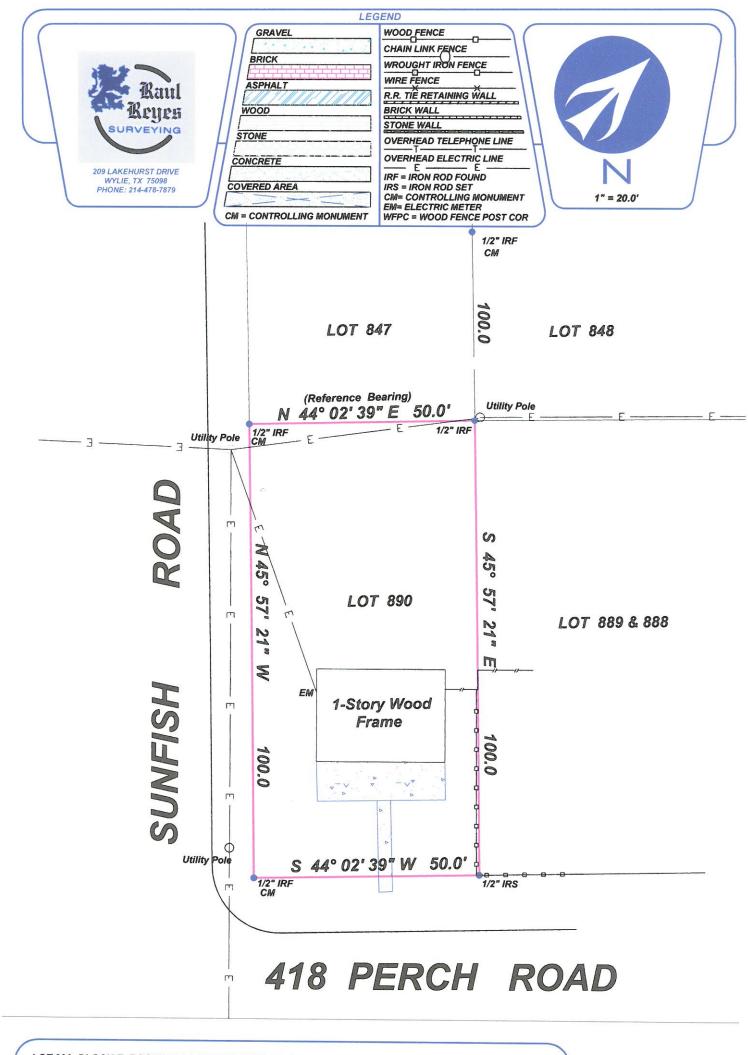
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NOTARY VERIFICATION [REQUIRED]	E-MAIL	Skillfulmendoza	@gmail.com	E-MAIL				
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DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-772

City of Rockwall	RECEIPT
385 S Goliad St Rockwall TX, 75087	NEGLIF I
P: 972 771 7700	Receipt #: 161315152163862 Date: 2/12/2021 5:39:53 PM EST
	User: CITYOFROCKWALLVPOS
Customer Information:	
MALDONADO-ARRE/JUAN MANUE	
Transaction Information:	
Card Type: Visa Card Number: **********2002	
Status: Success Transaction Type: Sale	
Amount: \$215.00 Bank Response: Auth Code: 033917	
Card Entry Method: Swiped Settled: \$215.00	
Settled. \$213.00	
I AGREE TO PAY ABOVE TOTAL AMOUNT ACCORDING TO CARD ISSU	ER AGREEMENT (MERCHANT AGREEMENT)
X	
If you have any questions concerning this receipt, contact customers	sivice@iockwaii.com.



LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2020, PAGE 31986, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

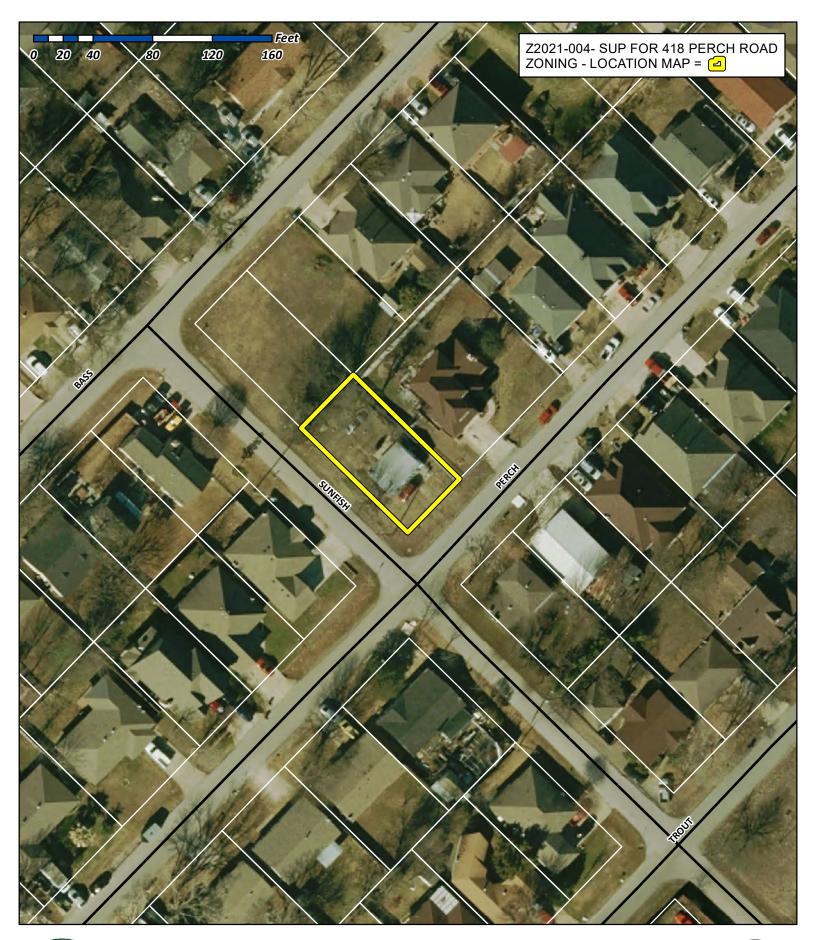
Surveyor's Certification:

This is to certify that on on this date a survey was made on the ground, under my supervision. that the survey reflects dimensions and calls of property lines, location and type of improvements, there are no visible and apparent easements except as shown. The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a zone "X" rating as shown by MAP NO. 48397C0040 L, Dated September 26, 2008. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is pursuant to that certain title commitment under the GF NO. shown hereon, provided by the title company named hereon and that this date, the easements, rights of way, or other locatable matters of record that the undersigned has knowledge or has been advised are as shown or noted hereon.

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	City of Rockwall			APPLICATION THE PLANN OW.	ZONING CASE NO. PPLICATION IS NOT CONSIDERED ACCEPTED BY THE HE PLANNING DIRECTOR AND CITY ENGINEER HAVE W. PLANNING:		
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CONTACT PERSON	Juan Malc	ionado	CONTACT PE	RSON			
ADDRESS	17286 Wy	in Joyce	ADE	DRESS			
CITY, STATE & ZIP	Garland	TX 75043	CITY, STATE	E & ZIP			
PHONE	214-228	TX,75043	P	HONE			
		202a@gmail.c	iom E	E-MAIL			
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City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 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.

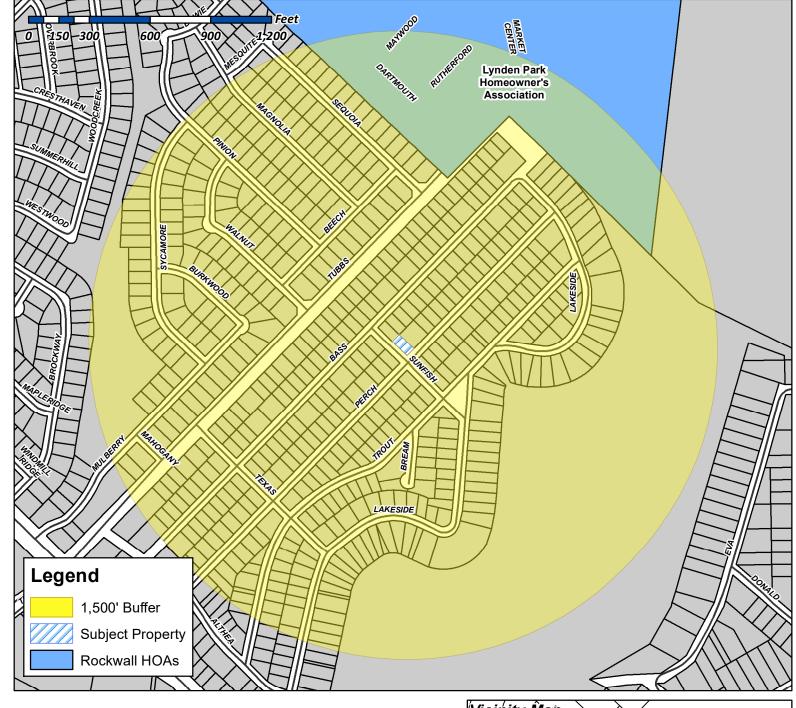




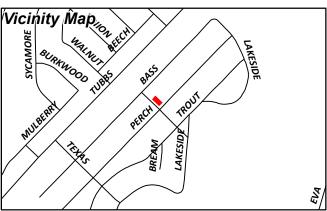
City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com 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:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road

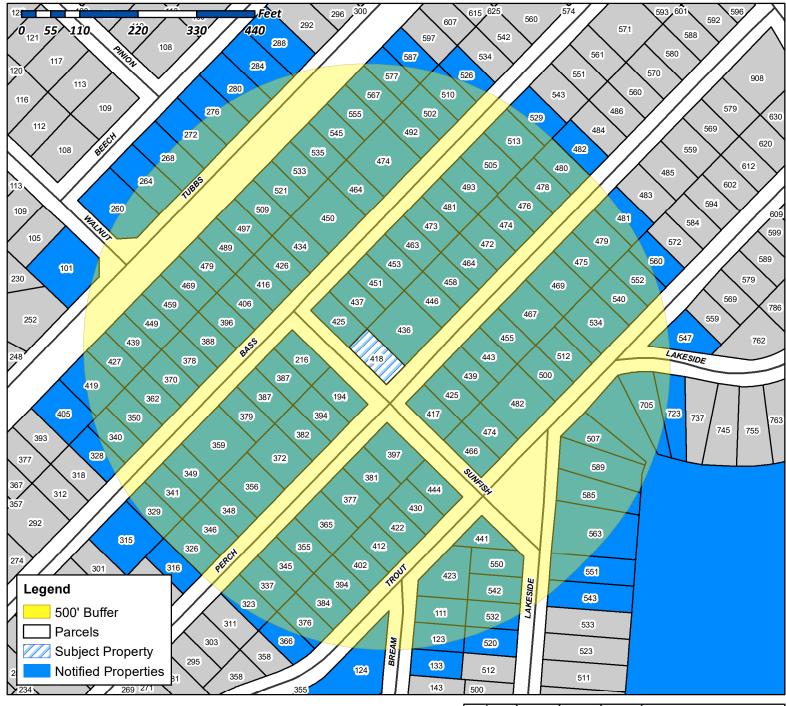


Date Created: 2/18/2021 For Questions on this Case Call (972) 771-7745 City of Rockwall

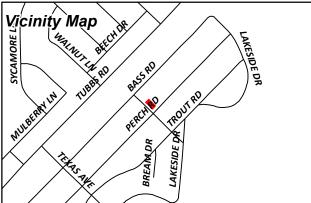


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road



Date Created: 2/18/2021 For Questions on this Case Call (972) 771-7745

PUBLIC NOTICE PLANNING AND ZONNING DEPARTMENT PHONE: (972) 771-7745 PHONE: (972) 771-7745

CITY OF ROCKWALL 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. Z2021-004: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 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:

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

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

Your comments must be received by Monday, March 15, 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. Z2021-004: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

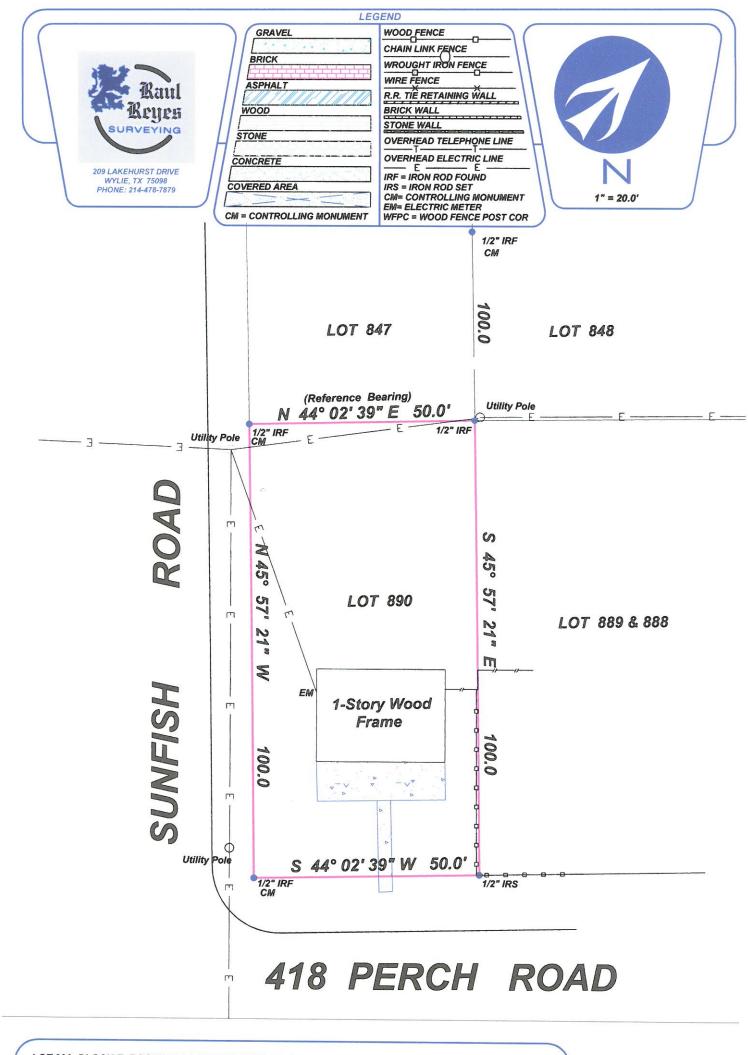
□ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2020, PAGE 31986, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

Surveyor's Certification:

This is to certify that on on this date a survey was made on the ground, under my supervision. that the survey reflects dimensions and calls of property lines, location and type of improvements, there are no visible and apparent easements except as shown. The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a zone "X" rating as shown by MAP NO. 48397C0040 L, Dated September 26, 2008. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is pursuant to that certain title commitment under the GF NO. shown hereon, provided by the title company named hereon and that this date, the easements, rights of way, or other locatable matters of record that the undersigned has knowledge or has been advised are as shown or noted hereon.

0



PROJECT COMMENTS



DATE: 2/18/2021

PROJECT NUMBER:	Z2021-004
PROJECT NAME:	SUP for Residential Infill at 418 Perch Road
SITE ADDRESS/LOCATIONS:	418 PERCH RD

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Ryan Miller	02/18/2021	Approved w/ Comments	

02/18/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a

0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and addressed as 418 Perch Road.

1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 771-7745 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2021-004) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than ten (10) years.

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

M.6 Building elevations for the proposed single-family home need to be submitted to staff by March 2, 2021 or this case will be denied and a new application will need to be submitted.

M.7 Please review the attached Draft Ordinance prior to the February 23, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 2, 2021.

1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 2, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 23, 2021.

1.9 The projected City Council meeting dates for this case will be March 15, 2021 (1st Reading) and April 5, 2021 (2nd Reading).

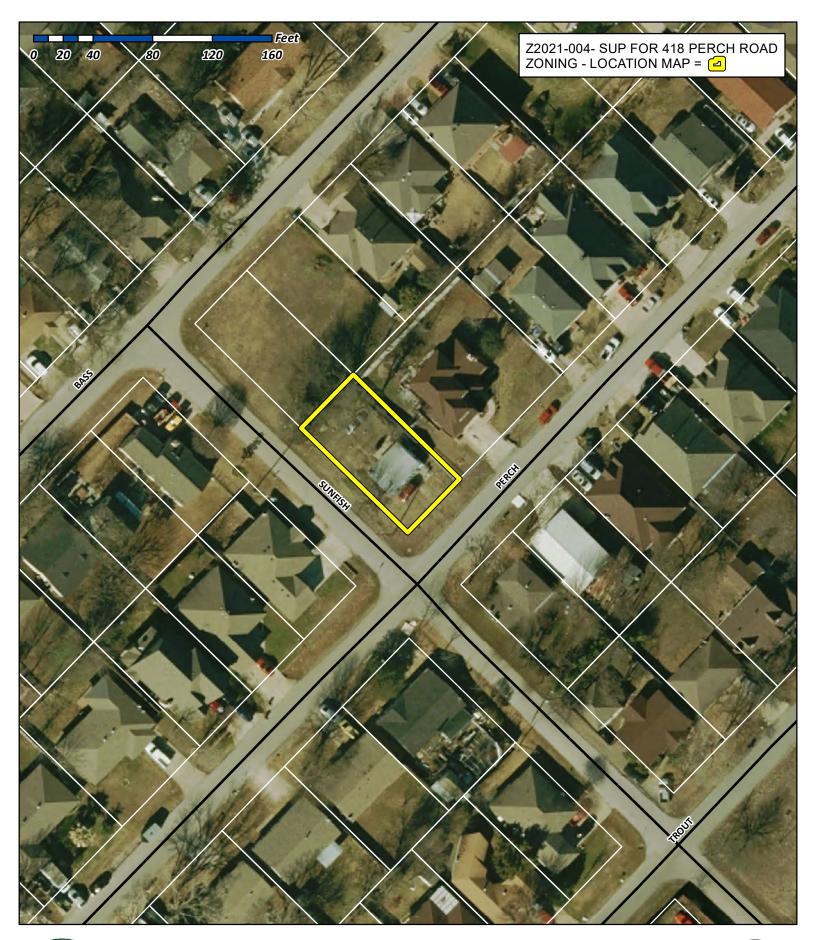
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Ryan Miller	02/18/2021	Needs Review

02/18/2021: Unreviewed due to inclement weather and power outages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Ryan Miller	02/18/2021	Needs Review	
02/18/2021: Unreviewed due to	o inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ryan Miller	02/18/2021	Needs Review	
02/18/2021: Unreviewed due to	o inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Ryan Miller	02/18/2021	Needs Review	
02/18/2021: Unreviewed due to	o inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Ryan Miller	02/18/2021	Needs Review	
02/18/2021: Unreviewed due to	o inclement weather and power outages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Ryan Miller	02/18/2021	Needs Review	

02/18/2021: Unreviewed due to inclement weather and power outages.

