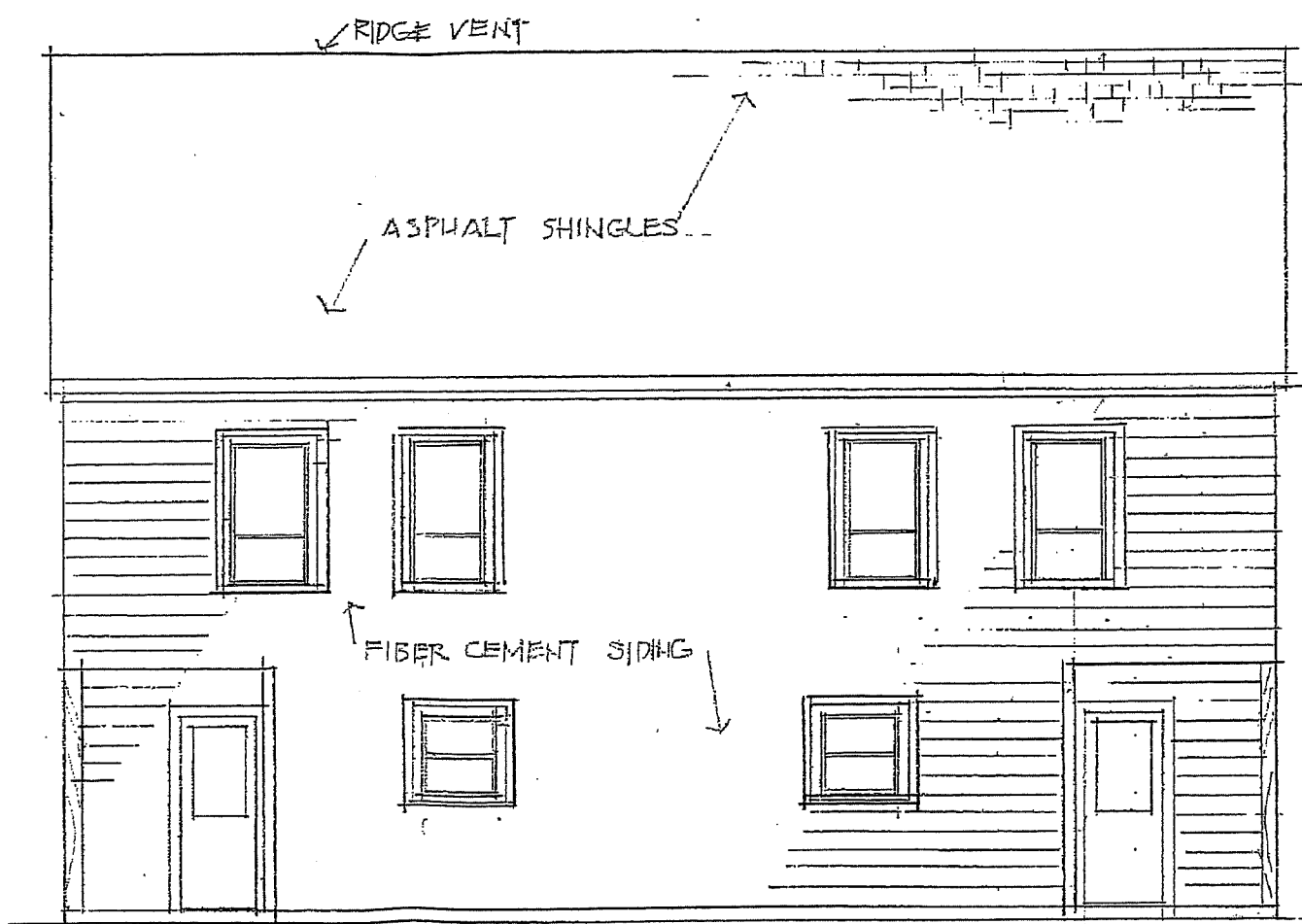
RAMSAY & REYE, LLC

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3	2-4x6-8	"
4	PR. 1-3x6-8	"

WINDOW SCHEDULE		
MARK	SIZE	
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B	2830	"
C	2020	ALUM. FIXED (DORMER)



