



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-022 P&Z DATE 07/13/21 CC DATE 07/19/21 APPROVED/DENIED _____

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

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

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

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-022

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 147 EVA PLACE

SUBDIVISION _____

LOT 810-A BLOCK _____

GENERAL LOCATION ROCKWALL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75

CURRENT USE Land

PROPOSED ZONING PD-75

PROPOSED USE Single family Home

ACREAGE .79

LOTS [CURRENT] _____

LOTS [PROPOSED] Approximate

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

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

OWNER Ignacio Cardenas

APPLICANT _____

CONTACT PERSON Ignacio Cardenas

CONTACT PERSON _____

ADDRESS PO Box 788

ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP _____

PHONE 214-664-5289

PHONE _____

E-MAIL ICTconstruction@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

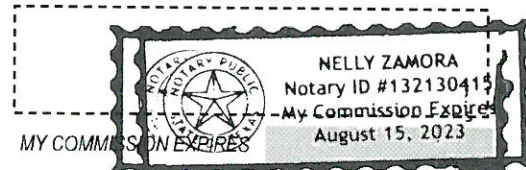
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ignacio Cardenas Issac [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ May 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 20 21.

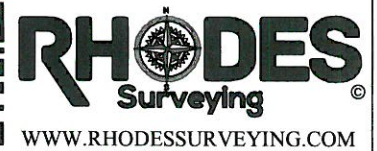
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





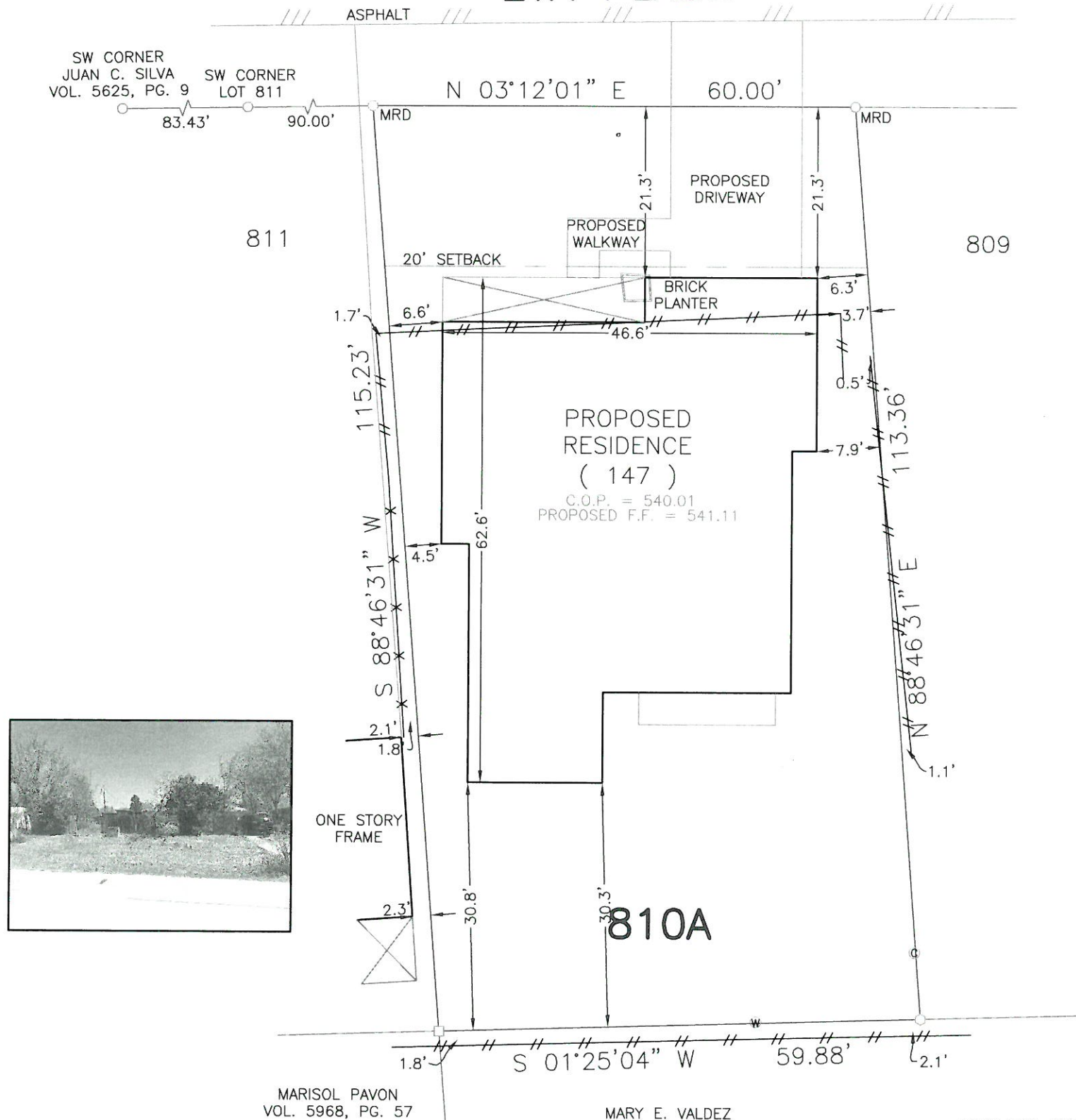
PLOT PLAN



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 147 EVA PLACE, in the city of ROCKWALL Texas. Lot No. 810, Block No. - of ROCKWALL EST. #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET A at SLIDE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



EVA PLACE



INCHES TO TENTHS

| | |
|------------|-------------|
| 1" = 0.08' | 7" = 0.58' |
| 2" = 0.17' | 8" = 0.67' |
| 3" = 0.25' | 9" = 0.75' |
| 4" = 0.33' | 10" = 0.83' |
| 5" = 0.42' | 11" = 0.92' |
| 6" = 0.50' | 12" = 1.00' |

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY ICJ CONSTRUCTION

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 03/29/2021

G. F. No.: -

Job no.: 108890

Drawn by: CR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

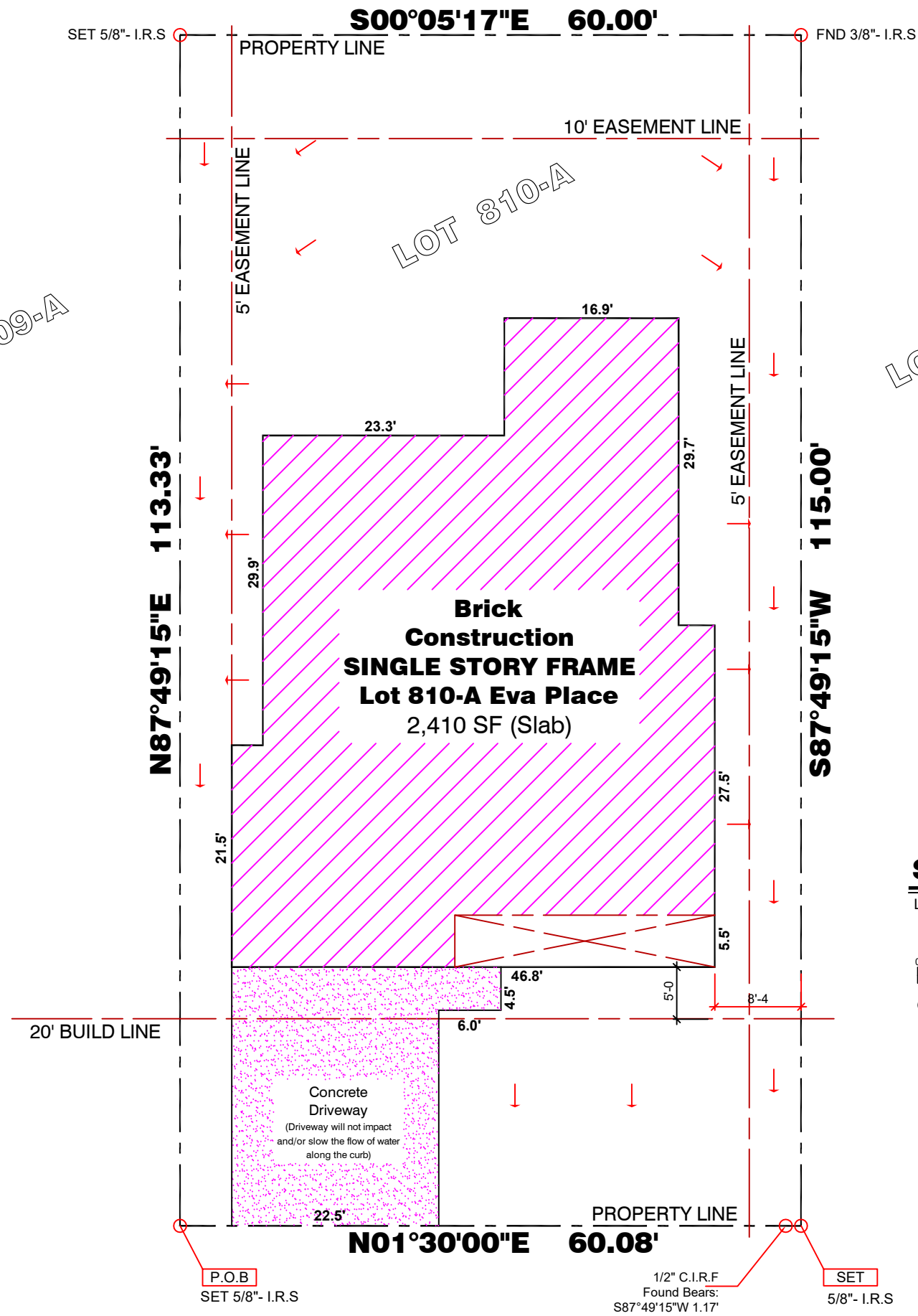
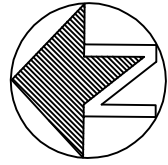
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ICJ CONSTRUCTION

LEGEND

| | |
|-------------------------------------|------------------------|
| WOOD FENCE | --- TEXT |
| CHAIN LINK | --- IMPROVEMENTS |
| IRON FENCE | --- BOUNDARY LINE |
| WIRE FENCE | --- EASEMENT SETBACK |
| MRD | --- RESIDENCE/BUILDING |
| ○ 1/2" IRON ROD FOUND | |
| ○ 5/8" YELLOW-CAPPED IRON ROD FOUND | |
| ○ 60D NAIL FOUND | |
| □ SET "X" | |
| □ 1/2" RED-CAPPED IRON ROD FOUND | |
| ○ PK NAIL FOUND | |
| ○ CABLE | --- GUY-WIRE |
| ○ CLEAN OUT | ○ ELECTRIC |
| ○ GAS METER | ○ POWER POLE |
| ○ FIRE HYDRANT | ○ TELEPHONE |
| ○ LIGHT POLE | ○ WATER METER |
| ○ MH - MANHOLE | ○ WATER VALVE |

(UNLESS OTHERWISE NOTED)



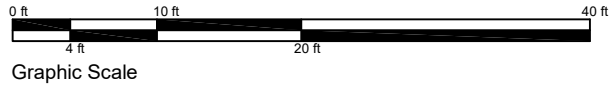


SURVEY PLAT DESCRIPTION:

Property located at No. LOT 810-A , of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE_79_, of the PLATS Records of Rocwall County, Texas.

SITE PLAN

LOT 810-A EVA PLACE, ROCWALL TX



- NOTES:
1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
 3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
 4. As required for this property, a swale of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
 5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

EVA PLACE
(50' R.O.W.)

Site Plan shown with Proposed Drainage

Drafting Solutions - Allen, TX (972) 697-6258
DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.



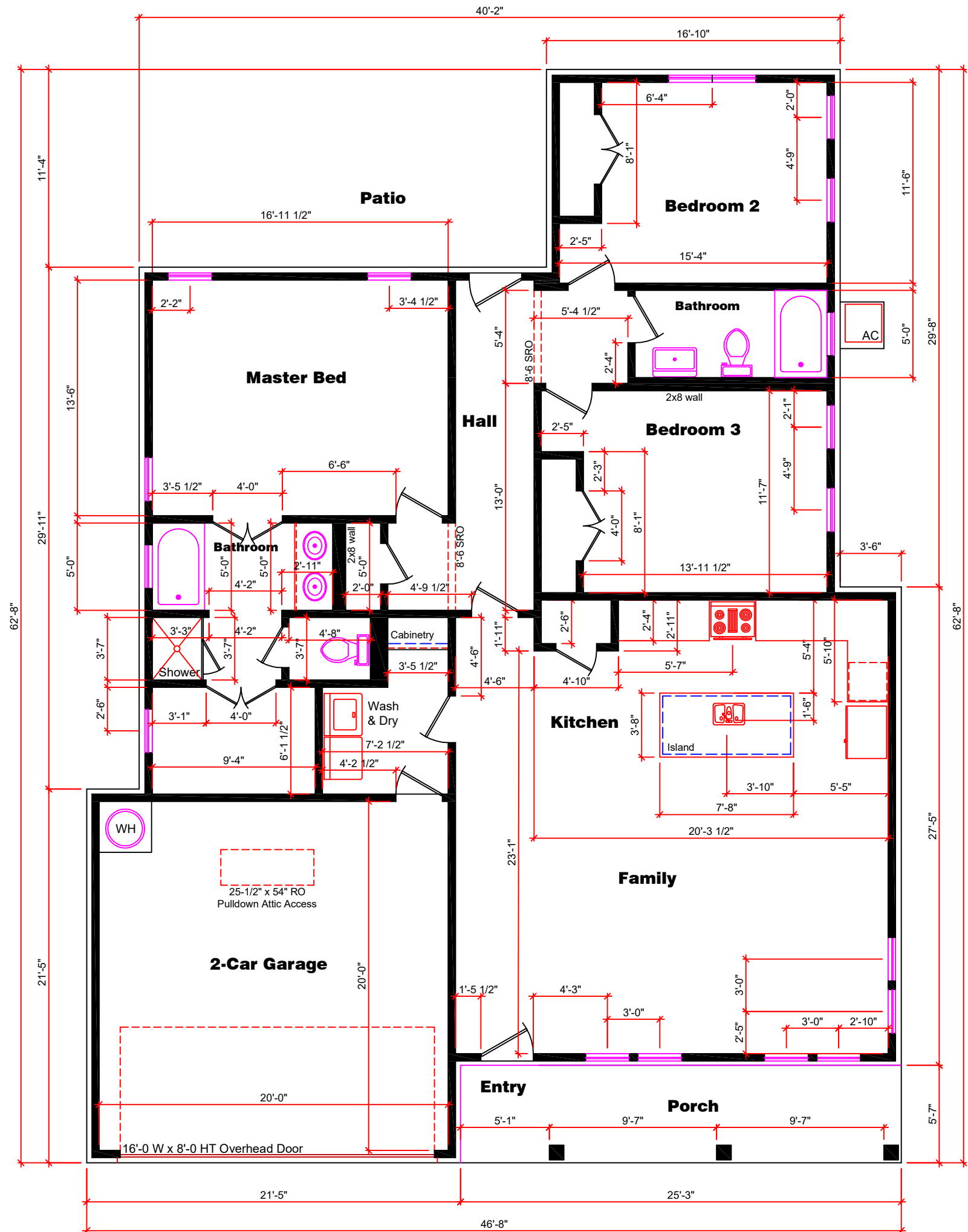
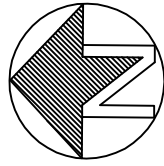
Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
JHR
DATE:
3-23-2019

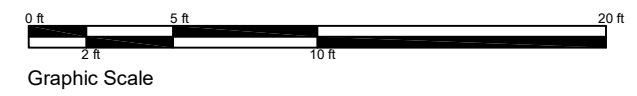
PLAN NUMBER:

SHEET
1
OF - 8

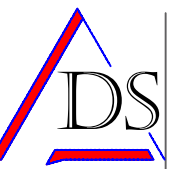


1ST FLOOR PLAN

DIMENSIONAL LAYOUT



Drafting Solutions - Allen, TX (972) 697-6258
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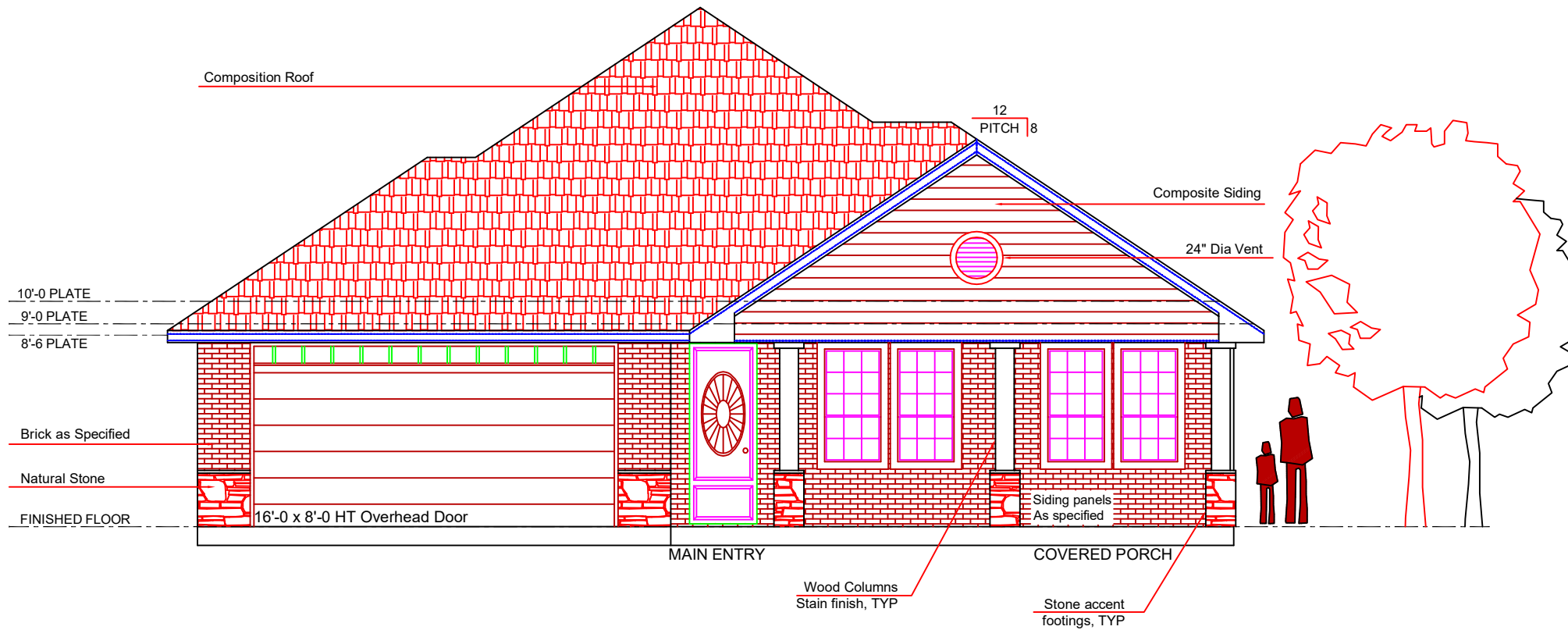


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DRAWN BY:
JHR
DATE:
3-23-2019
PLAN NUMBER:

SHEET
3
OF - 8

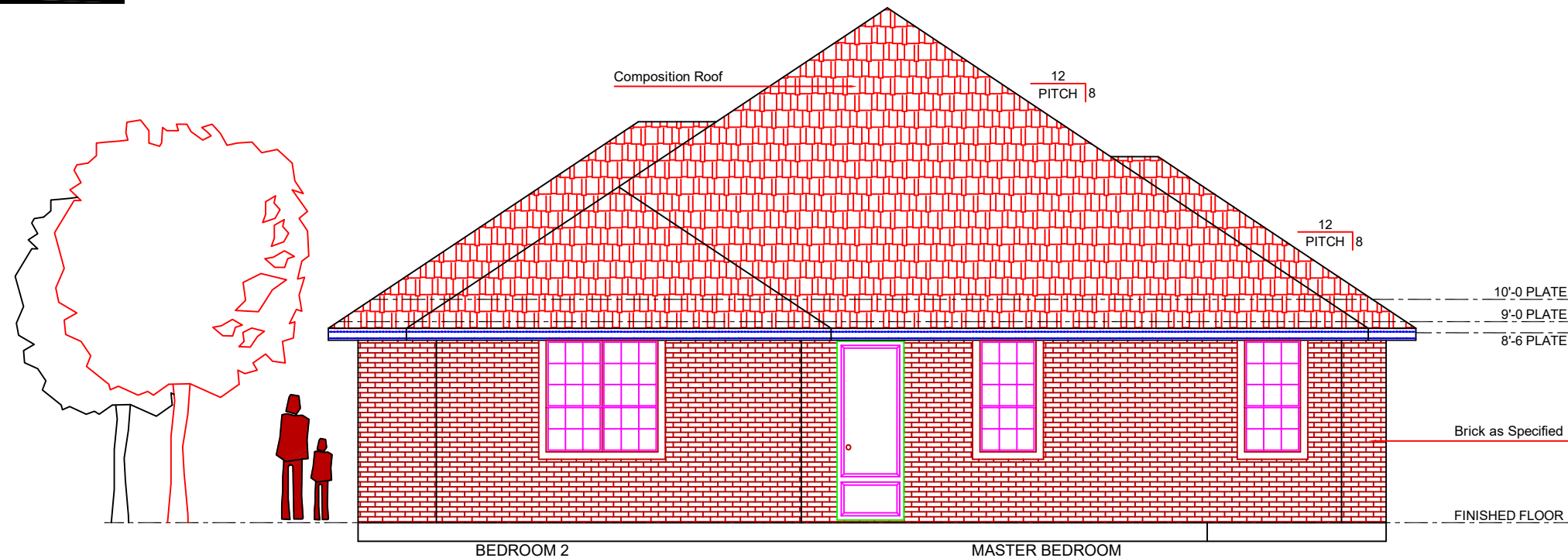


WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



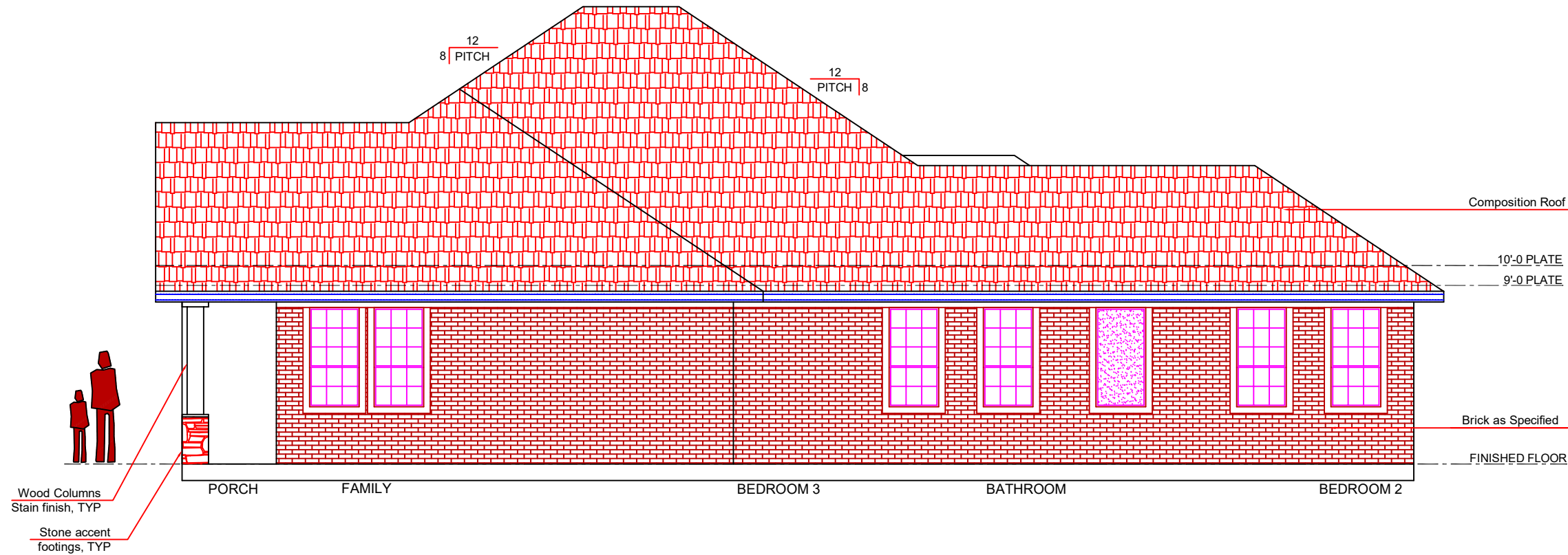
Graphic Scale



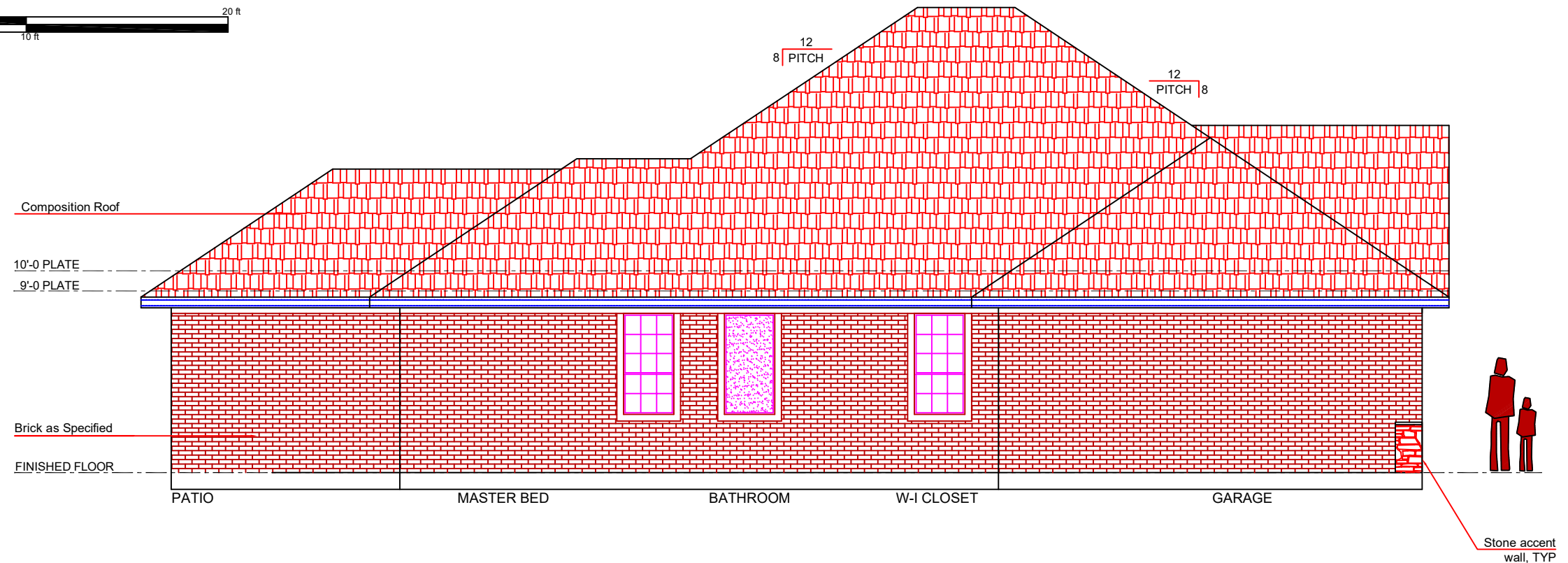
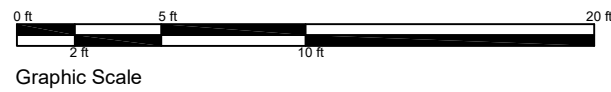
EAST (BACK) ELEVATION

FROM PATIO





SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION

Drafting Solutions - Allen, TX (972) 697-6258

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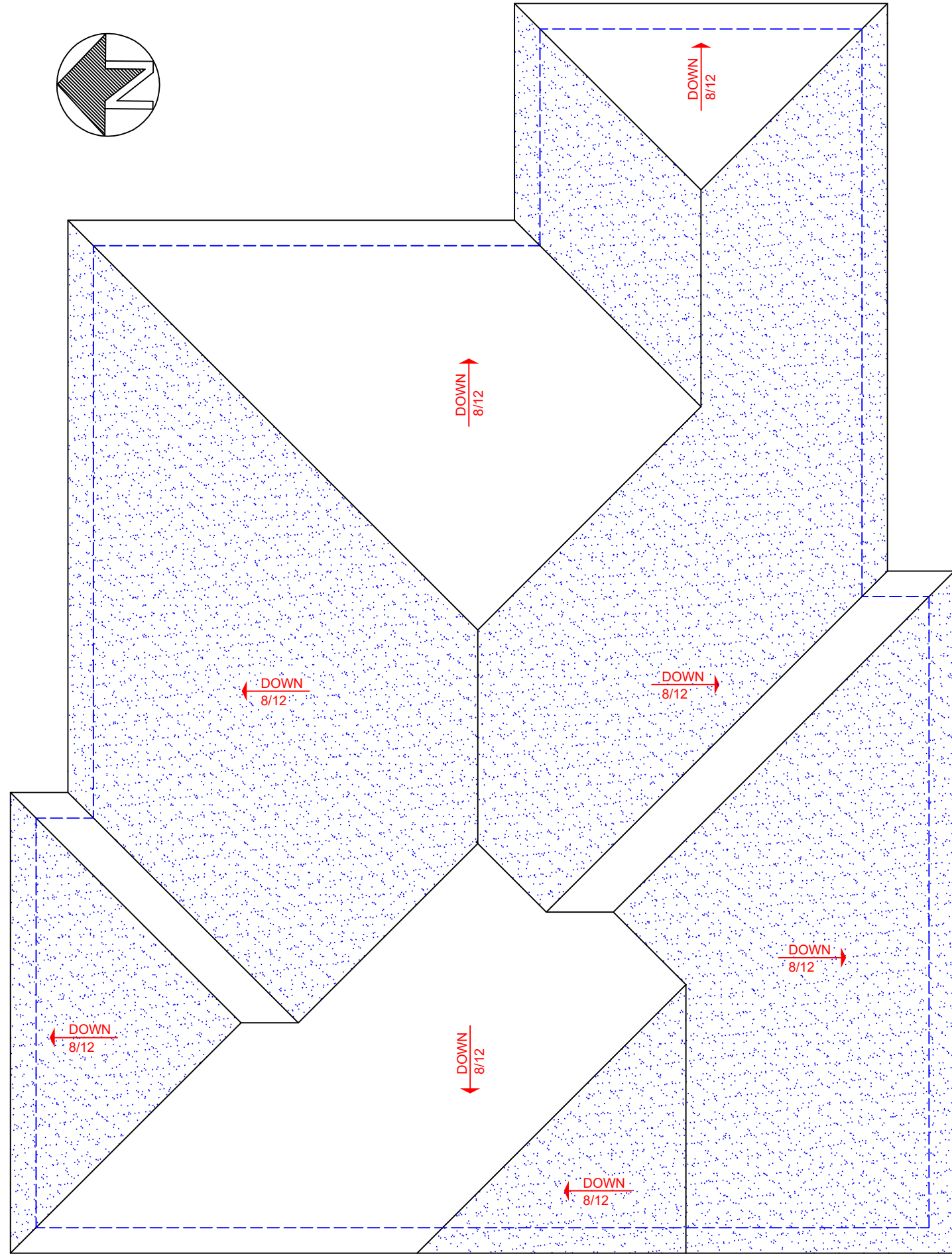
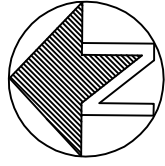


Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

Owners: Mr. Ignacio
 Cardenas and Family

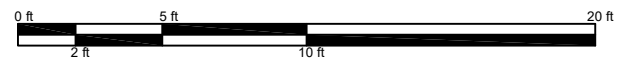
DRAWN BY:
 JHR
 DATE:
 3-23-2019
 PLAN NUMBER:

SHEET
5
 OF - 8



ROOF PLAN

COMPOSITION ROOF SHINGLES



Graphic Scale

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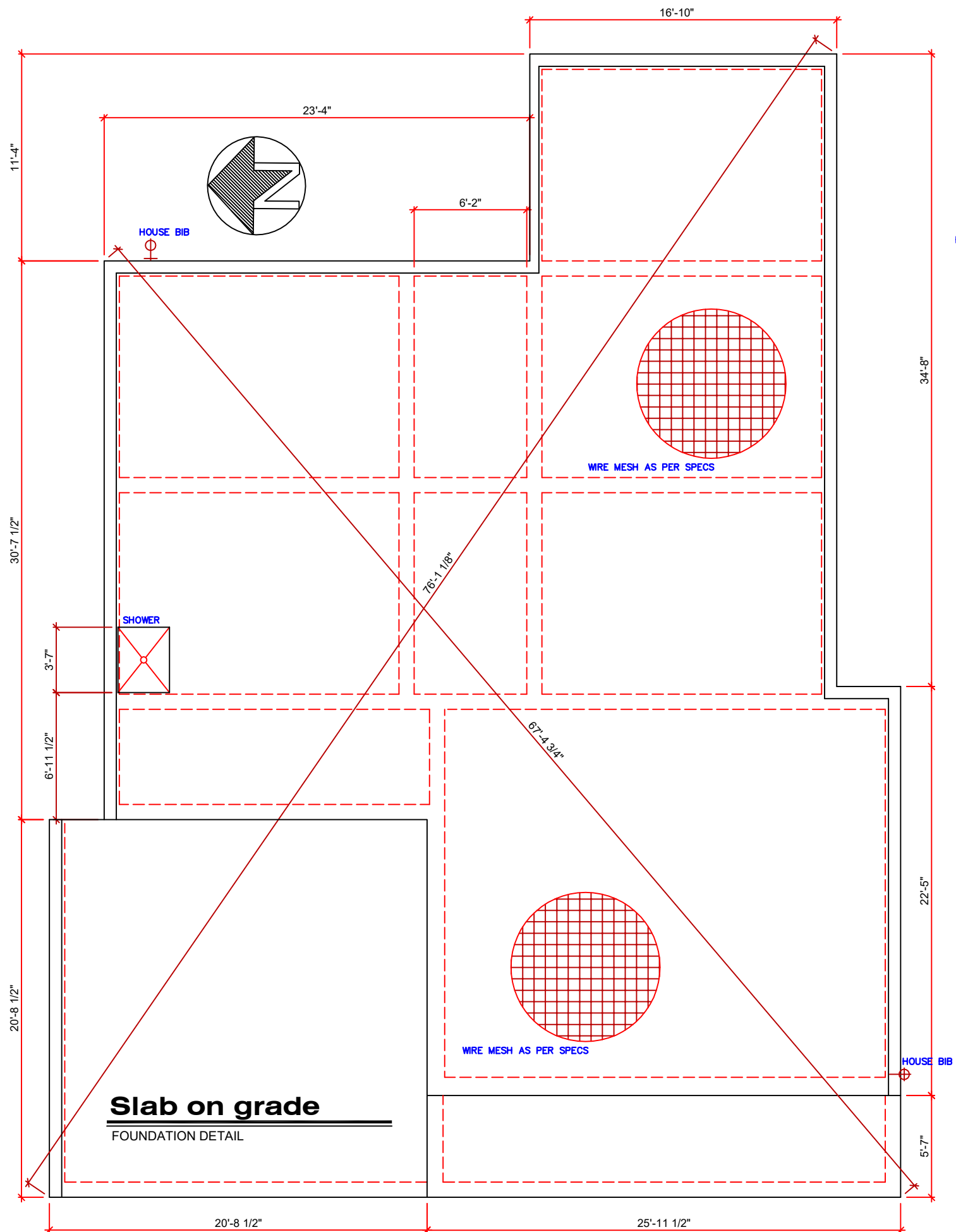
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JHR

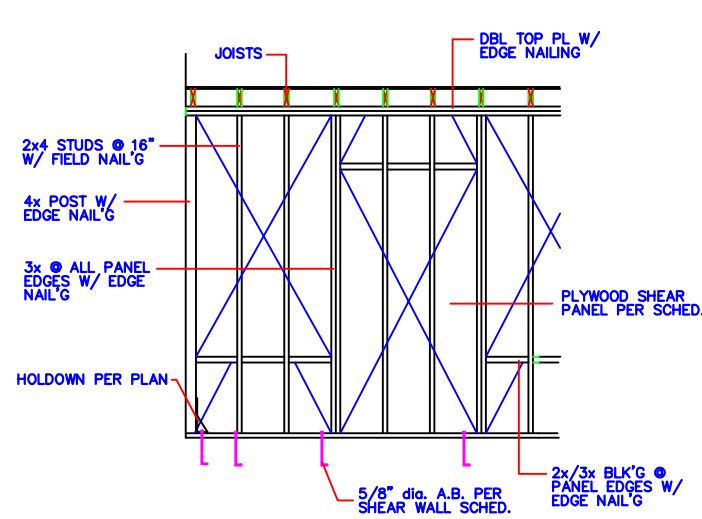
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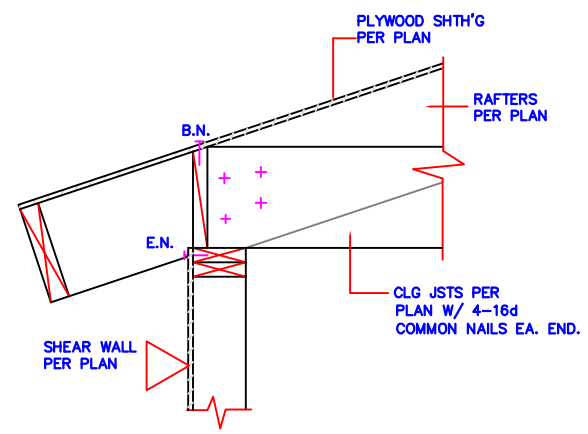
SHEET
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OF - 8



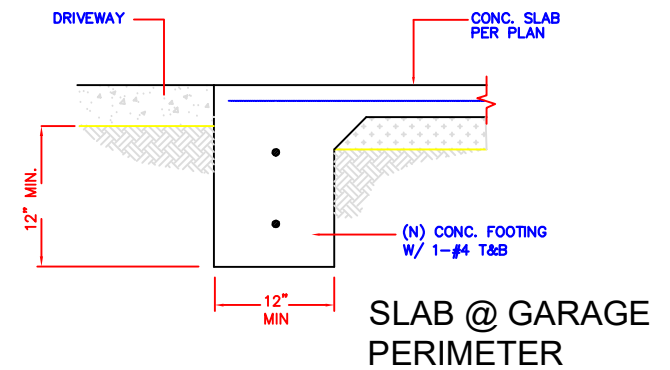
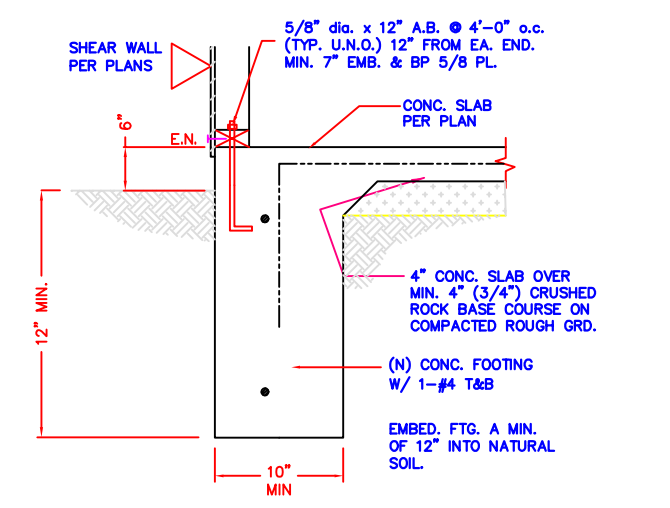
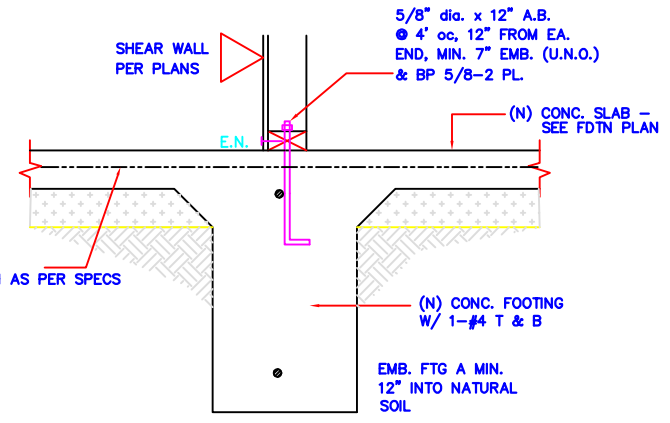
Slab on grade
FOUNDATION DETAIL



Wall Detail



Roof conn. detail



Details - Concrete Slab

IMPORTANT FOUNDATION & CONCRETE NOTES:

1. These foundation details cover a Conventional Rebar Slab Foundation (Regionally Accepted Practices / IRC 2015 Code) - TYPE "C" Foundation from the Dallas, Texas area office of the US Department of Housing and Urban Development.
2. These foundation notes and details are not applicable when a post-tensioned slab is specified. Please refer to the Engineer's notes and details, if applicable.
3. Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
4. All beams shall penetrate a min. of 6" into undisturbed soils.
5. No "dead end" beams shall be allowed.
6. All beam and slab reinforcements to extend within 1-1/2" of exterior forms.
7. All concrete shall have a 28-day ultimate compressive strength of 3,000 psi.
8. Beam reinforcing shall be tied and supported every 48" or less.
9. Lap all bar reinforcing 40 diameters. That equals 15" with 3/8" dia rebars.
10. This foundation detail sheet is provided only as a reference. Drafting Solutions provides absolutely no warranty. Owner takes responsibility to use these at his/her own risk. It is strongly advised that a qualified licensed Professional Engineer review this foundation design and the soils report to assure this foundation plan is correct for the soils it is to be built on.

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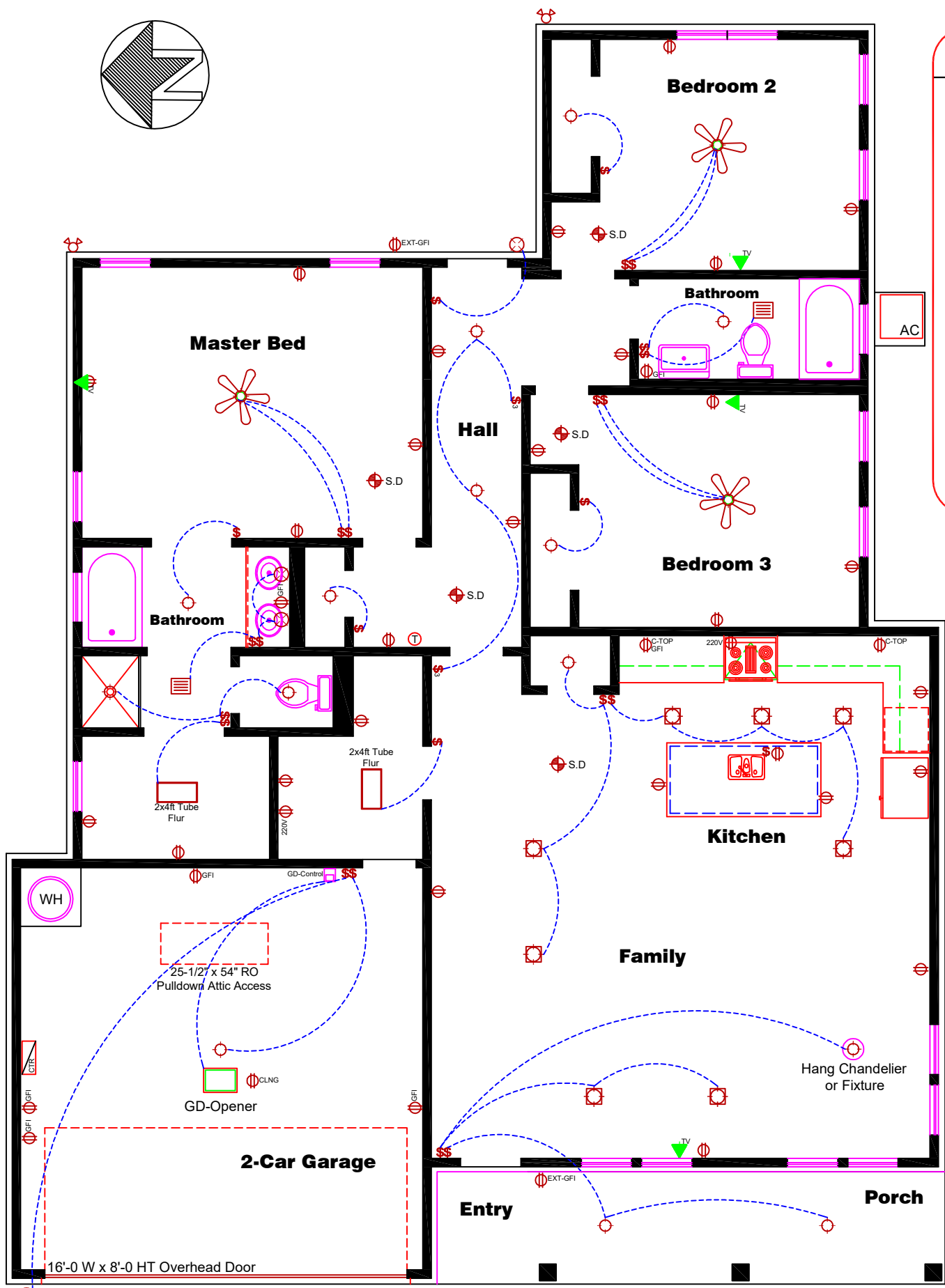
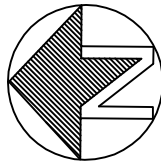


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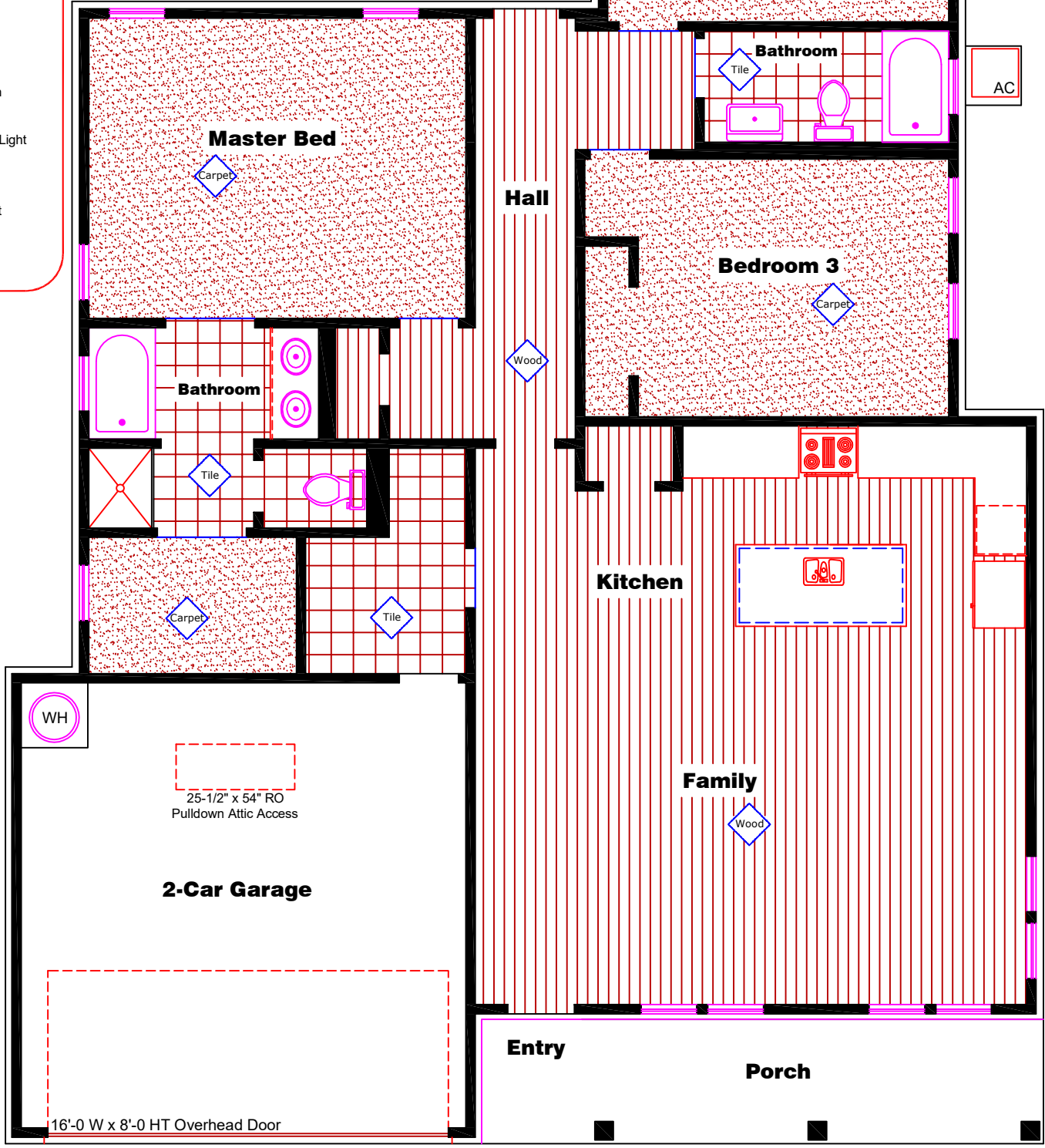


ELECTRICAL LEGEND

| | |
|--|-------------------------|
| | Duplex |
| | Ceiling Duplex |
| | Countertop Duplex |
| | Floor Duplex |
| | Gnd Flt Circ Int Duplex |
| | Phone Jack |
| | Cable TV |
| | 220 Volt Outlet |
| | Thermostat |
| | Smoke Detector |
| | Switch |
| | Three-Way Switch |
| | Ceiling Light |
| | Recessed Ceiling Light |
| | Wall-hung Light |
| | Vent |
| | Landscaping Light |
| | Floodlight |
| | Control Box |

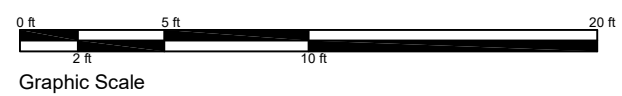
Electrical Diagram

SCALE 1/4" = 1'-0"

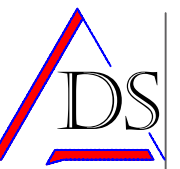


Floor Finishings

SCALE 1/4" = 1'-0"



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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-022

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 147 EVA PLACE

SUBDIVISION _____

LOT 810-A BLOCK _____

GENERAL LOCATION ROCKWALL

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-75

CURRENT USE Land

PROPOSED ZONING PD-75

PROPOSED USE Single family Home

ACREAGE .79

LOTS [CURRENT] _____

LOTS [PROPOSED] Approximate

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER Ignacio Cardenas

APPLICANT _____

CONTACT PERSON Ignacio Cardenas

CONTACT PERSON _____

ADDRESS PO Box 788

ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP _____

PHONE 214-664-5289

PHONE _____

E-MAIL ICTconstruction@gmail.com

E-MAIL _____

NOTARY VERIFICATION (REQUIRED)

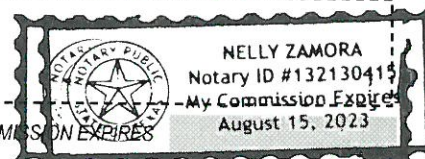
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ignacio Cardenas Issac [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

