



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2023-017

PLANNING & ZONING FEE \$ 215.00

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD



PLANNING AND ZONING COMMISSION

On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Womble absent.

CITY COUNCIL READING #1

On May 1, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 7-0.

CITY COUNCIL READING #2



CONDITIONS OF APPROVAL



NOTES



21930



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22023-017
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&2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³
- 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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 711 Parks Ave. Rockwall, TX 75087
SUBDIVISION Foree's Addition LOT 11 BLOCK C
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Residential I CURRENT USE Residential I
PROPOSED ZONING Residential I PROPOSED USE Residential I
ACREAGE 0.16 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

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

OWNER Nixon Estate APPLICANT Javier Silva
CONTACT PERSON Judy Wible CONTACT PERSON Javier Silva
ADDRESS 114 Vicksburg Loop ADDRESS 58 Windsor Dr.
CITY, STATE & ZIP Elgin TX 78621 CITY, STATE & ZIP Rockwall, TX 75082
PHONE 512-944-2652 PHONE (972) 814-9462
E-MAIL jcw hnt@gmail.com E-MAIL support@jmscustomhomes.net

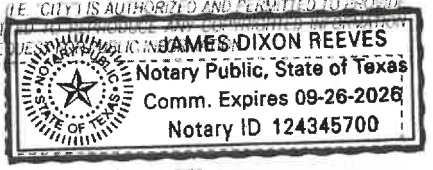
NOTARY VERIFICATION (REQUIRED)

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT THIS INFORMATION IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

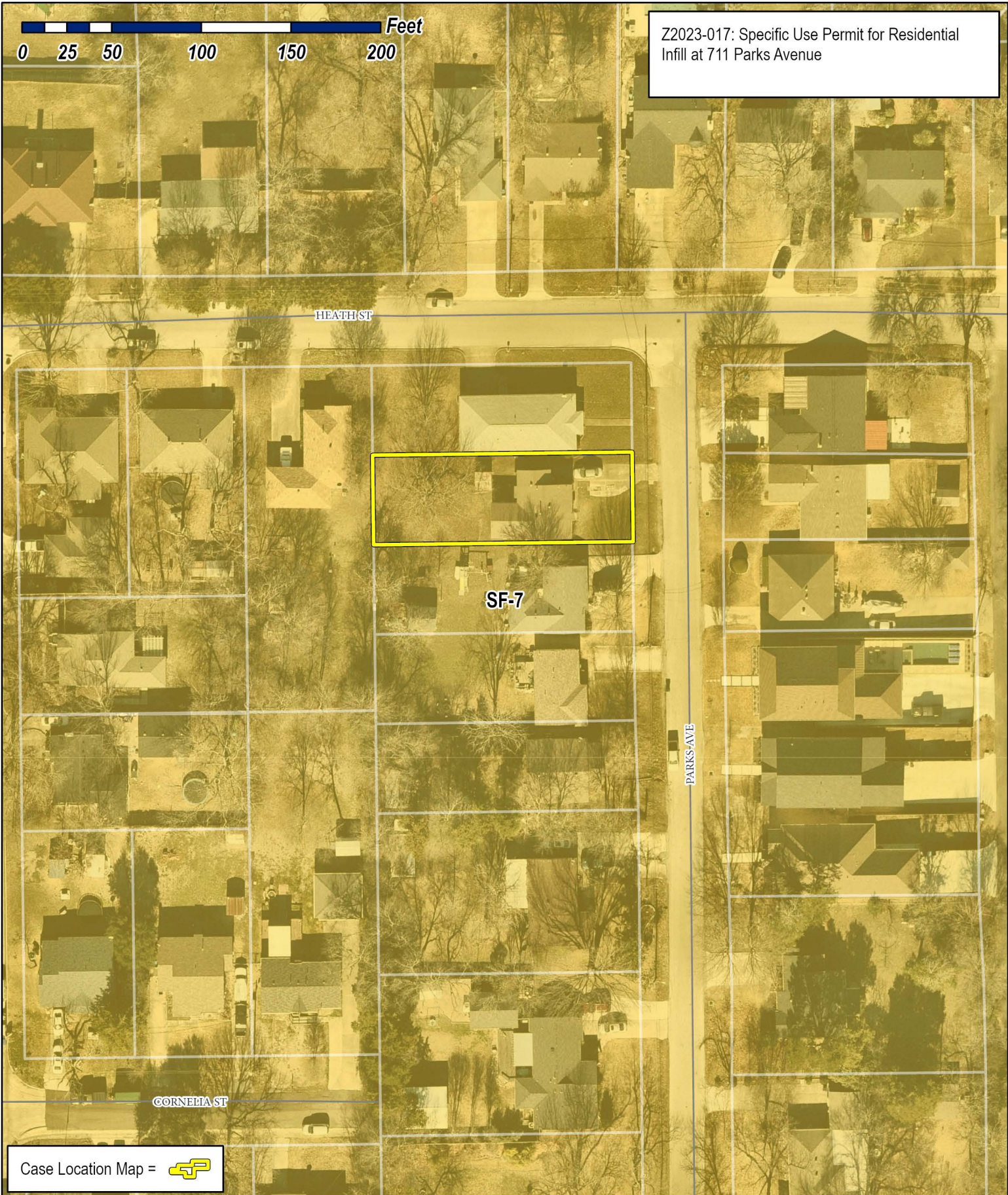
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2023
OWNER'S SIGNATURE: Judy Wible


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS James D. Reeves
MY COMMISSION EXPIRES:





Z2023-017: Specific Use Permit for Residential Infill at 711 Parks Avenue



Case Location Map = 



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.

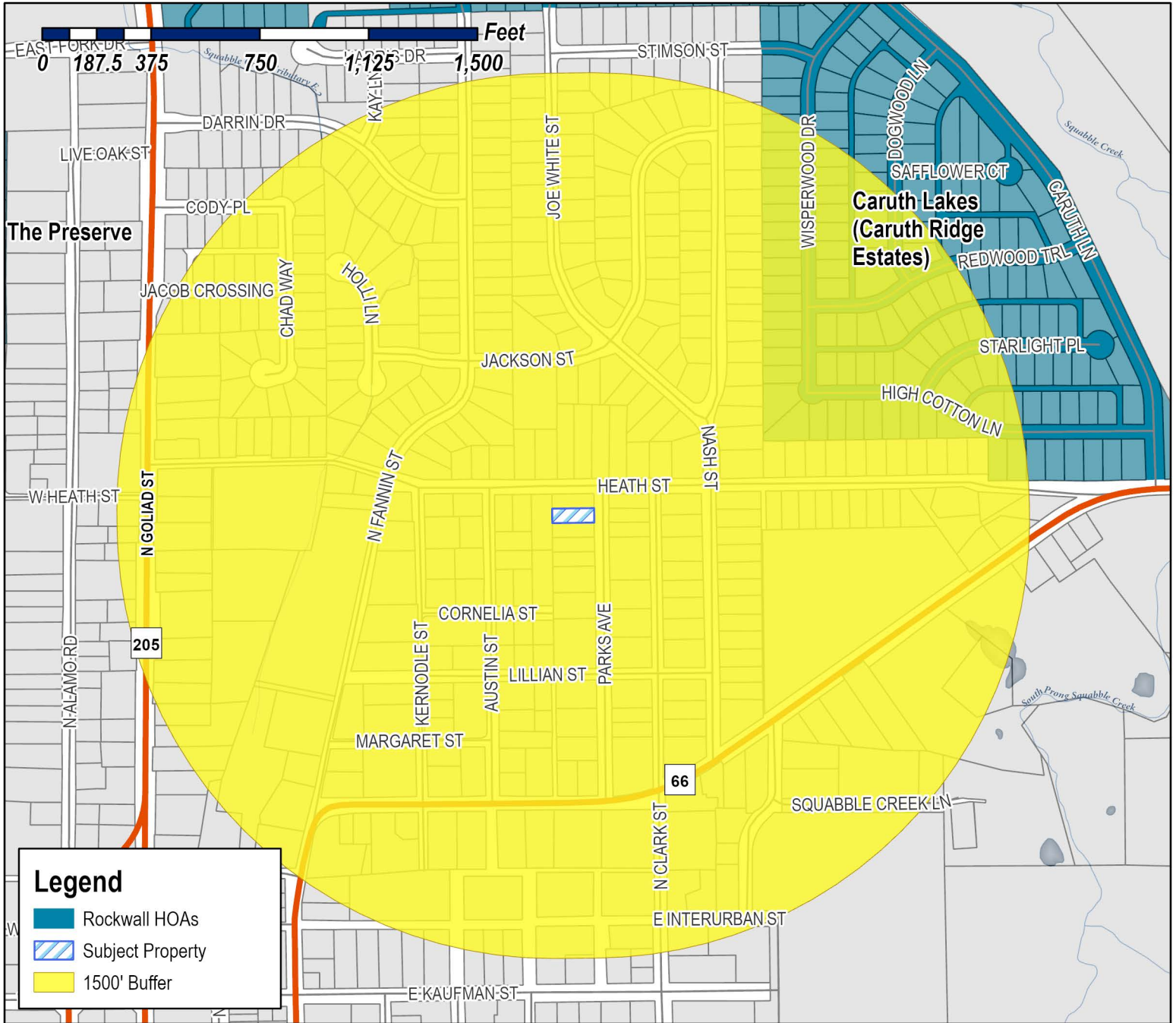




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Case Number: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue

Date Saved: 3/17/2023
 For Questions on this Case Call (972) 771-7745

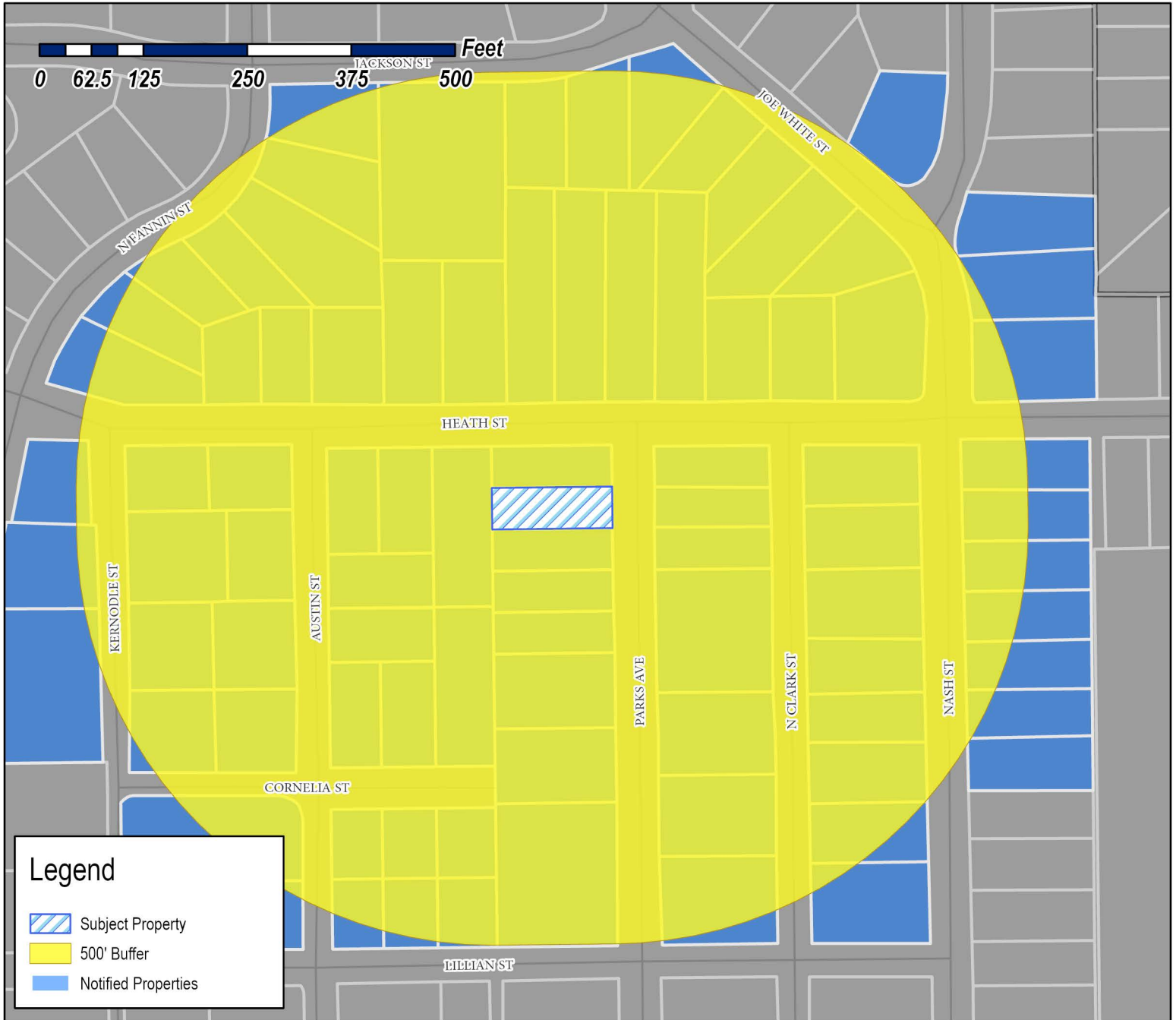




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Case Name: SUP for Residential Infill
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Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue



Date Saved: 3/17/2023

For Questions on this Case Call: (972) 771-7746

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND
RICHARD M FISKE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
17111 255TH AVE
SPIRIT LAKE, IA 51360

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY #110
RICHARDSON, TX 75080

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER
AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

JMB NEWBYGINNIGS, LLC
5250 HWY 78 SUITE 750-208
SACHSE, TX 75048

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
606 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
607 NASH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

RESIDENT
610 NASH ST
ROCKWALL, TX 75087

RESIDENT
701 NASH ST
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES
704 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
707 NASH ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 NASH ST
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE
MICHELLE
714 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
801 AUSTIN STREET
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

RESIDENT
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 NASH ST
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N FANNIN ST
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

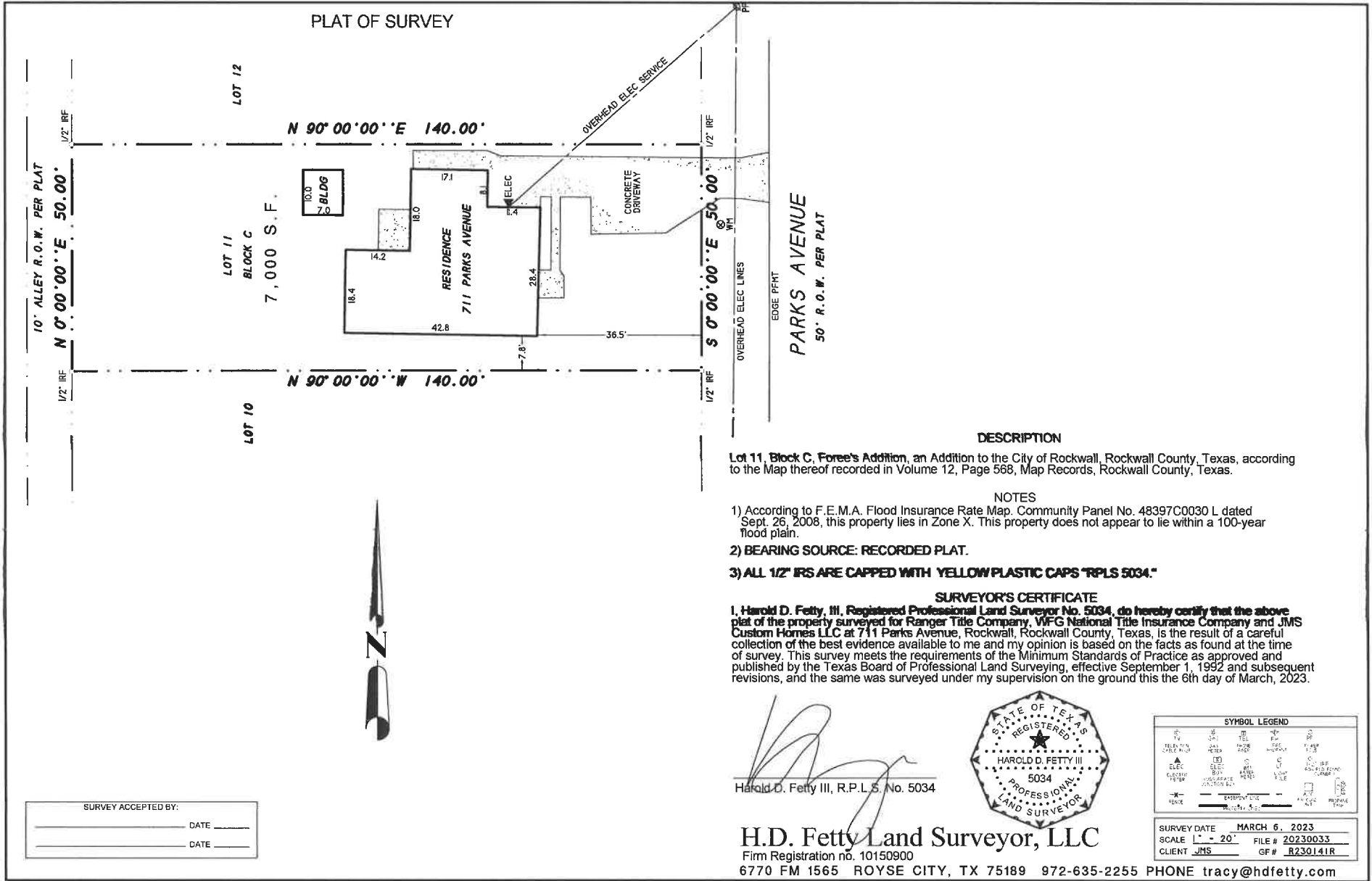
WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087



DESCRIPTION
 Lot 11, Block C, Foree's Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, Map Records, Rockwall County, Texas.

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE
 I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, WFG National Title Insurance Company and JMS Custom Homes LLC at 711 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 6th day of March, 2023.