	City of Rockwall			APPLICATION THE PLANN OW.	ZONING CASE NO. PPLICATION IS NOT CONSIDERED ACCEPTED BY THE HE PLANNING DIRECTOR AND CITY ENGINEER HAVE W. PLANNING:		
PLEASE CHECK THE AF	PPROPRIATE BOX BELOW	TO INDICATE THE TYPE O	F DEVELOPME	NT REQUEST	[SELECT	ONLY ONE BOX];
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CONTACT PERSON	Juan Malc	ionado	CONTACT PE	RSON			
ADDRESS	17286 Wy	in Joyce	ADE	DRESS			
CITY, STATE & ZIP	Garland	TX 75043	CITY, STATE	E & ZIP			
PHONE	214-228	TX,75043	P	HONE			
		202a@gmail.c	iom E	E-MAIL			
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City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 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.

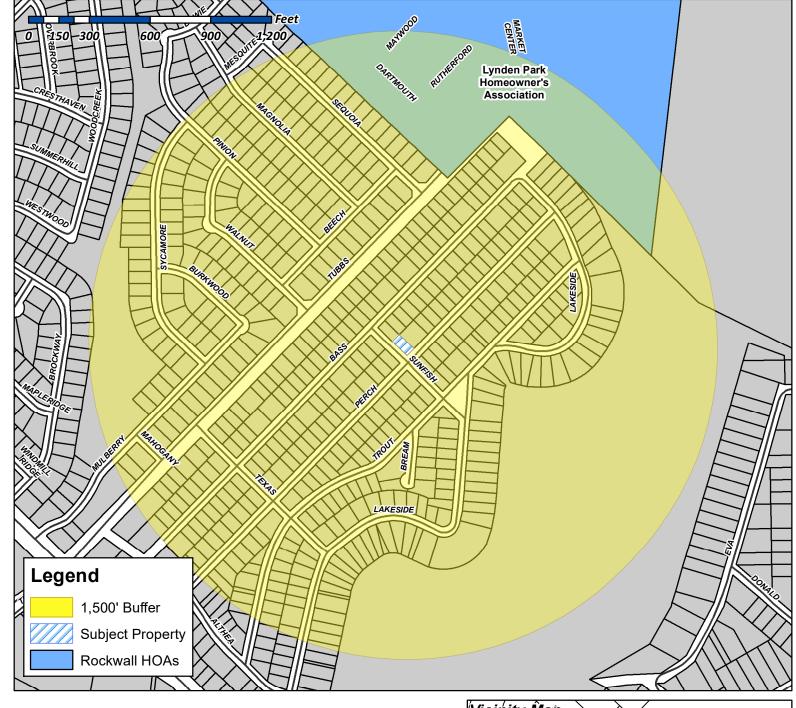




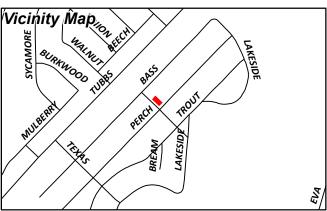
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Case Number:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road

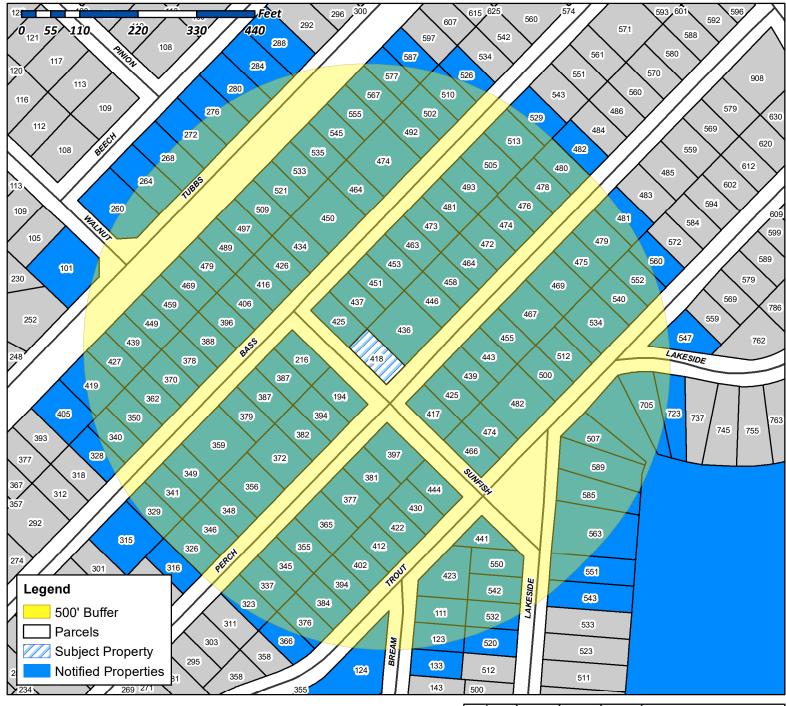


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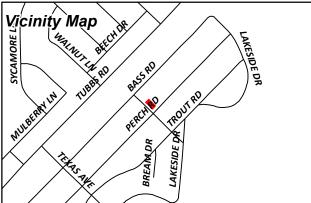


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CITY OF ROCKWALL EMAIL: PLANNING@ROCKWALL.COM

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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. Z2021-004: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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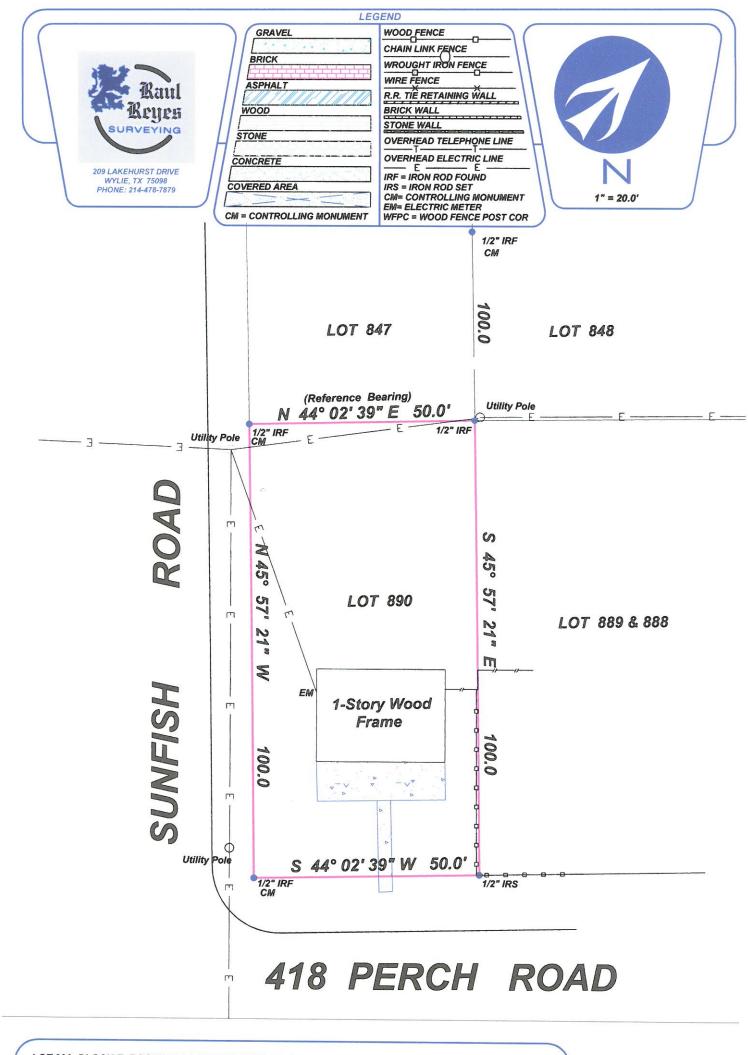
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Name:

Address:

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



LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2020, PAGE 31986, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

Surveyor's Certification:

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CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE **CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.115-**ACRE PARCEL OF LAND, IDENTIFIED AS LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' THIS ORDINANCE: PROVIDING OF 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 Juan Maldonado for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.115-acre parcel of land being described as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and being more specifically described and depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] -- *as heretofore amended and may be amended in the futu*re - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $5^{\rm TH}$ DAY OF APRIL, 2021.

	Jim Pruitt, I	Mayor	
	Sinn ruin, I	indyor	
ATTEST:			
Kristy Cole, City Secretary			
APPROVED AS TO FORM:			
Frank J. Garza, City Attorney			
1 st Reading: <u><i>March</i> 15, 2021</u>			
2 nd Reading: <u>April 5, 2021</u>			

Z2021-004: SUP for 418 Perch Road Ordinance No. 21-XX; SUP # S-2XX

Exhibit 'A'

Location Map

<u>Address:</u> 418 Perch Road <u>Legal Description:</u> Lot 890, Block E, Rockwall Lake Estates #1 Addition

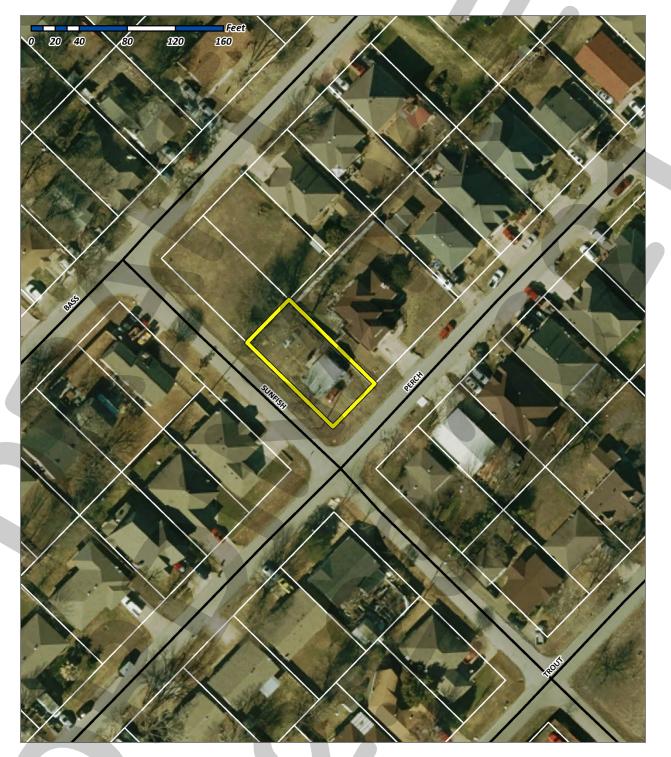
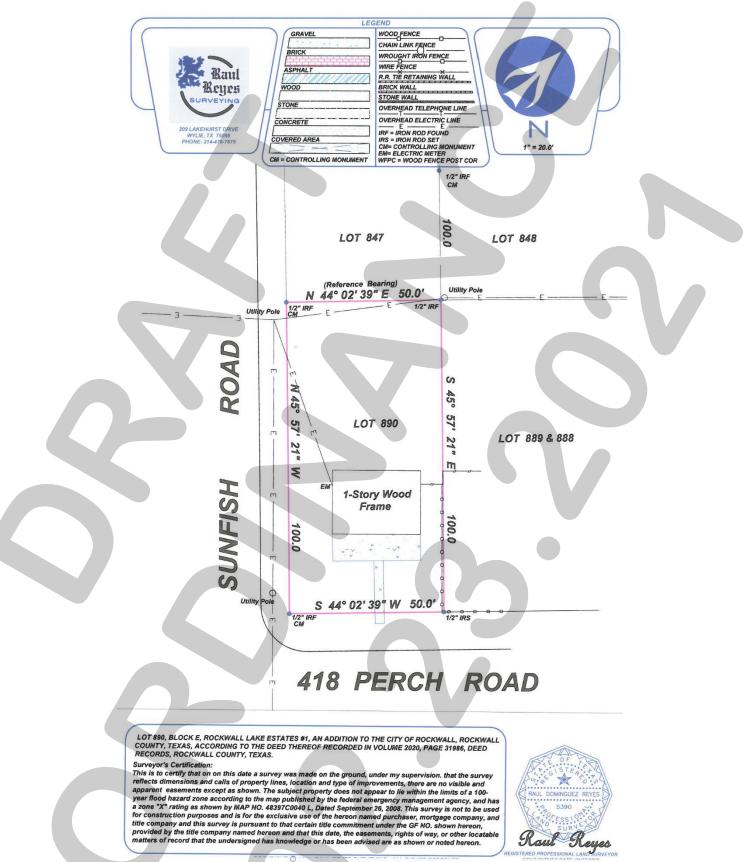


Exhibit 'B': Residential Plot Plan



Z2021-004: SUP for 418 Perch Road Ordinance No. 21-XX; SUP # S-2XX City of Rockwall, Texas

Exhibit 'C': Building Elevations

Z2021-004: SUP for 418 Perch Road Ordinance No. 21-XX; SUP # S-2XX Page | 6

City of Rockwall, Texas



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 9, 2021
APPLICANT:	Juan Maldonado
CASE NUMBER:	Z2021-004; Specific Use Permit (SUP) for a Residential Infill for 418 Perch Road

SUMMARY

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), a 609 SF single-family home was constructed on the subject property in 1955. On April 23, 1968, the subject property was platted as Lot 890 of the Rockwall Lake Properties Development No. 1 Addition. On February 17, 2009, the subject property was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the subject property from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with Ordinance No. 16-01, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On January 21, 2021, the City of Rockwall issued a demolition permit [*RES2021-316*] to allow for the demolition of the existing 609 SF single-family home.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 418 Perch Road. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are four (4) parcels of land, two (2) vacant parcels (425 & 437 Bass Road) and two (2) parcels with single-family homes (436 Perch Road and 451 Bass Road). All four (4) properties are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Bass Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.
- <u>South</u>: Directly south of the subject property is the intersection of Sunfish Road and Perch Road, which are both identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

- <u>East</u>: Directly east of the subject property is Perch Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses.
- <u>West</u>: Directly west of the subject property Sunfish Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.115-acre parcel of vacant land zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Bass Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Lake Rockwall Estates East Subdivision. This subdivision has been in existence for more than ten (10) years. In the case, the subject property is located within the Lake Rockwall Estates East Subdivision. This subdivision has been in existence for more than ten (10) years, consists of more than five (5) lots, and is more than 90% of the developable lots are developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Perch Road, Sunfish Road, and the Subject Property	Proposed Housing			
Building Height	One (1) & Two (2) Story	One (1) Story			
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face southeast towards Perch Road.			
Year Built	1975-2015	N/A			
Building SF on Property	894 SF – 2,848 SF	2,245			
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes			
Building Setbacks:					
Front	The front yard setbacks are 12-25-Feet	20-Feet			
Side	The side yard setbacks are 0-32-Feet.	5-Feet & 6-Feet			
Rear	The rear yard setbacks are greater than ten (10) feet.	10-Feet			
Building Materials	Brick and Siding	Brick			
Paint and Color	Red, Blonde, Grey, White, & Green	N/A			
Roofs	Composite Shingles	Composite Shingle			
Driveways/Garages	All garages are flat-front entry.	The garage will be a flat-front entry).			

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry

garages ..." In this case, the applicant is proposing to put the garage 11-feet, 9-inches in front of the front façade of the singlefamily home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past.

According to the *Lot Dimensional Requirements* within Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] the minimum side yard setback adjacent to a street is 20-feet. In this case, the applicant is proposing a six (6) foot side yard setback. Typically, these types of request are sent to the Board of Adjustments (BOA); however, Planned Development District 75 (PD-75) allows the City Council to consider a special request to the standards of *Ordinance No. 16-01* pending the request does not relate to land use. According to Planned Development District 75 (PD-75), "(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision (*i.e. Area 1 and Area 2 as depicted in Exhibit 'B' [the concept plan] of this ordinance*). Such requests may include, but not necessarily be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements, or other requests submitted for consideration to the Planning and Zoning Department." In this case, should the Planning and Zoning Commission and City Council choose to grant the applicant's request, the exception would allow for a reduction of 14-feet in the required setback. Staff should note that based on the aerial images very few if any homes meet the required 20-foot building setback.