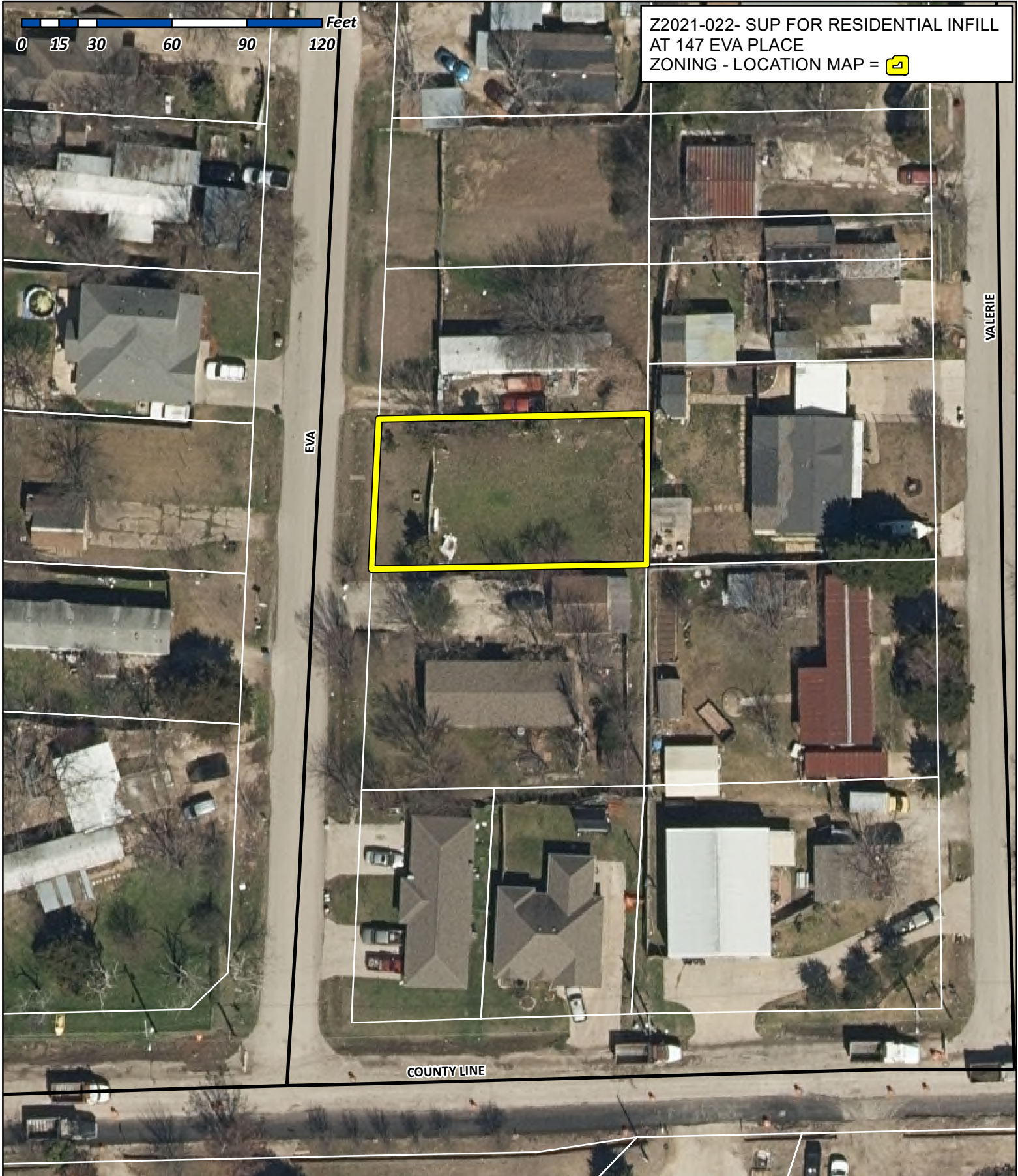
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 2021

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

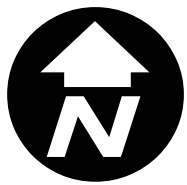




City of Rockwall

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

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

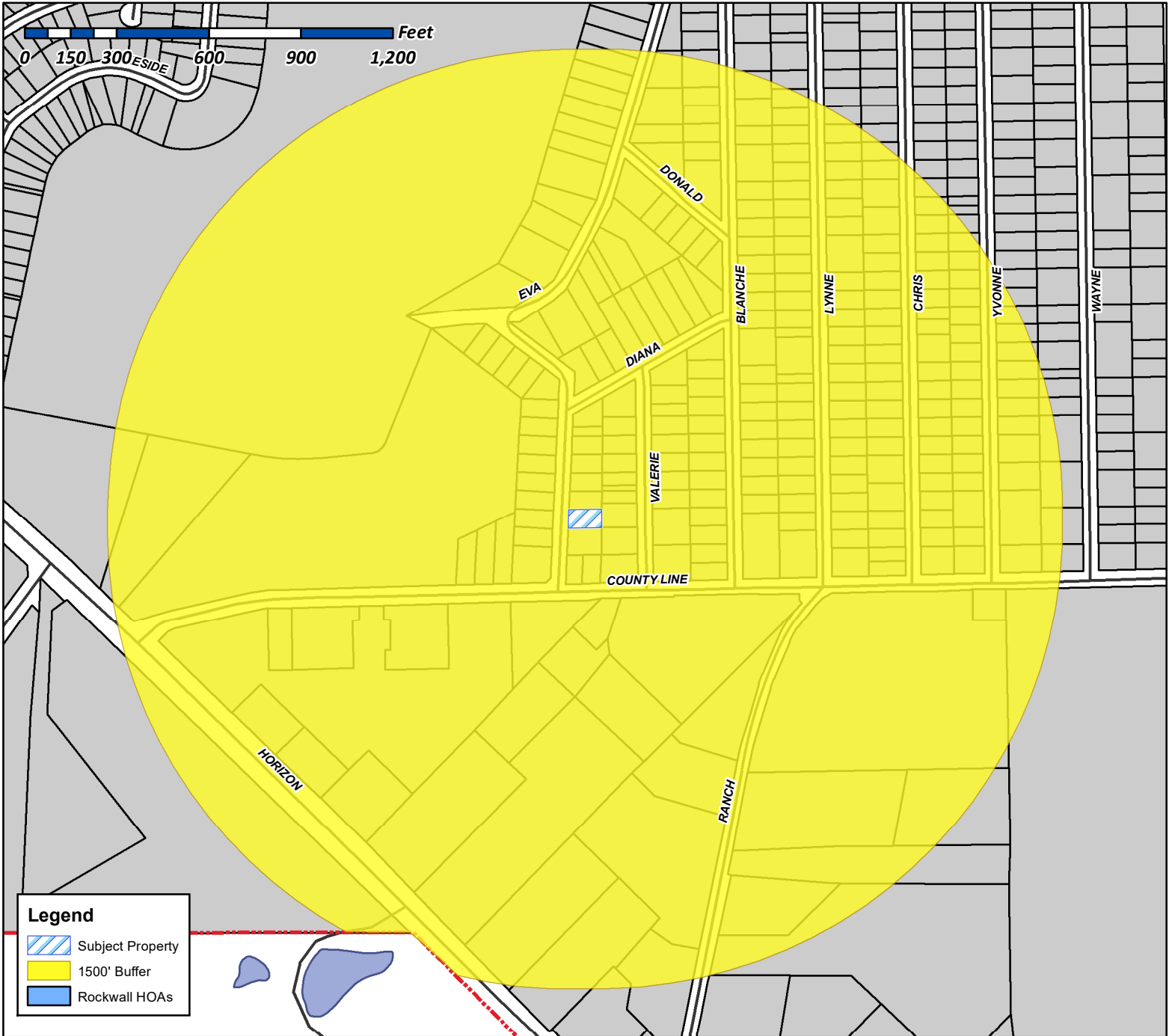
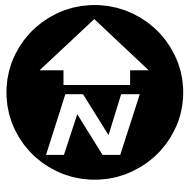




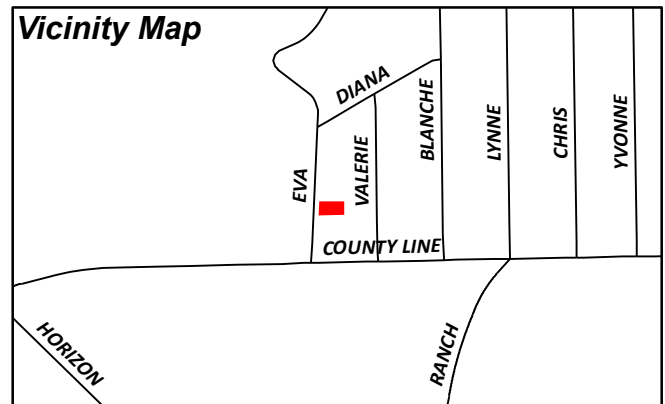
City of Rockwall

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

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Case Number: Z2021-022
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 147 Eva Place



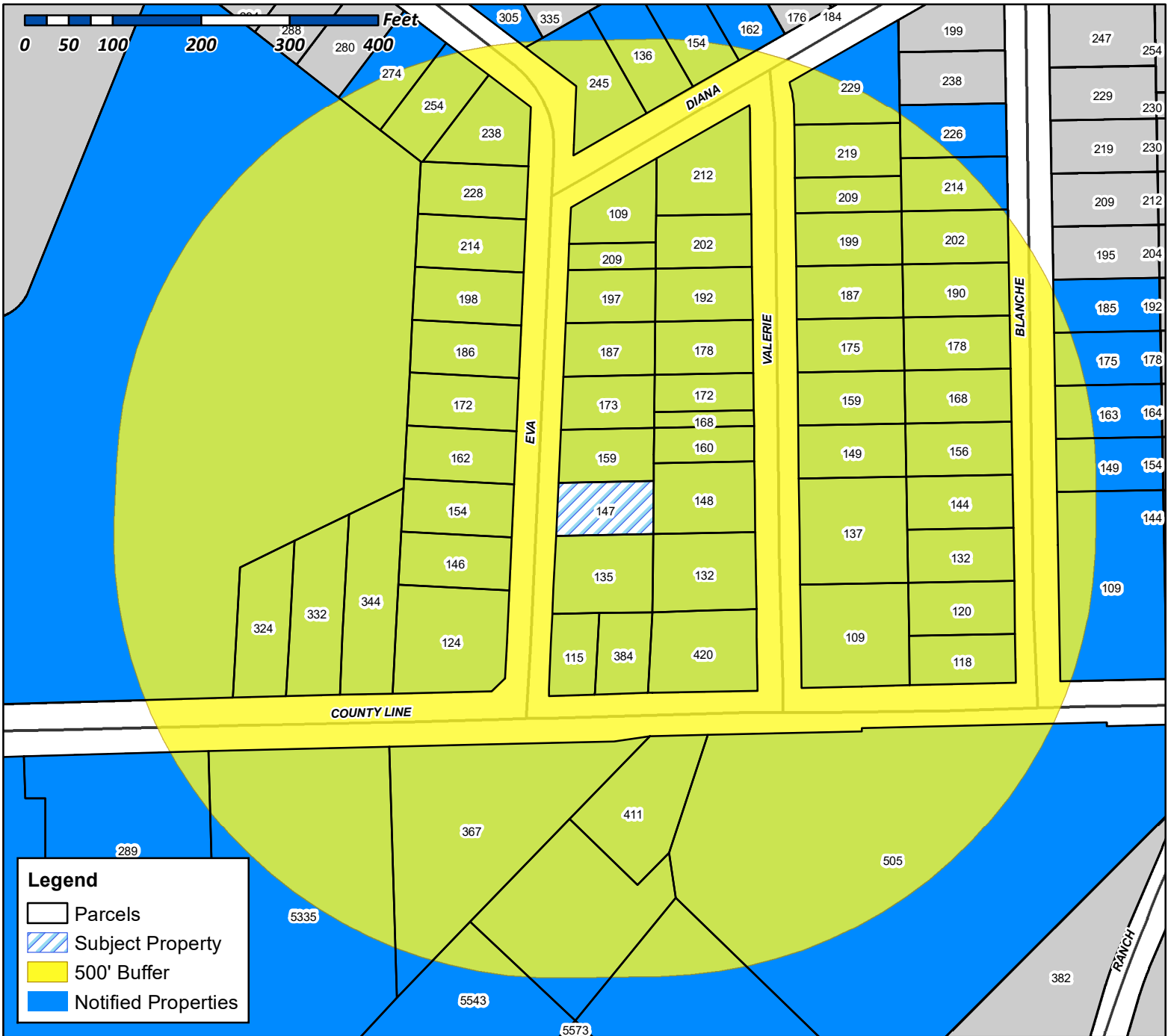
Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745



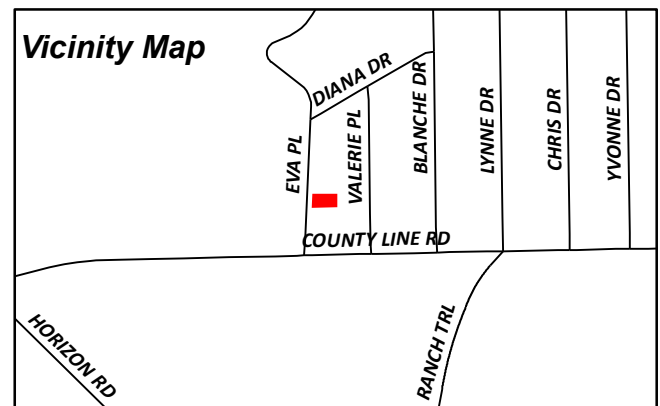
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 For Questions on this Case Call (972) 771-7745

SALAS HECTOR JABIER & CAROLINA ORTIZ
1000 W YELLOWJACKET LANE APT 2507
ROCKWALL, TX 75087

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

VARGAS RICARDO
109 BLANCHE DR
ROCKWALL, TX 75032

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

SILVA JUAN C
115 EVA PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
118 BLANCHE DR
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
120 BLANCHE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

MIRELES RAYMUNDO
124 EVA PLACE
ROCKWALL, TX 75032

FLORES DAYANARA &
JAMES GLEASON
132 BLANCHE DR
ROCKWALL, TX 75032

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
136 DIANA
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
137 VALERIE PL
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
1414 BUFFALO WOODS CT
KATY, TX 77494

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
1420 W COLLEGE ST LOT 1
MURFREESBORO, TN 37129

GARCIA MARTIN
144 BLANCHE DR
ROCKWALL, TX 75032

SILVA BERTHA
146 EVA
ROCKWALL, TX 75032

CARDENAS IGNACIO
147 EVA PL
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
149 VALERIE PL
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

CASTANEDA AARON JAIME CHAPELA
154 EVA PLACE
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

KUO DANIEL
1580 COASTAL DRIVE
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
162 DIANA
ROCKWALL, TX 75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

PALICIOS MARIA
168 BLANCHE DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
168 VALERIEPL
ROCKWALL, TX 75032

LOZANO ISIDRO
1705 HIGH MEADOW DR
GARLAND, TX 75040

WOLFORD STEPHANIE D
172 EVA PLACE
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN AND
MARIANA SIFUENTES
172 VALERIE PL
ROCKWALL, TX 75032

MORALES RAMIRO JR
173 EVA PL
ROCKWALL, TX 75032

GOMEZ ALEJANDRO
175 BLANCHE DR
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
175 VALERIE PL
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
178 BLANCHE DR
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
178 VALERIE PL
ROCKWALL, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
185 BLANCHE DR
ROCKWALL, TX 75032

SILVA MARIA
186 EVA PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
187 VALERIE PL
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

LOZANO ISIDRO
192 VALERIEPL
ROCKWALL, TX 75032

BARRON BENICIO
195 ROSEMARIE DR
LEBANON, OH 45036

MEJIA JULIO & MARIA
197 EVAPL
ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN &
NORA OREGA
202 VALERIE PL
ROCKWALL, TX 75032

KENT RONALD & BRENDA
209 EVAPL
ROCKWALL, TX 75032

CANADY JERRY ANN
209 VALERIE PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RICO CARLOS
212 VALERIE PL
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ
214 BLANCHE DR
ROCKWALL, TX 75032

RICO CARLOS
214 EVA PL
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ
226 BLANCHE DRIVE
ROCKWALL, TX 75032

MOSELEY CYNTHIA SUE
228 EVAPL
ROCKWALL, TX 75032

KUO DANIEL
229 VALERIE PL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
238 EVA PL
ROCKWALL, TX 75032

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
245 EVA
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
254 EVA PL
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR
289 COUNTY LINE RD
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS
305 EVAPL
ROCKWALL, TX 75032

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
321 PANOLA CT
ROYSE CITY, TX 75189

RANGELL JUAN JOSE
324 COUNTY LINE RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

BARRON BENICIO
332 COUNTY LINE RD
ROCKWALL, TX 75032

SILVA JUAN C
332 E LINDA LN
ROYSE CITY, TX 75189

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
344 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
367 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO
384 COUNTY LINE RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
411 COUNTY LINE RD
ROCKWALL, TX 75032

LOZANO ISIDRO
420 COUNTY LINE RD
ROCKWALL, TX 75032

RANGELL JUAN JOSE
4427 FM 550
ROYSE CITY, TX 75189

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

LEJ PARTNERS LTD
5100 ELDORADO PKWY STE 102 # 373
MCKINNEY, TX 75070

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
513 BASS RD
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
517 COYOTE RD
SOUTHLAKE, TX 76092

BUFFALO CREEK BUSINESS PARK LTD
5335 FM 3097
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

5543 FM3097 LLC
5543 FM3097
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
6379 KLONDIKE RD
RIPLEY, NY 14775

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

GARCIA MARTIN
852 ROSE LANE
ROCKWALL, TX 75087

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
PO BOX 2155
ROCKWALL, TX 75087



Know what's below.
Call before you dig.

PLOT PLAN



WWW.RHODESURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

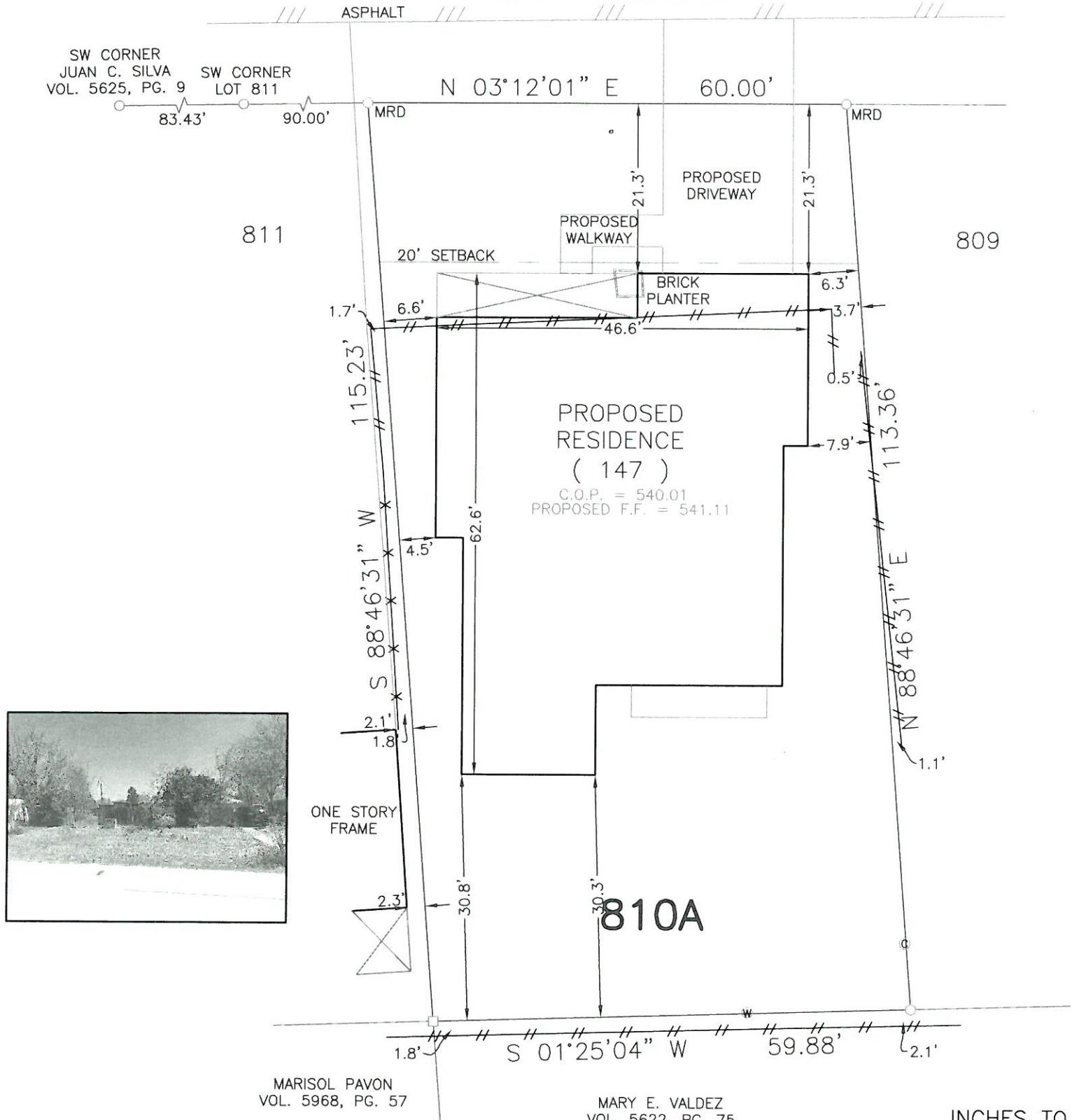
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 147 EVA PLACE, in the city of ROCKWALL Texas.

Lot No. 810, Block No. - of ROCKWALL EST. #2, an addition in the city of

ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET A at SLIDE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



EVA PLACE



INCHES TO TENTHS

| | |
|------------|-------------|
| 1" = 0.08' | 7" = 0.58' |
| 2" = 0.17' | 8" = 0.67' |
| 3" = 0.25' | 9" = 0.75' |
| 4" = 0.33' | 10" = 0.83' |
| 5" = 0.42' | 11" = 0.92' |
| 6" = 0.50' | 12" = 1.00' |

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY ICJ CONSTRUCTION

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 03/29/2021

G. F. No.: -

Job no.: 108890

Drawn by: CR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

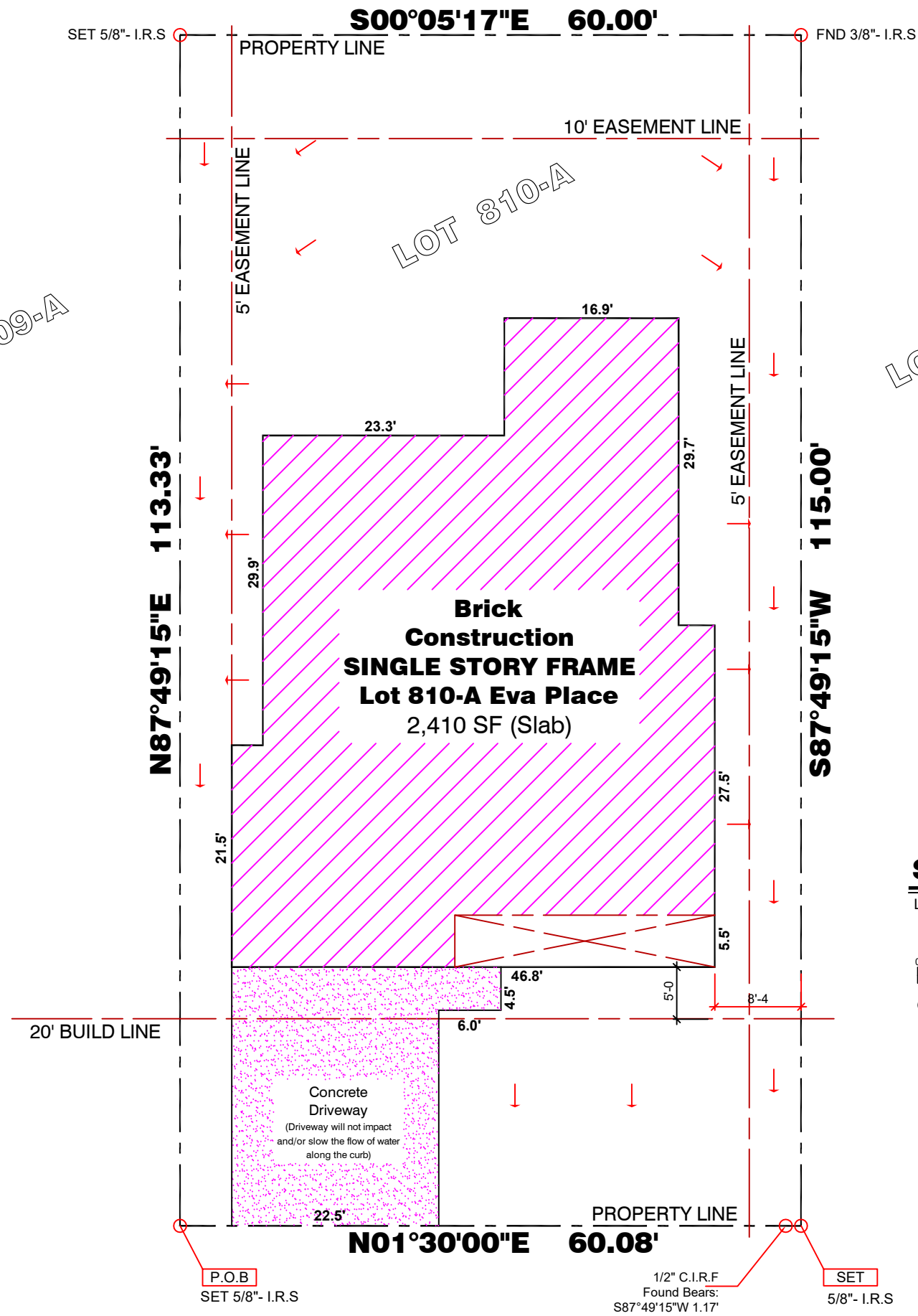
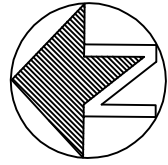
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ICJ CONSTRUCTION

LEGEND

| | |
|-------------------------------------|---------------------------------|
| WOOD FENCE | --- TEXT |
| CHAIN LINK | --- IMPROVEMENTS |
| IRON FENCE | --- BOUNDARY LINE |
| WIRE FENCE | --- SETBACK |
| MRD | --- MONUMENTS OF RECORD DIGNITY |
| ○ 1/2" IRON ROD FOUND | |
| ○ 5/8" YELLOW-CAPPED IRON ROD FOUND | |
| ○ 60D NAIL FOUND | |
| □ SET "X" | |
| □ 1/2" RED-CAPPED IRON ROD FOUND | |
| ○ 5/8" YELLOW-CAPPED IRON ROD FOUND | |
| ○ PK NAIL FOUND | |
| ○ C - CABLE | --- GUY-WIRE |
| ○ CLEAN OUT | ○ E - ELECTRIC |
| ○ G - GAS METER | ○ P - POWER POLE |
| ○ FIRE HYDRANT | ○ T - TELEPHONE |
| ○ L - LIGHT POLE | ○ W - WATER METER |
| ○ MH - MANHOLE | ○ V - WATER VALVE |

(UNLESS OTHERWISE NOTED)





EVA PLACE
(50' R.O.W.)

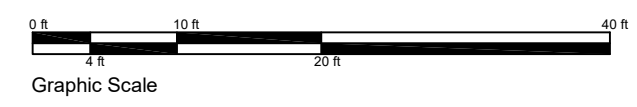
**Site Plan shown with
Proposed Drainage**

SURVEY PLAT DESCRIPTION:

Property located at No. **LOT 810-A**, of **ROCKWALL LAKE PROPERTIES Development No 2**, an Addition to **ROCWALL COUNTY, Texas**, according to the plat thereof recorded in **CABINET A, SLIDE 79**, of the **PLATS Records of Rocwall County, Texas**.

SITE PLAN

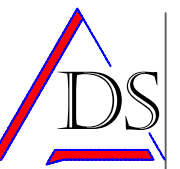
LOT 810-A EVA PLACE, ROCWALL TX



- NOTES:
1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
 3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
 4. As required for this property, a swale of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
 5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

Drafting Solutions - Allen, TX (972) 697-6258

DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

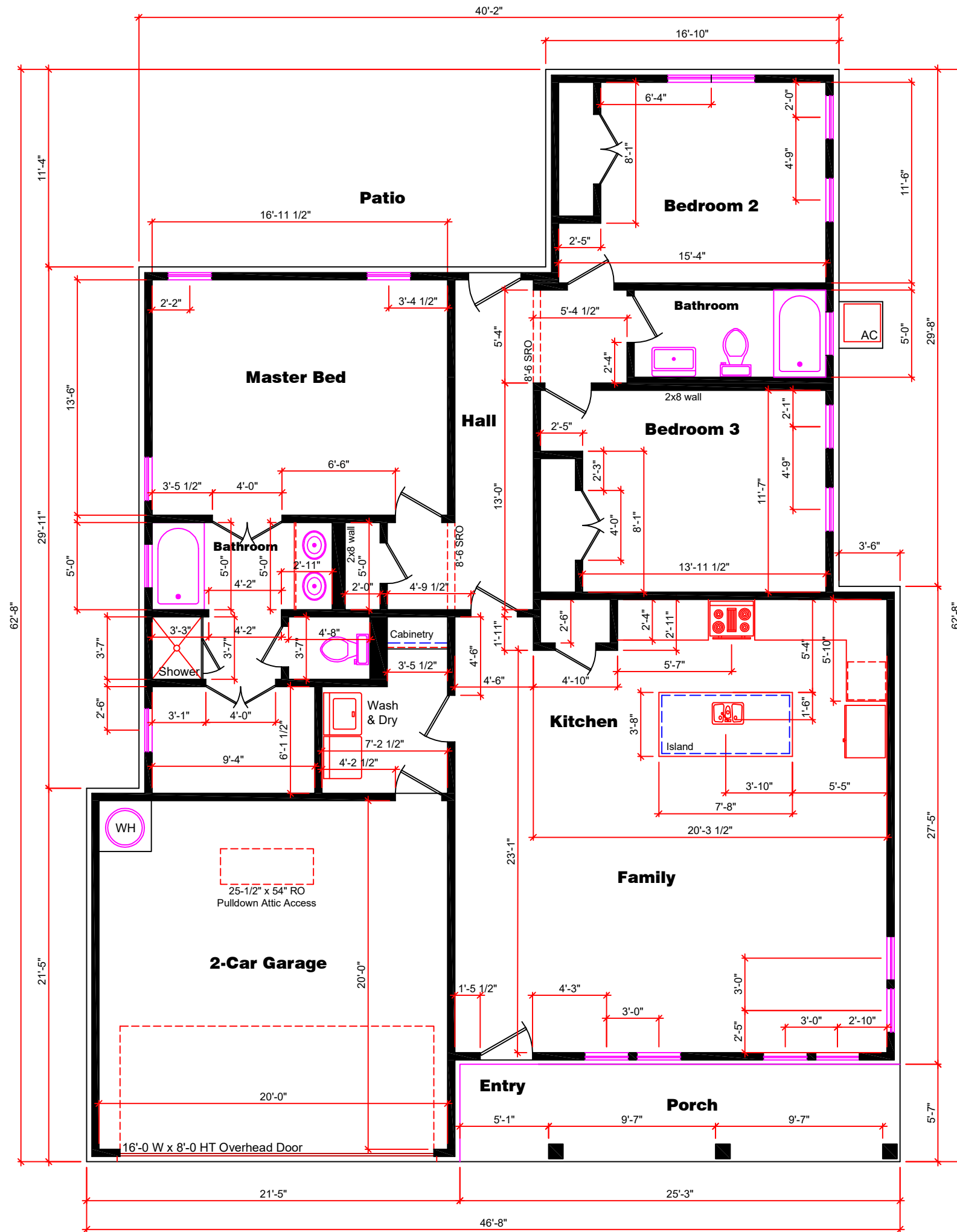
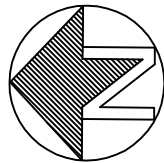


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

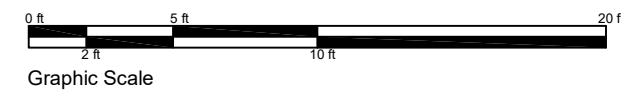
DRAWN BY:
JHR
DATE:
3-23-2019
PLAN NUMBER:

SHEET
1
OF - 8

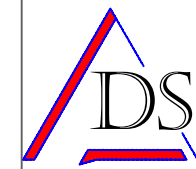


1ST FLOOR PLAN

DIMENSIONAL LAYOUT



Drafting Solutions - Allen, TX (972) 697-6258
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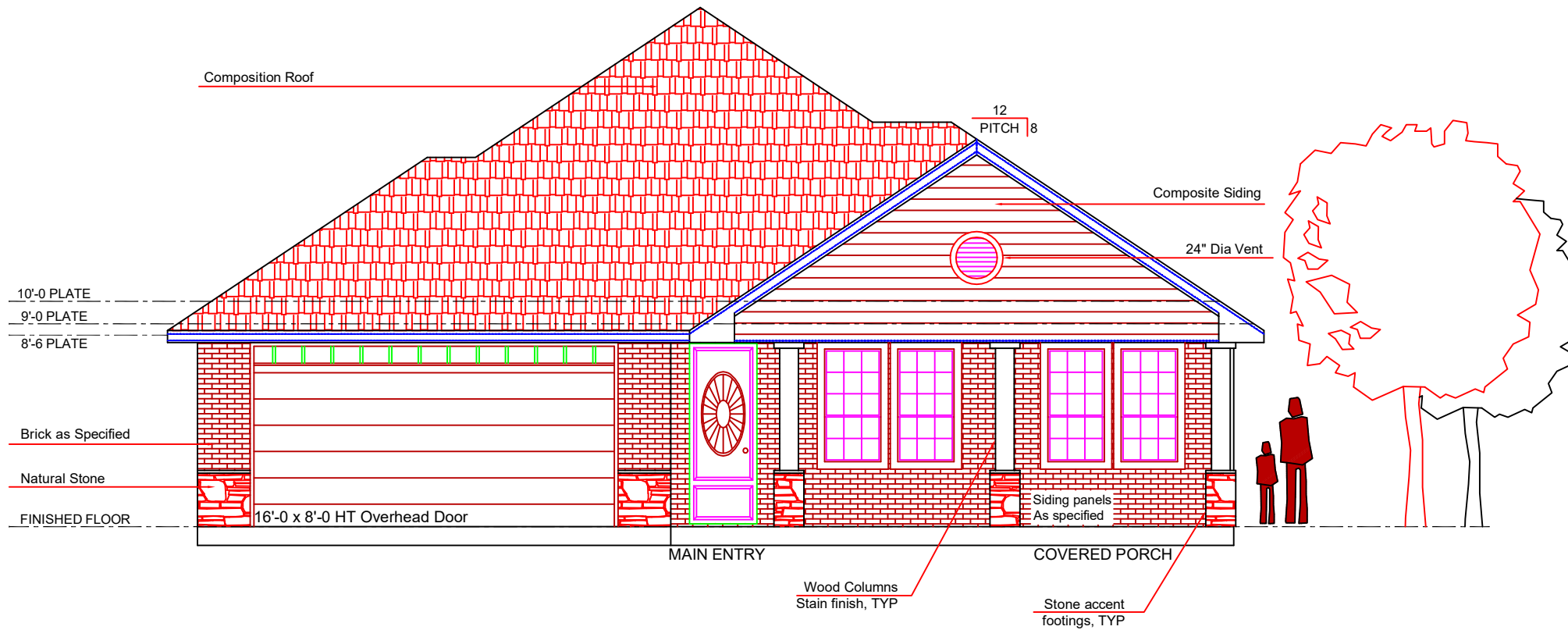


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
3
OF - 8

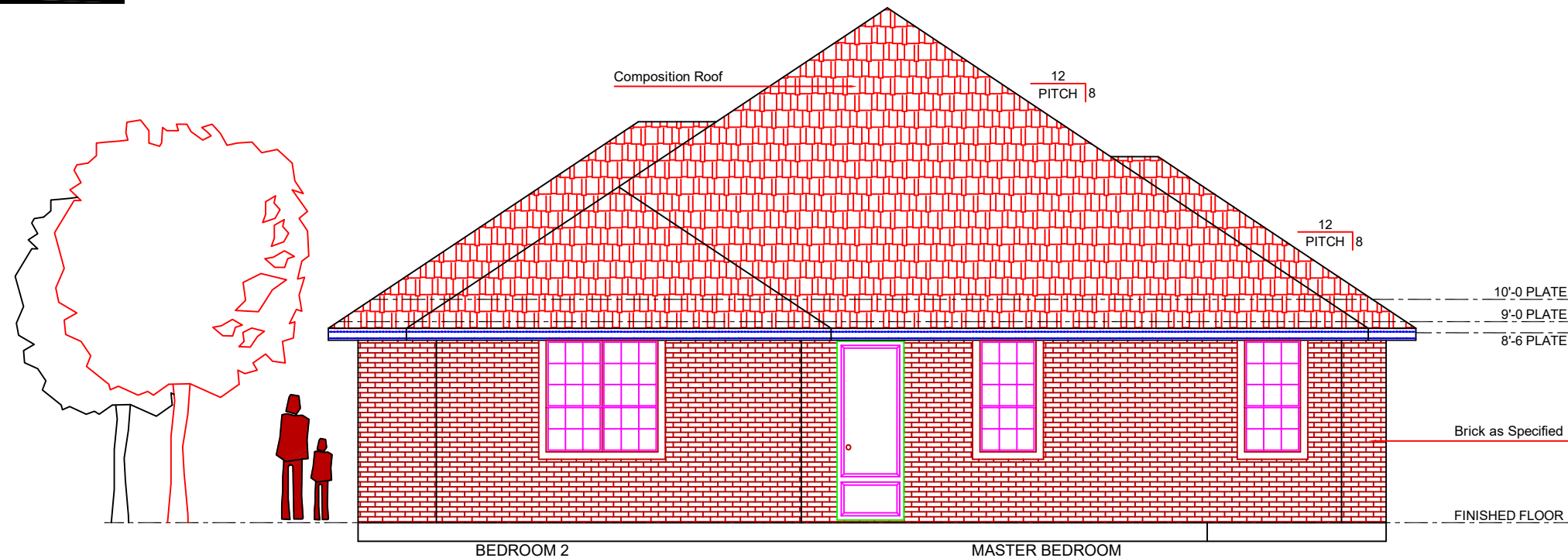


WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



Graphic Scale



EAST (BACK) ELEVATION

FROM PATIO



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

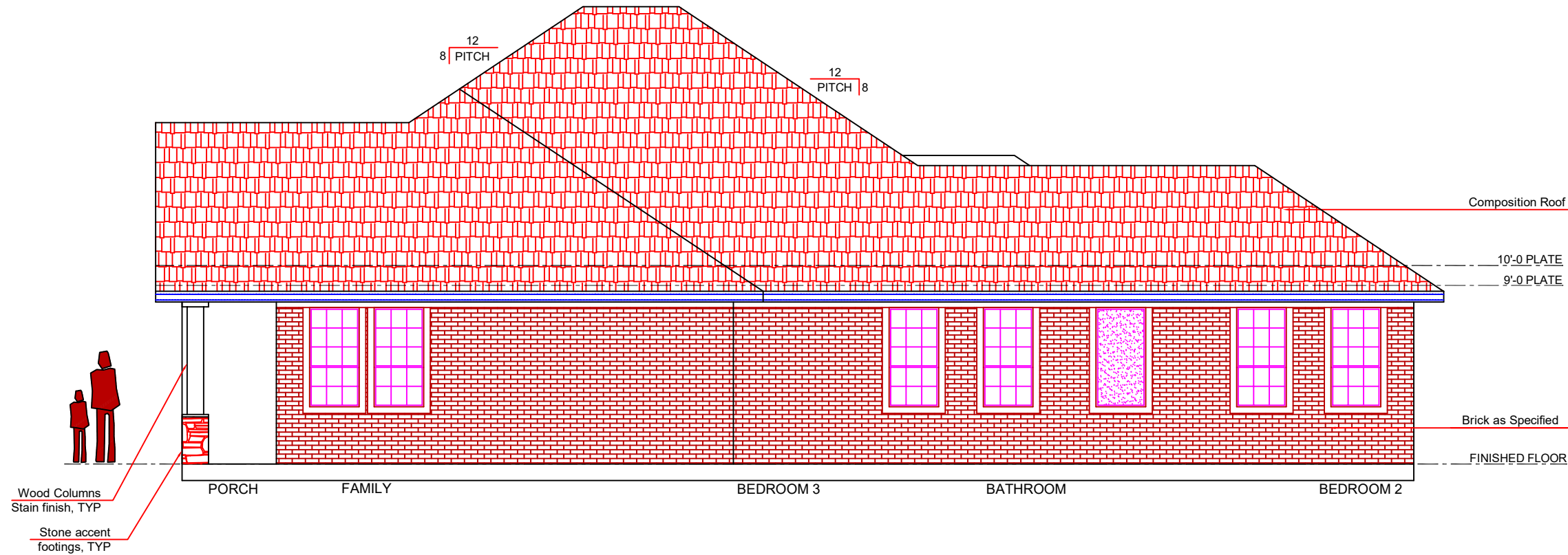
Owners: Mr. Ignacio
 Cardenas and Family

DRAWN BY:
 JHR

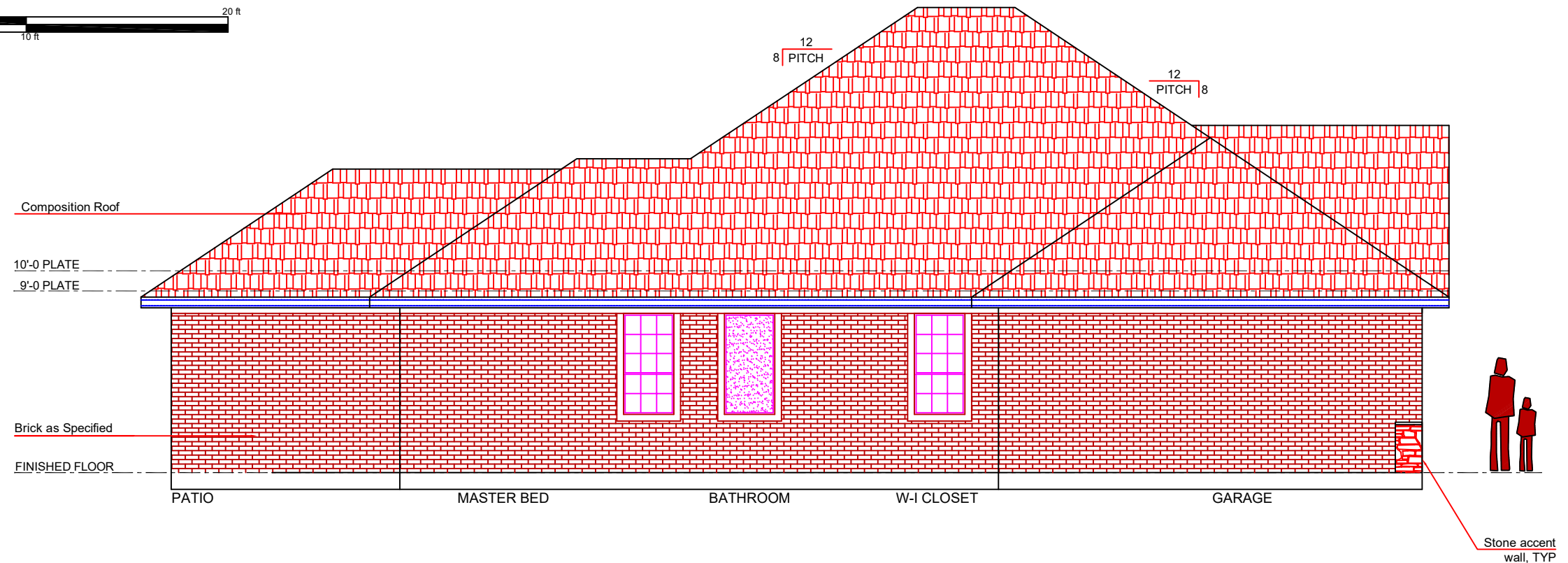
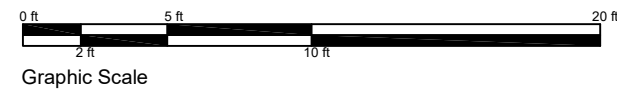
DATE:
 3-23-2019

PLAN NUMBER:

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SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION

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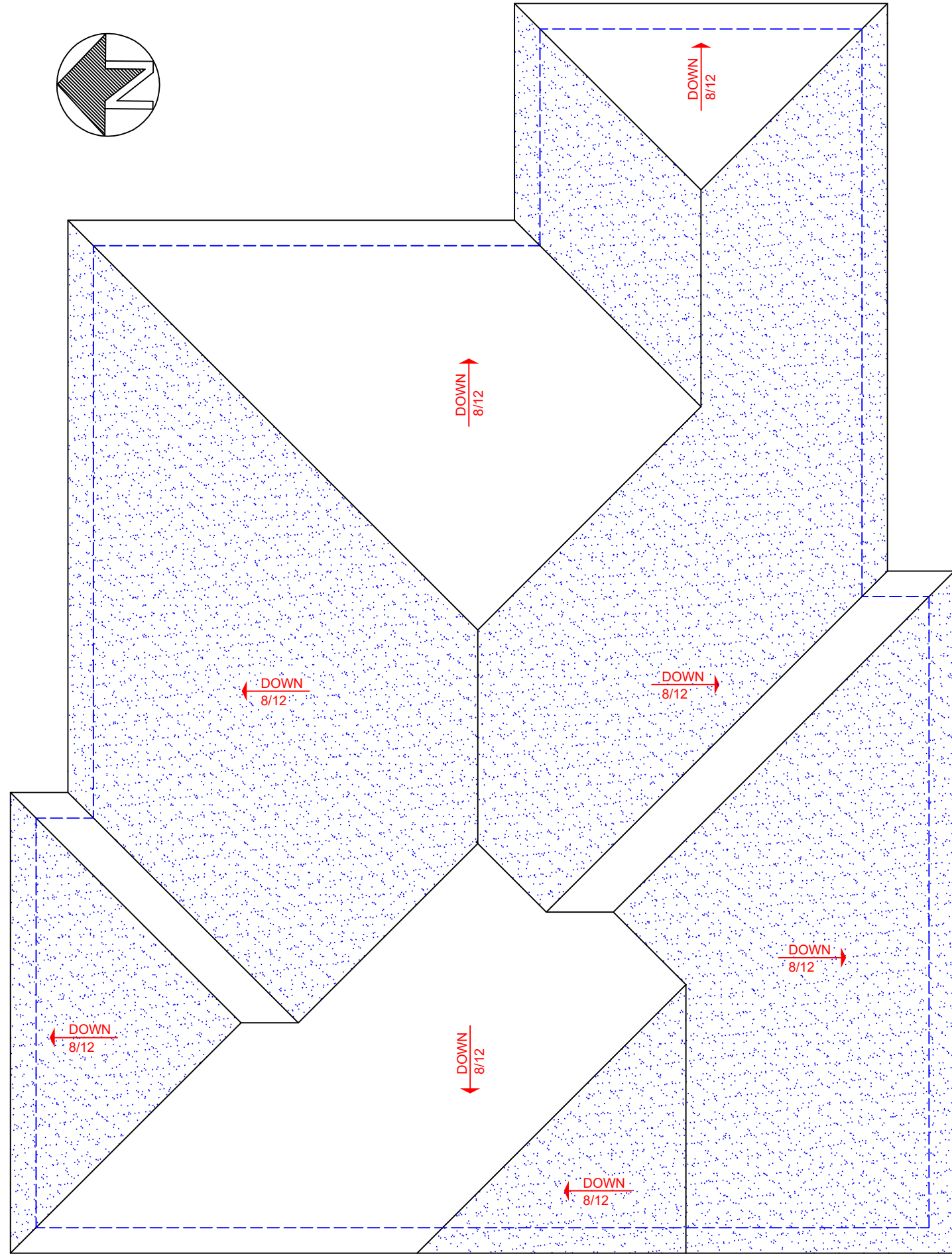
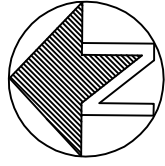


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

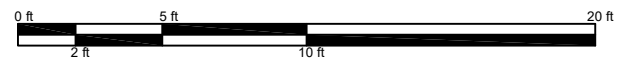
DRAWN BY:
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5
OF - 8



ROOF PLAN

COMPOSITION ROOF SHINGLES



Graphic Scale



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

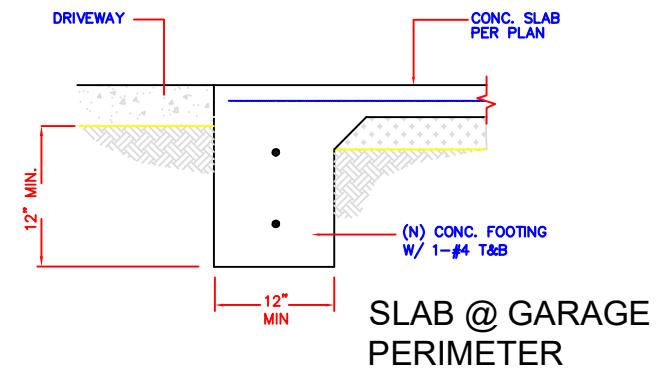
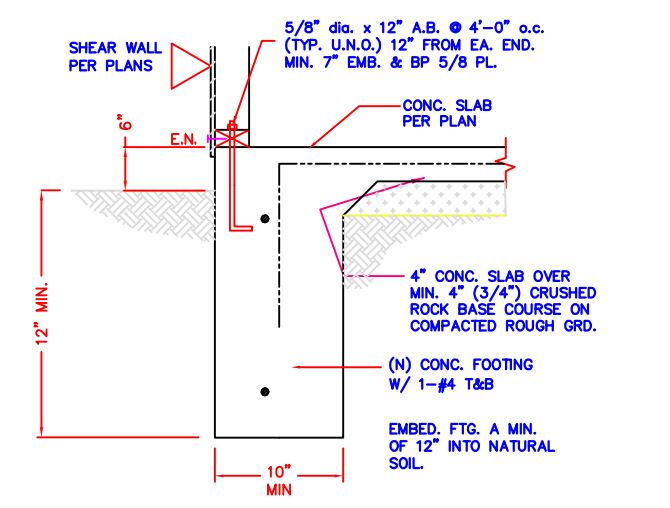
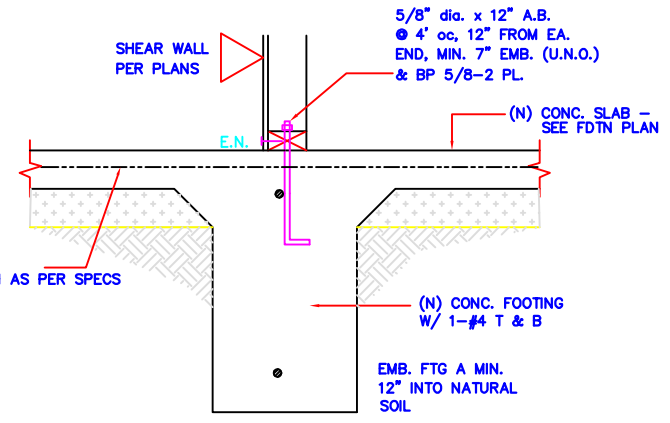
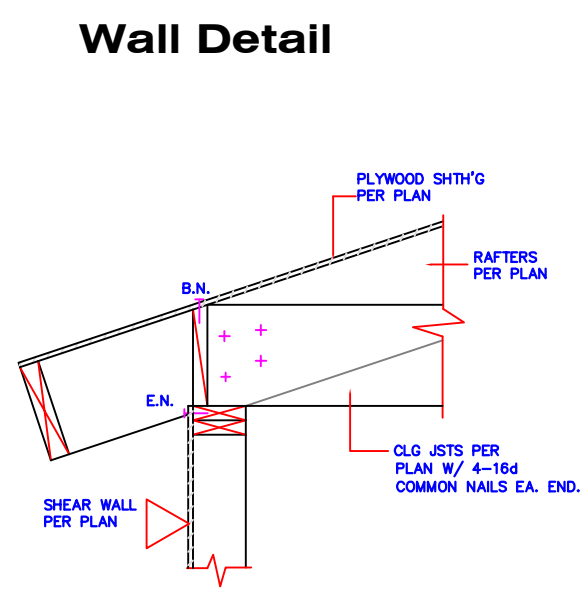
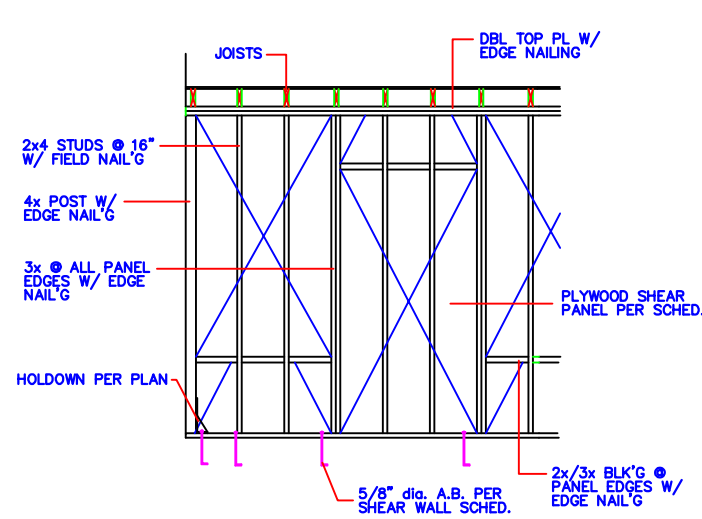
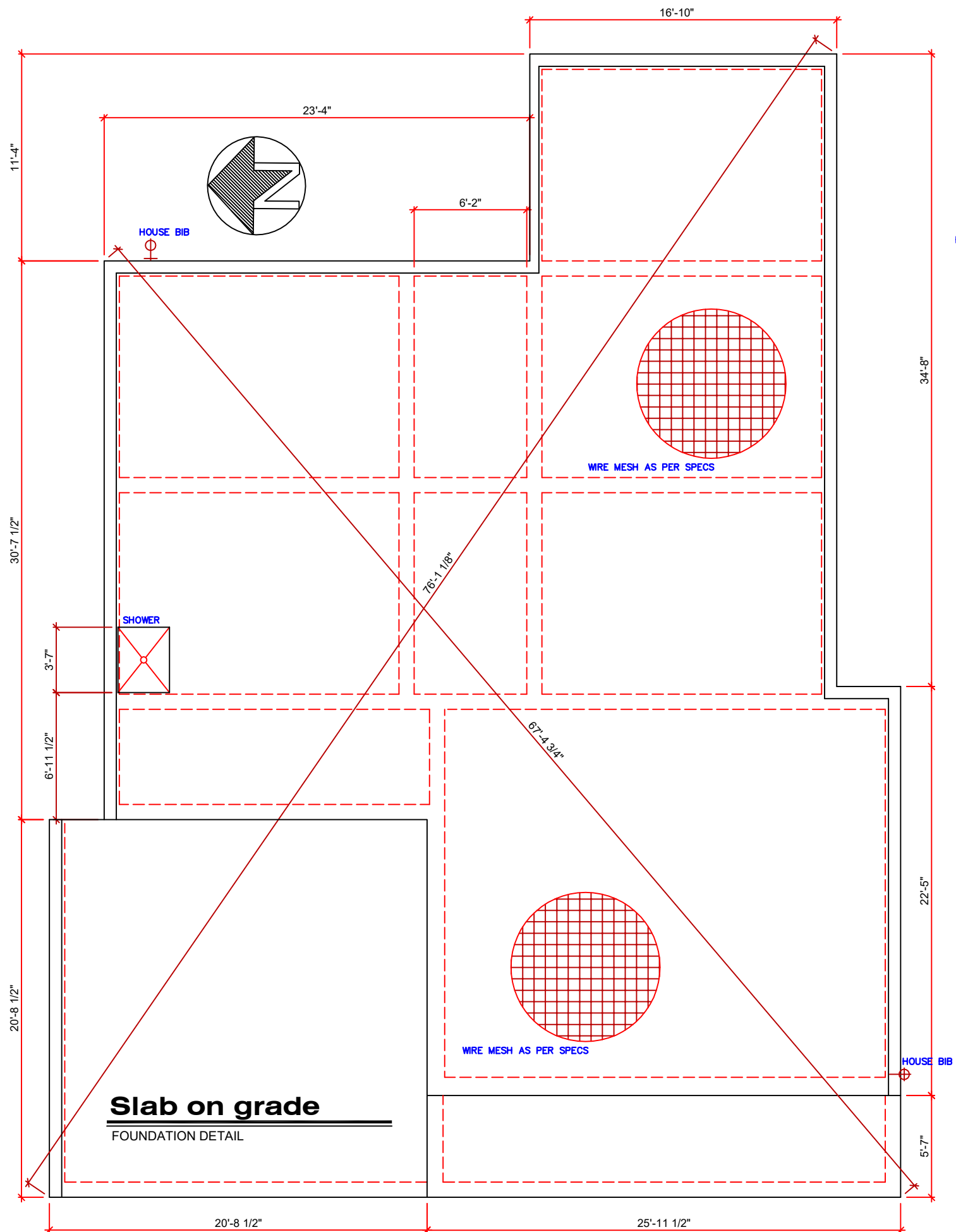
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DRAWN BY:
 JHR

DATE:
 3-23-2019

PLAN NUMBER:

SHEET
7
 OF - 8



IMPORTANT FOUNDATION & CONCRETE NOTES:

1. These foundation details cover a Conventional Rebar Slab Foundation (Regionally Accepted Practices / IRC 2015 Code) - TYPE "C" Foundation from the Dallas, Texas area office of the US Department of Housing and Urban Development.
2. These foundation notes and details are not applicable when a post-tensioned slab is specified. Please refer to the Engineer's notes and details, if applicable.
3. Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
4. All beams shall penetrate a min. of 6" into undisturbed soils.
5. No "dead end" beams shall be allowed.
6. All beam and slab reinforcements to extend within 1-1/2" of exterior forms.
7. All concrete shall have a 28-day ultimate compressive strength of 3,000 psi.
8. Beam reinforcing shall be tied and supported every 48" or less.
9. Lap all bar reinforcing 40 diameters. That equals 15" with 3/8" dia rebars.
10. This foundation detail sheet is provided only as a reference. Drafting Solutions provides absolutely no warranty. Owner takes responsibility to use these at his/her own risk. It is strongly advised that a qualified licensed Professional Engineer review this foundation design and the soils report to assure this foundation plan is correct for the soils it is to be built on.