 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
1/2" IRF	1/2" IRF	TEL	TEL	TEL	TEL
TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE
METER	METER	METER	METER	METER	METER
ELEC	ELEC	ELEC	ELEC	ELEC	ELEC
CUSTOMER	CUSTOMER	CUSTOMER	CUSTOMER	CUSTOMER	CUSTOMER
WATER	WATER	WATER	WATER	WATER	WATER
SEWER	SEWER	SEWER	SEWER	SEWER	SEWER

SURVEY ACCEPTED BY:

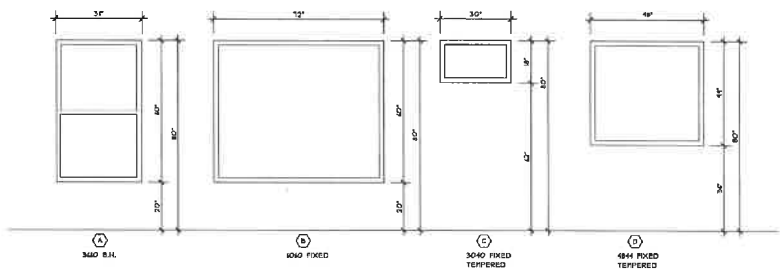
 DATE _____

 DATE _____

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

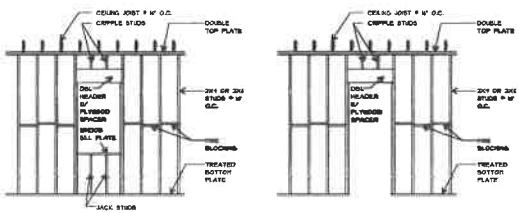
SURVEY DATE MARCH 6, 2023
 SCALE 1" = 20' FILE # 20230033
 CLIENT JMS GF # R230141R

GENERAL NOTES:
 1) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION.
 2) CONNECT ALL WATER, GAS, ELECTRIC, ETC. TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
 3) PROVIDE TERPITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
 4) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
 5) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 100 SQ. FT. OF ATTIC OR PER LOCAL CODES.
 6) 5/8" MIN. DRYBALL THROUGHOUT, 5/8" TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
 1) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE I.R. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
 2) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.



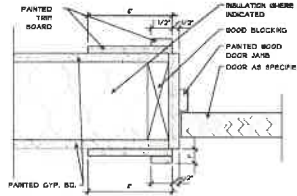
WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOW SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL ALIGN DESIGN TO BE BY OWNER.

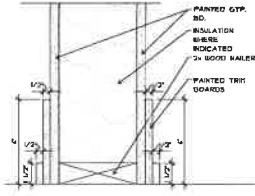


TYP. WINDOW
 08 FRAMING DIAGRAM
 SCALE 1/4"=1'-0"

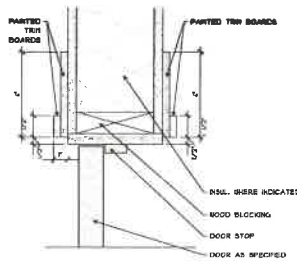
TYP. DOOR
 01 FRAMING DIAGRAM
 SCALE 1/4"=1'-0"



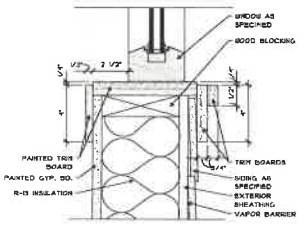
06 DOOR JAMB DETAIL
 SCALE 3/4"=1'-0"



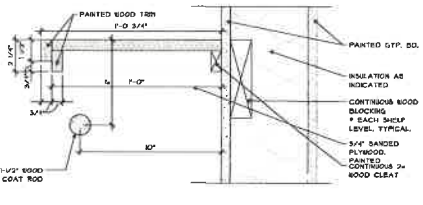
05 BASEBOARD DETAIL
 SCALE 3/4"=1'-0"



04 DOOR HEAD DETAIL
 SCALE 3/4"=1'-0"

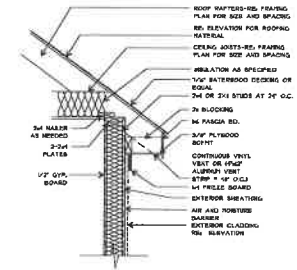


03 WINDOW SILL
 SCALE 3/4"=1'-0"



02 TYPICAL SHELF DETAIL
 SCALE 3/4"=1'-0"

SQUARE FOOTAGE	AREAS
1766	FLOOR PLAN
435	2-CAR GARAGE
107	COVERED PORCH
404	COVERED PATIO
2,712	TOTAL UNDER ROOF



01 TYP. SOFFIT DETAIL
 SCALE 1/4"=1'-0"

TYPICAL DETAILS

JMS
 NEW RESIDENCE
 JMS CUSTOM HOMES
 711 PARKS AVE
 ROCKWALL
 TEXAS
 75087

ISSUE LOG

DATE	DESCRIPTION	ISSN

REVISION LOG

DATE	DESCRIPTION	REV	NO.

ISSUED FOR:
 PRELIMINARY -
 BIDDING / PERMIT
 REVISION
 FOR CONSTRUCTION

Fanning Pultrus
 EST. 1988

OWNER: JAMES BUNA
 CONTRACTOR: JMS CUSTOM HOMES
 DESIGNER: JMS CUSTOM HOMES

MCH PROJ # 3110 SCALE REF. DRAWING
 SHEET NO. **A3.1**
 NOTES, DETAILS SCHEDULE



NEW
RESIDENCE
JMS CUSTOM
HOMES

711 PARKS AVE
ROCKWALL
TEXAS
75087

ISSUE LOG

DATE	DESCRIPTION	ISSUE

REVISION LOG

DATE	DESCRIPTION	ISSUE

ISSUED FOR:

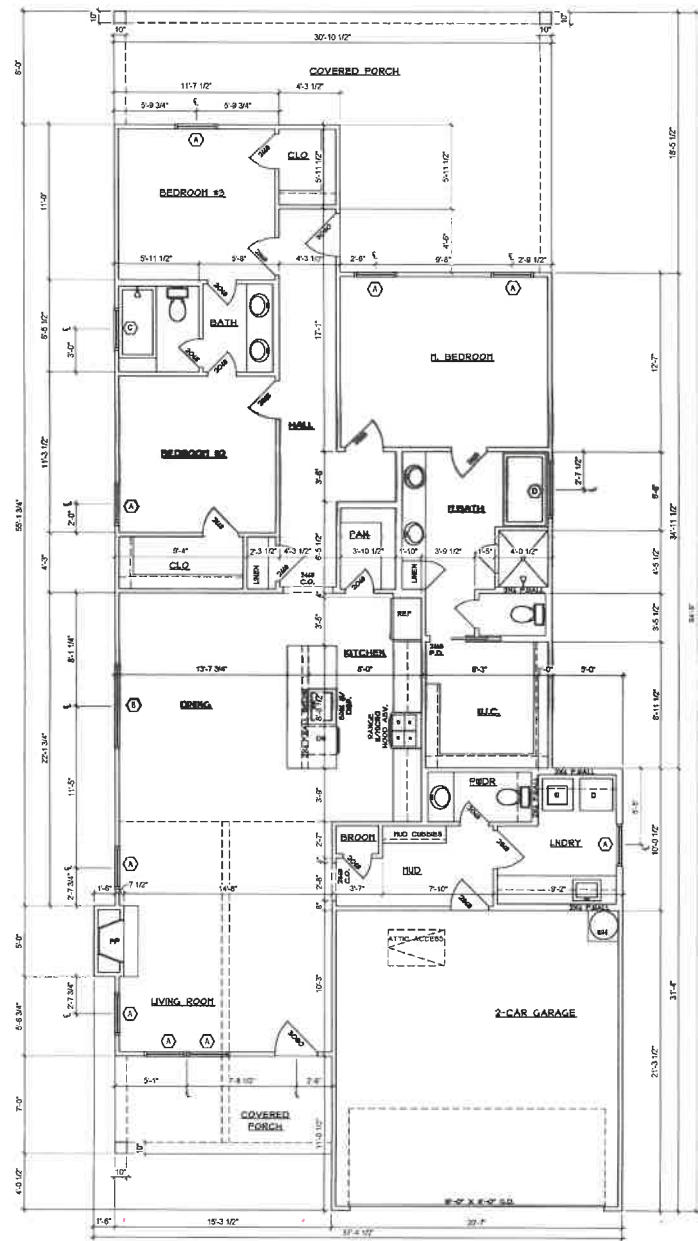
- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



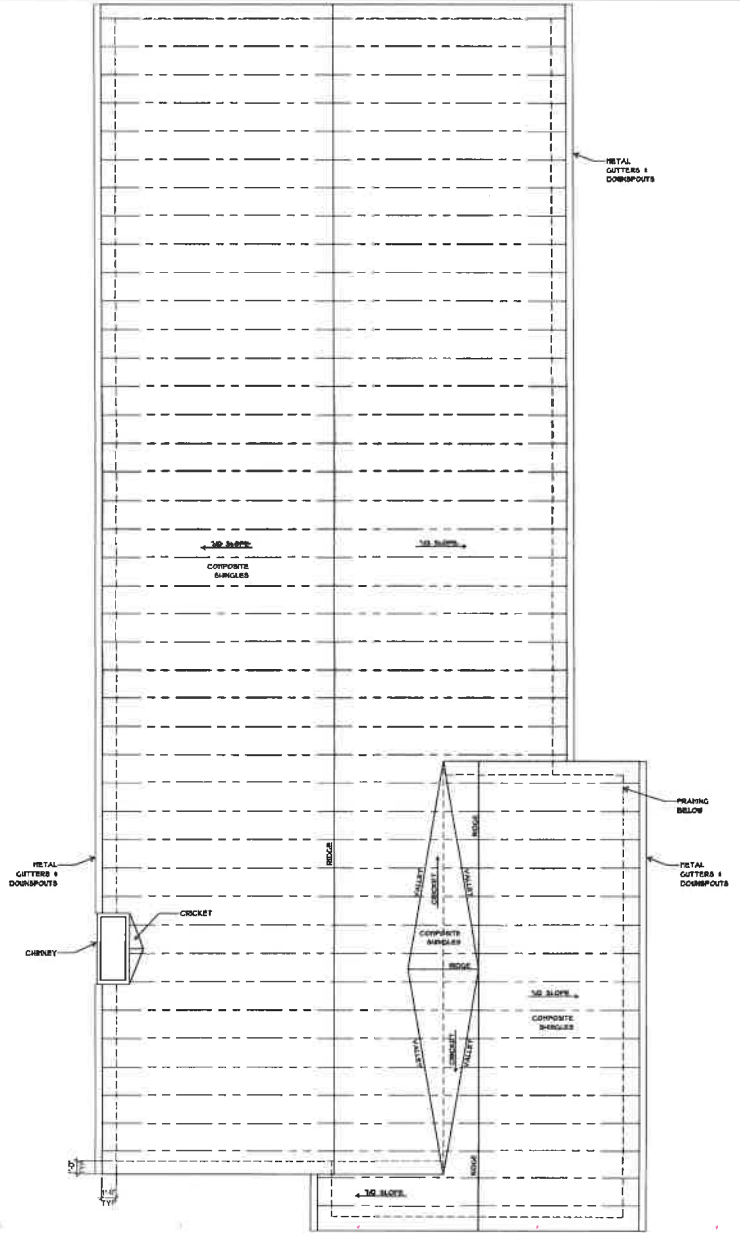
OWNER: JAMES OLVA
CONTRACTOR: JAMES OLVA
DESIGNER: FANNING PHILLIPS

ARCH PROJ # SCALE
2010 REF DRAWING
SHEET NO

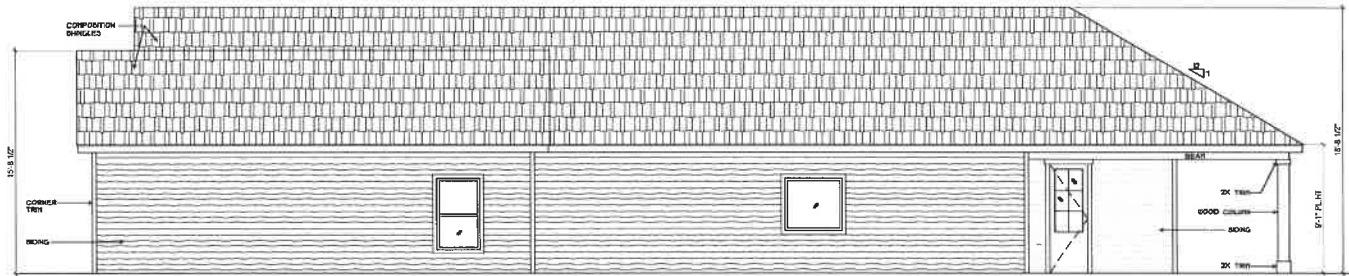
A3.2
FLOOR & ROOF PLAN



01 FLOOR PLAN
SCALE 1/4"=1'-0"



02 ROOF PLAN
SCALE 1/4"=1'-0"



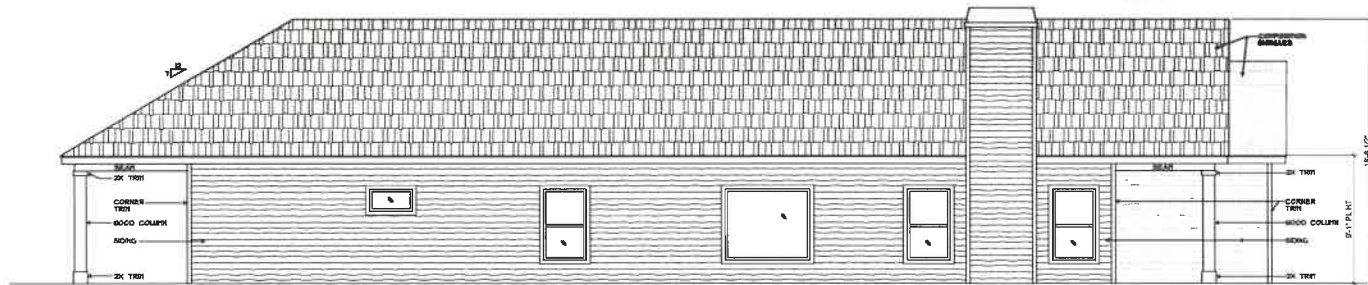
04 NORTH ELEVATION

SCALE 1/4"=1'-0"



03 WEST ELEVATION

SCALE 1/4"=1'-0"



02 SOUTH ELEVATION

SCALE 1/4"=1'-0"



01 EAST ELEVATION

SCALE 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES
711 PARKS AVE
ROCKWALL
TEXAS
75087

ISSUE LOG

DATE	DESCRIPTION	SCALE	ISSUED FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV	BY

ISSUED FOR:

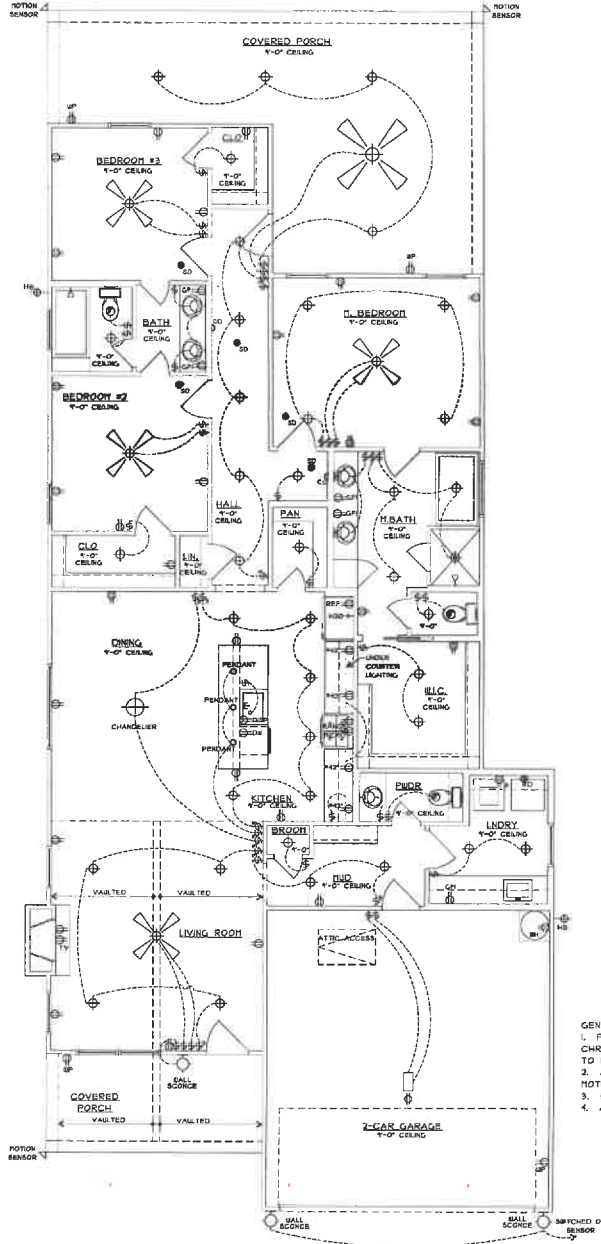
- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER
CONTRACTOR: JAVIER SILVA
DESIGNER: JAMES PHILLIPS

ARCH PROJ #	SCALE
2100	REF DRAWING

SHEET NO
A5.1
ELEVATIONS



GENERAL NOTES:
 1. PROVIDE SOFFIT OUTLETS FOR CHRISTMAS LIGHTING ON PORCH & PATIO TO BE ON A SWITCH OR TIMER.
 2. ALL NOTION SENSOR TO BE BOTH NOTION AND SWITCHED.
 3. PROVIDE ADEQUATE ATTIC LIGHTING.
 4. ALL CEILING TO BE 8'-0" U.O.

ELECTRICAL NOTES:

- 1) TOBERRY LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS
- 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE TYPICAL LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE ON PER-AREA SPECIFIC CODES
- 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS
- 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC
- 5) UNDER DETECTOR SHALL BE PLACED NO MORE THAN 12" FROM CLO AND 3" FROM DUCT OPENING. DETECTORS SHALL BE PERMANENTLY WIRING AND W/CONNECTED. PROTECT ALL SLEEPING AREAS PER CODE
- 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL
- 7) ALL LIGHT FIXTURES & SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN NOOK & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART. 210.23(C)
- 8) ALL LIGHT FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED WITHIN 6'-0" FROM ALL SHELVING
- 9) PROVIDE 100 AMP ELECTRICAL SERVICE PANEL WITH METER SLOUP
- 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED
- 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH THESE ARE REQUIRED FOR FUTURE WHIRLPOOL HOOK UP

ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION
⌚	SMOKE FOLE DETECTOR
⌚	3WAY SWITCH
⌚	120V OUTLET
⌚	220V OUTLET
⌚	RECESSED CAN FIXTURE
⌚	PENDANT FIXTURE
⌚	SCOFFLE
⌚	EXHAUST FAN
⌚	COVER OR UNDERCOUNTER LIGHTING
⌚	SMOKE DETECTOR
⌚	CO DETECTOR
⌚	VP—VENDOR PROOF
⌚	WR—WEATHER PROOF
⌚	GF—GROUND FAULT INTERCEPTOR
⌚	LV—LOW VOLTAGE
⌚	OS—OUTSIDE
⌚	OE—CABLE DISPOSAL
⌚	DM—DIRECT WIRE

NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND OUTDOORS TO BE GFI

NEW RESIDENCE
JMS CUSTOM HOMES
 711 PARKS AVE
 ROCKWALL
 TEXAS
 75087

ISSUE LOG

DATE	DESCRIPTION	REV

REVISION LOG

DATE	DESCRIPTION	REV

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

Fanning Phulpis
 D. E. S. L. E. M.