With the exception of the items noted above, the proposed single-family home meets all of the density and dimensional requirements for the Single-Family 7 (SF-7) District as stipulated by Planned Development District 75 (PD-75) and the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Perch Road and Sunfish Road. The proposed building elevations have also been provided in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

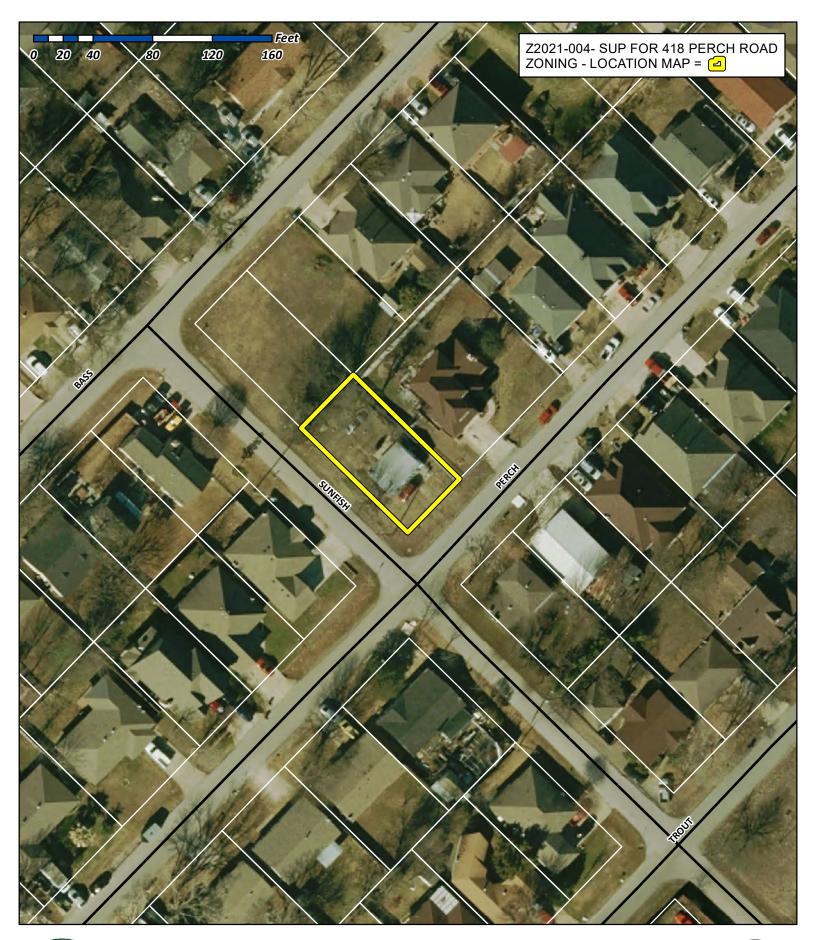
On February 23, 2021, staff mailed 196 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowner's Associations (HOAs), which was the only HOA's/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (<u>SUP</u>) for Residential Infill in an Established Subdivision, then staff would propose the following conditions of approval:

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

	City of Rockwall			APPLICATION THE PLANN OW.	ZONING CASE NO. PPLICATION IS NOT CONSIDERED ACCEPTED BY THE HE PLANNING DIRECTOR AND CITY ENGINEER HAVE W. PLANNING:		
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CONTACT PERSON	Juan Malc	ionado	CONTACT PE	RSON			
ADDRESS	17286 Wy	in Joyce	ADE	DRESS			
CITY, STATE & ZIP	Garland	TX 75043	CITY, STATE	E & ZIP			
PHONE	214-228	TX,75043	P	HONE			
		202a@gmail.c	iom E	E-MAIL			
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City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

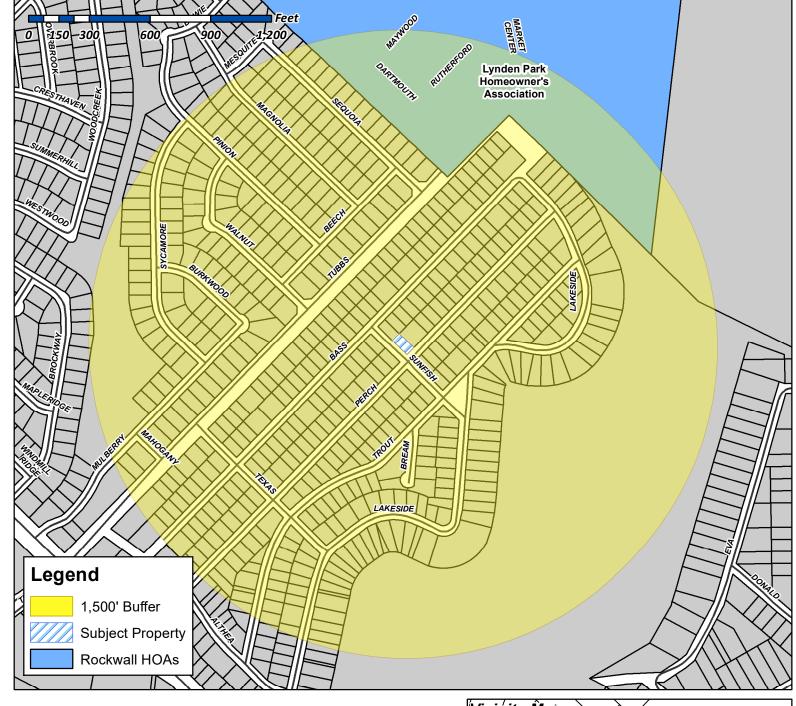




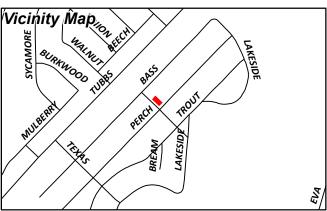
City of Rockwall

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Case Number:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road



Date Created: 2/18/2021 For Questions on this Case Call (972) 771-7745

Lee, Henry

From:	Gamez, Angelica
Sent:	Tuesday, February 23, 2021 10:34 AM
Cc:	Miller, Ryan; Gonzales, David; Lee, Henry
Subject:	Neighborhood Notification Program [Z2021-004]
Attachments:	HOA Map (02.18.2021).pdf; Public Notice (02.18.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>February 26, 2021</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, March 9, 2021 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, March 15, 2021 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-004 SUP for Residential Infill at 418 Perch Road

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a <u>Specific Use Permit (SUP)</u> for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

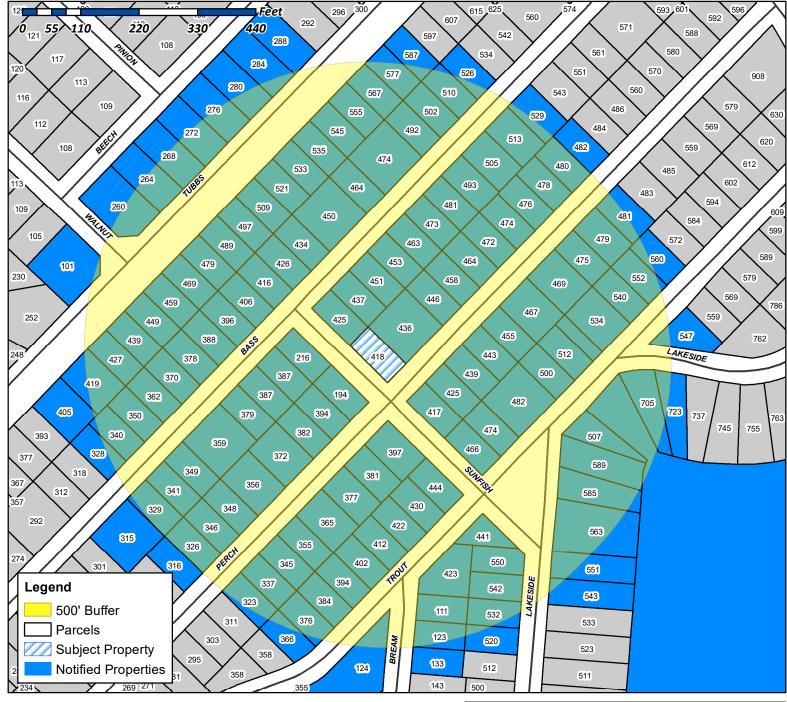
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City of Rockwall

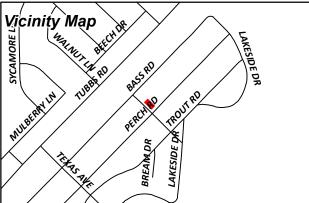


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Case Number:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road



Date Created: 2/18/2021 For Questions on this Case Call (972) 771-7745

FREENEY MARIA 101 WALNUT LN ROCKWALL, TX 75032

MURPHY KIM 111 BREAMDR ROCKWALL, TX 75032

CRUMLEY RONALD LEE 124 BREAM DR ROCKWALL, TX 75032

WB MAGNOLIA LLC 12801 N CENTRAL EXPY STE 1675 DALLAS, TX 75243

> YIM STEVE K AND ELLA K 1407 LANDSFORD DR ALLEN, TX 75013

DETWEILER RICHARD P AND SHANGTING 17839 BENCHMARK DR DALLAS, TX 75252

> JOSEPH SABU & ANITAH 194 SUNFISH RD ROCKWALL, TX 75032

MILLER MICHAEL & MELODIE AND JAIME LOPEZ 20576 FM 2755 ROYSE CITY, TX 75189

> HOPFAUF RICK 216 SUNFISH RD ROCKWALL, TX 75032

AMH 2015-1 BORROWER LLC 260 BEECH DR ROCKWALL, TX 75032

SILVA MANUEL AVALOS 1041 E FM 552 ROCKWALL, TX 75087

US REO LLC SERIES M 1200 JUPITER ROAD #940414 PLANO, TX 75094

FORNEY MEADOW LLC 12801 N CENTRAL EXPY SUITE 1675 DALLAS, TX 75243

> MENDEZ GLORIA **132 PINION LN** ROCKWALL, TX 75032

BURCHFIEL FAMILY SEPTEMBER 2002 REVOCABLE TRUST 1500 E DANA PL **ORANGE, CA 92866**

> PAIGE RYAN PROPERTIES 1816 DOVES LANDING WYLIE, TX 75098

DAVIS BLAKE C AND KATHRYN E 2 PINTAIL PT HEATH, TX 75032

AGUILLON PABLO & JULIA 2080 GARRISON DR ROCKWALL, TX 75032

OSORNIO ARTURO AND JENNIFER GUEVARA 2308 WHITE RD ROCKWALL, TX 75032

261 TUBBS RD

CHANTACA MAURICIO & IRMA ROCKWALL, TX 75032

WHITE CURTIS C 10902 BARBAROSA DR DALLAS, TX 75228

REYES PERLA JOCELYN 123 BREAM DRIVE ROCKWALL, TX 75032

BT ORIOLE ONE LLC 12801 N CENTRAL EXPY SUITE 1675 DALLAS, TX 75243

> GARZA GABRIELA J 133 BREAM DR ROCKWALL, TX 75032

AGUILLON JOSE LUIS 163 BASS RD ROCKWALL, TX 75032

FAIR TRAVIS 1905 GLENBROOK MEADOWS DR GARLAND, TX 75040

> **TRUONG LONG & TUYET** 2037 SUNNY CIR ROCKWALL, TX 75032

MURPHY KIM 215 LAKEVIEW DR ROCKWALL, TX 75087

THREE STARS INVESTMENT GROUP INC 2524 RIVER OAKS LN MESQUITE, TX 75150

DAVIS BLAKE C AND KATHRYN E 264 BEECH DR ROCKWALL, TX 75032

POTTS DANNY & VONDA 268 BEECH DR ROCKWALL, TX 75032

ANDERSON TROY 276 BEECH DR ROCKWALL, TX 75032

SOMMERS KAREN LEE 288 BEECH DR ROCKWALL, TX 75032

SILVA JORGE & ELIZABETH 3078 S FM 551 ROYSE CITY, TX 75189

TRAN THERESA THU PHUONG 316 PERCH ROAD ROCKWALL, TX 75032

> CORTEZ MANUEL 328 BASS RD ROCKWALL, TX 75032

ZALDIVAR CARLOS N 337 PERCH RD ROCKWALL, TX 75032

CHANTACA EMILIANO & MARIA 341 BASS RD ROCKWALL, TX 75032

> SILVA BERTHA 346 PERCH RD ROCKWALL, TX 75032

> LIU YONGBO LIU YONGBO 350 BASSRD ROCKWALL, TX 75032

CLARK ASHLEY MICHELLE 272 BEECH DRIVE ROCKWALL, TX 75032

SALEHI DIANOOSH 280 BEECH DR ROCKWALL, TX 75032

ANDERSON TROY **3049 S COYOTE CANYON** MESA, AZ 85212

> **520 LAKESIDE LLC 3105 CORNELL AVE** DALLAS, TX 75205

ALMAZAN LORENZO R & IRMA O SANTOS 323 PERCH RD ROCKWALL, TX 75032

> YIM STEVE K AND ELLA K 329 BASS RD

3371 STATE HIGHWAY 276 ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC 345 PERCH DR ROCKWALL, TX 75032

JIZMEJIAN VARTAN & SONYA KOVKLADZHYN 348 PERCH RD ROCKWALL, TX 75032

HOME SFR BORROWER LLC C/O HAVENBROOK HOMES 3505 KOGER BLVD SUITE 400 DULUTH, GA 30096

ILCHENKO LIUDMYLA 2738 RAINTREE CIR CARROLLTON, TX 75006

CHAN RYAN Y 284 BEECH DR ROCKWALL, TX 75032

AMH 2015-1 BORROWER LLC 30601 AGOURA RD SUITE 200 AGOURA HILLS, CA 91301

OLIVAS ROSA LINA MEZA 315 BASS ROCKWALL, TX 75032

ESTRADA GUSTAVO 326 PERCH RD ROCKWALL, TX 75032

II7MFIIAN VARTAN & SONYA KOVKLADZHYN 33171 ELISA DR DANA POINT, CA 92629

JIMENEZ AGUSTIN & GUMERCINDA LIMON 340 BASS RD ROCKWALL, TX 75032

OSORNIO ARTURO AND JENNIFER GUEVARA 345 PERCH RD ROCKWALL, TX 75032

> MILLER MICHAEL & MELODIE AND JAIME LOPEZ 349 BASS RD ROCKWALL, TX 75032

> > ALEJO CECILIA AND MARTIN NARVAEZ 355 PERCH ROAD ROCKWALL, TX 75032

ROCKWALL, TX 75032

RUBIO LORENA L & ALEJANDRO

WHITE CURTIS C 356 PERCH RD ROCKWALL, TX 75032

WANDA REALTY LLC SERIES 455 PERCH ROAD 3621 BINKLEY AVE DALLAS, TX 75205

MALDONADO CARLOS & MARIA E 370 BASS RD ROCKWALL, TX 75032

> BT ORIOLE ONE LLC 377 PERCH RD ROCKWALL, TX 75032

MARSH CYNTHIA & CODY 381 PERCH ROAD ROCKWALL, TX 75032

LONAC SLAVICA 387 BASS RD ROCKWALL, TX 75032

LE THUY 394 PERCH RD ROCKWALL, TX 75032

CARRILLO GERARDO 397 PERCH RD ROCKWALL, TX 75032

SILVA MANUEL AVALOS 406 BASS RD ROCKWALL, TX 75032

FORNEY MEADOW LLC 417 PERCH RD ROCKWALL, TX 75032

JIMENEZ NESTOR J AND SAMIRA ROSAS JIMENEZ LORENA 359 BASS RD ROCKWALL, TX 75032

> FIG RE TEXAS I LLC 365 PERCH RD ROCKWALL, TX 75032

AGUILLON PABLO & JULIA 372 PERCH RD ROCKWALL, TX 75032

CHANTACA MAURICIO & IRMA 378 BASS RD ROCKWALL, TX 75032

CARRANZA ALEJANDRO & MARIA 382 PERCH RD ROCKWALL, TX 75032

> HOPFAUF RICK 387 BASSRD ROCKWALL, TX 75032

ESTRADA GERARDO & FRANCISCA SALADORE ESTRADA 394 TROUT ST ROCKWALL, TX 75032

> MENDEZ GLORIA 402 TROUT RD ROCKWALL, TX 75032

JACKSON PHYLLIS ELAINE 412 TROUT ST ROCKWALL, TX 75032

MONTELONGO ERVEY 418 PERCH RD ROCKWALL, TX 75032 VELASCO GERARDO GRANADOS AND ADRIANA ZAPATERO PUERTO 362 BASS RD ROCKWALL, TX 75032

> LIMON AMADOR & SEFENINA 366 TROUT ST ROCKWALL, TX 75032

> > COX DANNY SHAYNE 376 TROUT RD ROCKWALL, TX 75032

ALVARADO MARGARITA S 379 BASS RD ROCKWALL, TX 75032

ESTRADA SALVADOR A & MARIA I **384 TROUT STREET** ROCKWALL, TX 75032

MYHOMESTEAD PARTNERS LLC 388 BASS RD ROCKWALL, TX 75032

> **GUTIERREZ JAVIER** 396 BASS RD ROCKWALL, TX 75032

KENDALL MARCIA W 405 TUBBS ROCKWALL, TX 75032

ALVISO HERADIO V 416 BASS ROAD ROCKWALL, TX 75032

CAMACHO ALBERTO CAMACHO & JOSEFINA CARMONA DE CAMACHO 419 TUBBS RD ROCKWALL, TX 75032

VALADEZ JOANA ARLETTE FLORES 422 TROUT RD ROCKWALL, TX 75032

> AGUILAR BONIFACIO 425 PERCH RD ROCKWALL, TX 75032

> LEATHERS FRAN 430 TROUT RD ROCKWALL, TX 75032

> BT ORIOLE ONE LLC 436 PERCH RD ROCKWALL, TX 75032

> FAIR TRAVIS 439 TUBBS RD ROCKWALL, TX 75032

> ROSAS ALICIA 444 TROUT RD ROCKWALL, TX 75032

CLARK SEAN D & KATHERINE R 450 BASS RD ROCKWALL, TX 75032

WANDA REALTY LLC SERIES 455 PERCH ROAD 455 PERCH ROCKWALL, TX 75032

CHAN RYAN Y 4614 KOCUREK STREET AUSTIN, TX 78723

TRUONG LONG & TUYET 464 PERCHRD ROCKWALL, TX 75032 YAMASA CO LTD., A JAPANESE CORPORATION 423 TROUT RD ROCKWALL, TX 75032