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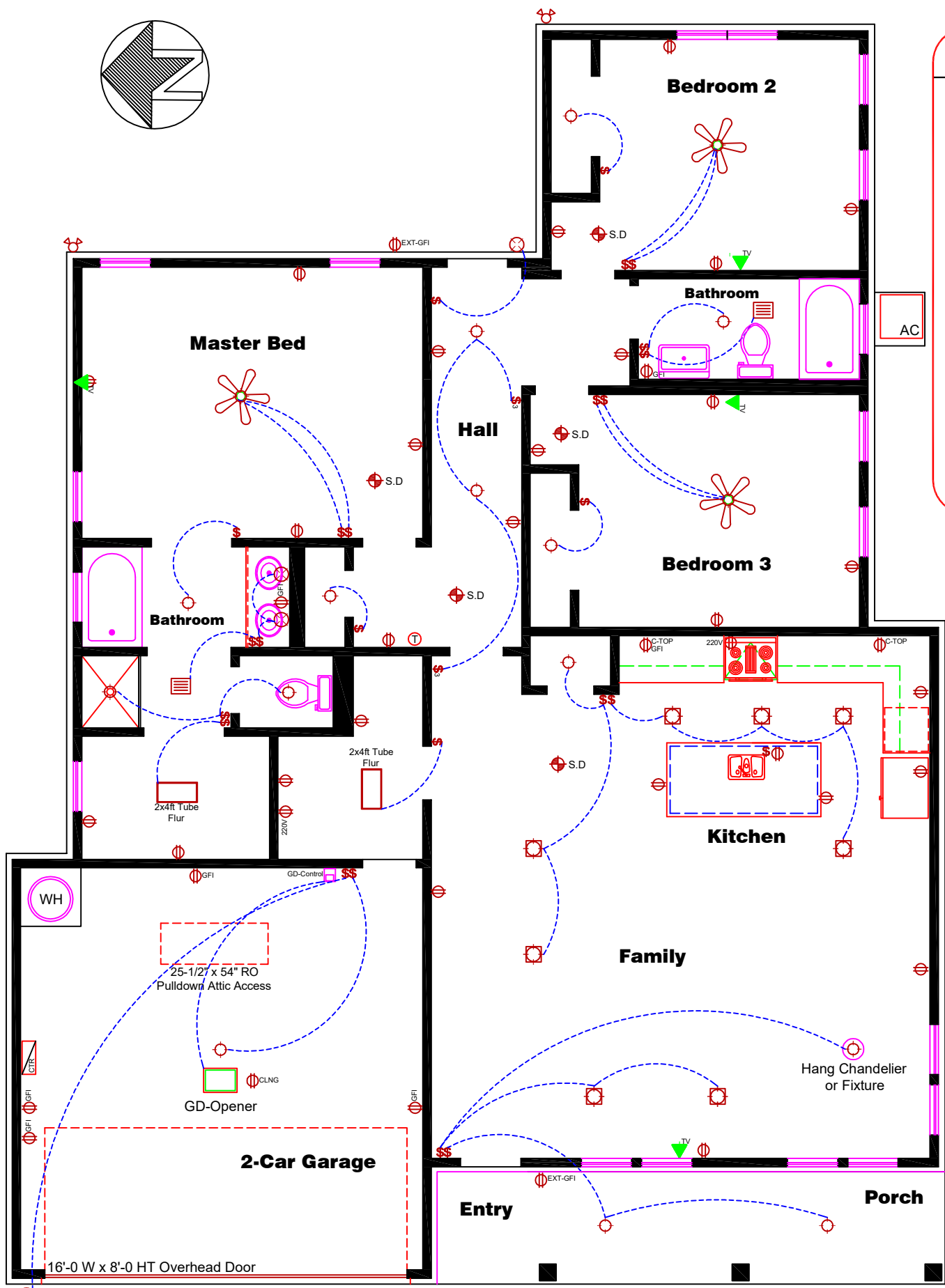
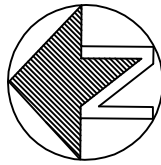


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

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8
OF - 8

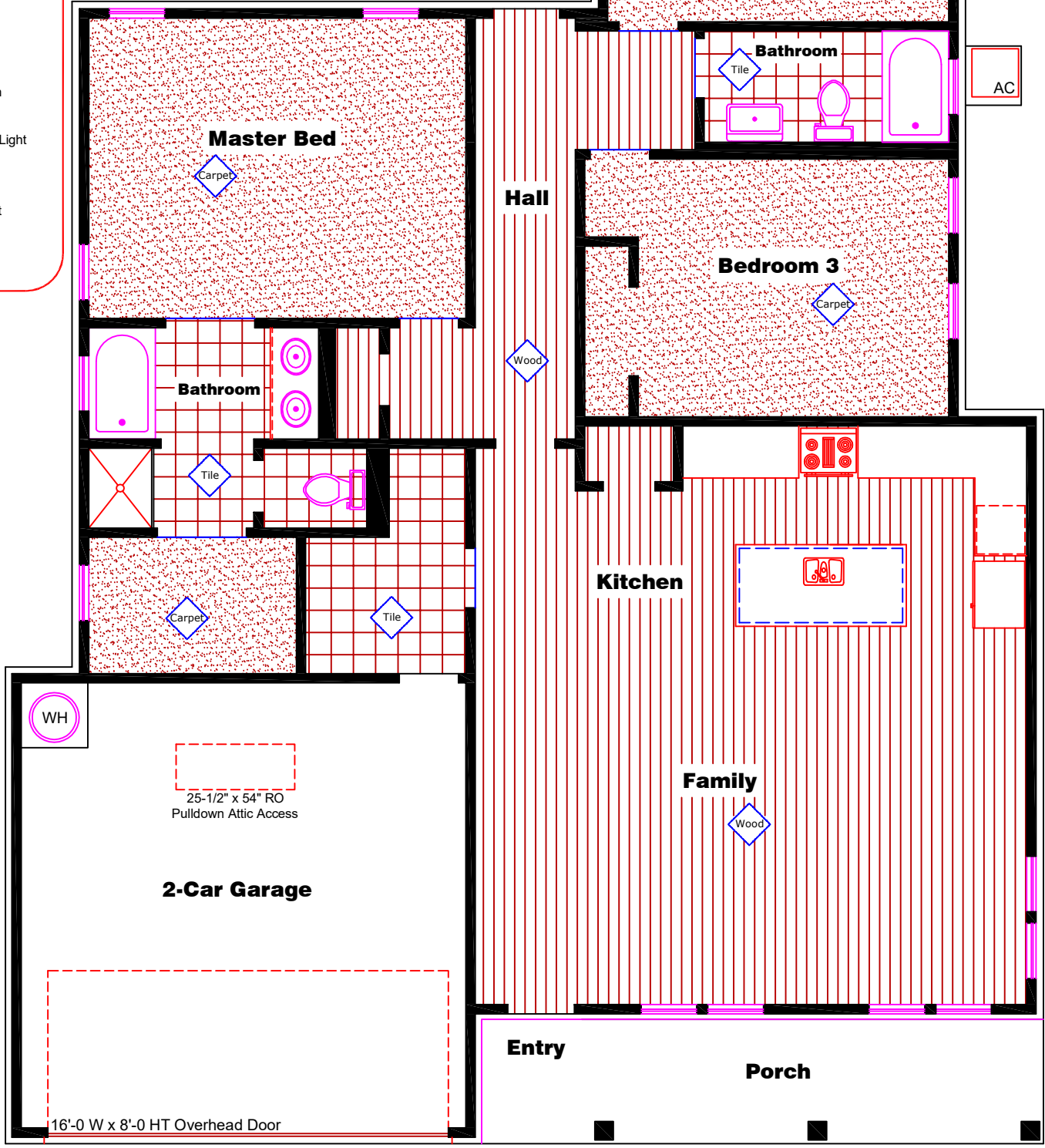


ELECTRICAL LEGEND

| | |
|--|-------------------------|
| | Duplex |
| | Ceiling Duplex |
| | Countertop Duplex |
| | Floor Duplex |
| | Gnd Flt Circ Int Duplex |
| | Phone Jack |
| | Cable TV |
| | 220 Volt Outlet |
| | Thermostat |
| | Smoke Detector |
| | Switch |
| | Three-Way Switch |
| | Ceiling Light |
| | Recessed Ceiling Light |
| | Wall-hung Light |
| | Vent |
| | Landscaping Light |
| | Floodlight |
| | Control Box |

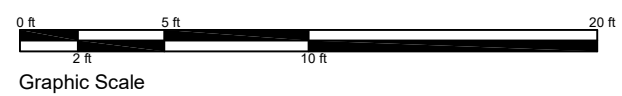
Electrical Diagram

SCALE 1/4" = 1'-0"



Floor Finishings

SCALE 1/4" = 1'-0"



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Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
6
OF - 8

PROJECT COMMENTS



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

DATE: 6/25/2021

PROJECT NUMBER: Z2021-022
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 147 EVA PL, ROCKWALL, 75032

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

CASE CAPTION:

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|----------------------|
| | Henry Lee | 06/25/2021 | Approved w/ Comments |

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

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.79-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 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 147 Eva Place.

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

M.3 For reference, include the case number (Z2021-022) 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 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 Verify the North side-yard setback. The side-yard setback is 5' and I measure approximately 4'10" according to the plans.

I.7 According to the Unified Development Code front facing garages must be set back 20' behind the front façade of the home. In this case the garage is set 5'-5" in front of the front façade. This will require a waiver to the garage setback requirement, which is a discretionary decision for the Planning and Zoning Commission and City Council.

M.8 Please indicate if the plot plan or site plan is the plan you are using for this project. The plot plan does not meet our setback requirements and will require changes if that is the desired plan. Get in touch with me to clarify these plans.

M.9 Please review the attached Draft Ordinance prior to the July 13, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 6, 2021.

I.10 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 July 6, 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 July 13, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 29, 2021.

I.11 The projected City Council meeting dates for this case will be July 19, 2021 [1st Reading] and August 2, 2021 [2nd Reading].

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|----------------|----------------|----------------------|
| ENGINEERING | Sarah Johnston | 06/23/2021 | Approved w/ Comments |

06/23/2021: I - Will need to get an engineered design for the culvert under the driveway when you apply for a building permit.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| BUILDING | Rusty McDowell | 06/21/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------------|----------------|-------------------|
| FIRE | Ariana Kistner | 06/23/2021 | Approved |

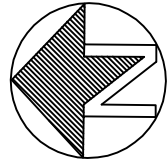
No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 06/21/2021 | Approved |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 06/21/2021 | Approved |

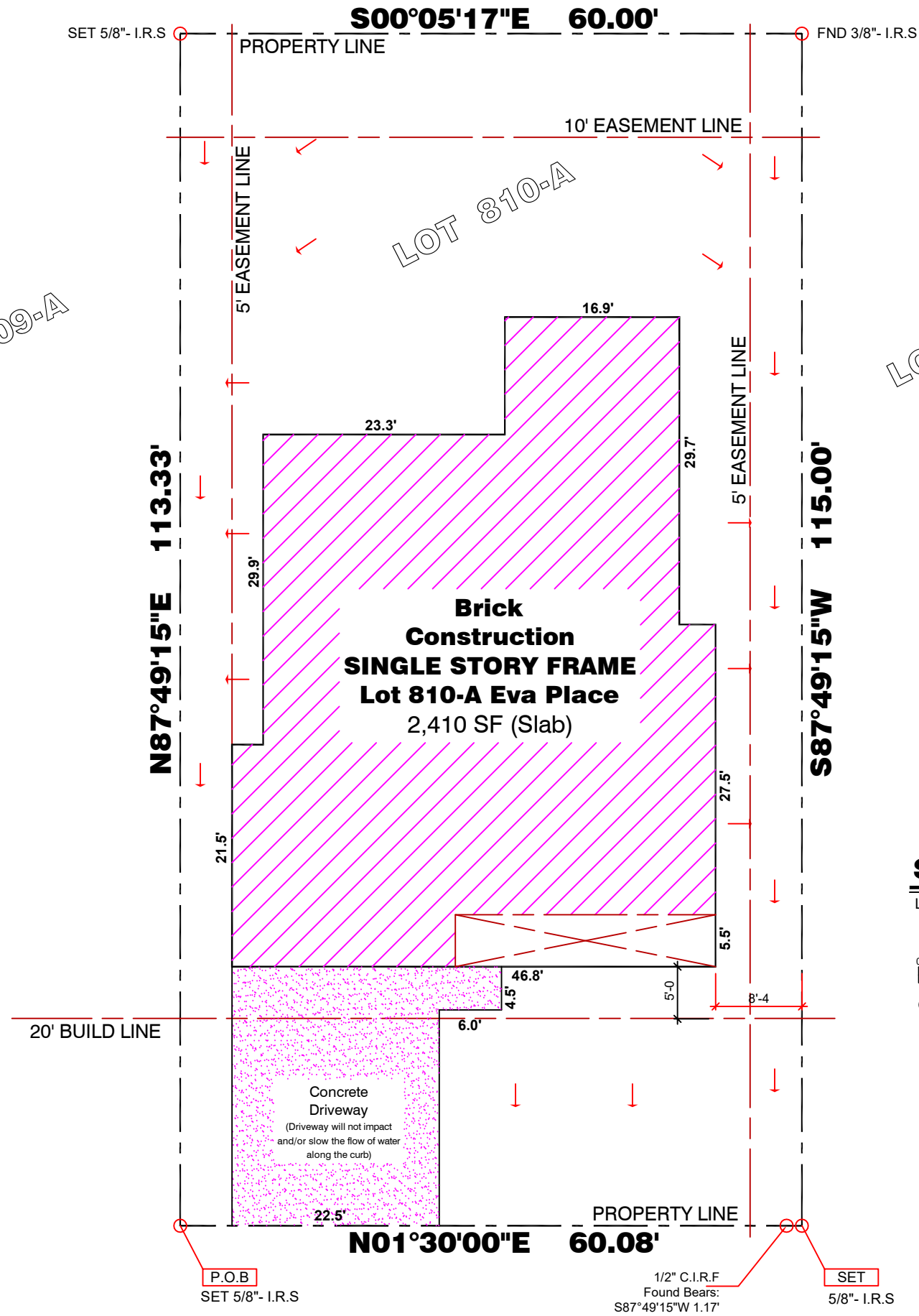
06/21/2021: NO Comments



LOT 809-A

LOT 810-A

LOT 811-A



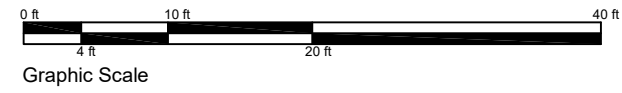
I - Will need to get an engineered design for the culvert under the driveway.

SURVEY PLAT DESCRIPTION:

Property located at No. LOT 810-A , of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79 , of the PLATS Records of Rocwall County, Texas.

SITE PLAN

LOT 810-A EVA PLACE, ROCWALL TX



NOTES:

1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
4. As required for this property, a swale of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

EVA PLACE
(50' R.O.W.)

Site Plan shown with Proposed Drainage





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-022

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 147 Eva Place

SUBDIVISION _____

LOT 810-A

BLOCK _____

GENERAL LOCATION Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75

CURRENT USE Land

PROPOSED ZONING PD-75

PROPOSED USE single family home

ACREAGE .79

LOTS [CURRENT] _____

LOTS [PROPOSED] 4

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

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

OWNER Ignacio Cardenas

APPLICANT _____

CONTACT PERSON Ignacio Cardenas

CONTACT PERSON _____

ADDRESS Po Box 788

ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP _____

PHONE 214-664-5289

PHONE _____

E-MAIL ictconstruction1@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

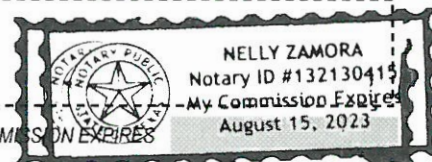
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ignacio Cardenas Issac [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

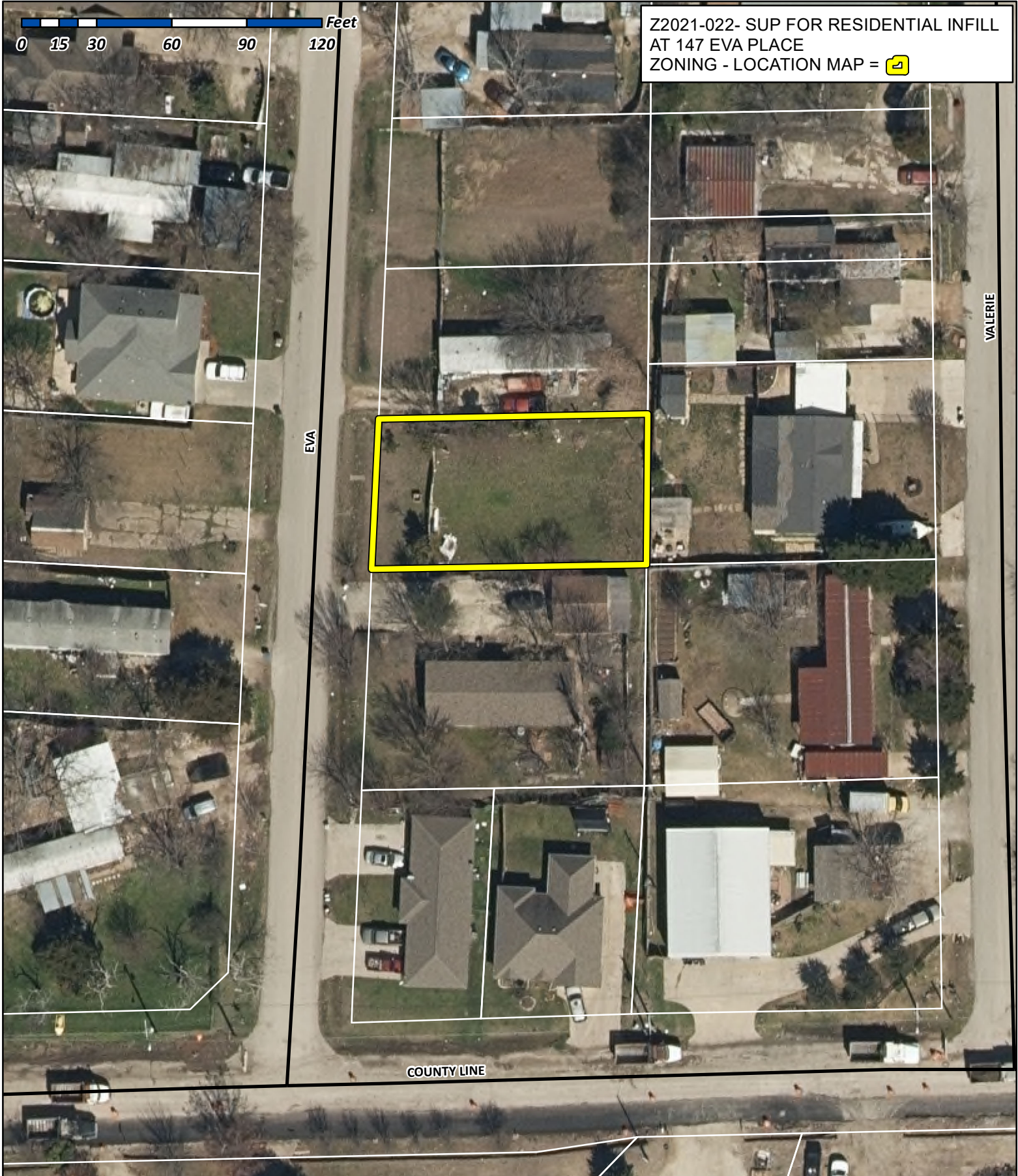
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ May 2021 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 20 21.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

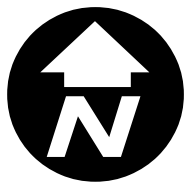




City of Rockwall

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

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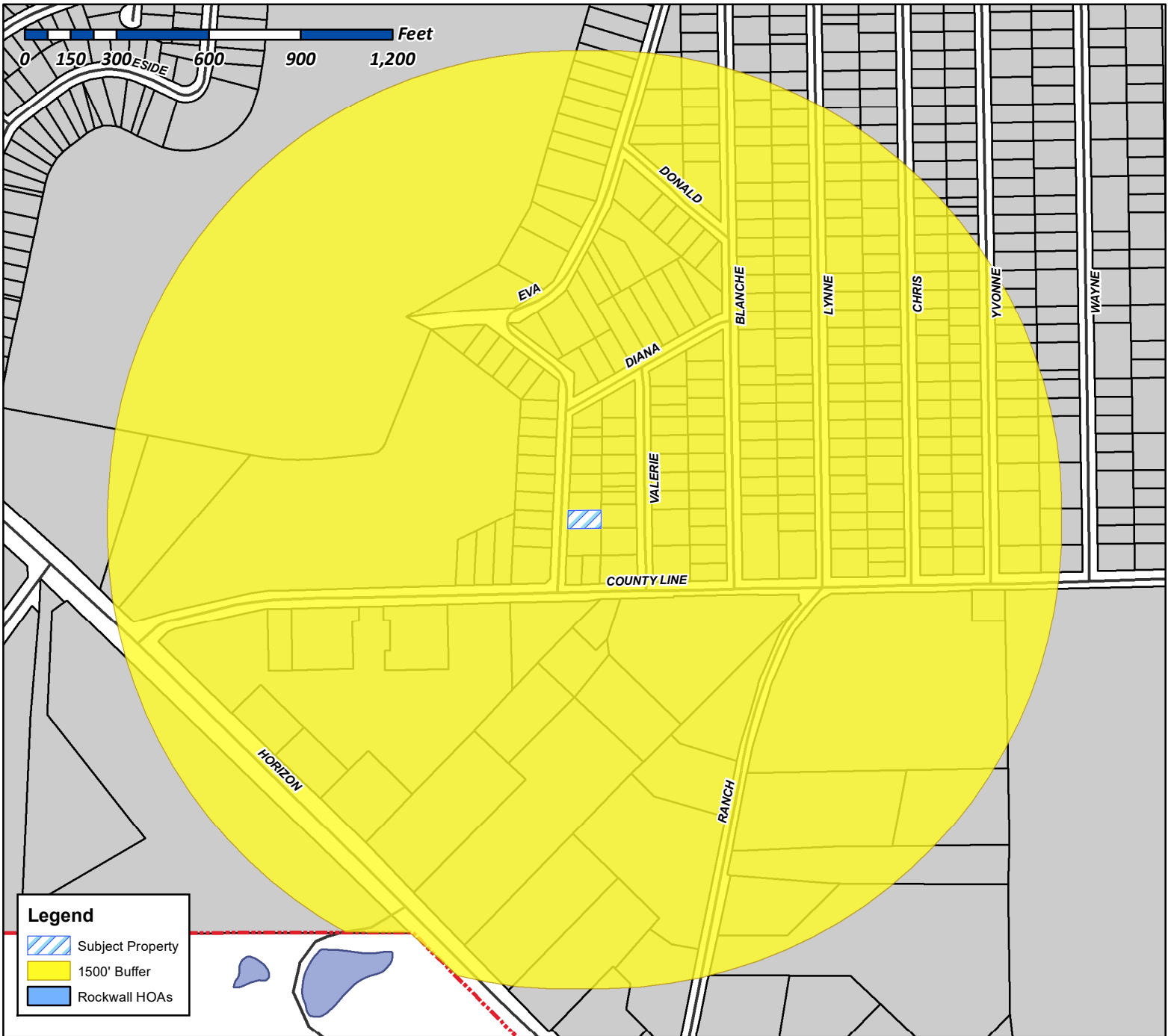
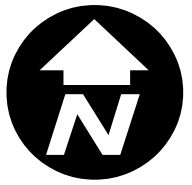




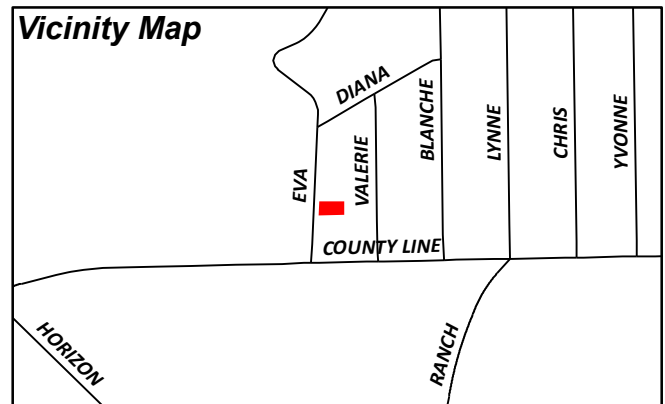
City of Rockwall

Planning & Zoning Department
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Case Number: Z2021-022
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 147 Eva Place



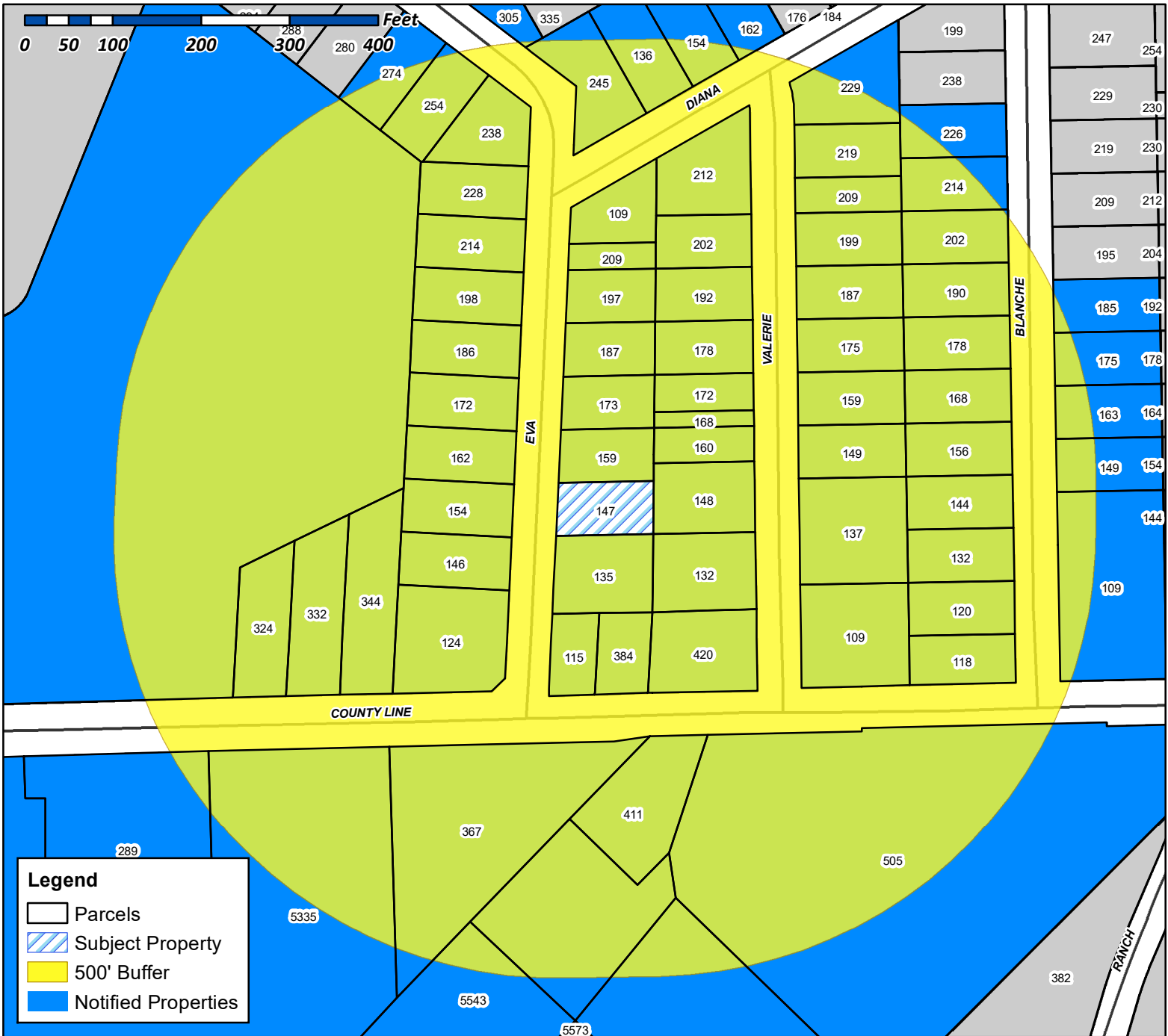
Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745



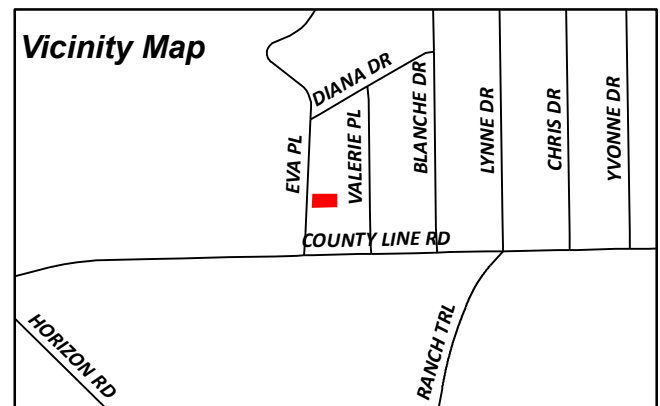
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Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745

SALAS HECTOR JABIER & CAROLINA ORTIZ
1000 W YELLOWJACKET LANE APT 2507
ROCKWALL, TX 75087

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

VARGAS RICARDO
109 BLANCHE DR
ROCKWALL, TX 75032

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

SILVA JUAN C
115 EVA PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
118 BLANCHE DR
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
120 BLANCHE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

MIRELES RAYMUNDO
124 EVA PLACE
ROCKWALL, TX 75032

FLORES DAYANARA &
JAMES GLEASON
132 BLANCHE DR
ROCKWALL, TX 75032

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
136 DIANA
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
137 VALERIE PL
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
1414 BUFFALO WOODS CT
KATY, TX 77494

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
1420 W COLLEGE ST LOT 1
MURFREESBORO, TN 37129

GARCIA MARTIN
144 BLANCHE DR
ROCKWALL, TX 75032

SILVA BERTHA
146 EVA
ROCKWALL, TX 75032

CARDENAS IGNACIO
147 EVA PL
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
149 VALERIE PL
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

CASTANEDA AARON JAIME CHAPELA
154 EVA PLACE
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

KUO DANIEL
1580 COASTAL DRIVE
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
162 DIANA
ROCKWALL, TX 75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

PALICIOS MARIA
168 BLANCHE DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
168 VALERIEPL
ROCKWALL, TX 75032

LOZANO ISIDRO
1705 HIGH MEADOW DR
GARLAND, TX 75040

WOLFORD STEPHANIE D
172 EVA PLACE
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN AND
MARIANA SIFUENTES
172 VALERIE PL
ROCKWALL, TX 75032

MORALES RAMIRO JR
173 EVA PL
ROCKWALL, TX 75032

GOMEZ ALEJANDRO
175 BLANCHE DR
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
175 VALERIE PL
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
178 BLANCHE DR
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
178 VALERIE PL
ROCKWALL, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
185 BLANCHE DR
ROCKWALL, TX 75032

SILVA MARIA
186 EVA PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
187 VALERIE PL
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

LOZANO ISIDRO
192 VALERIEPL
ROCKWALL, TX 75032

BARRON BENICIO
195 ROSEMARIE DR
LEBANON, OH 45036

MEJIA JULIO & MARIA
197 EVAPL
ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN &
NORA OREGA
202 VALERIE PL
ROCKWALL, TX 75032

KENT RONALD & BRENDA
209 EVAPL
ROCKWALL, TX 75032

CANADY JERRY ANN
209 VALERIE PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RICO CARLOS
212 VALERIE PL
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ
214 BLANCHE DR
ROCKWALL, TX 75032

RICO CARLOS
214 EVA PL
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ
226 BLANCHE DRIVE
ROCKWALL, TX 75032

MOSELEY CYNTHIA SUE
228 EVAPL
ROCKWALL, TX 75032

KUO DANIEL
229 VALERIE PL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
238 EVA PL
ROCKWALL, TX 75032

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
245 EVA
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
254 EVA PL
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR
289 COUNTY LINE RD
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS
305 EVAPL
ROCKWALL, TX 75032

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
321 PANOLA CT
ROYSE CITY, TX 75189

RANGELL JUAN JOSE
324 COUNTY LINE RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

BARRON BENICIO
332 COUNTY LINE RD
ROCKWALL, TX 75032

SILVA JUAN C
332 E LINDA LN
ROYSE CITY, TX 75189

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
344 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
367 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO
384 COUNTY LINE RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
411 COUNTY LINE RD
ROCKWALL, TX 75032

LOZANO ISIDRO
420 COUNTY LINE RD
ROCKWALL, TX 75032

RANGELL JUAN JOSE
4427 FM 550
ROYSE CITY, TX 75189

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

LEJ PARTNERS LTD
5100 ELDORADO PKWY STE 102 # 373
MCKINNEY, TX 75070

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
513 BASS RD
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
517 COYOTE RD
SOUTHLAKE, TX 76092

BUFFALO CREEK BUSINESS PARK LTD
5335 FM 3097
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

5543 FM3097 LLC
5543 FM3097
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
6379 KLONDIKE RD
RIPLEY, NY 14775

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

GARCIA MARTIN
852 ROSE LANE
ROCKWALL, TX 75087

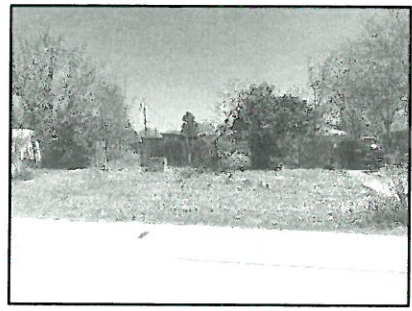
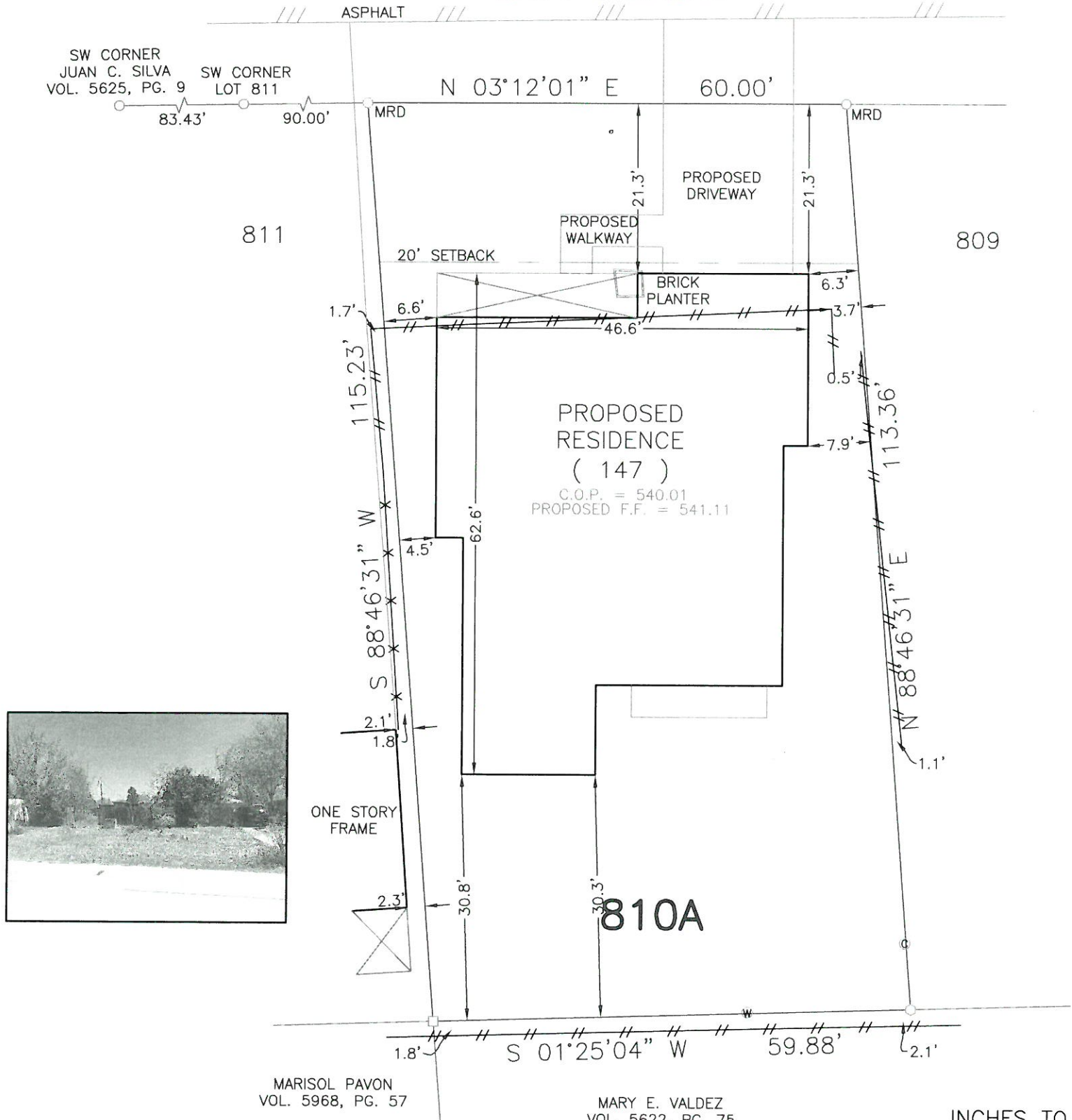
LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
PO BOX 2155
ROCKWALL, TX 75087



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 147 EVA PLACE, in the city of ROCKWALL Texas. Lot No. 810, Block No. - of ROCKWALL EST. #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET A at SLIDE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



EVA PLACE



INCHES TO TENTHS

| | |
|------------|-------------|
| 1" = 0.08' | 7" = 0.58' |
| 2" = 0.17' | 8" = 0.67' |
| 3" = 0.25' | 9" = 0.75' |
| 4" = 0.33' | 10" = 0.83' |
| 5" = 0.42' | 11" = 0.92' |
| 6" = 0.50' | 12" = 1.00' |

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202) 1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY ICJ CONSTRUCTION THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 03/29/2021
G. F. No.: -
Job no.: 108890
Drawn by: CR

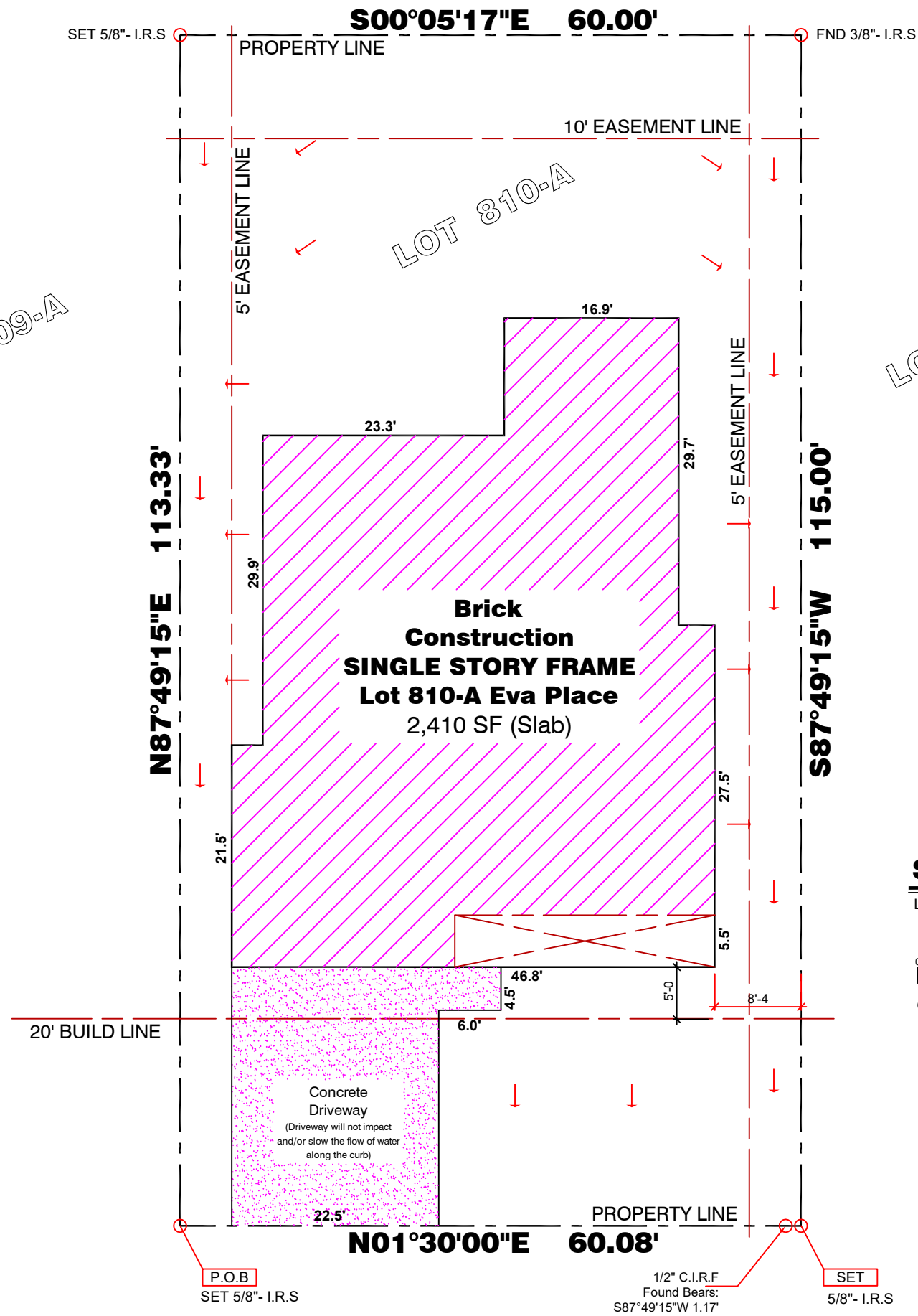
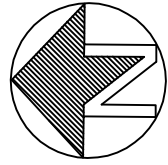
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ICJ CONSTRUCTION

LEGEND

| | | |
|------------|-----------------------------------|---|
| WOOD FENCE | --- TEXT | █ |
| CHAIN LINK | -○- IMPROVEMENTS | █ |
| IRON FENCE | --- BOUNDARY LINE | █ |
| WIRE FENCE | --- SETBACK | █ |
| MRD | --- RESIDENCE/BUILDING | █ |
| ○ | MONUMENTS OF RECORD DIGNITY | ○ |
| ○ | 1/2" IRON ROD FOUND | ○ |
| ○ | 60D NAIL FOUND | ○ |
| □ | SET "X" | □ |
| □ | 1/2" RED-CAPPED IRON ROD FOUND | □ |
| ○ | 5/8" YELLOW-CAPPED IRON ROD FOUND | ○ |
| ● | PK NAIL FOUND | ● |
| ○ | CABLE | ○ |
| ○ | CLEAN OUT | ○ |
| ○ | GAS METER | ○ |
| ○ | FIRE HYDRANT | ○ |
| ○ | LIGHT POLE | ○ |
| ○ | MANHOLE | ○ |
| ○ | GUY-WIRE | ○ |
| ○ | ELECTRIC | ○ |
| ○ | POWER POLE | ○ |
| ○ | TELEPHONE | ○ |
| ○ | WATER METER | ○ |
| ○ | WATER VALVE | ○ |

(UNLESS OTHERWISE NOTED)



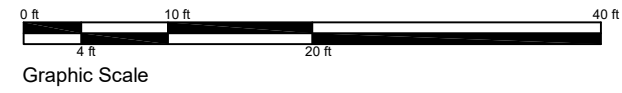


SURVEY PLAT DESCRIPTION:

Property located at No. LOT 810-A , of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE_79_, of the PLATS Records of Rocwall County, Texas.

SITE PLAN

LOT 810-A EVA PLACE, ROCWALL TX



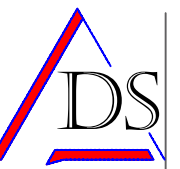
NOTES:

1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
4. As required for this property, a swale of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

EVA PLACE
(50' R.O.W.)