RIGHT SIDE ELEVATION



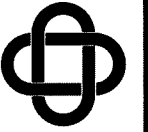
REAR ELEVATION

BUILDERS COPY

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814 A & 814 B PETERS COLONY



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

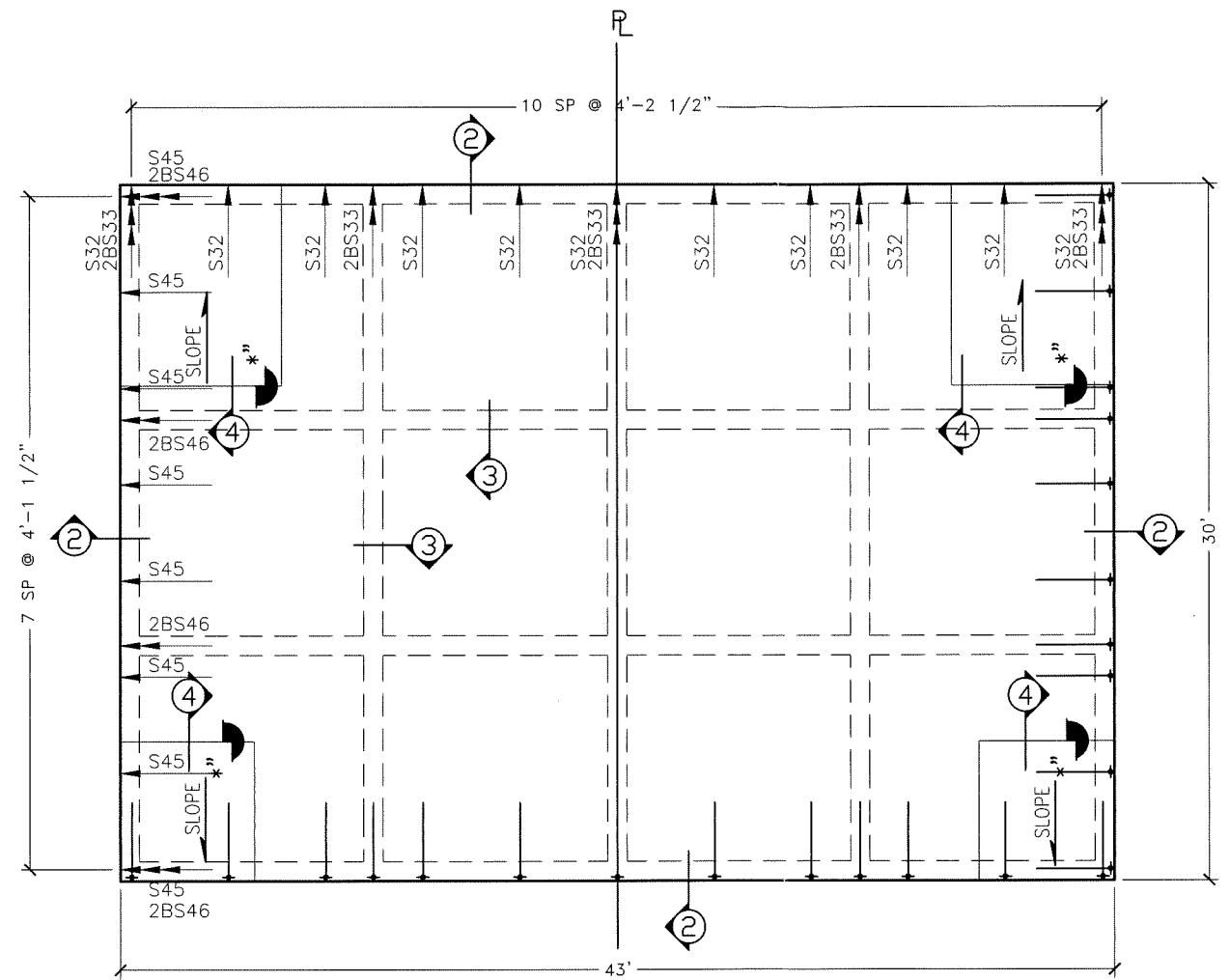
FOUNDATION PLAN
 ENGINEERED FOR:
 NORTH EAST TEXAS
 COMMUNITY DEV
 CORP

PLAN: CUSTOM
 BUILDER: NORTH EAST TEXAS COMMUNITY
 ADDITION: 409 E BOURN STREET - PR -
 ROCKWALL, TX
 ADDRESS: 409 E BOURN STREET
 LOT: 4A BLOCK: H
 CITY: ROCKWALL, TX
 AREA = 1290 SQ. FT.

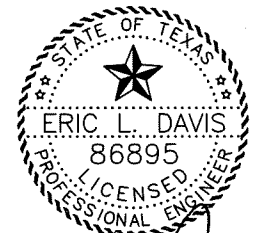
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814 A & 814 B PETERS COLONY



ERIC L. DAVIS
 86895
 LICENSED PROFESSIONAL ENGINEER
Eric L. Davis
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 2/26/2020

- NOTE:
1. SLAB THICKNESS T = 4"
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 5. BSXX DENOTES BEAM STRAND

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 9. "L" BARS SHALL BE 4'-0" X (LENGTH = TO CORNER DEPTH) WHERE NOTED ON PLAN.

BUILDERS COPY

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July 14, 2021

TO: Michael Hunter
Rockwall Housing Development Corporation
787 Hall Drive
Rockwall, TX 75032

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

SUBJECT: MIS2021-007; *Special Exception at 814 Peters Colony*

Michael Hunter:

This letter serves to notify you that the above referenced miscellaneous case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on July 6, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval the Miscellaneous Case by a vote of 7-0.

City Council

On July 6, 2021, the City Council approved a motion to approve the special exception to the setback requirements by a vote of 6-0, with Council Member Johannesen absent.

Should you have any questions or concerns regarding your miscellaneous case or the miscellaneous case process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a light blue horizontal line.

Henry Lee
Planner