DETWEILER RICHARD P AND SHANGTING 426 BASS RD ROCKWALL, TX 75032

> ROSAS ALICIA 4314 STATE HIGHWAY 276 ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC 437 BASS RD ROCKWALL, TX 75032

DELGADO RAUL & ELIA 441 TROUT DR ROCKWALL, TX 75032

OCHOA GABRIEL AND RAFAEL DESANTIAGO PIEDRA 446 PERCH ROAD ROCKWALL, TX 75032

DETWEILER RICHARD P AND SHANGTING 451 BASSRD ROCKWALL, TX 75032

MARQUEZ ANA MARIA MERCEDES GRANADOS 458 PERCH ROAD ROCKWALL, TX 75032

> LUNA JOSE ALFREDO LOPEZ 463 BASS RD ROCKWALL, TX 75032

ACOSTA JESUS ETUX 466 TROUT ST ROCKWALL, TX 75032 TRANSITO AND MARTHA CASTELLANOS LIVING TRUST TRANSITO A CASTELLANOS AND MARHA L CASTELLANOS- TRUSTEES 425 BASS RD ROCKWALL, TX 75032

> ZAPIEN LEONARDO & ANA MARIA DOMINGUEZ 427 TUBBS RD ROCKWALL, TX 75032

MORALES JOSE L 434 BASS RD ROCKWALL, TX 75032

ANAYA JUAN C & RAUL 439 PERCH RD ROCKWALL, TX 75032

FACUNDO JOSE C 443 PERCH RD ROCKWALL, TX 75032

S AND S FAITH FUND LLC 449 TUBBS RD ROCKWALL, TX 75032

MNSF T2 SPE LLC 453 BASS RD ROCKWALL, TX 75032

AVITIA JESUS 459 TUBBS RD ROCKWALL, TX 75032

BURCHFIEL FAMILY SEPTEMBER 2002 REVOCABLE TRUST 464 BASS RD ROCKWALL, TX 75032

MIER MARCO A AND CELINA DEJ RESENDIZ 467 PERCH RD ROCKWALL, TX 75032 JIMENEZ JOSE MODESTO & FRANCISCA 469 PERCH RD ROCKWALL, TX 75032

> RENOVA ROSALBA 473 BASS RD ROCKWALL, TX 75032

CONTRERAS DAVID & ELIZABETH 474 PERCH RD ROCKWALL, TX 75032

> NEVAREZ LUIS & ALMA 476 PERCH ROCKWALL, TX 75032

NOBLE JAMES & LINDA 479 TUBBS RD ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES 481 PERCH RD ROCKWALL, TX 75032

AGUILLON JOSE LUIS 489 TUBBS RD ROCKWALL, TX 75032

JACKSON LINDA 497 TUBBS RD ROCKWALL, TX 75032

ALMARAZ MARIA M 505 BASS RD ROCKWALL, TX 75032

PENA JERONIMO & JUANA 510 BASS RD ROCKWALL, TX 75032 THREE STARS INVESTMENT GROUP INC 469 TUBBS RD ROCKWALL, TX 75032

> GAMEZ CHRISTOPHER 474 BASS RD ROCKWALL, TX 75032

ORTIZ CENOBIO & MARIA T 474 TROUT ST ROCKWALL, TX 75032

> MARTINEZ PEDRO 478 PERCH RD ROCKWALL, TX 75032

CARRIZALEZ JOSE NINO FLORENCIO CARRIZALEZ 480 PERCH RD ROCKWALL, TX 75032

WHITE LILA P C/O FRANCISCO N HERNANDEZ 482 PERCH RD ROCKWALL, TX 75032

> GAMEZ CHRISTOPHER 492 BASS ROCKWALL, TX 75032

> ILCHENKO LIUDMYLA 500 TROUT RD ROCKWALL, TX 75032

ANDERSEN HAROLD E AND CHERYL P AND VERNON L KURPIESKI 507 TROUT ST ROCKWALL, TX 75032

> AMAYA MARTIN & ANA VIGIL 512 TROUT ST ROCKWALL, TX 75032

WB MAGNOLIA LLC 472 PERCH RD ROCKWALL, TX 75032

MORENO NOE & ORALIA 474 BASS RD ROCKWALL, TX 75032

LI FAMILY TRUST NANYING LI AND JIANRU SONG LI 475 PERCH RD ROCKWALL, TX 75032

> GRASMICK RACHEL AND RONNY BERMUDEZ 479 PERCH RD ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA 481 BASS RD ROCKWALL, TX 75032

> ZARATE EMANUEL 482 TROUT STREET ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA 493 BASS RD ROCKWALL, TX 75032

> PENA-RUIZ MARISELA 502 BASS RD ROCKWALL, TX 75032

BECKHAM JAY 509 TUBBS RD ROCKWALL, TX 75032

LORENZ MICHAEL P AND SABINA 513 BASS RD ROCKWALL, TX 75032 520 LAKESIDE LLC 520 LAKESIDE DR ROCKWALL, TX 75032

OGAN LOCKLIN & SHEILA 526 BASSRD ROCKWALL, TX 75032

LLOYD MUSSAH AND ALFRED E WOLO 533 TUBBS RD ROCKWALL, TX 75032

RUBIO MARCELINO M & RITA ESQUEDA ZUNIGA 535 TUBBS RD ROCKWALL, TX 75032

HOME SFR BORROWER LLC C/O HAVENBROOK HOMES 543 LAKESIDE DR ROCKWALL, TX 75032

DELGADO RAUL & ELIA 550 LAKESIDE DR ROCKWALL, TX 75032

PRIETO GUSTAVO & ISABEL DEL ROSARIO 555 TUBBS RD ROCKWALL, TX 75032

> ELIAS ALBERT SOBERANES 563 LAKESIDE DR ROCKWALL, TX 75032

RUBIO LORENA L & ALEJANDRO 577 TUBBSRD ROCKWALL, TX 75032

GONZALEZ BENJAMIN & ALICIA G 589 LAKESIDE DR ROCKWALL, TX 75032 CARRIZALEZ JOSE NINO FLORENCIO CARRIZALEZ 520 PERCH RD ROCKWALL, TX 75032

RODRIGUEZ MARIA VERONICA 529 BASS RD ROCKWALL, TX 75032

LEATHERS FRAN 5335 COUNTY ROAD 597 FARMERSVILLE, TX 75442

RODRIGUEZ MARIA M 540 TROUT ST ROCKWALL, TX 75032

CHEN XIANSONG 545 TUBBS RD ROCKWALL, TX 75032

CITY OF ROCKWALL ATTN;MARY SMITH 551 LAKESIDEDR ROCKWALL, TX 75032

MONTELONGO ERVEY 5558 CR 2526 ROYSE CITY, TX 75189

TRAN DAVID T 567 TUBBSRD ROCKWALL, TX 75032

US REO LLC SERIES M 585 LAKESIDEDR ROCKWALL, TX 75032

LIU YONGBO LIU YONGBO 609 BELHAVEN DR ALLEN, TX 75013 SILVA JORGE & ELIZABETH 521 TUBBS RD ROCKWALL, TX 75032

FORTUNA FRANCISCO AND LUISA 532 LAKESIDE DR ROCKWALL, TX 75032

LOMAS JOSE C & ANDREA GUADALUPE 534 TROUT ST ROCKWALL, TX 75032

> AKUMA AYALEW AND HIWOT DESIBELEW 542 LAKESIDE DRIVE ROCKWALL, TX 75032

SIMMONS VAN R & TERESA R 547 TROUTRD ROCKWALL, TX 75032

> OLIVER JERRY & PAMELA 552 TROUT ST ROCKWALL, TX 75032

OSORNIO ARTURO 560 TROUTDR ROCKWALL, TX 75032

SIMMONS VAN R & TERESA R 569 TROUT ST ROCKWALL, TX 75032

MAYO JOSHUA ANDREW 587 TUBBS RD. ROCKWALL, TX 75032

CHEN XIANSONG 609 BELHAVEN DRIVE ALLEN, TX 75013

LI FAMILY TRUST NANYING LI AND JIANRU SONG LI 6620 TARANTO CT ELKGROVE, CA 95757

LOMAS JOSE C & ANDREA GUADALUPE 723 LAKESIDEDR ROCKWALL, TX 75032

> COX DANNY SHAYNE 7425 PEBBLE RIDGE DR FORT WORTH, TX 76132

MNSF T2 SPE LLC 6836 MORRISON BLVD, SUITE 320 CHARLOTTE, NC 28211

FIG RE TEXAS I LLC 7290 VIRGINIA PARKWAY #3200 MCKINNEY, TX 75071

> SALEHI DIANOOSH **8 CRYSTAL GLEN** ALISO VIEJO, CA 92656

705 LAKESIDE DR ROCKWALL, TX 75032

ESTRADA NOHEMA M & RODOLFO CARDENAS

LONAC SLAVICA 7302 SHAWN DR ROWLETT, TX 75088

AGUILAR BONIFACIO 862 E 800 S OREM, UT 84097

ELIAS ALBERT SOBERANES 903 ST PAUL DR #208 RICHARDSON, TX 75080

MYHOMESTEAD PARTNERS LLC 9720 COIT RD STE 220 PMB 306 PLANO, TX 75025

OGAN LOCKLIN & SHEILA PO BOX 2304 ROCKWALL, TX 75087

S AND S FAITH FUND LLC PO BOX 2931 GRAPEVINE, TX 76099

> TRAN DAVID T PO BOX 894578 MILILANI, HI 76789

YAMASA CO LTD., A JAPANESE CORPORATION PO BOX 4090 SCOTTSDALE, AZ 85261

KENDALL MARCIA W PO BOX 497882 GARLAND, TX 75049

PUBLIC NOTICE PLANNING AND ZONNING DEPARTMENT PHONE: (972) 771-7745 PHONE: (972) 771-7745

CITY OF ROCKWALL 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. Z2021-004: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 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:

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

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

Your comments must be received by Monday, March 15, 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. Z2021-004: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

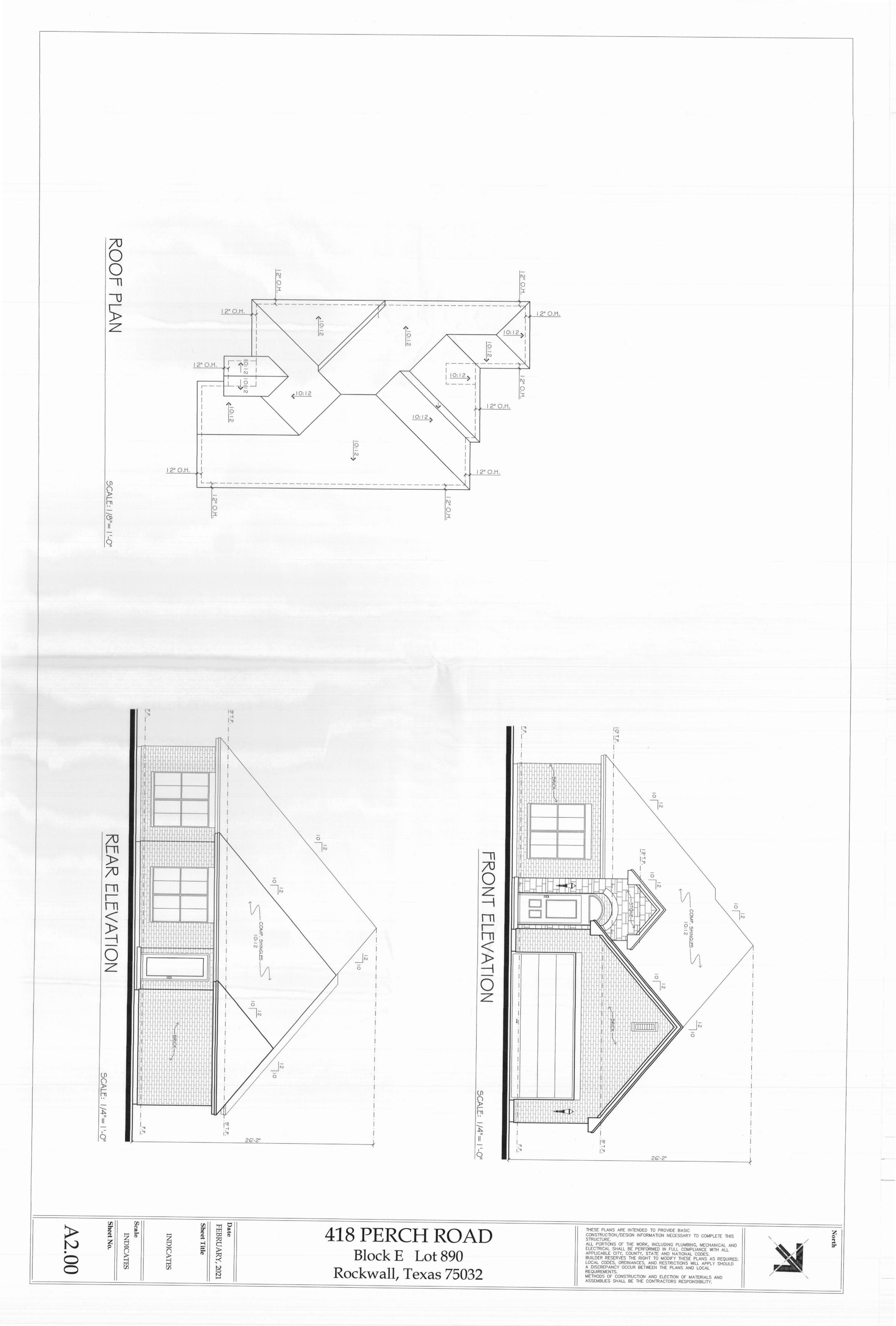
□ I am opposed to the request for the reasons listed below.

Name:

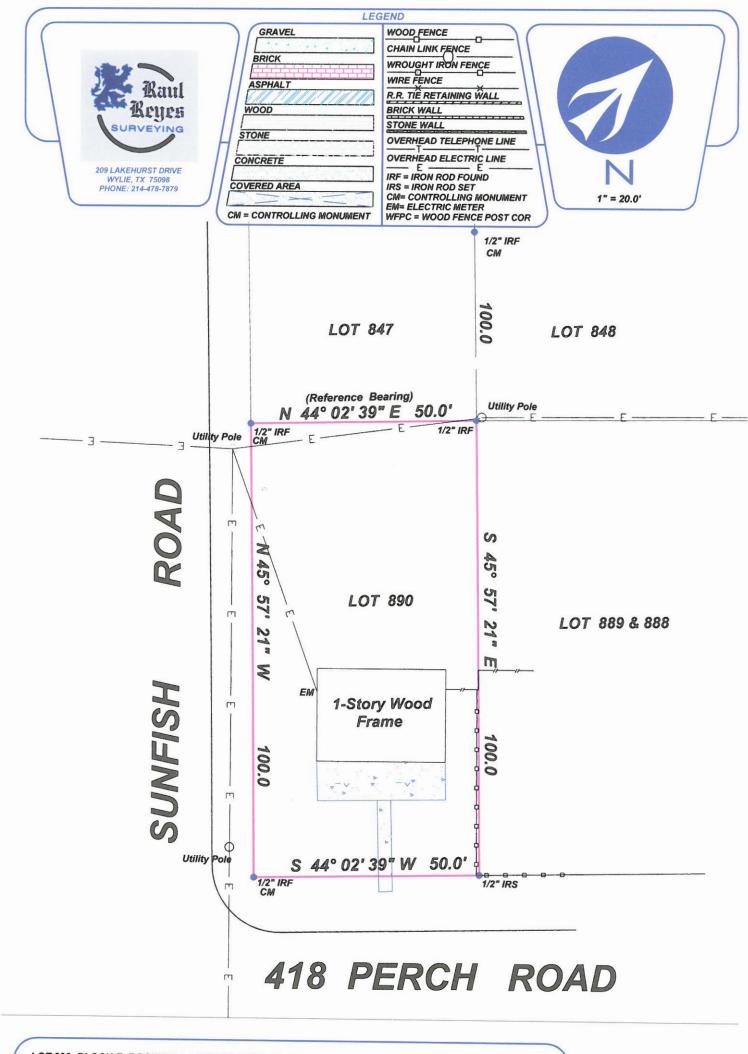
Address:

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

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







LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2020, PAGE 31986, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

Surveyor's Certification:

This is to certify that on on this date a survey was made on the ground, under my supervision. that the survey reflects dimensions and calls of property lines, location and type of improvements, there are no visible and apparent easements except as shown. The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a zone "X" rating as shown by MAP NO. 48397C0040 L, Dated September 26, 2008. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is pursuant to that certain title commitment under the GF NO. shown hereon, provided by the title company named hereon and that this date, the easements, rights of way, or other locatable matters of record that the undersigned has knowledge or has been advised are as shown or noted hereon.