Site Plan shown with Proposed Drainage

Drafting Solutions - Allen, TX (972) 697-6258
DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, it is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

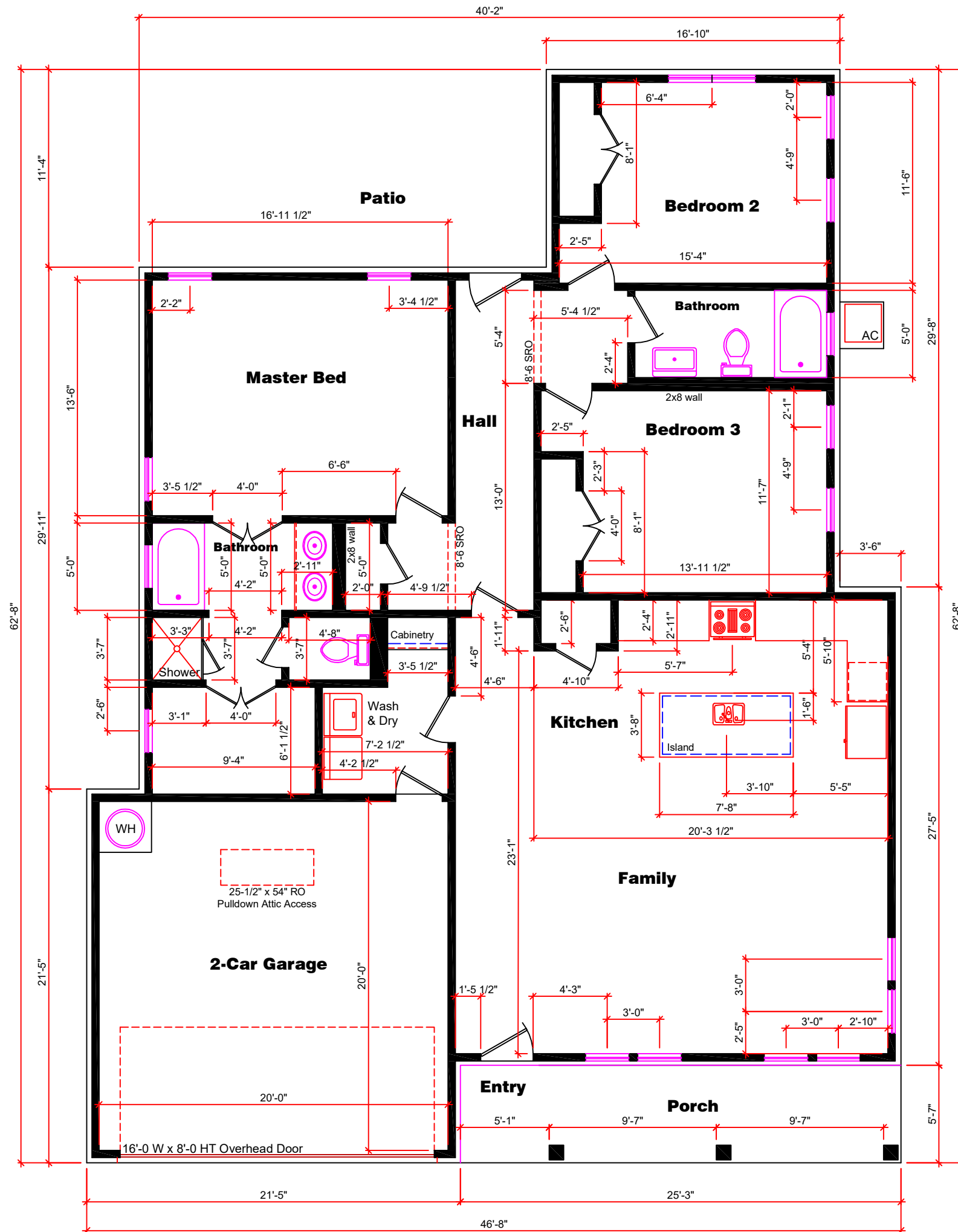
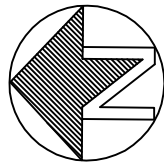


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

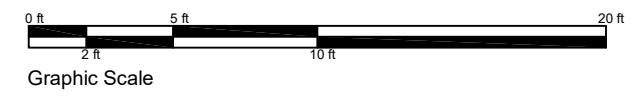
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JHR
DATE:
3-23-2019
PLAN NUMBER:

SHEET
1
OF - 8



1ST FLOOR PLAN

DIMENSIONAL LAYOUT



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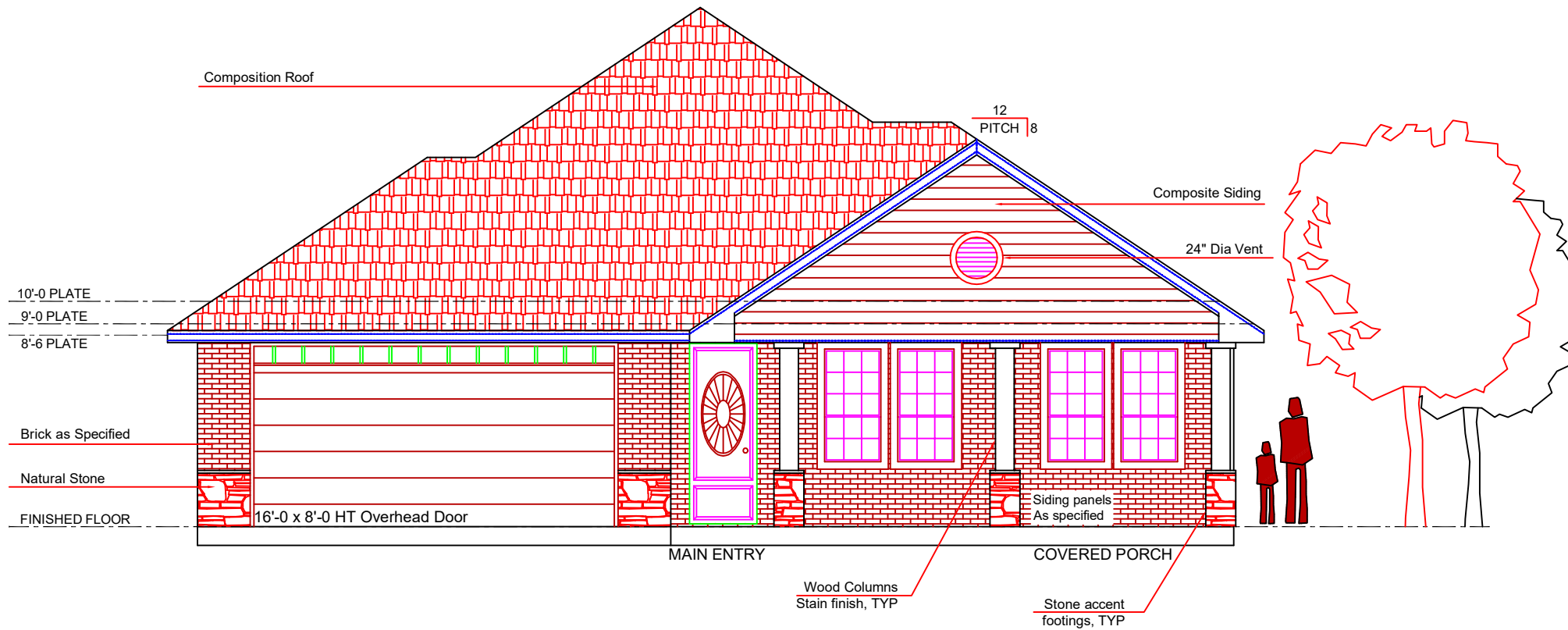


Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
JHR
DATE:
3-23-2019
PLAN NUMBER:

SHEET
3
OF - 8

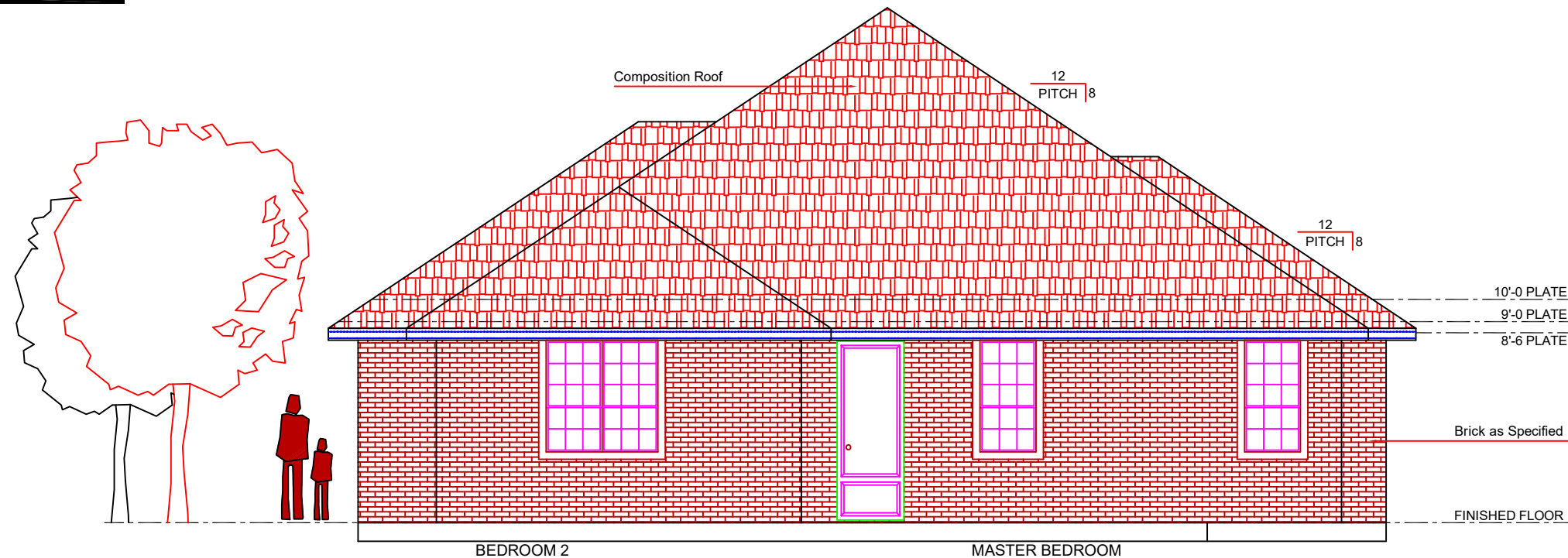


WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



Graphic Scale



EAST (BACK) ELEVATION

FROM PATIO



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

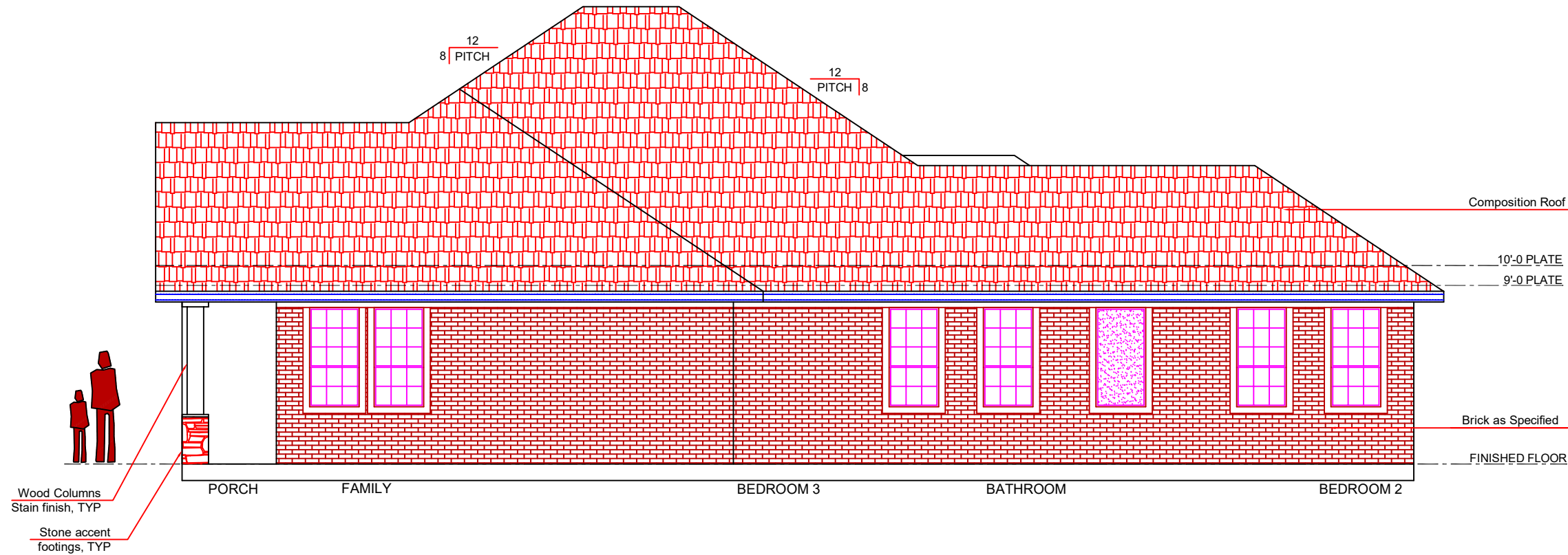
Owners: Mr. Ignacio
 Cardenas and Family

DRAWN BY:
 JHR

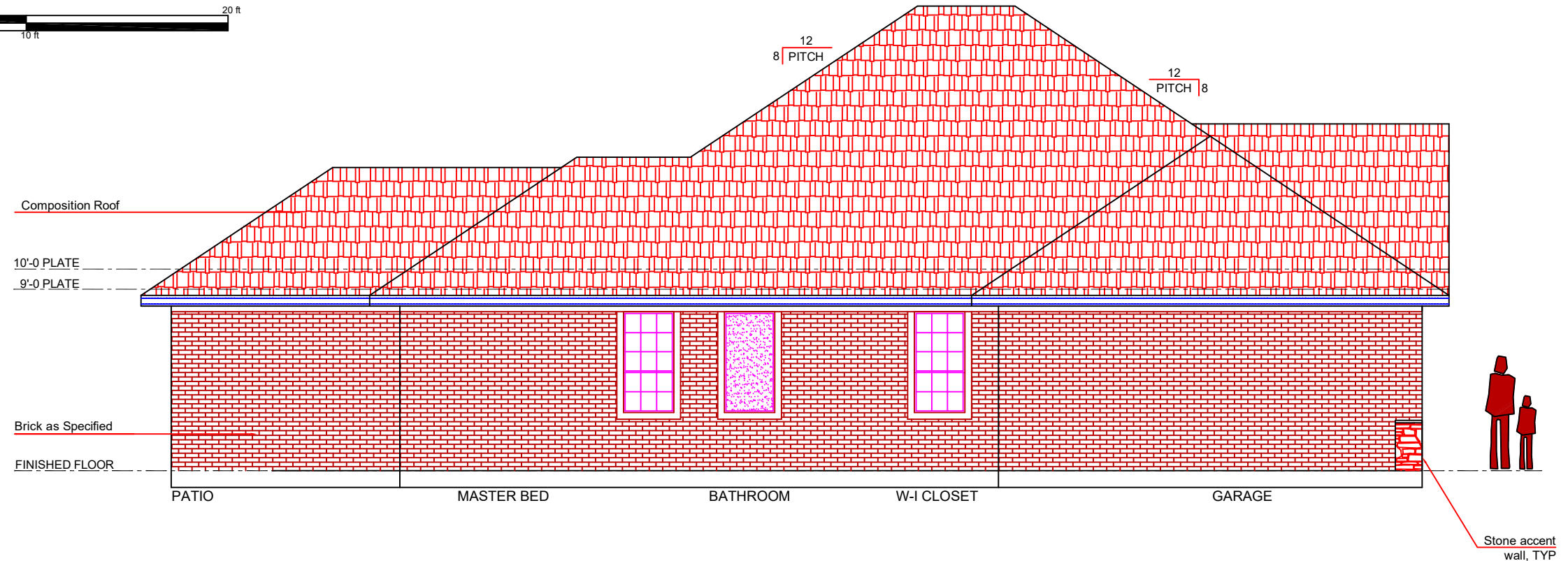
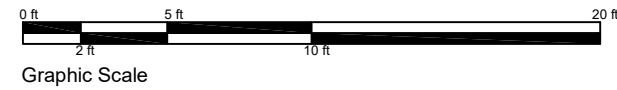
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 3-23-2019

PLAN NUMBER:

SHEET
 4
 OF - 8

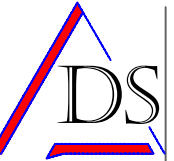


SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION

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Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

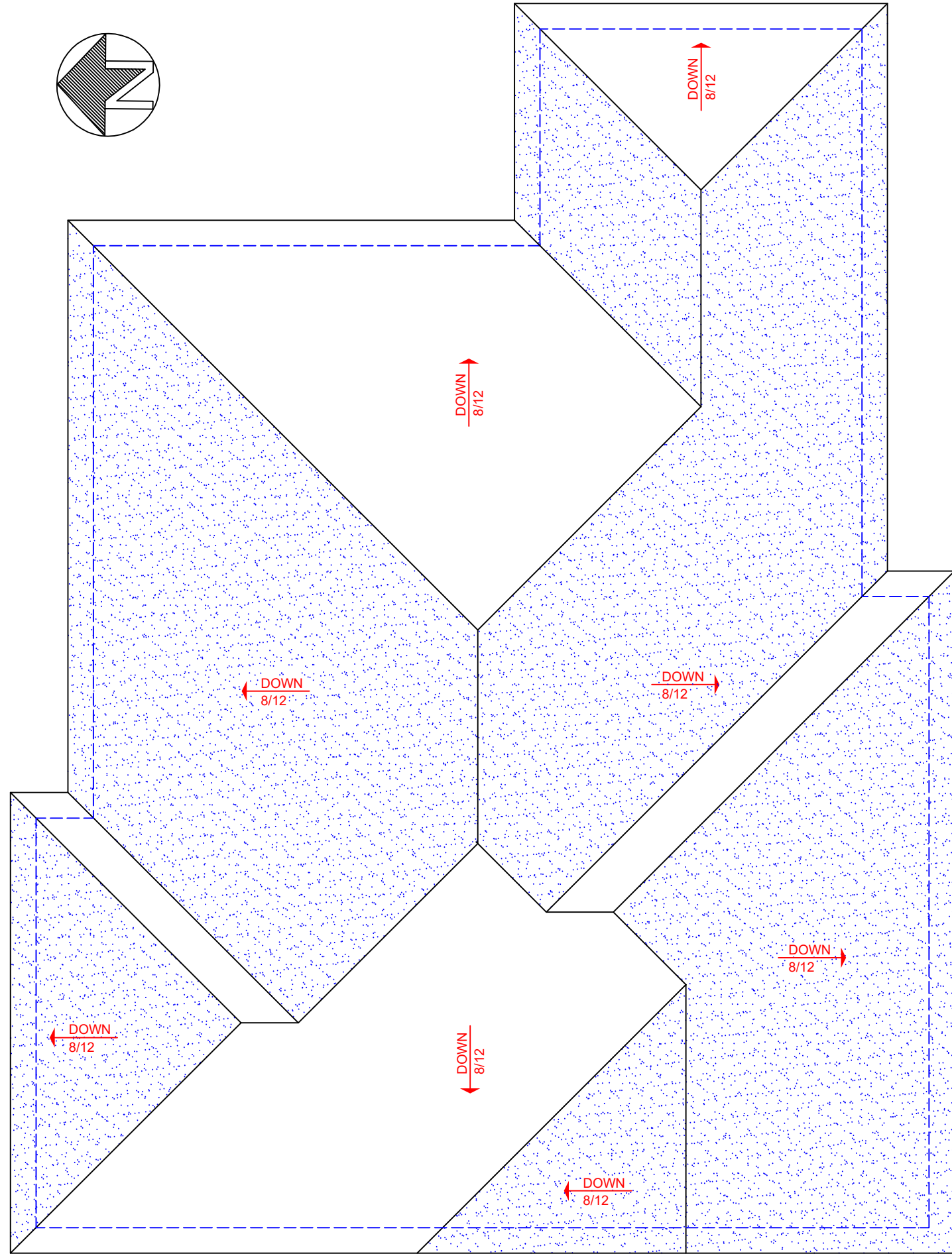
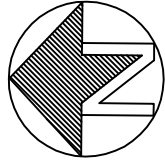
Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
 JHR

DATE:
 3-23-2019

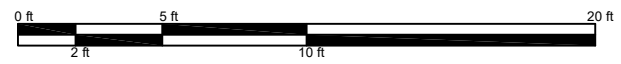
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OF - 8



ROOF PLAN

COMPOSITION ROOF SHINGLES



Graphic Scale



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

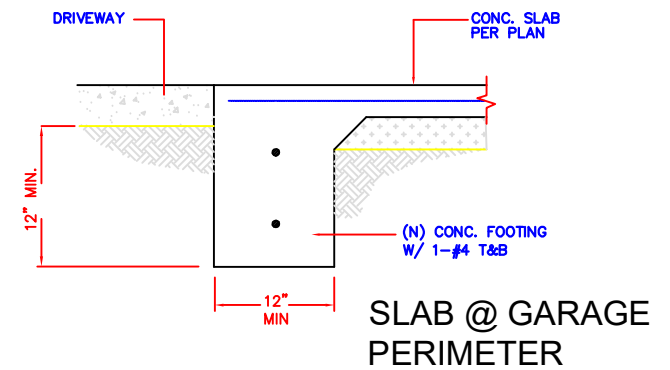
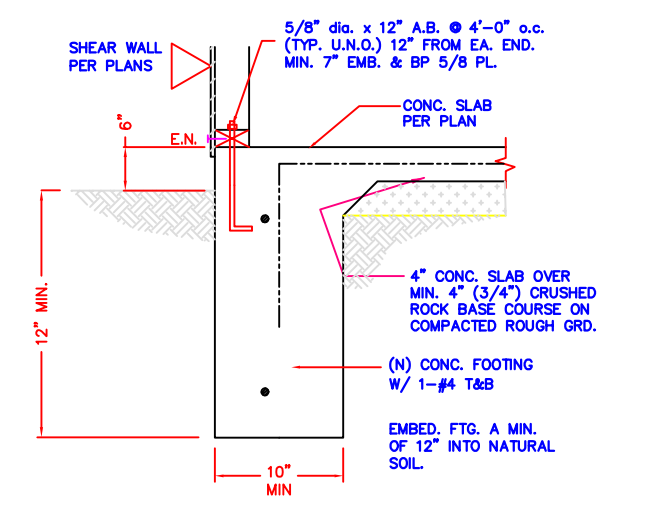
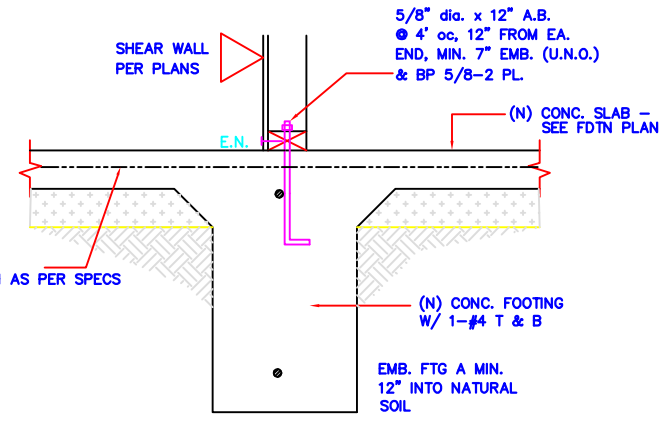
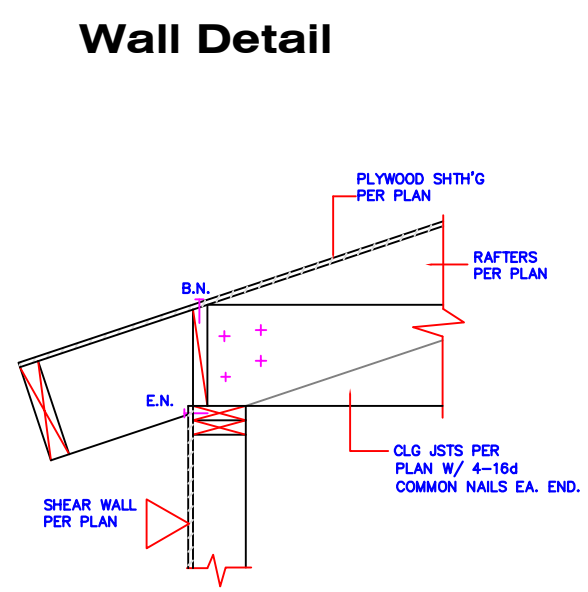
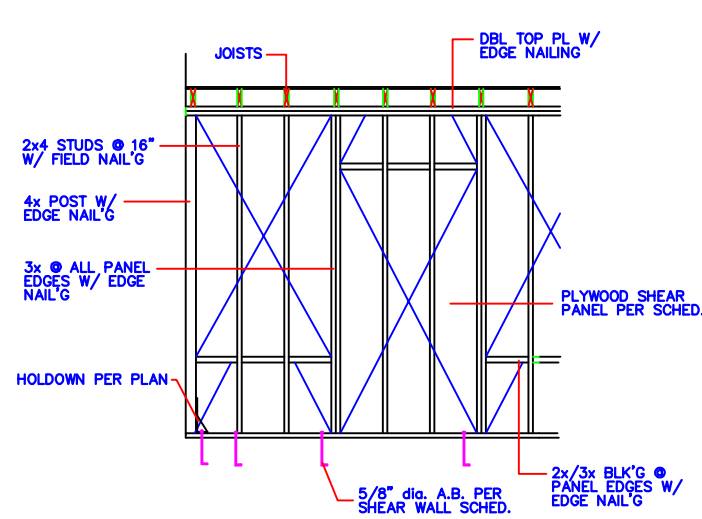
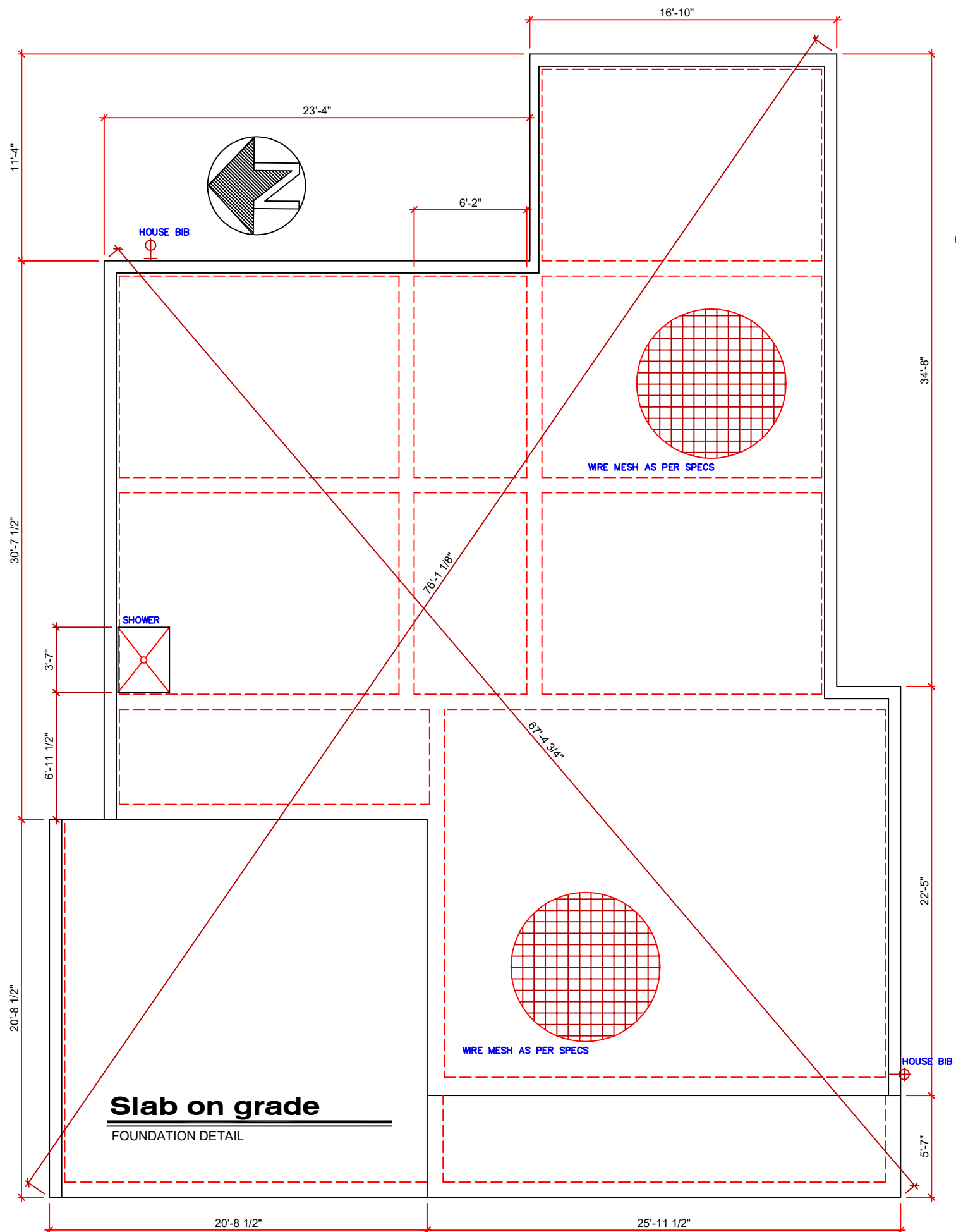
Owners: Mr. Ignacio
 Cardenas and Family

DRAWN BY:
 JHR

DATE:
 3-23-2019

PLAN NUMBER:

SHEET
7
 OF - 8



IMPORTANT FOUNDATION & CONCRETE NOTES:

1. These foundation details cover a Conventional Rebar Slab Foundation (Regionally Accepted Practices / IRC 2015 Code) - TYPE "C" Foundation from the Dallas, Texas area office of the US Department of Housing and Urban Development.
2. These foundation notes and details are not applicable when a post-tensioned slab is specified. Please refer to the Engineer's notes and details, if applicable.
3. Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
4. All beams shall penetrate a min. of 6" into undisturbed soils.
5. No "dead end" beams shall be allowed.
6. All beam and slab reinforcements to extend within 1-1/2" of exterior forms.
7. All concrete shall have a 28-day ultimate compressive strength of 3,000 psi.
8. Beam reinforcing shall be tied and supported every 48" or less.
9. Lap all bar reinforcing 40 diameters. That equals 15" with 3/8" dia rebars.
10. This foundation detail sheet is provided only as a reference. Drafting Solutions provides absolutely no warranty. Owner takes responsibility to use these at his/her own risk. It is strongly advised that a qualified licensed Professional Engineer review this foundation design and the soils report to assure this foundation plan is correct for the soils it is to be built on.

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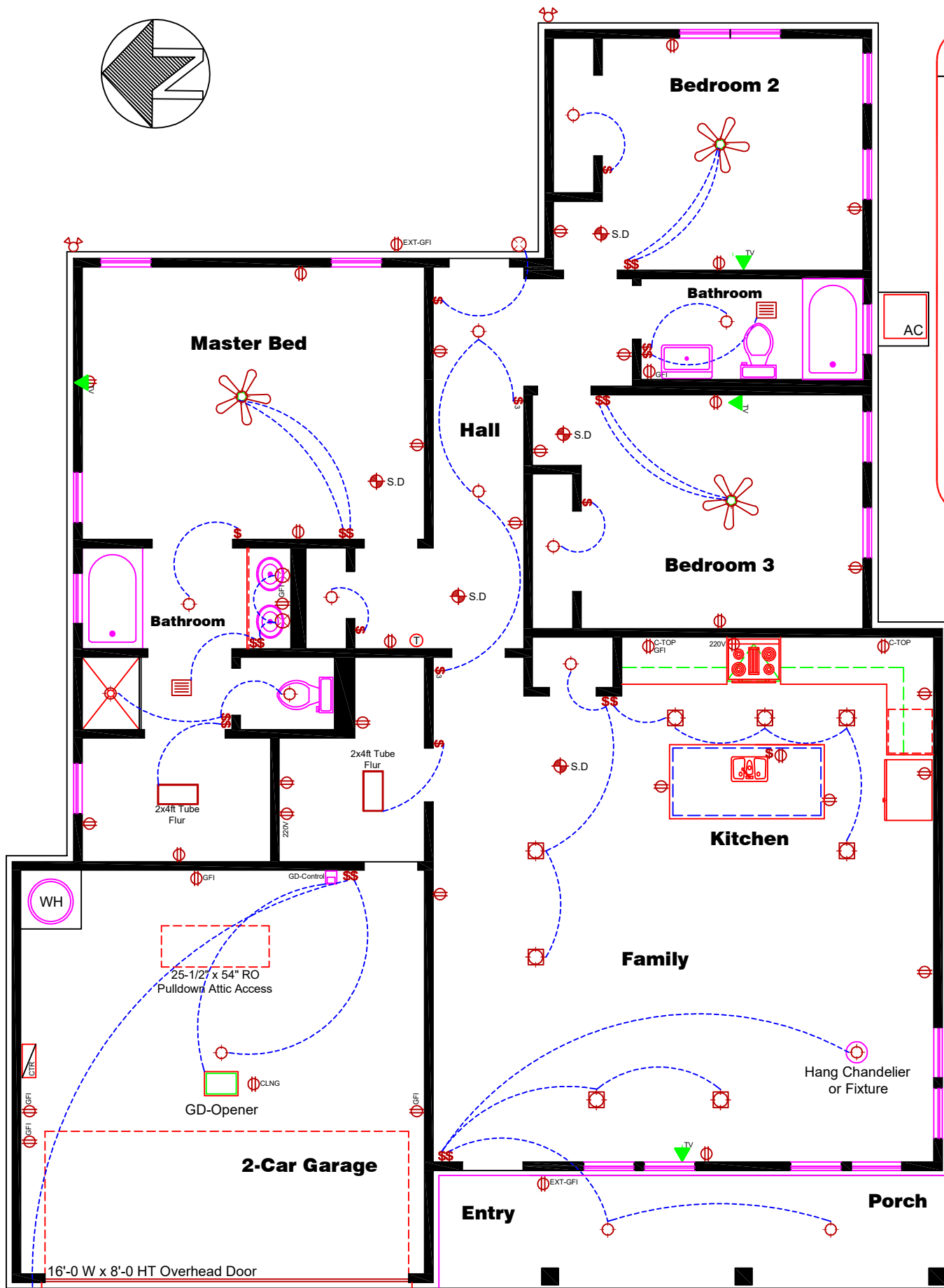
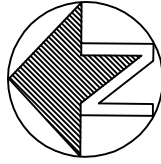


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
8
OF - 8

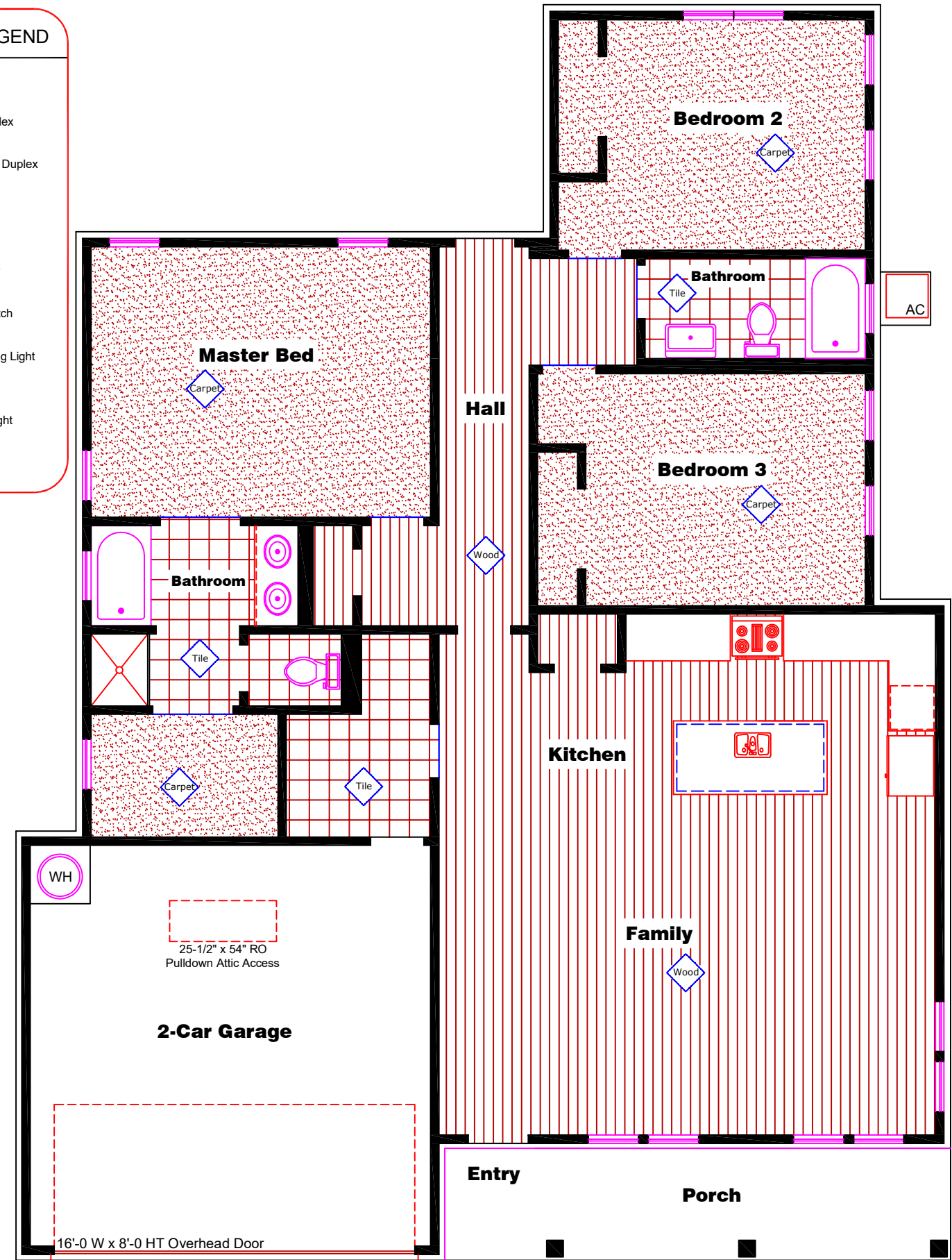


ELECTRICAL LEGEND

| | |
|--|-------------------------|
| | Duplex |
| | Ceiling Duplex |
| | Countertop Duplex |
| | Floor Duplex |
| | Gnd Flt Circ Int Duplex |
| | Phone Jack |
| | Cable TV |
| | 220 Volt Outlet |
| | Thermostat |
| | Smoke Detector |
| | Switch |
| | Three-Way Switch |
| | Ceiling Light |
| | Recessed Ceiling Light |
| | Wall-hung Light |
| | Vent |
| | Landscaping Light |
| | Floodlight |
| | Control Box |

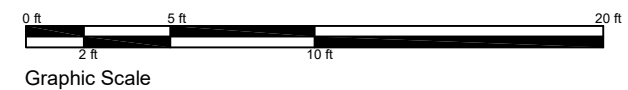
Electrical Diagram

SCALE 1/4" = 1'-0"



Floor Finishings

SCALE 1/4" = 1'-0"



Drafting Solutions - Allen, TX (972) 697-6258
 DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, loadings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
6
OF - 8

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 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 Ignacio Cardenas 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 0.158-acre tract of land identified as Lot 810-A0, Rockwall Lake Properties Development #2 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 147 Eva Place, 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2TH DAY OF AUGUST, 2021.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

Exhibit 'A'
Location Map

Address: 147 Eva Place

Legal Description: Lot 810-A0, Rockwall Lake Estates #2 Addition

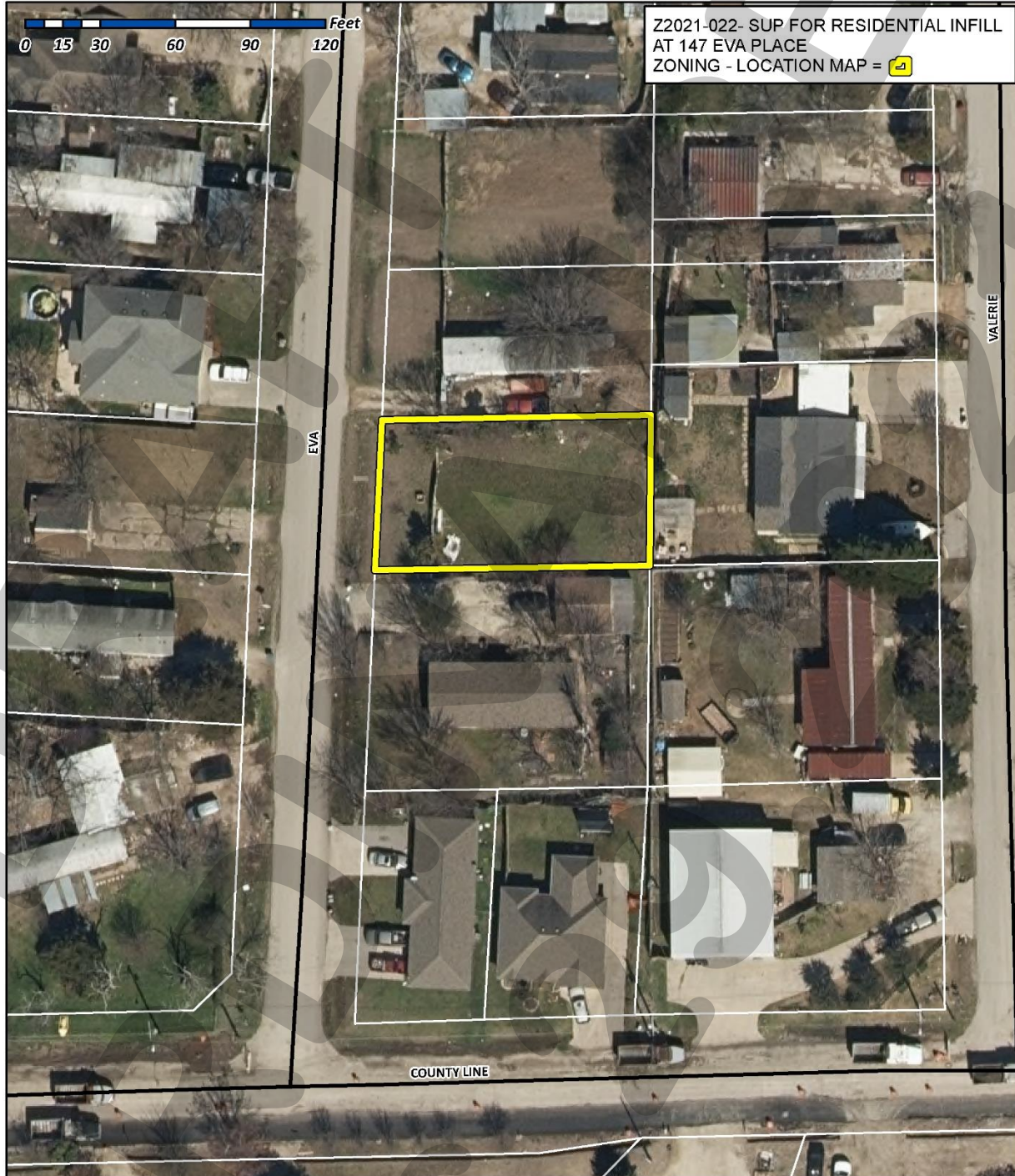
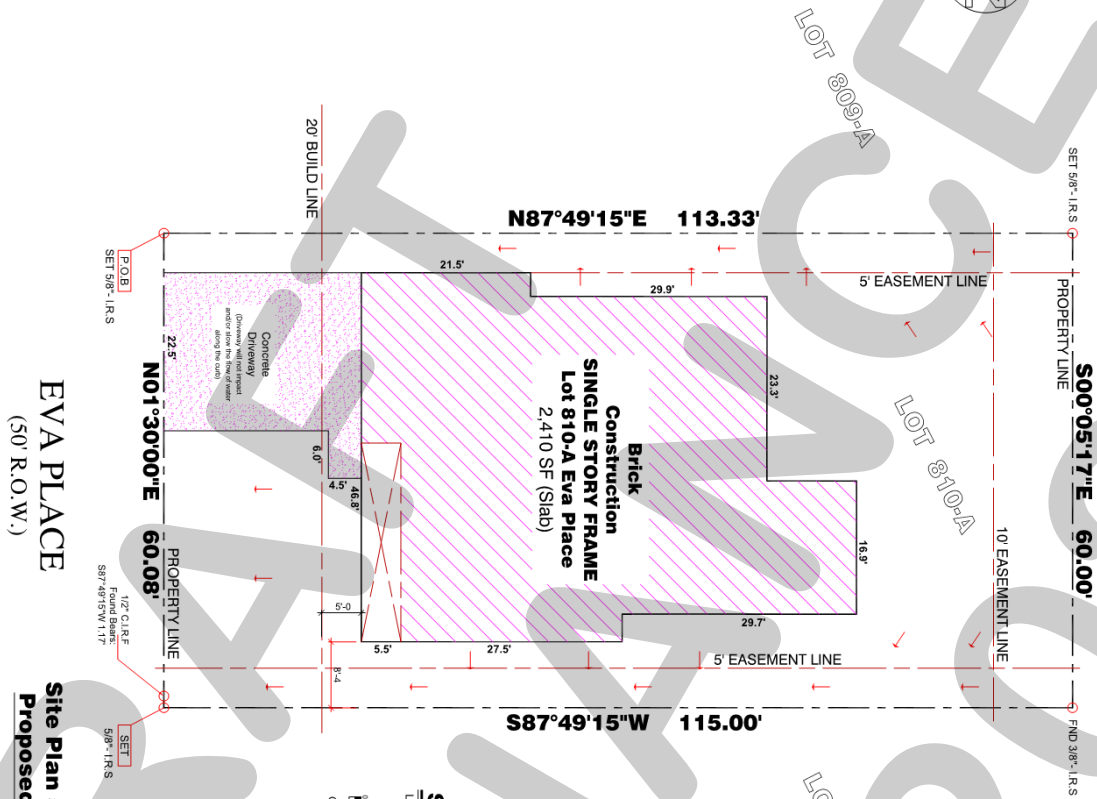


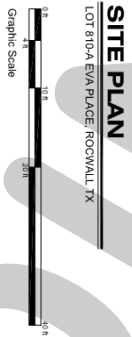
Exhibit 'B':
Residential Plot Plan



EVA PLACE
(50' R.O.W.)

**Site Plan shown with
Proposed Drainage**

SURVEY PLAT DESCRIPTION:
Property located at No. LOT 810-A, of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCKWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79, of the PLATS Records of Rockwall County, Texas.

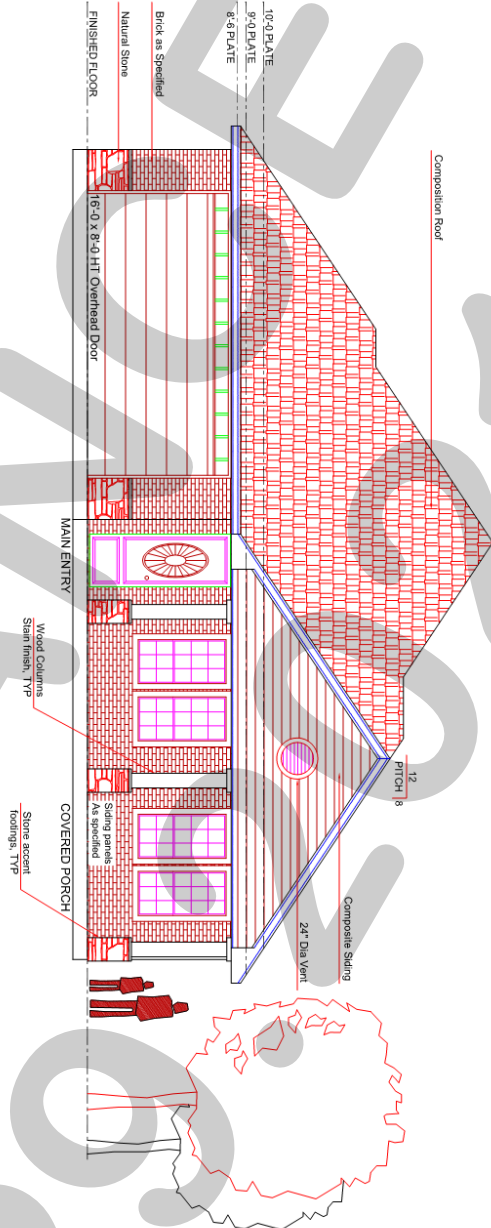
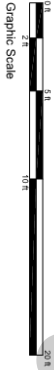


- NOTES:**
- Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 - Proposed drainage continue to flow to street, however, elevation needs to be raised.
 - A minimum slope of 5% is required (10% is preferred) for at least the first 8ft away from the structure on all sides.
 - As required for this property, a swale of 1% slope (minimum) will be constructed to carry all runoff to EVA PLACE street.
 - If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 - The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

Exhibit 'C':
Building Elevations

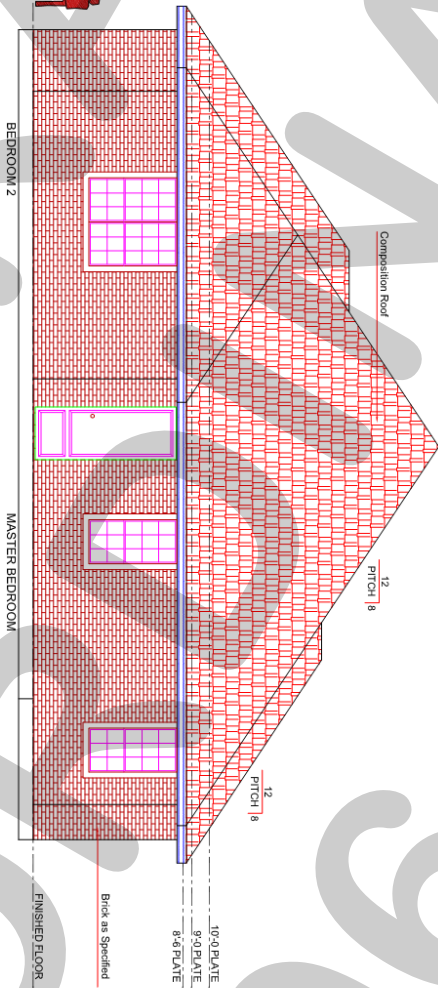
WEST (FRONT) ELEVATION

FROM EVA PLACE STREET

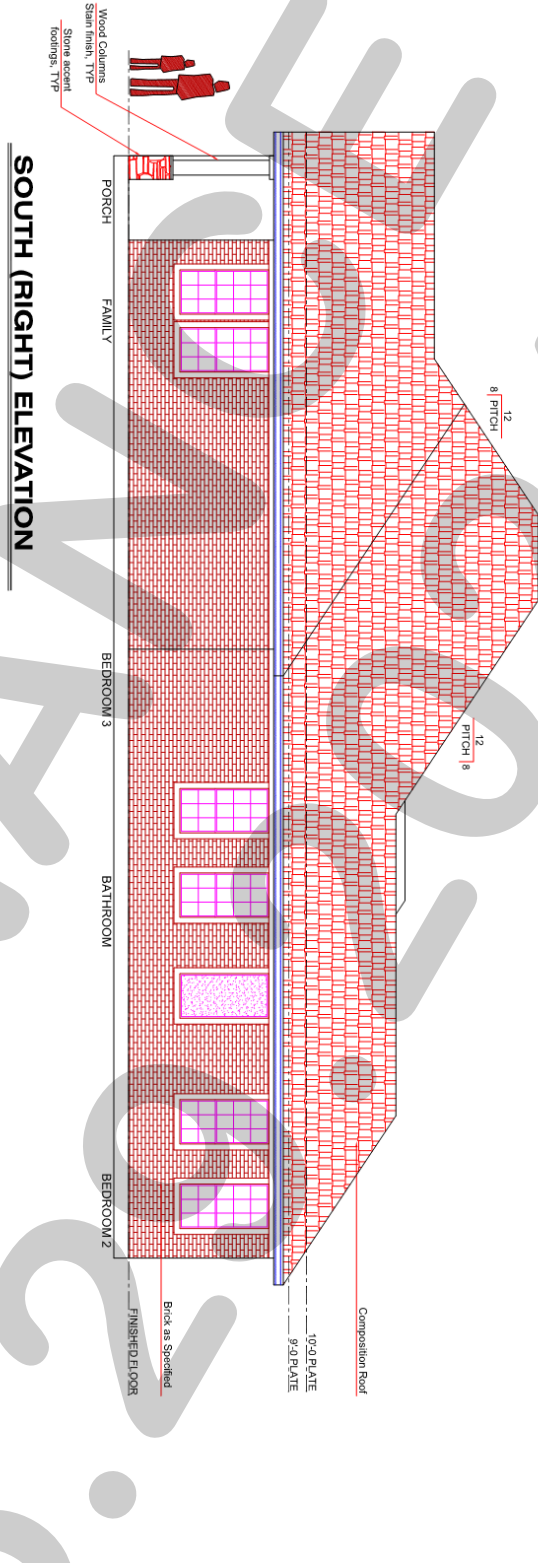


EAST (BACK) ELEVATION

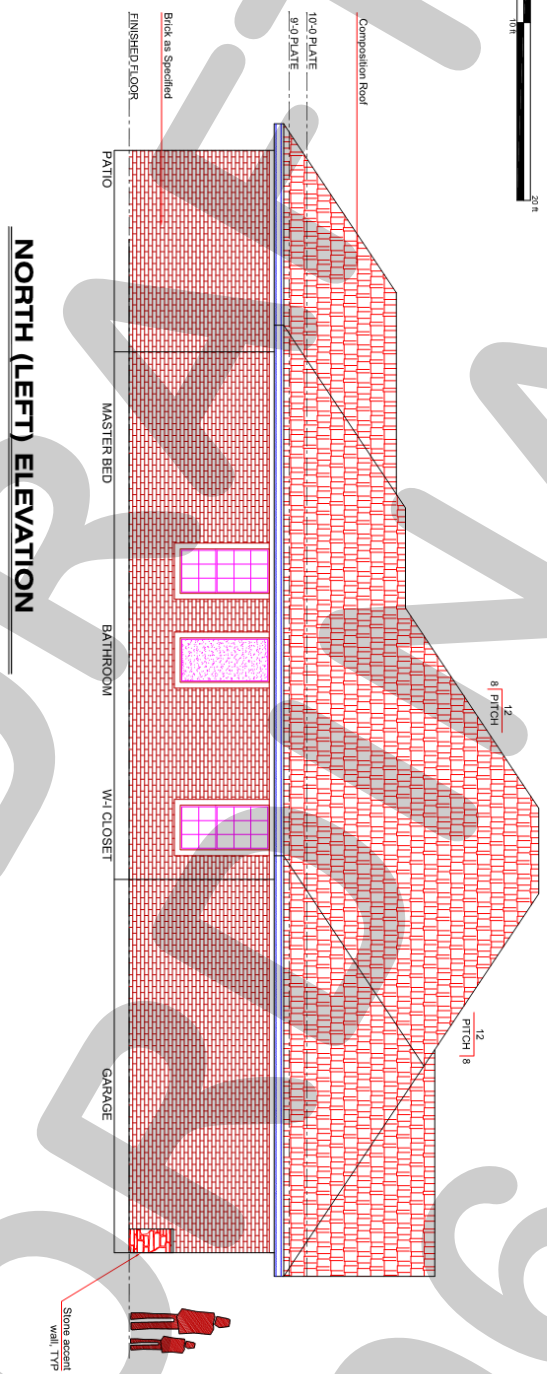
FROM PATIO



**Exhibit 'C':
Building Elevations**



SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: July 13, 2021
APPLICANT: Ignacio Cardenas
CASE NUMBER: Z2021-022; *Specific Use Permit (SUP) for a Residential Infill for 147 Eva Place*

SUMMARY

Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 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 147 Eva Place, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 810A of the Rockwall Lake Properties Development #2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision 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.