OWNER: JAVIER SILVA
 CONTRACTOR: JAVIER SILVA
 DESIGNER: JAVIER SILVA

ARCAD PROJ.#: 2110 SCALE: REF. DRAWING

SHEET NO: **A6.1**
 POWER PLANS

01 FIRST FLOOR POWER PLAN
 SCALE: 1/4"=1'-0"

PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: Z2023-017
PROJECT NAME: SUP for Residential Infill at 711 Parks Avenue
SITE ADDRESS/LOCATIONS: 711 PARKS AVE

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue.

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 (Z2023-017) 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 Foree Subdivision, which has been in existence since prior to 1913, consists of more than five (5) lots, and is considered to be more than 90% developed.

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

M.6 According to Subsection 04.01(B), Lots Less Than Five (5) Acres, of Article 06, Parking and Loading, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street." In this case the proposed garage is located an estimated eleven (11) feet in front of the front façade of the proposed single-family home. This will require discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 4, 2023.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 4, 2023; 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 April 11, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.9 The projected City Council meeting dates for this case will be April 17, 2023 (1st Reading) and May 1, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments

03/21/2023: Approved.

The building permit will require an engineered driveway culvert design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/24/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved

No Comments

21930



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22023-017
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&2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³
- 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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 711 Parks Ave. Rockwall, TX 75087
SUBDIVISION Foree's Addition LOT 11 BLOCK C
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Residential I CURRENT USE Residential I
PROPOSED ZONING Residential I PROPOSED USE Residential I
ACREAGE 0.16 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Nixon Estate APPLICANT Javier Silva
CONTACT PERSON Judy Wible CONTACT PERSON Javier Silva
ADDRESS 114 Vicksburg Loop ADDRESS 58 Windsor Dr.
CITY, STATE & ZIP Elgin TX 78621 CITY, STATE & ZIP Rockwall, TX 75082
PHONE 512-944-2652 PHONE (972) 814-9462
E-MAIL jcw hnt@gmail.com E-MAIL support@jmscustomhomes.net

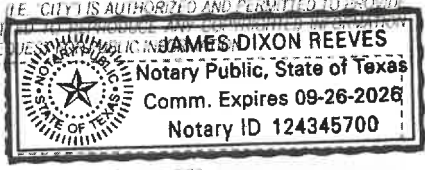
NOTARY VERIFICATION (REQUIRED)

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT THIS INFORMATION IN ANY MEDIUM AND FOR ANY PURPOSE, WITHOUT CHARGE, IN CONNECTION WITH THIS APPLICATION. IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION, THE CITY WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE APPLICANT OR OWNER TO DO SO.

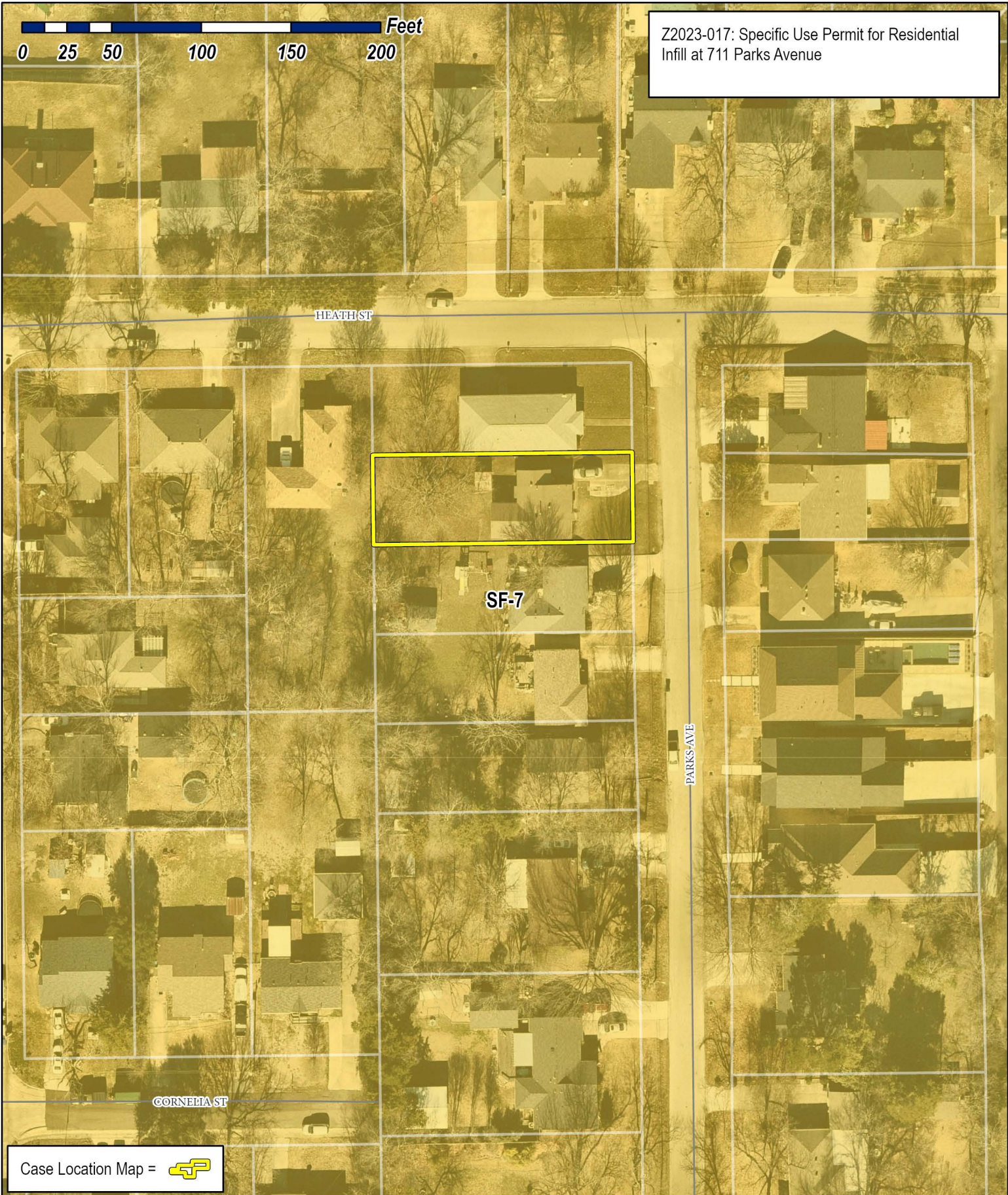
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2023
OWNER'S SIGNATURE: Judy Wible

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: James D. Reeves





Z2023-017: Specific Use Permit for Residential Infill at 711 Parks Avenue




HEATH ST

SF-7

PARKS AVE

CORNELIA ST

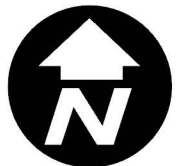
Case Location Map = 



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.

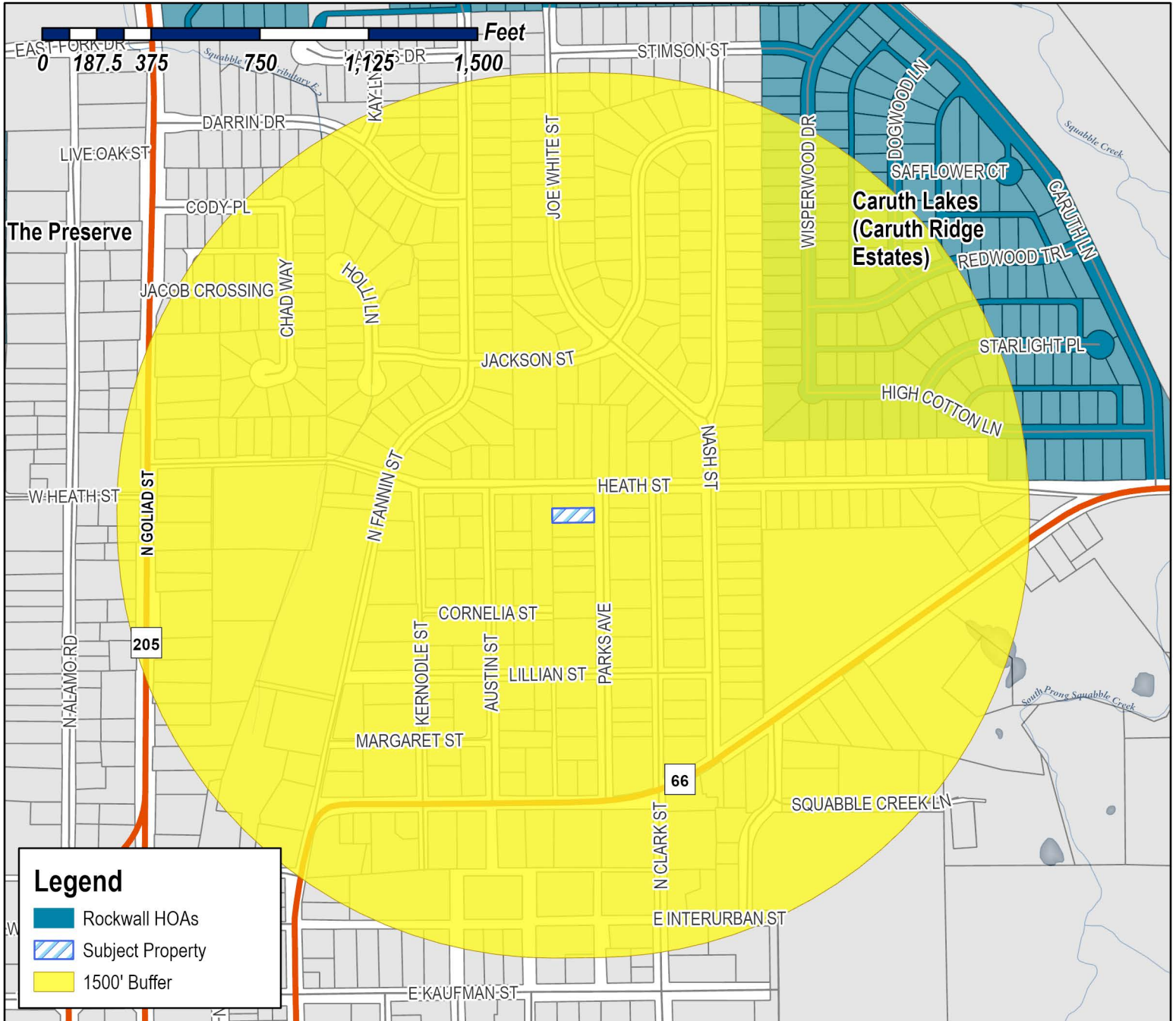




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Case Number: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue

Date Saved: 3/17/2023
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Guevara, Angelica
Sent: Tuesday, March 21, 2023 2:38 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-017]
Attachments: Public Notice Z2023-017.pdf; HOA Map Z2023-017.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *March 24, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

Thank you,

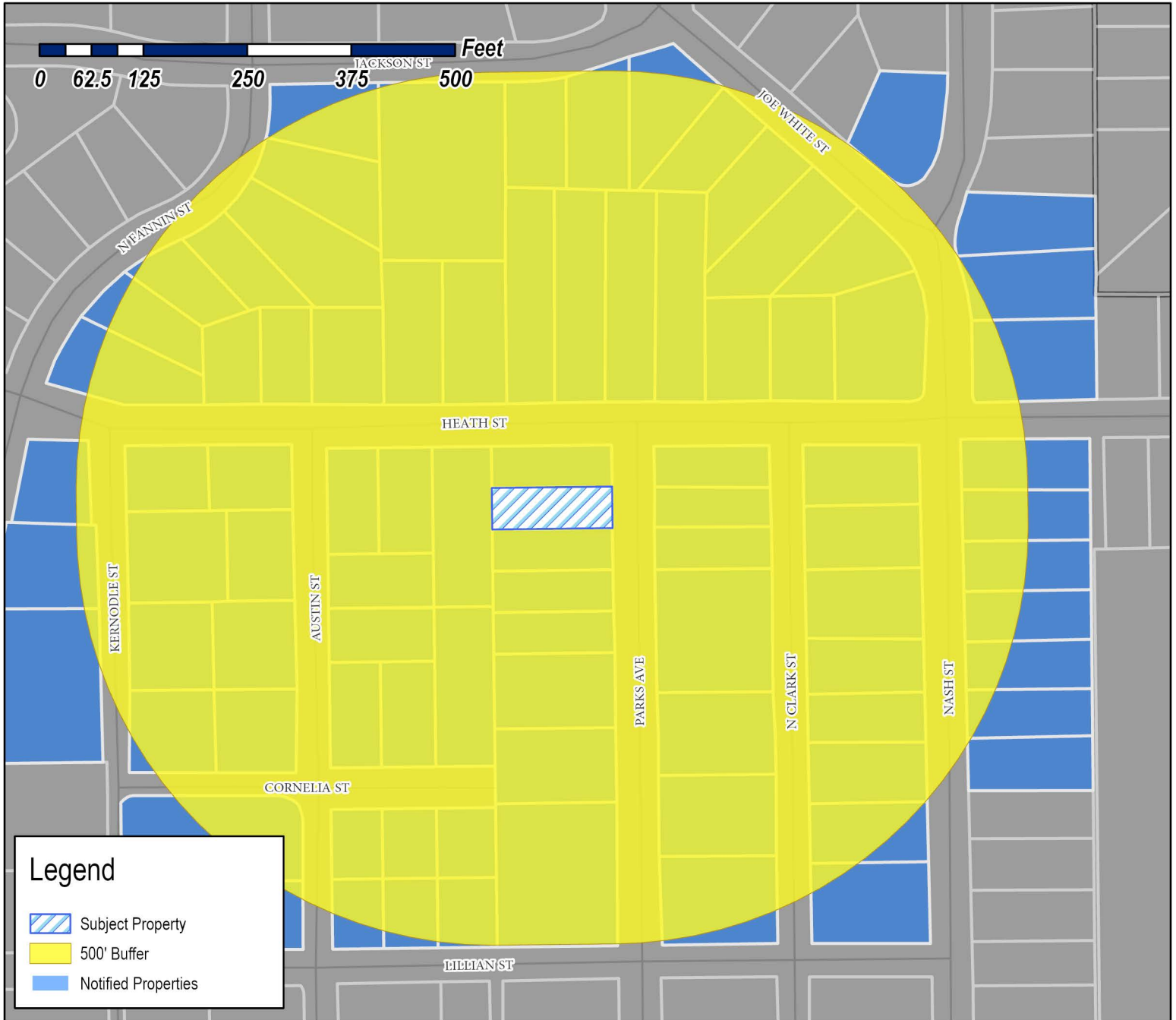
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue



Date Saved: 3/17/2023

For Questions on this Case Call: (972) 771-7746

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND
RICHARD M FISKE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
17111 255TH AVE
SPIRIT LAKE, IA 51360

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY #110
RICHARDSON, TX 75080

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER
AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

JMB NEWBYGINNIGS, LLC
5250 HWY 78 SUITE 750-208
SACHSE, TX 75048

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
606 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
607 NASH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

RESIDENT
610 NASH ST
ROCKWALL, TX 75087

RESIDENT
701 NASH ST
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES
704 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
707 NASH ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 NASH ST
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE
MICHELLE
714 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
801 AUSTIN STREET
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

RESIDENT
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 NASH ST
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N FANNIN ST
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

BELANGER CORKY
921 N ALAMO RD
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:

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 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, April 17, 2023 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. Z2023-017: SUP for Residential Infill at 711 Parks Avenue

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.

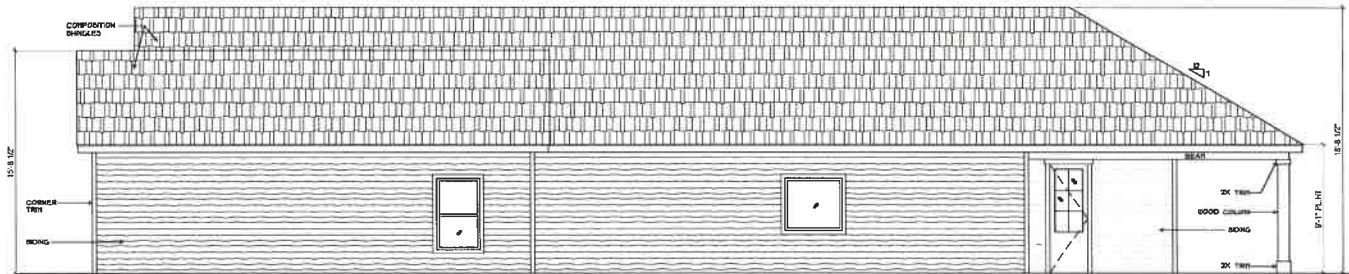
[Empty text input area]

Name: [Text input field]

Address: [Text input field]

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.