0







PERCH ROAD

HEE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. HEER PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. AL BORTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. BIOCK E LOA 890 DIDUCE RESERVEST HE RIGHT TO MODIFY THESE PLANS ARE TO COMPLETE THIS STRUCTURE. STRUCTURE. BIOCK E LOA 890 DIDUCE RESERVEST HE RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS AND LOCAL COCAL CODES, ORDINANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS AND LOCAL A DISCREPANCE OCCUR BETWEEN THE PLANS AND LOCAL A DISCREPANCE OF AND LECTION OF MATERIALS AND A DISCREPANCE OF AND LECTION OF MATERIAL AND A DISCREPANCE OF AND LOCAL DODIES SHALL BE THE CONTRACTORS RESPONSIBILITY.	North		
418 PERCH R Block E Lot 8 Rockwall, Texas Percential	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND	APPLICABLE CITY, COUNTY, STATE AND NATIONAL COMPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD	A DISCREFANCT UCUCK BEIWEEN THE FLANS AND LUCAL REQUIREMENTS. METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.
FEBRUARY, 2021 Sheet Title	418 PERCH ROAD		Rockwall, Texas 75032
Scale 1" =10'-0"	FEBR Sheet	T itle TE PL	AN

GENERAL NOTES

I. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.

3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.

4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

G. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

7. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

ſ	SITE PLAN INFO	RMATION
	LOT SIZE	5,000 S.F.
1	BUILDING AREA	2,245 S.F.
	PERCENT LOT COVERED	44.9%
	A MINIMUM OF 70% OF TH AREA OF THE LOT COVERE LANDSCAPE (GRASS, TREE	D WILL HAVE

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' THIS ORDINANCE: PROVIDING OF 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 Juan Maldonado for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.115-acre parcel of land being described as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] -- *as heretofore amended and may be amended in the future* - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

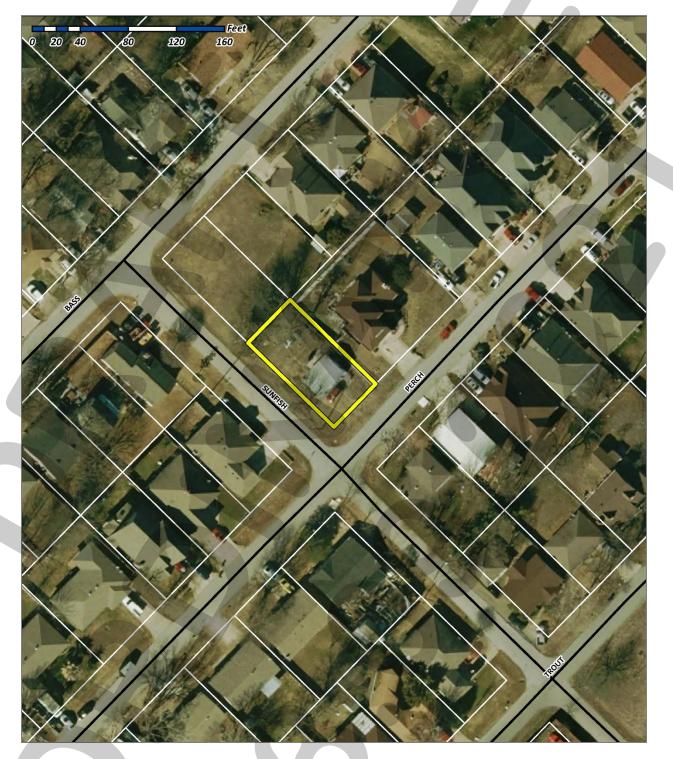
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $5^{\rm TH}$ DAY OF APRIL, 2021.

	Jim Pruitt,	Mayor
ATTENT		
ATTEST:		
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <u><i>March 15, 2021</i></u>		
2 nd Reading: <u>April 5, 2021</u>		
J		
Z2021-004: SUP for 418 Perch Road	Page 3	City of Rockwall, Texas
Ordinance No. 21- <mark>XX</mark> ; SUP # S-2XX	rayels	City of ROCKWall, Texas

Exhibit 'A'

Location Map

<u>Address:</u> 418 Perch Road <u>Legal Description:</u> Lot 890, Block E, Rockwall Lake Estates #1 Addition



Z2021-004: SUP for 418 Perch Road Ordinance No. 21-XX; SUP # S-2XX Exhibit 'B': Residential Plot Plan

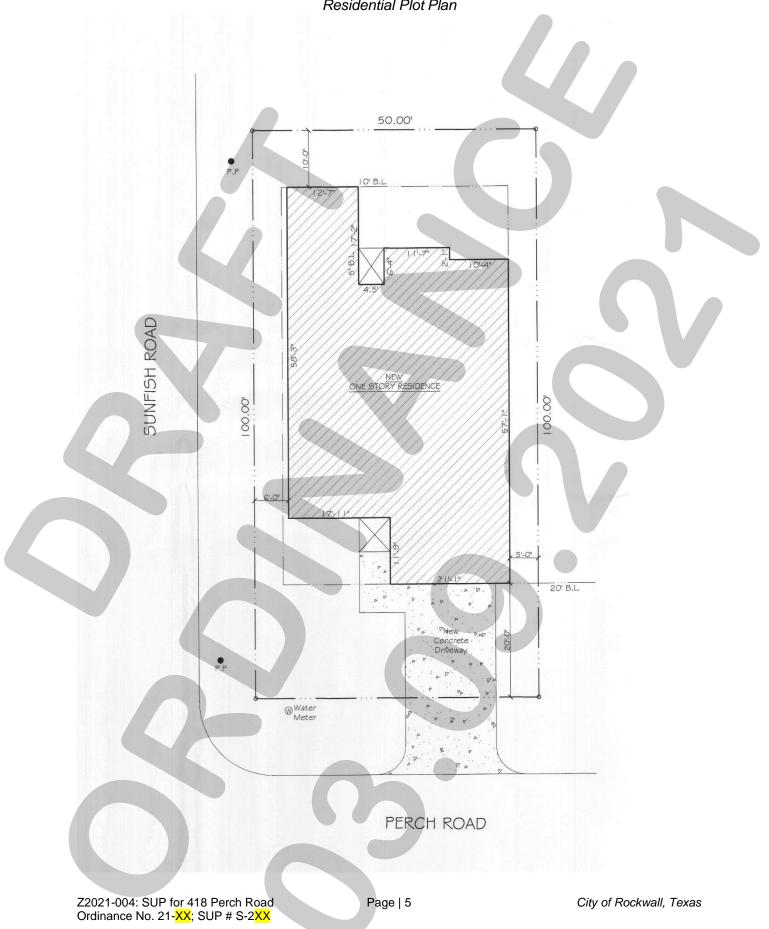


Exhibit 'C': Building Elevations

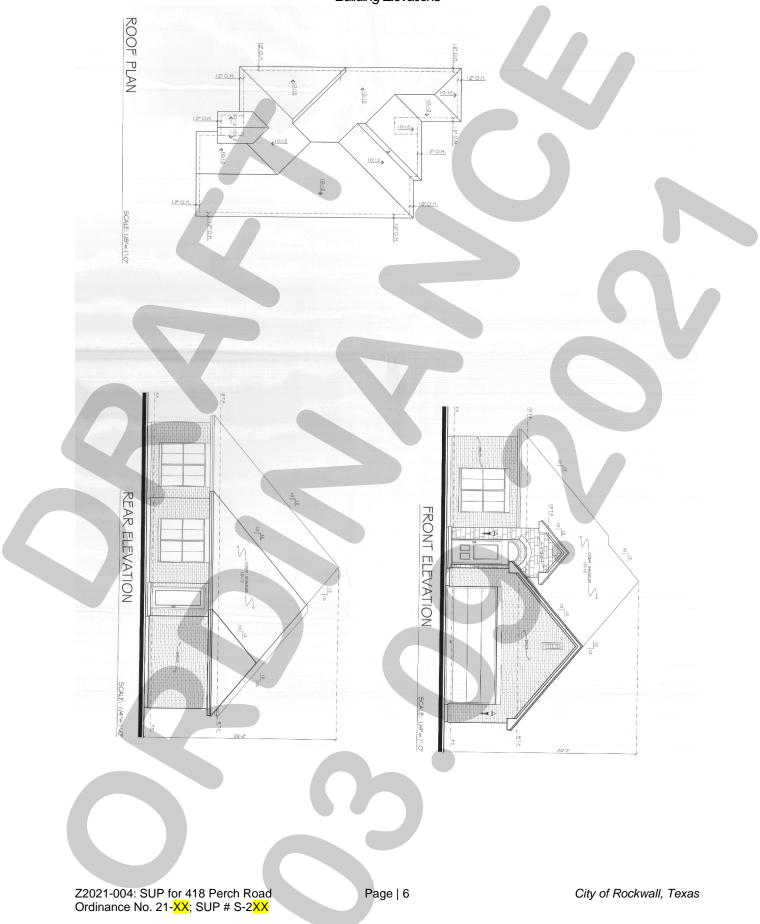
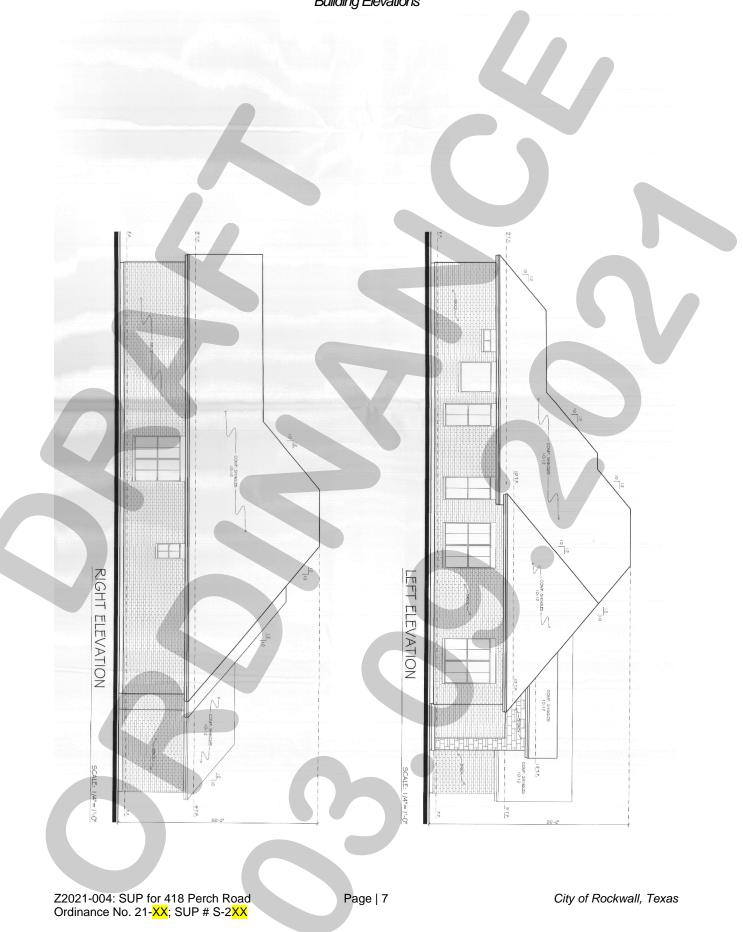


Exhibit 'C': Building Elevations





CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	March 15, 2021
APPLICANT:	Juan Maldonado
CASE NUMBER:	Z2021-004; Specific Use Permit (SUP) for a Residential Infill for 418 Perch Road

SUMMARY

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), a 609 SF single-family home was constructed on the subject property in 1955. On April 23, 1968, the subject property was platted as Lot 890 of the Rockwall Lake Properties Development No. 1 Addition. On February 17, 2009, the subject property was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the subject property from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with Ordinance No. 16-01, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On January 21, 2021, the City of Rockwall issued a demolition permit [*RES2021-316*] to allow for the demolition of the existing 609 SF single-family home.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 418 Perch Road. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are four (4) parcels of land, two (2) vacant parcels (425 & 437 Bass Road) and two (2) parcels with single-family homes (436 Perch Road and 451 Bass Road). All four (4) properties are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Bass Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.
- <u>South</u>: Directly south of the subject property is the intersection of Sunfish Road and Perch Road, which are both identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

- <u>East</u>: Directly east of the subject property is Perch Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses.
- <u>West</u>: Directly west of the subject property Sunfish Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.115-acre parcel of vacant land zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Bass Road, which is identified as a R2 (*i.e. residential, two* [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are several parcels of land with single-family homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Lake Rockwall Estates East Subdivision. This subdivision has been in existence for more than ten (10) years. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Perch Road, Sunfish Road, and the Subject Property	Proposed Housing		
Building Height	One (1) & Two (2) Story	One (1) Story		
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face southeas towards Perch Road.		
Year Built	1975-2015	N/A		
Building SF on Property	894 SF – 2,848 SF	2,245		
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes		
Building Setbacks:		C J		
Front	The front yard setbacks are 12-25-Feet	20-Feet		
Side	The side yard setbacks are 0-32-Feet.	5-Feet & 6-Feet		
Rear	The rear yard setbacks are greater than ten (10) feet.	10-Feet		
Building Materials	Brick and Siding	Brick		
Paint and Color	Red, Blonde, Grey, White, & Green	N/A		
Roofs	Composite Shingles	Composite Shingle		
Driveways/Garages	All garages are flat-front entry.	The garage will be a flat-front entry).		

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry

garages ..." In this case, the applicant is proposing to put the garage 11-feet, 9-inches in front of the front façade of the singlefamily home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past.

According to the *Lot Dimensional Requirements* within Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] the minimum side yard setback adjacent to a street is 20-feet. In this case, the applicant is proposing a six (6) foot side yard setback. Typically, these types of request are sent to the Board of Adjustments (BOA); however, Planned Development District 75 (PD-75) allows the City Council to consider a special request to the standards of *Ordinance No. 16-01* pending the request does not relate to land use. According to Planned Development District 75 (PD-75), "(t)he City Council may consider special requests in the Lake Rockwall Estates Subdivision (*i.e. Area 1 and Area 2 as depicted in Exhibit 'B' [the concept plan] of this ordinance*). Such requests may include, but not necessarily be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements, or other requests submitted for consideration to the Planning and Zoning Department." In this case, should the Planning and Zoning Commission and City Council choose to grant the applicant's request, the exception would allow for a reduction of 14-feet in the required setback. Staff should note that based on the aerial images very few if any homes meet the required 20-foot building setback.

With the exception of the items noted above, the proposed single-family home meets all of the density and dimensional requirements for the Single-Family 7 (SF-7) District as stipulated by Planned Development District 75 (PD-75) and the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Perch Road and Sunfish Road. The proposed building elevations have also been provided in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 23, 2021, staff mailed 196 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowner's Associations (HOAs), which was the only HOA's/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

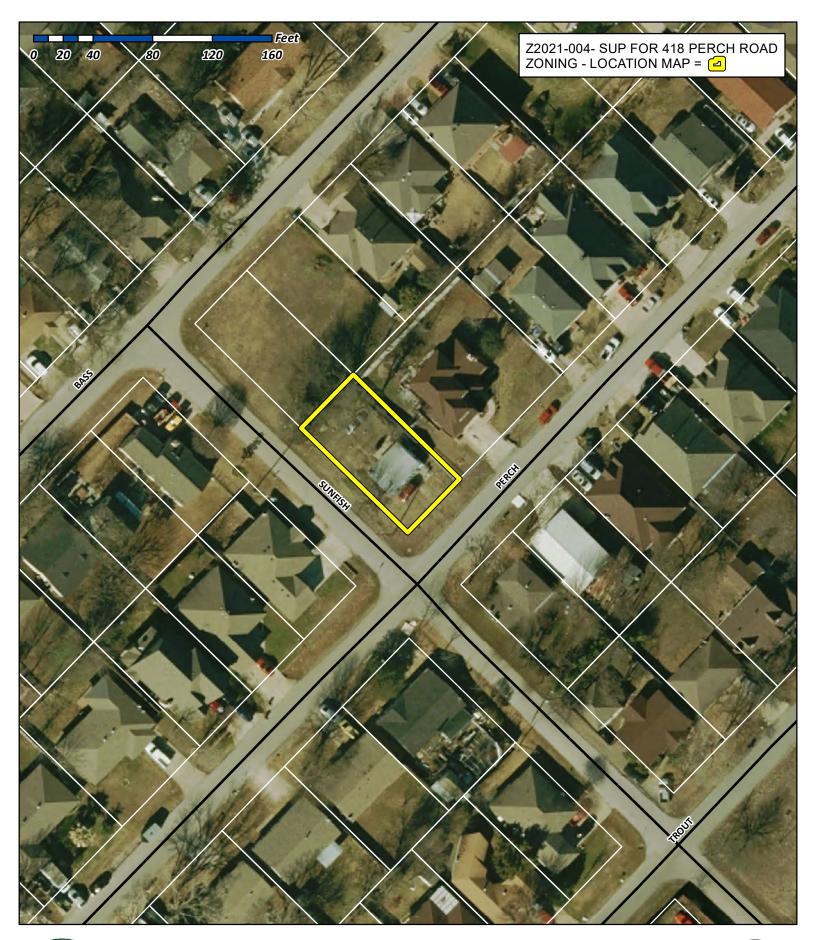
If the City Council chooses to approve the applicant's request for a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision, then staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On March 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Deckard and Womble absent.