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 147 Eva Place. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) parcels of land, three (3) vacant parcels (173, 197, & 209 Eva Place) and three (3) parcels with modular homes constructed on them (159 & 187 Eva Place and 109 Diana Drive). Beyond this is Diana Drive, 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 and modular homes situated on them. All of these properties are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

South: Directly south of the subject property are three (3) parcels of land (135 Eva Place and 115 & 384 County Line Road) developed with two (2) single-family homes and one (1) duplex. Beyond this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land zoned Commercial (C) District and that have various commercial land uses.

East: Directly east of the subject property is a row of single-family and modular homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses. Beyond this is Valerie Place, 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 two (2) rows of single-family and modular homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses.

West: Directly west of the subject property is Eva Place, 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 row of single-family and modular homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses. Beyond this is a vacant 14.374-acre tract of land (Tract 2-1, G. Wells Survey) also zoned Planned Development District 75 (PD-75).

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, 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 Eva Place and Diana Drive compared to the house proposed by the applicant:

| Housing Design and Characteristics | Existing Housing on Eva Place, Diana Drive, and the Subject Property | Proposed Housing |
|------------------------------------|---|--|
| Building Height | One (1) 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 west towards Eva Place. |
| Year Built | 1973-2008 | N/A |
| Building SF on Property | 600 SF – 1,729 SF | 2,410 SF |
| Building Architecture | Single-Family and Modular Homes | Comparable Architecture to the Surrounding Newer Single-Family Homes |
| Building Setbacks: | | |
| Front | The front yard setbacks are 18-45-Feet | X > 20-Feet |
| Side | The side yard setbacks are 0-28-Feet | 6-Feet & 4.3-Feet |
| Rear | The rear yard setbacks are 8-45-Feet | X > 10-Feet |
| Building Materials | Brick, Wood Siding, & Vinyl and Metal Siding | Brick & Composite Siding |
| Paint and Color | Brown, Tan, Blue, White, & Yellow | N/A |
| Roofs | Composite Shingles & Metal | Composite Shingle |
| Driveways/Garages | Flat-Front Entry, Carports, and Homes with No Garages | 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 5-feet, 7-inches in front of the front façade of the single-family 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.

With the exception of the garage setback requirement, 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 Eva Place and Diana Drive. 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 June 29, 2021, staff mailed 107 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) 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 Specific Use Permit (SUP) 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 Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-022

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 147 Eva Place

SUBDIVISION _____

LOT 810-A

BLOCK _____

GENERAL LOCATION Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75

CURRENT USE Land

PROPOSED ZONING PD-75

PROPOSED USE single family home

ACREAGE .79

LOTS [CURRENT] _____

LOTS [PROPOSED] 4

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

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

OWNER Ignacio Cardenas

APPLICANT _____

CONTACT PERSON Ignacio Cardenas

CONTACT PERSON _____

ADDRESS Po Box 788

ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP _____

PHONE 214-664-5289

PHONE _____

E-MAIL ictconstruction@gmail.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

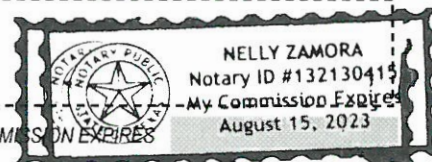
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ignacio Cardenas Issac [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

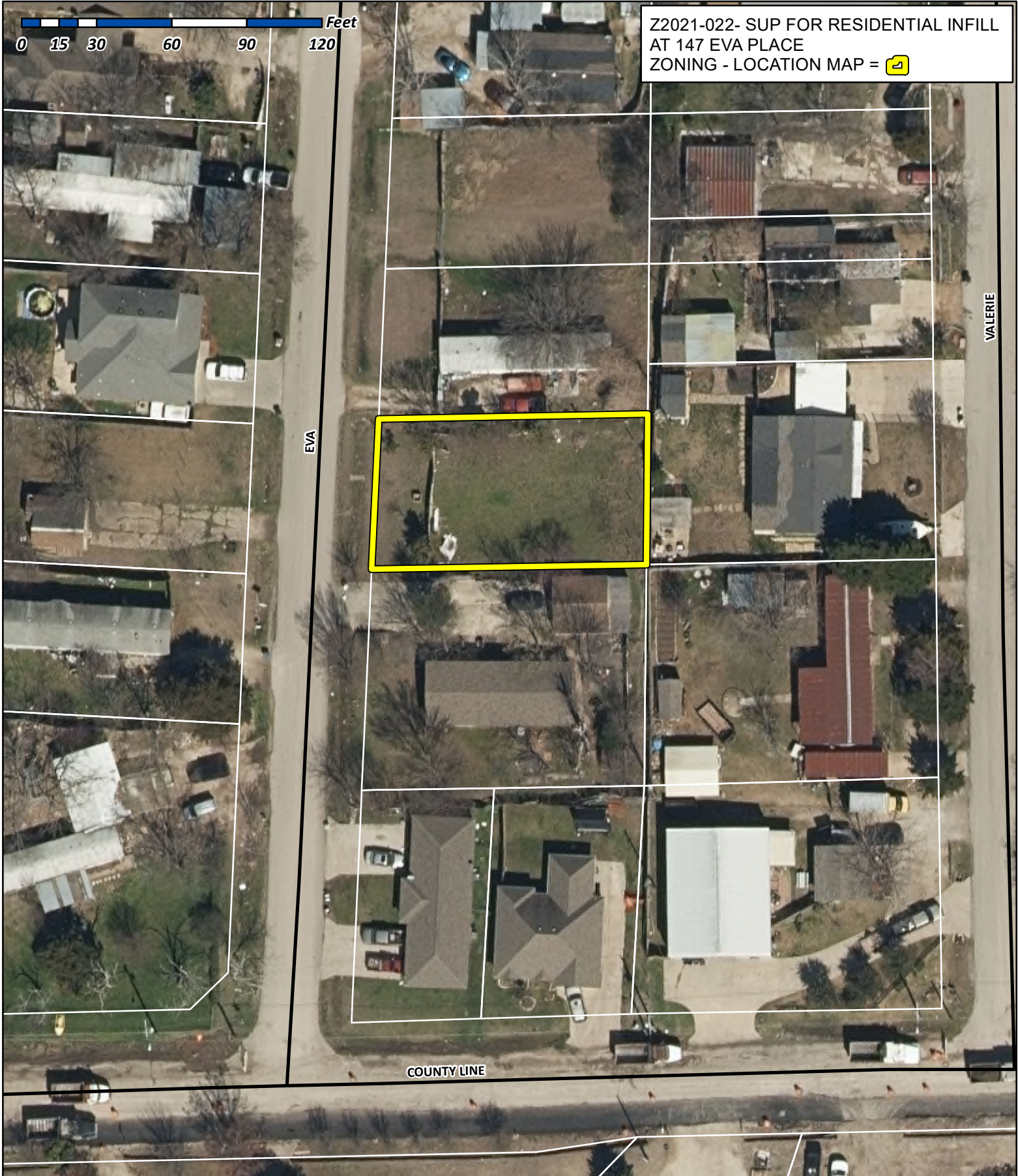
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 20 21.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

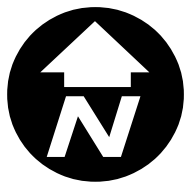




City of Rockwall

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

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

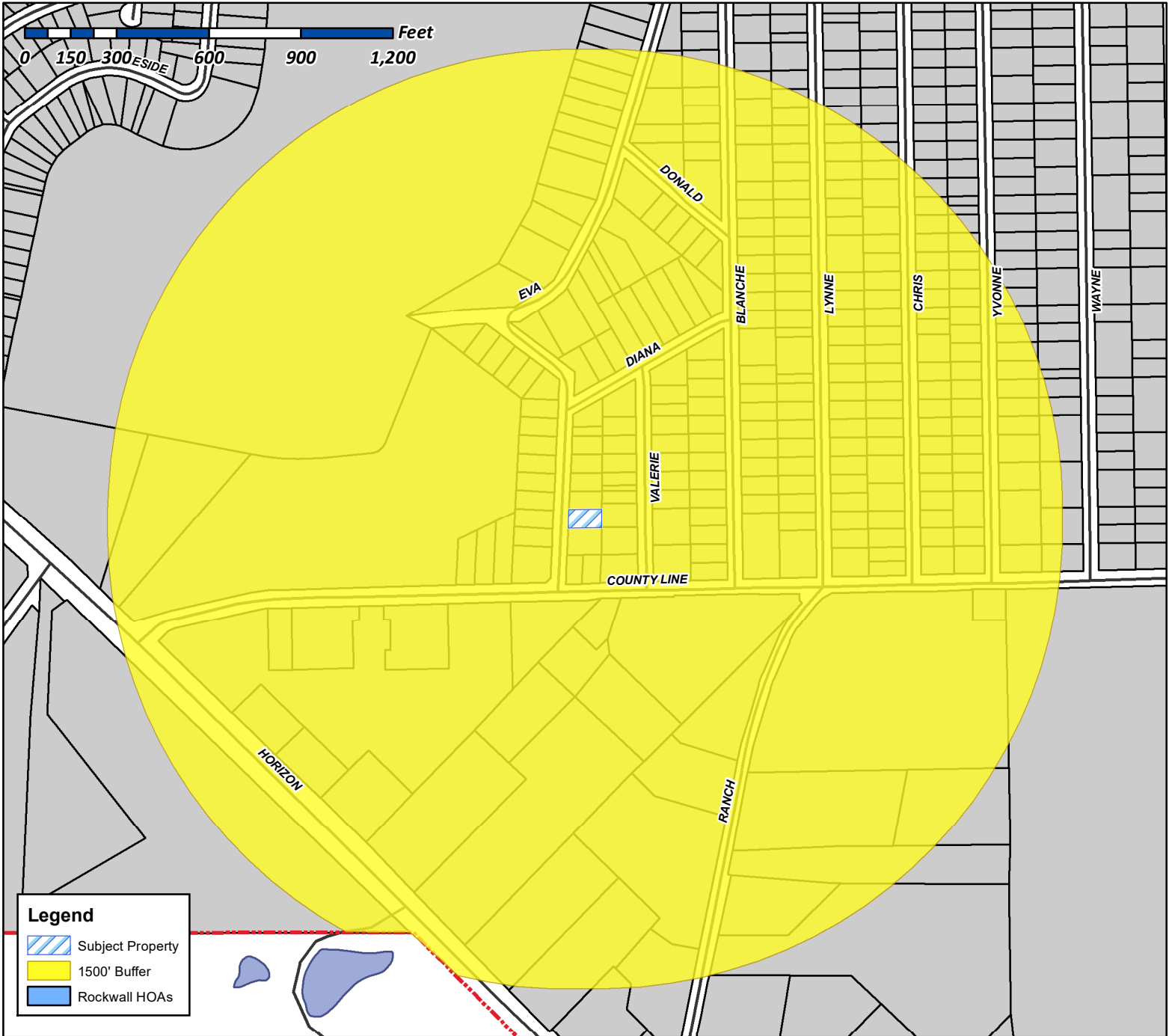
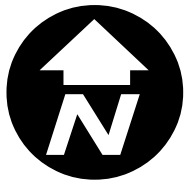




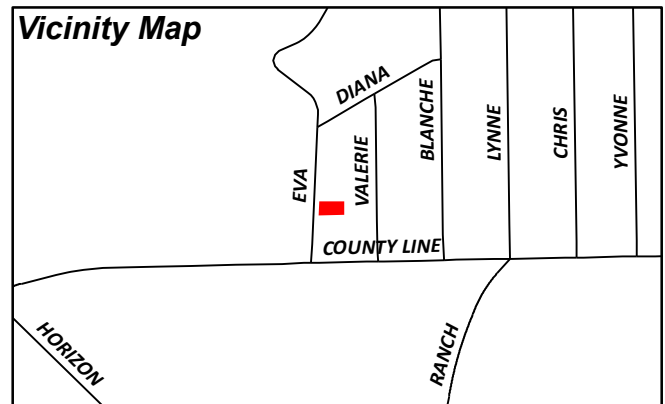
City of Rockwall

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Case Number: Z2021-022
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 147 Eva Place



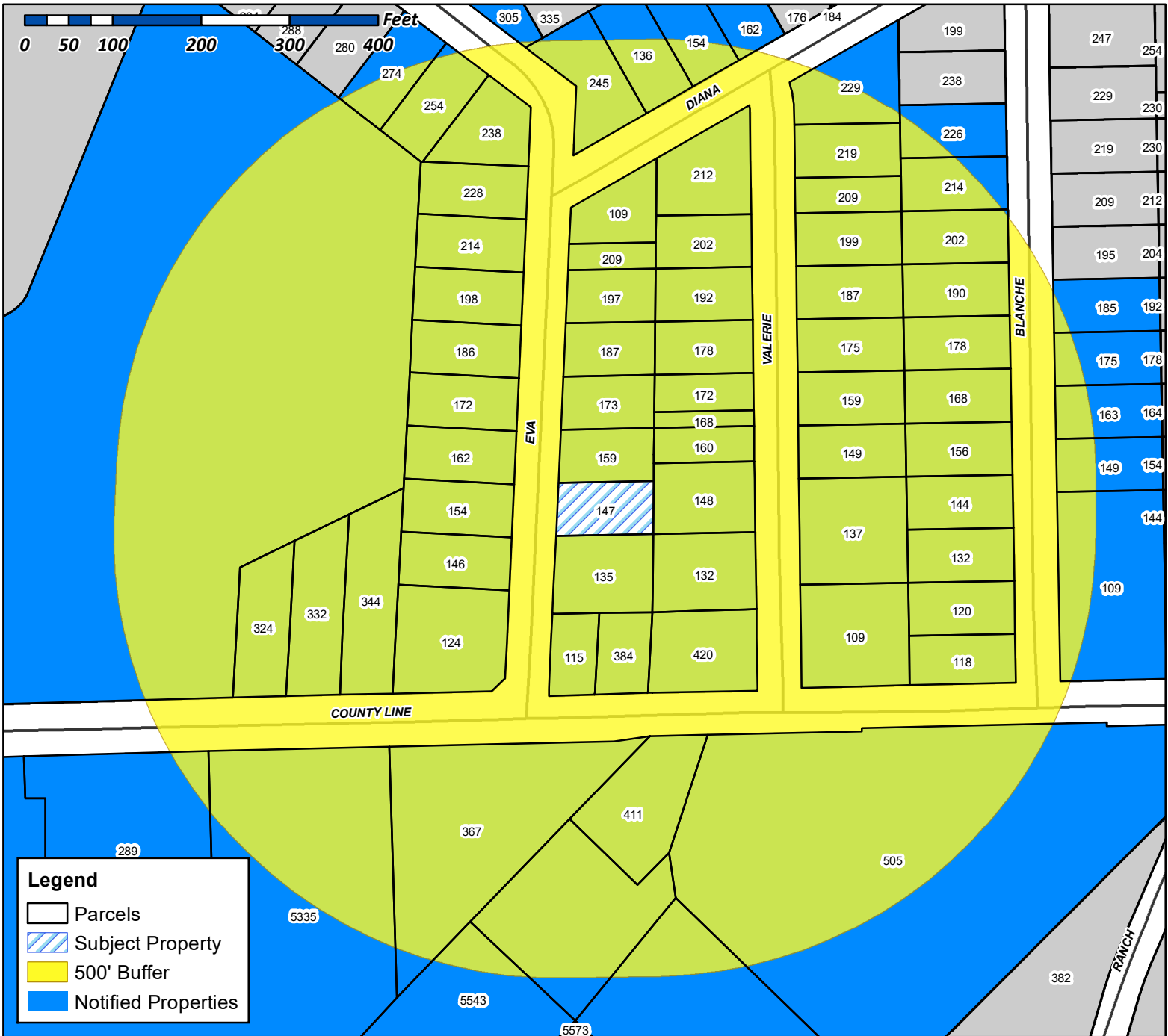
Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745



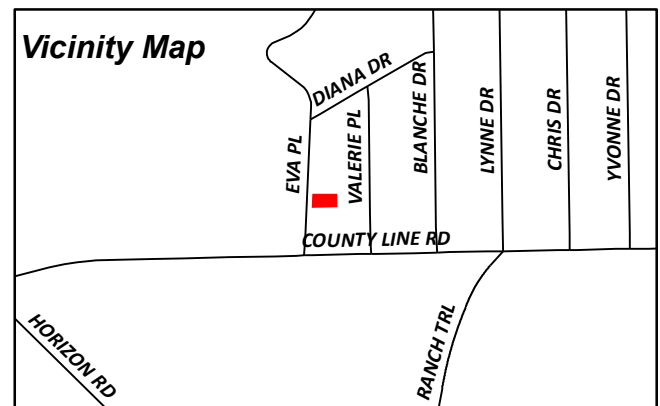
City of Rockwall

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: Z2021-022
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 147 Eva Place



Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745

SALAS HECTOR JABIER & CAROLINA ORTIZ
1000 W YELLOWJACKET LANE APT 2507
ROCKWALL, TX 75087

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

VARGAS RICARDO
109 BLANCHE DR
ROCKWALL, TX 75032

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

SILVA JUAN C
115 EVA PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
118 BLANCHE DR
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
120 BLANCHE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

MIRELES RAYMUNDO
124 EVA PLACE
ROCKWALL, TX 75032

FLORES DAYANARA &
JAMES GLEASON
132 BLANCHE DR
ROCKWALL, TX 75032

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
136 DIANA
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
137 VALERIE PL
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
1414 BUFFALO WOODS CT
KATY, TX 77494

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
1420 W COLLEGE ST LOT 1
MURFREESBORO, TN 37129

GARCIA MARTIN
144 BLANCHE DR
ROCKWALL, TX 75032

SILVA BERTHA
146 EVA
ROCKWALL, TX 75032

CARDENAS IGNACIO
147 EVA PL
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
149 VALERIE PL
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

CASTANEDA AARON JAIME CHAPELA
154 EVA PLACE
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

KUO DANIEL
1580 COASTAL DRIVE
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
162 DIANA
ROCKWALL, TX 75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

PALICIOS MARIA
168 BLANCHE DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
168 VALERIEPL
ROCKWALL, TX 75032

LOZANO ISIDRO
1705 HIGH MEADOW DR
GARLAND, TX 75040

WOLFORD STEPHANIE D
172 EVA PLACE
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN AND
MARIANA SIFUENTES
172 VALERIE PL
ROCKWALL, TX 75032

MORALES RAMIRO JR
173 EVA PL
ROCKWALL, TX 75032

GOMEZ ALEJANDRO
175 BLANCHE DR
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
175 VALERIE PL
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
178 BLANCHE DR
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
178 VALERIE PL
ROCKWALL, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
185 BLANCHE DR
ROCKWALL, TX 75032

SILVA MARIA
186 EVA PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
187 VALERIE PL
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

LOZANO ISIDRO
192 VALERIEPL
ROCKWALL, TX 75032

BARRON BENICIO
195 ROSEMARIE DR
LEBANON, OH 45036

MEJIA JULIO & MARIA
197 EVAPL
ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN &
NORA OREGA
202 VALERIE PL
ROCKWALL, TX 75032

KENT RONALD & BRENDA
209 EVAPL
ROCKWALL, TX 75032

CANADY JERRY ANN
209 VALERIE PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RICO CARLOS
212 VALERIE PL
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ
214 BLANCHE DR
ROCKWALL, TX 75032

RICO CARLOS
214 EVA PL
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ
226 BLANCHE DRIVE
ROCKWALL, TX 75032

MOSELEY CYNTHIA SUE
228 EVAPL
ROCKWALL, TX 75032

KUO DANIEL
229 VALERIE PL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
238 EVA PL
ROCKWALL, TX 75032

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
245 EVA
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
254 EVA PL
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR
289 COUNTY LINE RD
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS
305 EVAPL
ROCKWALL, TX 75032

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
321 PANOLA CT
ROYSE CITY, TX 75189

RANGELL JUAN JOSE
324 COUNTY LINE RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

BARRON BENICIO
332 COUNTY LINE RD
ROCKWALL, TX 75032

SILVA JUAN C
332 E LINDA LN
ROYSE CITY, TX 75189

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
344 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
367 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO
384 COUNTY LINE RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
411 COUNTY LINE RD
ROCKWALL, TX 75032

LOZANO ISIDRO
420 COUNTY LINE RD
ROCKWALL, TX 75032

RANGELL JUAN JOSE
4427 FM 550
ROYSE CITY, TX 75189

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

LEJ PARTNERS LTD
5100 ELDORADO PKWY STE 102 # 373
MCKINNEY, TX 75070

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
513 BASS RD
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
517 COYOTE RD
SOUTHLAKE, TX 76092

BUFFALO CREEK BUSINESS PARK LTD
5335 FM 3097
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

5543 FM3097 LLC
5543 FM3097
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
6379 KLONDIKE RD
RIPLEY, NY 14775

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

GARCIA MARTIN
852 ROSE LANE
ROCKWALL, TX 75087

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
PO BOX 2155
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2021-022: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 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 147 Eva Place, 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, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, July 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2021-022: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:
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.

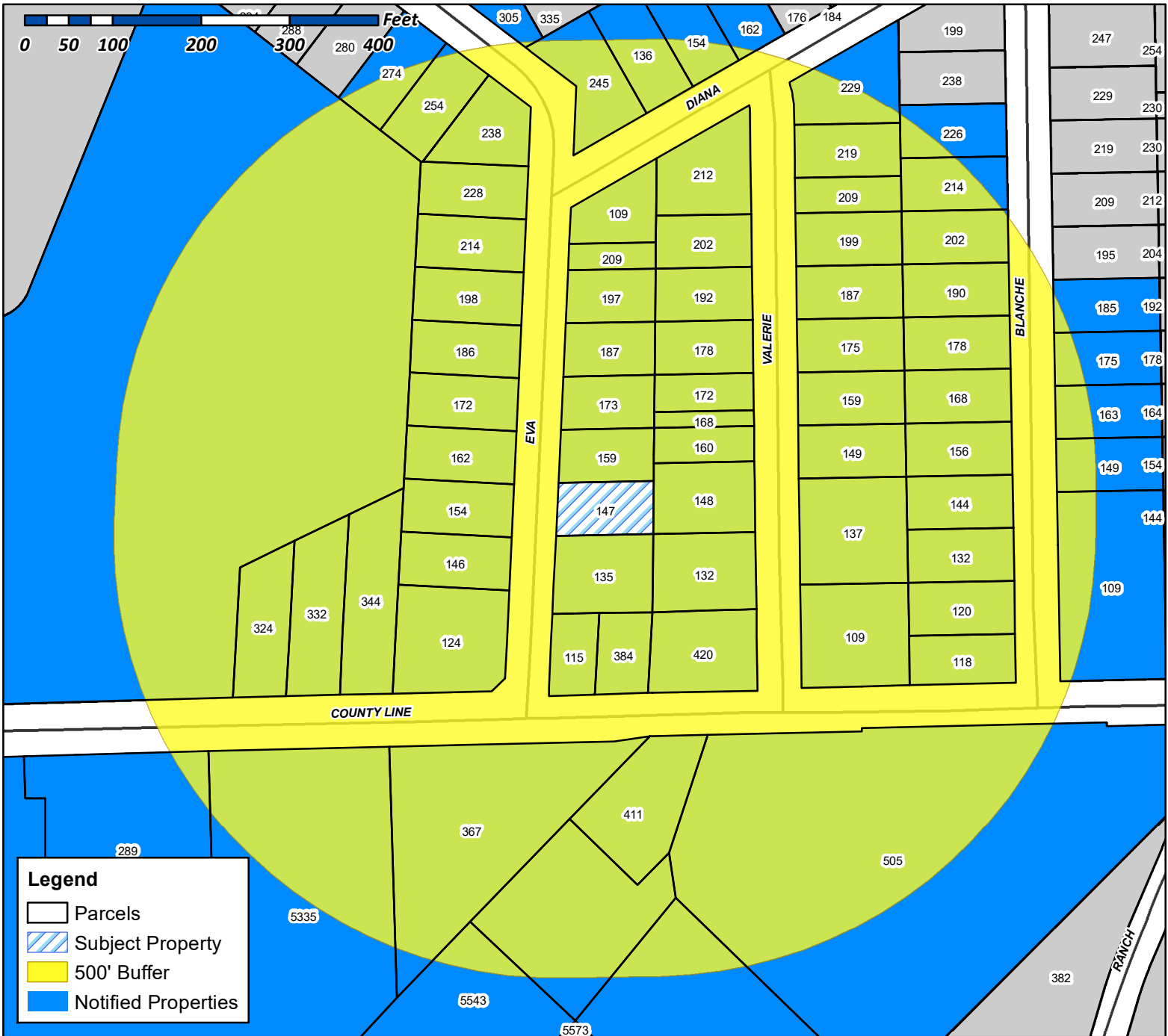
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-022: Specific Use Permit for Residential Infill in an Established Subdivision

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.

Because there is already enough housing for people to live here and I enjoy the peacefulness of not having to deal with loud neighbors.

Name:

Patty Ramirez

Address:

384 County Line Rd

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

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



Know what's below.
Call before you dig.

PLOT PLAN



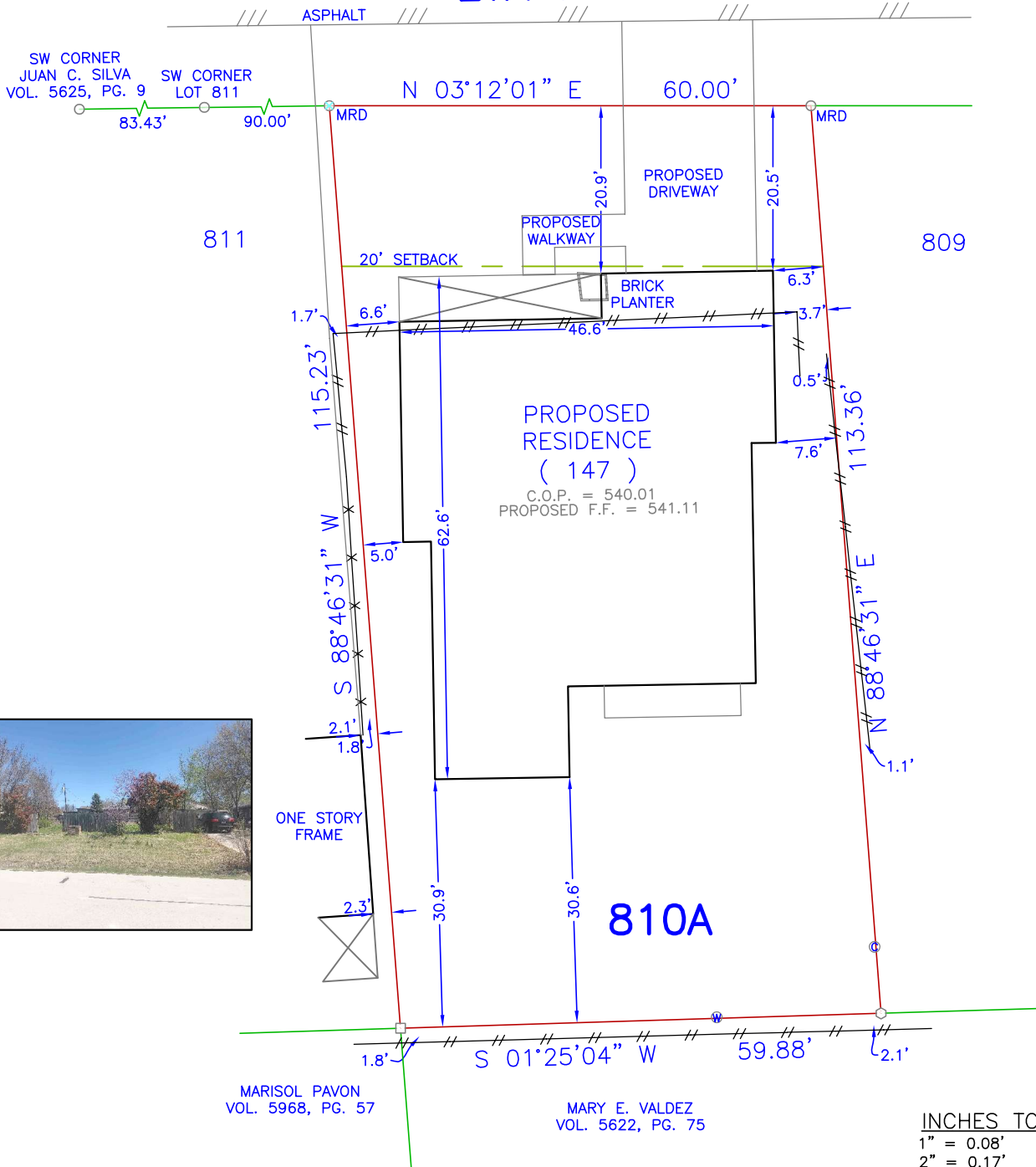
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 147 EVA PLACE, in the city of ROCKWALL Texas. Lot No. 810, Block No. - of ROCKWALL EST. #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET A at SLIDE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



EVA PLACE



MARISOL PAVON
VOL. 5968, PG. 57

MARY E. VALDEZ
VOL. 5622, PG. 75

INCHES TO TENTHS

| | |
|------------|-------------|
| 1" = 0.08' | 7" = 0.58' |
| 2" = 0.17' | 8" = 0.67' |
| 3" = 0.25' | 9" = 0.75' |
| 4" = 0.33' | 10" = 0.83' |
| 5" = 0.42' | 11" = 0.92' |
| 6" = 0.50' | 12" = 1.00' |

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

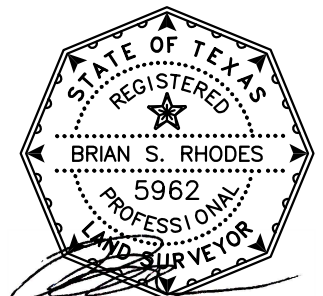
1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

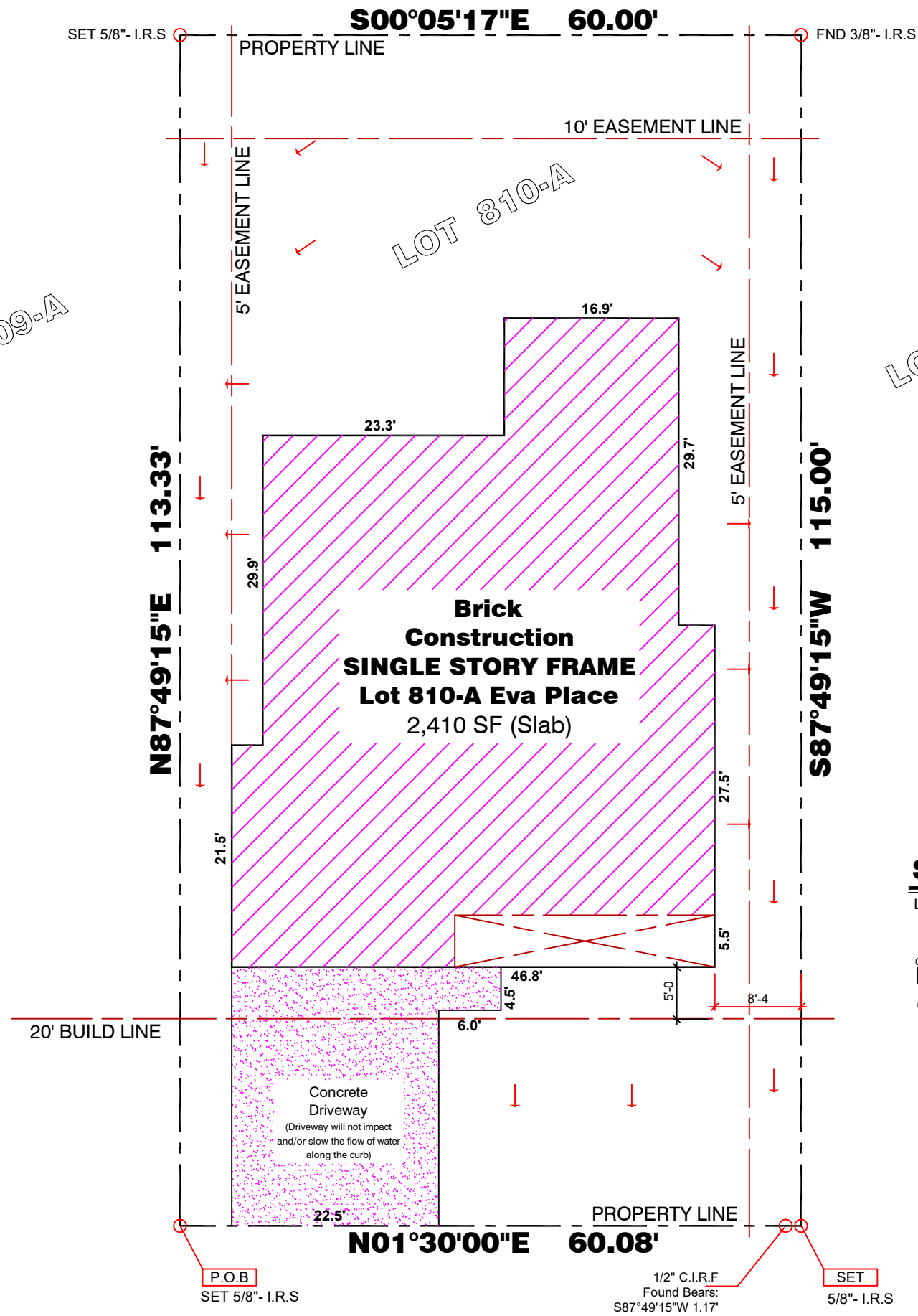
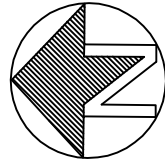
TITLE AND ABSTRACTING WORK FURNISHED BY ICJ CONSTRUCTION
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 03/29/2021
G. F. No.: -
Job no.: 108890
Drawn by: CR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ICJ CONSTRUCTION

| LEGEND | |
|-----------------------------------|-----------------------------|
| WOOD FENCE | TEXT |
| CHAIN LINK | IMPROVEMENTS |
| IRON FENCE | BOUNDARY LINE |
| WIRE FENCE | EASEMENT SETBACK |
| | RESIDENCE/BUILDING |
| MRD | MONUMENTS OF RECORD DIGNITY |
| 1/2" IRON ROD FOUND | |
| 60D NAIL FOUND | |
| SET 'x' | |
| 1/2" RED-CAPPED IRON ROD FOUND | |
| 5/8" YELLOW-CAPPED IRON ROD FOUND | |
| PK NAIL FOUND | |
| CABLE | GUY-WIRE |
| CLEAN OUT | ELECTRIC |
| GAS METER | POWER POLE |
| FIRE HYDRANT | TELEPHONE |
| LIGHT POLE | WATER METER |
| MANHOLE | WATER VALVE |
| (UNLESS OTHERWISE NOTED) | |



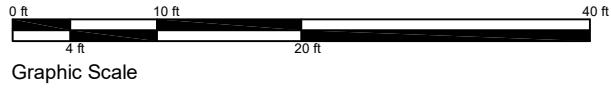


SURVEY PLAT DESCRIPTION:

Property located at No. LOT 810-A , of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79 , of the PLATS Records of Rocwall County, Texas.

SITE PLAN

LOT 810-A EVA PLACE, ROCWALL TX

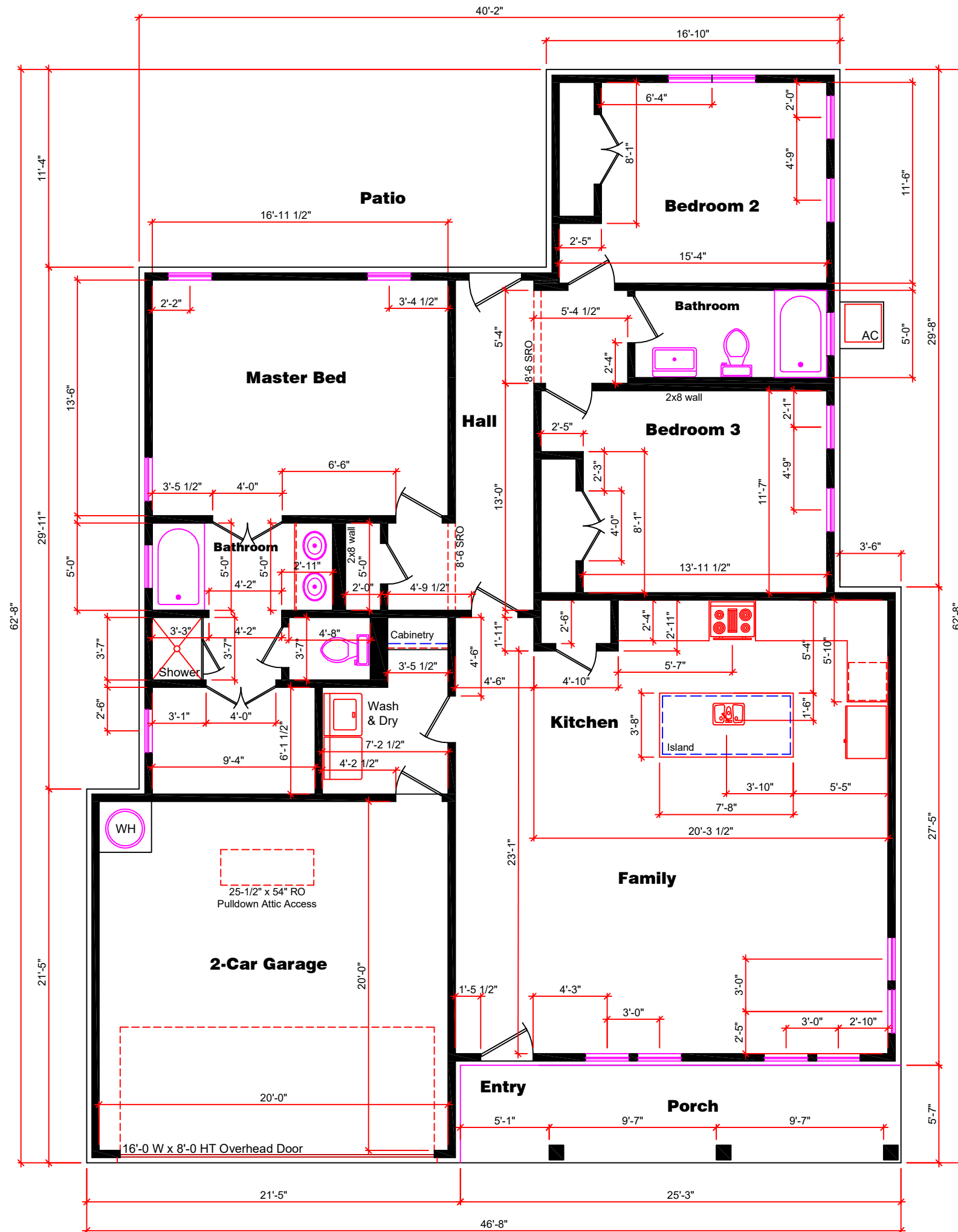
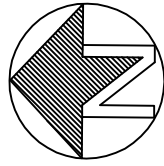


- NOTES:
1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
 3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
 4. As required for this property, a swale of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
 5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

EVA PLACE
(50' R.O.W.)

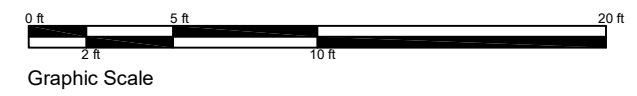
Site Plan shown with Proposed Drainage



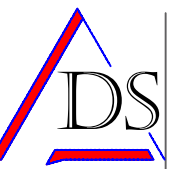


1ST FLOOR PLAN

DIMENSIONAL LAYOUT



Drafting Solutions - Allen, TX (972) 697-6258
 DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

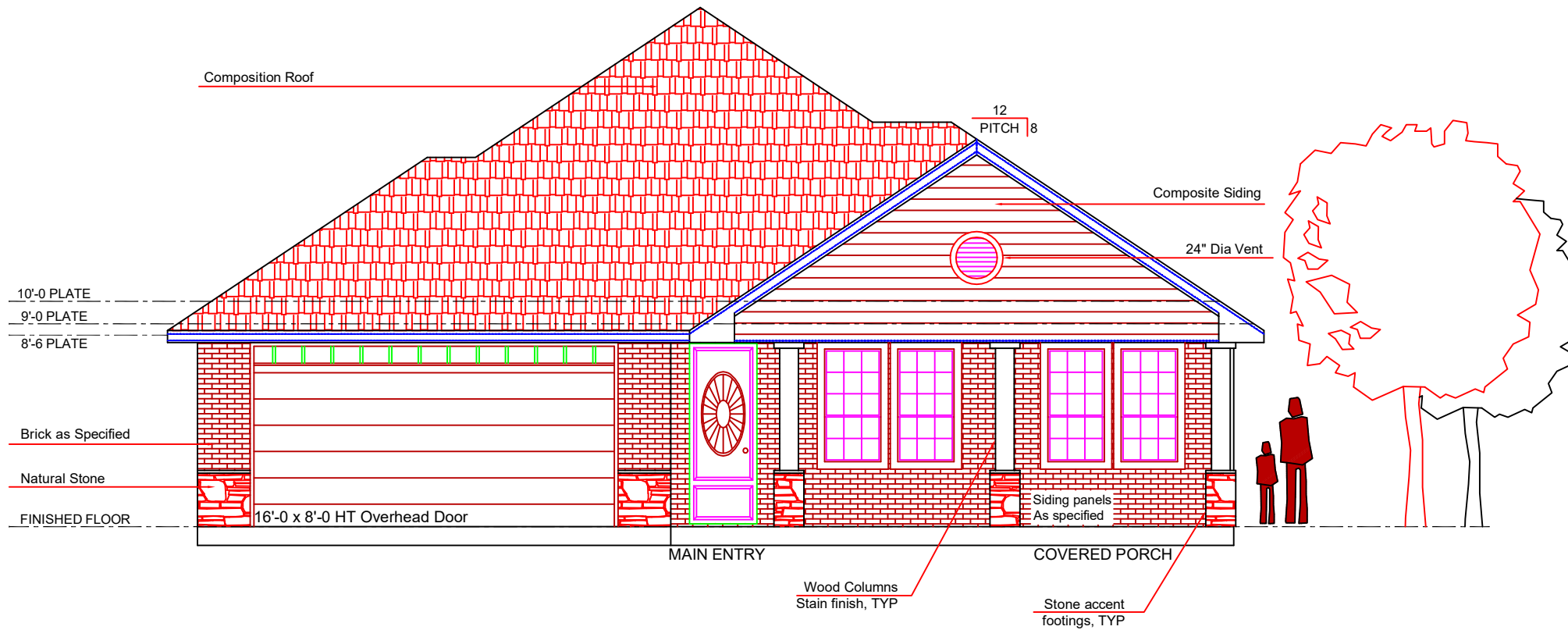


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
3
OF - 8

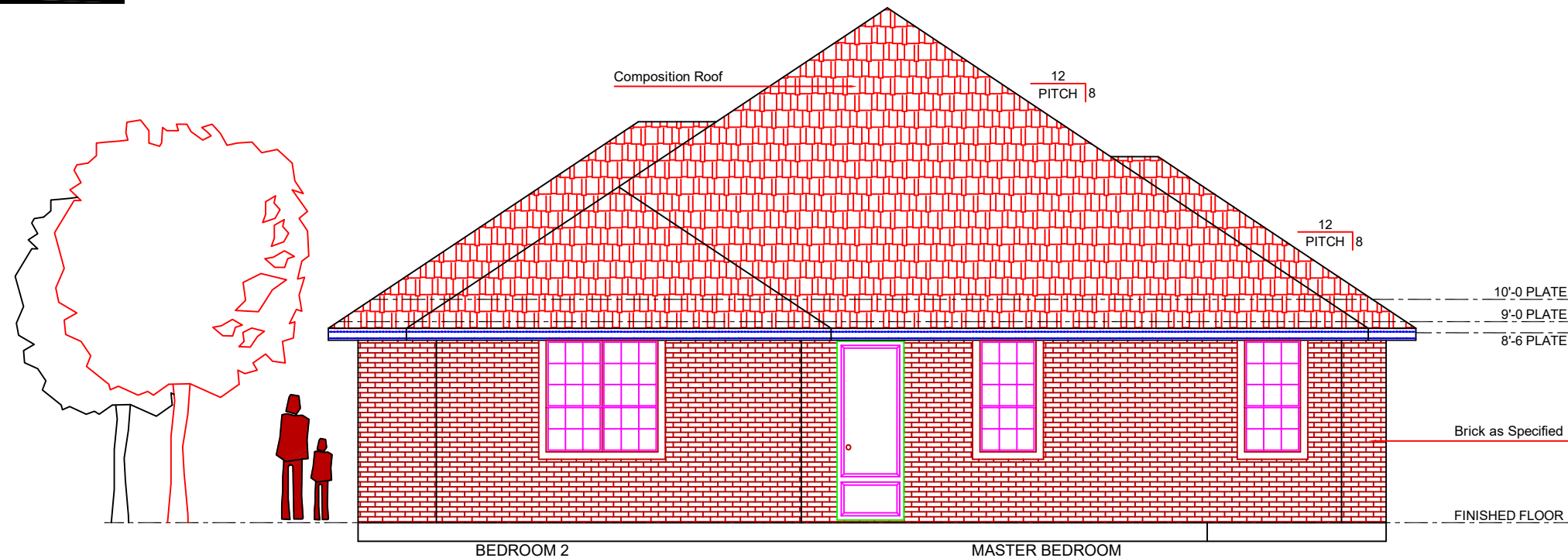


WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



Graphic Scale



EAST (BACK) ELEVATION

FROM PATIO



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

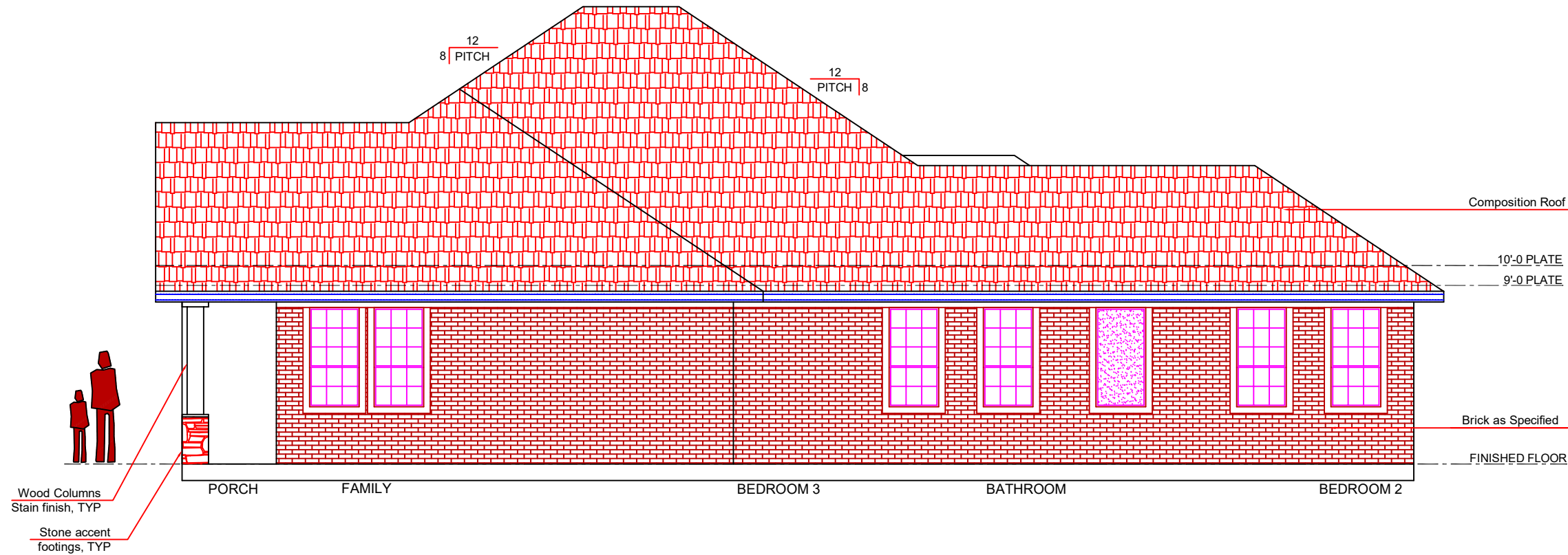
Owners: Mr. Ignacio
 Cardenas and Family