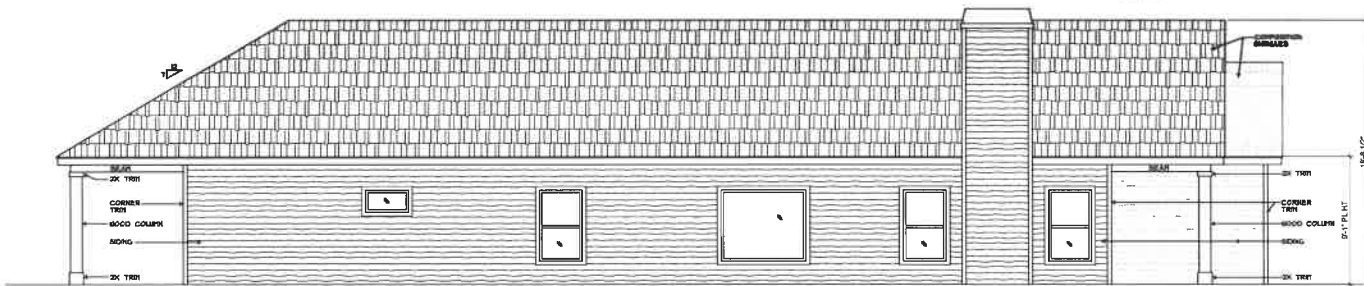
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



04 NORTH ELEVATION
SCALE 1/4"=1'-0"



03 WEST ELEVATION
SCALE 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE 1/4"=1'-0"



01 EAST ELEVATION
SCALE 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES
711 PARKS AVE
ROCKWALL
TEXAS
75087

ISSUE LOG

DATE	DESCRIPTION	SCALE	ISSUED FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV	BY

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

Fanning Phillips
DESIGN

OWNER
CONTRACTOR: JAVIER SILVA
DESIGNER: JMS
DATE DRAWING: 12/24/2024
SCALE: 1/4"=1'-0"

ARCH PROJ #	SCALE
2100	REF DRAWING

SHEET NO
A5.1
ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
512 Health Street	Single-Family Home	1961	1,120	Brick	N/A
601 Parks Avenue	Single-Family Home	1929	2,264	Brick	N/A
602 Parks Avenue	Single-Family Home	1940	2,192	Siding	N/A
604 Parks Avenue	Single-Family Home	1955	1,873	Brick	N/A
605 Parks Avenue	Single-Family Home	1948	1,759	Siding	Not Found
606 Parks Avenue	Single-Family Home	1990	1,468	Siding	N/A
610 Parks Avenue	Single-Family Home	2020	2,800	Siding	N/A
701 Parks Avenue	Single-Family Home	1980	1,269	Siding	N/A
702 Parks Avenue	Single-Family Home	2020	3,100	Siding	N/A
703 Parks Avenue	Single-Family Home	1990	960	Siding	N/A
704 Parks Avenue	Single-Family Home	2021	2,900	Siding	N/A
706 Parks Avenue	Single-Family Home	1981	1,087	Brick	Not Found
707 Parks Avenue	Single-Family Home	1995	946	Siding	N/A
708 Parks Avenue	Single-Family Home	1985	1,361	Brick	Not Found
709 Parks Avenue	Single-Family Home	1992	1,081	Siding	N/A
711 Parks Avenue	Subject Property	1975	1,164	Siding	100
714 Parks Avenue	Single-Family Home	1980	1,800	Brick	N/A
Averages		1980	1,714		100



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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512 Heath Street



601 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



602 Parks Avenue



604 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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605 Parks Avenue



606 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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610 Parks Avenue



701 Parks



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

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702 Parks Avenue



703 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

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704 Parks Avenue





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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706 Parks Avenue



704 Parks Avenue



706 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

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704 Parks Avenue



706 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

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707 Parks Avenue



708 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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709 Parks Avenue



711 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



714 Parks Avenue

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, 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 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE 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 by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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*] 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*] 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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, 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*] -- 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 1ST DAY OF MAY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2023

2nd Reading: May 1, 2023

Exhibit 'A':
Legal Description

Address: 711 Parks Avenue

Legal Description: Lot 11, Block C, Foree Addition

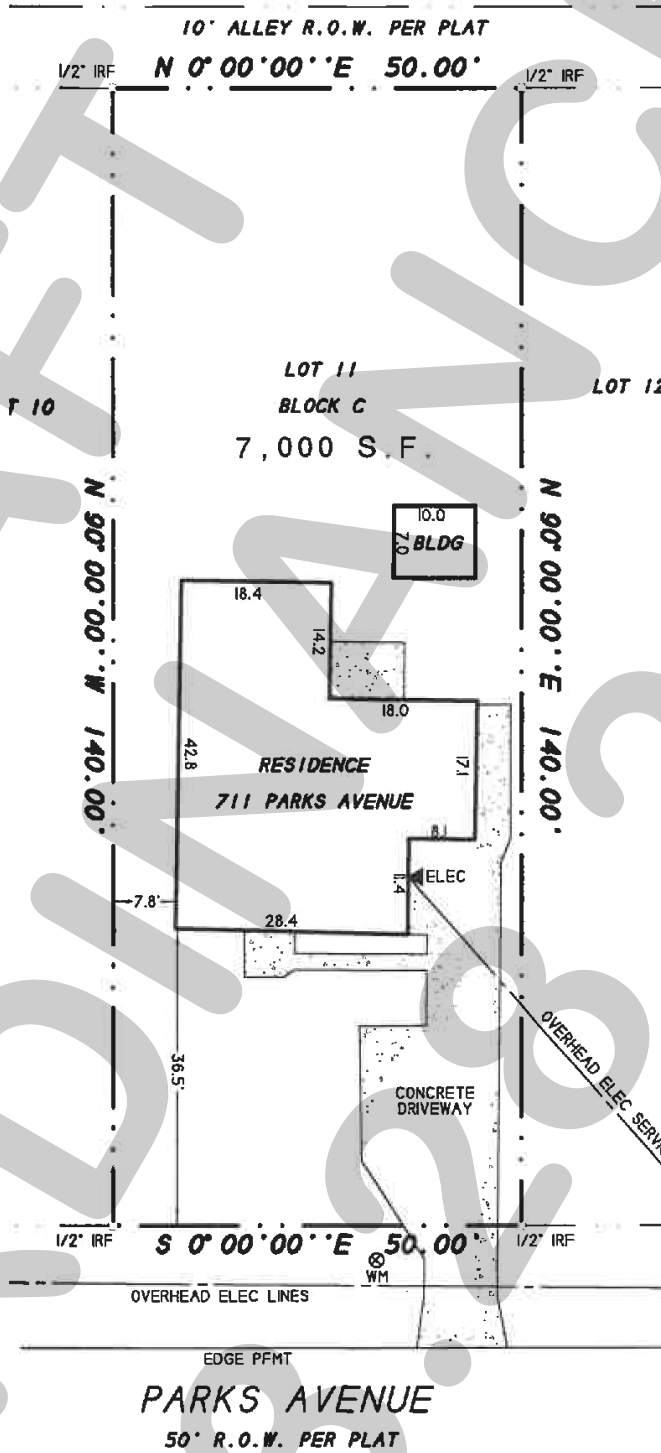


Exhibit 'B':
Residential Plot Plan

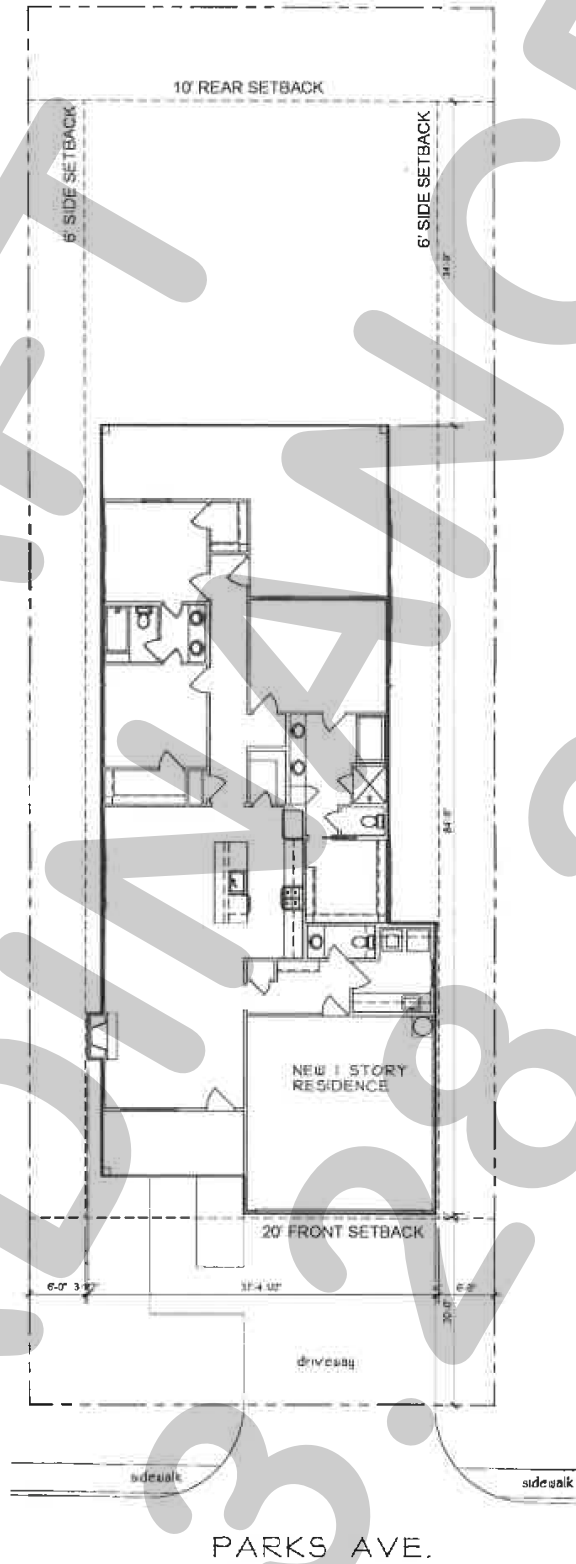
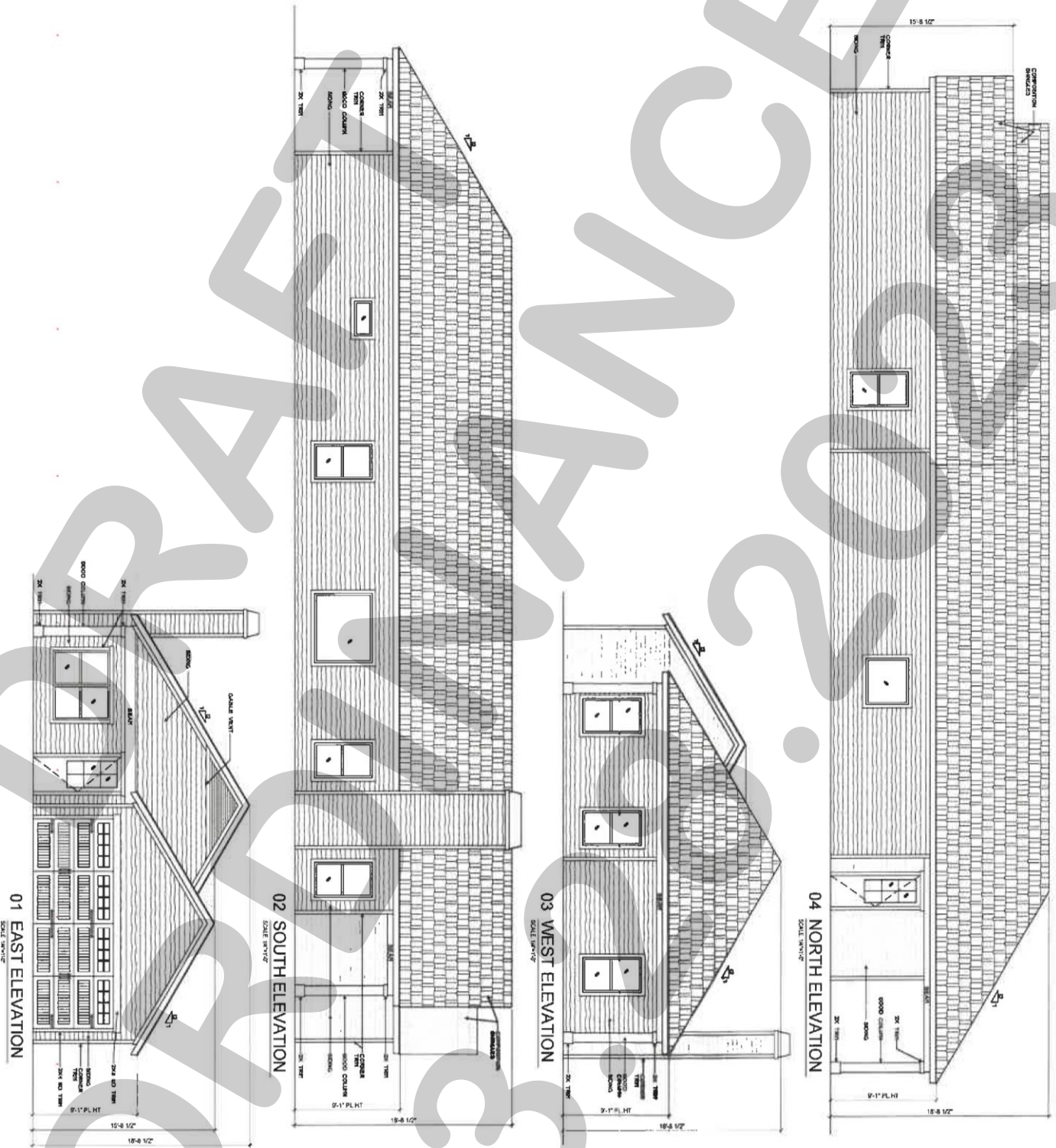


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: April 11, 2023

APPLICANT: Javier Silva; *JMS Custom Homes, LLC*

CASE NUMBER: Z2023-017; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 711 Parks Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed between May 16, 1911 and August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD) there is a 1,164 SF single-family home situated on the subject property, constructed in 1975.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- 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 addressed as 711 Parks Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.161-acre parcel of land (*i.e. Lot 12, Block C, Foree Addition*) that is developed with a single-family home, and that is zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are the Stark and Wade Additions, which are established single-family subdivisions that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is the rest of the Foree Addition, which was established in 1913, consists of 25 residential lots, and is zoned Single-Family 7 (SF-7) District. Bisecting the Foree Addition is Lillian Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Parks Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.161-acre parcel of land (*i.e. Lot 11, Block D, Foree Addition*) that is developed with a single-family home, and that is zoned Single-Family 7 (SF-7) District. Following this is N. Clark

Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) parcels of land (*i.e. Block 84A & part of 84A of the B. F. Boydston Addition*) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) parcels of land (*i.e. Lots 6-8, Block 16, F&M Addition*) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District. Beyond this is Austin Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are four (4) parcels of land (*i.e. Lot 1, Block A & Lots A-C, Block 10, F&M Addition*) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District.

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.” The subject property is part of the Foree Addition, which has been in existence since 1913, consists of 25 residential lots, and is 100% 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 zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Heath Street and Parks Avenue	Proposed Housing
Building Height	One (1) & Two (2) Story.	One (1) Story
Building Orientation	The homes are oriented towards their front property line.	The front elevation of the home will face onto Parks Avenue
Year Built	1929-2021	N/A
Building SF on Property	946 SF – 3,100SF	~1,730 SF
Building Architecture	Traditional/Craftsman with Horizontal Lap-Siding or Brick	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	X=20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	X=6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X>10-Feet
Building Materials	Horizontal Lap-Siding and Brick	Horizontal Siding
Paint and Color	Blue, Yellow, Tan, Brown, Green, White	Unknown
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are in the front or rear with the existing garages being <i>flat front entry</i> or <i>rear entry</i> .	The garage is proposed to be situated as a <i>flat front entry</i> .

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’s proposed garage is oriented in front of the front façade of the proposed single-family

home. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements for a property located in a Single-Family 7 (SF-7) District.

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 Parks Avenue, and the building elevations for the proposed single-family home 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 March 21, 2023, staff mailed 115 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOAs or Neighborhood Organizations 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 has not received any notice 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) to construct a single-family home as a *Residential Infill within 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) The 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.

21930



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22023-017
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&2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³
- 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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 711 Parks Ave. Rockwall, TX 75087
SUBDIVISION Foree's Addition LOT 11 BLOCK C
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Residential I CURRENT USE Residential I
PROPOSED ZONING Residential I PROPOSED USE Residential I
ACREAGE 0.16 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

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

OWNER Nixon Estate APPLICANT Javier Silva
CONTACT PERSON Judy Wible CONTACT PERSON Javier Silva
ADDRESS 114 Vicksburg Loop ADDRESS 58 Windsor Dr.

CITY, STATE & ZIP Elgin TX 78621 CITY, STATE & ZIP Rockwall, TX 75082
PHONE 512-944-2652 PHONE (972) 814-9462
E-MAIL jcw hnt@gmail.com E-MAIL support@jmscustomhomes.net

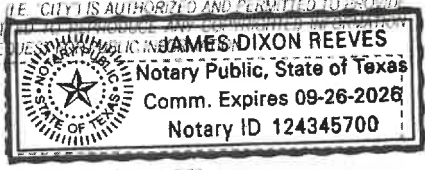
NOTARY VERIFICATION (REQUIRED)

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT THIS INFORMATION IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

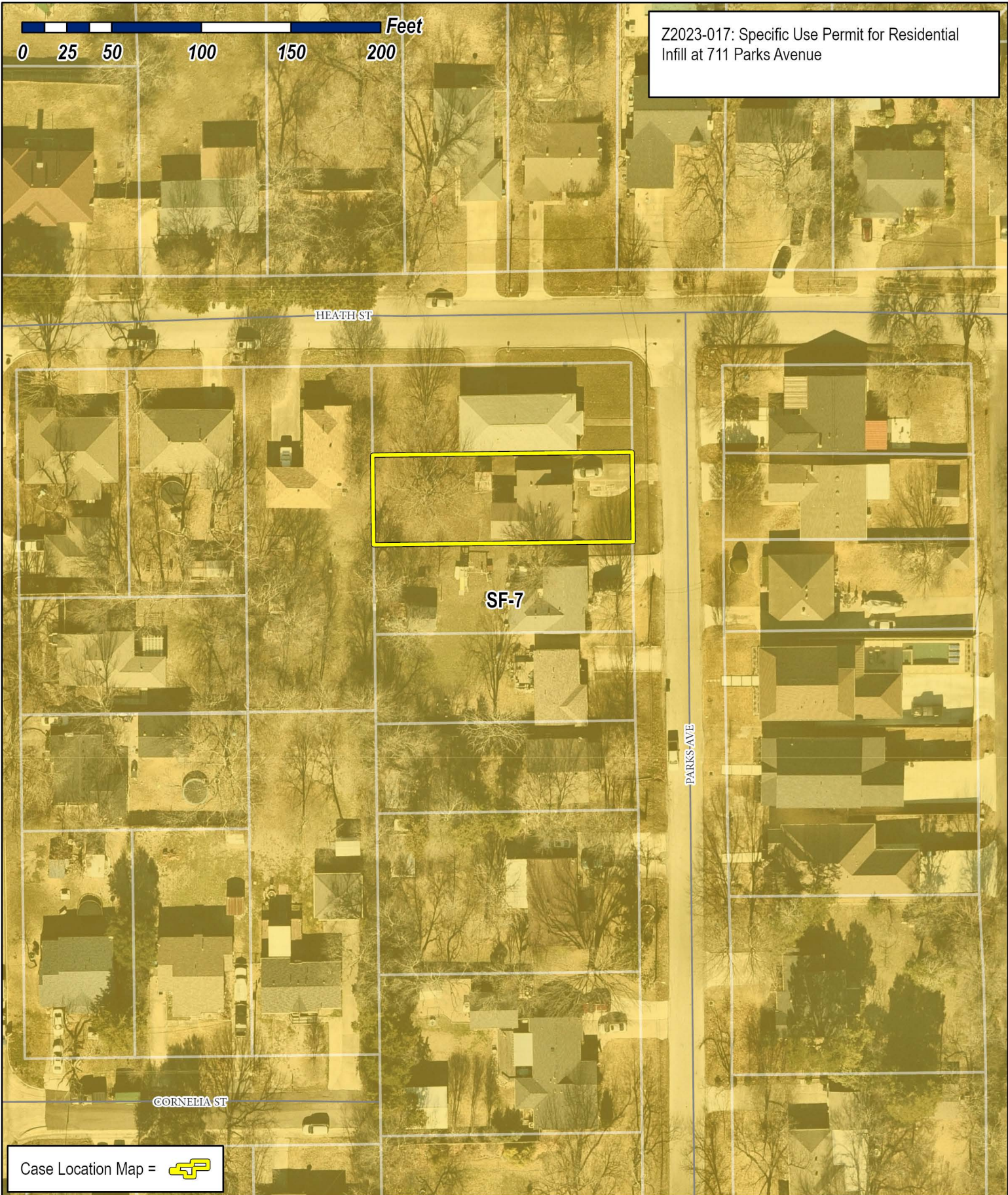
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2023
OWNER'S SIGNATURE: Judy Wible


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: James D. Reeves





Z2023-017: Specific Use Permit for Residential Infill at 711 Parks Avenue



Case Location Map = 



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.