	City of Rockwall	oning Department et	TION	STAFF USE O PLANNING 8 <u>NOTE:</u> THE A CITY UNTIL 1 SIGNED BEL DIRECTOR C CITY ENGINE	A ZONING C APPLICATIO THE PLANN OW. OF PLANNIN	ON IS NOT CONSIE IING DIRECTOR AI	DERED ACCEPTED BY THE ND CITY ENGINEER HAVE
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CONTACT PERSON	Juan Malc	ionado	CONTACT PE	RSON			
ADDRESS	17286 Wyr	in Joyce	ADE	DRESS			
CITY, STATE & ZIP	Garland	TX 75043	CITY, STATE	E & ZIP			
PHONE	214-228	TX,75043	F	HONE			
		202a@gmail.c	iom I	E-MAIL			
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City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

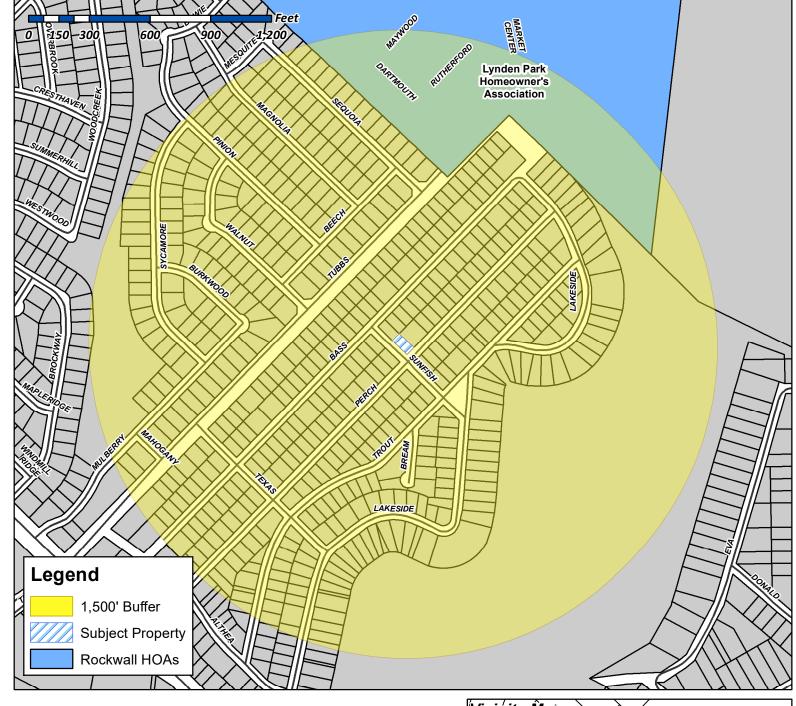




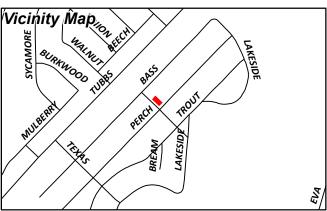
City of Rockwall

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Case Number:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road



Date Created: 2/18/2021 For Questions on this Case Call (972) 771-7745

Lee, Henry

From:	Gamez, Angelica
Sent:	Tuesday, February 23, 2021 10:34 AM
Cc:	Miller, Ryan; Gonzales, David; Lee, Henry
Subject:	Neighborhood Notification Program [Z2021-004]
Attachments:	HOA Map (02.18.2021).pdf; Public Notice (02.18.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>February 26, 2021</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, March 9, 2021 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, March 15, 2021 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-004 SUP for Residential Infill at 418 Perch Road

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a <u>Specific Use Permit (SUP)</u> for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator City of Rockwall 972.771.7745 Office 972.772.6438 Direct http://www.rockwall.com/planning/

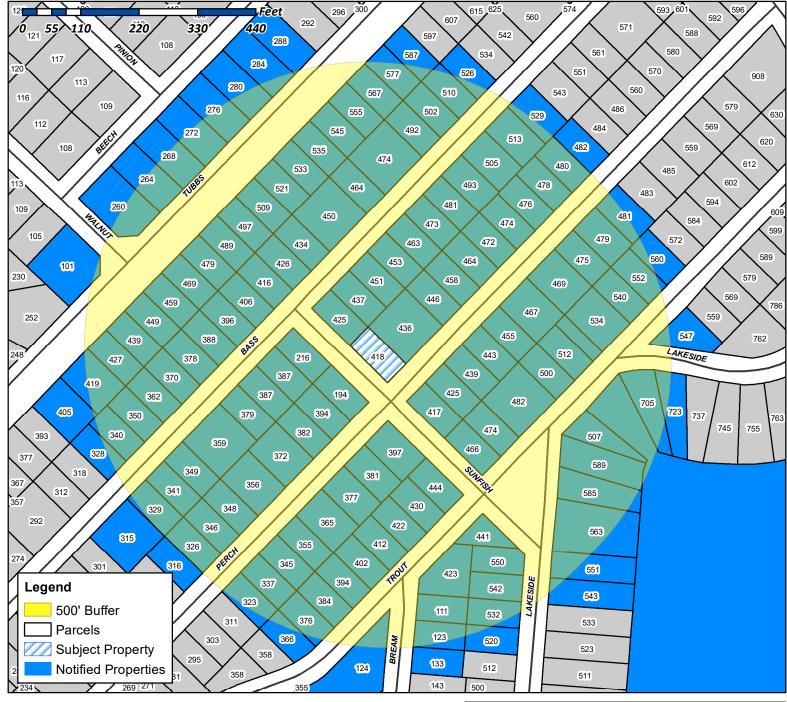
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City of Rockwall

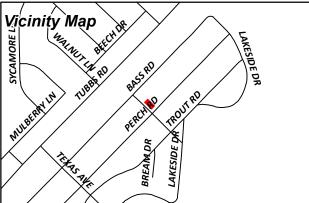


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Case Number:Z2021-004Case Name:SUP for Residential InfillCase Type:ZoningZoning:PD-75Case Address:418 Perch Road



Date Created: 2/18/2021 For Questions on this Case Call (972) 771-7745

FREENEY MARIA 101 WALNUT LN ROCKWALL, TX 75032

MURPHY KIM 111 BREAMDR ROCKWALL, TX 75032

CRUMLEY RONALD LEE 124 BREAM DR ROCKWALL, TX 75032

WB MAGNOLIA LLC 12801 N CENTRAL EXPY STE 1675 DALLAS, TX 75243

> YIM STEVE K AND ELLA K 1407 LANDSFORD DR ALLEN, TX 75013

DETWEILER RICHARD P AND SHANGTING 17839 BENCHMARK DR DALLAS, TX 75252

> JOSEPH SABU & ANITAH 194 SUNFISH RD ROCKWALL, TX 75032

MILLER MICHAEL & MELODIE AND JAIME LOPEZ 20576 FM 2755 ROYSE CITY, TX 75189

> HOPFAUF RICK 216 SUNFISH RD ROCKWALL, TX 75032

AMH 2015-1 BORROWER LLC 260 BEECH DR ROCKWALL, TX 75032

SILVA MANUEL AVALOS 1041 E FM 552 ROCKWALL, TX 75087

US REO LLC SERIES M 1200 JUPITER ROAD #940414 PLANO, TX 75094

FORNEY MEADOW LLC 12801 N CENTRAL EXPY SUITE 1675 DALLAS, TX 75243

> MENDEZ GLORIA **132 PINION LN** ROCKWALL, TX 75032

BURCHFIEL FAMILY SEPTEMBER 2002 REVOCABLE TRUST 1500 E DANA PL **ORANGE, CA 92866**

> PAIGE RYAN PROPERTIES 1816 DOVES LANDING WYLIE, TX 75098

DAVIS BLAKE C AND KATHRYN E 2 PINTAIL PT HEATH, TX 75032

AGUILLON PABLO & JULIA 2080 GARRISON DR ROCKWALL, TX 75032

OSORNIO ARTURO AND JENNIFER GUEVARA 2308 WHITE RD ROCKWALL, TX 75032

261 TUBBS RD

CHANTACA MAURICIO & IRMA ROCKWALL, TX 75032

WHITE CURTIS C 10902 BARBAROSA DR DALLAS, TX 75228

REYES PERLA JOCELYN 123 BREAM DRIVE ROCKWALL, TX 75032

BT ORIOLE ONE LLC 12801 N CENTRAL EXPY SUITE 1675 DALLAS, TX 75243

> GARZA GABRIELA J 133 BREAM DR ROCKWALL, TX 75032

AGUILLON JOSE LUIS 163 BASS RD ROCKWALL, TX 75032

FAIR TRAVIS 1905 GLENBROOK MEADOWS DR GARLAND, TX 75040

> **TRUONG LONG & TUYET** 2037 SUNNY CIR ROCKWALL, TX 75032

MURPHY KIM 215 LAKEVIEW DR ROCKWALL, TX 75087

THREE STARS INVESTMENT GROUP INC 2524 RIVER OAKS LN MESQUITE, TX 75150

DAVIS BLAKE C AND KATHRYN E 264 BEECH DR ROCKWALL, TX 75032

POTTS DANNY & VONDA 268 BEECH DR ROCKWALL, TX 75032

ANDERSON TROY 276 BEECH DR ROCKWALL, TX 75032

SOMMERS KAREN LEE 288 BEECH DR ROCKWALL, TX 75032

SILVA JORGE & ELIZABETH 3078 S FM 551 ROYSE CITY, TX 75189

TRAN THERESA THU PHUONG 316 PERCH ROAD ROCKWALL, TX 75032

> CORTEZ MANUEL 328 BASS RD ROCKWALL, TX 75032

ZALDIVAR CARLOS N 337 PERCH RD ROCKWALL, TX 75032

CHANTACA EMILIANO & MARIA 341 BASS RD ROCKWALL, TX 75032

> SILVA BERTHA 346 PERCH RD ROCKWALL, TX 75032

> LIU YONGBO LIU YONGBO 350 BASSRD ROCKWALL, TX 75032

CLARK ASHLEY MICHELLE 272 BEECH DRIVE ROCKWALL, TX 75032

SALEHI DIANOOSH 280 BEECH DR ROCKWALL, TX 75032

ANDERSON TROY **3049 S COYOTE CANYON** MESA, AZ 85212

> **520 LAKESIDE LLC 3105 CORNELL AVE** DALLAS, TX 75205

ALMAZAN LORENZO R & IRMA O SANTOS 323 PERCH RD ROCKWALL, TX 75032

> YIM STEVE K AND ELLA K 329 BASS RD

3371 STATE HIGHWAY 276 ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC 345 PERCH DR ROCKWALL, TX 75032

JIZMEJIAN VARTAN & SONYA KOVKLADZHYN 348 PERCH RD ROCKWALL, TX 75032

HOME SFR BORROWER LLC C/O HAVENBROOK HOMES 3505 KOGER BLVD SUITE 400 DULUTH, GA 30096

ILCHENKO LIUDMYLA 2738 RAINTREE CIR CARROLLTON, TX 75006

CHAN RYAN Y 284 BEECH DR ROCKWALL, TX 75032

AMH 2015-1 BORROWER LLC 30601 AGOURA RD SUITE 200 AGOURA HILLS, CA 91301

OLIVAS ROSA LINA MEZA 315 BASS ROCKWALL, TX 75032

ESTRADA GUSTAVO 326 PERCH RD ROCKWALL, TX 75032

II7MFIIAN VARTAN & SONYA KOVKLADZHYN 33171 ELISA DR DANA POINT, CA 92629

JIMENEZ AGUSTIN & GUMERCINDA LIMON 340 BASS RD ROCKWALL, TX 75032

OSORNIO ARTURO AND JENNIFER GUEVARA 345 PERCH RD ROCKWALL, TX 75032

> MILLER MICHAEL & MELODIE AND JAIME LOPEZ 349 BASS RD ROCKWALL, TX 75032

> > ALEJO CECILIA AND MARTIN NARVAEZ 355 PERCH ROAD ROCKWALL, TX 75032

ROCKWALL, TX 75032

RUBIO LORENA L & ALEJANDRO

WHITE CURTIS C 356 PERCH RD ROCKWALL, TX 75032

WANDA REALTY LLC SERIES 455 PERCH ROAD 3621 BINKLEY AVE DALLAS, TX 75205

MALDONADO CARLOS & MARIA E 370 BASS RD ROCKWALL, TX 75032

> BT ORIOLE ONE LLC 377 PERCH RD ROCKWALL, TX 75032

MARSH CYNTHIA & CODY 381 PERCH ROAD ROCKWALL, TX 75032

LONAC SLAVICA 387 BASS RD ROCKWALL, TX 75032

LE THUY 394 PERCH RD ROCKWALL, TX 75032

CARRILLO GERARDO 397 PERCH RD ROCKWALL, TX 75032

SILVA MANUEL AVALOS 406 BASS RD ROCKWALL, TX 75032

FORNEY MEADOW LLC 417 PERCH RD ROCKWALL, TX 75032

JIMENEZ NESTOR J AND SAMIRA ROSAS JIMENEZ LORENA 359 BASS RD ROCKWALL, TX 75032

> FIG RE TEXAS I LLC 365 PERCH RD ROCKWALL, TX 75032

AGUILLON PABLO & JULIA 372 PERCH RD ROCKWALL, TX 75032

CHANTACA MAURICIO & IRMA 378 BASS RD ROCKWALL, TX 75032

CARRANZA ALEJANDRO & MARIA 382 PERCH RD ROCKWALL, TX 75032

> HOPFAUF RICK 387 BASSRD ROCKWALL, TX 75032

ESTRADA GERARDO & FRANCISCA SALADORE ESTRADA 394 TROUT ST ROCKWALL, TX 75032

> MENDEZ GLORIA 402 TROUT RD ROCKWALL, TX 75032

412 TROUT ST ROCKWALL, TX 75032

MONTELONGO ERVEY 418 PERCH RD ROCKWALL, TX 75032 VELASCO GERARDO GRANADOS AND ADRIANA ZAPATERO PUERTO 362 BASS RD ROCKWALL, TX 75032

> LIMON AMADOR & SEFENINA 366 TROUT ST ROCKWALL, TX 75032

> > COX DANNY SHAYNE 376 TROUT RD ROCKWALL, TX 75032

ALVARADO MARGARITA S 379 BASS RD ROCKWALL, TX 75032

ESTRADA SALVADOR A & MARIA I 384 TROUT STREET ROCKWALL, TX 75032

MYHOMESTEAD PARTNERS LLC 388 BASS RD ROCKWALL, TX 75032

> **GUTIERREZ JAVIER** 396 BASS RD ROCKWALL, TX 75032

KENDALL MARCIA W 405 TUBBS ROCKWALL, TX 75032

ALVISO HERADIO V 416 BASS ROAD ROCKWALL, TX 75032

CAMACHO ALBERTO CAMACHO & JOSEFINA CARMONA DE CAMACHO 419 TUBBS RD ROCKWALL, TX 75032

JACKSON PHYLLIS ELAINE

VALADEZ JOANA ARLETTE FLORES 422 TROUT RD ROCKWALL, TX 75032

> AGUILAR BONIFACIO 425 PERCH RD ROCKWALL, TX 75032

> LEATHERS FRAN 430 TROUT RD ROCKWALL, TX 75032

> BT ORIOLE ONE LLC 436 PERCH RD ROCKWALL, TX 75032

> FAIR TRAVIS 439 TUBBS RD ROCKWALL, TX 75032

> ROSAS ALICIA 444 TROUT RD ROCKWALL, TX 75032

CLARK SEAN D & KATHERINE R 450 BASS RD ROCKWALL, TX 75032

WANDA REALTY LLC SERIES 455 PERCH ROAD 455 PERCH ROCKWALL, TX 75032

CHAN RYAN Y 4614 KOCUREK STREET AUSTIN, TX 78723

TRUONG LONG & TUYET 464 PERCHRD ROCKWALL, TX 75032 YAMASA CO LTD., A JAPANESE CORPORATION 423 TROUT RD ROCKWALL, TX 75032

DETWEILER RICHARD P AND SHANGTING 426 BASS RD ROCKWALL, TX 75032

> ROSAS ALICIA 4314 STATE HIGHWAY 276 ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC 437 BASS RD ROCKWALL, TX 75032

DELGADO RAUL & ELIA 441 TROUT DR ROCKWALL, TX 75032

OCHOA GABRIEL AND RAFAEL DESANTIAGO PIEDRA 446 PERCH ROAD ROCKWALL, TX 75032

DETWEILER RICHARD P AND SHANGTING 451 BASSRD ROCKWALL, TX 75032

MARQUEZ ANA MARIA MERCEDES GRANADOS 458 PERCH ROAD ROCKWALL, TX 75032

> LUNA JOSE ALFREDO LOPEZ 463 BASS RD ROCKWALL, TX 75032

ACOSTA JESUS ETUX 466 TROUT ST ROCKWALL, TX 75032 TRANSITO AND MARTHA CASTELLANOS LIVING TRUST TRANSITO A CASTELLANOS AND MARHA L CASTELLANOS- TRUSTEES 425 BASS RD ROCKWALL, TX 75032

> ZAPIEN LEONARDO & ANA MARIA DOMINGUEZ 427 TUBBS RD ROCKWALL, TX 75032

MORALES JOSE L 434 BASS RD ROCKWALL, TX 75032

ANAYA JUAN C & RAUL 439 PERCH RD ROCKWALL, TX 75032

FACUNDO JOSE C 443 PERCH RD ROCKWALL, TX 75032

S AND S FAITH FUND LLC 449 TUBBS RD ROCKWALL, TX 75032

MNSF T2 SPE LLC 453 BASS RD ROCKWALL, TX 75032

AVITIA JESUS 459 TUBBS RD ROCKWALL, TX 75032

BURCHFIEL FAMILY SEPTEMBER 2002 REVOCABLE TRUST 464 BASS RD ROCKWALL, TX 75032

MIER MARCO A AND CELINA DEJ RESENDIZ 467 PERCH RD ROCKWALL, TX 75032 JIMENEZ JOSE MODESTO & FRANCISCA 469 PERCH RD ROCKWALL, TX 75032

> RENOVA ROSALBA 473 BASS RD ROCKWALL, TX 75032

CONTRERAS DAVID & ELIZABETH 474 PERCH RD ROCKWALL, TX 75032

> NEVAREZ LUIS & ALMA 476 PERCH ROCKWALL, TX 75032

NOBLE JAMES & LINDA 479 TUBBS RD ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES 481 PERCH RD ROCKWALL, TX 75032

AGUILLON JOSE LUIS 489 TUBBS RD ROCKWALL, TX 75032

JACKSON LINDA 497 TUBBS RD ROCKWALL, TX 75032

ALMARAZ MARIA M 505 BASS RD ROCKWALL, TX 75032

PENA JERONIMO & JUANA 510 BASS RD ROCKWALL, TX 75032 THREE STARS INVESTMENT GROUP INC 469 TUBBS RD ROCKWALL, TX 75032

> GAMEZ CHRISTOPHER 474 BASS RD ROCKWALL, TX 75032

ORTIZ CENOBIO & MARIA T 474 TROUT ST ROCKWALL, TX 75032

> MARTINEZ PEDRO 478 PERCH RD ROCKWALL, TX 75032

CARRIZALEZ JOSE NINO FLORENCIO CARRIZALEZ 480 PERCH RD ROCKWALL, TX 75032

WHITE LILA P C/O FRANCISCO N HERNANDEZ 482 PERCH RD ROCKWALL, TX 75032

> GAMEZ CHRISTOPHER 492 BASS ROCKWALL, TX 75032

> ILCHENKO LIUDMYLA 500 TROUT RD ROCKWALL, TX 75032

ANDERSEN HAROLD E AND CHERYL P AND VERNON L KURPIESKI 507 TROUT ST ROCKWALL, TX 75032

> AMAYA MARTIN & ANA VIGIL 512 TROUT ST ROCKWALL, TX 75032

WB MAGNOLIA LLC 472 PERCH RD ROCKWALL, TX 75032

MORENO NOE & ORALIA 474 BASS RD ROCKWALL, TX 75032

LI FAMILY TRUST NANYING LI AND JIANRU SONG LI 475 PERCH RD ROCKWALL, TX 75032

> GRASMICK RACHEL AND RONNY BERMUDEZ 479 PERCH RD ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA 481 BASS RD ROCKWALL, TX 75032

> ZARATE EMANUEL 482 TROUT STREET ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA 493 BASS RD ROCKWALL, TX 75032

> PENA-RUIZ MARISELA 502 BASS RD ROCKWALL, TX 75032

BECKHAM JAY 509 TUBBS RD ROCKWALL, TX 75032

LORENZ MICHAEL P AND SABINA 513 BASS RD ROCKWALL, TX 75032 520 LAKESIDE LLC 520 LAKESIDE DR ROCKWALL, TX 75032

OGAN LOCKLIN & SHEILA 526 BASSRD ROCKWALL, TX 75032

LLOYD MUSSAH AND ALFRED E WOLO 533 TUBBS RD ROCKWALL, TX 75032

RUBIO MARCELINO M & RITA ESQUEDA ZUNIGA 535 TUBBS RD ROCKWALL, TX 75032

HOME SFR BORROWER LLC C/O HAVENBROOK HOMES 543 LAKESIDE DR ROCKWALL, TX 75032

DELGADO RAUL & ELIA 550 LAKESIDE DR ROCKWALL, TX 75032

PRIETO GUSTAVO & ISABEL DEL ROSARIO 555 TUBBS RD ROCKWALL, TX 75032

> ELIAS ALBERT SOBERANES 563 LAKESIDE DR ROCKWALL, TX 75032

RUBIO LORENA L & ALEJANDRO 577 TUBBSRD ROCKWALL, TX 75032

GONZALEZ BENJAMIN & ALICIA G 589 LAKESIDE DR ROCKWALL, TX 75032 CARRIZALEZ JOSE NINO FLORENCIO CARRIZALEZ 520 PERCH RD ROCKWALL, TX 75032

RODRIGUEZ MARIA VERONICA 529 BASS RD ROCKWALL, TX 75032

LEATHERS FRAN 5335 COUNTY ROAD 597 FARMERSVILLE, TX 75442

RODRIGUEZ MARIA M 540 TROUT ST ROCKWALL, TX 75032

CHEN XIANSONG 545 TUBBS RD ROCKWALL, TX 75032

CITY OF ROCKWALL ATTN;MARY SMITH 551 LAKESIDEDR ROCKWALL, TX 75032

MONTELONGO ERVEY 5558 CR 2526 ROYSE CITY, TX 75189

TRAN DAVID T 567 TUBBSRD ROCKWALL, TX 75032

US REO LLC SERIES M 585 LAKESIDEDR ROCKWALL, TX 75032

LIU YONGBO LIU YONGBO 609 BELHAVEN DR ALLEN, TX 75013 SILVA JORGE & ELIZABETH 521 TUBBS RD ROCKWALL, TX 75032

FORTUNA FRANCISCO AND LUISA 532 LAKESIDE DR ROCKWALL, TX 75032

LOMAS JOSE C & ANDREA GUADALUPE 534 TROUT ST ROCKWALL, TX 75032

> AKUMA AYALEW AND HIWOT DESIBELEW 542 LAKESIDE DRIVE ROCKWALL, TX 75032

SIMMONS VAN R & TERESA R 547 TROUTRD ROCKWALL, TX 75032

> OLIVER JERRY & PAMELA 552 TROUT ST ROCKWALL, TX 75032

OSORNIO ARTURO 560 TROUTDR ROCKWALL, TX 75032

SIMMONS VAN R & TERESA R 569 TROUT ST ROCKWALL, TX 75032

MAYO JOSHUA ANDREW 587 TUBBS RD. ROCKWALL, TX 75032

CHEN XIANSONG 609 BELHAVEN DRIVE ALLEN, TX 75013

LI FAMILY TRUST NANYING LI AND JIANRU SONG LI 6620 TARANTO CT ELKGROVE, CA 95757

LOMAS JOSE C & ANDREA GUADALUPE 723 LAKESIDEDR ROCKWALL, TX 75032

> COX DANNY SHAYNE 7425 PEBBLE RIDGE DR FORT WORTH, TX 76132

MNSF T2 SPE LLC 6836 MORRISON BLVD, SUITE 320 CHARLOTTE, NC 28211

FIG RE TEXAS I LLC 7290 VIRGINIA PARKWAY #3200 MCKINNEY, TX 75071

> SALEHI DIANOOSH **8 CRYSTAL GLEN** ALISO VIEJO, CA 92656

705 LAKESIDE DR ROCKWALL, TX 75032

ESTRADA NOHEMA M & RODOLFO CARDENAS

LONAC SLAVICA 7302 SHAWN DR ROWLETT, TX 75088

AGUILAR BONIFACIO 862 E 800 S OREM, UT 84097

ELIAS ALBERT SOBERANES 903 ST PAUL DR #208 RICHARDSON, TX 75080

MYHOMESTEAD PARTNERS LLC 9720 COIT RD STE 220 PMB 306 PLANO, TX 75025

OGAN LOCKLIN & SHEILA PO BOX 2304 ROCKWALL, TX 75087

S AND S FAITH FUND LLC PO BOX 2931 GRAPEVINE, TX 76099

> TRAN DAVID T PO BOX 894578 MILILANI, HI 76789

YAMASA CO LTD., A JAPANESE CORPORATION PO BOX 4090 SCOTTSDALE, AZ 85261

KENDALL MARCIA W PO BOX 497882 GARLAND, TX 75049

PUBLIC NOTICE PLANNING AND ZONNING DEPARTMENT PHONE: (972) 771-7745 PHONE: (972) 771-7745

CITY OF ROCKWALL 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. Z2021-004: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Juan Maldonado for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 15, 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:

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

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

Your comments must be received by Monday, March 15, 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. Z2021-004: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

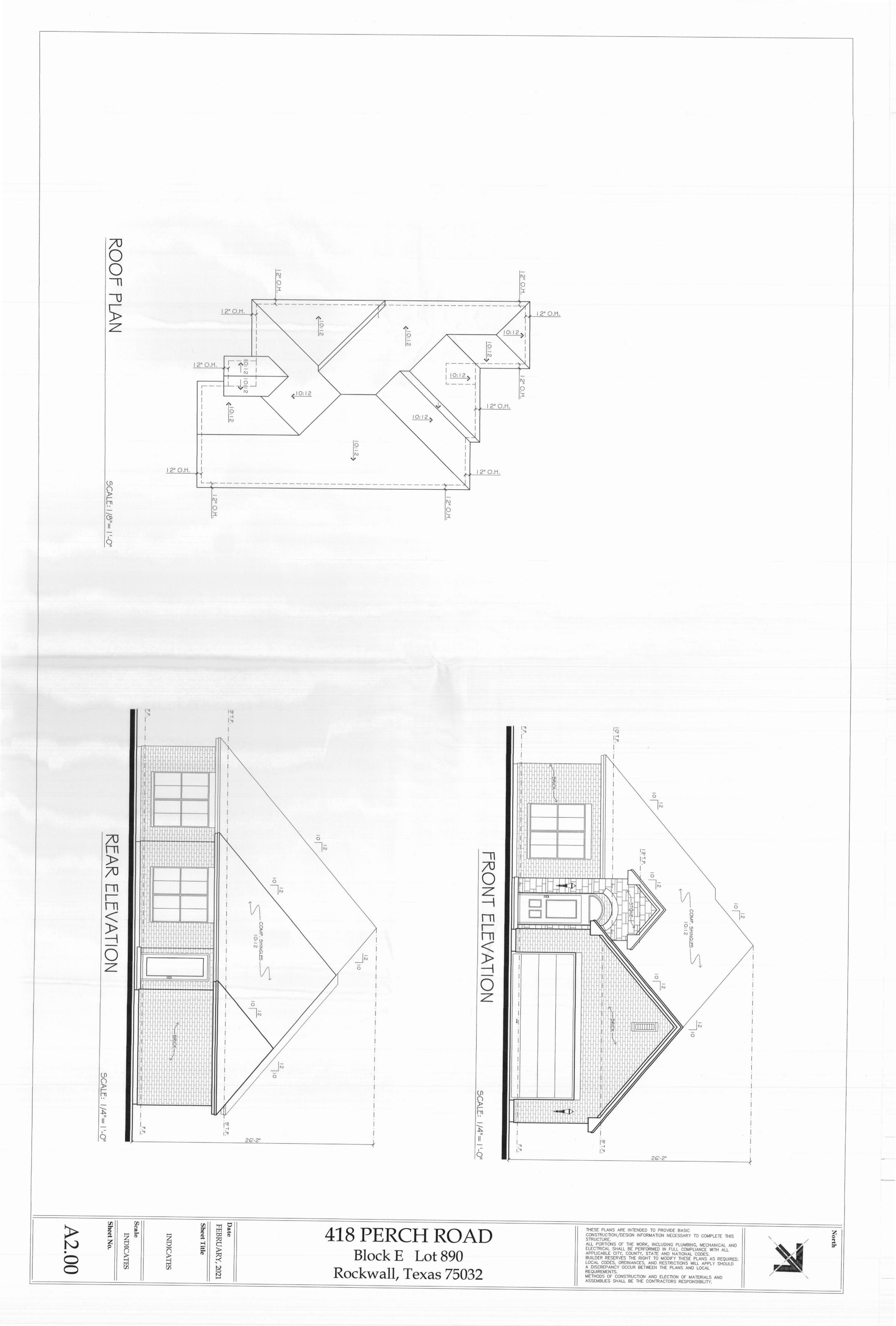
□ I am opposed to the request for the reasons listed below.

Name:

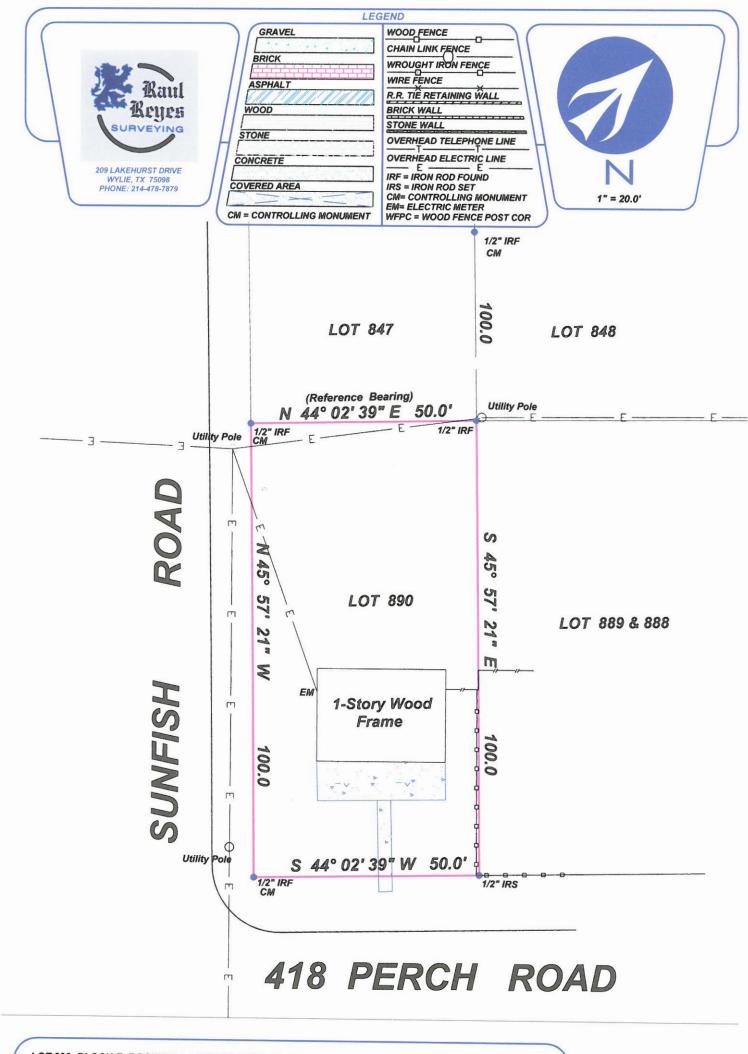
Address:

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

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







LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 2020, PAGE 31986, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

Surveyor's Certification:

This is to certify that on on this date a survey was made on the ground, under my supervision. that the survey reflects dimensions and calls of property lines, location and type of improvements, there are no visible and apparent easements except as shown. The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the federal emergency management agency, and has a zone "X" rating as shown by MAP NO. 48397C0040 L, Dated September 26, 2008. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company and this survey is pursuant to that certain title commitment under the GF NO. shown hereon, provided by the title company named hereon and that this date, the easements, rights of way, or other locatable matters of record that the undersigned has knowledge or has been advised are as shown or noted hereon.

0







PERCH ROAD

HEE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. HEER PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. AL BORTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. BIOCK E LOA 890 DIDUCE RESERVEST HE RIGHT TO MODIFY THESE PLANS ARE TO COMPLETE THIS STRUCTURE. STRUCTURE. BIOCK E LOA 890 DIDUCE RESERVEST HE RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS ARE DUD A DISCREPANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS AND LOCAL COCAL CODES, ORDINANCES, AND RESERVEST HER RIGHT TO MODIFY THESE PLANS AND LOCAL A DISCREPANCE OCCUR BETWEEN THE PLANS AND LOCAL A DISCREPANCE OF AND LECTION OF MATERIALS AND A DISCREPANCE OF AND LECTION OF MATERIAL AND A DISCREPANCE OF AND LOCAL DODIES SHALL BE THE CONTRACTORS RESPONSIBILITY.	North		
418 PERCH R Block E Lot 8 Rockwall, Texas Percential	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND	APPLICABLE CITY, COUNTY, STATE AND NATIONAL COMPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD	A DISCREFANCT UCUCK BEIWEEN THE FLANS AND LUCAL REQUIREMENTS. METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.
FEBRUARY, 2021 Sheet Title	418 PERCH ROAD		Rockwall, Texas 75032
Scale 1" =10'-0"	FEBR Sheet	T itle TE PL	AN

GENERAL NOTES

I. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.

3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.

4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

G. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

7. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

	SITE PLAN INFO	RMATION
	LOT SIZE	5,000 S.F.
1	BUILDING AREA	2,245 S.F.
	PERCENT LOT COVERED	44.9%
	A MINIMUM OF 70% OF TH AREA OF THE LOT COVERE LANDSCAPE (GRASS, TREE	D WILL HAVE

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
345 Perch Road	Single-Family Home	1985	1,800	N/A	
348 Perch Road	Single-Family Home	1975	1,241	N/A	Siding
355 Perch Road	Single-Family Home	2015	2,848	N/A	Brick
356 Perch Road	Single-Family Home	1993	1,908	N/A	Brick
365 Perch Road	Single-Family Home	1982	1,160	N/A	Brick
372 Perch Road	Single-Family Home	1996	2,052	100	Brick
377 Perch Road	Single-Family Home	1982	1,406	N/A	Brick
381 Perch Road	Single-Family Home	1978	1,174	N/A	Brick
382 Perch Road	Single-Family Home	2011	2,109	N/A	Brick
394 Perch Road	Single-Family Home	2002	1,520	N/A	Brick
397 Perch Road	Single-Family Home	1976	1,160	640	Brick
417 Perch Road	Single-Family Home	1975	1,653	N/A	Siding
418 Perch Road	Subject Property	1955	609	N/A	Wood Siding
425 Perch Road	Single-Family Home	1995	1,472	N/A	Brick
436 Perch Road	Single-Family Home	2000	1,821	N/A	Brick
439 Perch Road	Single-Family Home	2002	1,626	N/A	Brick
443 Perch Road	Single-Family Home	2002	1,806	N/A	Brick
446 Perch Road	Single-Family Home	1975	894	240	Siding
455 Perch Road	Single-Family Home	2002	1,406	N/A	Brick
458 Perch Road	Single-Family Home	2004	2,108	N/A	Brick
464 Perch Road	Single-Family Home	2005	1,780	N/A	Brick
467 Perch Road	Single-Family Home	2001	1,680	100	Brick
469 Perch Road	Single-Family Home	2001	1,856	N/A	Brick
472 Perch Road	Single-Family Home	1992	1,165	N/A	Siding
194 Sunfish Road	Single-Family Home	2002	1,640	N/A	Brick

Averages:

1,596

1992

270





355 Perch Road







372 Perch Road











397 Perch Road







425 Perch Road











455 Perch Road











194 Sunfish Road

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' THIS ORDINANCE: PROVIDING OF 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 Juan Maldonado for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.115-acre parcel of land being described as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] -- *as heretofore amended and may be amended in the future* - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

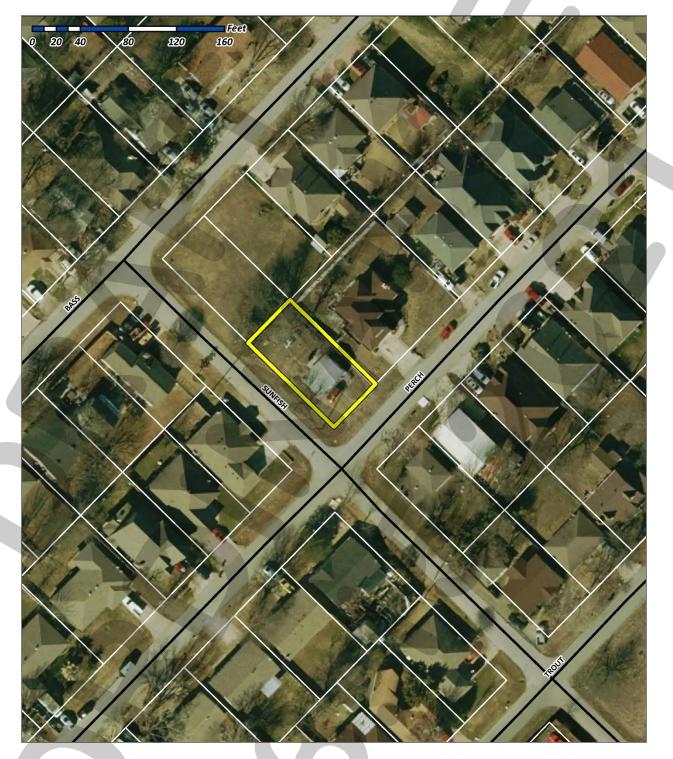
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $5^{\rm TH}$ DAY OF APRIL, 2021.

	Jim Pruitt, Mayor	
ATTEST:		
Arrest.		
Kristy Cole, City Secretary	_	
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <u><i>March</i> 15, 2021</u>		
2 nd Reading: <u><i>April 5, 2021</i></u>		
Z2021-004: SUP for 418 Perch Road Ordinance No. 21- <mark>XX</mark> ; SUP # S-2 <mark>XX</mark>	Page 3	City of Rockwall, Texas

Exhibit 'A'

Location Map

<u>Address:</u> 418 Perch Road <u>Legal Description:</u> Lot 890, Block E, Rockwall Lake Estates #1 Addition



Z2021-004: SUP for 418 Perch Road Ordinance No. 21-XX; SUP # S-2XX Exhibit 'B': Residential Plot Plan

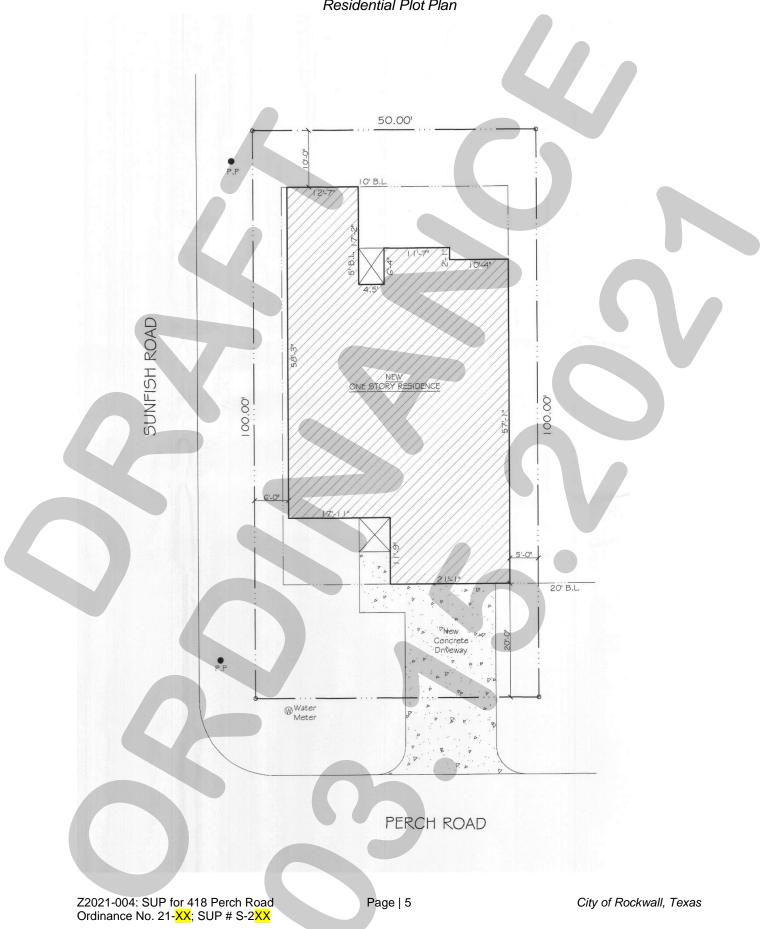


Exhibit 'C': Building Elevations

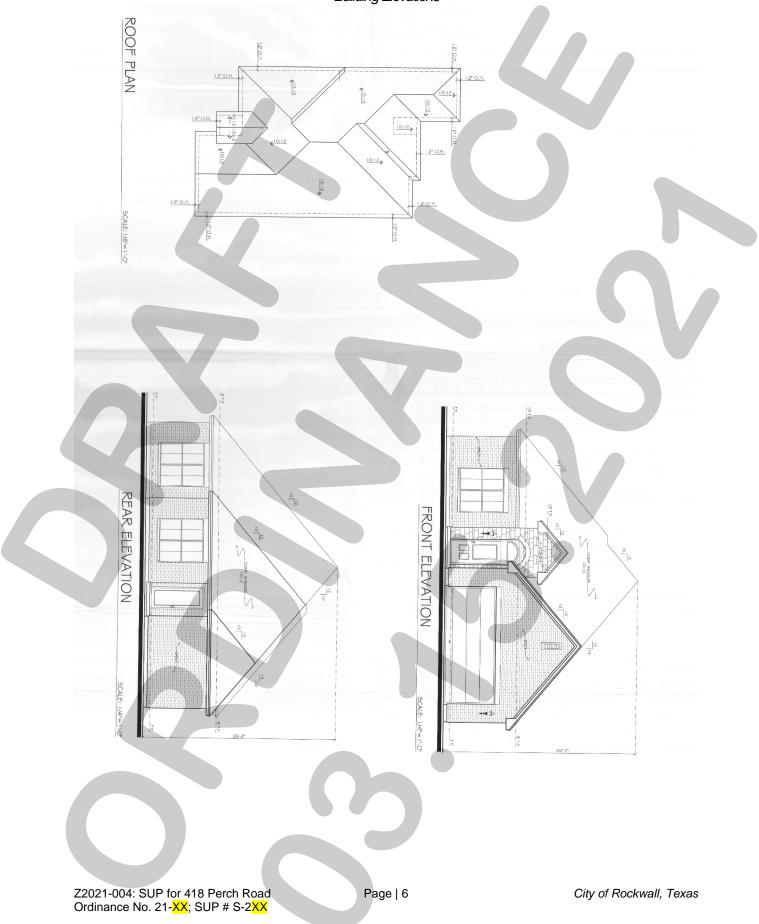
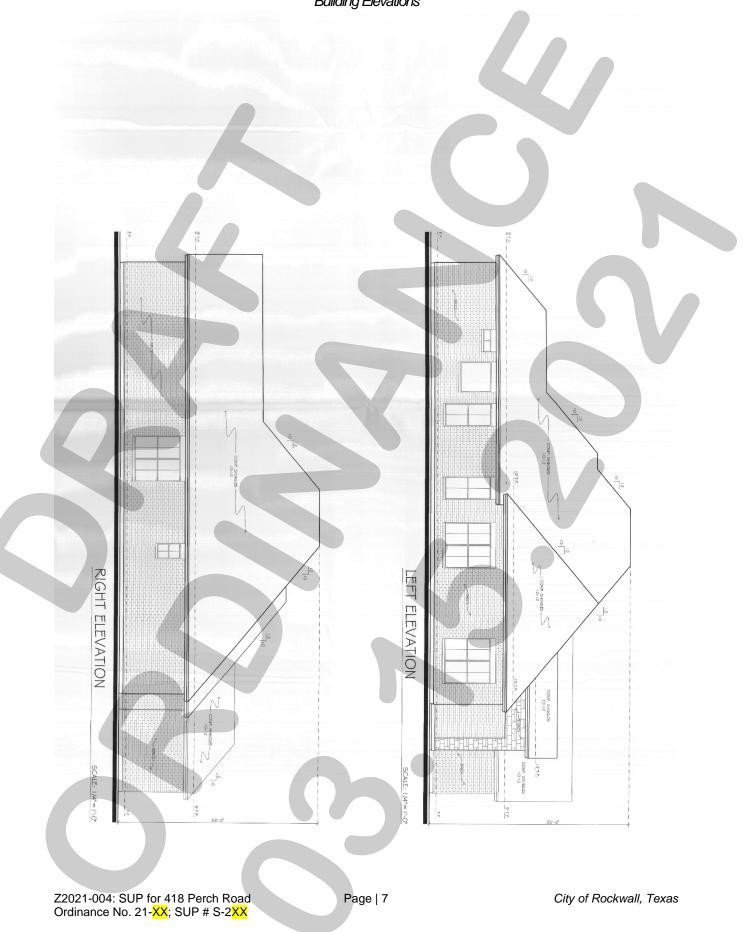


Exhibit 'C': Building Elevations





April 14, 2021

TO:	Juan Maldonado
	1726 Wynn Joyce
	Garland, TX, 75043

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

SUBJECT: Z2021-004; Specific Use Permit (SUP) for 418 Perch Road

Juan Maldonado:

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 April 5, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On March 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Deckard and Womble absent.

City Council

On April 5, 2021, the City Council approved a motion to approve a Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision with the conditions of approval by a vote of 7-0. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-16, S-245, 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.

Sincere C

Henry Lee Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-16

SPECIFIC USE PERMIT NO. S-245

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 890, BLOCK E, ROCKWALL LAKE ESTATES #1 ADDITION. CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Juan Maldonado for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.115-acre parcel of land being described as Lot 890, Block E, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and being more specifically described and depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family* 7 (*SF-7*) *District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5^{TH} DAY OF <u>APRIL</u>, <u>2021</u>.

Mayor Jim AND STREAM STREAM STREAM OCKWA With Martin Martin **SEA** 9880

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 15, 2021

2nd Reading: April 5, 2021

Exhibit 'A' Location Map

<u>Address:</u> 418 Perch Road <u>Legal Description:</u> Lot 890, Block E, Rockwall Lake Estates #1 Addition

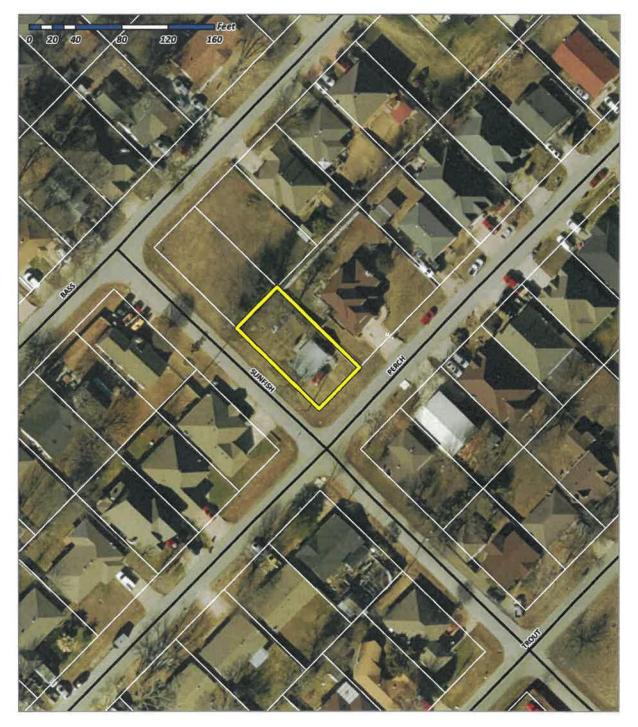
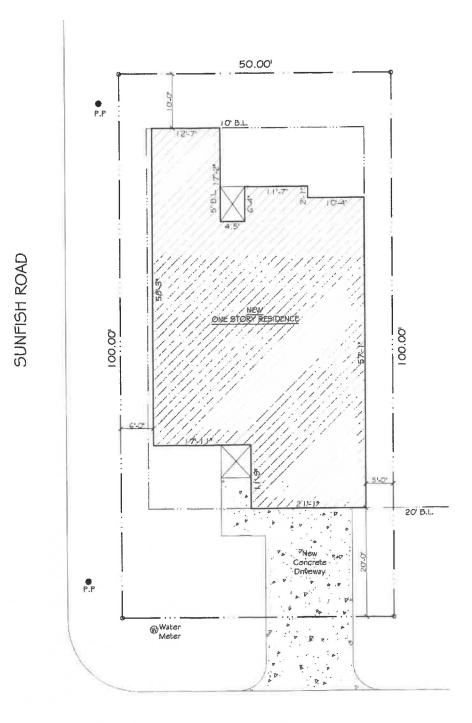
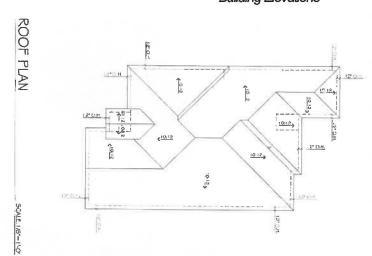


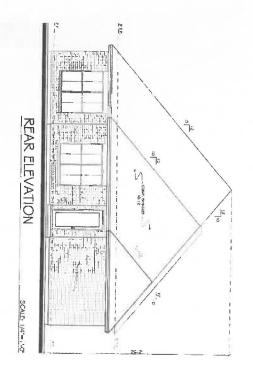
Exhibit 'B': Residential Plot Plan

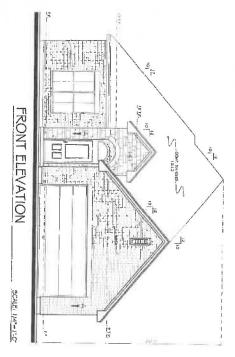


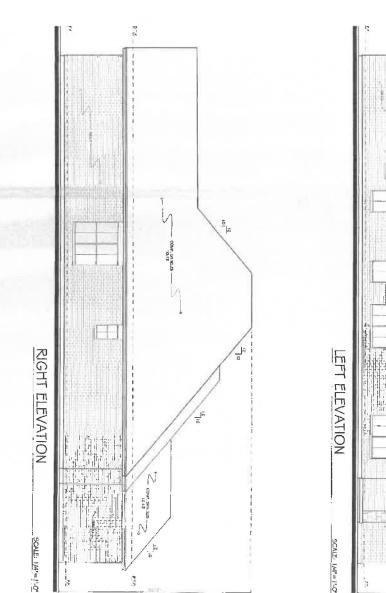
PERCH ROAD

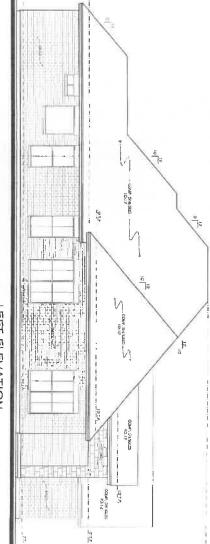
Exhibit 'C': Building Elevations











2023

Z2021-004: SUP for 418 Perch Road Ordinance No. 21-16; SUP # S-245 City of Rockwall, Texas

Lee, Henry

From:	Lee, Henry
Sent:	Wednesday, February 24, 2021 3:30 PM
То:	'skillfulmendoza@gmail.com'
Subject:	Staff Comments Z2021-004
Attachments:	Project Comments (02.24.2021).pdf

Good Afternoon,

Attached are staff comments for your zoning case Z2021-004. The meeting dates for your case are: Planning and Zoning: March 9th at 6pm

City Council: March 15th and April 5th at 6pm

Please be sure to attend these meetings. Revisions based on staff comments are due by March 2nd. If you have any questions feel free to contact me.

Thank you,



HENRY LEE Planner Planning & Zoning Department 972.772.6434 <u>HLee@rockwall.com</u> 385 S. Goliad Street, Rockwall, TX 75087