DRAWN BY:
 JHR

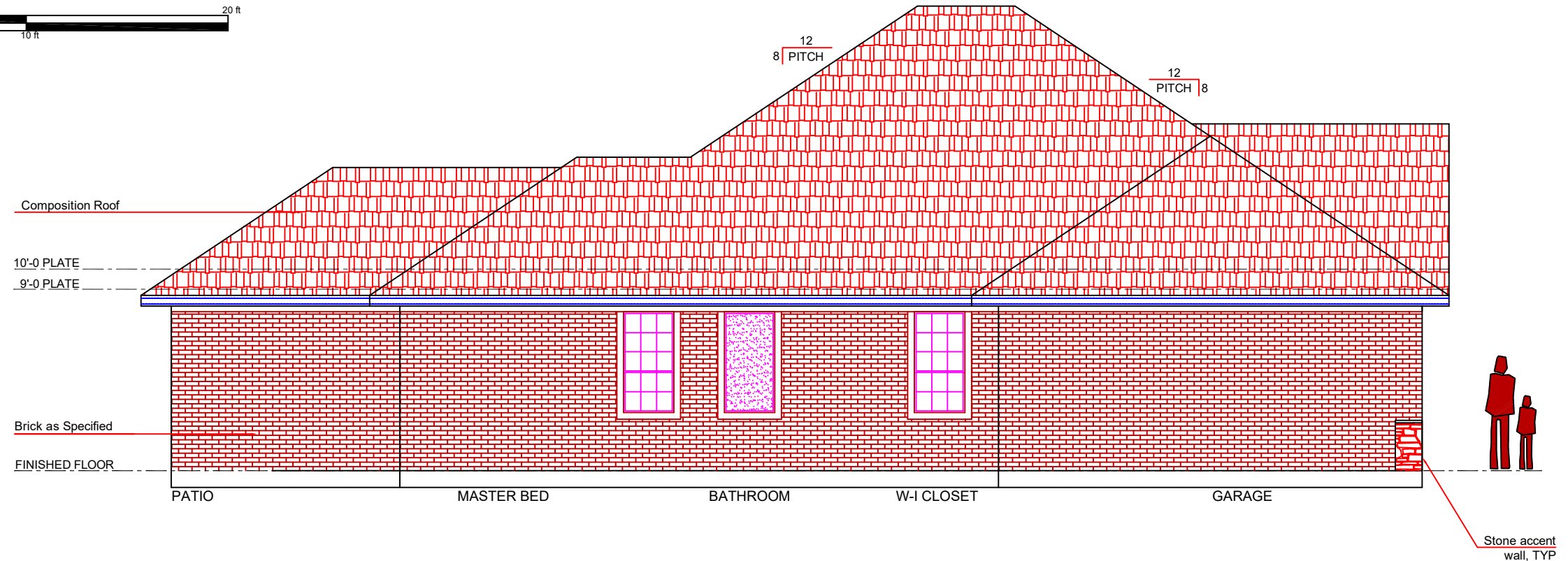
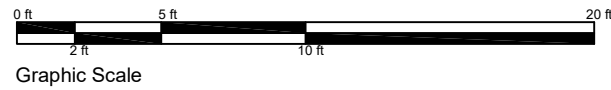
DATE:
 3-23-2019

PLAN NUMBER:

SHEET
 4
 OF - 8

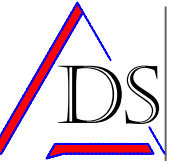


SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION

Drafting Solutions - Allen, TX (972) 697-6258
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Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

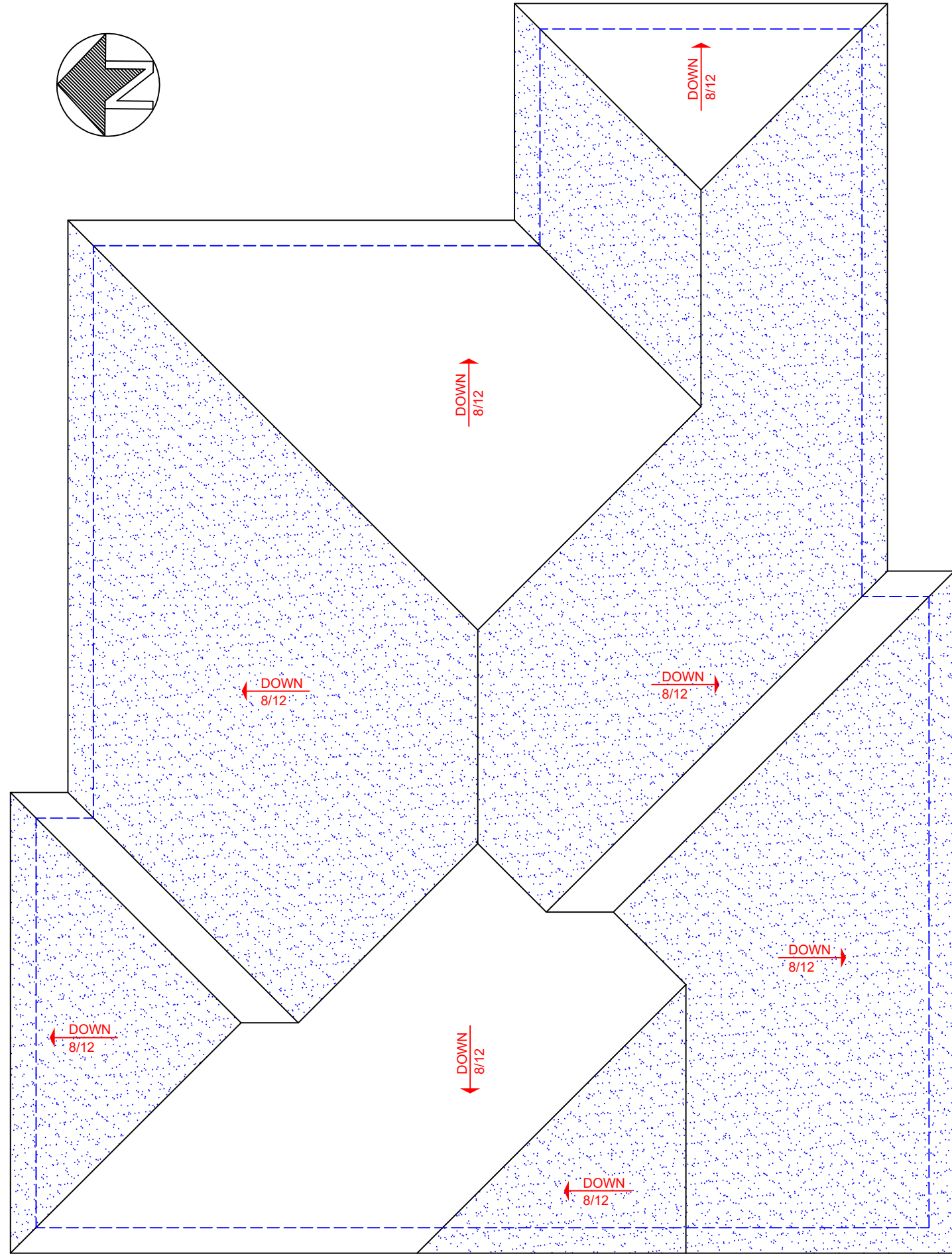
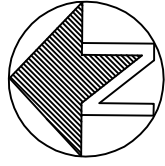
Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
 JHR

DATE:
 3-23-2019

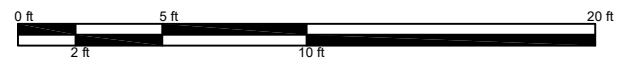
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OF - 8



ROOF PLAN

COMPOSITION ROOF SHINGLES



Graphic Scale

Drafting Solutions - Allen, TX (972) 697-6258

DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.



Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

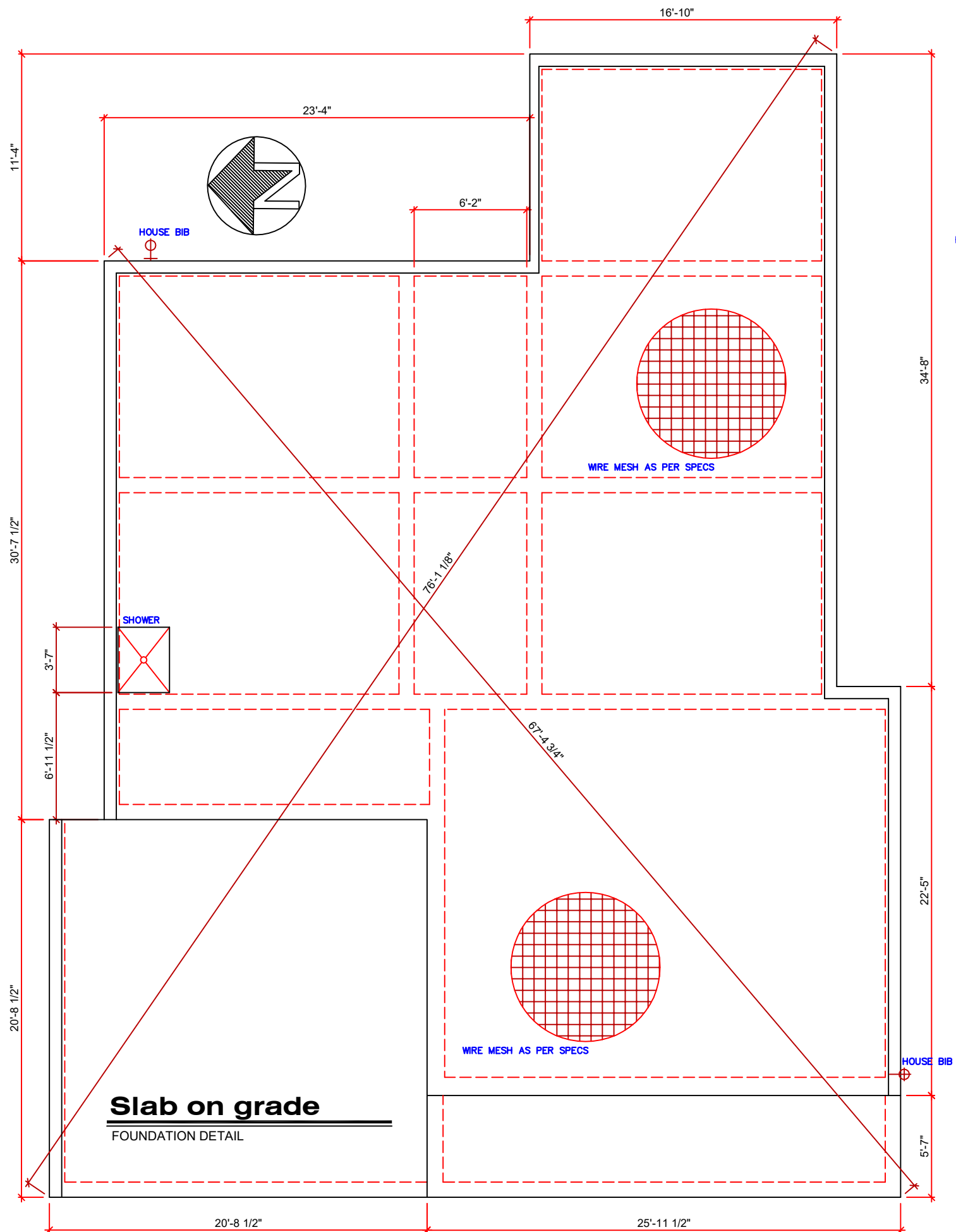
Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
JHR

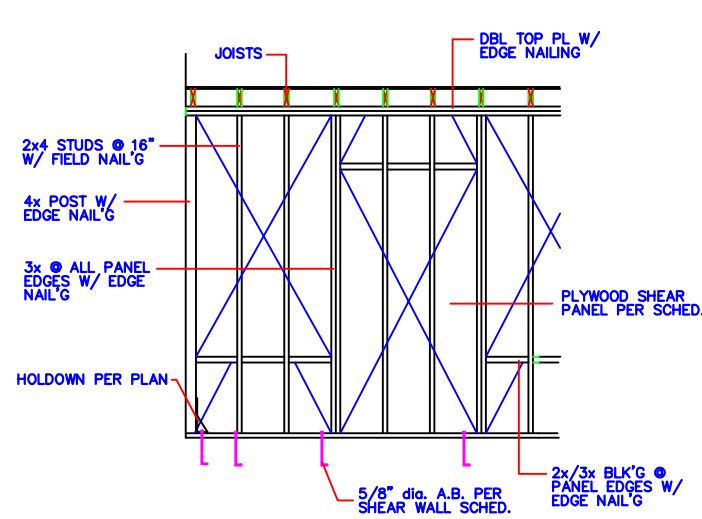
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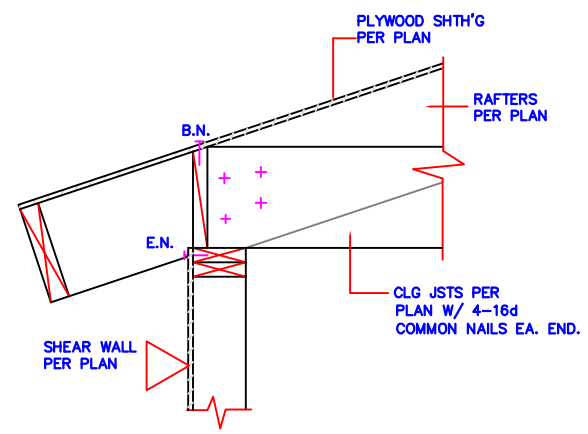
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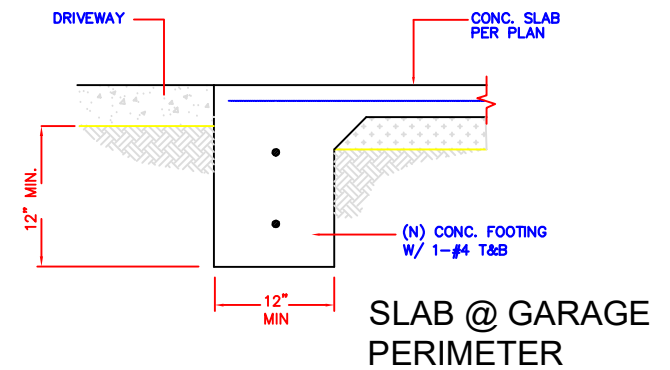
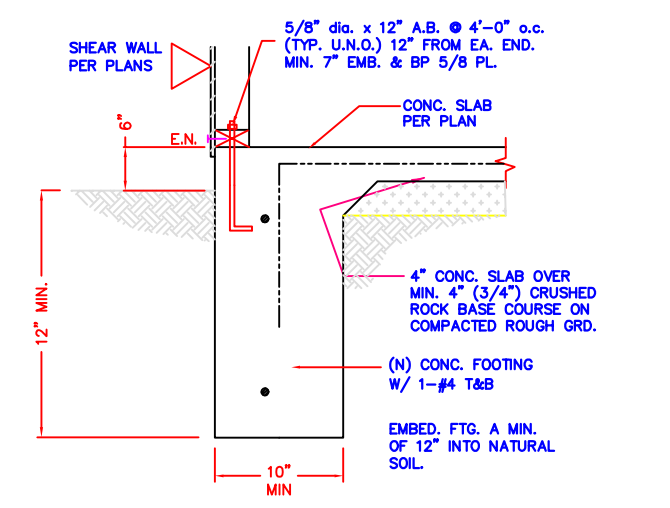
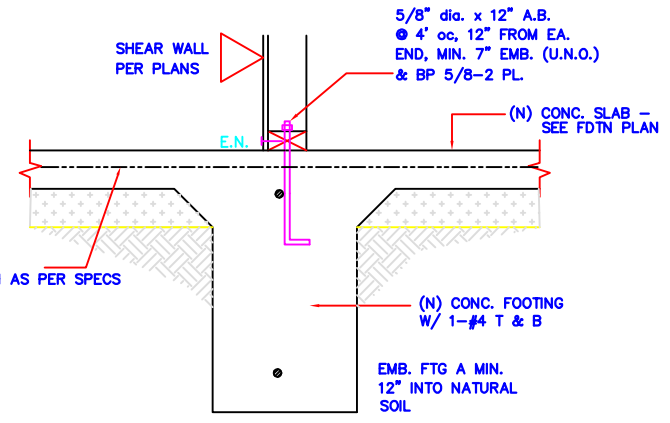
Slab on grade
FOUNDATION DETAIL



Wall Detail



Roof conn. detail



Details - Concrete Slab

IMPORTANT FOUNDATION & CONCRETE NOTES:

1. These foundation details cover a Conventional Rebar Slab Foundation (Regionally Accepted Practices / IRC 2015 Code) - TYPE "C" Foundation from the Dallas, Texas area office of the US Department of Housing and Urban Development.
2. These foundation notes and details are not applicable when a post-tensioned slab is specified. Please refer to the Engineer's notes and details, if applicable.
3. Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
4. All beams shall penetrate a min. of 6" into undisturbed soils.
5. No "dead end" beams shall be allowed.
6. All beam and slab reinforcements to extend within 1-1/2" of exterior forms.
7. All concrete shall have a 28-day ultimate compressive strength of 3,000 psi.
8. Beam reinforcing shall be tied and supported every 48" or less.
9. Lap all bar reinforcing 40 diameters. That equals 15" with 3/8" dia rebars.
10. This foundation detail sheet is provided only as a reference. Drafting Solutions provides absolutely no warranty. Owner takes responsibility to use these at his/her own risk. It is strongly advised that a qualified licensed Professional Engineer review this foundation design and the soils report to assure this foundation plan is correct for the soils it is to be built on.

Drafting Solutions - Allen, TX (972) 697-6258
DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

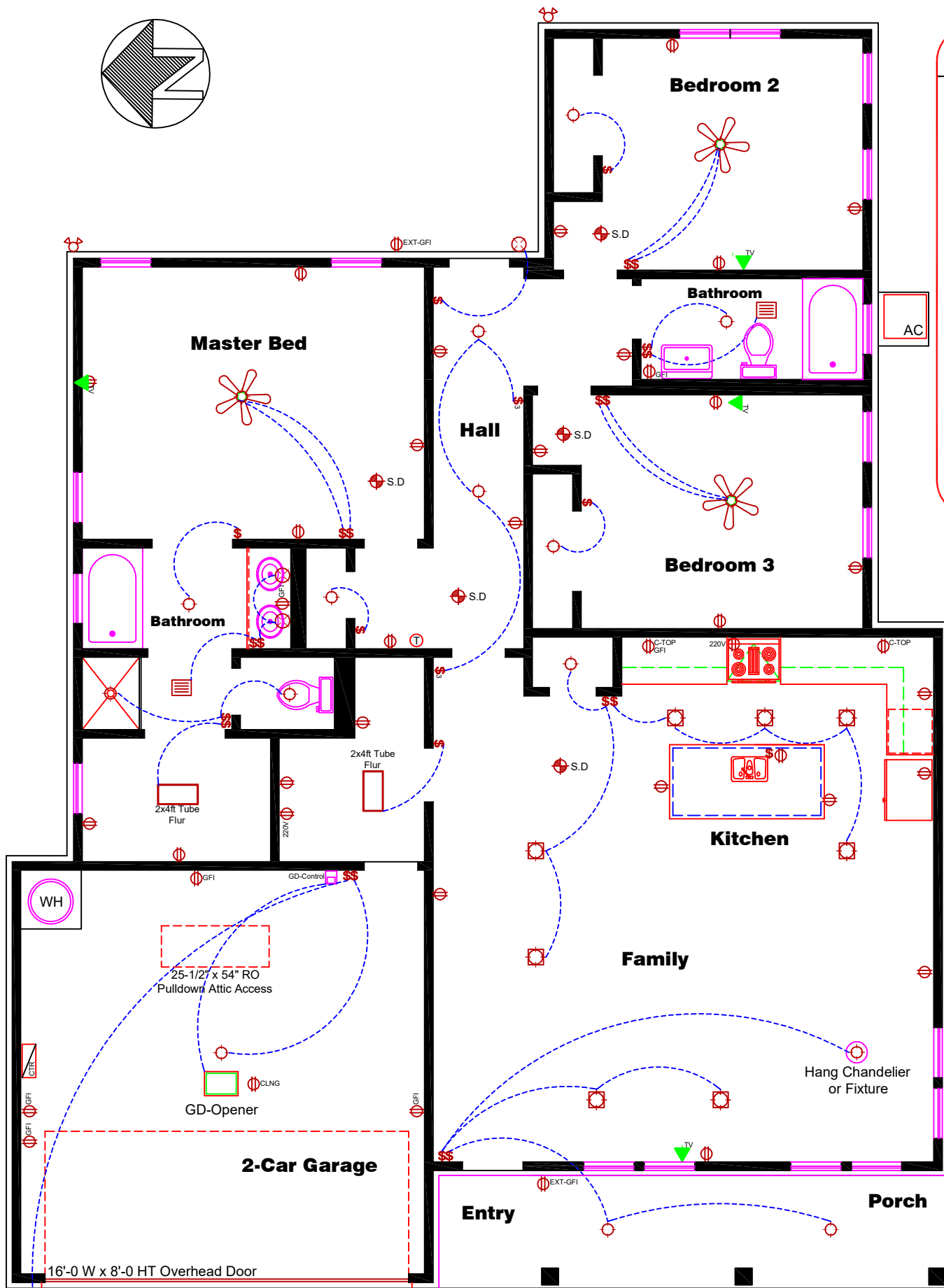
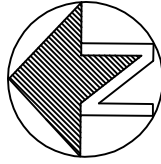


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
JHR
DATE:
3-23-2019
PLAN NUMBER:

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OF - 8

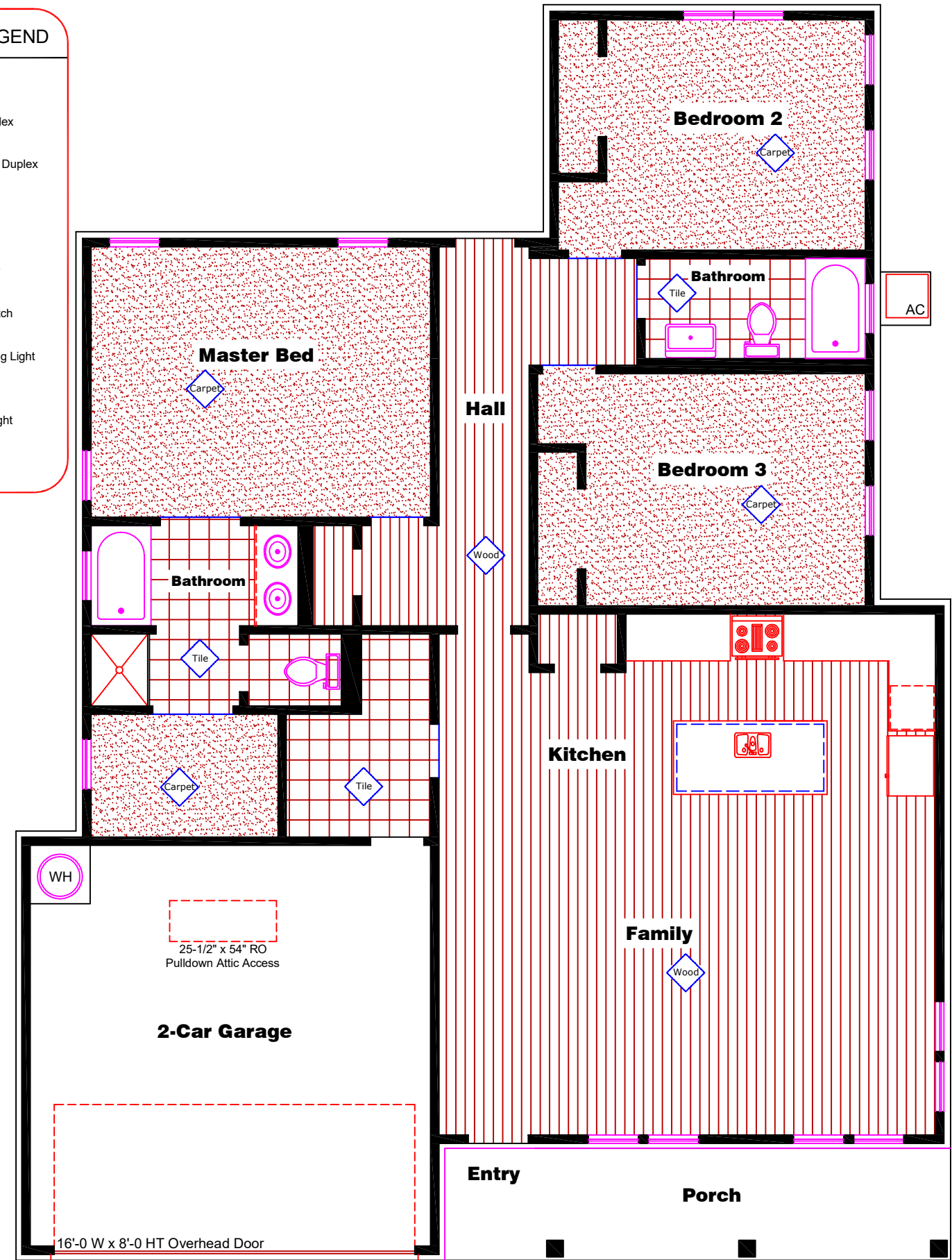


ELECTRICAL LEGEND

| | |
|--|--------------------------|
| | Duplex |
| | Ceiling Duplex |
| | Countertop Duplex |
| | Floor Duplex |
| | Grnd Flt Circ Int Duplex |
| | Phone Jack |
| | Cable TV |
| | 220 Volt Outlet |
| | Thermostat |
| | Smoke Detector |
| | Switch |
| | Three-Way Switch |
| | Ceiling Light |
| | Recessed Ceiling Light |
| | Wall-hung Light |
| | Vent |
| | Landscaping Light |
| | Floodlight |
| | Control Box |

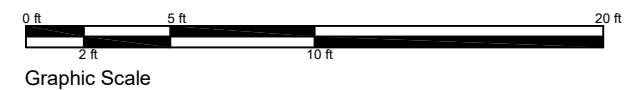
Electrical Diagram

SCALE 1/4" = 1'-0"



Floor Finishings

SCALE 1/4" = 1'-0"



Drafting Solutions - Allen, TX (972) 697-6258
 DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, loadings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
6
OF - 8

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 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 Ignacio Cardenas 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 0.158-acre tract of land identified as Lot 810-A0, Rockwall Lake Properties Development #2 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 147 Eva Place, 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2TH DAY OF AUGUST, 2021.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

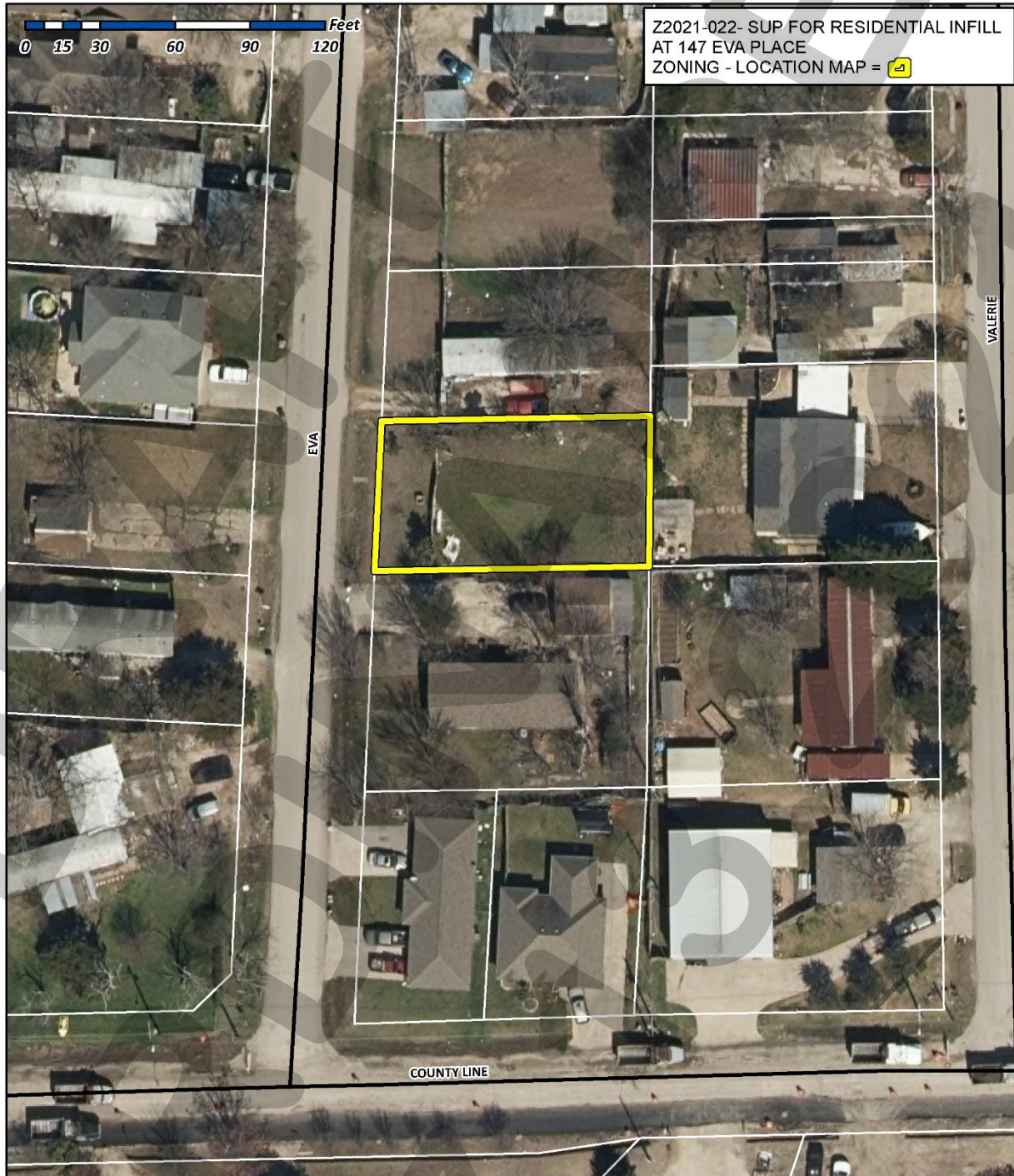
1st Reading: July 19, 2021

2nd Reading: August 2, 2021

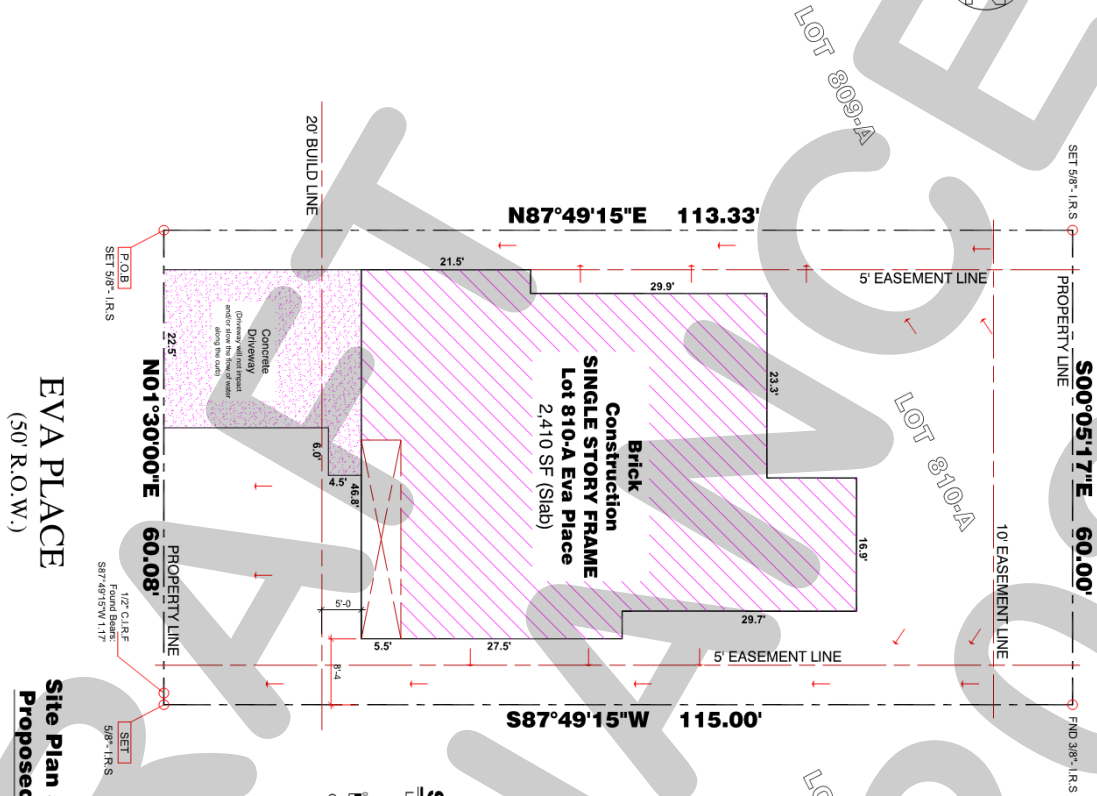
Exhibit 'A'
Location Map

Address: 147 Eva Place

Legal Description: Lot 810-A0, Rockwall Lake Estates #2 Addition



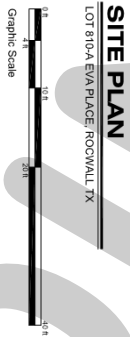
**Exhibit 'B':
Residential Plot Plan**



EVA PLACE
(50' R.O.W.)

**Site Plan shown with
Proposed Drainage**

SURVEY PLAT DESCRIPTION:
Property located at No. LOT 810-A, of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCKWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79, of the PLATS Records of Rockwall County, Texas.

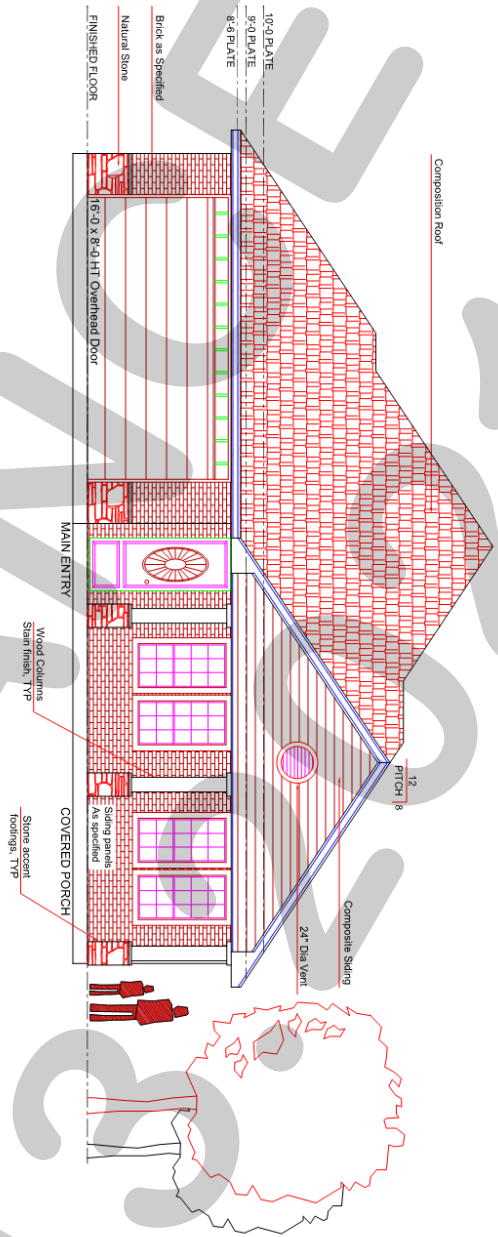


- NOTES:**
- Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 - Proposed drainage continue to flow to street, however, elevation needs to be raised.
 - A minimum slope of 5% is required (10% is preferred) for at least the first 8ft away from the structure on all sides.
 - As required for this property, a swale of 1% slope (minimum) will be constructed to carry all runoff to EVA PLACE street.
 - If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 - The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

**Exhibit 'C':
Building Elevations**

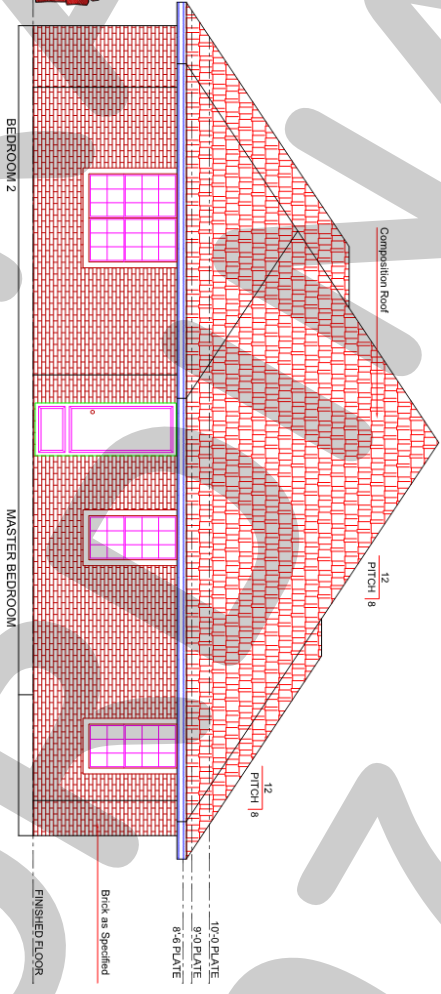
WEST (FRONT) ELEVATION

FROM EVA PLACE STREET

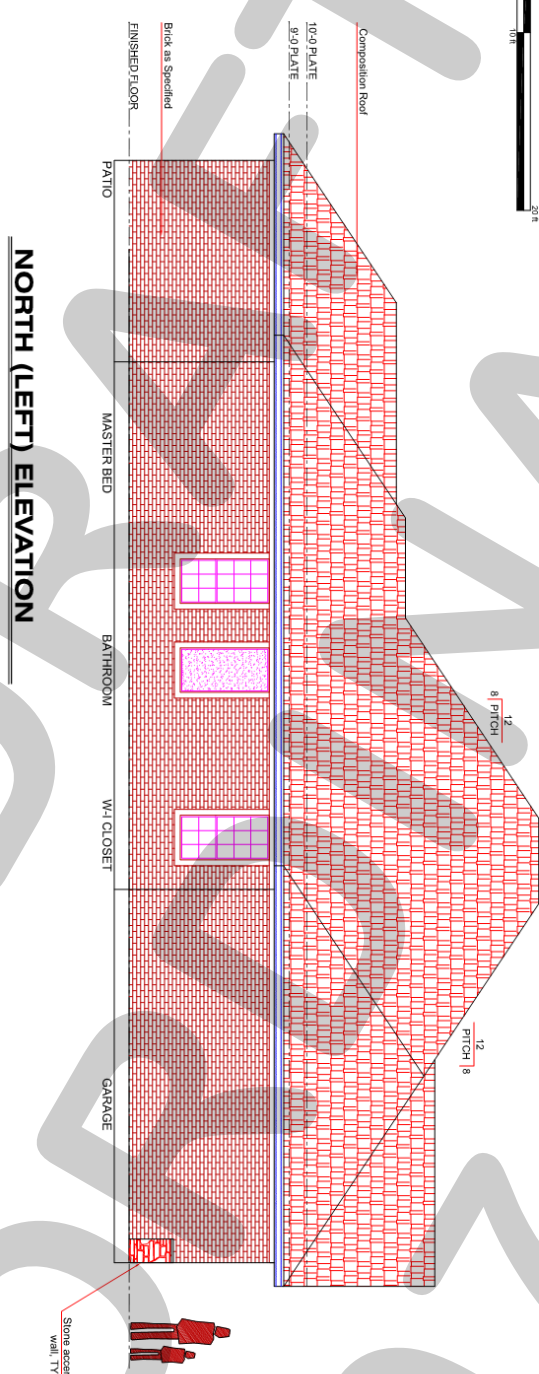
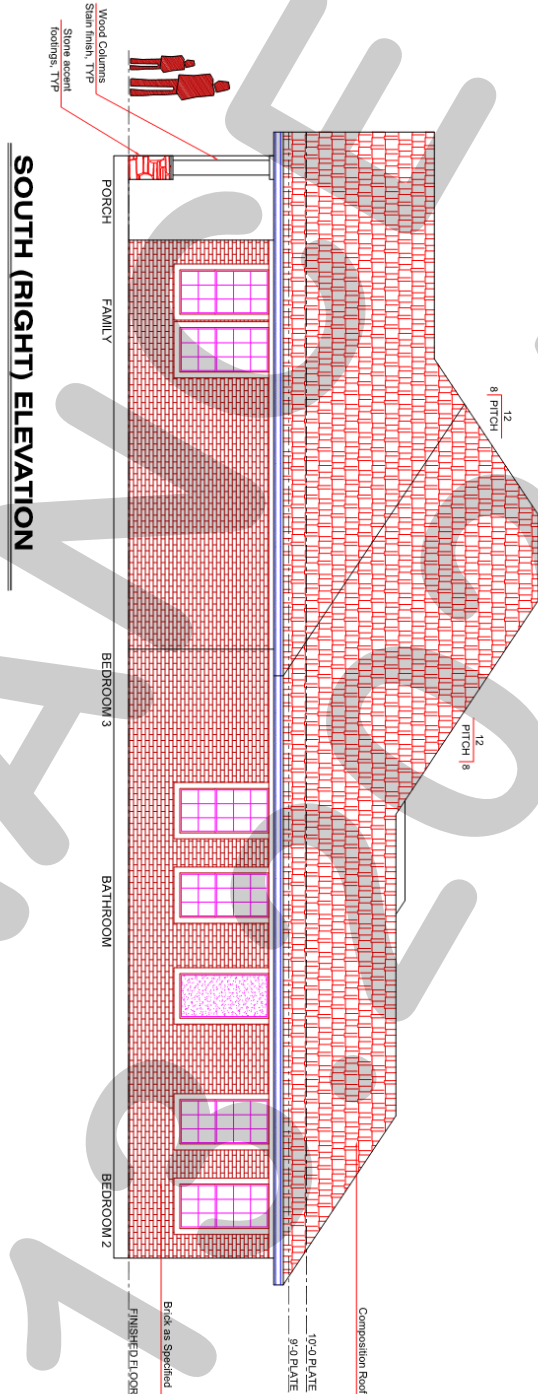


EAST (BACK) ELEVATION

FROM PATIO



**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: July 19, 2021
APPLICANT: Ignacio Cardenas
CASE NUMBER: Z2021-022; *Specific Use Permit (SUP) for a Residential Infill for 147 Eva Place*

SUMMARY

Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 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 147 Eva Place, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 810A of the Rockwall Lake Properties Development #2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision 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.

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 147 Eva Place. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) parcels of land, three (3) vacant parcels (173, 197, & 209 Eva Place) and three (3) parcels with modular homes constructed on them (159 & 187 Eva Place and 109 Diana Drive). Beyond this is Diana Drive, 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 and modular homes situated on them. All of these properties are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses.

South: Directly south of the subject property are three (3) parcels of land (135 Eva Place and 115 & 384 County Line Road) developed with two (2) single-family homes and one (1) duplex. Beyond this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land zoned Commercial (C) District and that have various commercial land uses.

East: Directly east of the subject property is a row of single-family and modular homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses. Beyond this is Valerie Place, 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 two (2) rows of single-family and modular homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses.

West: Directly west of the subject property is Eva Place, 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 row of single-family and modular homes zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) land uses. Beyond this is a vacant 14.374-acre tract of land (Tract 2-1, G. Wells Survey) also zoned Planned Development District 75 (PD-75).

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, 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 Eva Place and Diana Drive compared to the house proposed by the applicant:

| Housing Design and Characteristics | Existing Housing on Eva Place, Diana Drive, and the Subject Property | Proposed Housing |
|------------------------------------|---|--|
| Building Height | One (1) 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 west towards Eva Place. |
| Year Built | 1973-2008 | N/A |
| Building SF on Property | 600 SF – 1,729 SF | 2,410 SF |
| Building Architecture | Single-Family and Modular Homes | Comparable Architecture to the Surrounding Newer Single-Family Homes |
| Building Setbacks: | | |
| Front | The front yard setbacks are 18-45-Feet | X > 20-Feet |
| Side | The side yard setbacks are 0-28-Feet | 6-Feet & 4.3-Feet |
| Rear | The rear yard setbacks are 8-45-Feet | X > 10-Feet |
| Building Materials | Brick, Wood Siding, & Vinyl and Metal Siding | Brick & Composite Siding |
| Paint and Color | Brown, Tan, Blue, White, & Yellow | N/A |
| Roofs | Composite Shingles & Metal | Composite Shingle |
| Driveways/Garages | Flat-Front Entry, Carports, and Homes with No Garages | 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 5-feet, 7-inches in front of the front façade of the single-family 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.

With the exception of the garage setback requirement, 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 Eva Place and Diana Drive. 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 June 29, 2021, staff mailed 107 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) 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 Specific Use Permit (SUP) 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 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 July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-022

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 147 Eva Place

SUBDIVISION _____

LOT

810-A

BLOCK _____

GENERAL LOCATION

Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-75

CURRENT USE

Land

PROPOSED ZONING

PD-75

PROPOSED USE

single family home

ACREAGE

.79

LOTS [CURRENT]

LOTS [PROPOSED]

1

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

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

OWNER

Ignacio Cardenas

APPLICANT

CONTACT PERSON

Ignacio Cardenas

CONTACT PERSON

ADDRESS

Po Box 788

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

214-664-5289

PHONE

E-MAIL

ictconstruction1@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

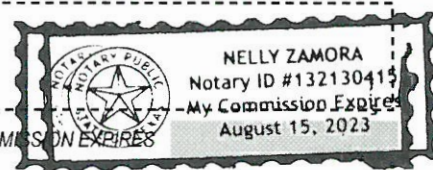
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 20 21.