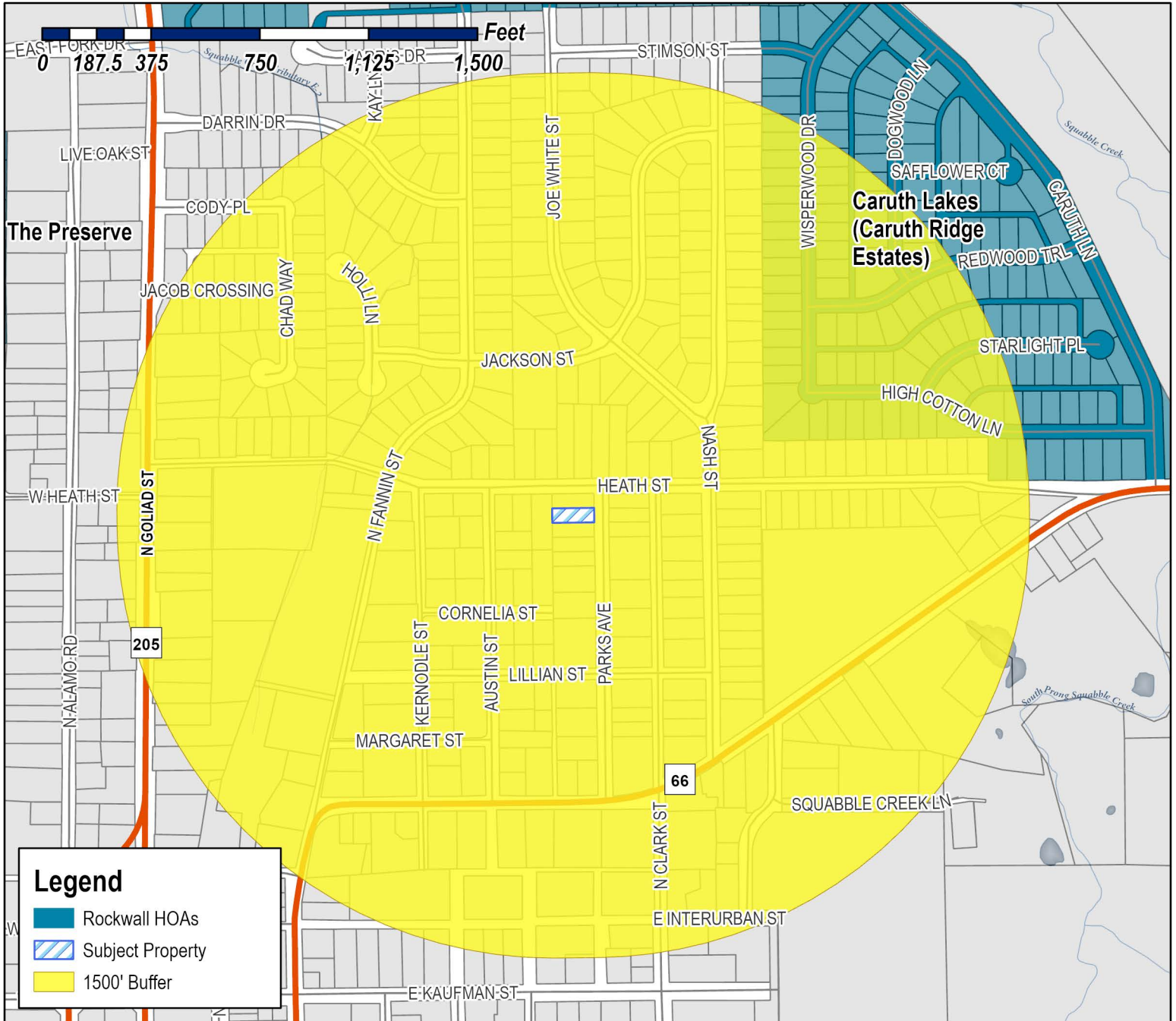




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue

Date Saved: 3/17/2023
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Guevara, Angelica
Sent: Tuesday, March 21, 2023 2:38 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-017]
Attachments: Public Notice Z2023-017.pdf; HOA Map Z2023-017.pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 24, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 11, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 17, 2023 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

Thank you,

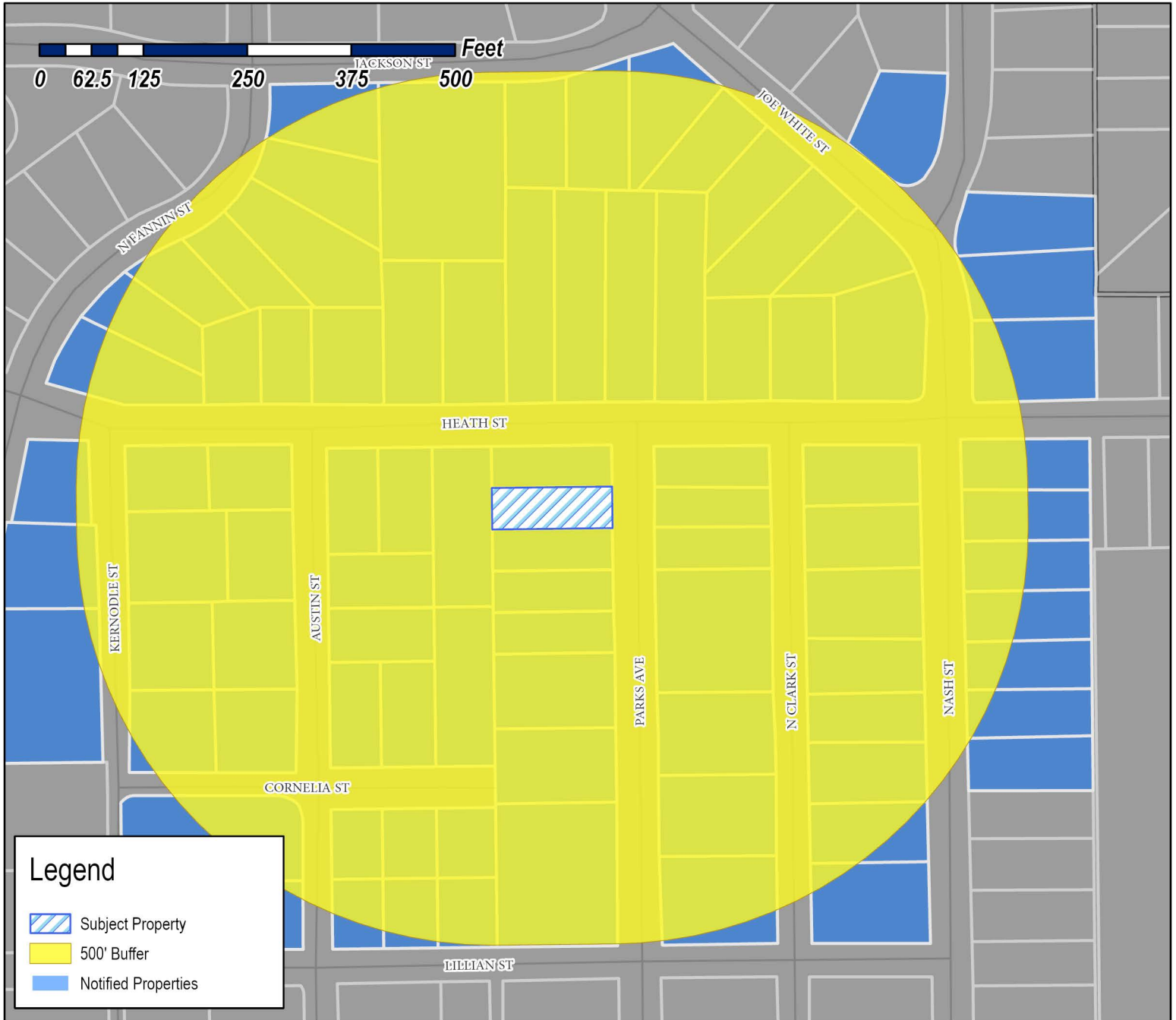
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



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: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue



Date Saved: 3/17/2023

For Questions on this Case Call: (972) 771-7746

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND
RICHARD M FISKE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
17111 255TH AVE
SPIRIT LAKE, IA 51360

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY #110
RICHARDSON, TX 75080

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER
AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

JMB NEWBYGINNIGS, LLC
5250 HWY 78 SUITE 750-208
SACHSE, TX 75048

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
606 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
607 NASH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

RESIDENT
610 NASH ST
ROCKWALL, TX 75087

RESIDENT
701 NASH ST
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES
704 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
707 NASH ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 NASH ST
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE
MICHELLE
714 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
801 AUSTIN STREET
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

RESIDENT
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 NASH ST
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N FANNIN ST
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

BELANGER CORKY
921 N ALAMO RD
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:

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 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, April 17, 2023 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. Z2023-017: SUP for Residential Infill at 711 Parks Avenue

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

Ross, Bethany

From: Ruth Coats <ruthanncoats@yahoo.com>
Sent: Monday, March 27, 2023 3:54 PM
To: Planning
Subject: Z2023-017: SUP for Residential Infill at 711 Parks Avenue

I have lived in my home, next door to 711 Parks Avenue, since March 8, 1978. There has always been a problem I did not know how to remedy. When we have a lot of rain, because their land is higher than mine, the water comes through my garage. Is there anything the NEW OWNERS can do about this? It would really help me.

Lois Louise Coats
512 East Heath Street
Rockwall, TX 75087-2221

Other than this I have no objections.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2023-017: SUP for Residential Infill at 711 Parks Avenue

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.
- } BOTH

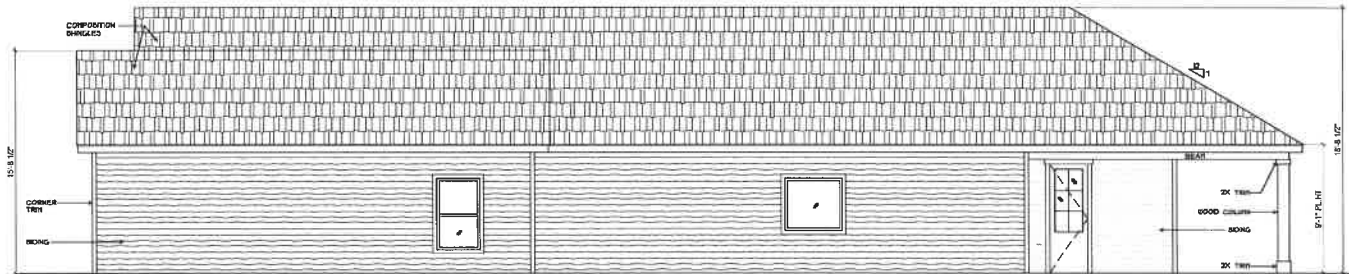
I HAVE LIVED IN MY HOUSE, NEXT DOOR TO 711 PARKS AVENUE, SINCE MARCH 8, 1974. THERE HAS ALWAYS BEEN A PROBLEM I DID NOT KNOW HOW TO REMEDY. WHEN WE HAVE A LOT OF RAIN, BECAUSE THEIR LAND IS HIGHER THAN MINE, THE WATER COMES THROUGH MY GARAGE. IS THERE ANYTHING THAT THE NEW OWNER CAN DO

Name: LOIS LOUISE COATS TO STOP THIS?

Address: 512 EAST HEATH STREET ROCKWALL, TEXAS 75087-2221

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.

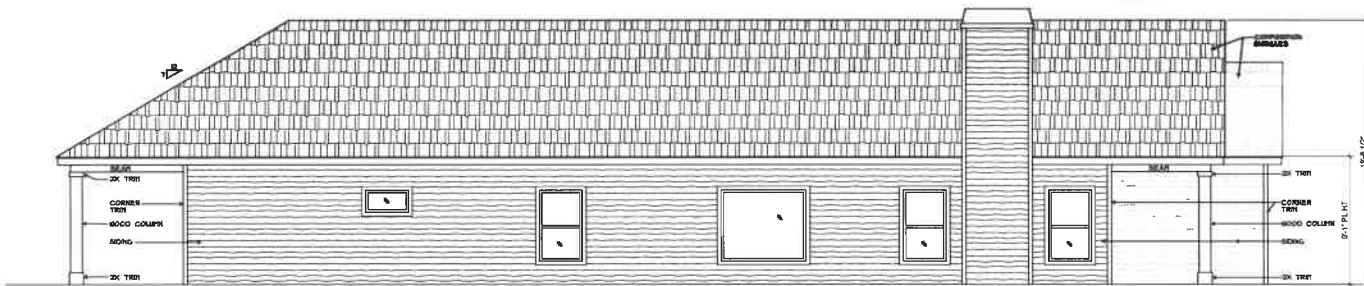
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



04 NORTH ELEVATION
SCALE 1/4"=1'-0"



03 WEST ELEVATION
SCALE 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE 1/4"=1'-0"



01 EAST ELEVATION
SCALE 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES
711 PARKS AVE
ROCKWALL
TEXAS
75087

ISSUE LOG

DATE	DESCRIPTION	SCALE	ISSUED FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV	BY

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

Fanning Phillips
DESIGN

OWNER
CONTRACTOR: JAVIER SILVA
DESIGNER: JMS CUSTOM HOMES

ARCH. PROJ. # 2100 SCALE REF. DRAWING

SHEET NO
A5.1
ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
512 Health Street	Single-Family Home	1961	1,120	Brick	N/A
601 Parks Avenue	Single-Family Home	1929	2,264	Brick	N/A
602 Parks Avenue	Single-Family Home	1940	2,192	Siding	N/A
604 Parks Avenue	Single-Family Home	1955	1,873	Brick	N/A
605 Parks Avenue	Single-Family Home	1948	1,759	Siding	Not Found
606 Parks Avenue	Single-Family Home	1990	1,468	Siding	N/A
610 Parks Avenue	Single-Family Home	2020	2,800	Siding	N/A
701 Parks Avenue	Single-Family Home	1980	1,269	Siding	N/A
702 Parks Avenue	Single-Family Home	2020	3,100	Siding	N/A
703 Parks Avenue	Single-Family Home	1990	960	Siding	N/A
704 Parks Avenue	Single-Family Home	2021	2,900	Siding	N/A
706 Parks Avenue	Single-Family Home	1981	1,087	Brick	Not Found
707 Parks Avenue	Single-Family Home	1995	946	Siding	N/A
708 Parks Avenue	Single-Family Home	1985	1,361	Brick	Not Found
709 Parks Avenue	Single-Family Home	1992	1,081	Siding	N/A
711 Parks Avenue	Subject Property	1975	1,164	Siding	100
714 Parks Avenue	Single-Family Home	1980	1,800	Brick	N/A
Averages		1980	1,714		100



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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512 Heath Street



601 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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602 Parks Avenue



604 Parks Avenue



CITY OF ROCKWALL

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605 Parks Avenue



606 Parks Avenue



CITY OF ROCKWALL

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610 Parks Avenue



701 Parks



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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702 Parks Avenue



703 Parks Avenue



CITY OF ROCKWALL

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704 Parks Avenue





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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706 Parks Avenue



704 Parks Avenue



706 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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704 Parks Avenue



706 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

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707 Parks Avenue



708 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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709 Parks Avenue



711 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



714 Parks Avenue

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, 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 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE 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 by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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*] 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*] 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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, 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*] -- 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 1ST DAY OF MAY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2023

2nd Reading: May 1, 2023

Exhibit 'B':
Residential Plot Plan

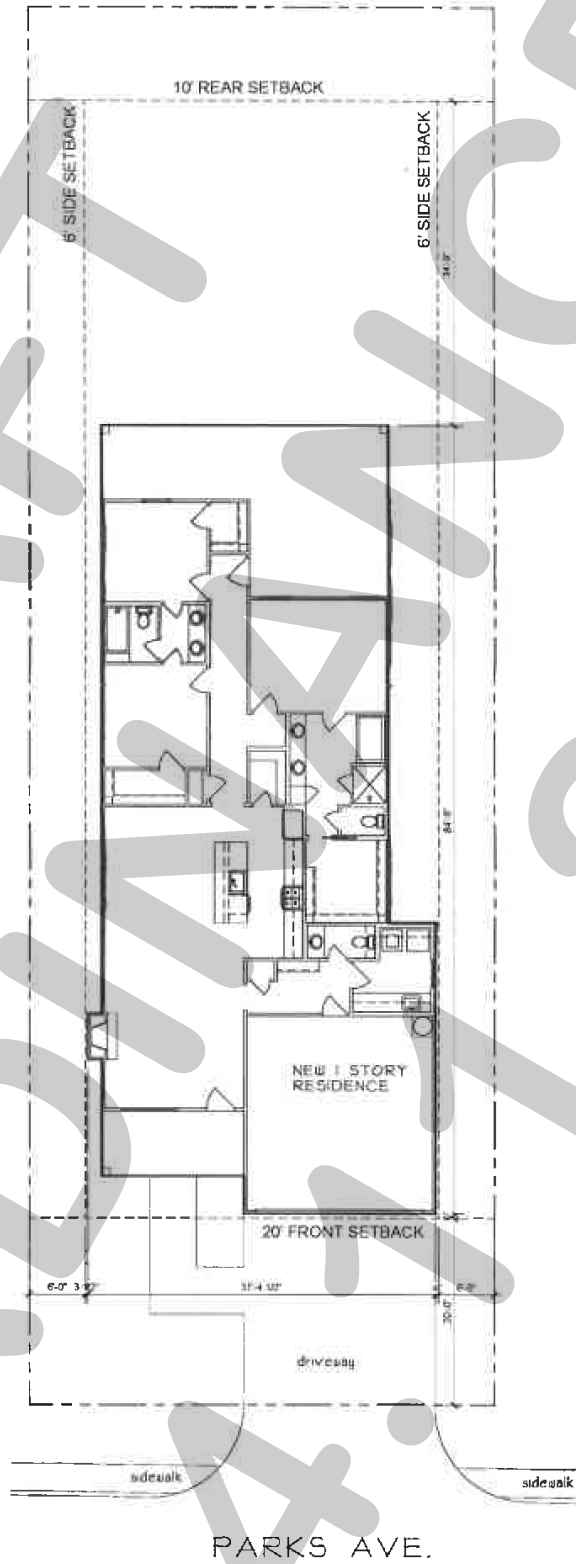
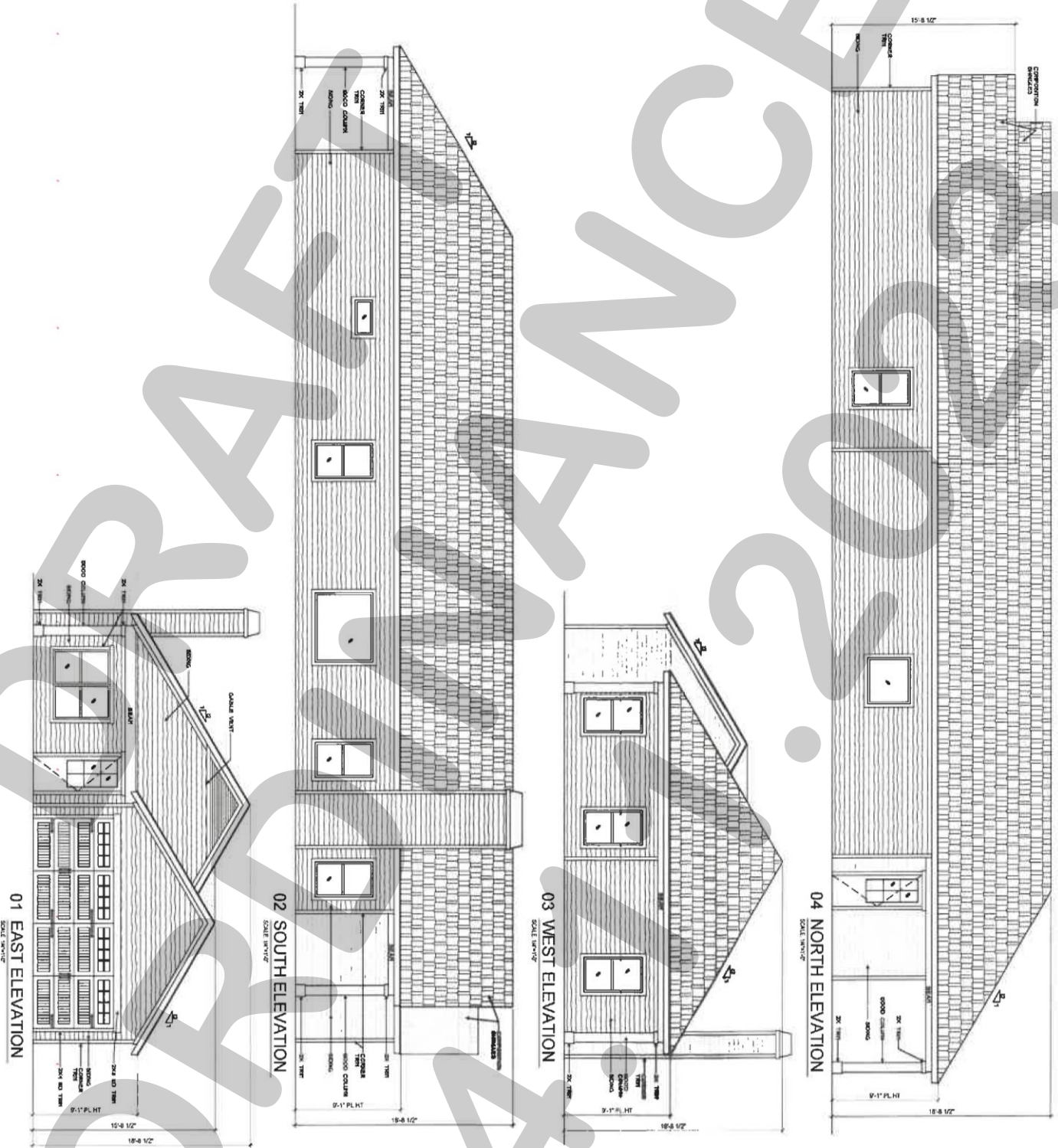


Exhibit 'C':
Building Elevations





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: April 17, 2023

APPLICANT: Javier Silva; *JMS Custom Homes, LLC*

CASE NUMBER: Z2023-017; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 711 Parks Avenue*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinances, the subject property was annexed prior to June 20, 1959, and based on the 1934 Sanborn Maps the subject property was annexed between May 16, 1911 and August 25, 1934. According to the to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, this zoning designation was changed to a Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD) there is a 1,164 SF single-family home situated on the subject property, constructed in 1975.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes* -- 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 addressed as 711 Parks Avenue. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.161-acre parcel of land (*i.e. Lot 12, Block C, Foree Addition*) that is developed with a single-family home, and that is zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are the Stark and Wade Additions, which are established single-family subdivisions that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is the rest of the Foree Addition, which was established in 1913, consists of 25 residential lots, and is zoned Single-Family 7 (SF-7) District. Bisecting the Foree Addition is Lillian Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Parks Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.161-acre parcel of land (*i.e. Lot 11, Block D, Foree Addition*) that is developed with a single-family home, and that is zoned Single-Family 7 (SF-7) District. Following this is N. Clark

Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) parcels of land (i.e. Block 84A & part of 84A of the B. F. Boydston Addition) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are three (3) parcels of land (i.e. Lots 6-8, Block 16, F&M Addition) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District. Beyond this is Austin Street, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are four (4) parcels of land (i.e. Lot 1, Block A & Lots A-C, Block 10, F&M Addition) that are developed with single-family homes, and that are zoned Single-Family 7 (SF-7) District.

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.” The subject property is part of the Foree Addition, which has been in existence since 1913, consists of 25 residential lots, and is 100% 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 zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Heath Street and Parks Avenue	Proposed Housing
Building Height	One (1) & Two (2) Story.	One (1) Story
Building Orientation	The homes are oriented towards their front property line.	The front elevation of the home will face onto Parks Avenue
Year Built	1929-2021	N/A
Building SF on Property	946 SF – 3,100SF	~1,730 SF
Building Architecture	Traditional/Craftsman with Horizontal Lap-Siding or Brick	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	X=20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	X=6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X>10-Feet
Building Materials	Horizontal Lap-Siding and Brick	Horizontal Siding
Paint and Color	Blue, Yellow, Tan, Brown, Green, White	Unknown
Roofs	Composite Shingles	Composite Shingle
Driveways	Driveways are in the front or rear with the existing garages being <i>flat front entry</i> or <i>rear entry</i> .	The garage is proposed to be situated as a <i>flat front entry</i> .

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’s proposed garage is oriented in front of the front façade of the proposed single-family

home. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the City Council will be waiving the garage orientation requirement. With this being said, staff should point out -- *that with the exception of the garage orientation* -- the proposed single-family home meets all of the density and dimensional requirements for a property located in a Single-Family 7 (SF-7) District.

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 Parks Avenue, and the building elevations for the proposed single-family home 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 March 21, 2023, staff mailed 115 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Caruth Lakes Homeowner's Association (HOA), which is the only HOAs or Neighborhood Organizations 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 two (2) notices from one (1) property owner in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within 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) The 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 April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Womble absent.

21930



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22023-017
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):

<p>PLATTING APPLICATION FEES:</p> <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹	<p>ZONING APPLICATION FEES:</p> <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
<input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹	<input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
<input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹	<input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
<input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹	<p>OTHER APPLICATION FEES:</p> <input type="checkbox"/> TREE REMOVAL (\$75.00)
<input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)	<input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ³
<input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)	<p>NOTES:</p> <p>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.</p> <p>² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
<p>SITE PLAN APPLICATION FEES:</p> <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹	
<input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 711 Parks Ave. Rockwall, TX 75087
SUBDIVISION Foree's Addition LOT 11 BLOCK C
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Residential I CURRENT USE Residential I
PROPOSED ZONING Residential I PROPOSED USE Residential I
ACREAGE 0.16 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

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

<input type="checkbox"/> OWNER <u>Nixon Estate</u>	<input checked="" type="checkbox"/> APPLICANT <u>Javier Silva</u>
CONTACT PERSON <u>Judy Wible</u>	CONTACT PERSON <u>Javier Silva</u>
ADDRESS <u>114 Vicksburg Loop</u>	ADDRESS <u>58 Windsor Dr.</u>
CITY, STATE & ZIP <u>Elgin TX 78621</u>	CITY, STATE & ZIP <u>Rockwall, TX 75082</u>
PHONE <u>512-944-2652</u>	PHONE <u>(972) 814-9462</u>
E-MAIL <u>jcw hnt@gmail.com</u>	E-MAIL <u>support@jmscustomhomes.net</u>

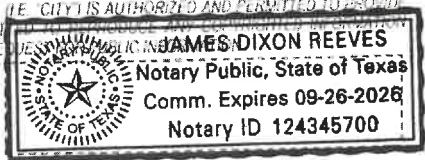
NOTARY VERIFICATION (REQUIRED)

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT THIS INFORMATION IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

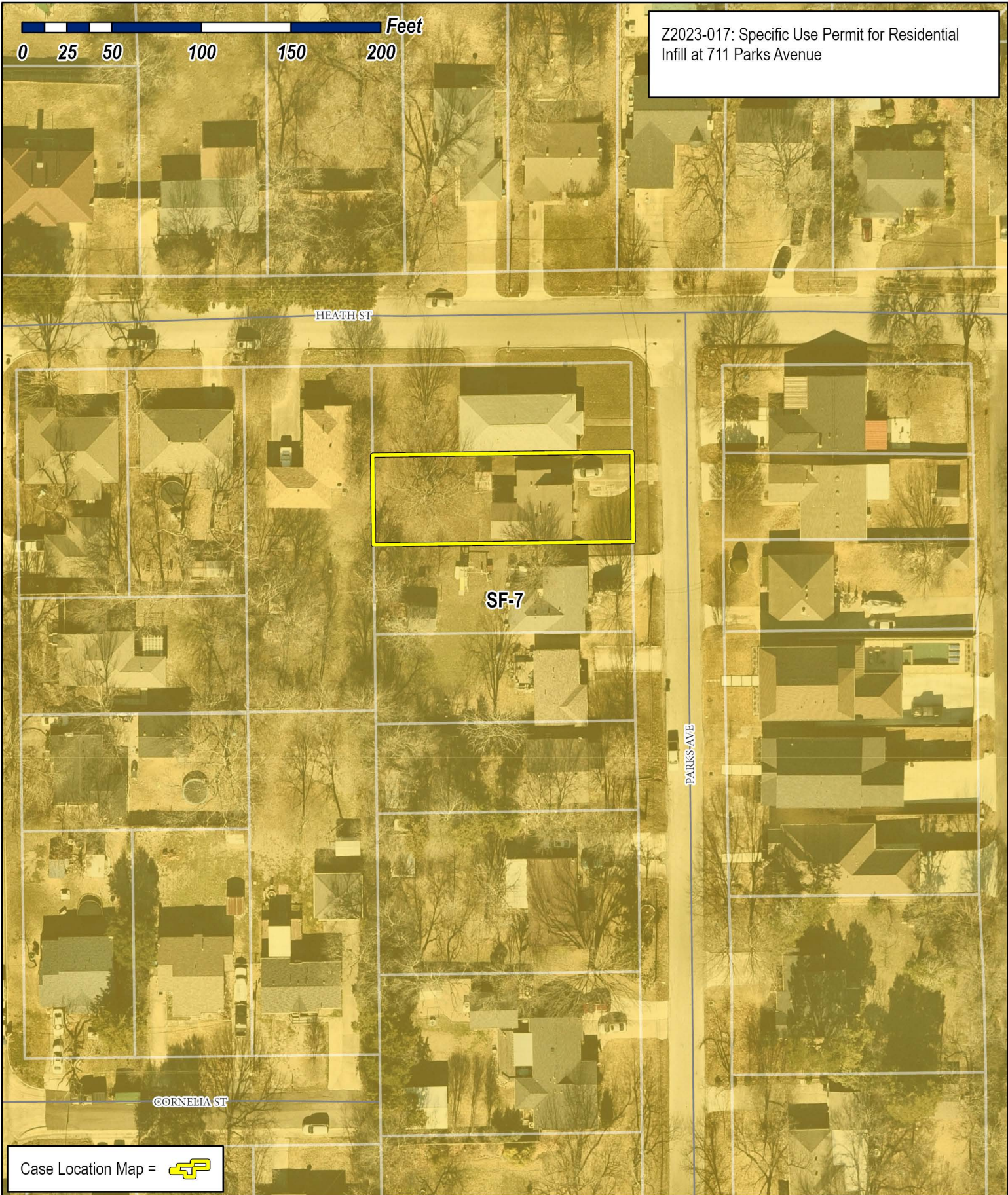
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2023
OWNER'S SIGNATURE: Judy Wible


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS James D. Reeves
MY COMMISSION EXPIRES:





Z2023-017: Specific Use Permit for Residential Infill at 711 Parks Avenue



Case Location Map = 



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.

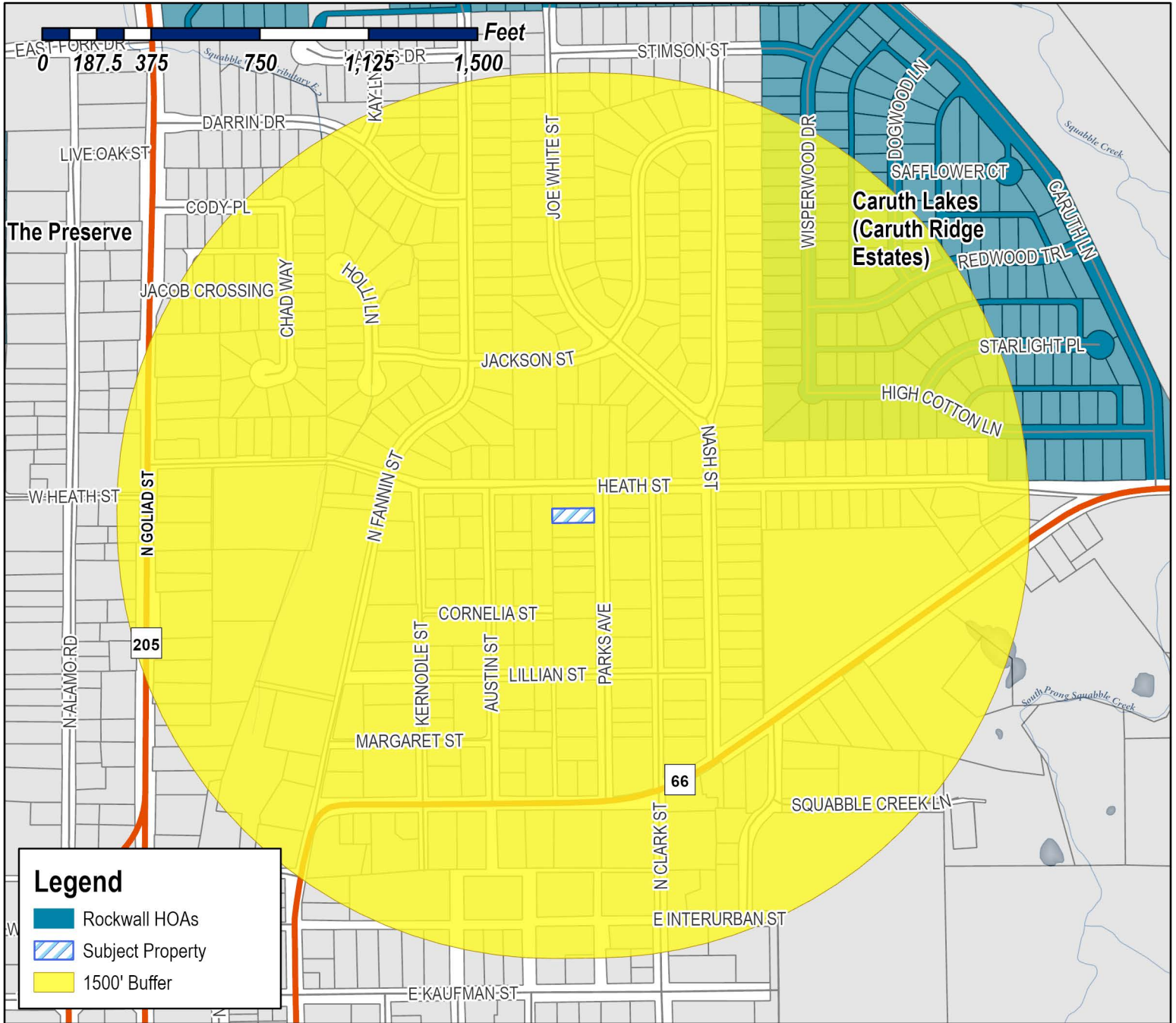




City of Rockwall

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

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Case Number: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue

Date Saved: 3/17/2023
 For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Guevara, Angelica
Sent: Tuesday, March 21, 2023 2:38 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-017]
Attachments: Public Notice Z2023-017.pdf; HOA Map Z2023-017.pdf

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 24, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 11, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 17, 2023 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

Thank you,

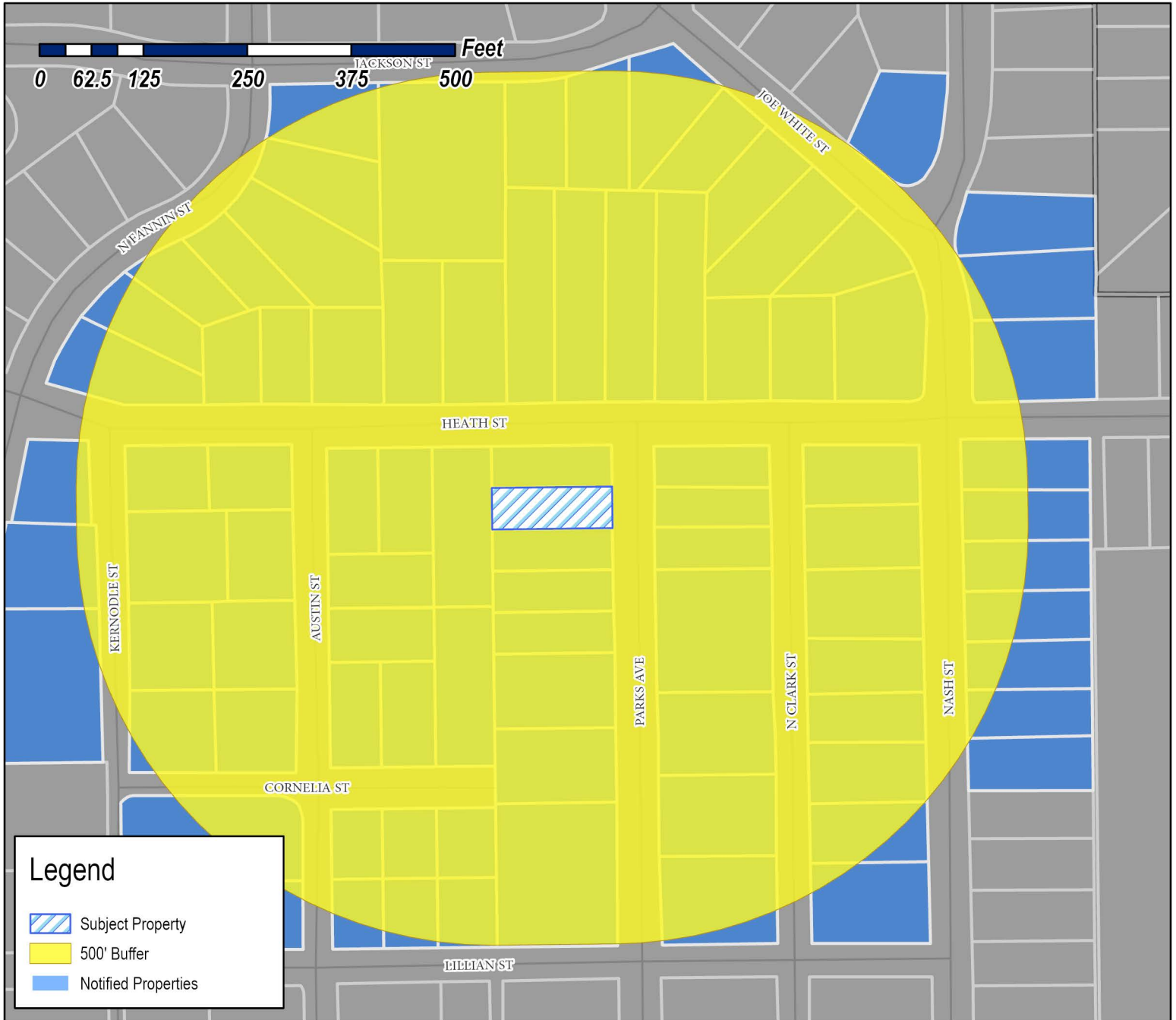
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438




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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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2023-017
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Parks Avenue



Date Saved: 3/17/2023

For Questions on this Case Call: (972) 771-7746

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND
RICHARD M FISKE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
17111 255TH AVE
SPIRIT LAKE, IA 51360

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD STE A-66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY #110
RICHARDSON, TX 75080

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER
AND
MICHAEL ANTHONY BOSMA AND LAURA L
BOSMA
505 CORNELIA ST
ROCKWALL, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

JMB NEWBYGINNIGS, LLC
5250 HWY 78 SUITE 750-208
SACHSE, TX 75048

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
606 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
607 NASH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

RESIDENT
610 NASH ST
ROCKWALL, TX 75087

RESIDENT
701 NASH ST
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES
704 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
707 NASH ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 NASH ST
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE
MICHELLE
714 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
801 AUSTIN STREET
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

RESIDENT
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 NASH ST
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N FANNIN ST
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

BELANGER CORKY
921 N ALAMO RD
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:

Z2023-017: SUP for Residential Infill at 711 Parks Avenue

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 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, April 17, 2023 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. Z2023-017: SUP for Residential Infill at 711 Parks Avenue

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.

[Empty text input area]

Name: [Empty text input area]

Address: [Empty text input area]

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

Ross, Bethany

From: Ruth Coats <ruthanncoats@yahoo.com>
Sent: Monday, March 27, 2023 3:54 PM
To: Planning
Subject: Z2023-017: SUP for Residential Infill at 711 Parks Avenue

I have lived in my home, next door to 711 Parks Avenue, since March 8, 1978. There has always been a problem I did not know how to remedy. When we have a lot of rain, because their land is higher than mine, the water comes through my garage. Is there anything the NEW OWNERS can do about this? It would really help me.

Lois Louise Coats
512 East Heath Street
Rockwall, TX 75087-2221

Other than this I have no objections.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2023-017: SUP for Residential Infill at 711 Parks Avenue

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.
- } BOTH

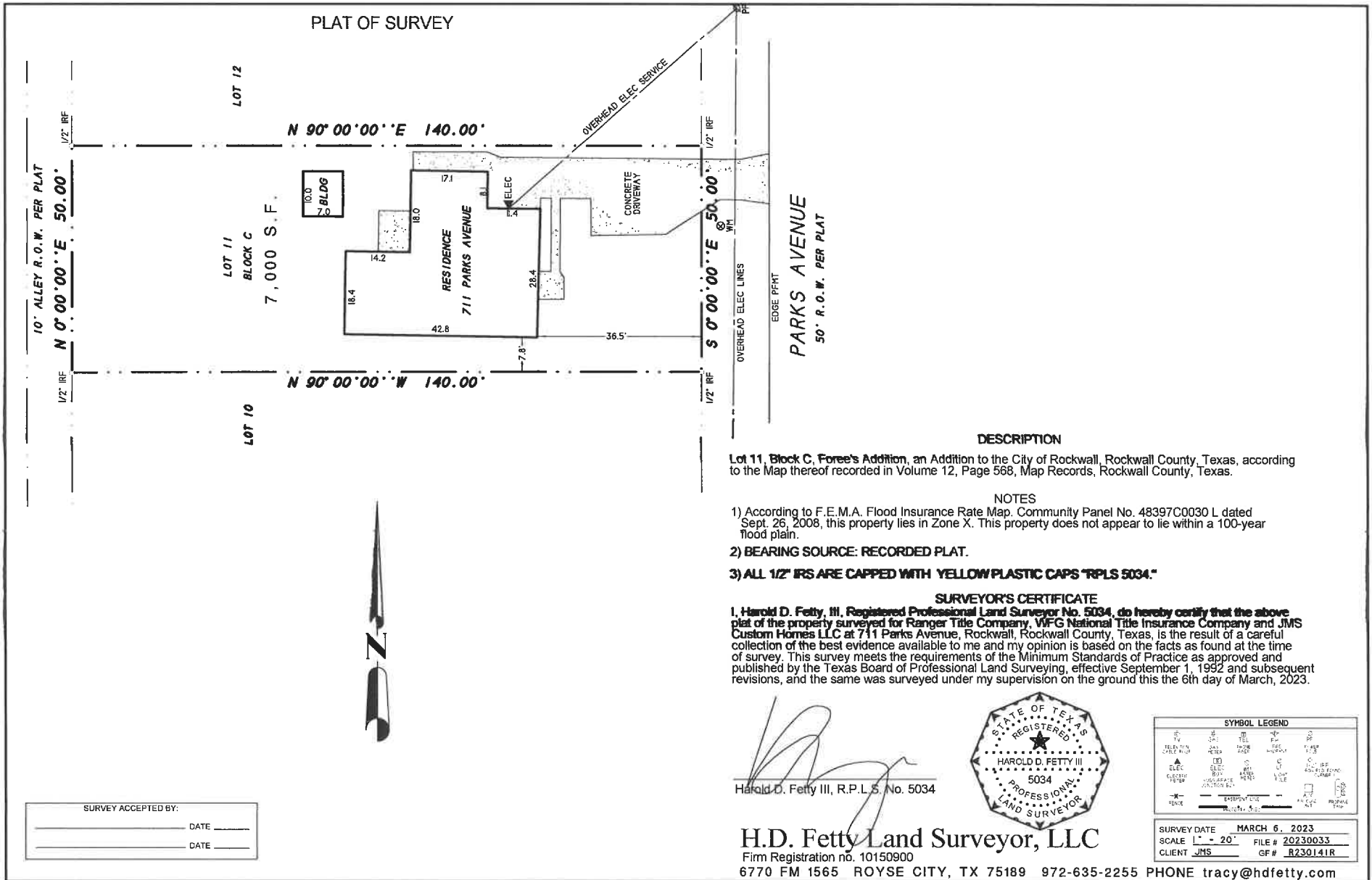
I HAVE LIVED IN MY HOUSE, NEXT DOOR TO 711 PARKS AVENUE, SINCE MARCH 8, 1974. THERE HAS ALWAYS BEEN A PROBLEM I DID NOT KNOW HOW TO REMEDY. WHEN WE HAVE A LOT OF RAIN, BECAUSE THEIR LAND IS HIGHER THAN MINE, THE WATER COMES THROUGH MY GARAGE. IS THERE ANYTHING THAT THE NEW OWNER CAN DO

Name: LOIS LOUISE COATS TO STOP THIS?

Address: 512 EAST HEATH STREET ROCKWALL, TEXAS 75087-2221

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



DESCRIPTION

Lot 11, Block C, Foree's Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, Map Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, WFG National Title Insurance Company and JMS Custom Homes LLC at 711 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 6th day of March, 2023.


 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
1/2" IRF	1/2" IRF
1/4" IRF	1/4" IRF
3/4" IRF	3/4" IRF
1" IRF	1" IRF
2" IRF	2" IRF
3" IRF	3" IRF
4" IRF	4" IRF
6" IRF	6" IRF
8" IRF	8" IRF
12" IRF	12" IRF
18" IRF	18" IRF
24" IRF	24" IRF
36" IRF	36" IRF
48" IRF	48" IRF
60" IRF	60" IRF
72" IRF	72" IRF
84" IRF	84" IRF
96" IRF	96" IRF
108" IRF	108" IRF
120" IRF	120" IRF
132" IRF	132" IRF
144" IRF	144" IRF
156" IRF	156" IRF
168" IRF	168" IRF
180" IRF	180" IRF
192" IRF	192" IRF
204" IRF	204" IRF
216" IRF	216" IRF
228" IRF	228" IRF
240" IRF	240" IRF
252" IRF	252" IRF
264" IRF	264" IRF
276" IRF	276" IRF
288" IRF	288" IRF
300" IRF	300" IRF
312" IRF	312" IRF
324" IRF	324" IRF
336" IRF	336" IRF
348" IRF	348" IRF
360" IRF	360" IRF
372" IRF	372" IRF
384" IRF	384" IRF
396" IRF	396" IRF
408" IRF	408" IRF
420" IRF	420" IRF
432" IRF	432" IRF
444" IRF	444" IRF
456" IRF	456" IRF
468" IRF	468" IRF
480" IRF	480" IRF
492" IRF	492" IRF
504" IRF	504" IRF
516" IRF	516" IRF
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540" IRF	540" IRF
552" IRF	552" IRF
564" IRF	564" IRF
576" IRF	576" IRF
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612" IRF	612" IRF
624" IRF	624" IRF
636" IRF	636" IRF
648" IRF	648" IRF
660" IRF	660" IRF
672" IRF	672" IRF
684" IRF	684" IRF
696" IRF	696" IRF
708" IRF	708" IRF
720" IRF	720" IRF
732" IRF	732" IRF
744" IRF	744" IRF
756" IRF	756" IRF
768" IRF	768" IRF
780" IRF	780" IRF
792" IRF	792" IRF
804" IRF	804" IRF
816" IRF	816" IRF
828" IRF	828" IRF
840" IRF	840" IRF
852" IRF	852" IRF
864" IRF	864" IRF
876" IRF	876" IRF
888" IRF	888" IRF
900" IRF	900" IRF
912" IRF	912" IRF
924" IRF	924" IRF
936" IRF	936" IRF
948" IRF	948" IRF
960" IRF	960" IRF
972" IRF	972" IRF
984" IRF	984" IRF
996" IRF	996" IRF
1008" IRF	1008" IRF
1020" IRF	1020" IRF
1032" IRF	1032" IRF
1044" IRF	1044" IRF
1056" IRF	1056" IRF
1068" IRF	1068" IRF
1080" IRF	1080" IRF
1092" IRF	1092" IRF
1104" IRF	1104" IRF
1116" IRF	1116" IRF
1128" IRF	1128" IRF
1140" IRF	1140" IRF
1152" IRF	1152" IRF
1164" IRF	1164" IRF
1176" IRF	1176" IRF
1188" IRF	1188" IRF
1200" IRF	1200" IRF
1212" IRF	1212" IRF
1224" IRF	1224" IRF
1236" IRF	1236" IRF
1248" IRF	1248" IRF
1260" IRF	1260" IRF
1272" IRF	1272" IRF
1284" IRF	1284" IRF
1296" IRF	1296" IRF
1308" IRF	1308" IRF
1320" IRF	1320" IRF
1332" IRF	1332" IRF
1344" IRF	1344" IRF
1356" IRF	1356" IRF
1368" IRF	1368" IRF
1380" IRF	1380" IRF
1392" IRF	1392" IRF
1404" IRF	1404" IRF
1416" IRF	1416" IRF
1428" IRF	1428" IRF
1440" IRF	1440" IRF
1452" IRF	1452" IRF
1464" IRF	1464" IRF
1476" IRF	1476" IRF
1488" IRF	1488" IRF
1500" IRF	1500" IRF
1512" IRF	1512" IRF
1524" IRF	1524" IRF
1536" IRF	1536" IRF
1548" IRF	1548" IRF
1560" IRF	1560" IRF
1572" IRF	1572" IRF
1584" IRF	1584" IRF
1596" IRF	1596" IRF
1608" IRF	1608" IRF
1620" IRF	1620" IRF
1632" IRF	1632" IRF
1644" IRF	1644" IRF
1656" IRF	1656" IRF
1668" IRF	1668" IRF
1680" IRF	1680" IRF
1692" IRF	1692" IRF
1704" IRF	1704" IRF
1716" IRF	1716" IRF
1728" IRF	1728" IRF
1740" IRF	1740" IRF
1752" IRF	1752" IRF
1764" IRF	1764" IRF
1776" IRF	1776" IRF
1788" IRF	1788" IRF
1800" IRF	1800" IRF
1812" IRF	1812" IRF
1824" IRF	1824" IRF
1836" IRF	1836" IRF
1848" IRF	1848" IRF
1860" IRF	1860" IRF
1872" IRF	1872" IRF
1884" IRF	1884" IRF
1896" IRF	1896" IRF
1908" IRF	1908" IRF
1920" IRF	1920" IRF
1932" IRF	1932" IRF
1944" IRF	1944" IRF
1956" IRF	1956" IRF
1968" IRF	1968" IRF
1980" IRF	1980" IRF
1992" IRF	1992" IRF
2004" IRF	2004" IRF
2016" IRF	2016" IRF
2028" IRF	2028" IRF
2040" IRF	2040" IRF
2052" IRF	2052" IRF
2064" IRF	2064" IRF
2076" IRF	2076" IRF
2088" IRF	2088" IRF
2100" IRF	2100" IRF
2112" IRF	2112" IRF
2124" IRF	2124" IRF
2136" IRF	2136" IRF
2148" IRF	2148" IRF
2160" IRF	2160" IRF
2172" IRF	2172" IRF
2184" IRF	2184" IRF
2196" IRF	2196" IRF
2208" IRF	2208" IRF
2220" IRF	2220" IRF
2232" IRF	2232" IRF
2244" IRF	2244" IRF
2256" IRF	2256" IRF
2268" IRF	2268" IRF
2280" IRF	2280" IRF
2292" IRF	2292" IRF
2304" IRF	2304" IRF
2316" IRF	2316" IRF
2328" IRF	2328" IRF
2340" IRF	2340" IRF
2352" IRF	2352" IRF
2364" IRF	2364" IRF
2376" IRF	2376" IRF
2388" IRF	2388" IRF
2400" IRF	2400" IRF
2412" IRF	2412" IRF
2424" IRF	2424" IRF
2436" IRF	2436" IRF
2448" IRF	2448" IRF
2460" IRF	2460" IRF
2472" IRF	2472" IRF
2484" IRF	2484" IRF
2496" IRF	2496" IRF
2508" IRF	2508" IRF
2520" IRF	2520" IRF
2532" IRF	2532" IRF
2544" IRF	2544" IRF
2556" IRF	2556" IRF
2568" IRF	2568" IRF
2580" IRF	2580" IRF
2592" IRF	2592" IRF
2604" IRF	2604" IRF
2616" IRF	2616" IRF
2628" IRF	2628" IRF
2640" IRF	2640" IRF
2652" IRF	2652" IRF
2664" IRF	2664" IRF
2676" IRF	2676" IRF
2688" IRF	2688" IRF
2700" IRF	2700" IRF
2712" IRF	2712" IRF
2724" IRF	2724" IRF
2736" IRF	2736" IRF
2748" IRF	2748" IRF
2760" IRF	2760" IRF
2772" IRF	2772" IRF
2784" IRF	2784" IRF
2796" IRF	2796" IRF
2808" IRF	2808" IRF
2820" IRF	2820" IRF
2832" IRF	2832" IRF
2844" IRF	2844" IRF
2856" IRF	2856" IRF
2868" IRF	2868" IRF
2880" IRF	2880" IRF
2892" IRF	2892" IRF
2904" IRF	2904" IRF
2916" IRF	2916" IRF
2928" IRF	2928" IRF
2940" IRF	2940" IRF
2952" IRF	2952" IRF
2964" IRF	2964" IRF
2976" IRF	2976" IRF
2988" IRF	2988" IRF
3000" IRF	3000" IRF

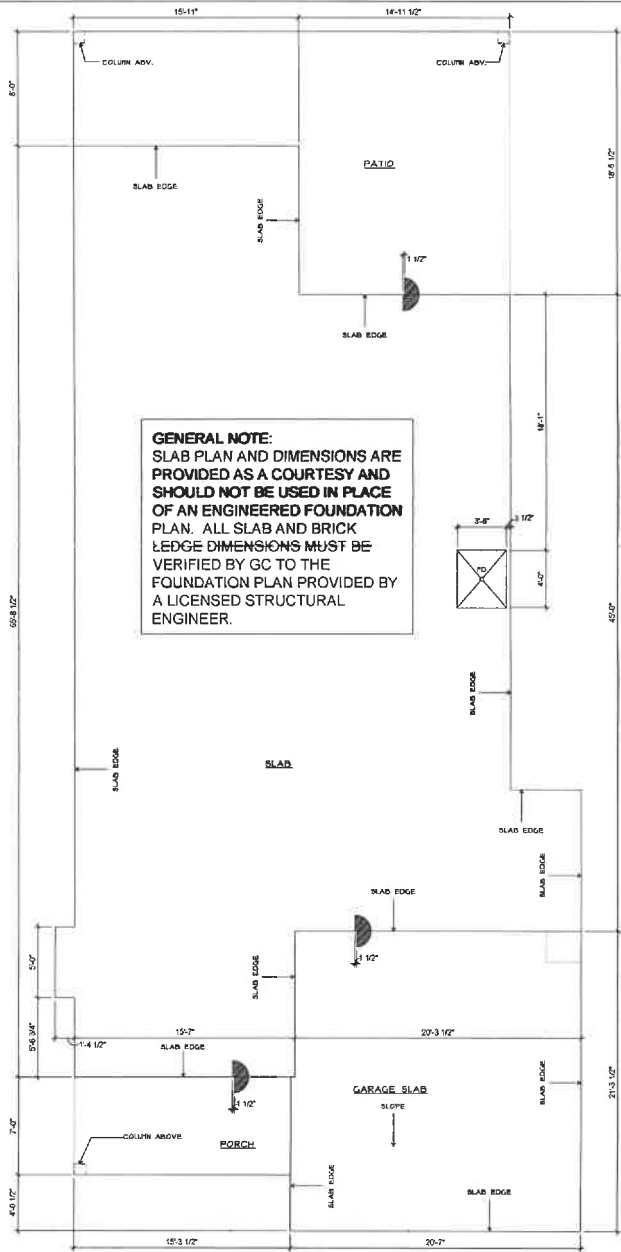
SURVEY ACCEPTED BY:

DATE _____

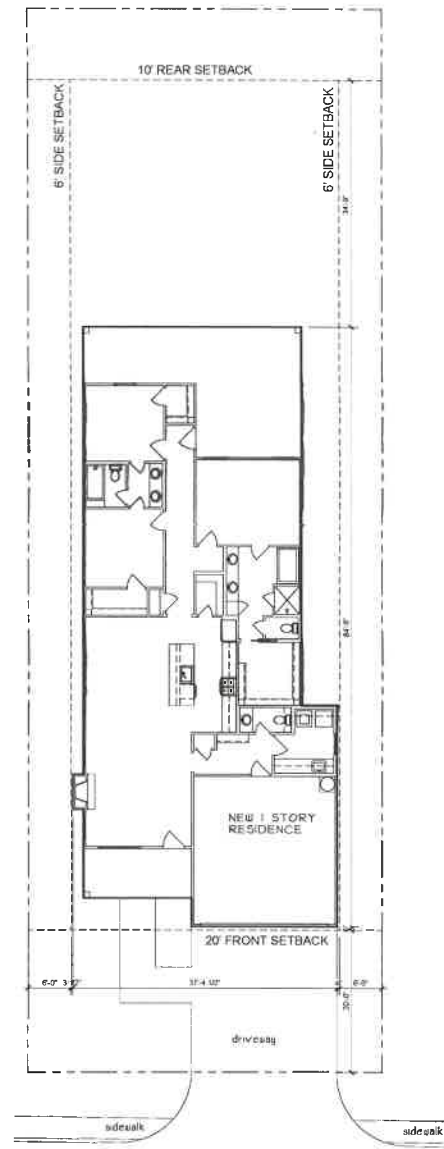
DATE _____

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	MARCH 6, 2023
SCALE	1" = 20'
CLIENT	JMS
FILE #	20230033
GF #	R230141R



02 ARCHITECTURAL SLAB PLAN
 SCALE 1/8"=1'-0"
 NORTH



01 ARCHITECTURAL SITE PLAN
 SCALE 1/8"=1'-0"
 NORTH



NEW RESIDENCE
 JMS CUSTOM HOMES
 711 PARKS AVE
 ROCKWALL
 TEXAS
 75087

ISSUE LOG

DATE	DESCRIPTION	ISSUE
		2000- FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV	NO.

ISSUED FOR:

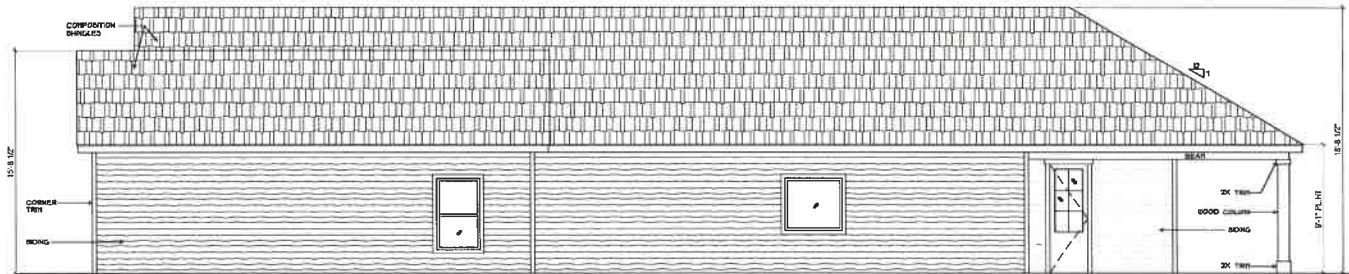
- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: JAMES BLAIR
 CONTRACTOR: JAMES BLAIR
 DESIGNER: JAMES BLAIR

ARCH PROJ # 2100
 SCALE REF DRAWING

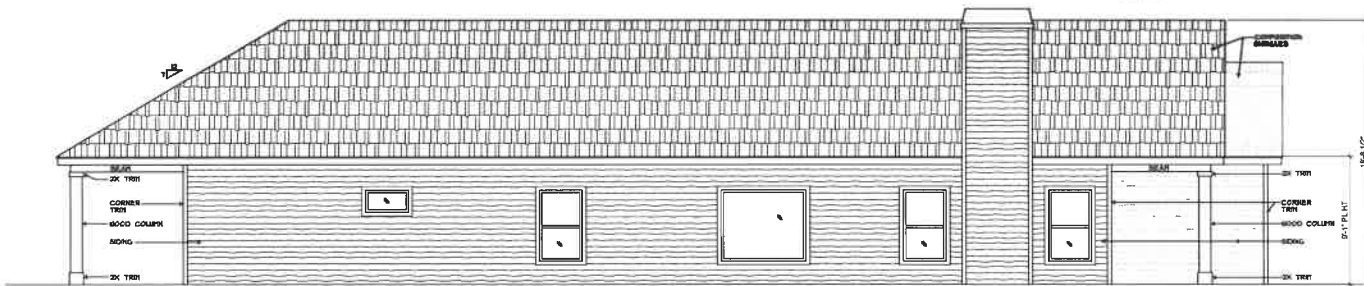
SHEET NO
A2.1
 ARCHITECTURAL SITE & SLAB PLAN



04 NORTH ELEVATION
SCALE 1/4"=1'-0"



03 WEST ELEVATION
SCALE 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE 1/4"=1'-0"



01 EAST ELEVATION
SCALE 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES
711 PARKS AVE
ROCKWALL
TEXAS
75087

ISSUE LOG

DATE	DESCRIPTION	SCALE	ISSUED FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV	BY

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER
CONTRACTOR: JAVIER SILVA
DESIGNER: JAMES PHILLIPS

ARCH PROJ #	SCALE
2100	REF DRAWING

SHEET NO
A5.1
ELEVATIONS



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
512 Health Street	Single-Family Home	1961	1,120	Brick	N/A
601 Parks Avenue	Single-Family Home	1929	2,264	Brick	N/A
602 Parks Avenue	Single-Family Home	1940	2,192	Siding	N/A
604 Parks Avenue	Single-Family Home	1955	1,873	Brick	N/A
605 Parks Avenue	Single-Family Home	1948	1,759	Siding	Not Found
606 Parks Avenue	Single-Family Home	1990	1,468	Siding	N/A
610 Parks Avenue	Single-Family Home	2020	2,800	Siding	N/A
701 Parks Avenue	Single-Family Home	1980	1,269	Siding	N/A
702 Parks Avenue	Single-Family Home	2020	3,100	Siding	N/A
703 Parks Avenue	Single-Family Home	1990	960	Siding	N/A
704 Parks Avenue	Single-Family Home	2021	2,900	Siding	N/A
706 Parks Avenue	Single-Family Home	1981	1,087	Brick	Not Found
707 Parks Avenue	Single-Family Home	1995	946	Siding	N/A
708 Parks Avenue	Single-Family Home	1985	1,361	Brick	Not Found
709 Parks Avenue	Single-Family Home	1992	1,081	Siding	N/A
711 Parks Avenue	Subject Property	1975	1,164	Siding	100
714 Parks Avenue	Single-Family Home	1980	1,800	Brick	N/A
Averages		1980	1,714		100



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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512 Heath Street



601 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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602 Parks Avenue



604 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



605 Parks Avenue



606 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



610 Parks Avenue



701 Parks



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



702 Parks Avenue



703 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



704 Parks Avenue





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

706 Parks Avenue



704 Parks Avenue



706 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

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704 Parks Avenue



706 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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707 Parks Avenue



708 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



709 Parks Avenue



711 Parks Avenue



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



714 Parks Avenue

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, 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 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE 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 by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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*] 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*] 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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, 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*] -- 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 1ST DAY OF MAY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

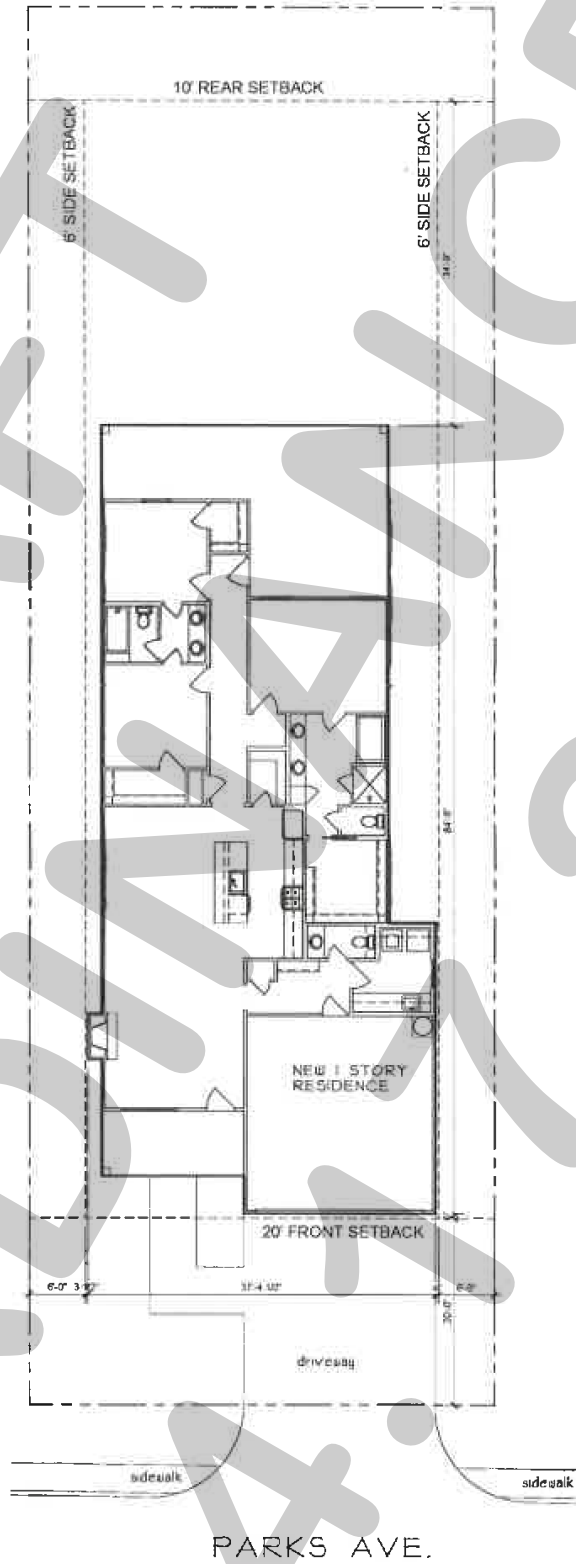
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 17, 2023

2nd Reading: May 1, 2023

Exhibit 'B':
Residential Plot Plan





May 31, 2023

TO: Javier Silva
58 Windsor Drive
Rockwall, Texas 75032

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

SUBJECT: Z2023-017; *Specific Use Permit (SUP) For Residential Infill within an Established Subdivision*

Javier Silva:

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 May 1, 2023. 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

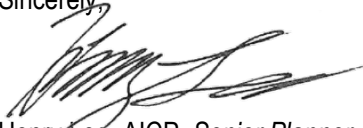
On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Womble absent.

City Council

On May 1, 2023, the City Council approved a motion to approve the Specific Use Permit by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 23-29, S-304, 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) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-29

SPECIFIC USE PERMIT NO. S-304

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, 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 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE 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 by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, 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*] 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*] 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 for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, 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*] -- 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 1st DAY OF MAY, 2023.



Kevin Fowler, Mayor

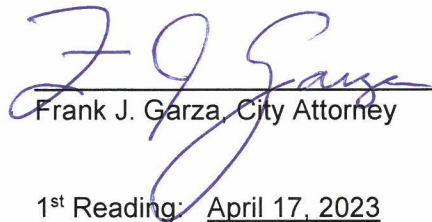
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: April 17, 2023

2nd Reading: May 1, 2023

Exhibit 'A':
Legal Description

Address: 711 Parks Avenue

Legal Description: Lot 11, Block C, Foree Addition

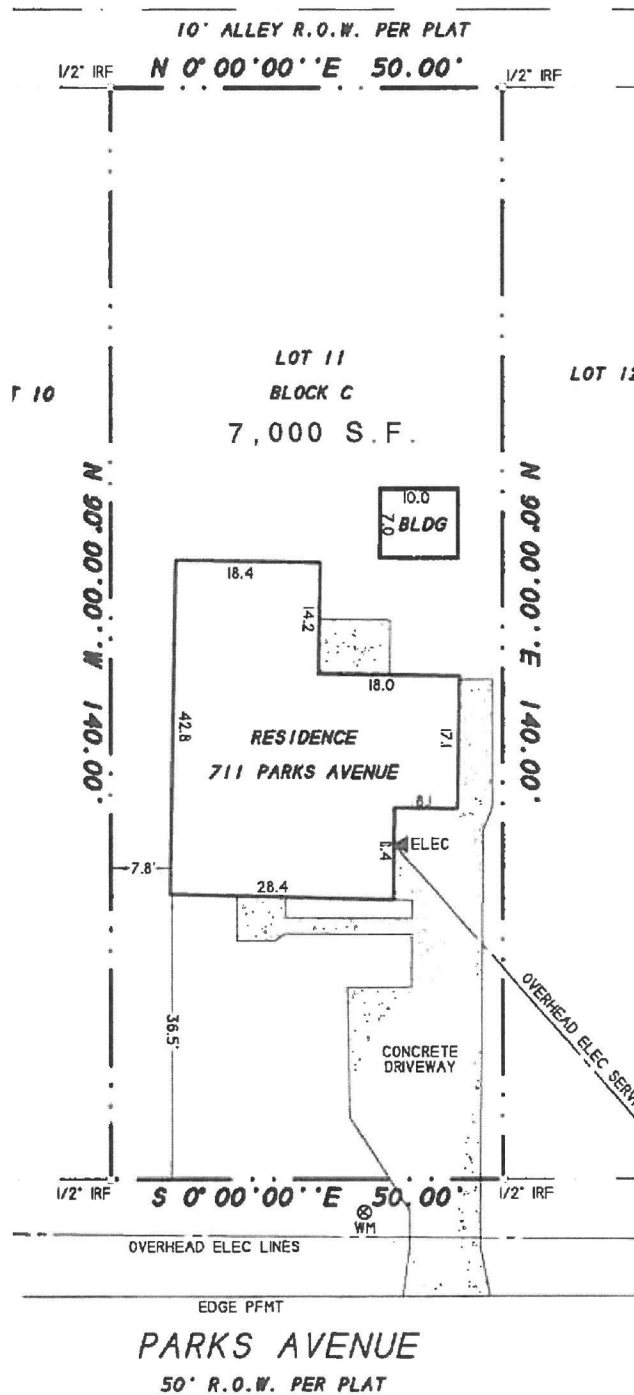


Exhibit 'B':
Residential Plot Plan

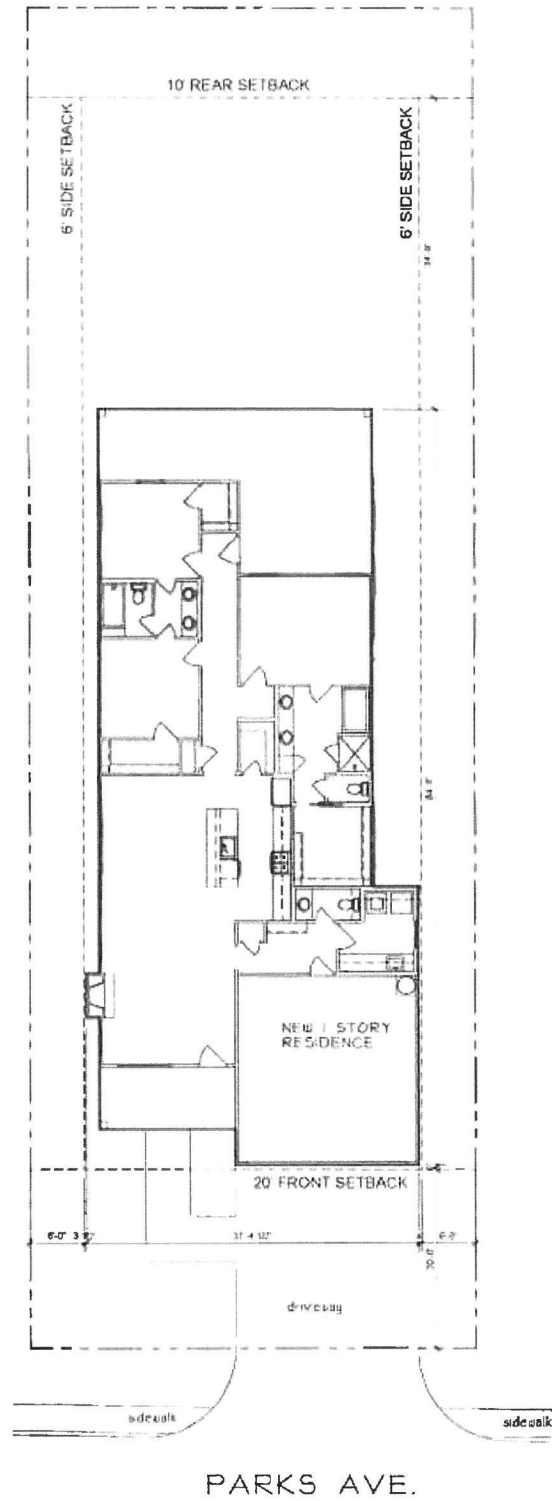


Exhibit 'C':
Building Elevations