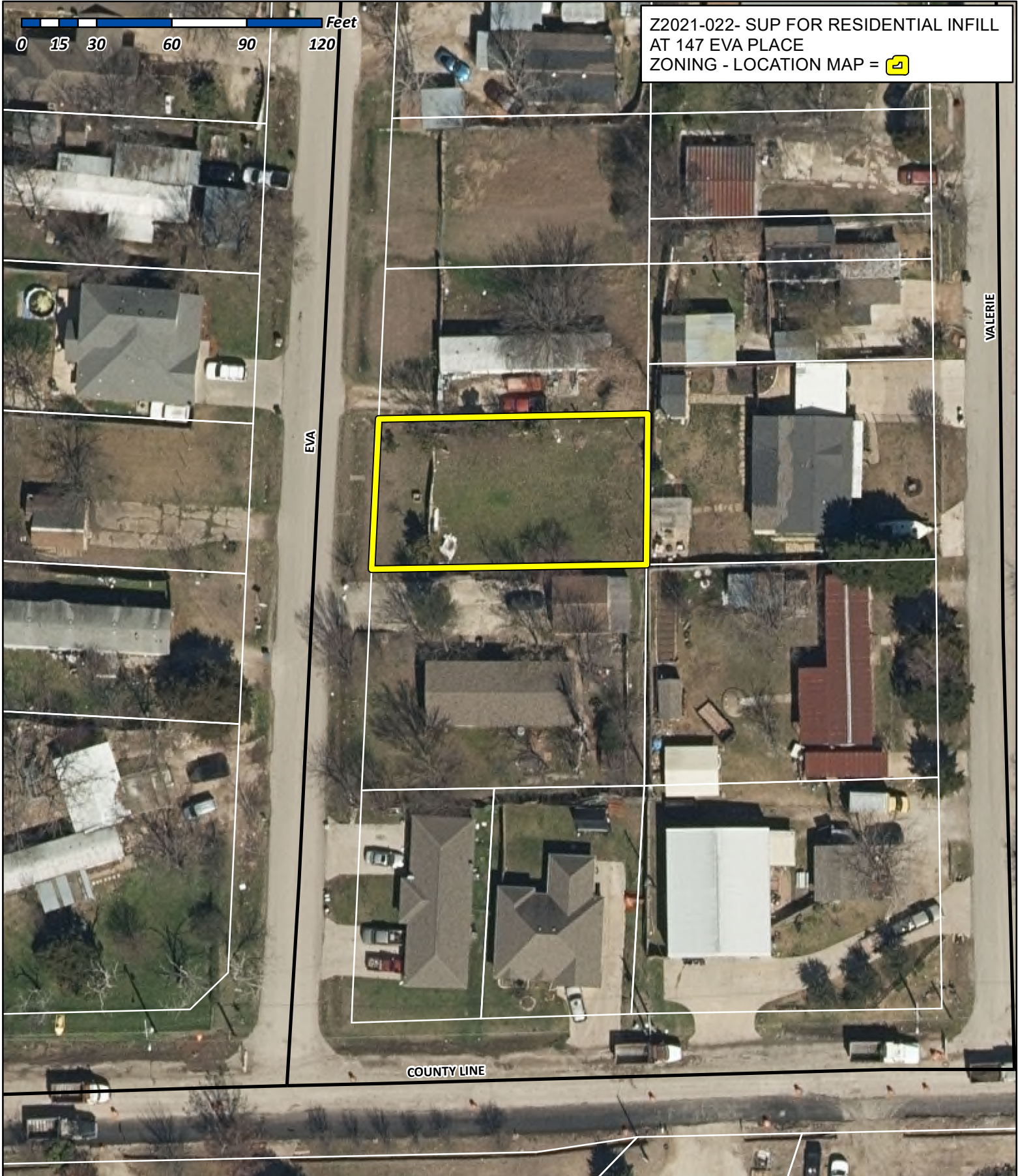
OWNER'S SIGNATURE

Ignacio Cardenas

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Nelly Zamora

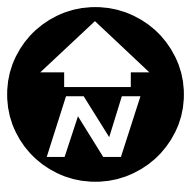




City of Rockwall

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

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

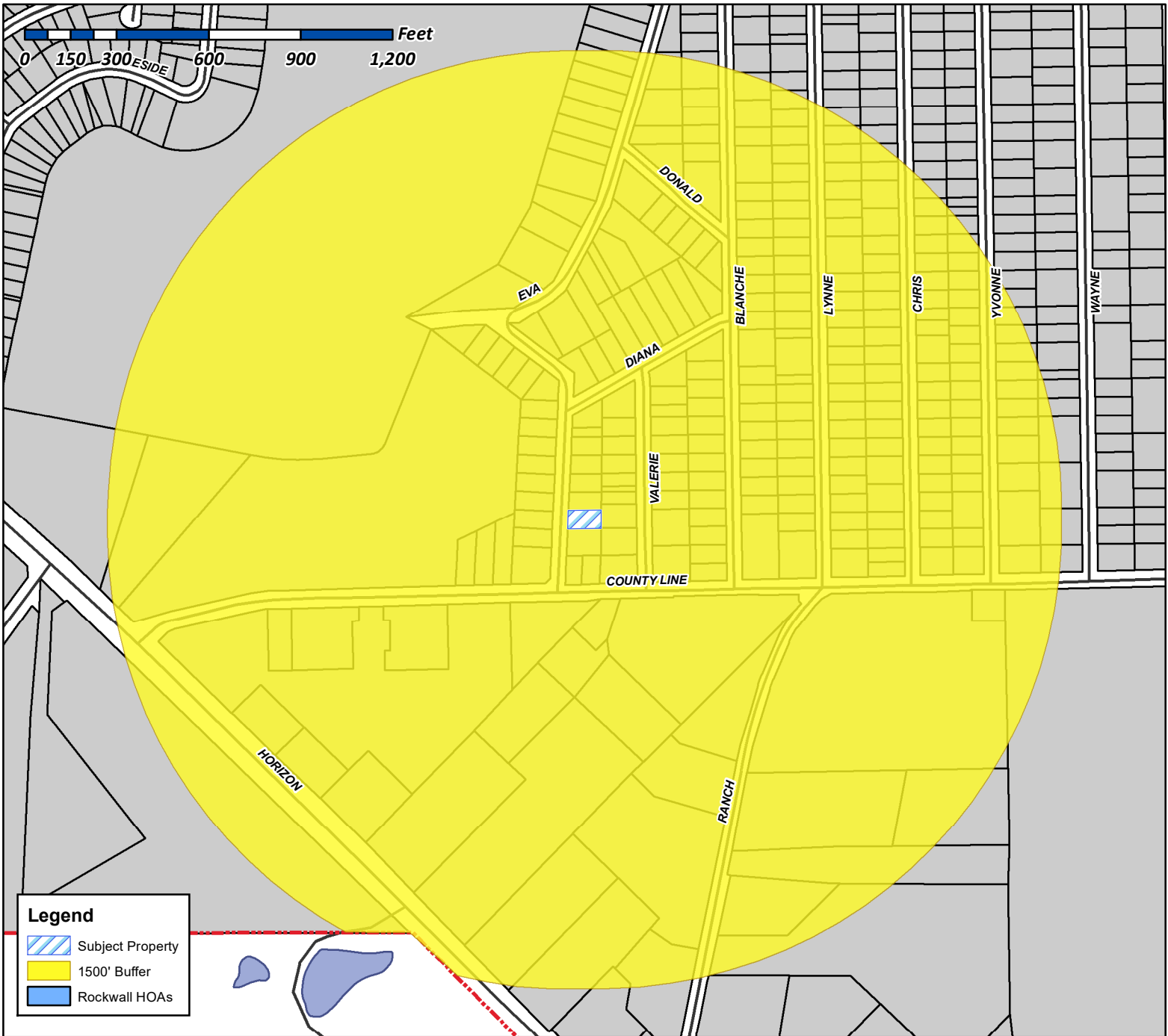
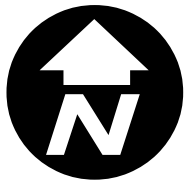




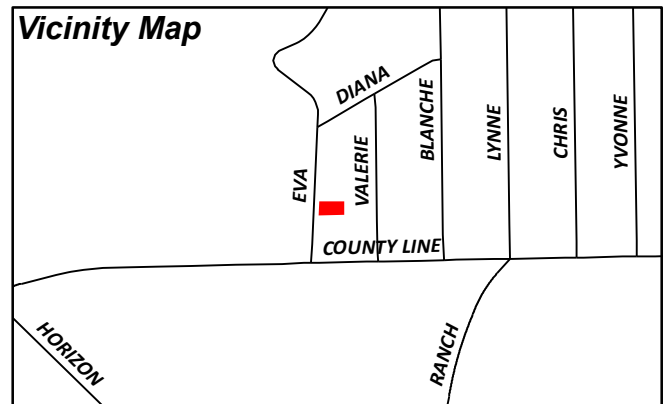
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-022
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 147 Eva Place



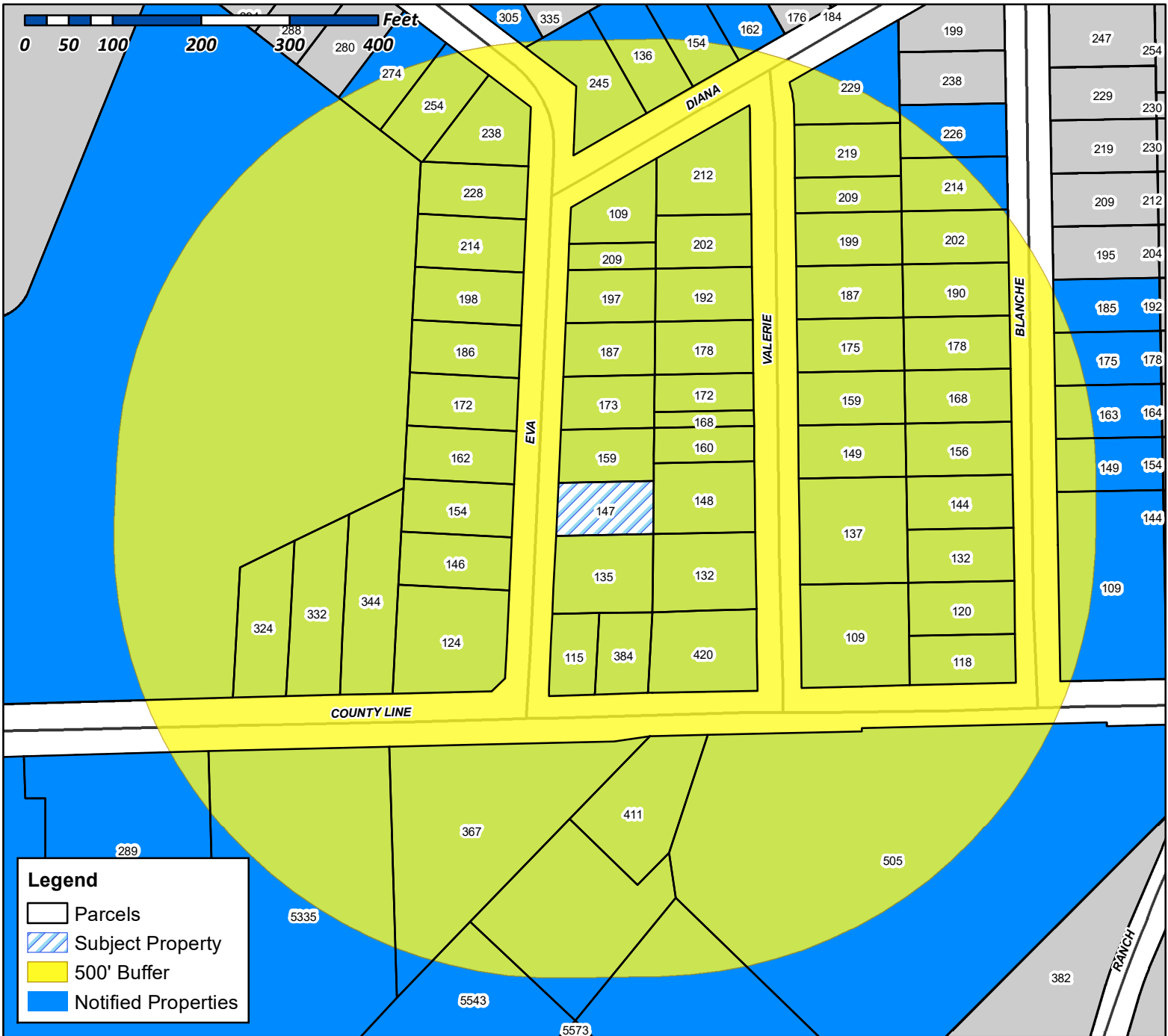
Date Created: 6/14/2021
 For Questions on this Case Call (972) 771-7745



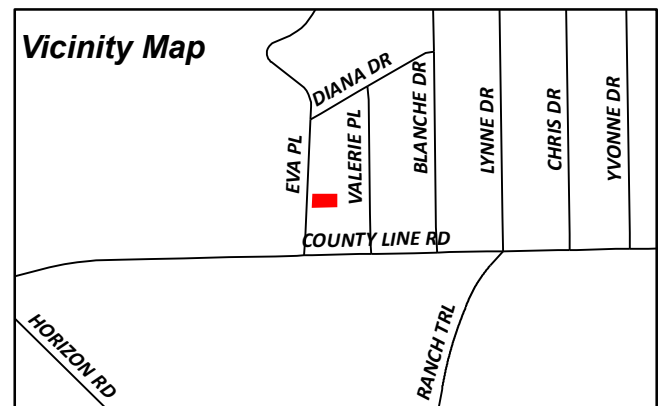
City of Rockwall

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

SALAS HECTOR JABIER & CAROLINA ORTIZ
1000 W YELLOWJACKET LANE APT 2507
ROCKWALL, TX 75087

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

VARGAS RICARDO
109 BLANCHE DR
ROCKWALL, TX 75032

HERREROS ANTELMO &
SONIA T SERNA
109 DIANA DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

SILVA JUAN C
115 EVA PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
118 BLANCHE DR
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
120 BLANCHE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

MIRELES RAYMUNDO
124 EVA PLACE
ROCKWALL, TX 75032

FLORES DAYANARA &
JAMES GLEASON
132 BLANCHE DR
ROCKWALL, TX 75032

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
136 DIANA
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
137 VALERIE PL
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
1414 BUFFALO WOODS CT
KATY, TX 77494

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
1420 W COLLEGE ST LOT 1
MURFREESBORO, TN 37129

GARCIA MARTIN
144 BLANCHE DR
ROCKWALL, TX 75032

SILVA BERTHA
146 EVA
ROCKWALL, TX 75032

CARDENAS IGNACIO
147 EVA PL
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
149 VALERIE PL
ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL
154 DIANA DR
ROCKWALL, TX 75032

CASTANEDA AARON JAIME CHAPELA
154 EVA PLACE
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

KUO DANIEL
1580 COASTAL DRIVE
ROCKWALL, TX 75087

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
162 DIANA
ROCKWALL, TX 75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

PALICIOS MARIA
168 BLANCHE DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
168 VALERIEPL
ROCKWALL, TX 75032

LOZANO ISIDRO
1705 HIGH MEADOW DR
GARLAND, TX 75040

WOLFORD STEPHANIE D
172 EVA PLACE
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN AND
MARIANA SIFUENTES
172 VALERIE PL
ROCKWALL, TX 75032

MORALES RAMIRO JR
173 EVA PL
ROCKWALL, TX 75032

GOMEZ ALEJANDRO
175 BLANCHE DR
ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG
175 VALERIE PL
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
178 BLANCHE DR
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
178 VALERIE PL
ROCKWALL, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
185 BLANCHE DR
ROCKWALL, TX 75032

SILVA MARIA
186 EVA PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
187 VALERIE PL
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

LOZANO ISIDRO
192 VALERIEPL
ROCKWALL, TX 75032

BARRON BENICIO
195 ROSEMARIE DR
LEBANON, OH 45036

MEJIA JULIO & MARIA
197 EVAPL
ROCKWALL, TX 75032

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN &
NORA OREGA
202 VALERIE PL
ROCKWALL, TX 75032

KENT RONALD & BRENDA
209 EVAPL
ROCKWALL, TX 75032

CANADY JERRY ANN
209 VALERIE PL
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

RICO CARLOS
212 VALERIE PL
ROCKWALL, TX 75032

SALAS HECTOR JABIER & CAROLINA ORTIZ
214 BLANCHE DR
ROCKWALL, TX 75032

RICO CARLOS
214 EVA PL
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ
226 BLANCHE DRIVE
ROCKWALL, TX 75032

MOSELEY CYNTHIA SUE
228 EVAPL
ROCKWALL, TX 75032

KUO DANIEL
229 VALERIE PL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
238 EVA PL
ROCKWALL, TX 75032

HERNANDEZ NESTOR AND
GILBERTA NAVERRETE
245 EVA
ROCKWALL, TX 75032

LA REN CORPORATION
C/O DON/AUDREY BLAKENSHIP
254 EVA PL
ROCKWALL, TX 75032

ESCOBAR AURELIO
274 EVA PL
ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR
289 COUNTY LINE RD
ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS
305 EVAPL
ROCKWALL, TX 75032

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
321 PANOLA CT
ROYSE CITY, TX 75189

RANGELL JUAN JOSE
324 COUNTY LINE RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

BARRON BENICIO
332 COUNTY LINE RD
ROCKWALL, TX 75032

SILVA JUAN C
332 E LINDA LN
ROYSE CITY, TX 75189

JIMENEZ TERESA HERNANDEZ &
LUIS TORRES GALINA
344 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
367 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO
384 COUNTY LINE RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
411 COUNTY LINE RD
ROCKWALL, TX 75032

LOZANO ISIDRO
420 COUNTY LINE RD
ROCKWALL, TX 75032

RANGELL JUAN JOSE
4427 FM 550
ROYSE CITY, TX 75189

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

LEJ PARTNERS LTD
5100 ELDORADO PKWY STE 102 # 373
MCKINNEY, TX 75070

MOSELEY CYNTHIA SUE
5100 HORIZON RD
ROCKWALL, TX 75032

LORENZ SABINA AND MICHAEL
513 BASS RD
ROCKWALL, TX 75032

MARKSQUARED INVESTMENTS LLC
517 COYOTE RD
SOUTHLAKE, TX 76092

BUFFALO CREEK BUSINESS PARK LTD
5335 FM 3097
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

5543 FM3097 LLC
5543 FM3097
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
6379 KLONDIKE RD
RIPLEY, NY 14775

HILGENFELD DONNA & ROSS
6409 ALTA OAKS DR
GARLAND, TX 75043

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

GARCIA MARTIN
852 ROSE LANE
ROCKWALL, TX 75087

LA REN CORPORATION
C/O DON/AUDREY BLANKENSHIP
PO BOX 2155
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2021-022: Specific Use Permit for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 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 147 Eva Place, 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, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, July 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2021-022: Specific Use Permit for Residential Infill in an Established Subdivision

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:
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.

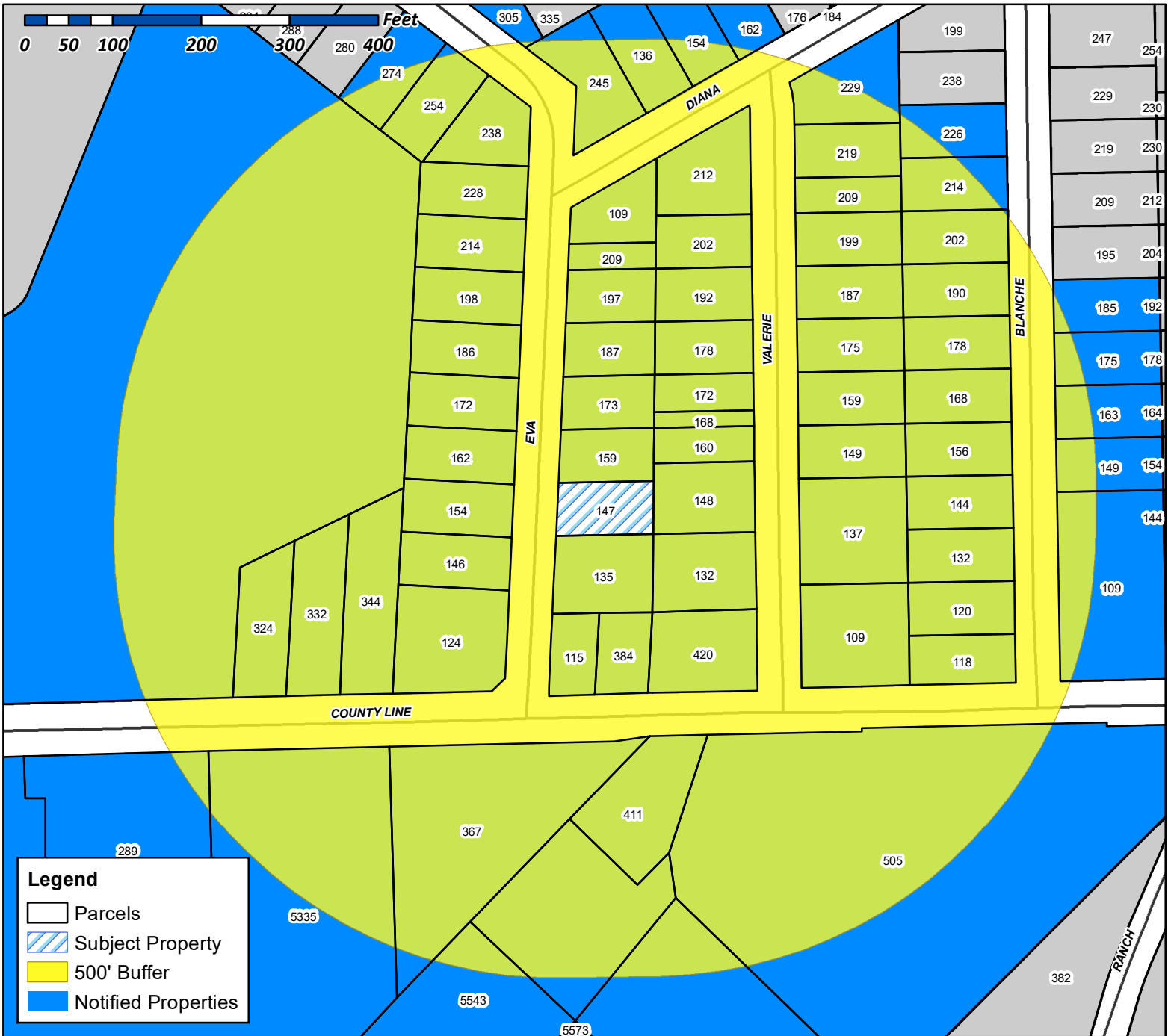
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



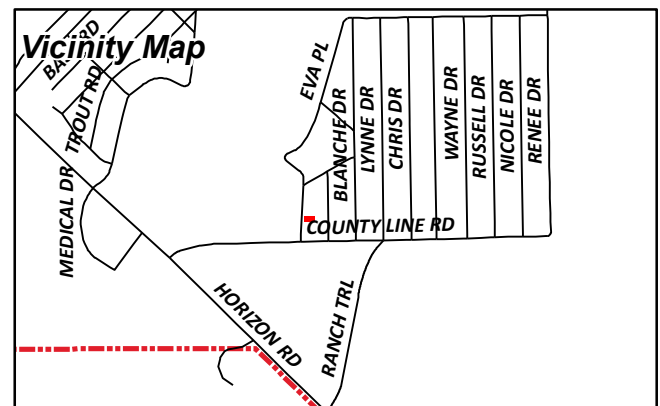
City of Rockwall

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

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Case Number: Z2021-022
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 147 Eva Place



Date Created: 6/23/2021
 For Questions on this Case Call (972) 771-7745

PLEASE RETURN THE BELOW FORM

Case No. Z2021-022: Specific Use Permit for Residential Infill in an Established Subdivision

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.

Because there is already enough housing for people to live here and I enjoy the peacefulness of not having to deal with loud neighbors.

Name:

Patty Ramirez

Address:

384 County Line Rd

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

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



Know what's below.
Call before you dig.

PLOT PLAN



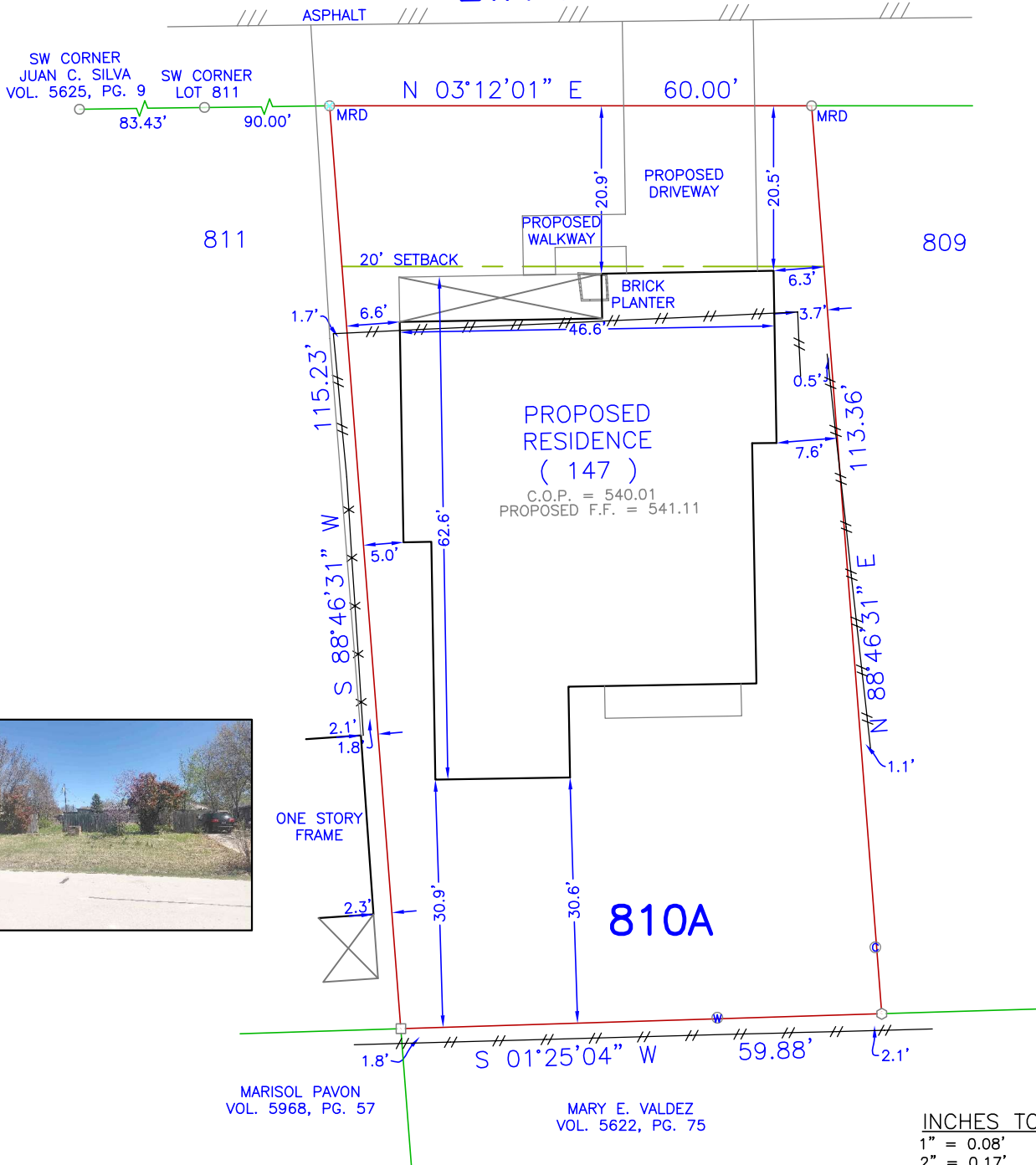
WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 147 EVA PLACE, in the city of ROCKWALL Texas. Lot No. 810, Block No. - of ROCKWALL EST. #2, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in CABINET A at SLIDE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



EVA PLACE



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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

1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

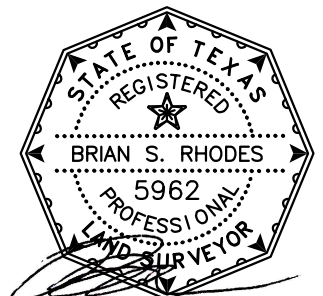
TITLE AND ABSTRACTING WORK FURNISHED BY ICJ CONSTRUCTION
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

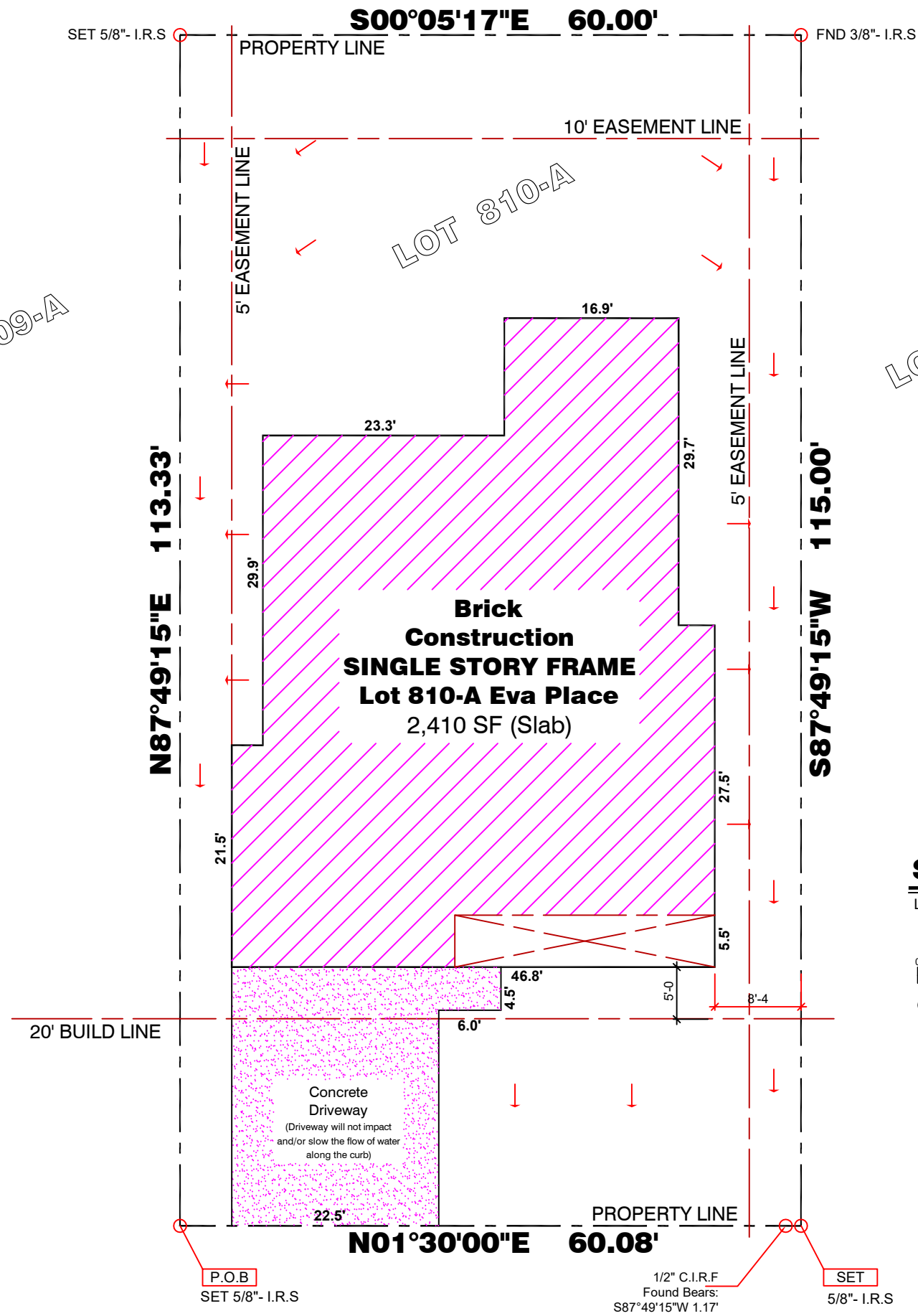
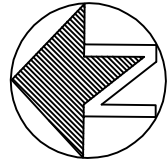
Scale: 1" = 20'
Date: 03/29/2021
G. F. No.: -
Job no.: 108890
Drawn by: CR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ICJ CONSTRUCTION

| INCHES TO TENTHS | |
|------------------|-------------|
| 1" = 0.08' | 7" = 0.58' |
| 2" = 0.17' | 8" = 0.67' |
| 3" = 0.25' | 9" = 0.75' |
| 4" = 0.33' | 10" = 0.83' |
| 5" = 0.42' | 11" = 0.92' |
| 6" = 0.50' | 12" = 1.00' |

| LEGEND | |
|-----------------------------------|-----------------------------|
| WOOD FENCE | TEXT |
| CHAIN LINK | IMPROVEMENTS |
| IRON FENCE | BOUNDARY LINE |
| WIRE FENCE | EASEMENT SETBACK |
| | RESIDENCE/BUILDING |
| MRD | MONUMENTS OF RECORD DIGNITY |
| 1/2" IRON ROD FOUND | |
| 60D NAIL FOUND | |
| SET 'x' | |
| 1/2" RED-CAPPED IRON ROD FOUND | |
| 5/8" YELLOW-CAPPED IRON ROD FOUND | |
| PK NAIL FOUND | |
| CABLE | GUY-WIRE |
| CLEAN OUT | ELECTRIC |
| GAS METER | POWER POLE |
| FIRE HYDRANT | TELEPHONE |
| LIGHT POLE | WATER METER |
| MANHOLE | WATER VALVE |
| (UNLESS OTHERWISE NOTED) | |



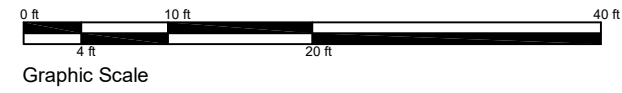


SURVEY PLAT DESCRIPTION:

Property located at No. LOT 810-A , of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79 , of the PLATS Records of Rocwall County, Texas.

SITE PLAN

LOT 810-A EVA PLACE, ROCWALL TX



- NOTES:
1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
 3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
 4. As required for this property, a swale of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
 5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

EVA PLACE
(50' R.O.W.)

Site Plan shown with Proposed Drainage

Drafting Solutions - Allen, TX (972) 697-6258
DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, footings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

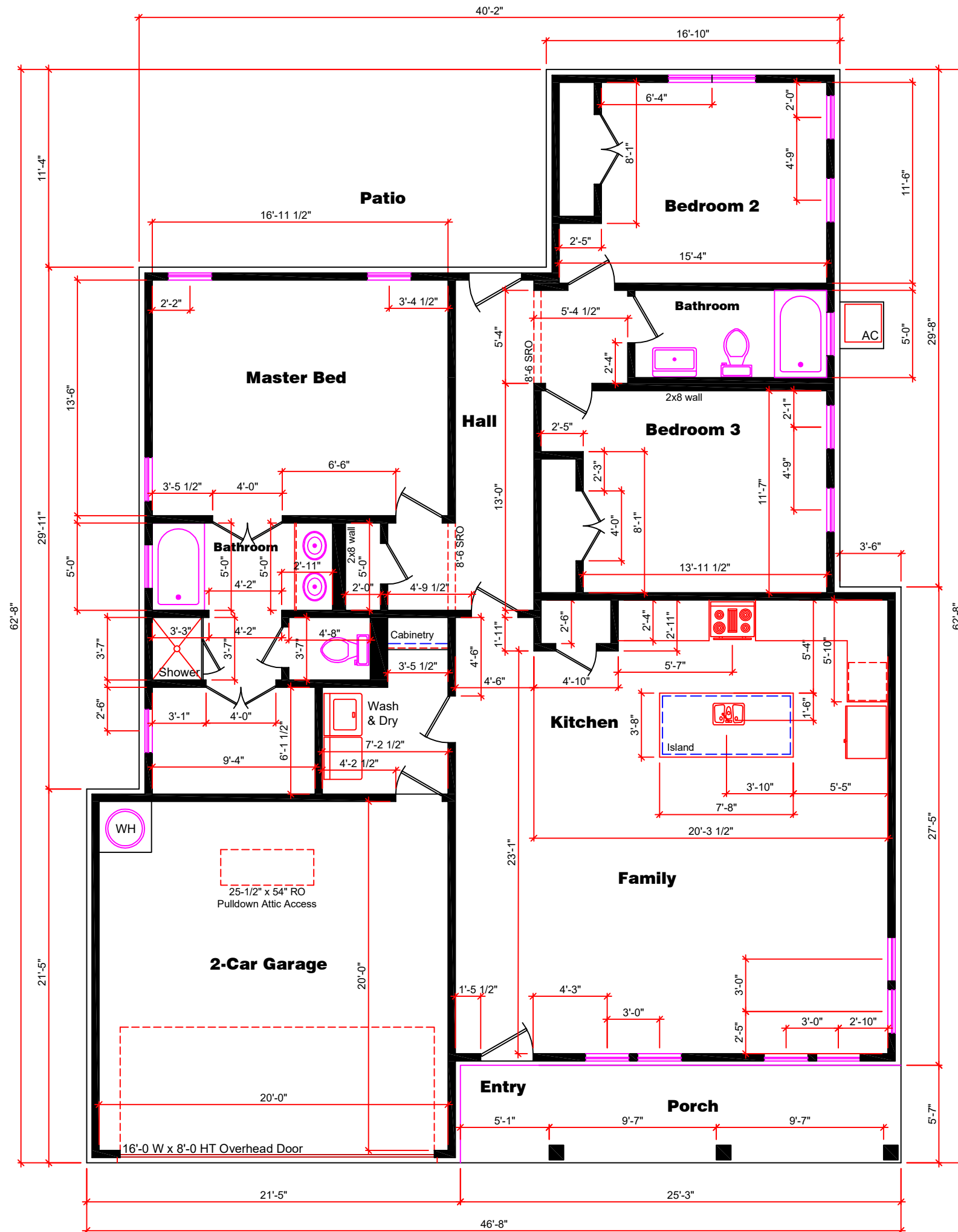
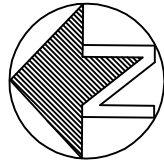


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

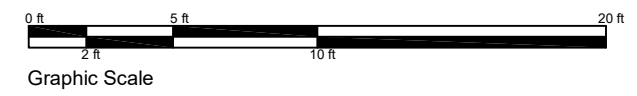
DRAWN BY:
JHR
DATE:
3-23-2019
PLAN NUMBER:

SHEET
1
OF - 8

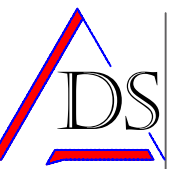


1ST FLOOR PLAN

DIMENSIONAL LAYOUT



Drafting Solutions - Allen, TX (972) 697-6258
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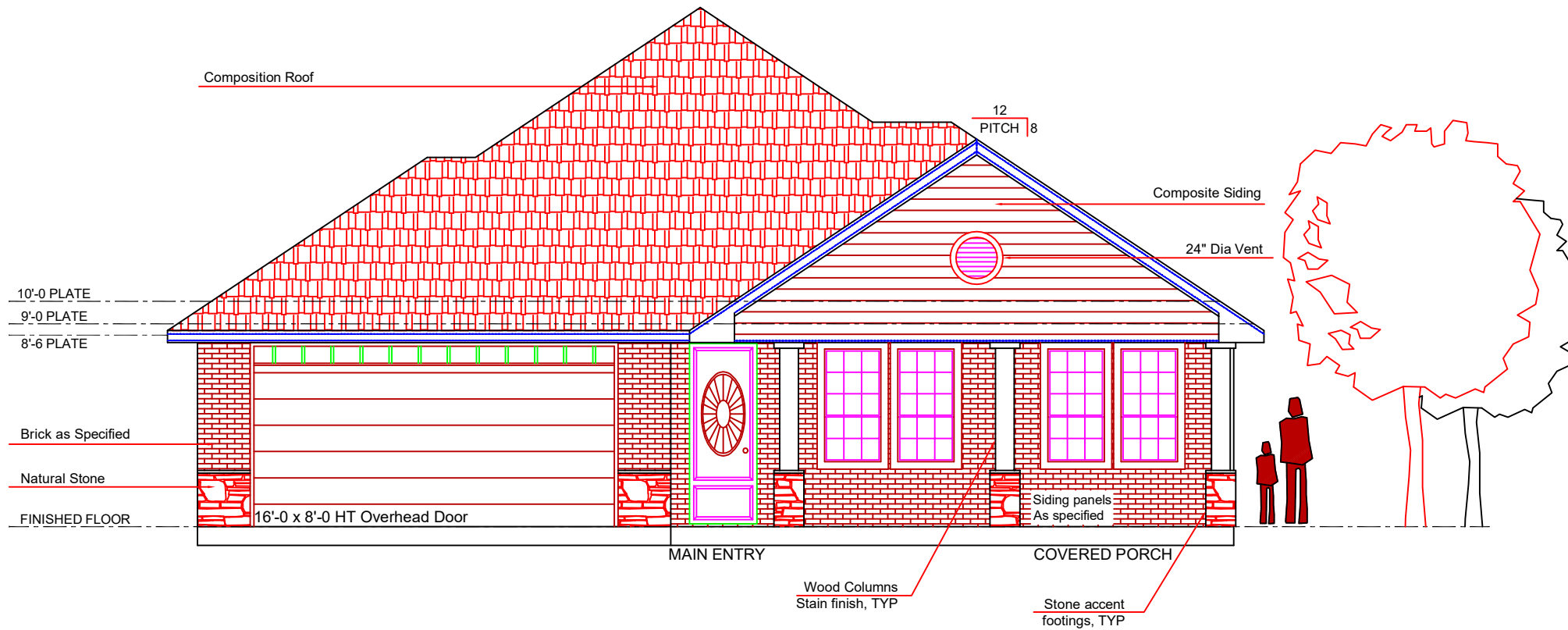


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
3
OF - 8

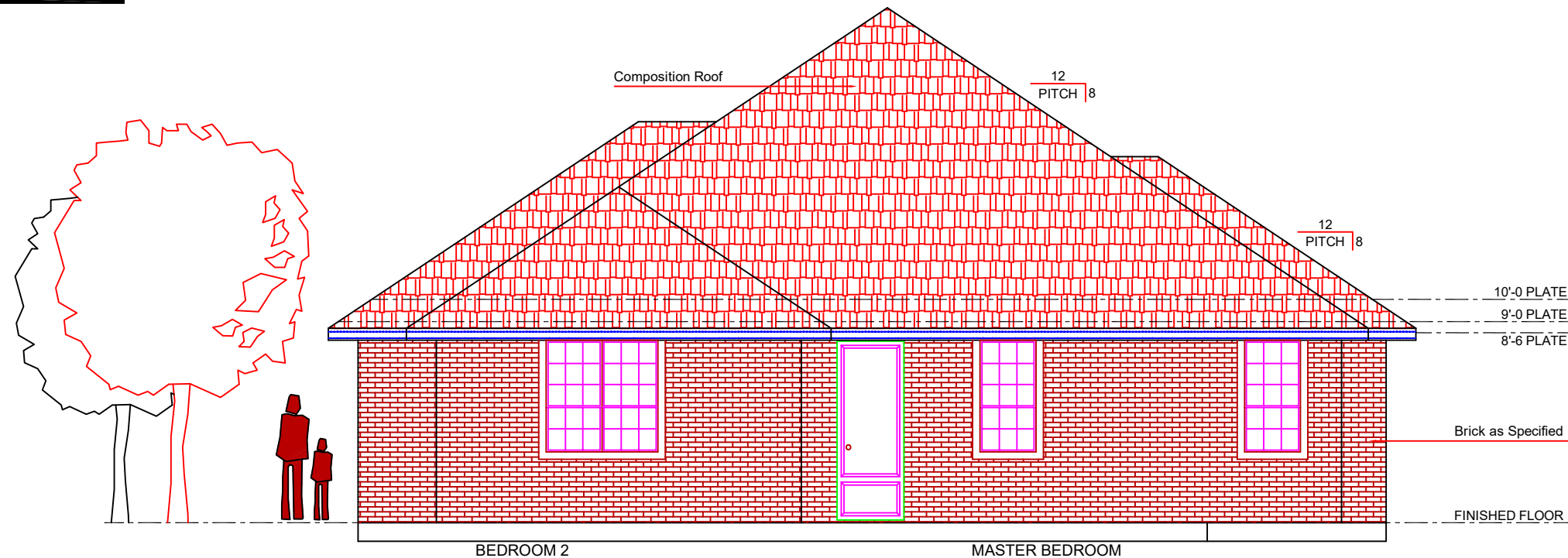


WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



Graphic Scale



EAST (BACK) ELEVATION

FROM PATIO



Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

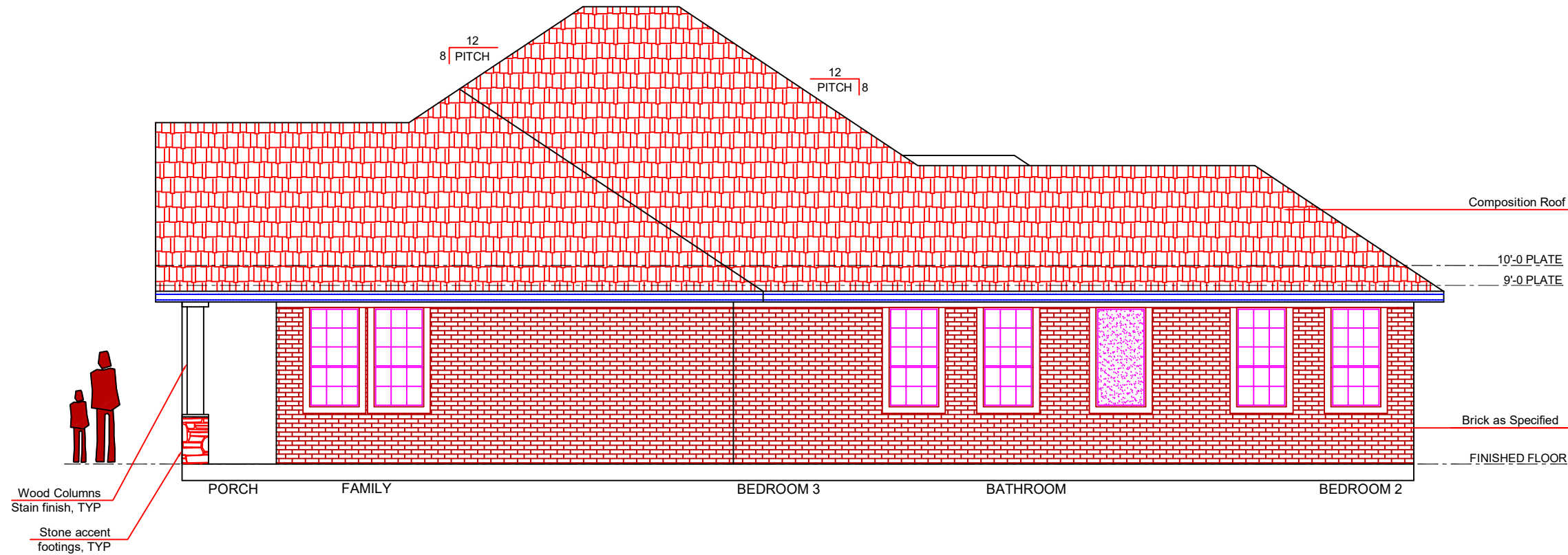
Owners: Mr. Ignacio
 Cardenas and Family

DRAWN BY:
 JHR

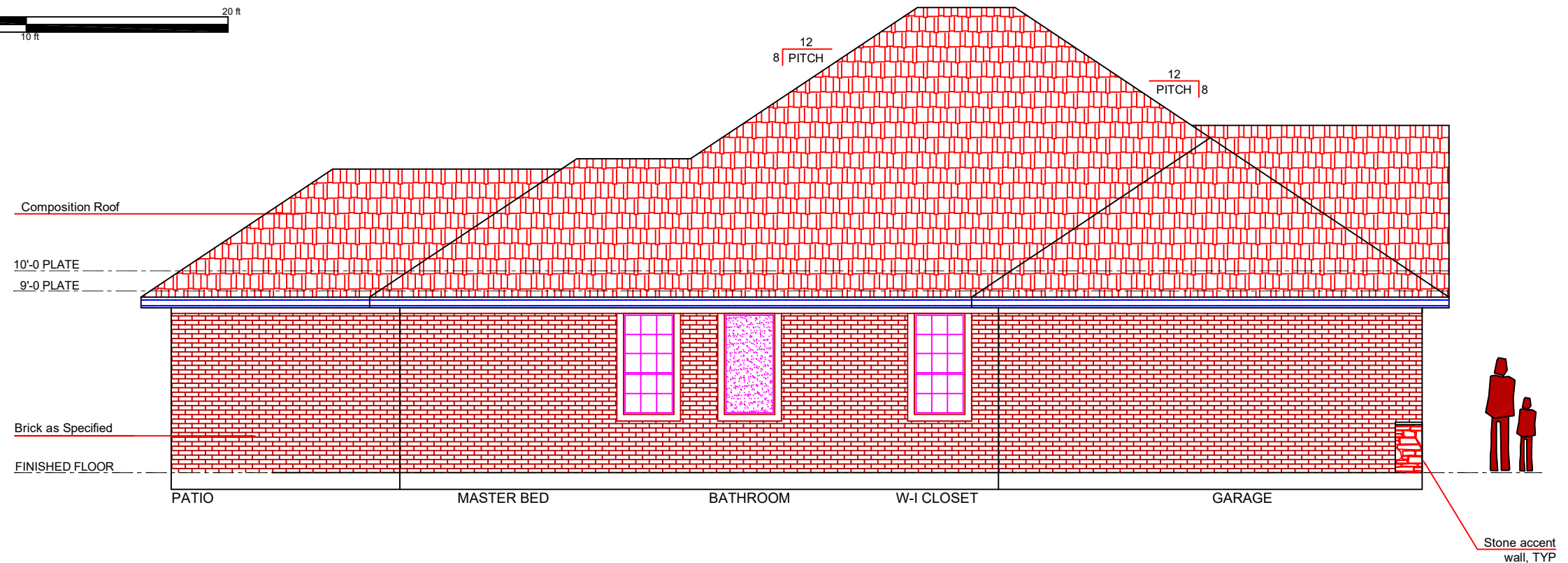
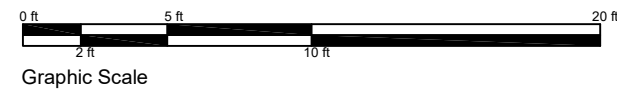
DATE:
 3-23-2019

PLAN NUMBER:

SHEET
 4
 OF - 8



SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION

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 DISCLAIMER: These plans are intended to provide basic construction information in site work, concrete, framing, electrical or mechanical trades necessary to complete the structure. These plans must be verified by the builder or the person in authority for the job. Any discrepancy, error or omission, if found, it is to be brought to the attention of the drafter before any construction, work or purchase is made. All structural elements, such as piers and footings, retaining and shear walls, floor and roof beams, trusses, rafters, floor and ceiling joists, columns, loadings and concrete floors must be sized and designed by a registered engineer. Drafting Solutions will not be responsible for these designs and/or approvals. The limit for drafter's liability will not exceed the fee paid for plans.

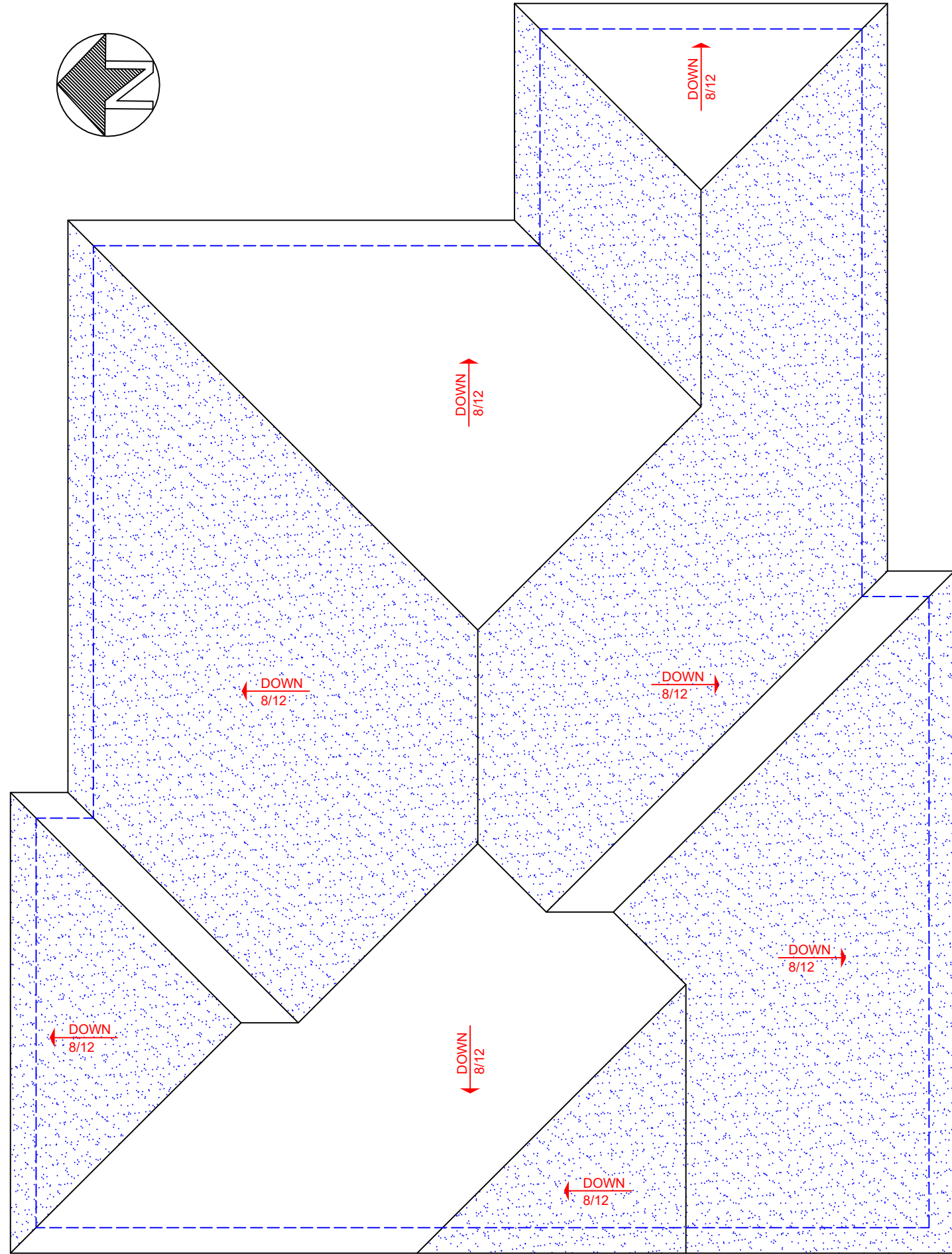
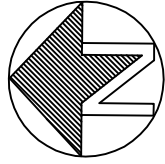


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio
Cardenas and Family

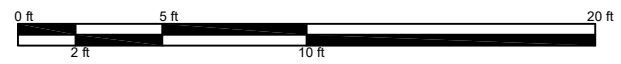
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DATE:
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SHEET
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OF - 8



ROOF PLAN

COMPOSITION ROOF SHINGLES



Graphic Scale

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Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

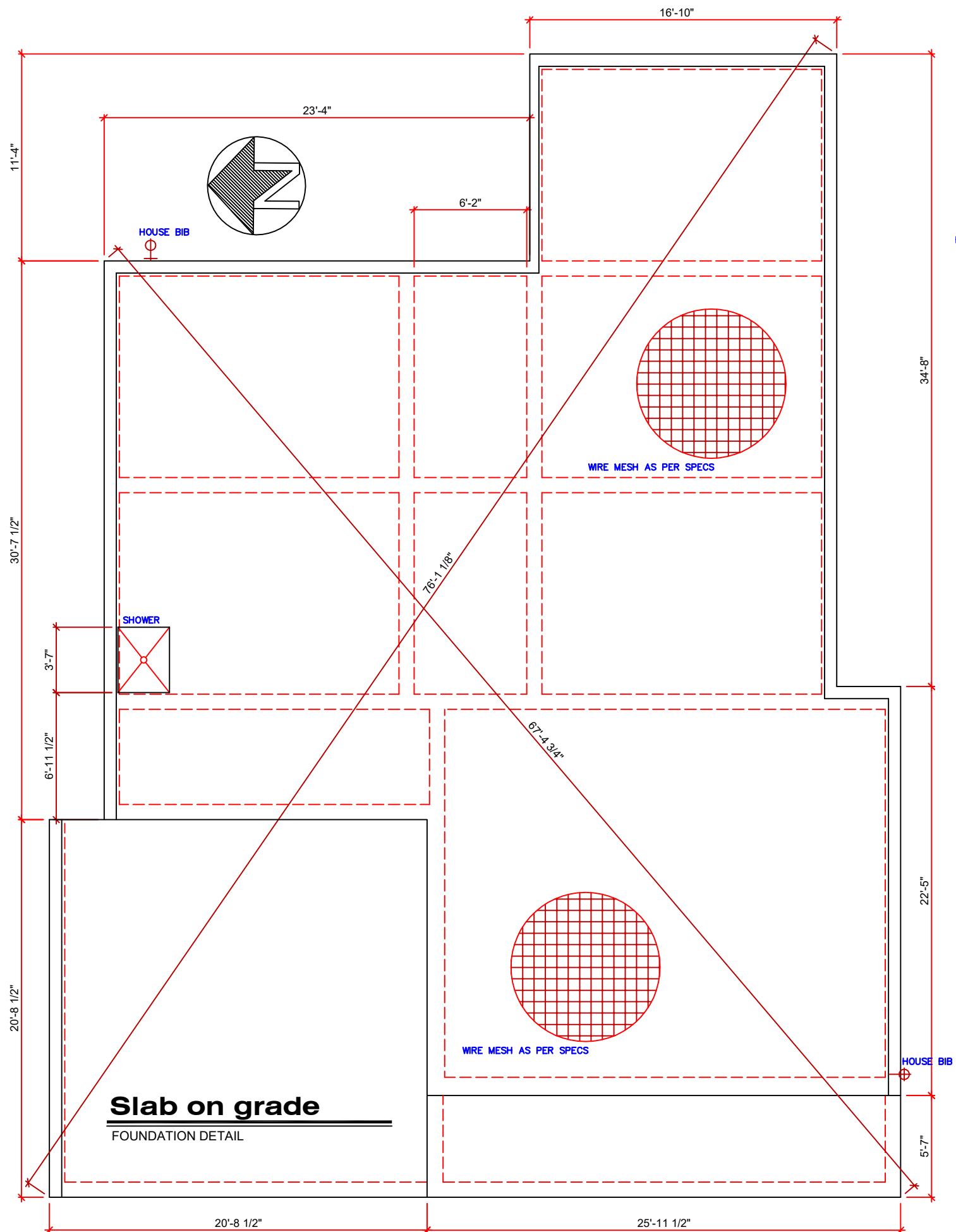
Owners: Mr. Ignacio
Cardenas and Family

DRAWN BY:
JHR

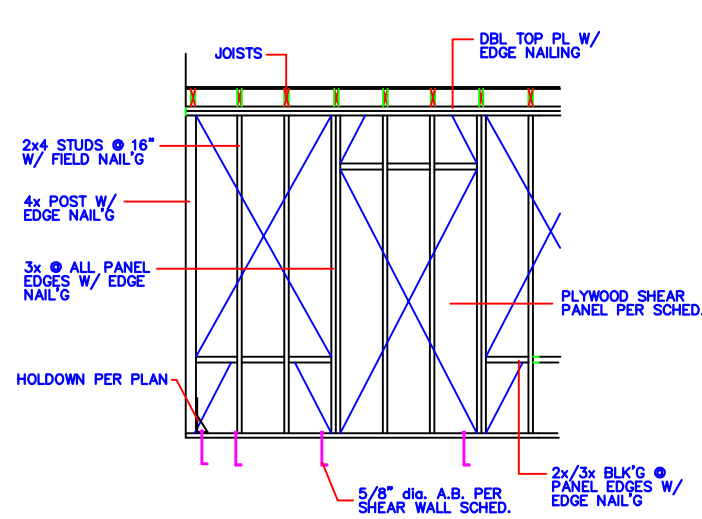
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PLAN NUMBER:

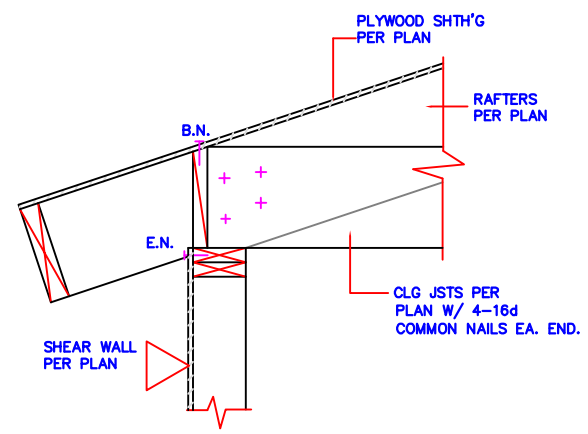
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OF - 8



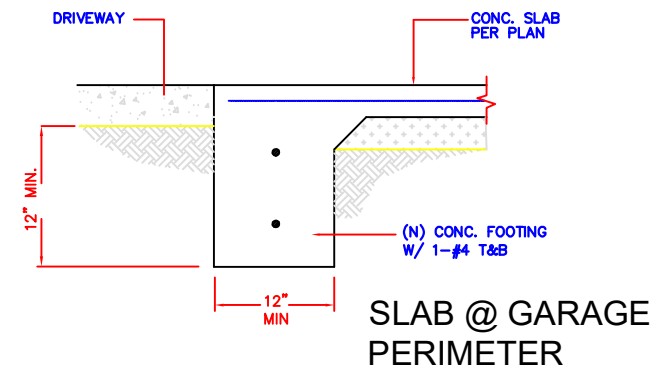
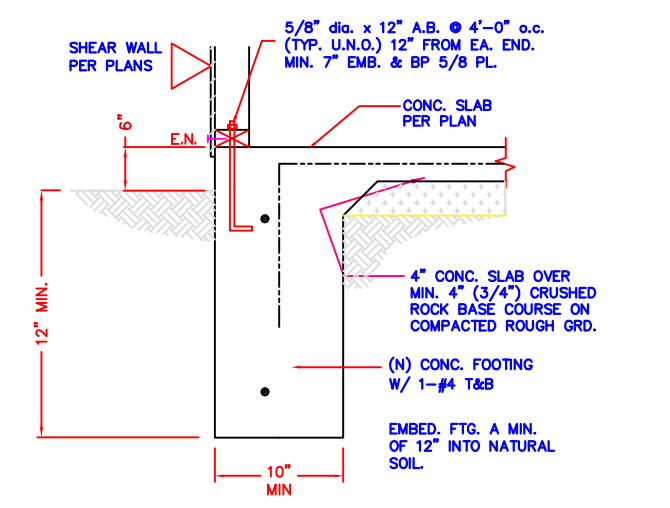
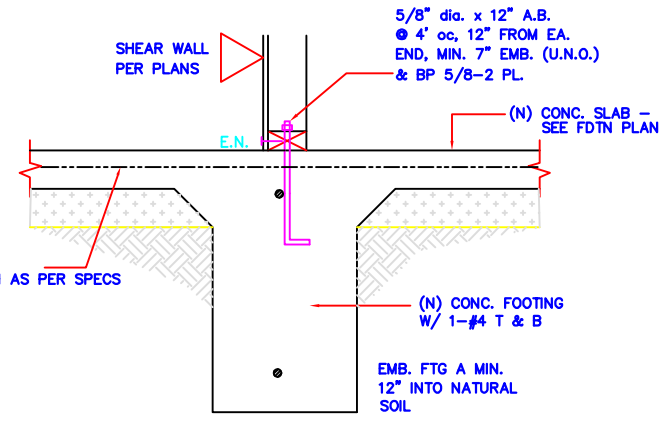
Slab on grade
FOUNDATION DETAIL



Wall Detail



Roof conn. detail



Details - Concrete Slab

IMPORTANT FOUNDATION & CONCRETE NOTES:

1. These foundation details cover a Conventional Rebar Slab Foundation (Regionally Accepted Practices / IRC 2015 Code) - TYPE "C" Foundation from the Dallas, Texas area office of the US Department of Housing and Urban Development.
2. These foundation notes and details are not applicable when a post-tensioned slab is specified. Please refer to the Engineer's notes and details, if applicable.
3. Provide a min. of 4" sand fill except in areas with a high water table. Where a high water table occurs use gravel, crushed stone or comparable material.
4. All beams shall penetrate a min. of 6" into undisturbed soils.
5. No "dead end" beams shall be allowed.
6. All beam and slab reinforcements to extend within 1-1/2" of exterior forms.
7. All concrete shall have a 28-day ultimate compressive strength of 3,000 psi.
8. Beam reinforcing shall be tied and supported every 48" or less.
9. Lap all bar reinforcing 40 diameters. That equals 15" with 3/8" dia rebars.
10. This foundation detail sheet is provided only as a reference. Drafting Solutions provides absolutely no warranty. Owner takes responsibility to use these at his/her own risk. It is strongly advised that a qualified licensed Professional Engineer review this foundation design and the soils report to assure this foundation plan is correct for the soils it is to be built on.

Drafting Solutions - Allen, TX (972) 697-6258
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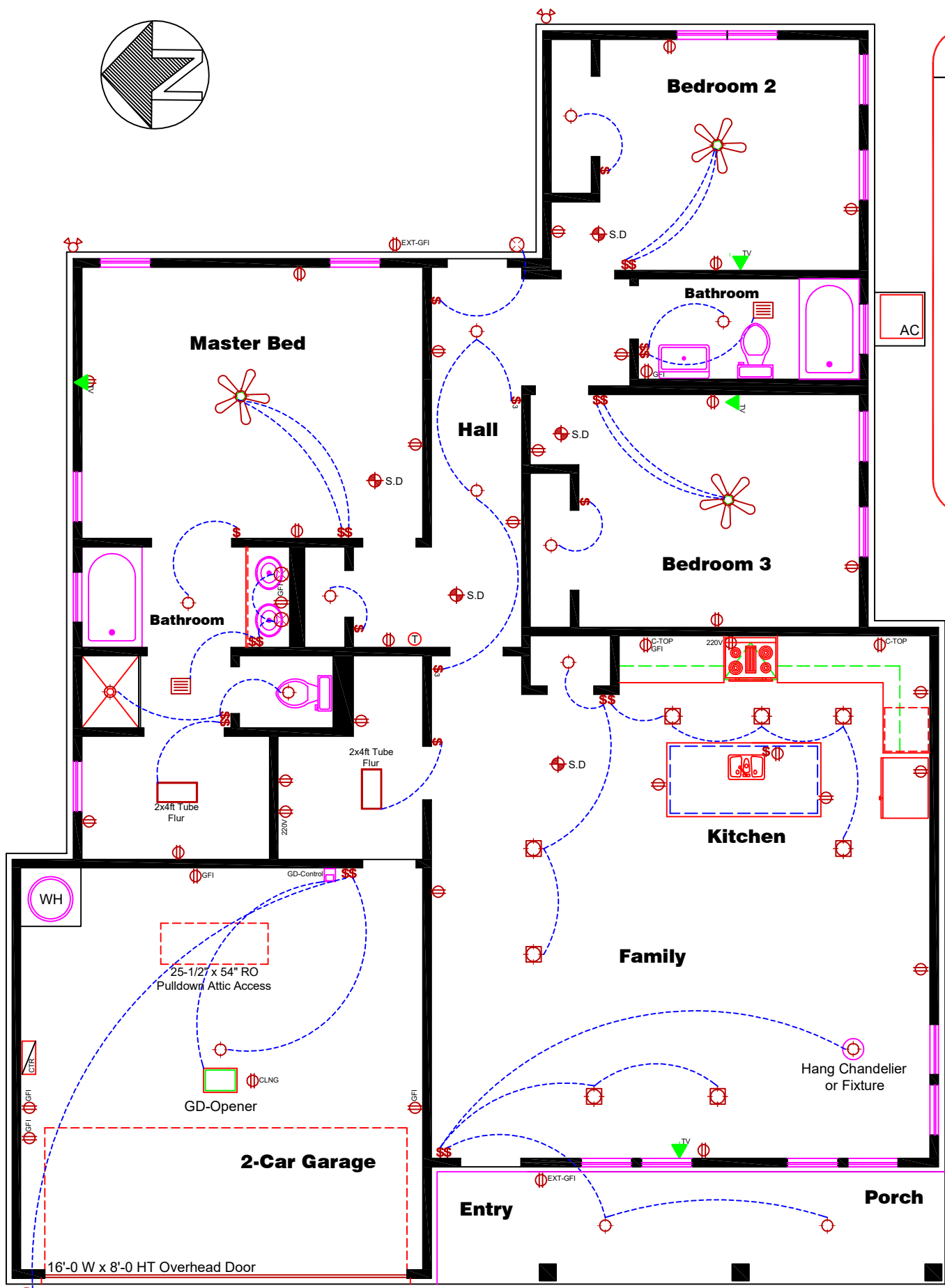
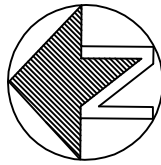


Single Family Residence
Lot 810-A, Eva Place
Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
JHR
DATE:
3-23-2019
PLAN NUMBER:

SHEET
8
OF - 8

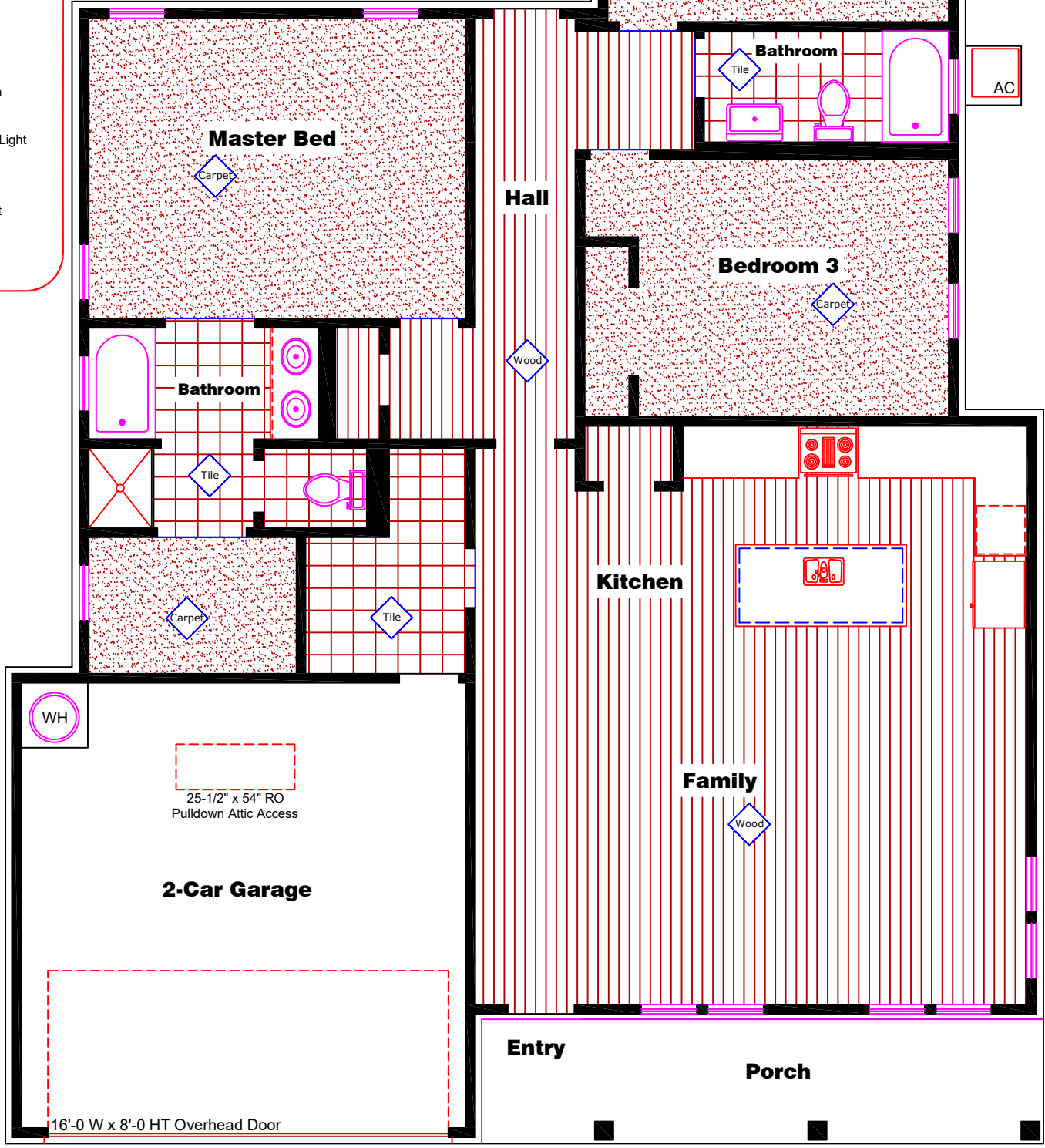


ELECTRICAL LEGEND

| | |
|--|--------------------------|
| | Duplex |
| | Ceiling Duplex |
| | Countertop Duplex |
| | Floor Duplex |
| | Grnd Flt Circ Int Duplex |
| | Phone Jack |
| | Cable TV |
| | 220 Volt Outlet |
| | Thermostat |
| | Smoke Detector |
| | Switch |
| | Three-Way Switch |
| | Ceiling Light |
| | Recessed Ceiling Light |
| | Wall-hung Light |
| | Vent |
| | Landscaping Light |
| | Floodlight |
| | Control Box |

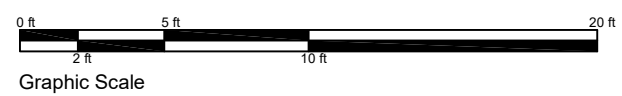
Electrical Diagram

SCALE 1/4" = 1'-0"



Floor Finishings

SCALE 1/4" = 1'-0"



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Single Family Residence
 Lot 810-A, Eva Place
 Rockwall, TX 75032

Owners: Mr. Ignacio Cardenas and Family

DRAWN BY:
 JHR
DATE:
 3-23-2019
PLAN NUMBER:

SHEET
6
OF - 8

Adjacent Housing Attributes

| Address | Housing Type | Year Built | House SF | Accessory Building SF | Exterior Materials |
|---------------|--------------------|------------|----------|-----------------------|--------------------|
| 115 Eva Place | Single-Family Home | 2008 | 1,529 | N/A | Vinyl Siding |
| 124 Eva Place | Single-Family Home | 1973 | 980 | 150 | Vinyl Siding |
| 135 Eva Place | Single-Family Home | 1985 | 1,568 | 462 | Vinyl Siding |
| 146 Eva Place | Single-Family Home | 1993 | 1,368 | N/A | Vinyl Siding |
| 147 Eva Place | Subject Property | | RCAD | Vacant | |
| 154 Eva Place | Accessory Building | | | 500 | Wood |
| 159 Eva Place | Single-Family Home | | 1,250 | N/A | Vinyl Siding |
| 162 Eva Place | Single-Family Home | 2008 | 1,729 | 64 | Brick |
| 172 Eva Place | Single-Family Home | 1985 | 980 | 150 | Vinyl Siding |
| 173 Eva Place | Vacant | | | | |
| 186 Eva Place | Single-Family Home | 2007 | 1,058 | N/A | Stucco |
| 187 Eva Place | Single-Family Home | 1985 | 672 | N/A | Vinyl Siding |
| 197 Eva Place | Vacant | | | | |
| 198 Eva Place | Single-Family Home | 1977 | 980 | 64 | Vinyl Siding |
| 209 Eva Place | Vacant | | | | |
| 214 Eva Place | Single-Family Home | 1964 | 600 | N/A | Wood |
| 228 Eva Place | Single-Family Home | 2006 | 650 | 450 | Brick |
| 109 Diana | Single-Family Home | 1984 | 1,008 | N/A | Wood Siding |
| Averages: | | 1990 | 1,106 | 263 | |



109 Diana Drive



115 Eva Place



124 Eva Place



135 Eva Place



146 Eva Place



159 Eva Place



162 Eva Place



172 Eva Place



186 Eva Place



187 Eva Place



198 Eva Place



214 Eva Place



228 Eva Place

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 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 Ignacio Cardenas 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 0.158-acre tract of land identified as Lot 810-A0, Rockwall Lake Properties Development #2 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 147 Eva Place, 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2TH DAY OF AUGUST, 2021.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

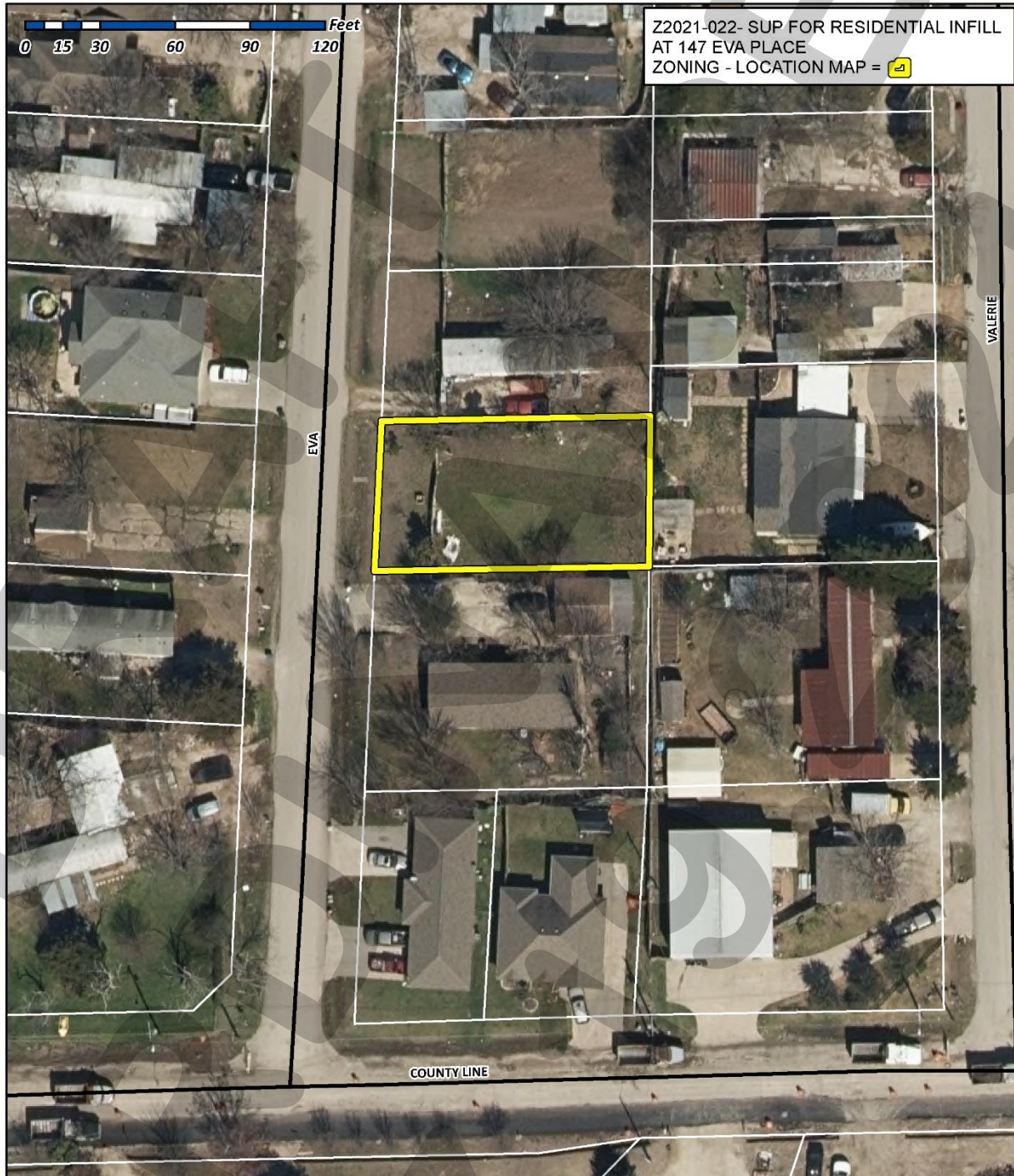
1st Reading: July 19, 2021

2nd Reading: August 2, 2021

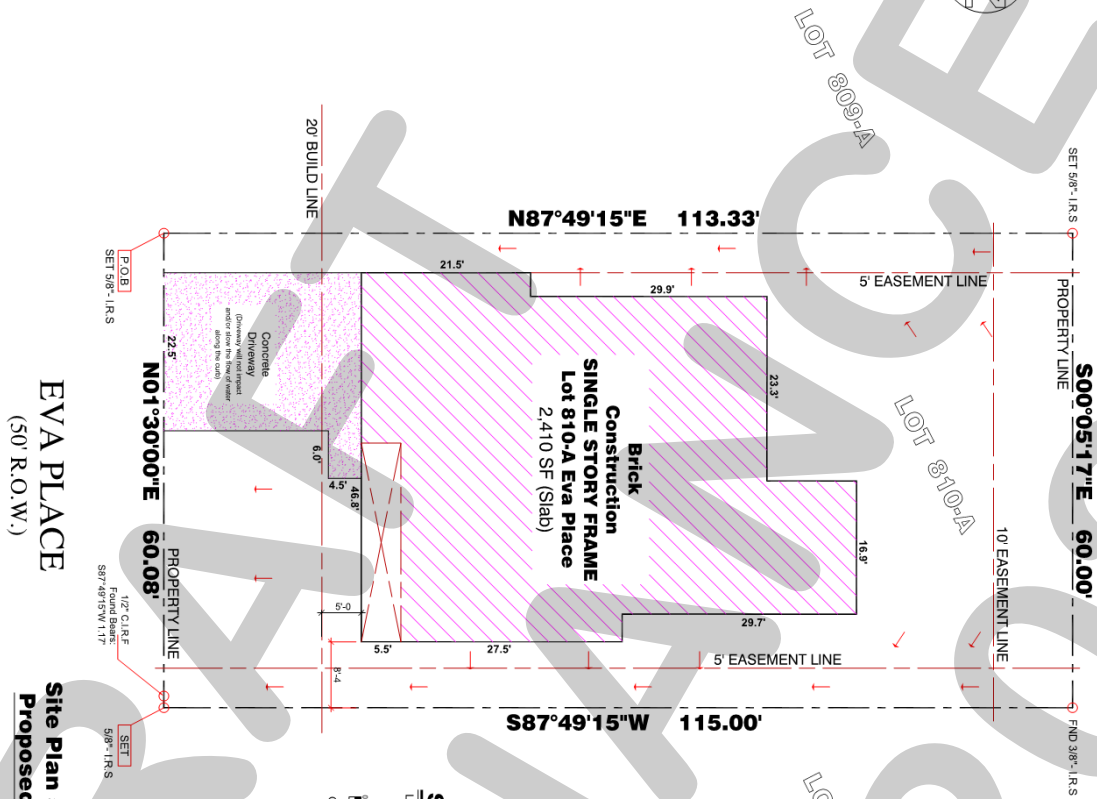
Exhibit 'A'
Location Map

Address: 147 Eva Place

Legal Description: Lot 810-A0, Rockwall Lake Estates #2 Addition



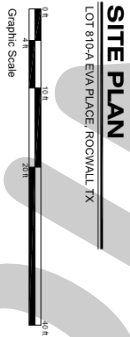
**Exhibit 'B':
Residential Plot Plan**



EVA PLACE
(50' R.O.W.)

**Site Plan shown with
Proposed Drainage**

SURVEY PLAT DESCRIPTION:
Property located at No. LOT 810-A, of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCKWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79, of the PLATS Records of Rockwall County, Texas.

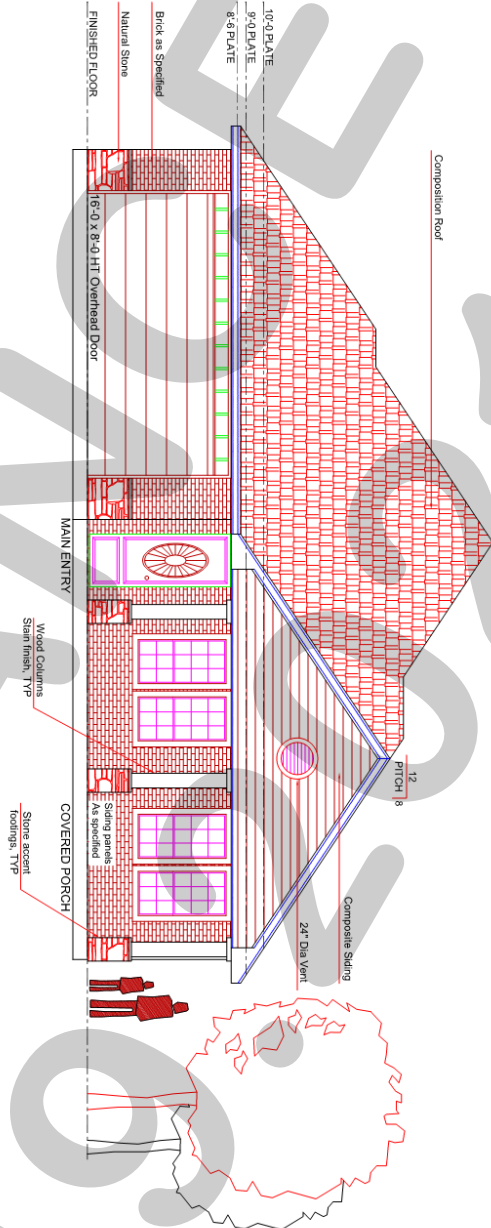
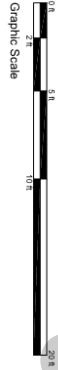


- NOTES:**
- Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 - Proposed drainage continue to flow to street, however, elevation needs to be raised.
 - A minimum slope of 5% is required (10% is preferred) for at least the first 8ft away from the structure on all sides.
 - As required for this property, a swale of 1% slope (minimum) will be constructed to carry all runoff to EVA PLACE street.
 - If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 - The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

Exhibit 'C':
Building Elevations

WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



EAST (BACK) ELEVATION

FROM PATIO

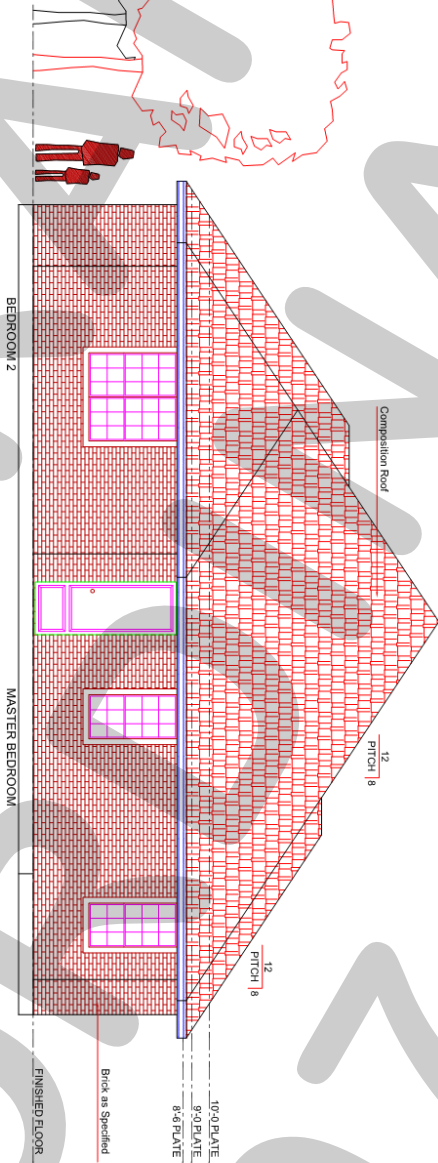
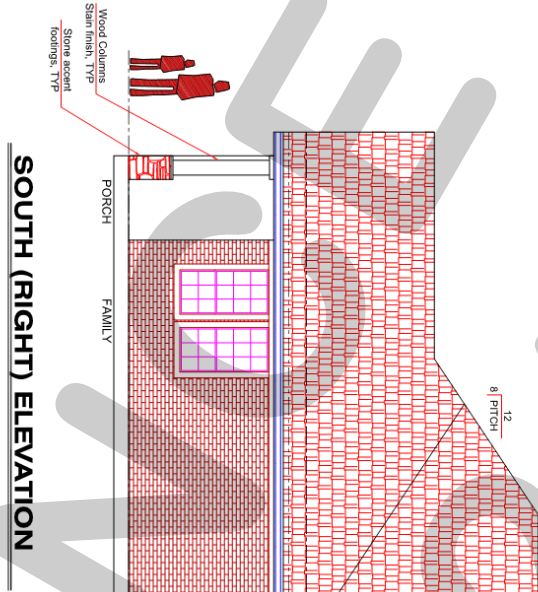
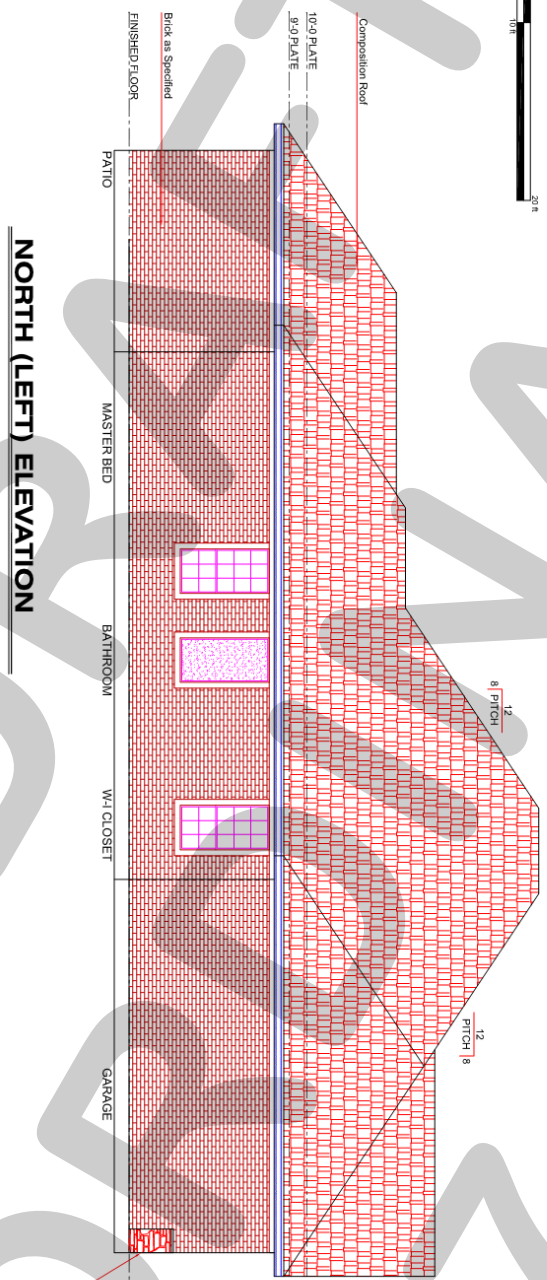


Exhibit 'C':
Building Elevations



SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION



August 5, 2021

TO: Ignacio Cardenas
PO Box 788
Rockwall, TX, 75087

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

SUBJECT: Z2021-022; *Specific Use Permit (SUP) for 147 Eva Place*

Ignacio Cardenas:

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 August 2, 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 July 13, 2021, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Deckard absent.

City Council

On August 2, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 6-0, with Council Member Johannesen absent. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-31, S-252, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee,
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-31

SPECIFIC USE PERMIT NO. S-252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 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 Ignacio Cardenas 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 0.158-acre tract of land identified as Lot 810-A0, Rockwall Lake Properties Development #2 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 147 Eva Place, 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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF AUGUST, 2021.**



Kevin Fowler, Mayor

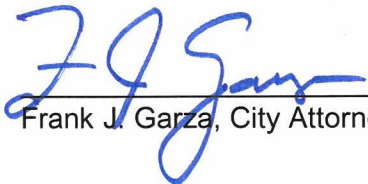
ATTEST:



Kristy Cole, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

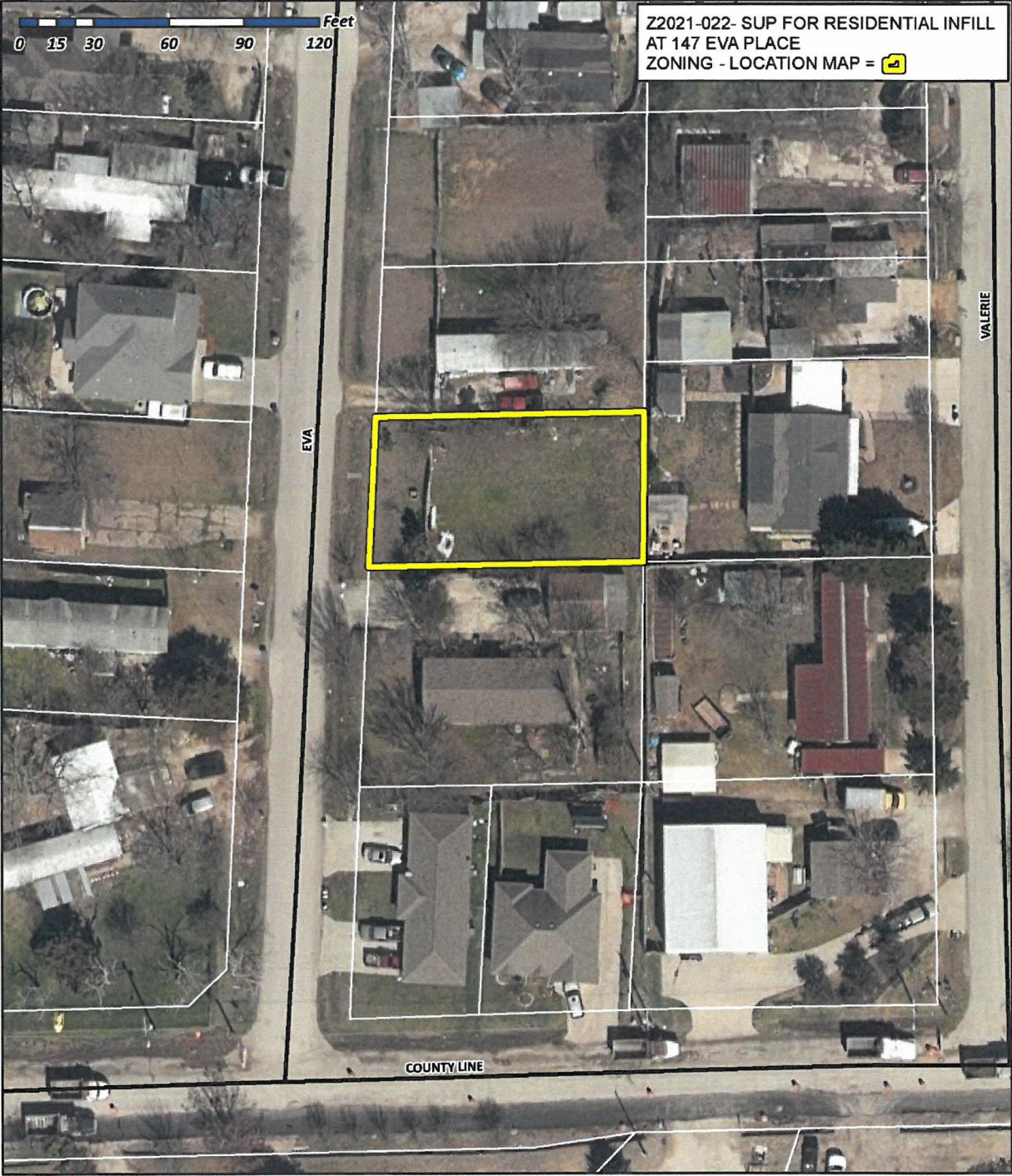
1st Reading: July 19, 2021

2nd Reading: August 2, 2021

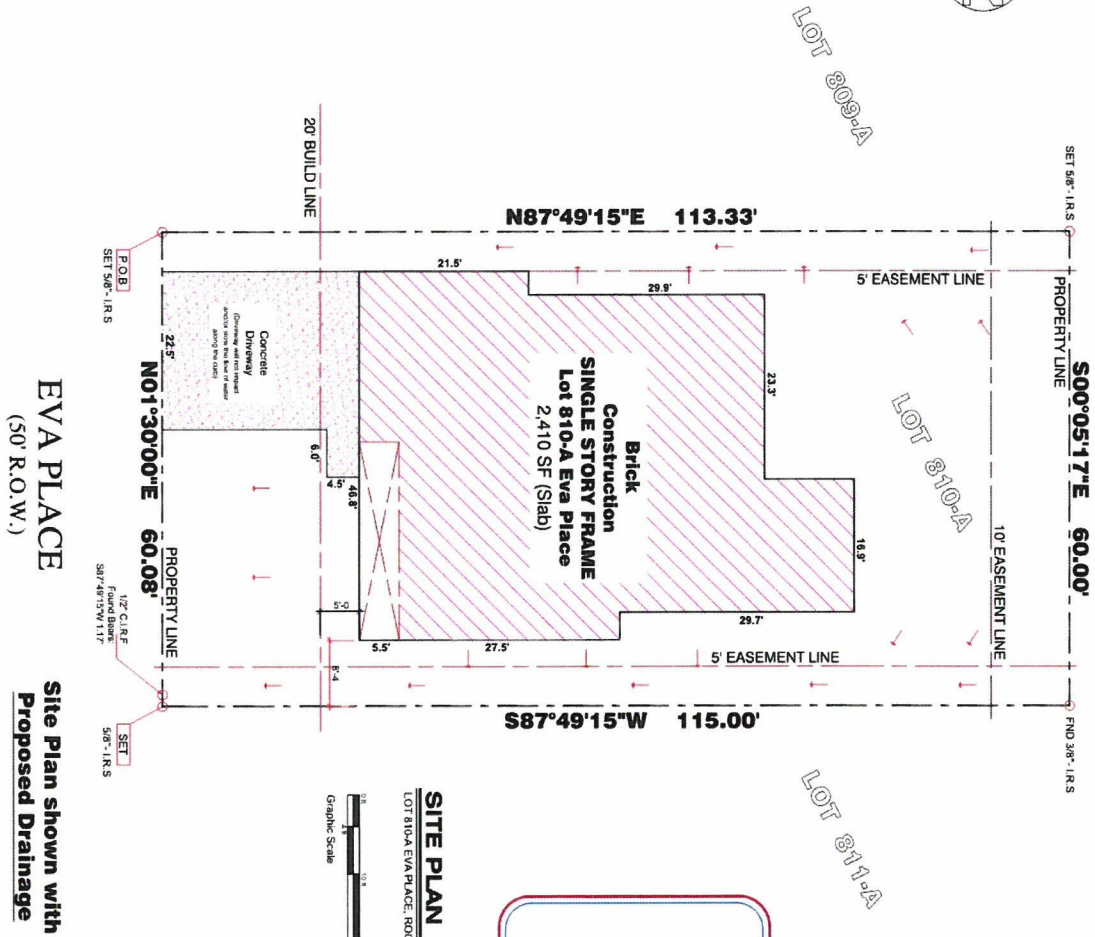
Exhibit 'A'
Location Map

Address: 147 Eva Place

Legal Description: Lot 810-A0, Rockwall Lake Estates #2 Addition



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

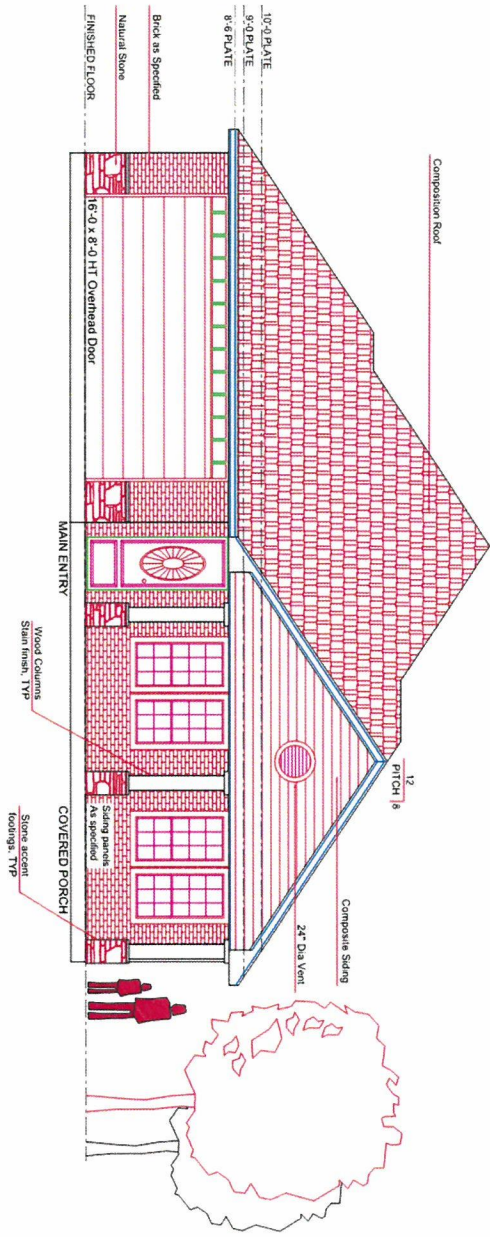


SURVEY PLAT DESCRIPTION:
 Property located at No. LOT 810-A, of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCKWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79, of the PLATS Records of Rockwall County, Texas.



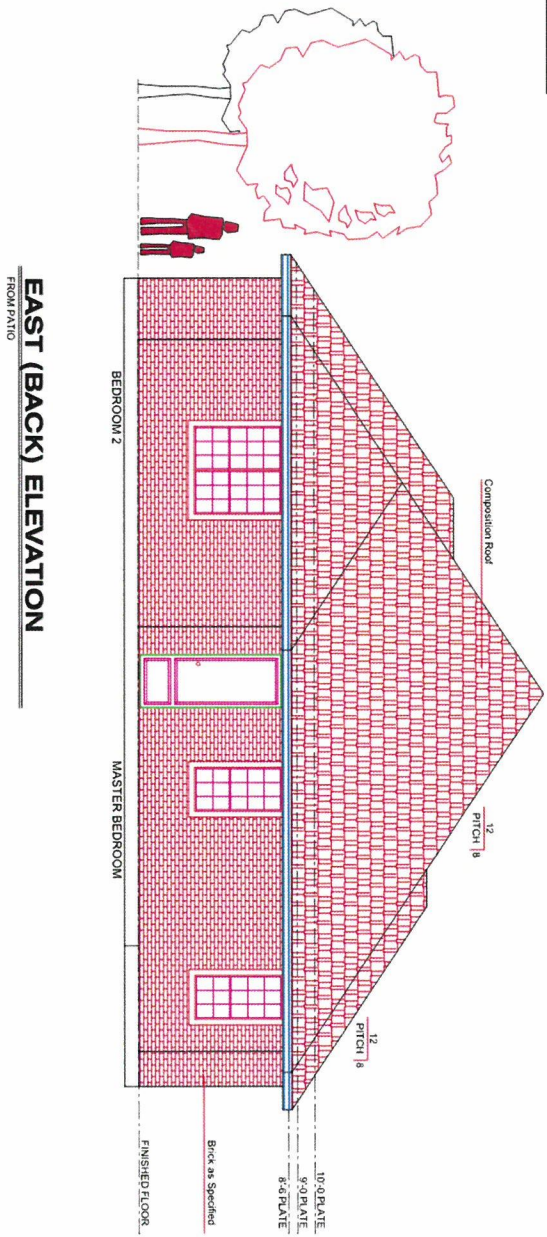
- NOTES:**
1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 2. Proposed drainage continue to flow to street, however, elevation needs to be raised.
 3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
 4. As required for this property, a grade of 1% slope (minimum) will be constructed to convey all runoff to EVA PLACE street.
 5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.

**Exhibit 'C':
Building Elevations**



WEST (FRONT) ELEVATION

FROM EVA PLACE STREET



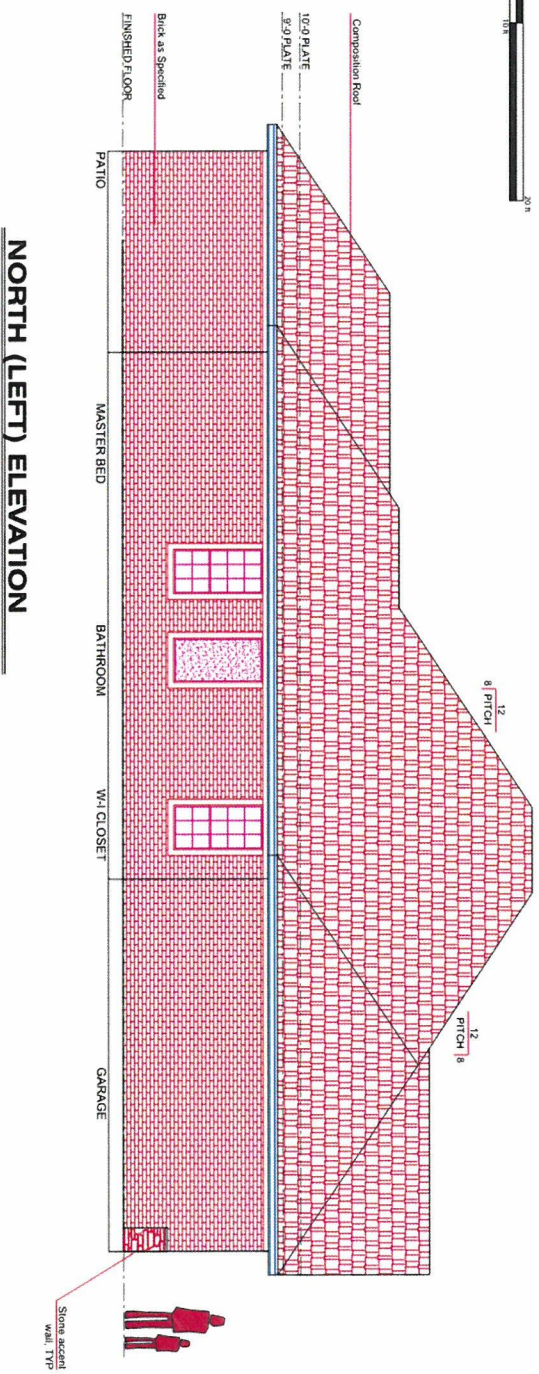
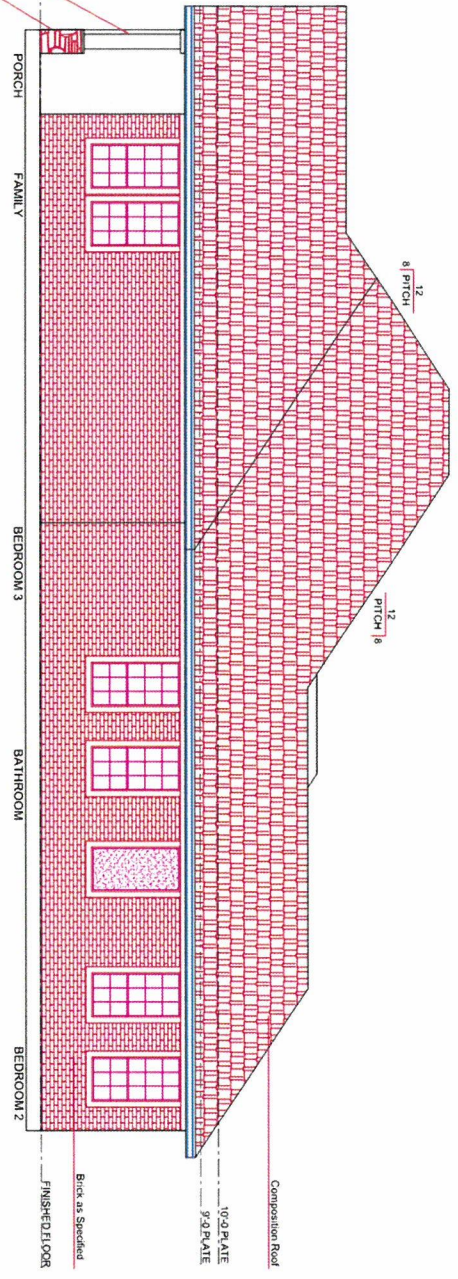
EAST (BACK) ELEVATION

FROM PATIO

**Exhibit 'C':
Building Elevations**

Wood Columns
Slam finish, TYP
Stone accent
loadings, TYP

SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION