



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

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

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

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) ²

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

311 Valiant Dr.

SUBDIVISION

Chandlers Landing

LOT

6

BLOCK

C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-8

CURRENT USE

Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.1278

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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

Chris Curra

APPLICANT

Chris Curra

CONTACT PERSON

Chris Curra

CONTACT PERSON

Chris Curra

ADDRESS

2975 Blackburn St
#1321

ADDRESS

2975 Blackburn St.
#1321

CITY, STATE & ZIP

Dallas TX 75204

CITY, STATE & ZIP

Dallas TX 75204

PHONE

512 785 3518

PHONE

512 785 3518

E-MAIL

chriscurra@gmail.com

E-MAIL

chriscurra@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

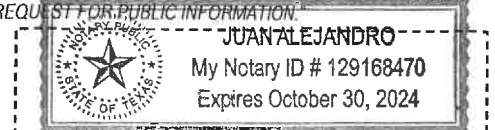
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

[Signature]

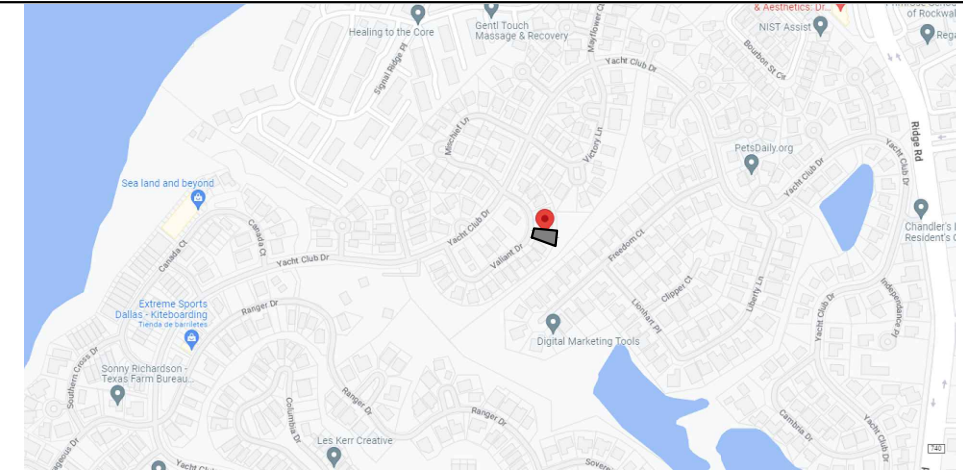
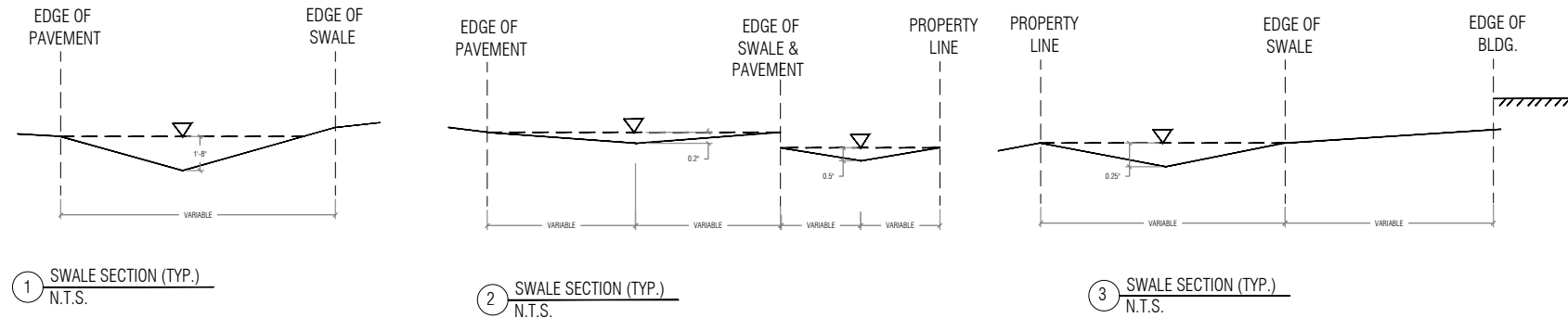
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



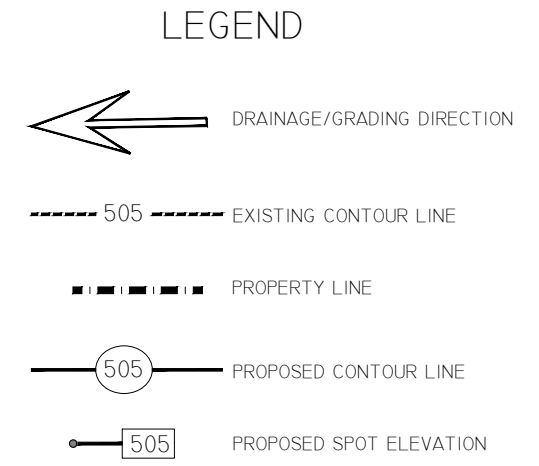
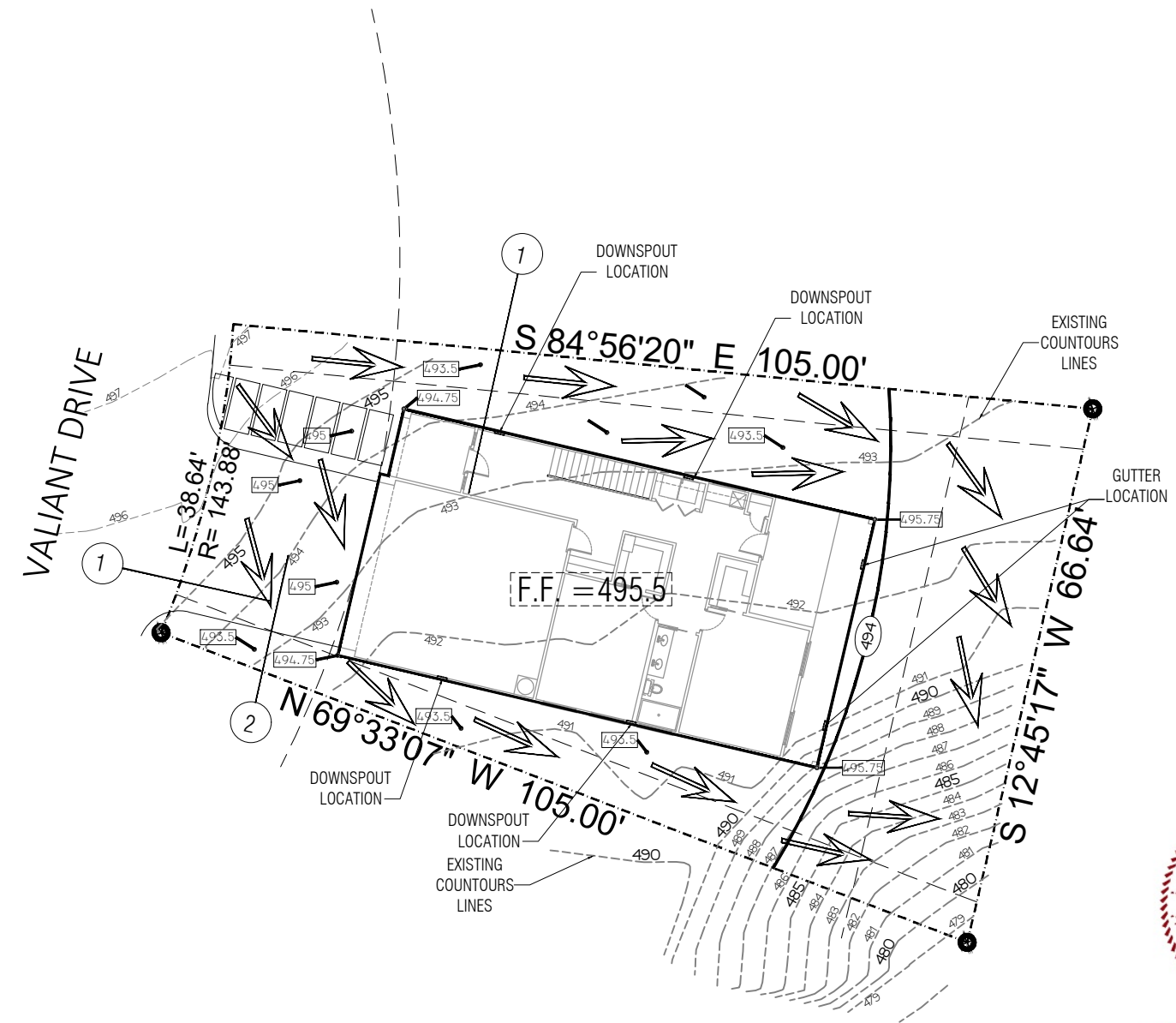
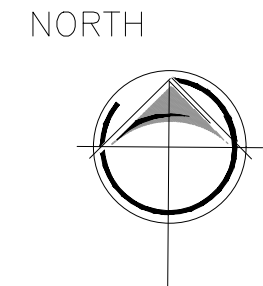
MY COMMISSION EXPIRES

Oct 30th, 2024



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



- GENERAL DRAINAGE NOTES
- GRADING AND DRAINAGE SHALL NOT ADVERSELY IMPACT SURROUNDING PROPERTIES.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BULDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BULDING.
 - ALL DRAINAGE SWALES SHALL BE LOCATED ENTIRELY ON THIS LOT.

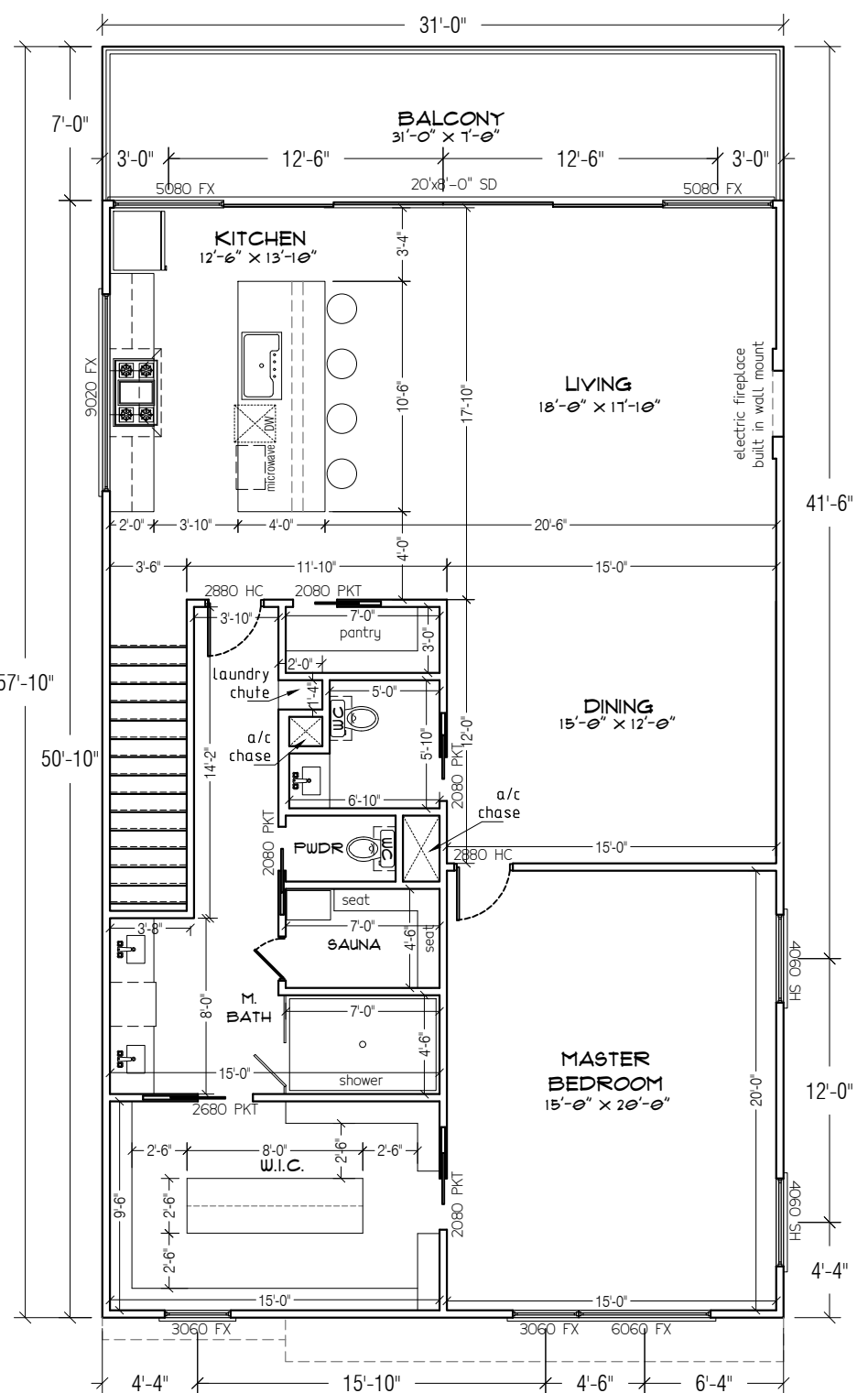
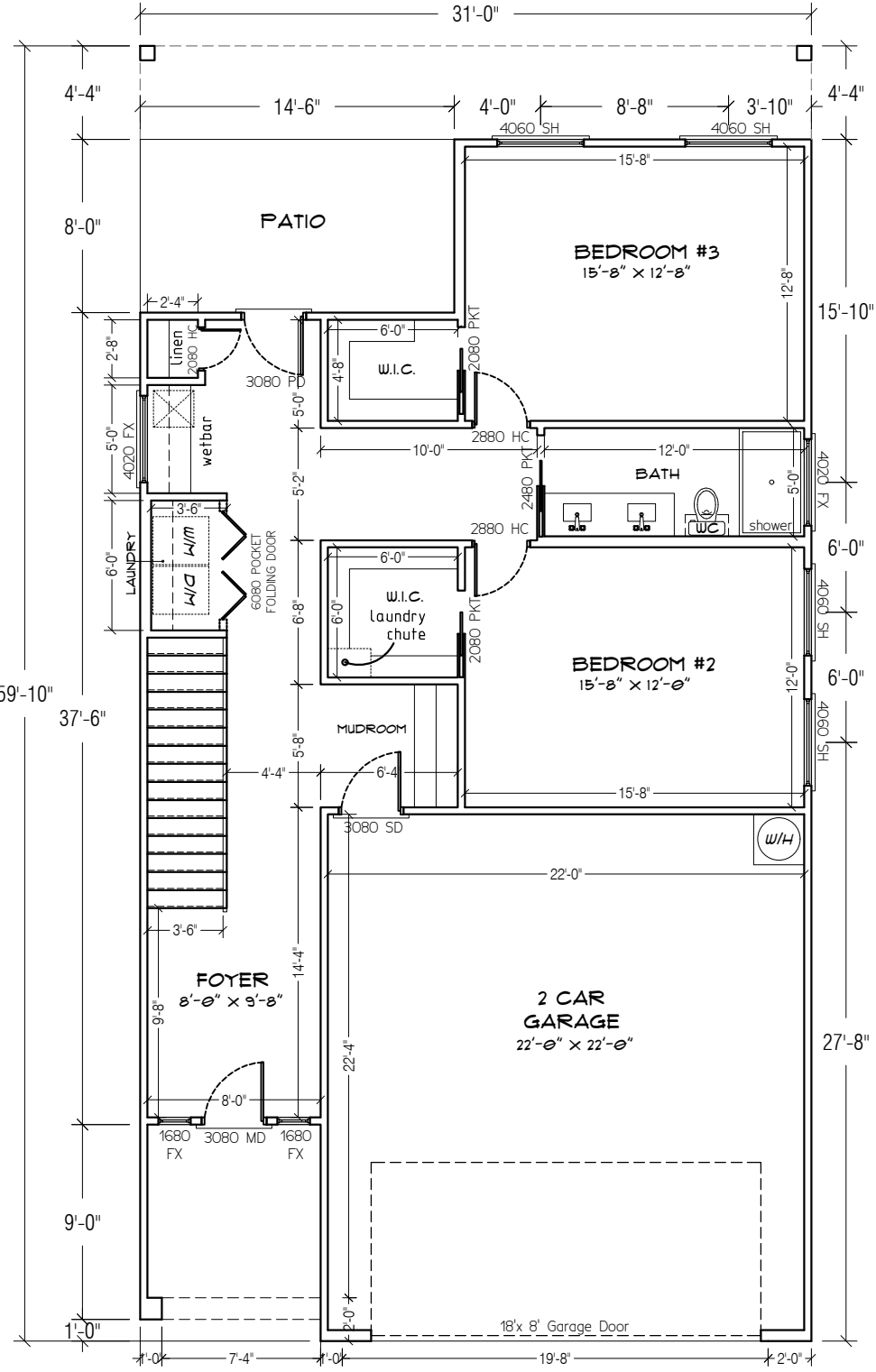
STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED PROFESSIONAL ENGINEER
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156
04/13/2023

DRAINAGE/GRADING PLAN 1.2
SCALE: 1"=0" = 20'-00"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A COPY OF ANY KING, NOTE, ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A COPY OF ANY KING, NOTE, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PAGE TITLE: DRAINAGE/GRADING PLAN
SCALE: 1"=0" = 20'-00"
DATE: 4/13/2023
PAGE: 1.2

311 VALIANT DR,
ROCKWALL, TX 75032



KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

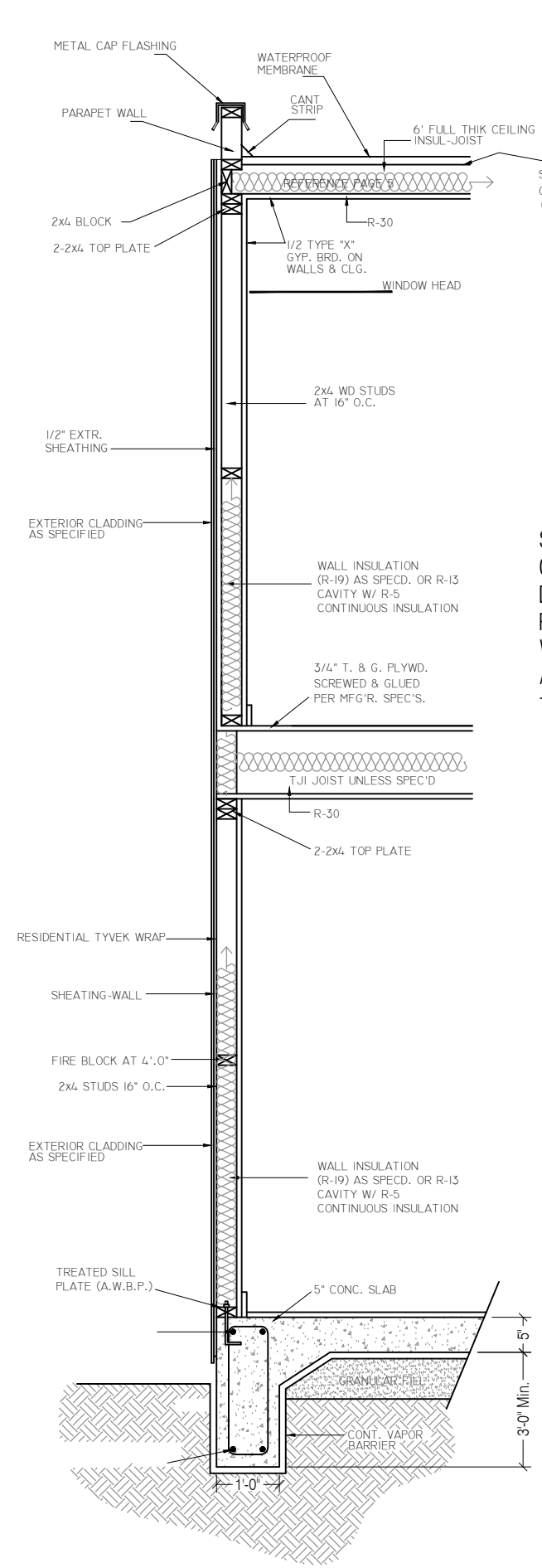
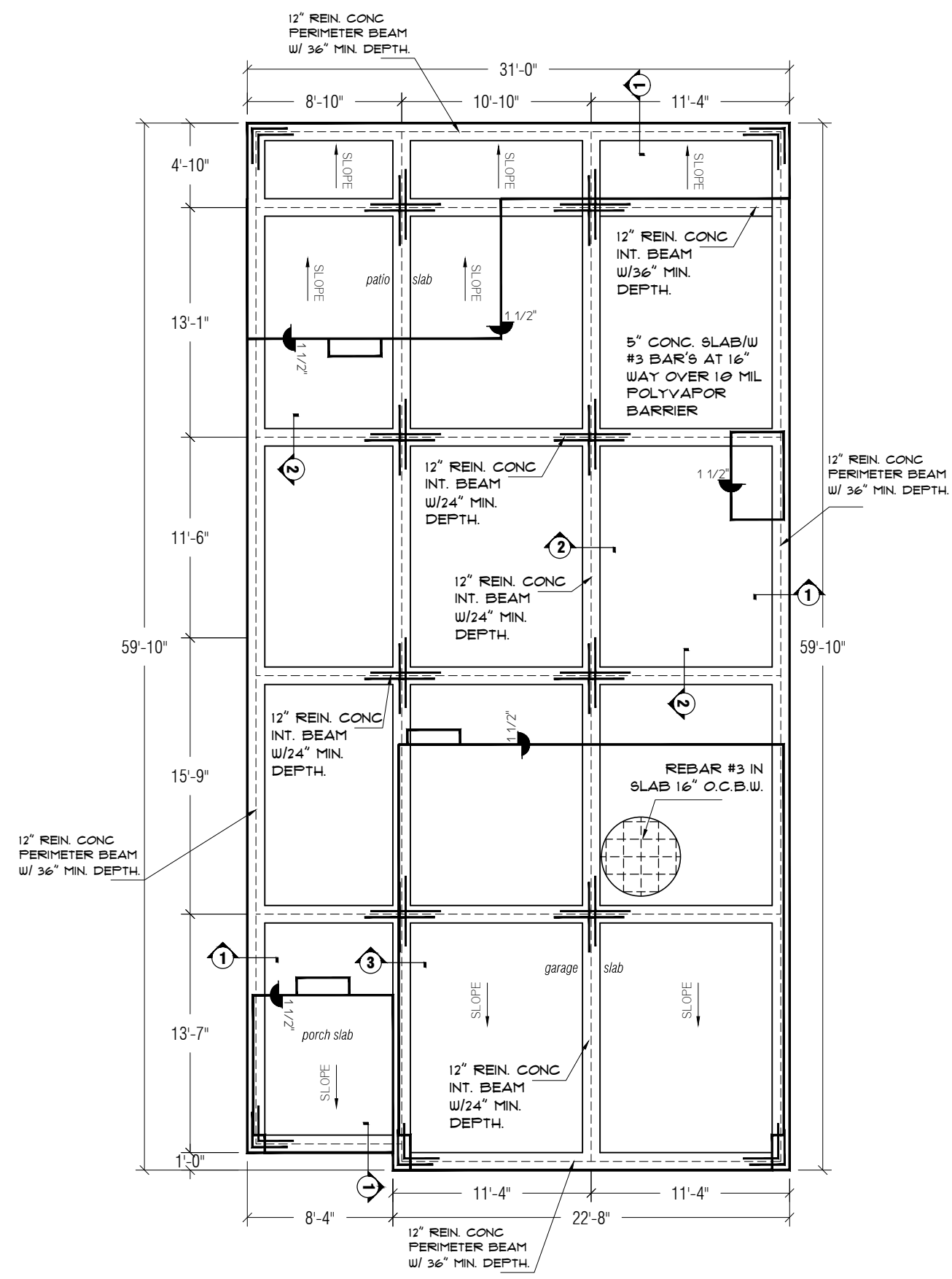
FLOOR PLAN
SCALE: 1/8"=1'-0"

2

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, OWNER AND ALL CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, LOCAL BUILDING CODES, AND LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE BUILDER/OWNER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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ROCKWALL, TX 75082

PAGE TITLE: FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 4/13/2023
PAGE: 2



A WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale

SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL
VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.

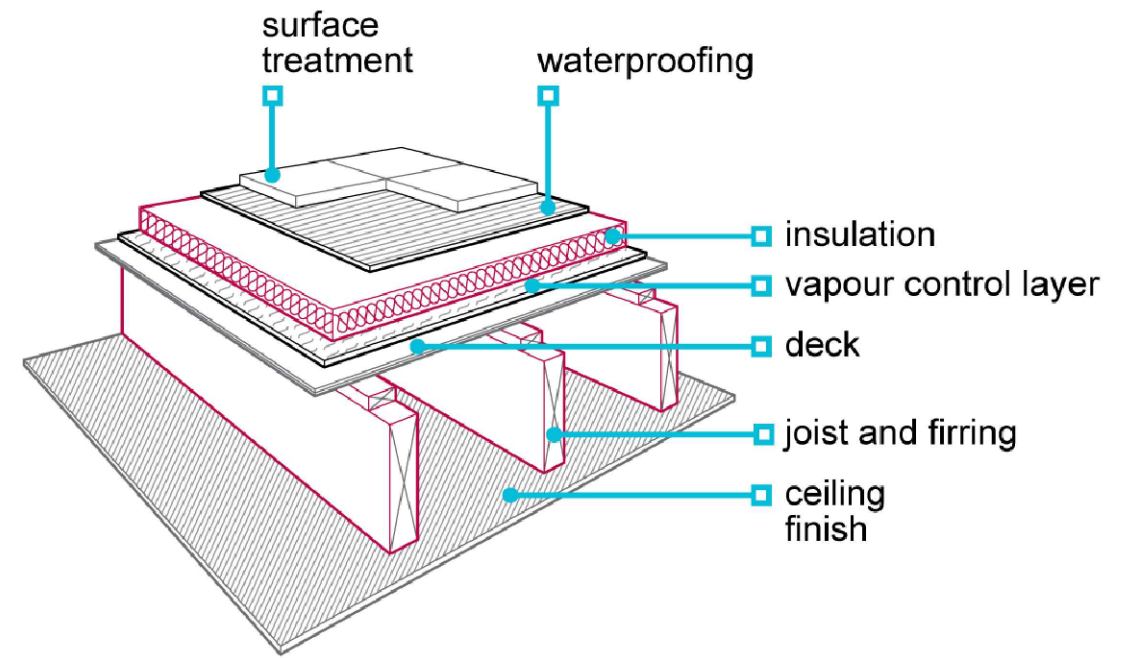
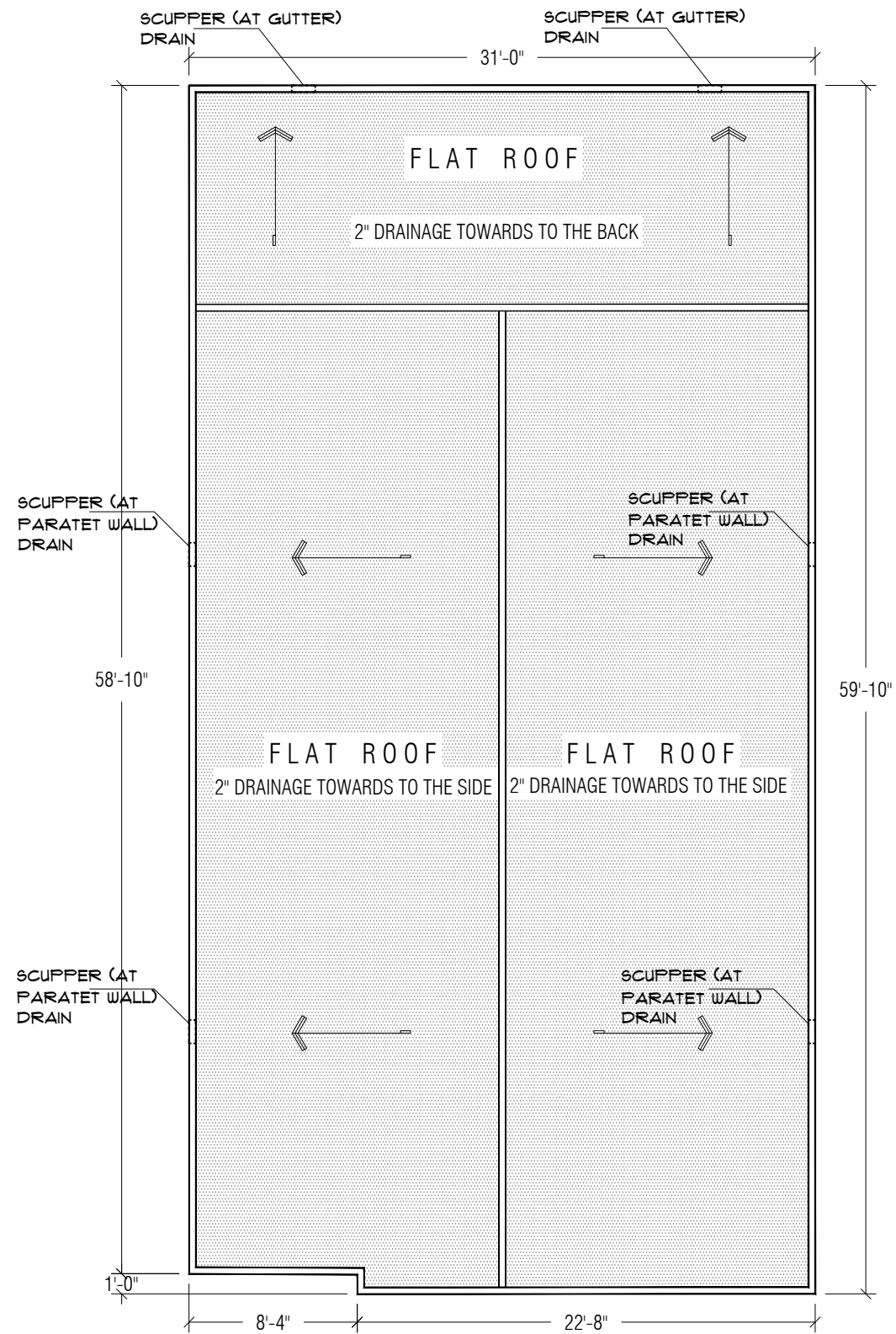


Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

311 VALIANT DR, ROCKWALL, TX 75082	
PAGE TITLE:	FOUNDATION PLAN
SCALE:	1/8" = 1'-0"
DATE:	4/13/2023
PAGE:	3

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED, CHECKED BY THE BUYER, HOMEOWNER AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUYER, HOMEOWNER AND ALL CONTRACTORS SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUYER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



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ROCKWALL, TX 75082



04/13/2023

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

5

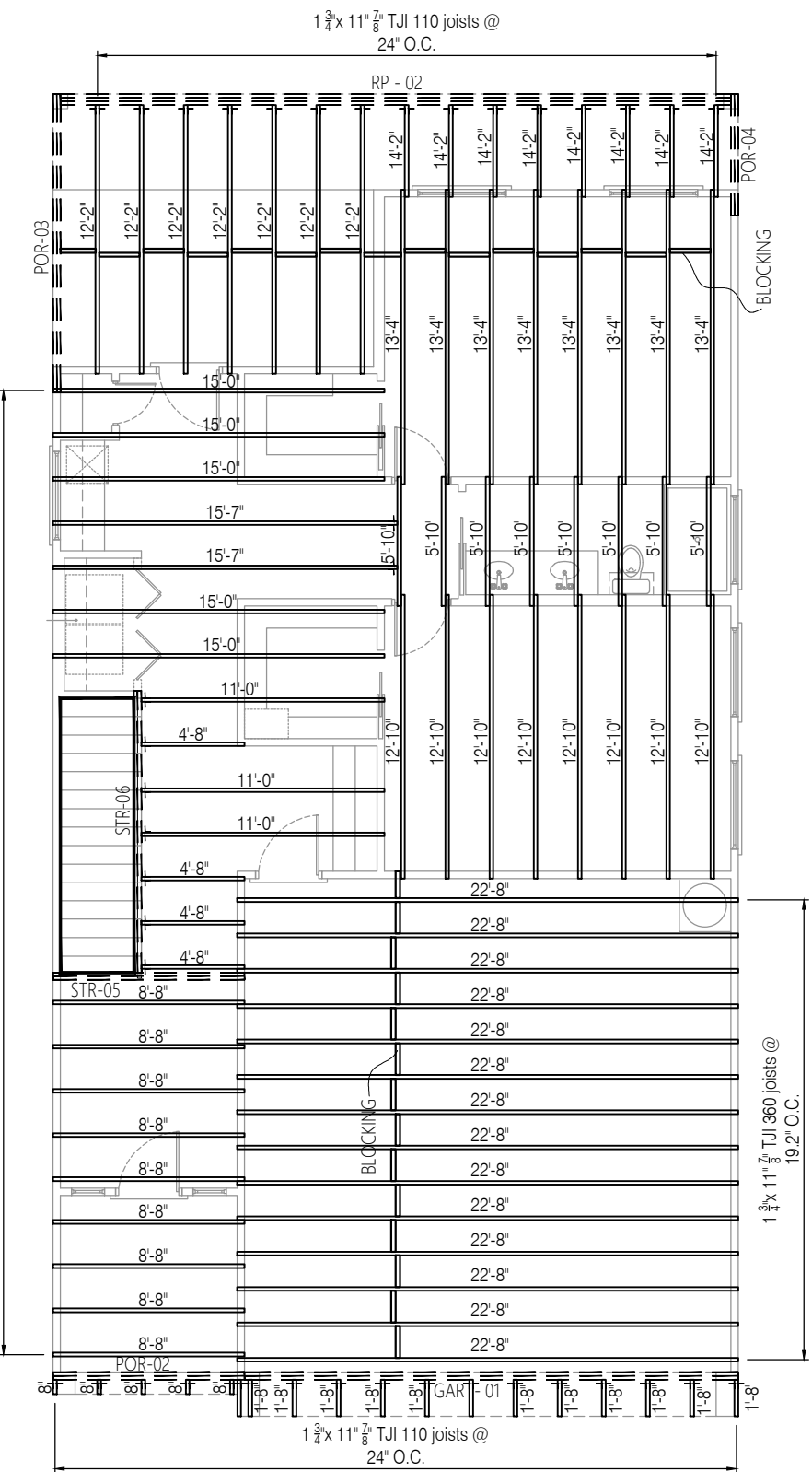
PAGE TITLE: ROOF & FRAMING PLAN

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

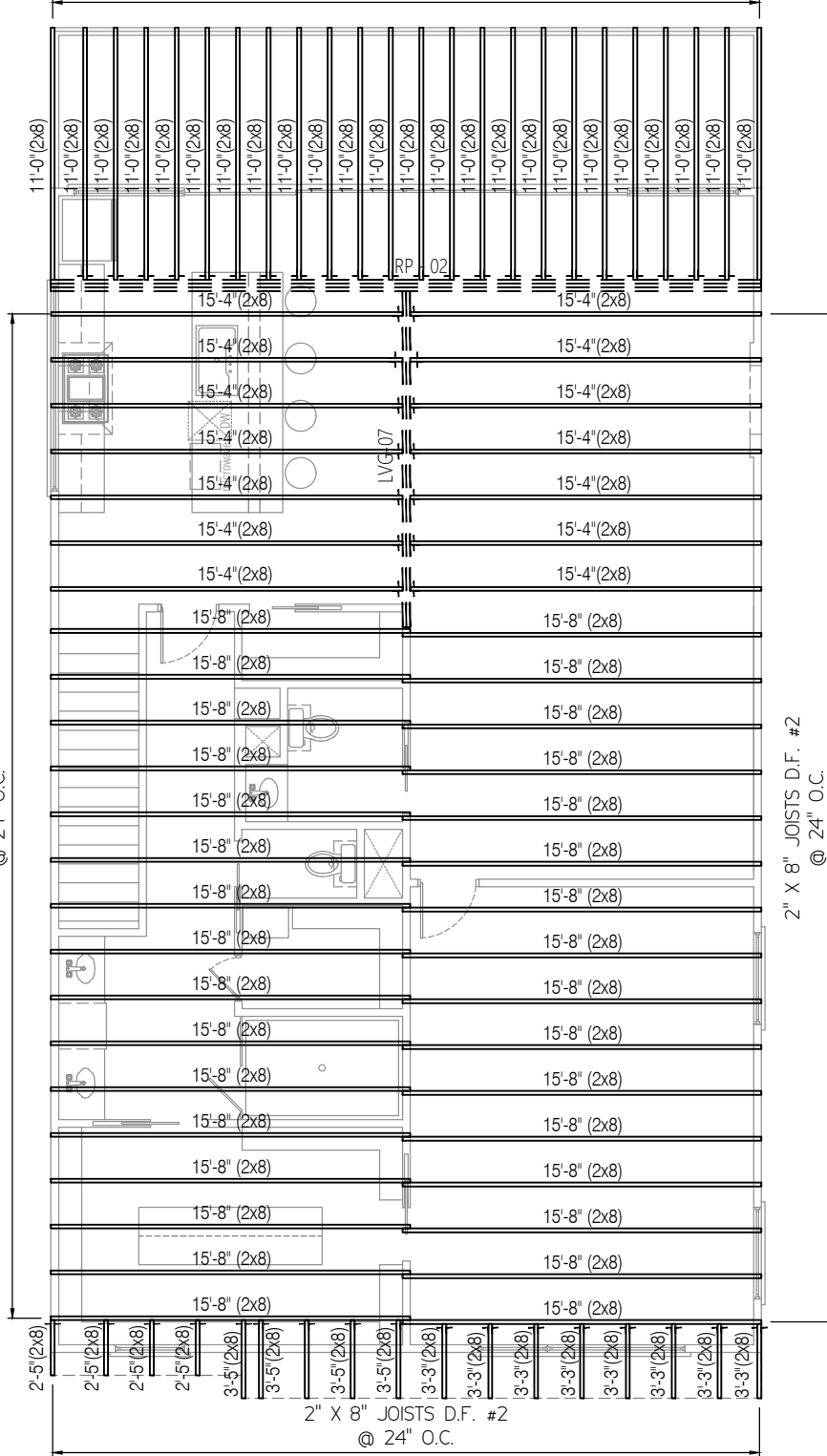
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

Triple Ply 1 3/4" or 5 1/4" x 24"

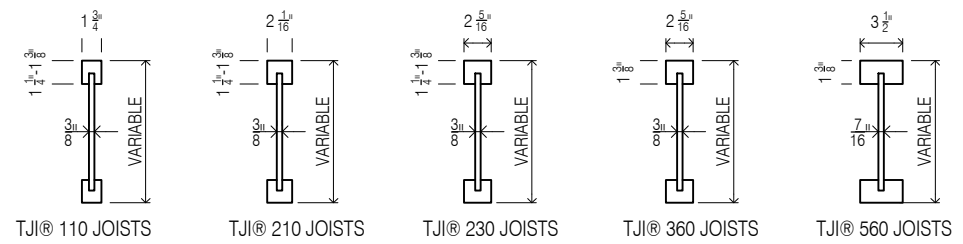
Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156
 04/13/2023

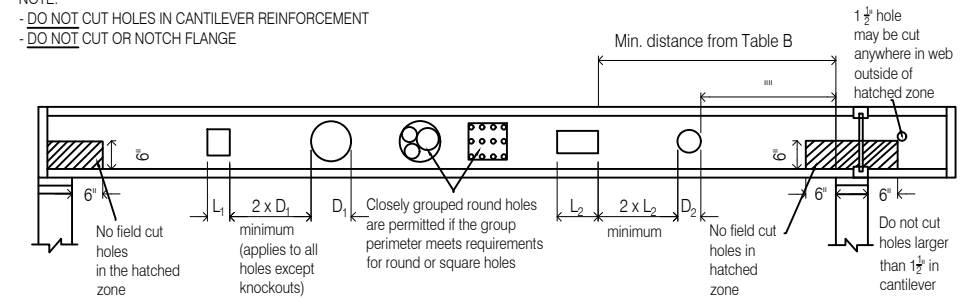
311 VALIANT DR,
 ROCKWALL, TX 75082

TJI® JOISTS DIMENSIONS

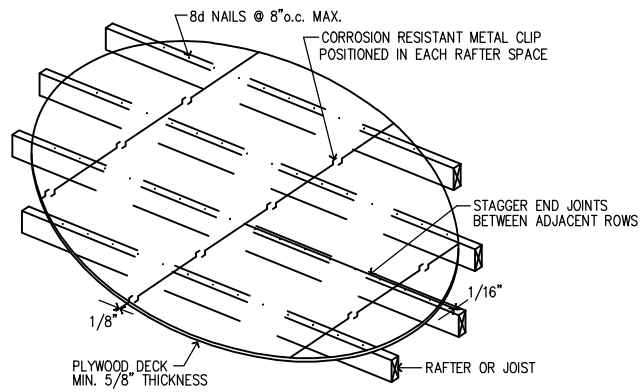


ALLOWABLE HOLES - TJI® JOISTS

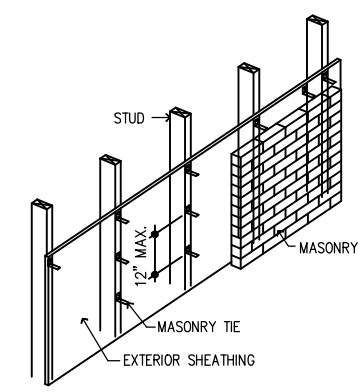
- NOTE:
 - DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
 - DO NOT CUT OR NOTCH FLANGE



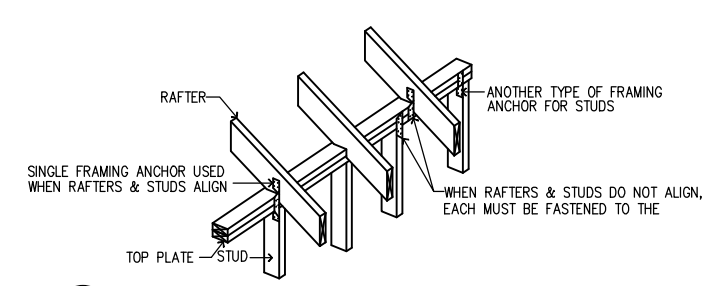
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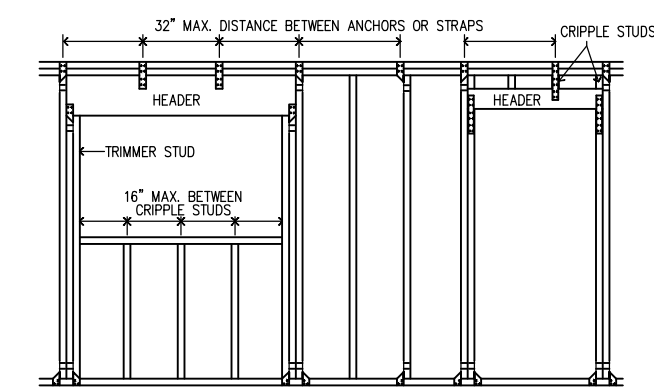
1 SOLID PLYWOOD SHEATHING



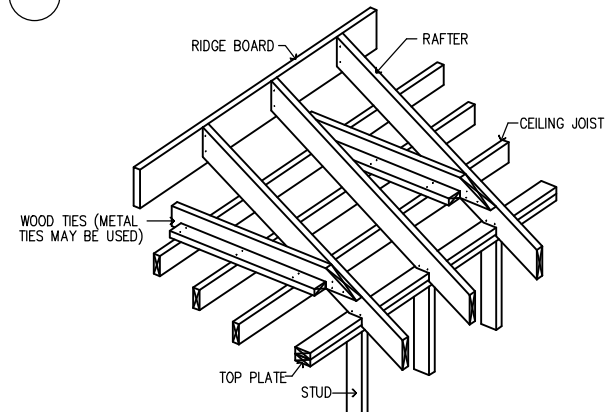
13 ANCHORING MASONRY VENEER TO WALL FRAMING



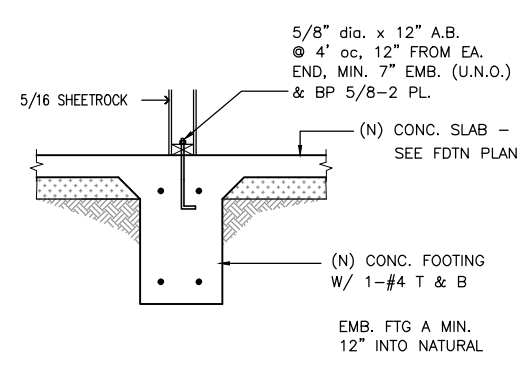
3 FASTENING RAFTERS TO THE WALL FRAMING



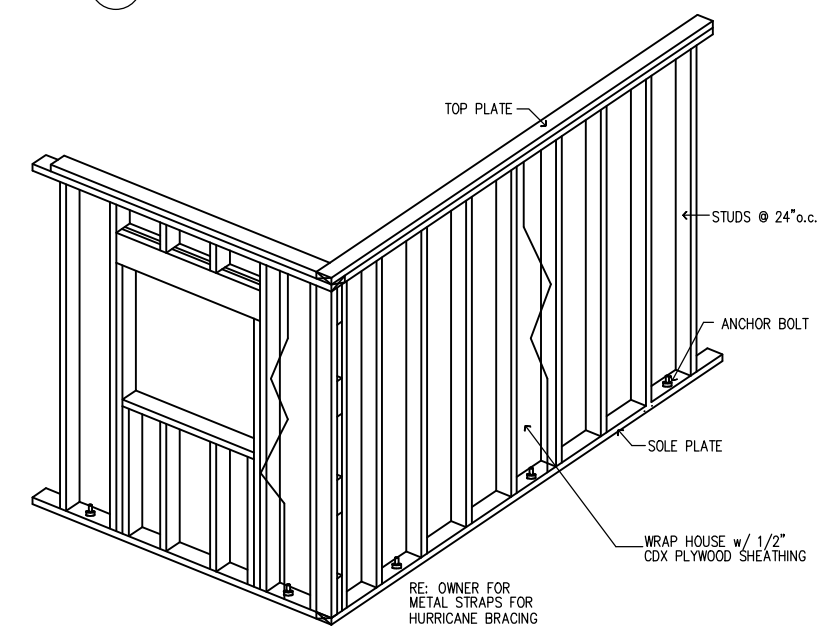
14 ANCHORAGE OF HEADERS



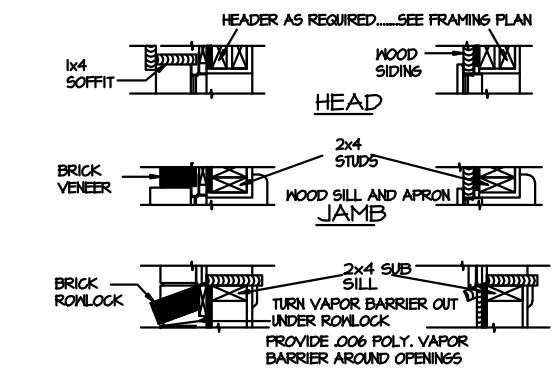
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



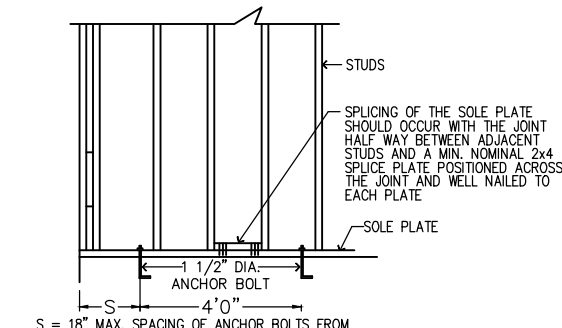
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



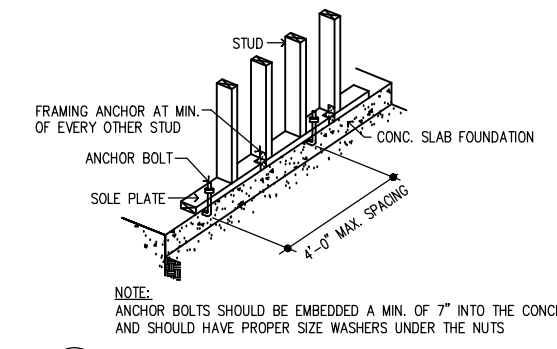
6 LATERAL BRACING OF EXTERIOR WALLS



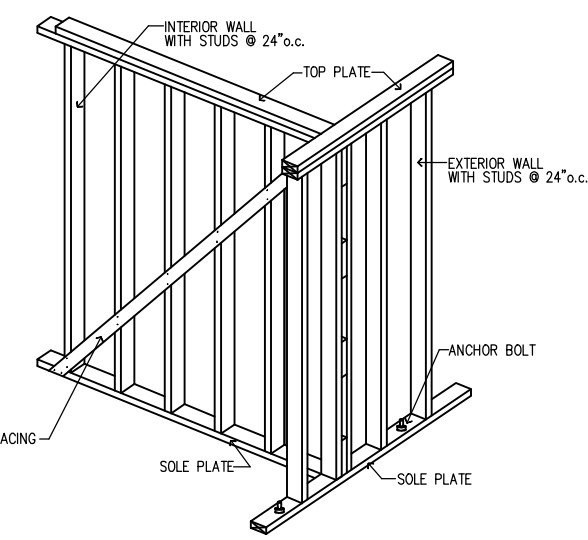
19 SILL CONSTRUCTION DETAILS



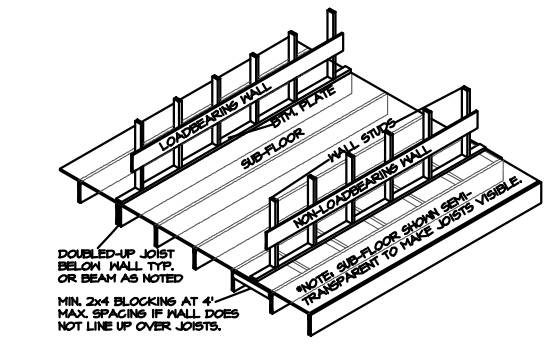
8 SPLICING OF SILLS OR SOLE PLATES



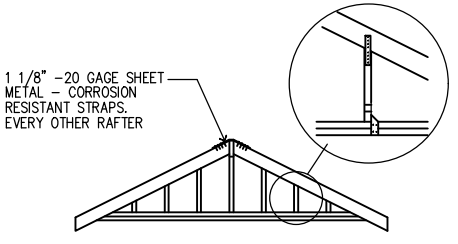
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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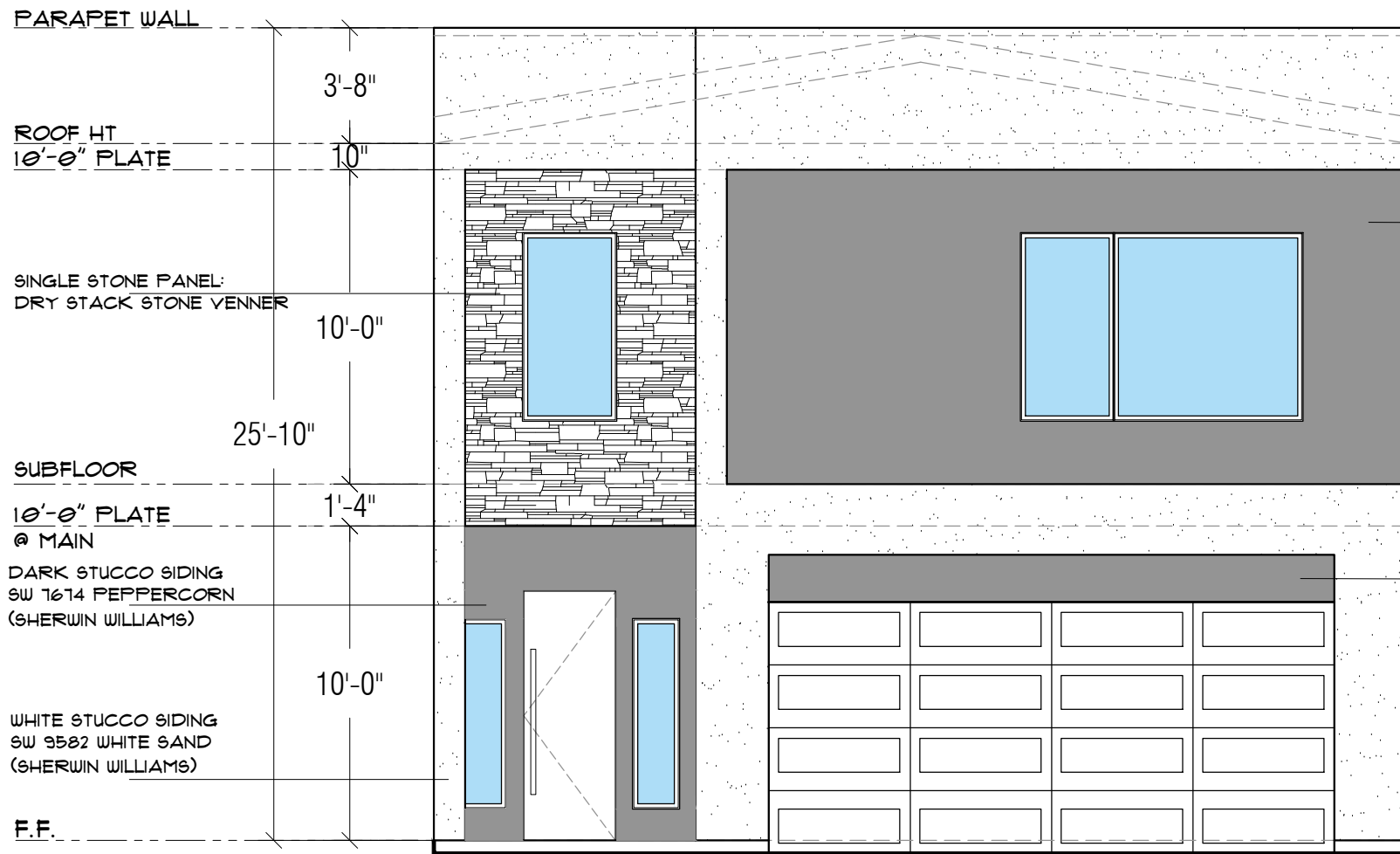
311 VALIANT DR,
ROCKWALL, TX 75082



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

PAGE TITLE: GENERAL CONSTRUCTION DETAILS
SCALE: N.T.S.
DATE: 4/13/2023
PAGE: 6



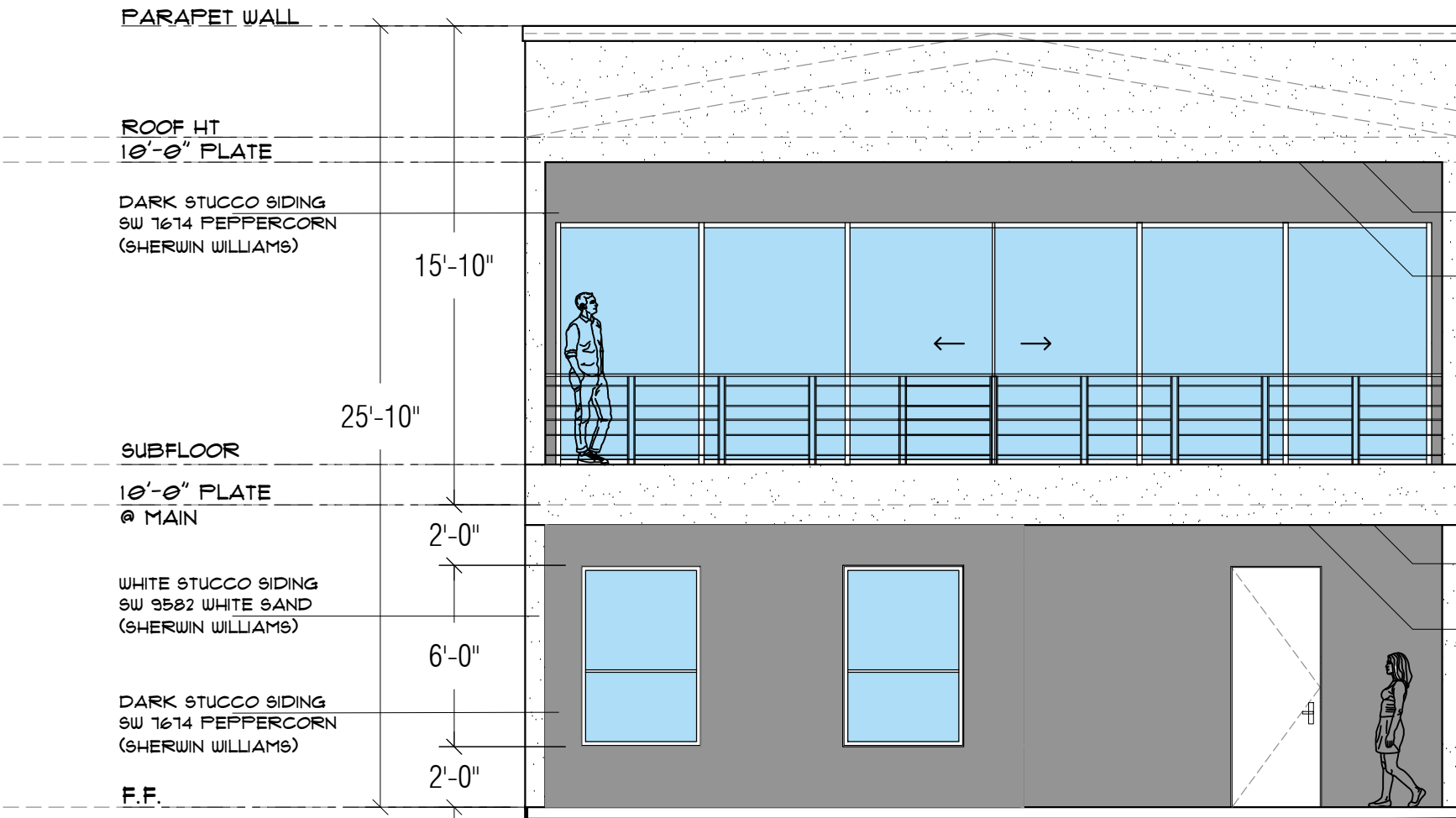
DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE					
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE		
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.	3,645 SQ. FT.	100%
DRY STACK STONE VANNER	ELDORADO		BROWN	65 SQ. FT.				65 SQ. FT.	
TOTAL								3,710 SQ. FT.	100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. ACCESS TO THE SUBSTANTIAL BUILDING STRUCTURE, THESE PLANS MUST BE OBTAINED FROM THE ARCHITECT OR CONTRACTOR. ALL CONTRACTORS MUST OBTAIN PERMITS FROM THE LOCAL BUILDING DEPARTMENT BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE ARCHITECT AND CONTRACTOR MUST OBTAIN PERMITS FROM THE LOCAL BUILDING DEPARTMENT. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

RIGHT ELEVATION

SCALE: 3/16"=1'-0"
WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

8.1

F.F.

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING: WALNUT
(REAL WOOD)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

UNDERCEILING: WALNUT
(REAL WOOD)

DARK STUCCO SIDING
SW 1614 PEPPERCORN
(SHERWIN WILLIAMS)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

F.F.

LEFT ELEVATION

SCALE: 3/16"=1'-0"

8.1

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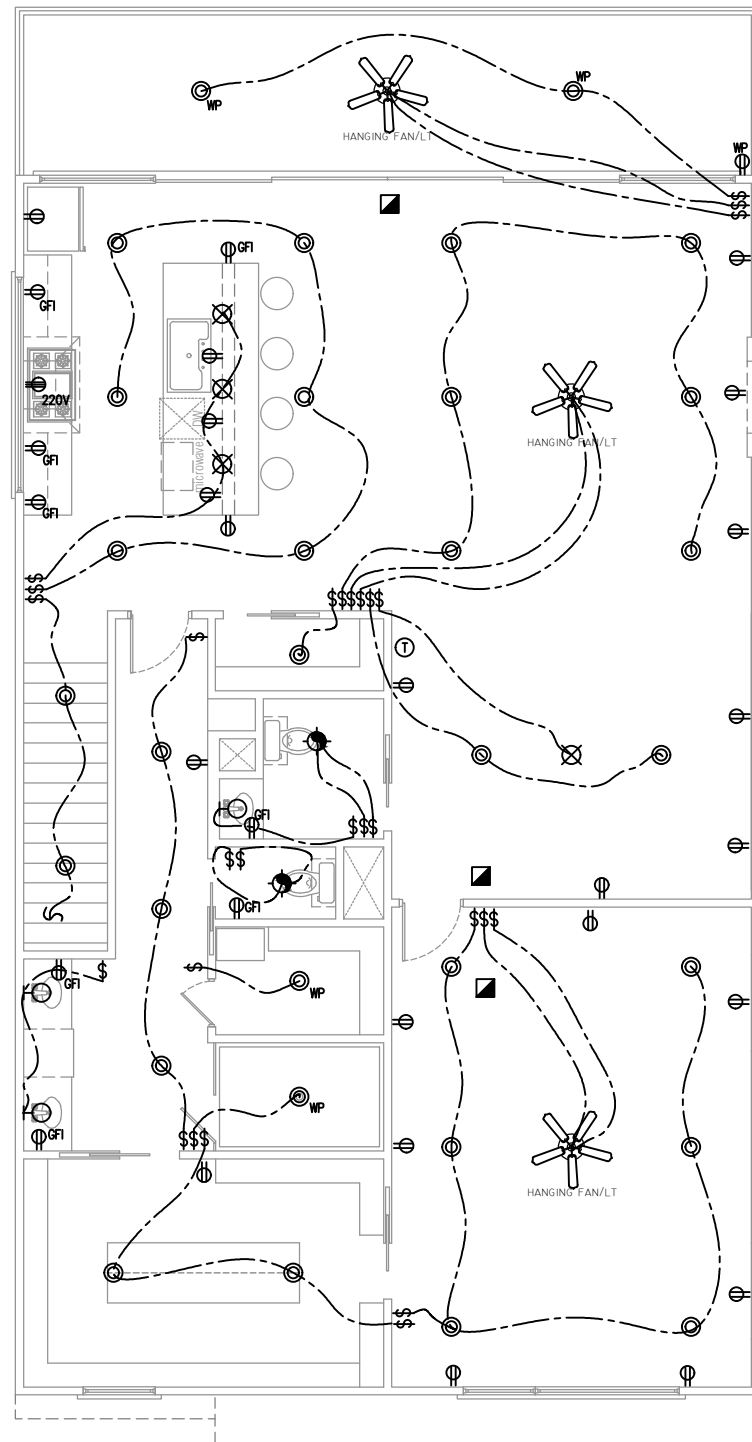
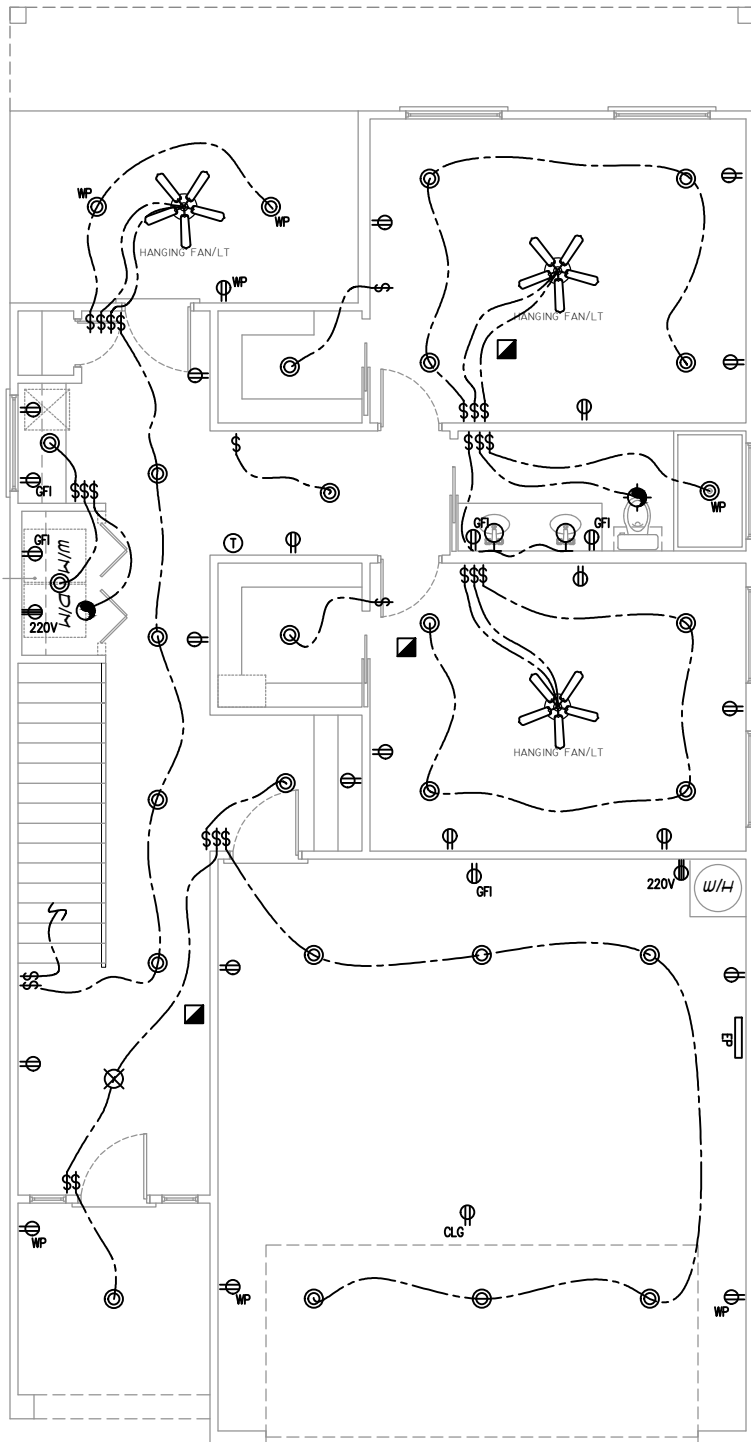
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PAGE TITLE: ELEVATIONS PLAN

SCALE: 3/16"=1'-0"

DATE: 4/13/2023

PAGE: 8

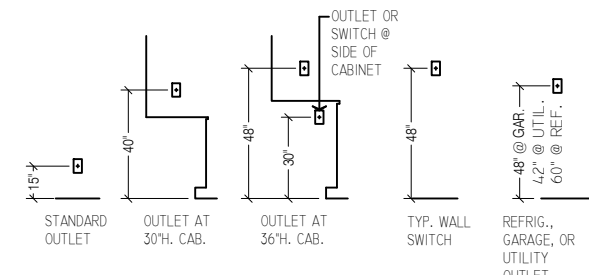


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS...INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

- | | | | | | |
|--|--|--|--|--|--|
| | 110 VOLT RECEPTACLE | | SINGLE POLE SWITCH | | CEILING FAN/OR CHANDELIER WITH LIGHT KIT |
| | WATERPROOF RECEPTACLE | | THREE WAY SWITCH | | |
| | 110 VOLT IN CEILING | | FOUR WAY SWITCH | | |
| | 110 VOLT WITH GROUND FAULT INTERRUPTER | | DIMMER SWITCH | | |
| | 110 VOLT IN FLOOR | | RHEOSTAT SWITCH | | |
| | 220 VOLT RECEPTACLE | | MOTION DETECTOR-WALL MOUNT | | |
| | 110 VOLT DIRECT HARD WIRE | | CEILING MOUNTED LIGHT | | |
| | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) | | HANGING LIGHT | | |
| | HOSE BIBB | | RECESSED, ADJUSTABLE CAN LIGHT | | |
| | TELEPHONE OUTLET W/ CAT5 VOICE & DATA | | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT | | |
| | PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER) | | WALL MOUNTED LIGHT | | |
| | SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP) | | LED STRIP LIGHTING | | |
| | CHIMES (FOR DOOR BELL) | | 24" UNDER-CABINET FLUOR. FIXTURE | | |
| | THERMOSTAT | | TRACK LIGHTING (LENGTH PER PLAN) | | |
| | ELEC. PANEL | | EXHAUST FAN (50 CFM MIN.) | | |
| | METER BASE | | EXHAUST FAN (50 CFM MIN.) W/ LIGHT | | |
| | | | 2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS | | |
| | | | 1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS | | |



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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PLUMBING LEGEND

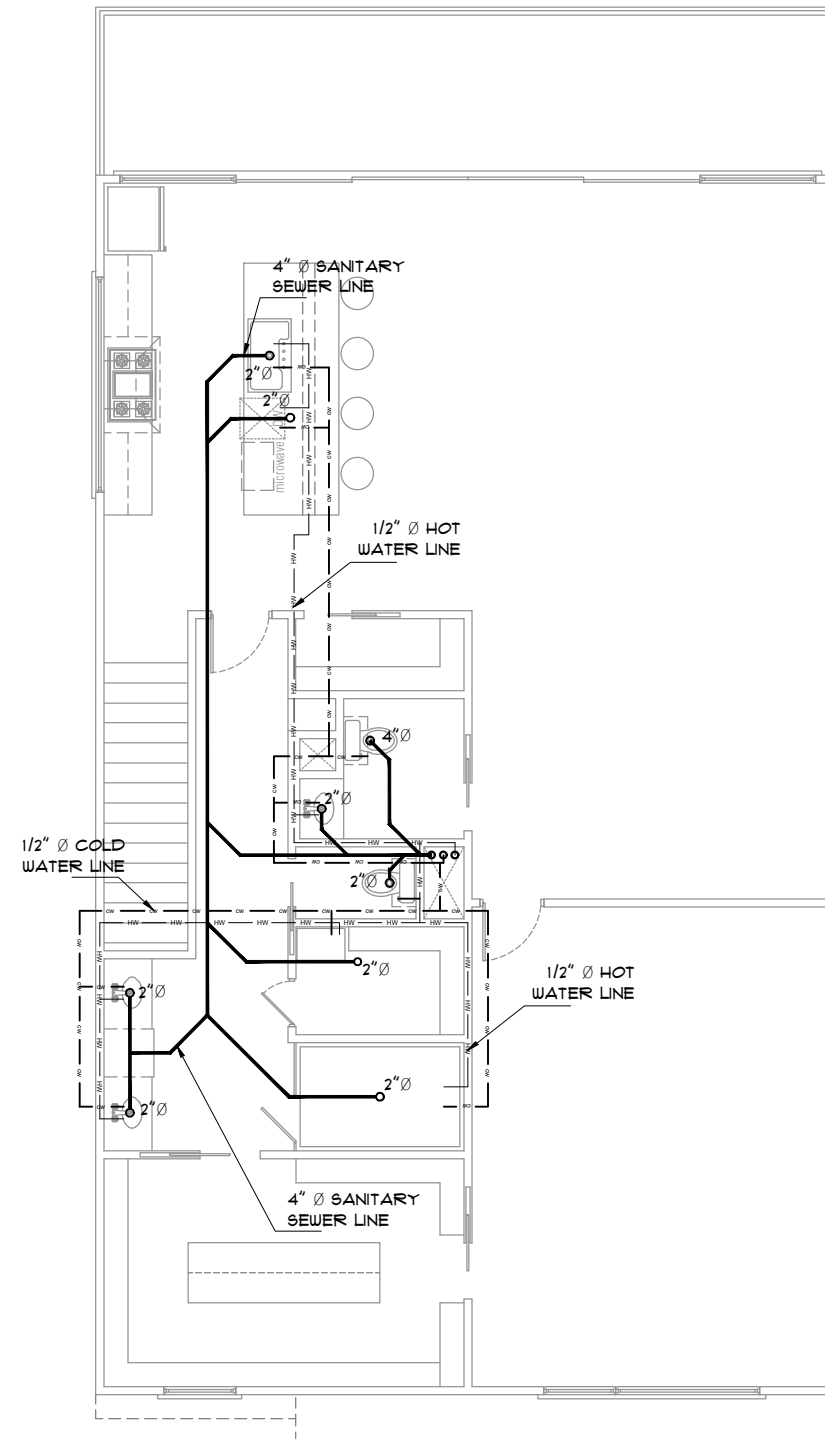
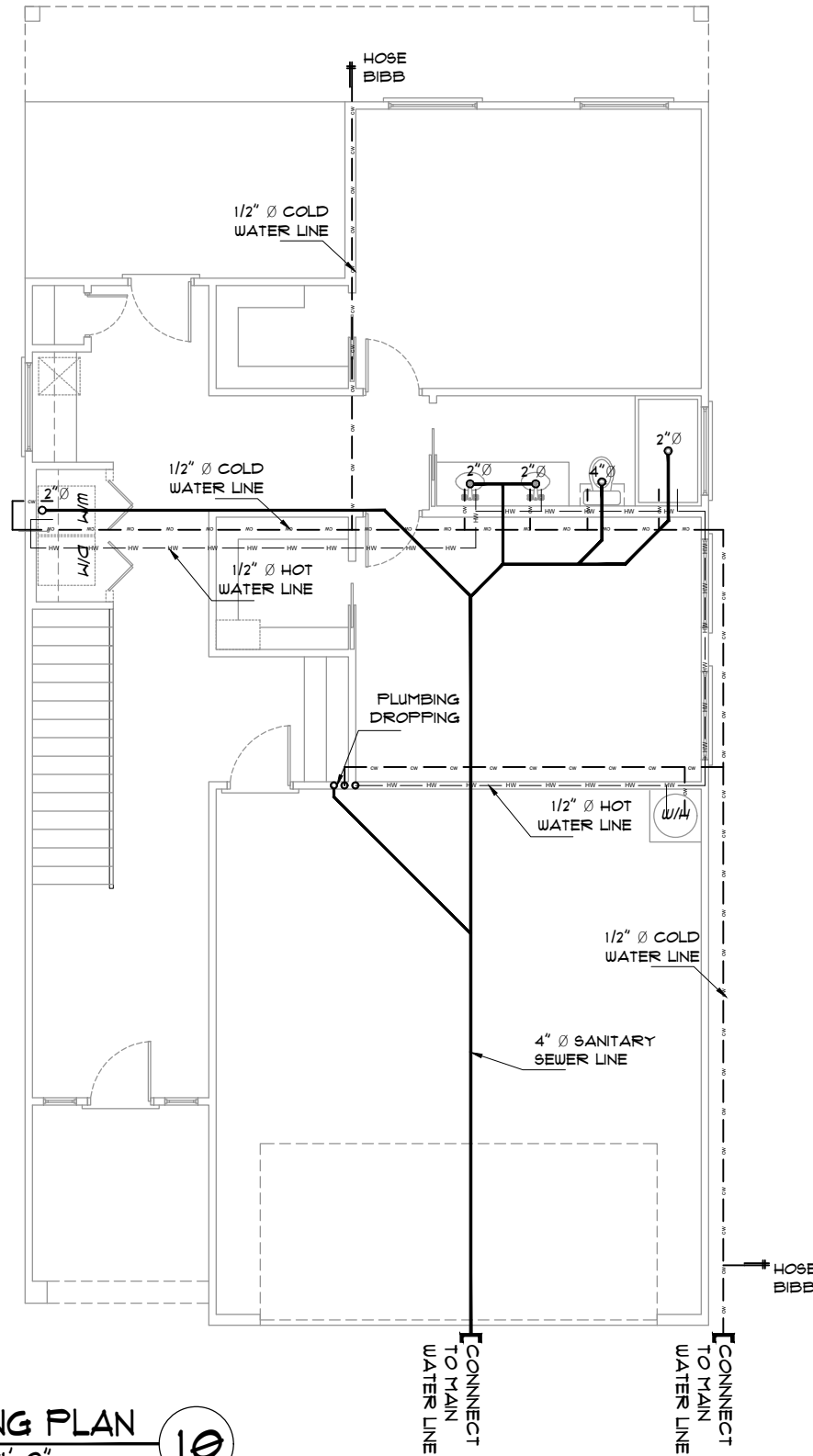
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES:
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES:
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



PLUMBING PLAN
 SCALE: 1/8"=1'-0" 10

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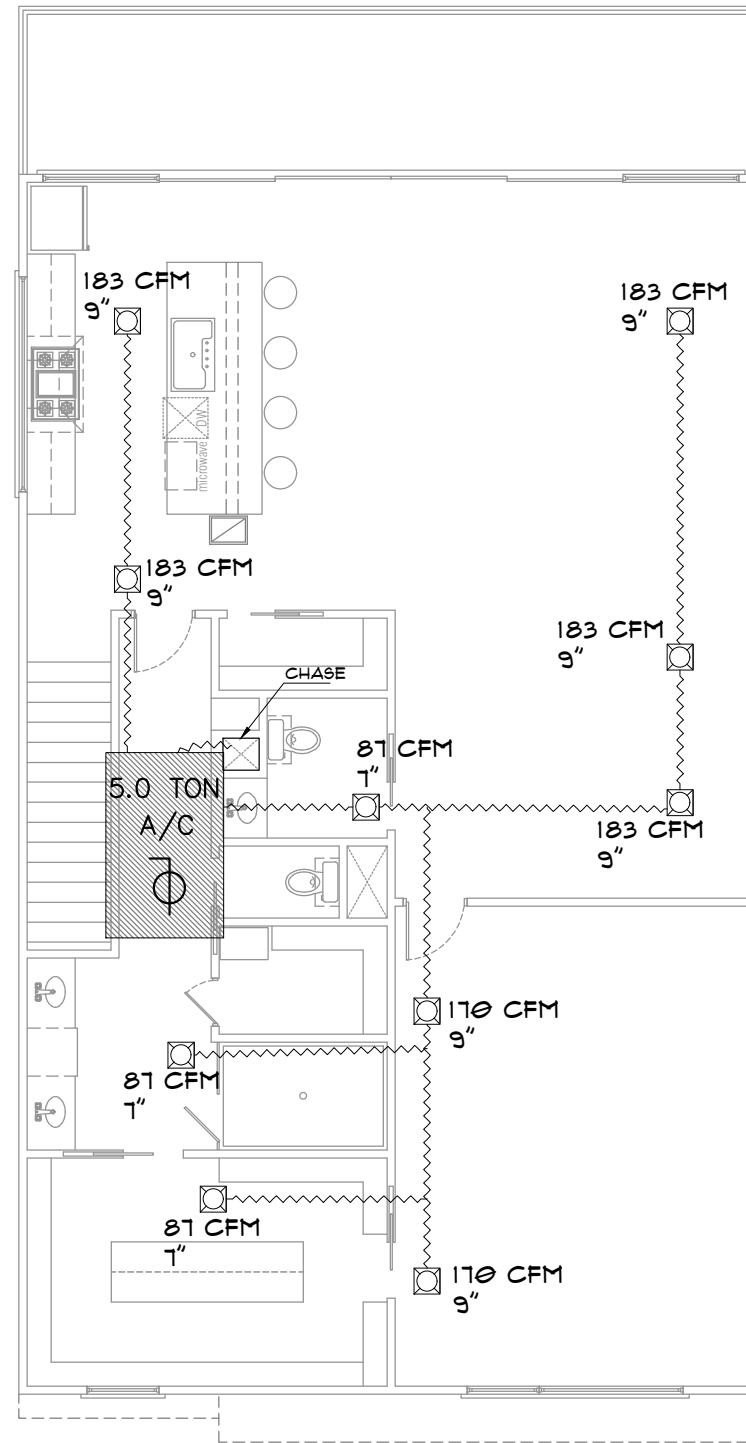
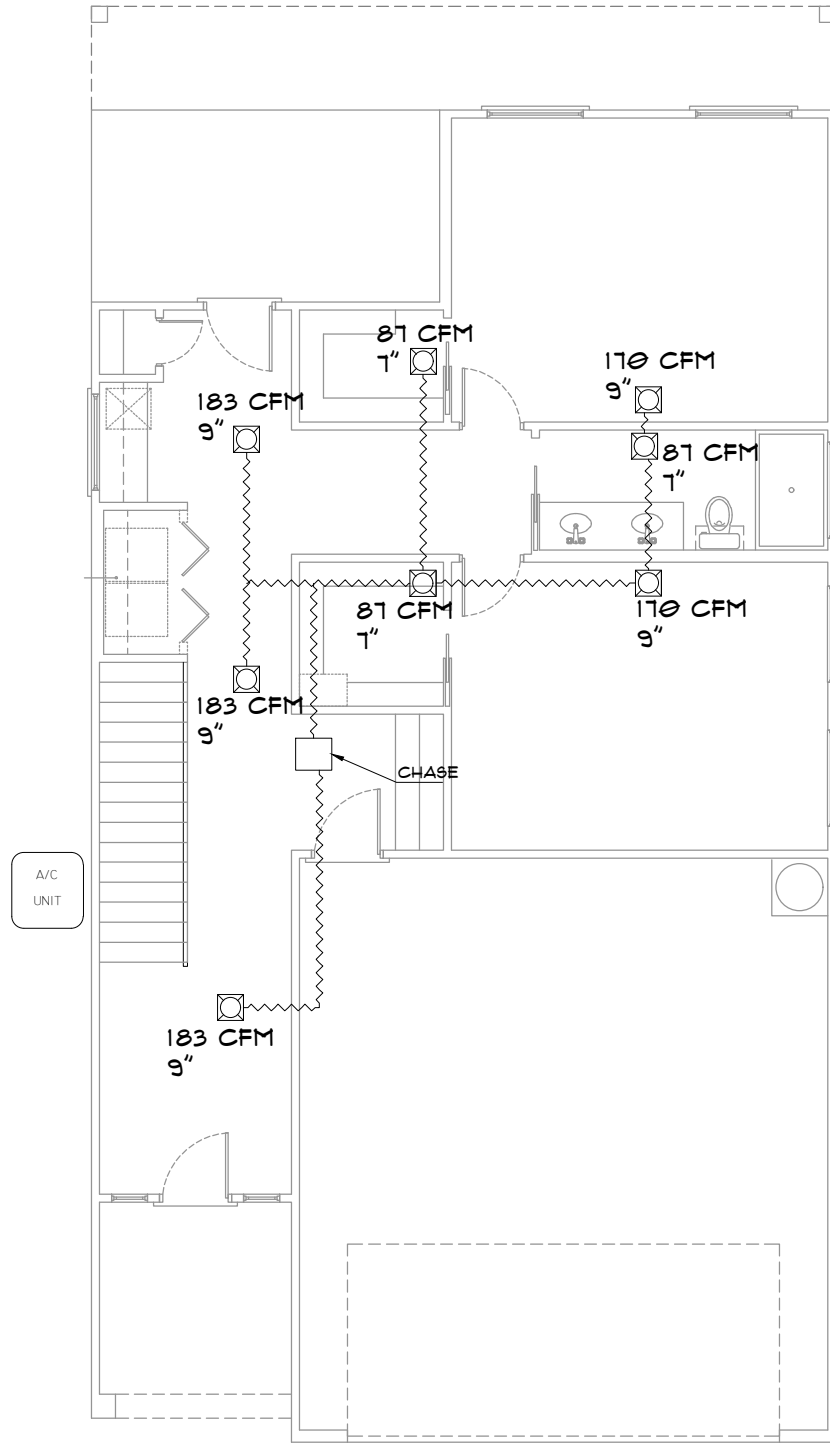
PAGE TITLE: PLUMBING PLAN
 SCALE: 1/8"=1'-0"
 DATE: 4/13/2023
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

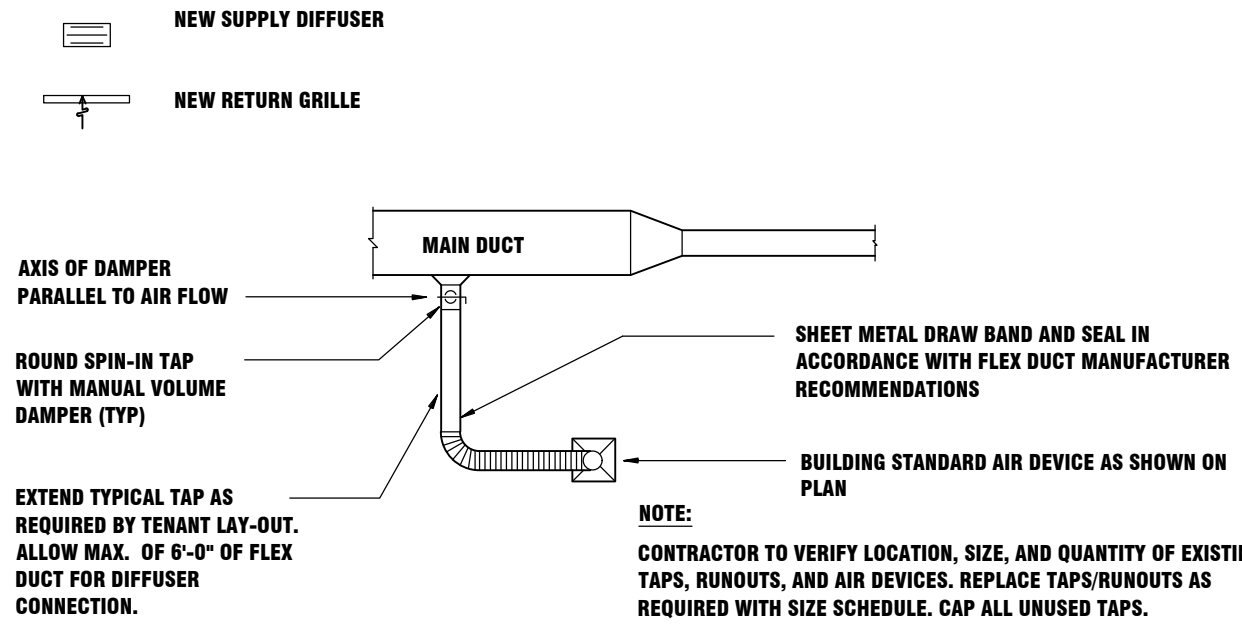
MECHANICAL PLAN
SCALE: 1/8"=1'-0"

11

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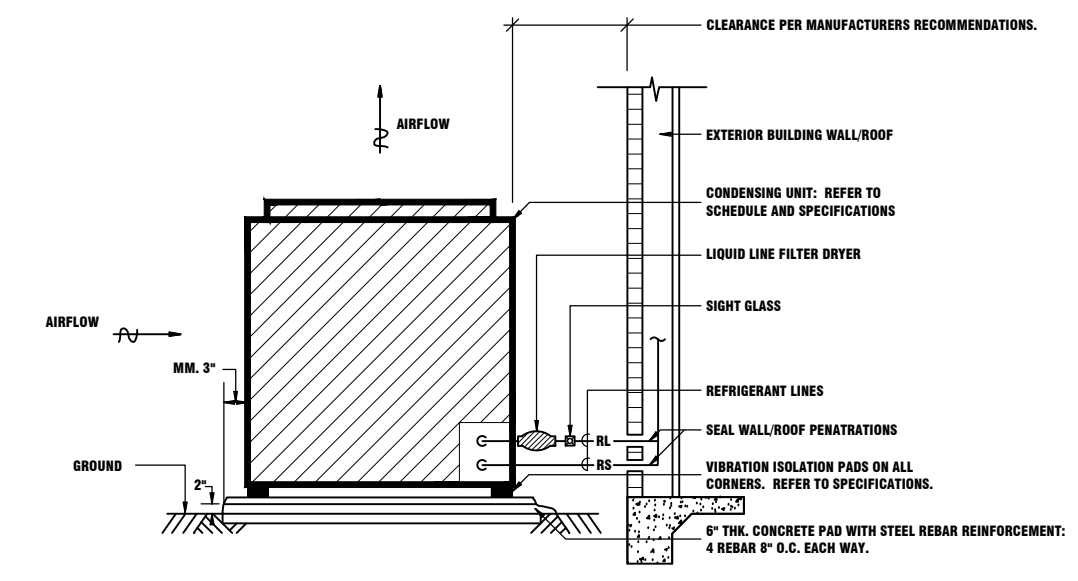
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PAGE TITLE: MECHANICAL PLAN
 SCALE: 1/8" 1'-0"
 DATE: 34/13/2023
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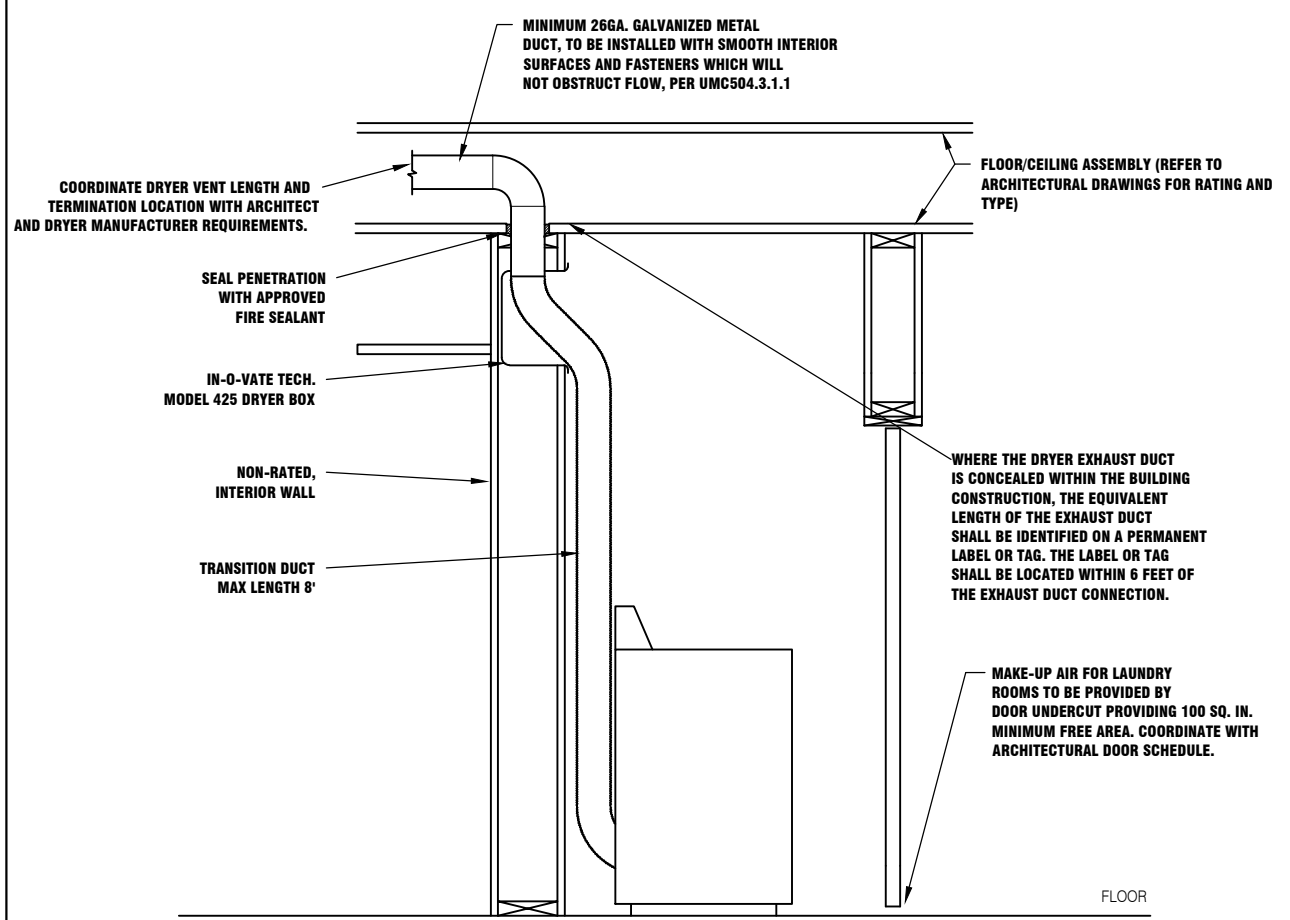
NOTE:
 CONTRACTOR TO VERIFY LOCATION, SIZE, AND QUANTITY OF EXISTING TAPS, RUNOUTS, AND AIR DEVICES. REPLACE TAPS/RUNOUTS AS REQUIRED WITH SIZE SCHEDULE. CAP ALL UNUSED TAPS.

Diffuser Connection Detail
 N.T.S.

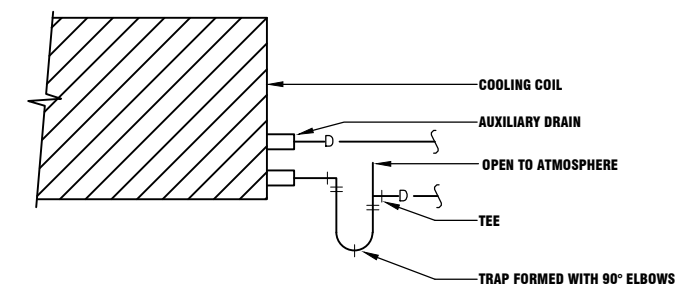


NOTES:
 1. REFRIGERANT LINES SHALL BE SIZED FROM EVAPORATOR COIL AT INDOOR AIR HANDLING UNIT BASED ON MANUFACTURERS RECOMMENDATIONS.

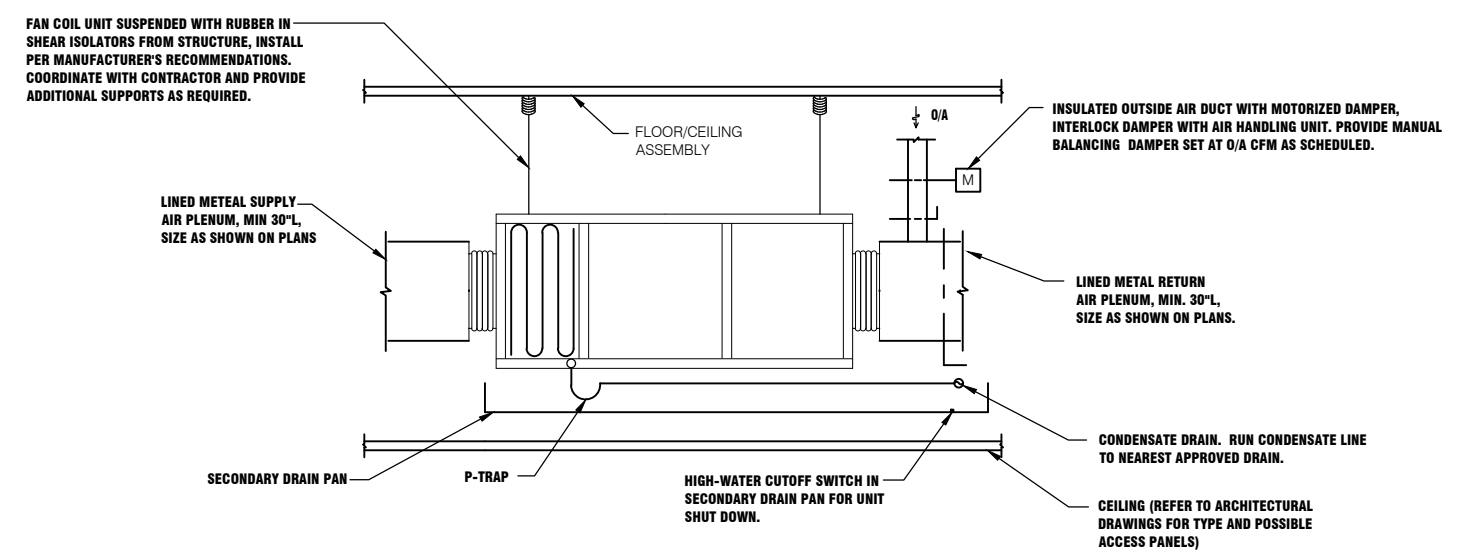
Condensing Unit Detail
 N.T.S.



Dryer Vent Detail
 N.T.S.



Typical Condensate Piping Detail
 N.T.S.

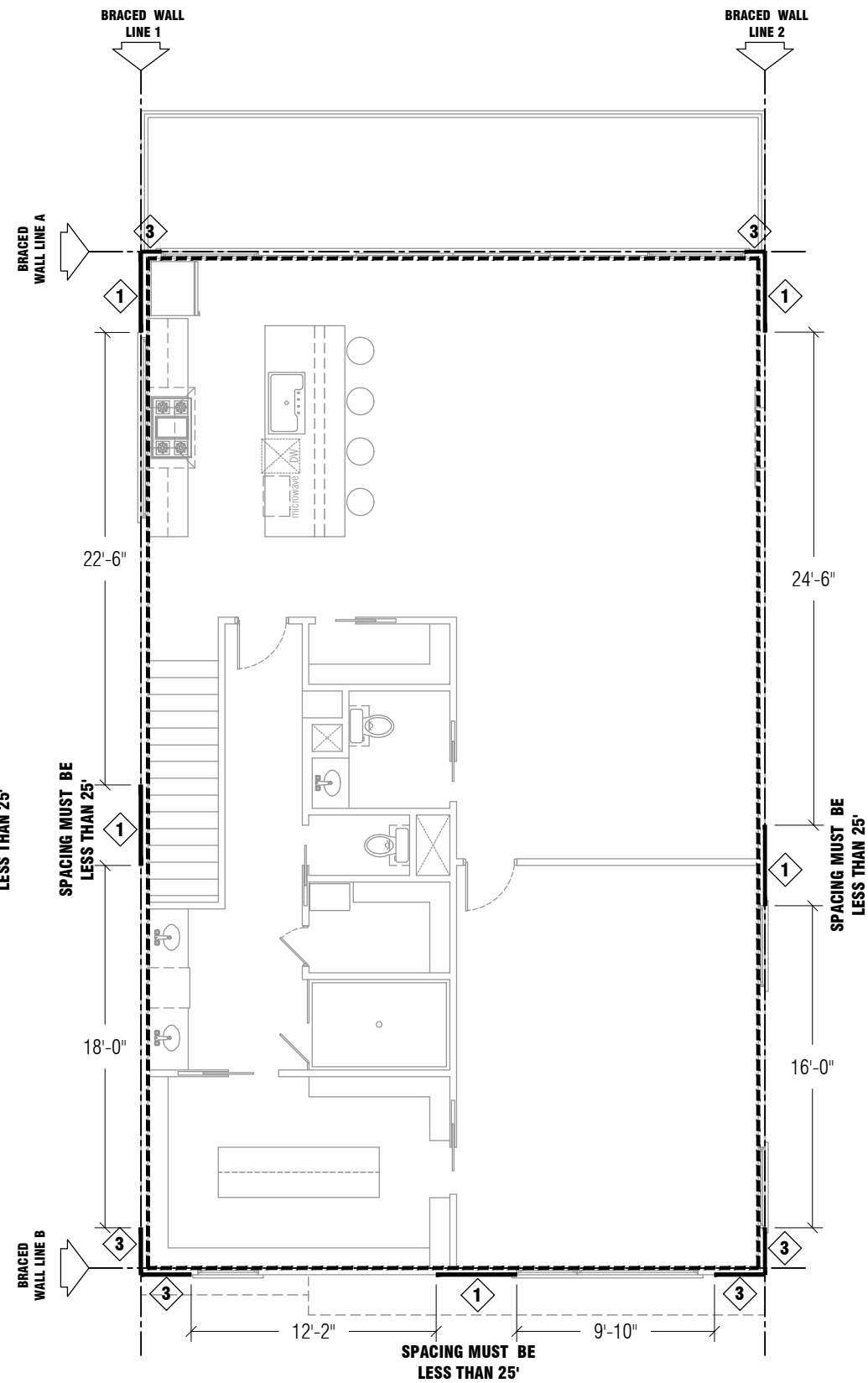
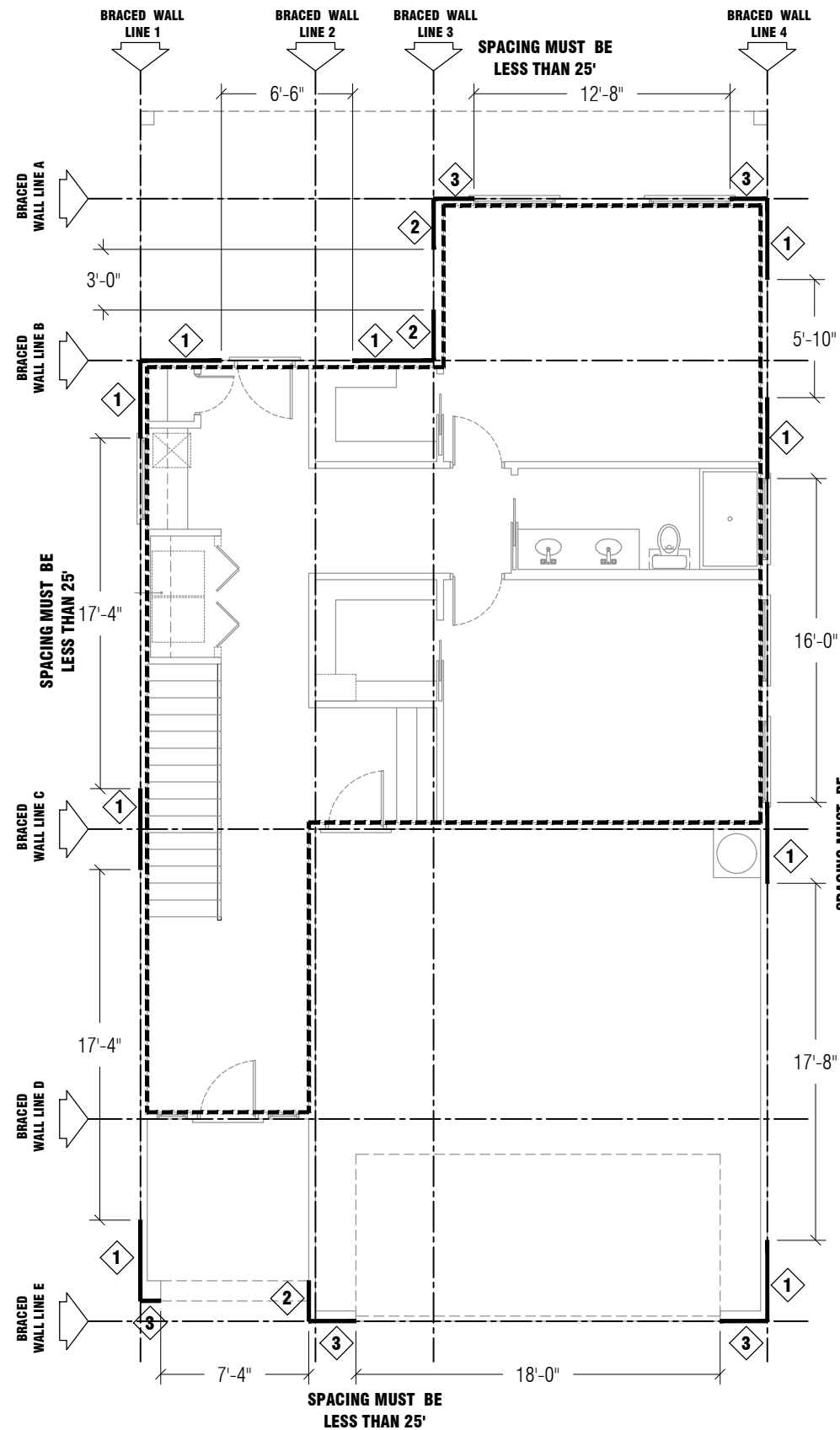


Typical Horizontal FCU Detail
 N.T.S.

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PAGE TITLE: MECH NOTES & DETAILS
 SCALE: N.T.S.
 DATE: 4/13/2023
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WIND BRACING PLAN
SCALE: 1/8"=1'-0"

12



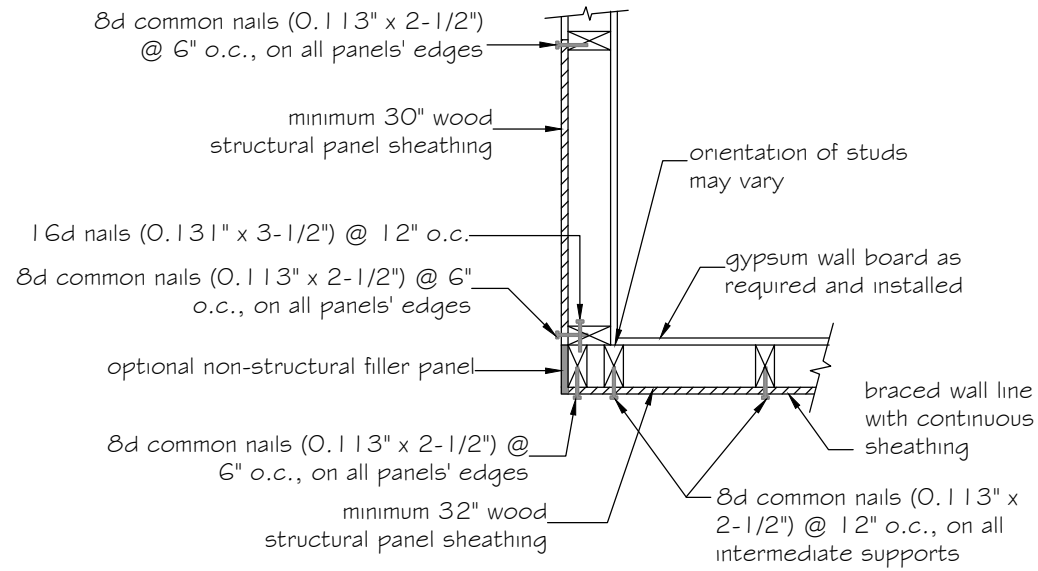
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Firm Number F-9156

04/13/2023

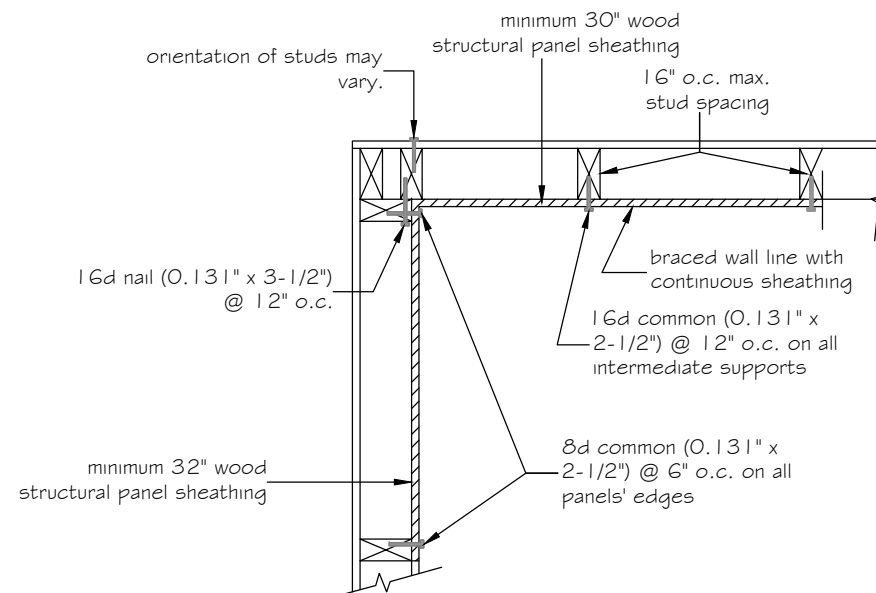
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PAGE TITLE:	WIND BRACING PLAN
SCALE:	1/8"=1'-0"
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(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:
 1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
 2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

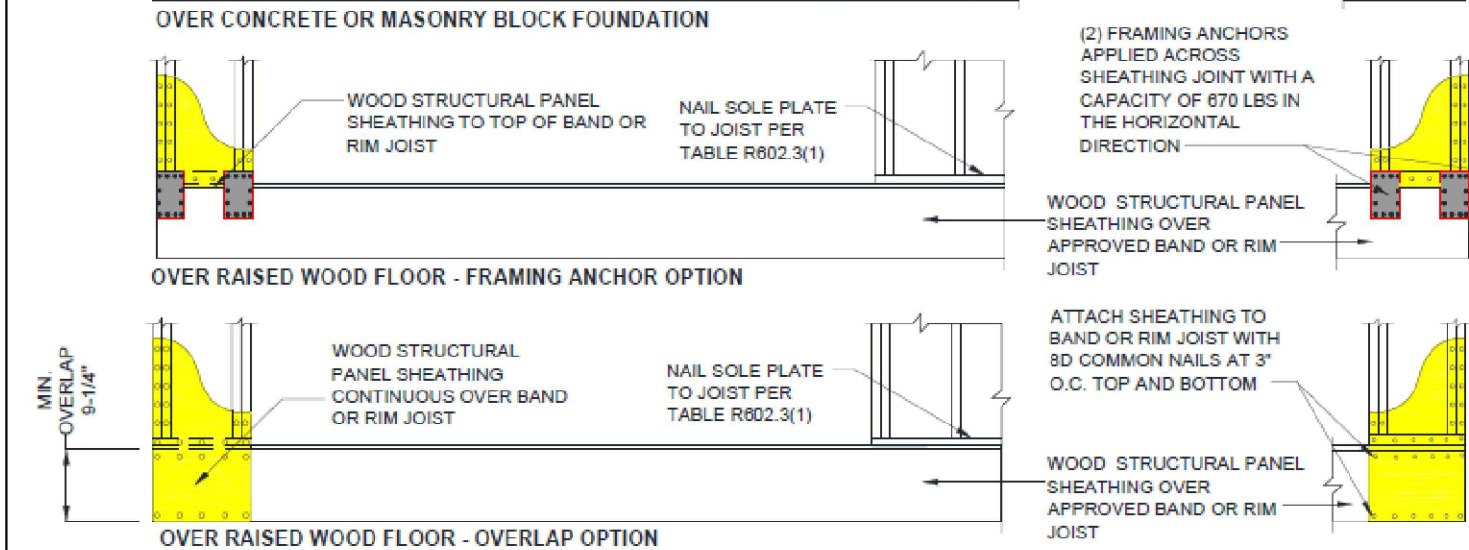
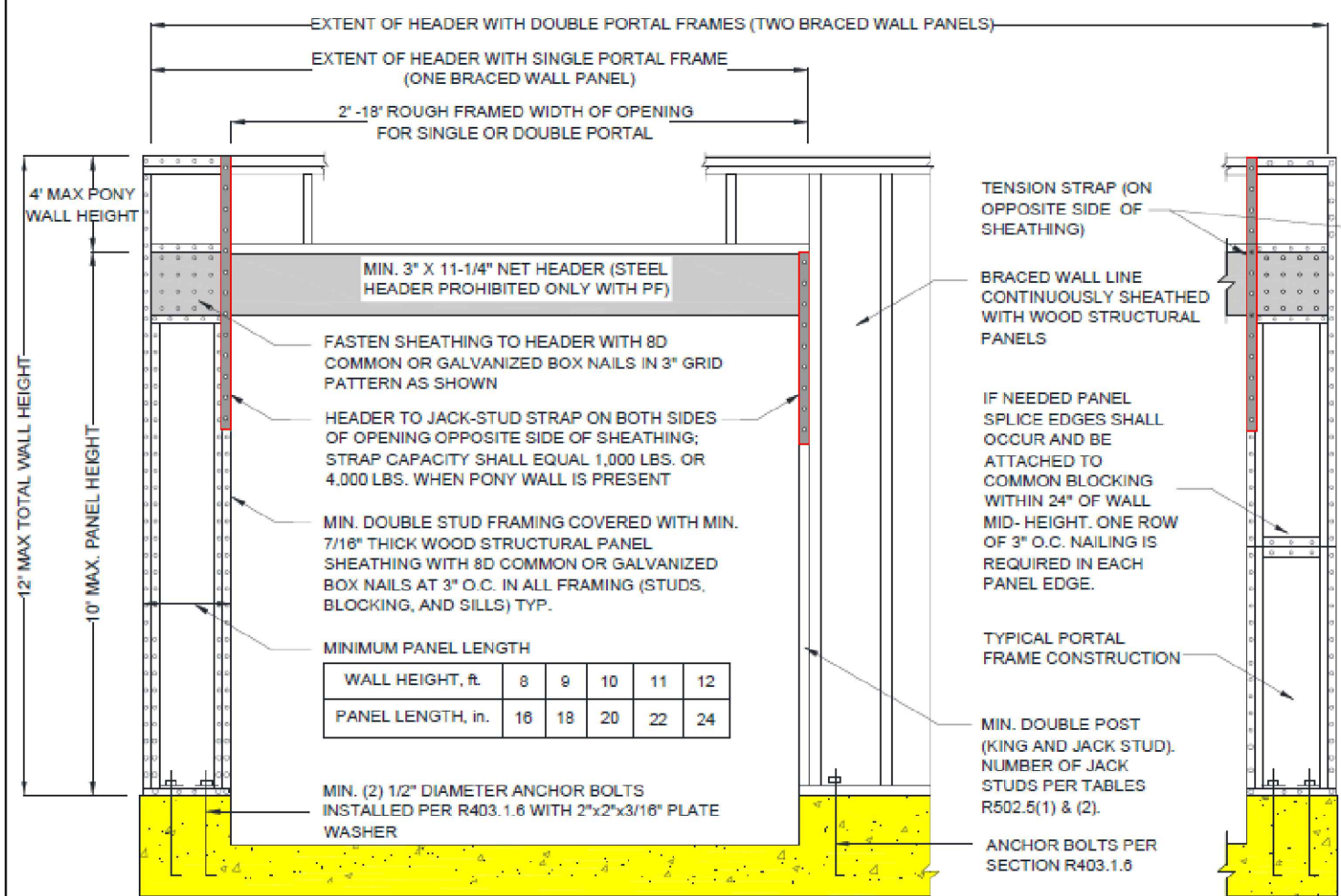
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311 VALIANT DR,
 ROCKWALL, TX 75082



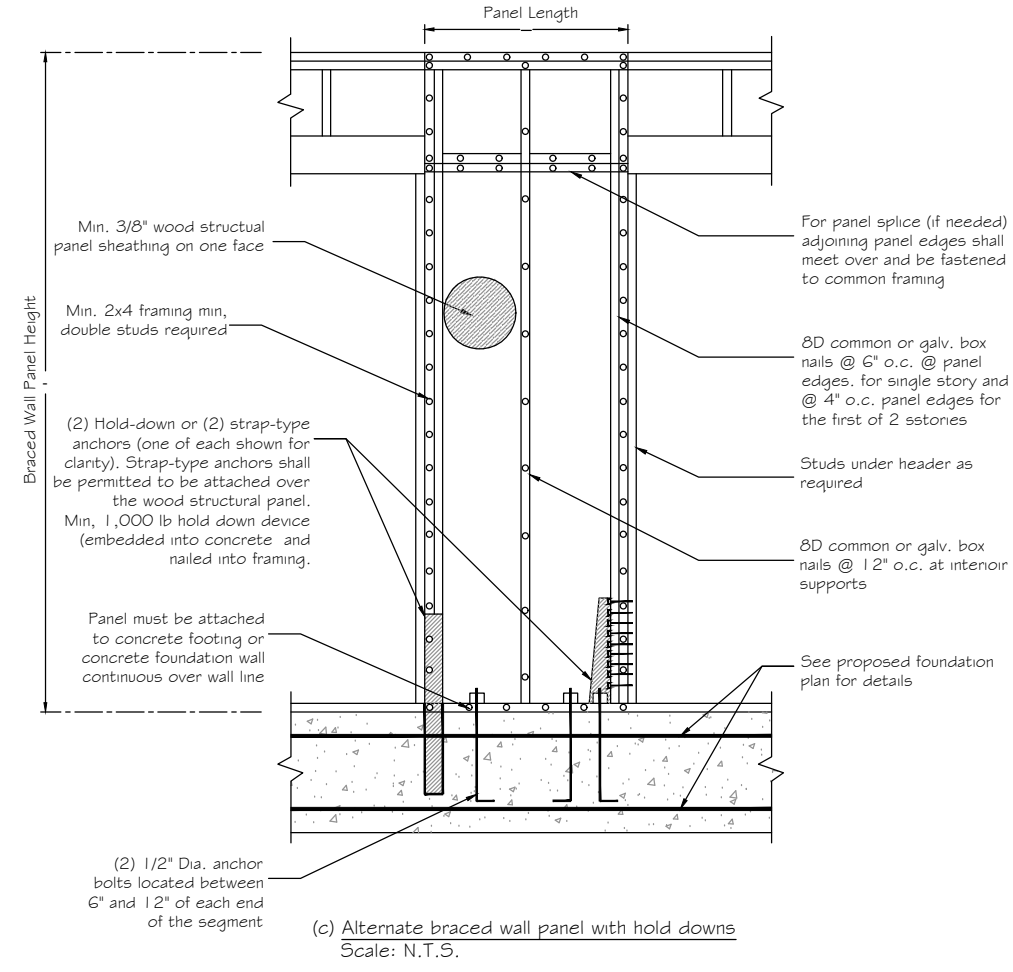
Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



FRONT ELEVATION

SECTION



STATE OF TEXAS
 XAVIER CHAPA
 42335
 LICENSED PROFESSIONAL ENGINEER

Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

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) ²

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

311 Valiant Dr.

SUBDIVISION

Chandlers Landing

LOT

6

BLOCK

C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-8

CURRENT USE

Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.1278

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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

Chris Curra

APPLICANT

Chris Curra

CONTACT PERSON

Chris Curra

CONTACT PERSON

Chris Curra

ADDRESS

2975 Blackburn St
#1321

ADDRESS

2975 Blackburn St.
#1321

CITY, STATE & ZIP

Dallas TX 75204

CITY, STATE & ZIP

Dallas TX 75204

PHONE

512 785 3518

PHONE

512 785 3518

E-MAIL

chriscurra@gmail.com

E-MAIL

chriscurra@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

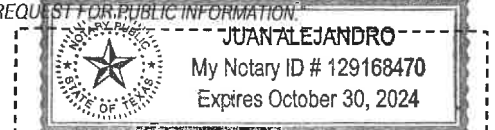
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES


Oct 30th, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

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.

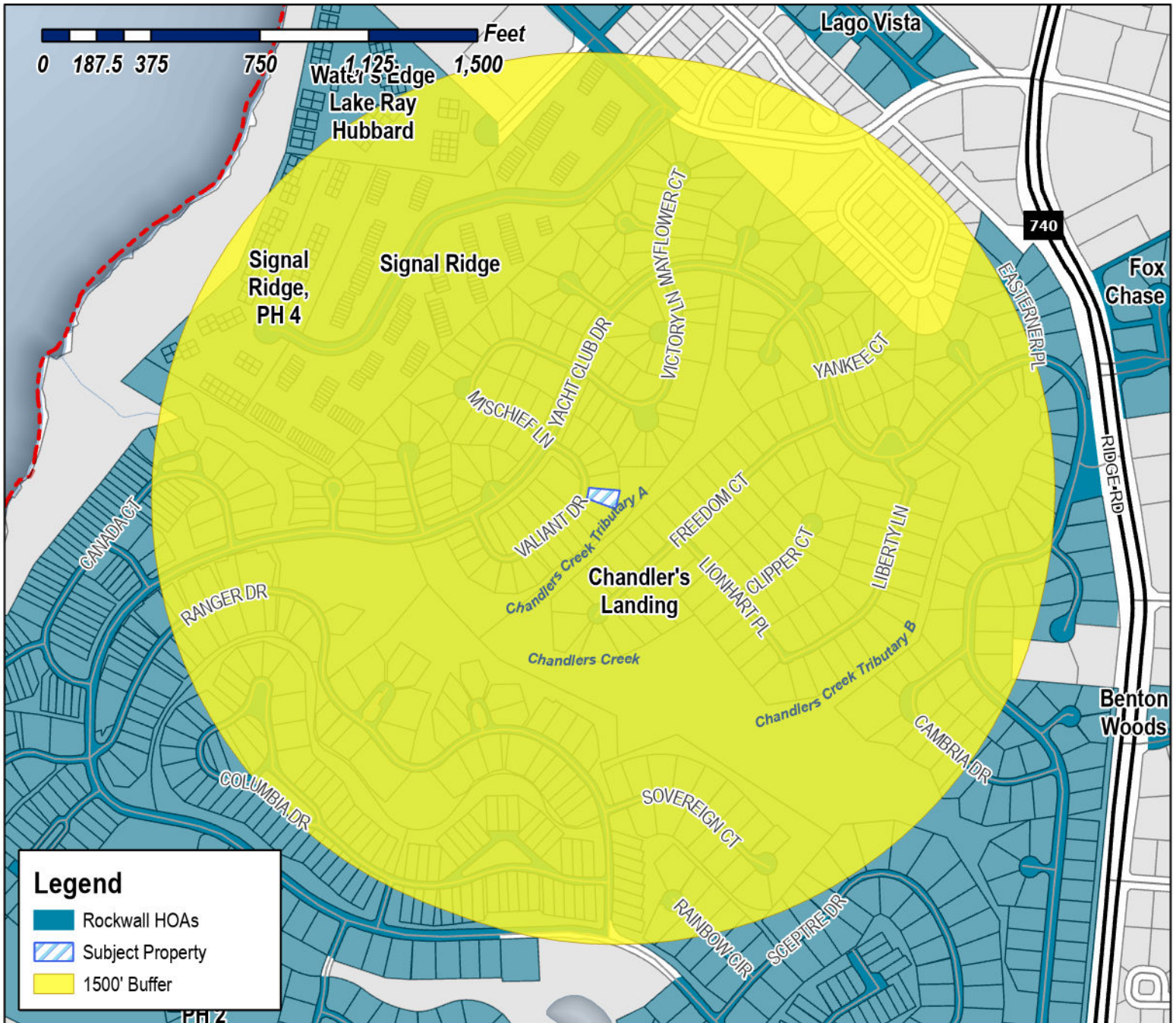




City of Rockwall

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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call (972) 771-7745

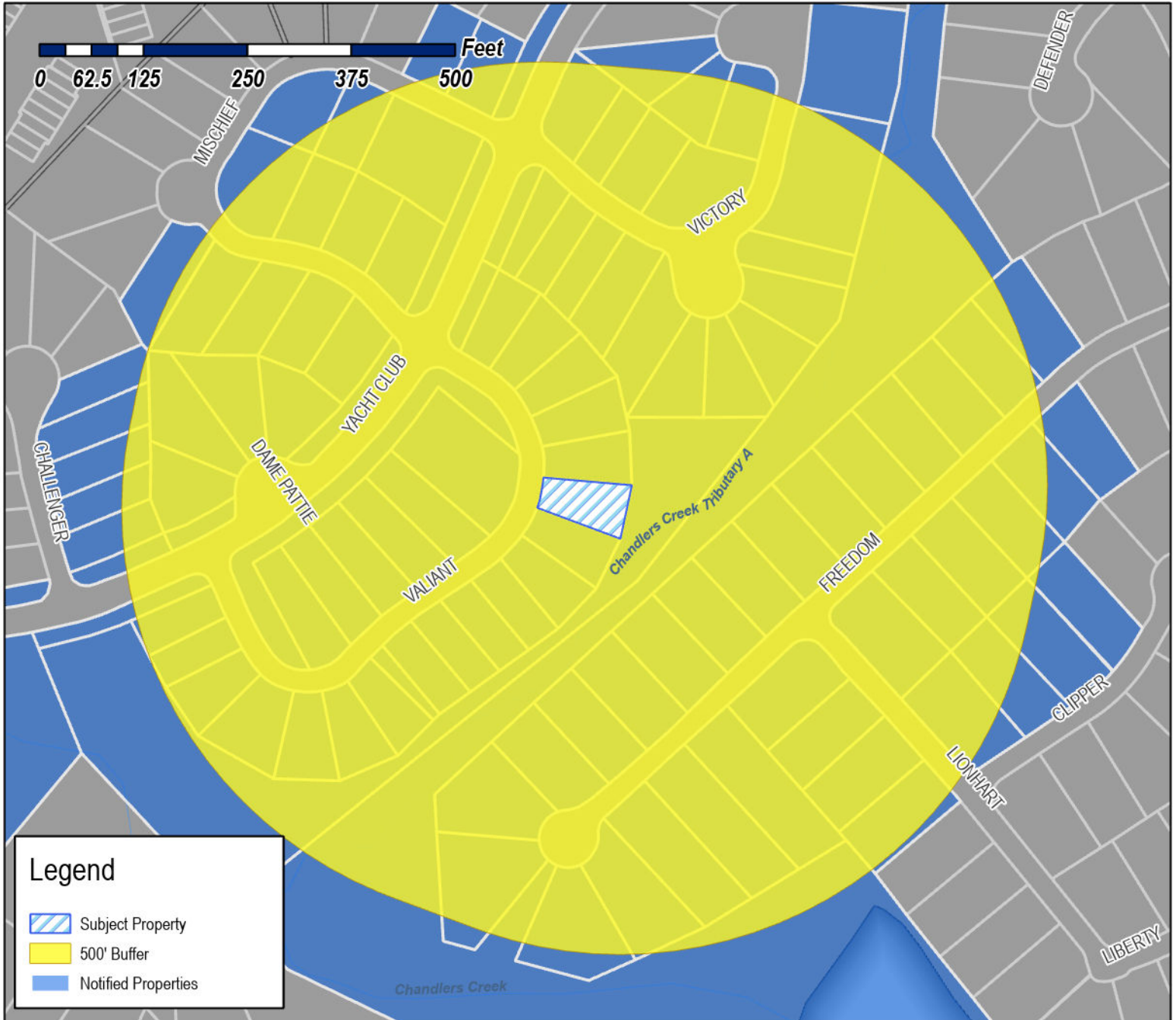




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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023

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



GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

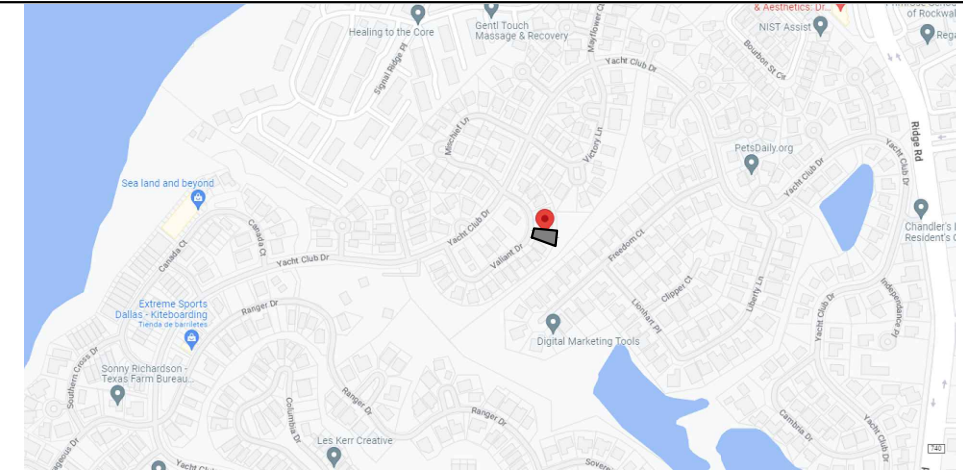
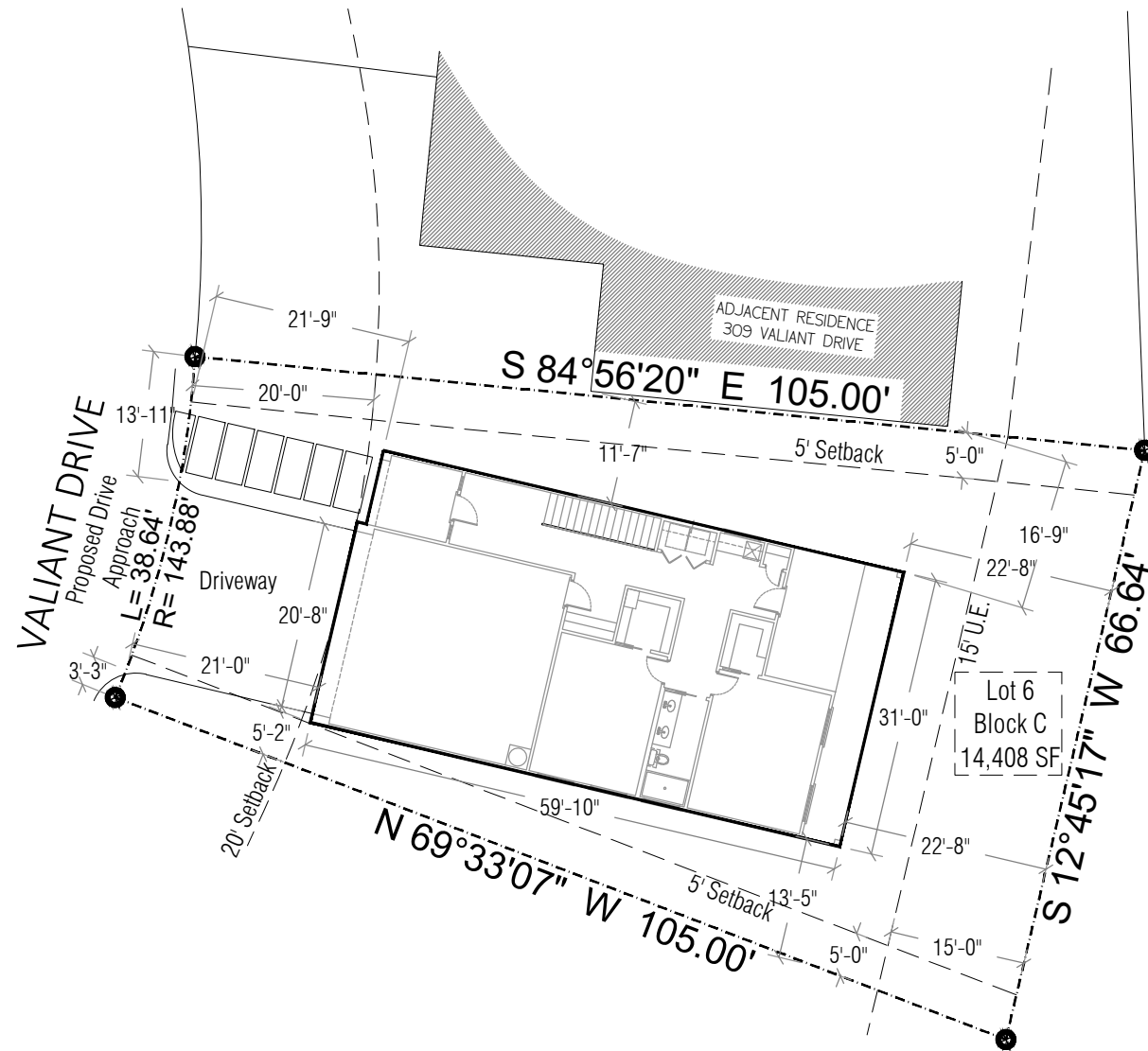
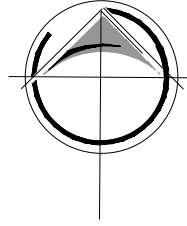
MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

NORTH



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY KIND, NOTE: THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE LOCATION OF THE PROPOSED STRUCTURE AND THE LOCATION OF ANY KIND, NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE LOCATION OF THE PROPOSED STRUCTURE AND THE LOCATION OF ANY KIND, NOTE: GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

311 VALIANT DR,
ROCKWALL, TX 75032

SITE PLAN INFORMATION	
LOT SIZE	5,431 SQFT
TOTAL BUILDING AREA	3,188 SQFT
PERCENT LOT COVERED	22 %

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	217 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

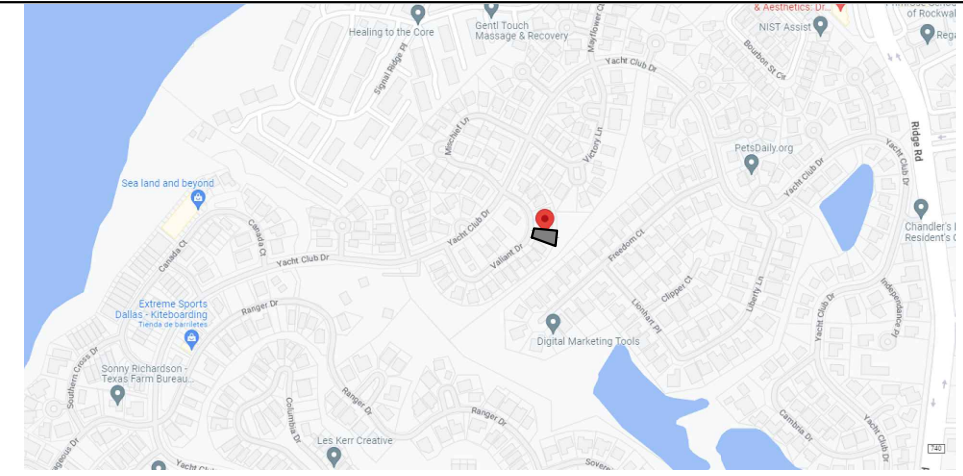
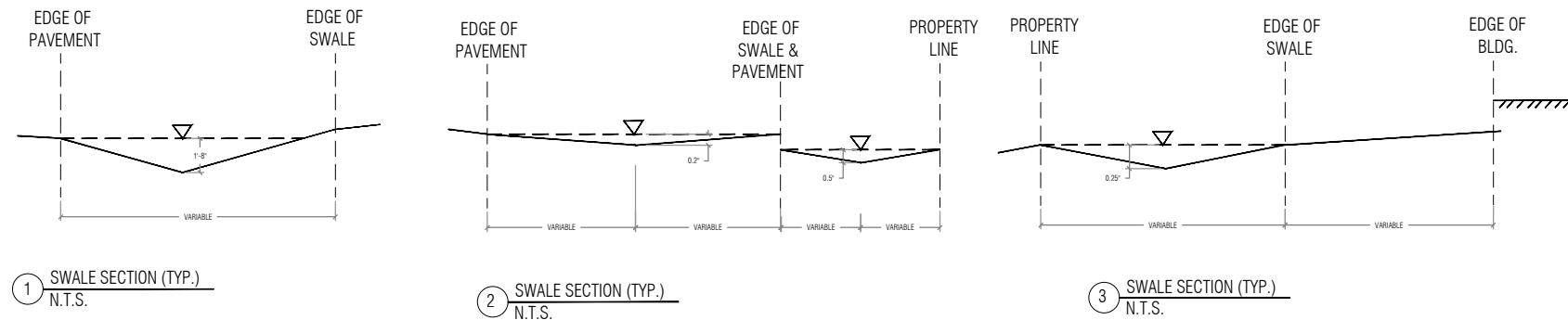
SITE PLAN
SCALE: 1'-0" = 20'-00" 1

PAGE TITLE: SITE PLAN

SCALE: 1'-0" = 20'-00"

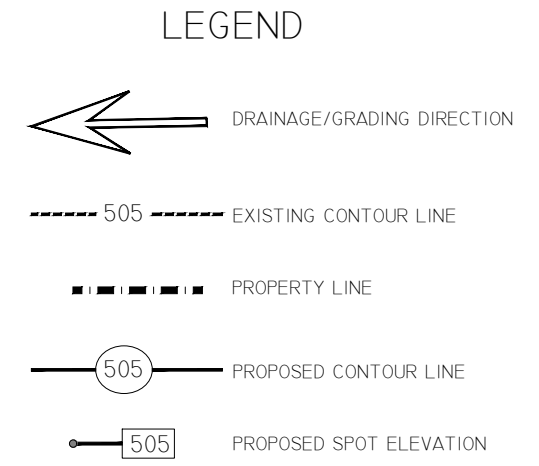
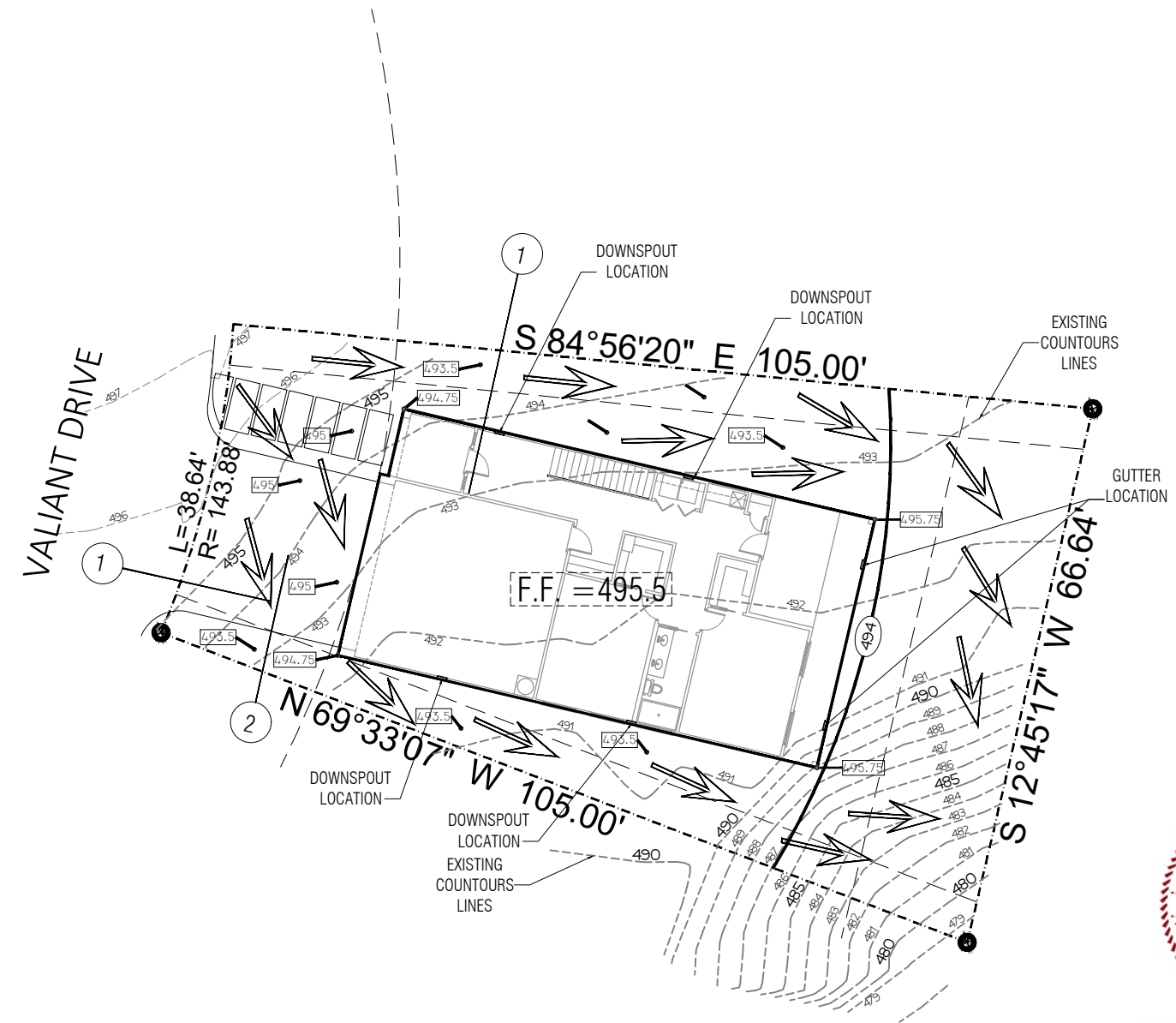
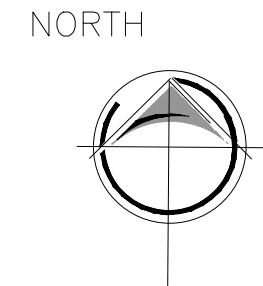
DATE: 4/13/2023

PAGE: 1



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



- GENERAL DRAINAGE NOTES
- GRADING AND DRAINAGE SHALL NOT ADVERSELY IMPACT SURROUNDING PROPERTIES.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BULDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BULDING.
 - ALL DRAINAGE SWALES SHALL BE LOCATED ENTIRELY ON THIS LOT.

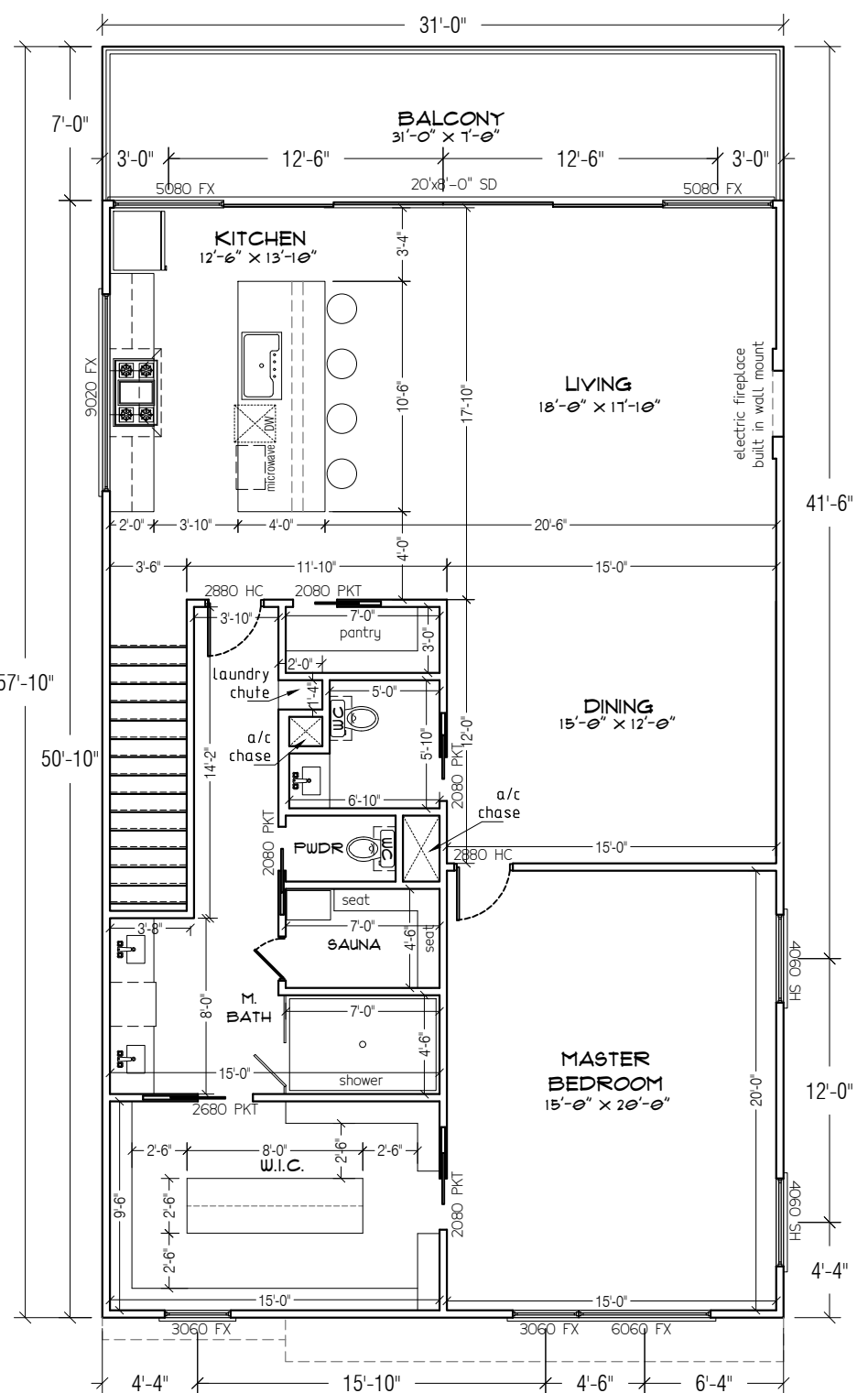
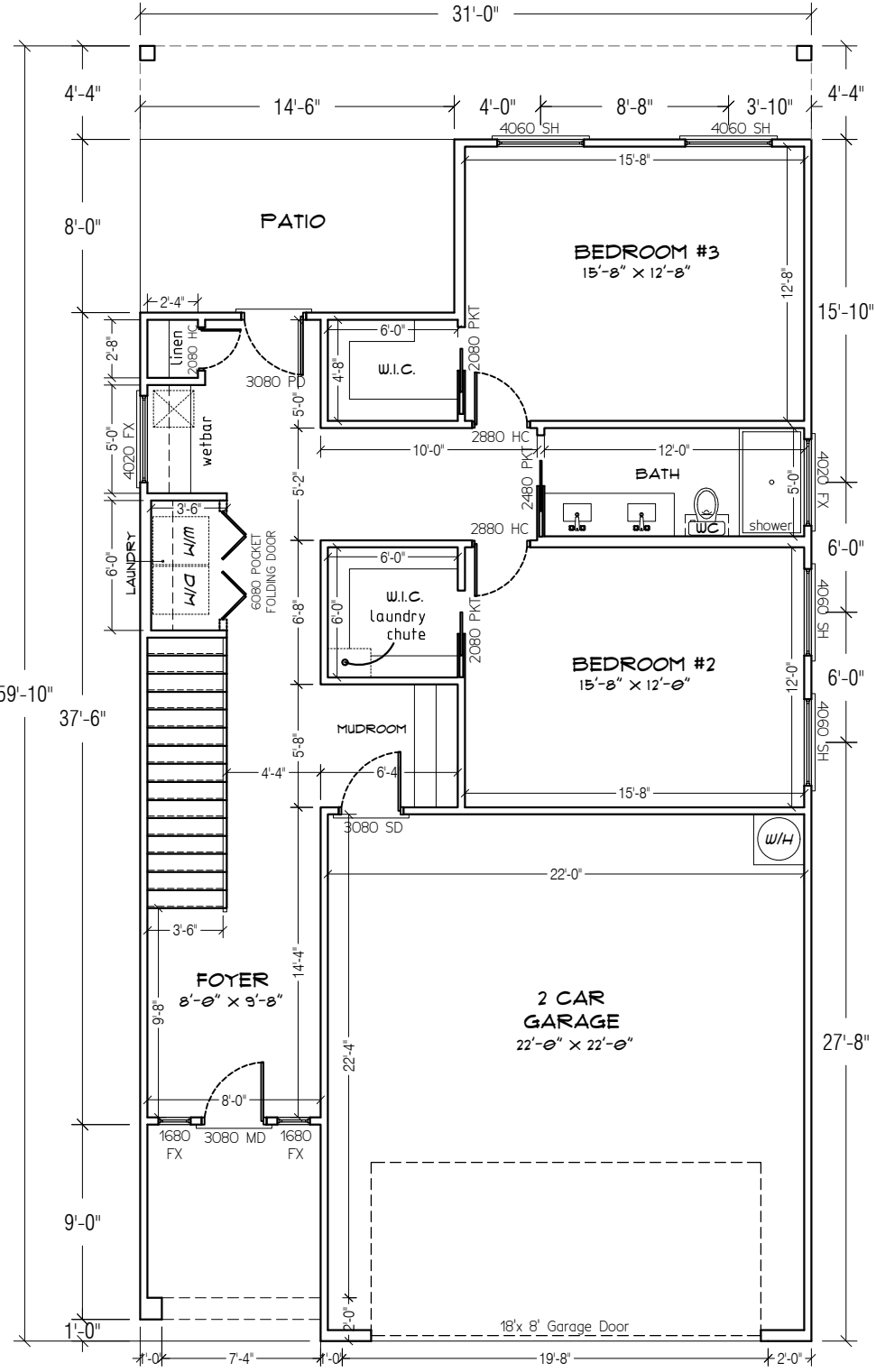
STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED ENGINEER
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156
04/13/2023

DRAINAGE/GRADING PLAN 1.2
SCALE: 1"=0" = 20'-00"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A COPY OF ANY KING, NOTE, ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A COPY OF ANY KING, NOTE, ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PAGE TITLE: DRAINAGE/GRADING PLAN
SCALE: 1"=0" = 20'-00"
DATE: 4/13/2023
PAGE: 1.2

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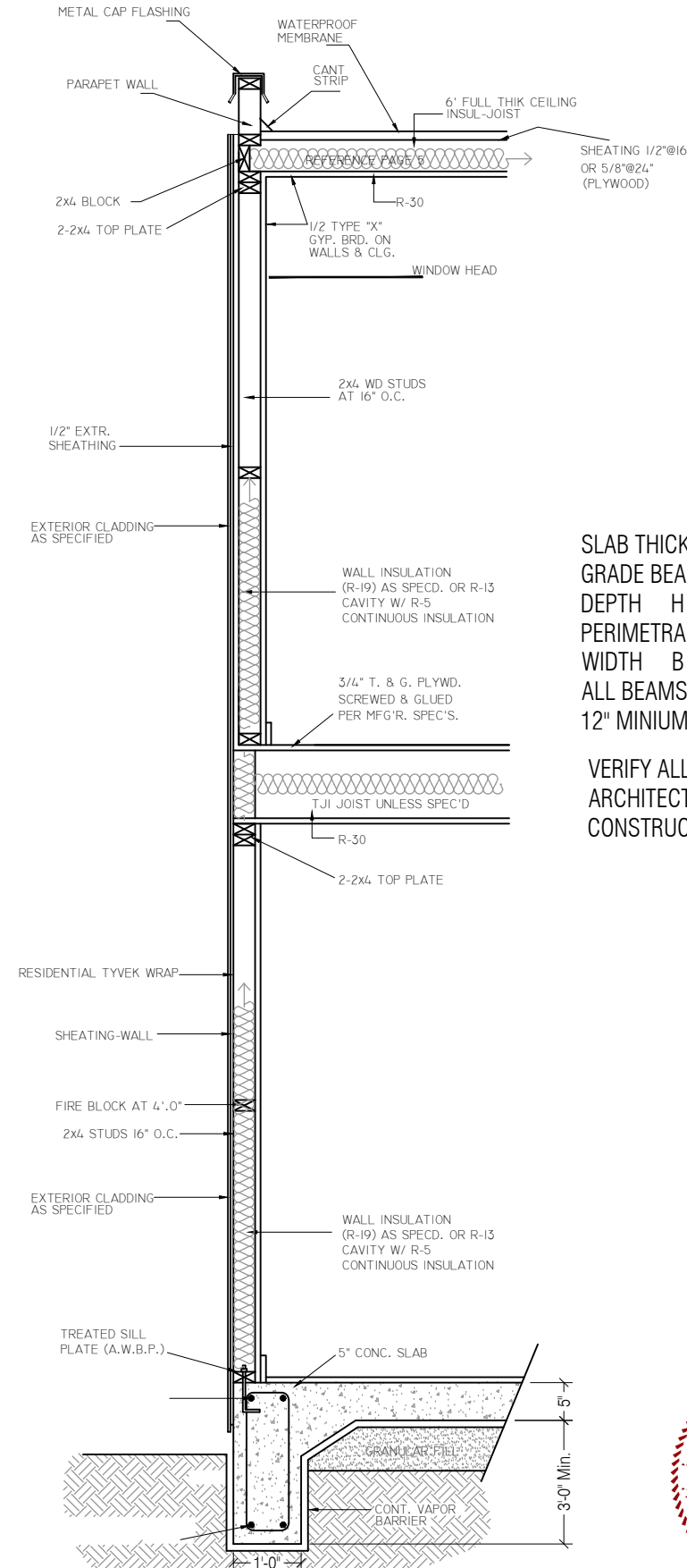
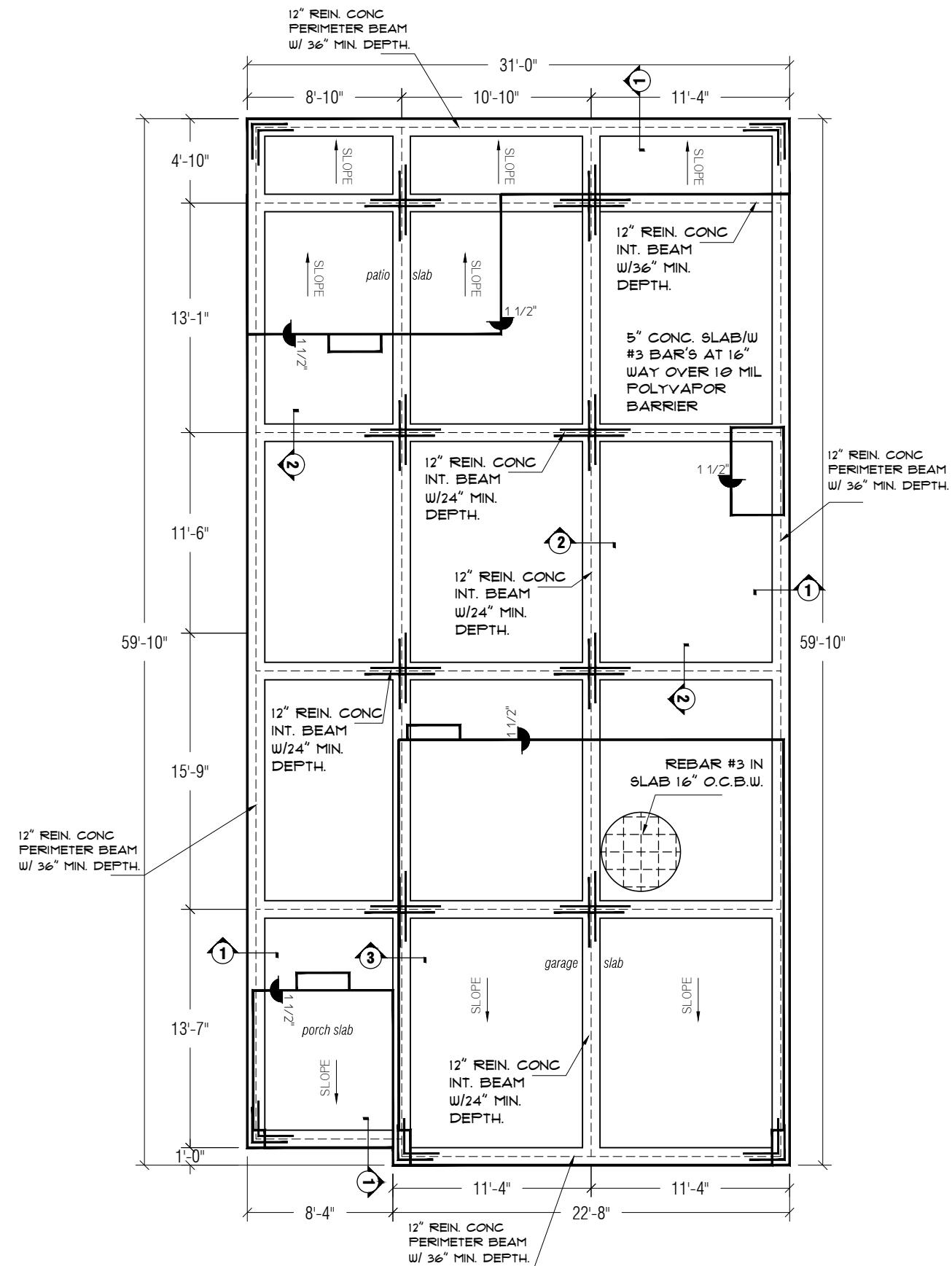
KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

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

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, OWNER AND ALL CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, LOCAL BUILDING CODES, AND LOCAL BUILDING DEPARTMENTS, THE BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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A WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale

SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL
VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.



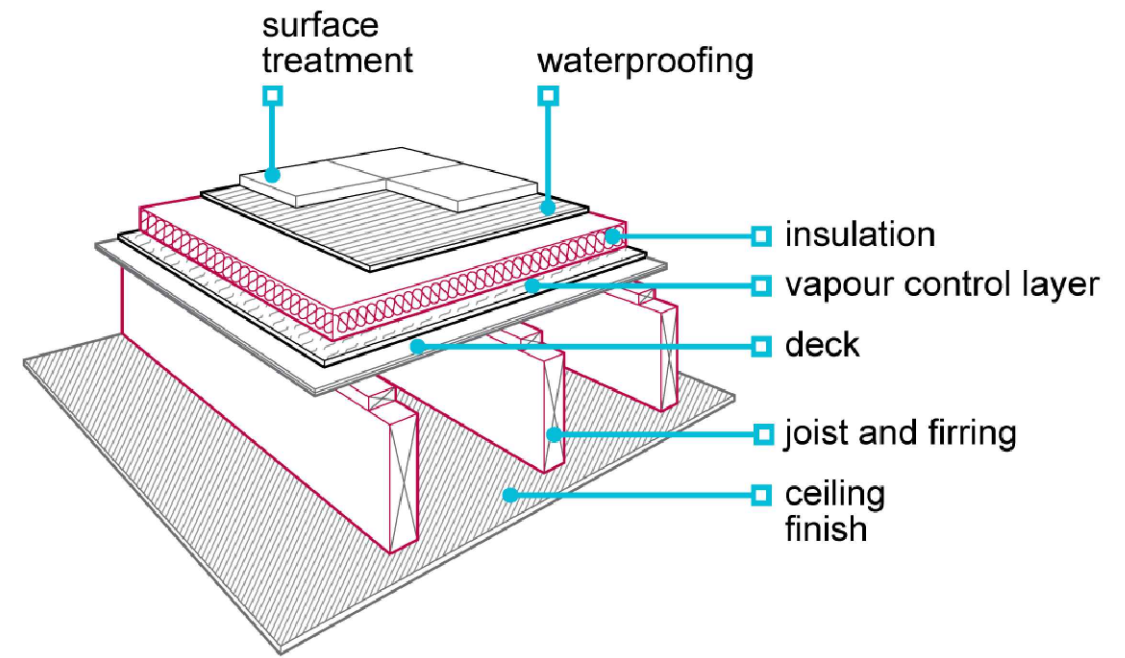
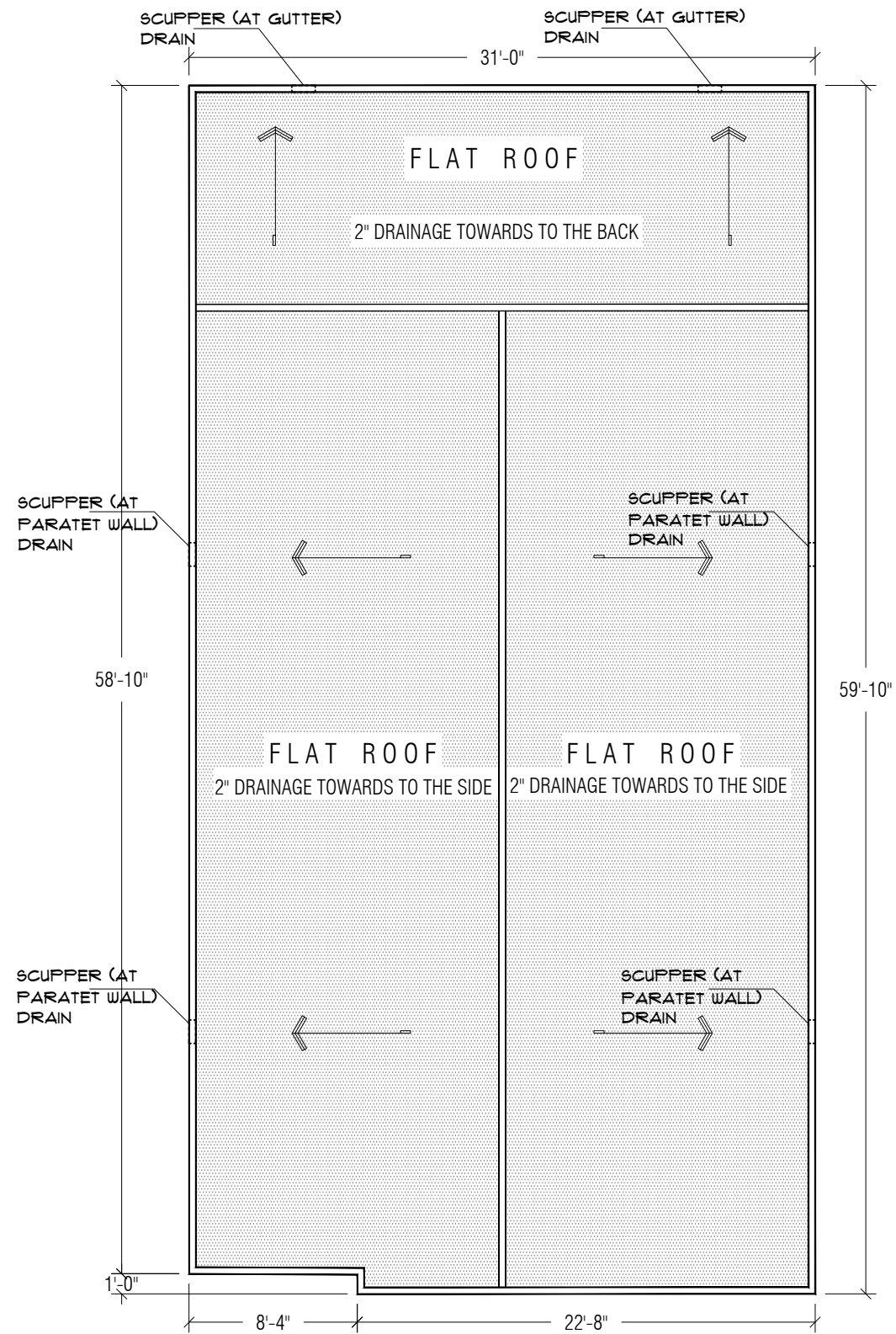
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Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

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PAGE TITLE:	FOUNDATION PLAN
SCALE:	1/8" = 1'-0"
DATE:	4/13/2023
PAGE:	3



falls can be created by firrings or tapered insulation

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REPERED, CHECKED, REVISOR, OWNER, ARCHITECT, ENGINEER, CONTRACTOR, AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUYER/BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, LOCAL BUILDING CODES, AND OTHER FACTORS, THE BUYER/BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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Firm Number F-9156

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

5

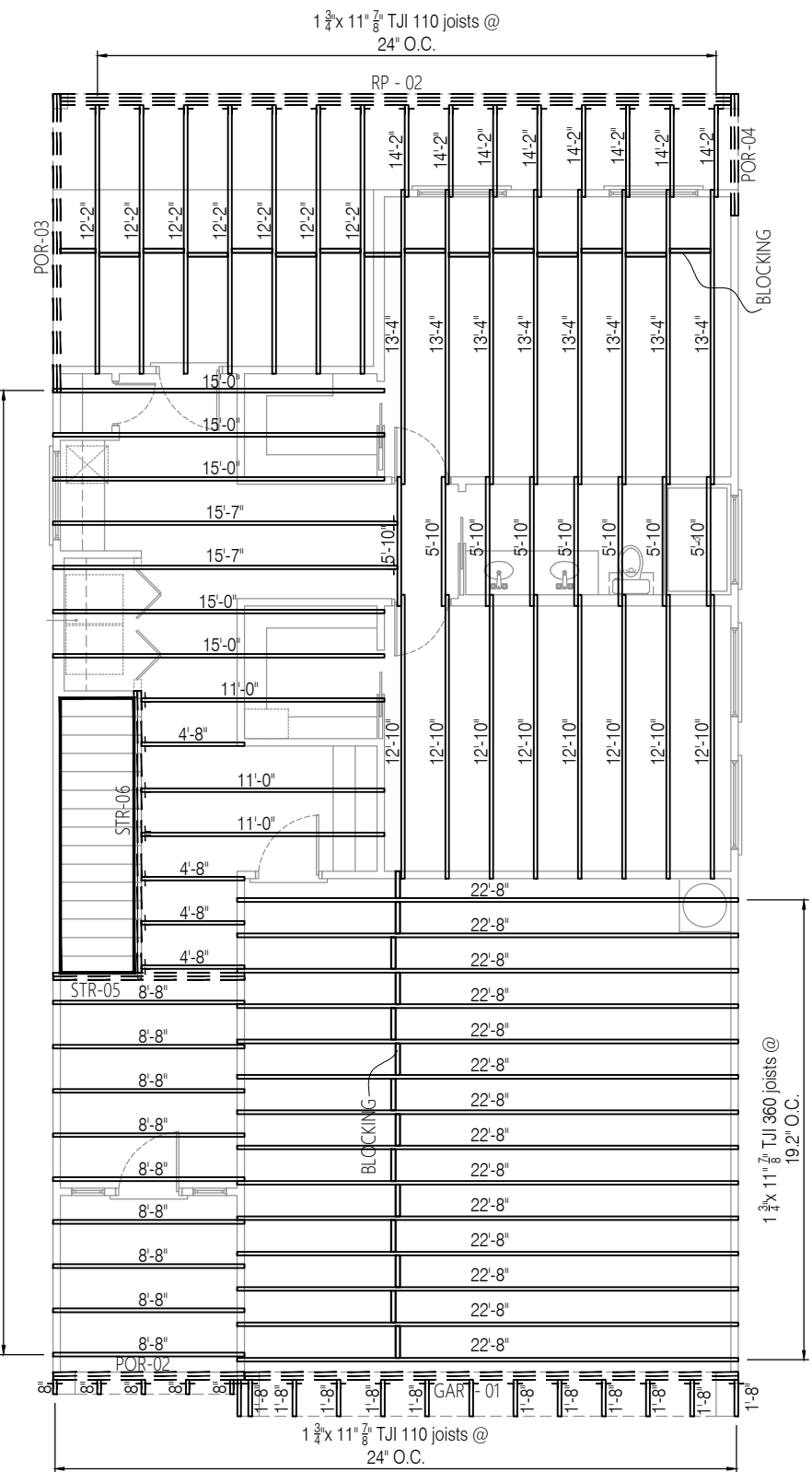
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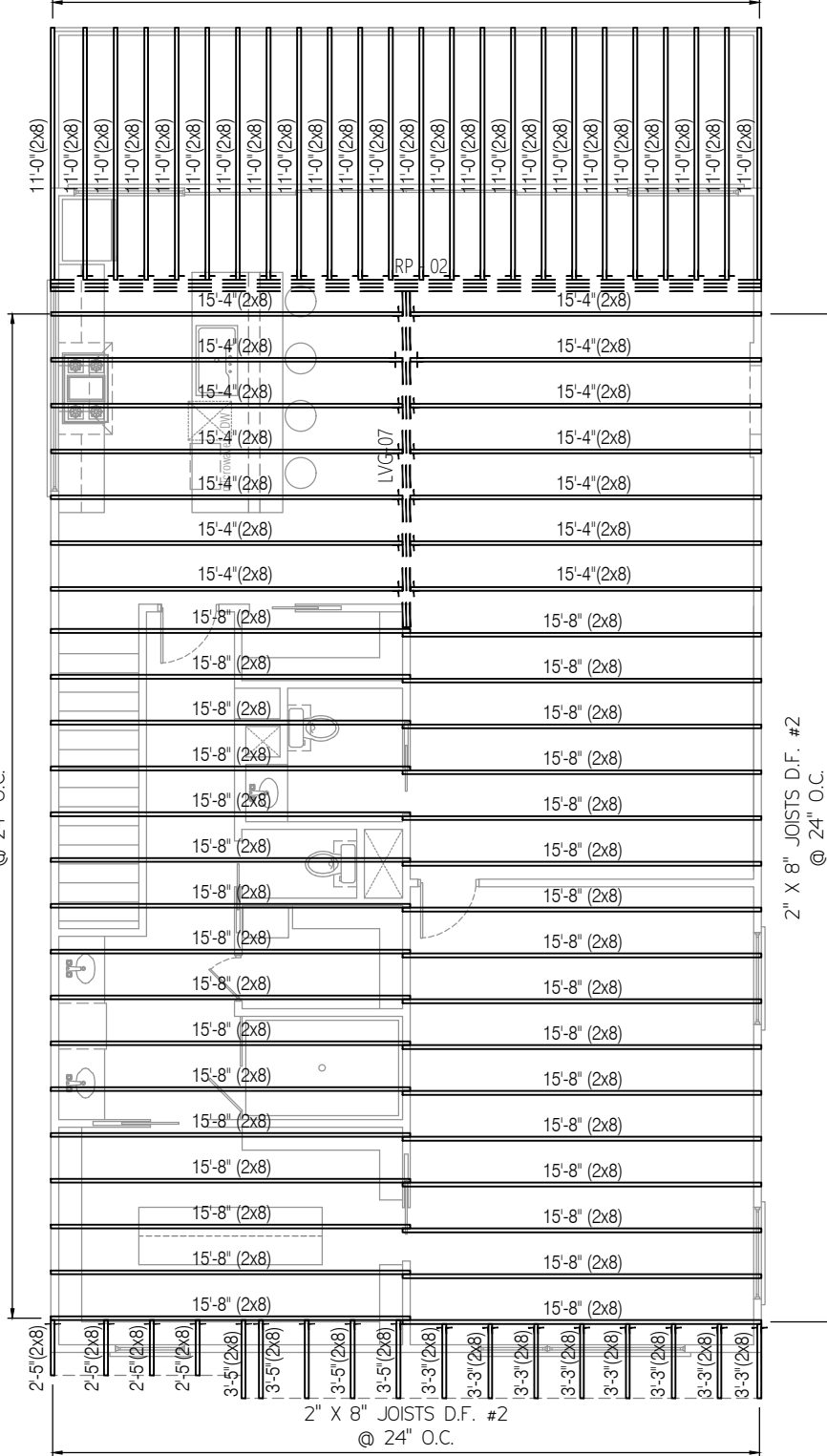
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

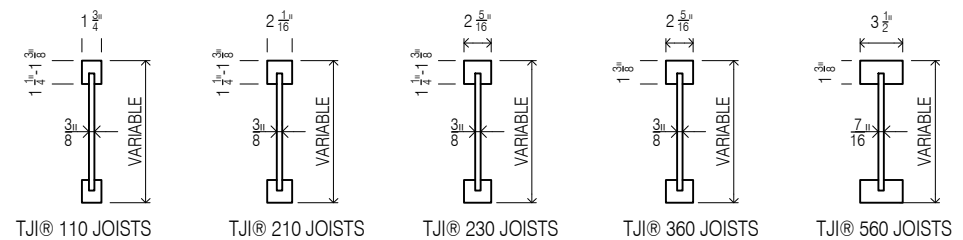
Triple Ply 1 3/4" or 5 1/4" x 24"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



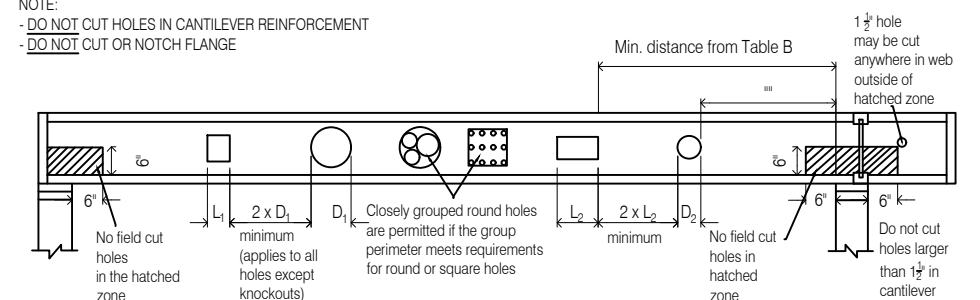
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 Xavier Chapa Engineering/Surveying
 Firm Number F-9156
 04/13/2023

TJI® JOISTS DIMENSIONS



ALLOWABLE HOLES - TJI® JOISTS

- NOTE:
 - DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
 - DO NOT CUT OR NOTCH FLANGE



CEILING ROOF PLAN

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

5.1

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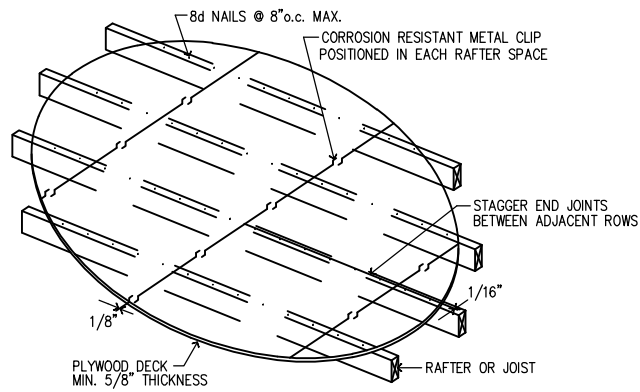
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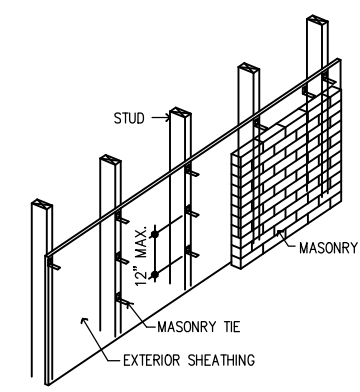
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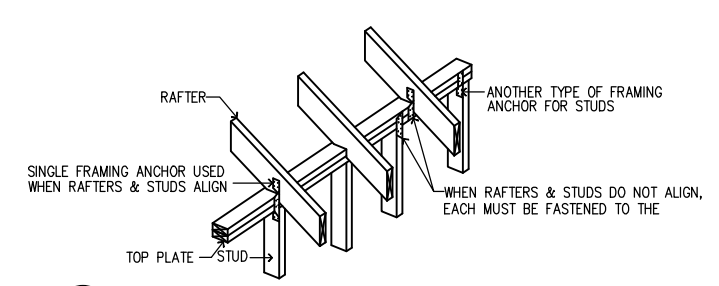
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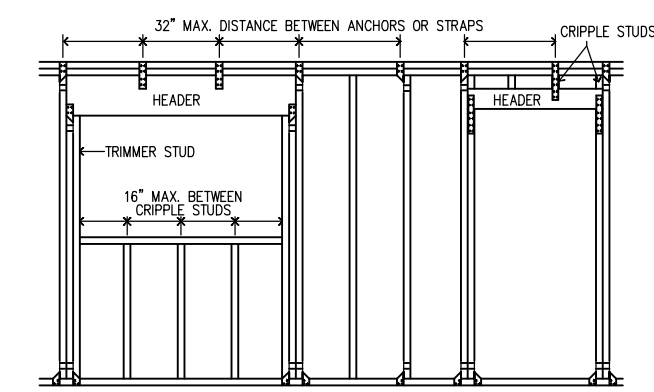
1 SOLID PLYWOOD SHEATHING



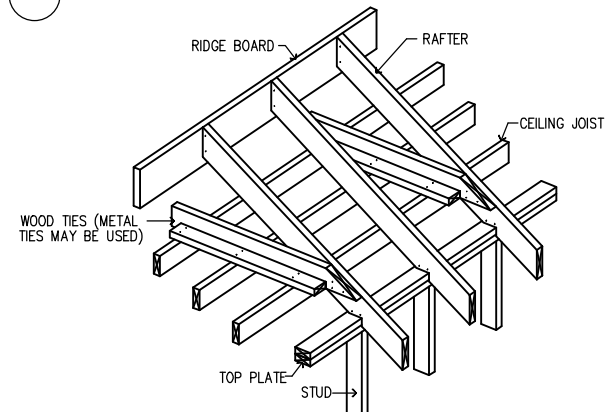
13 ANCHORING MASONRY VENEER TO WALL FRAMING



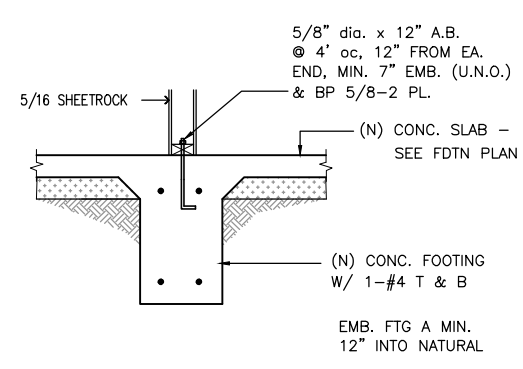
3 FASTENING RAFTERS TO THE WALL FRAMING



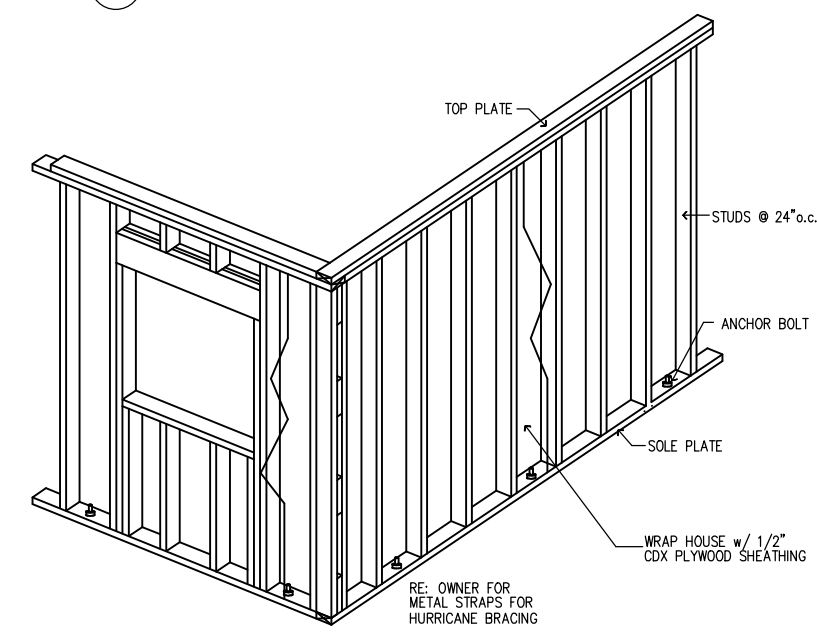
14 ANCHORAGE OF HEADERS



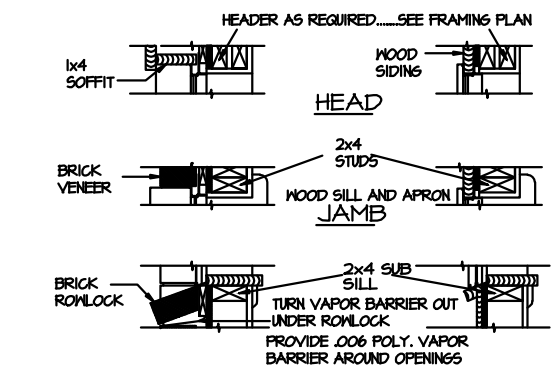
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



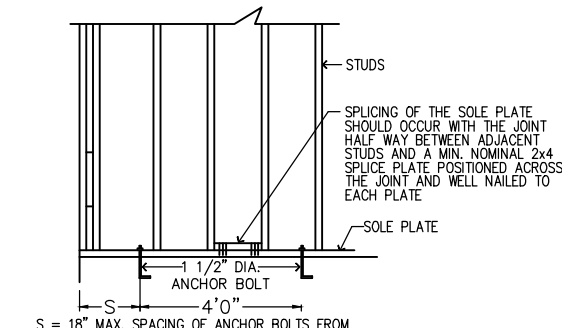
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



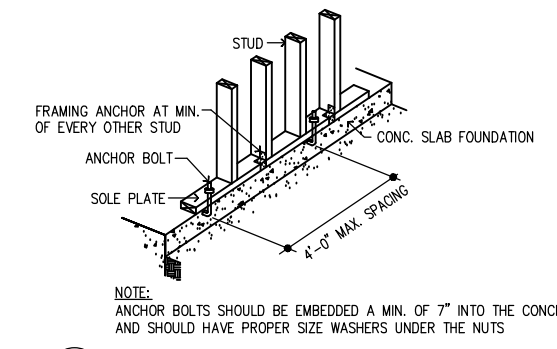
6 LATERAL BRACING OF EXTERIOR WALLS



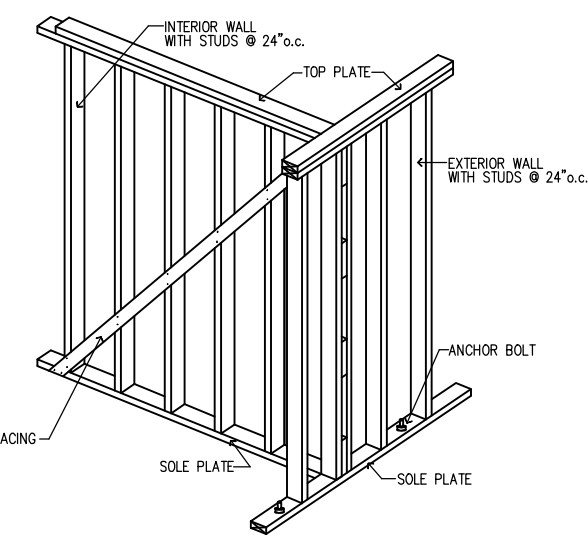
19 SILL CONSTRUCTION DETAILS



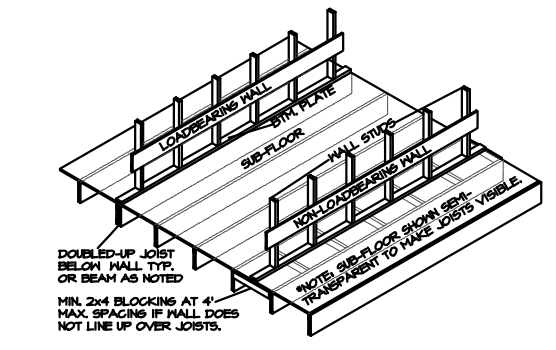
8 SPLICING OF SILLS OR SOLE PLATES



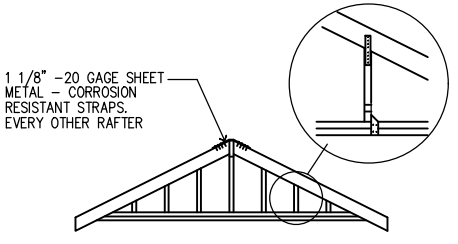
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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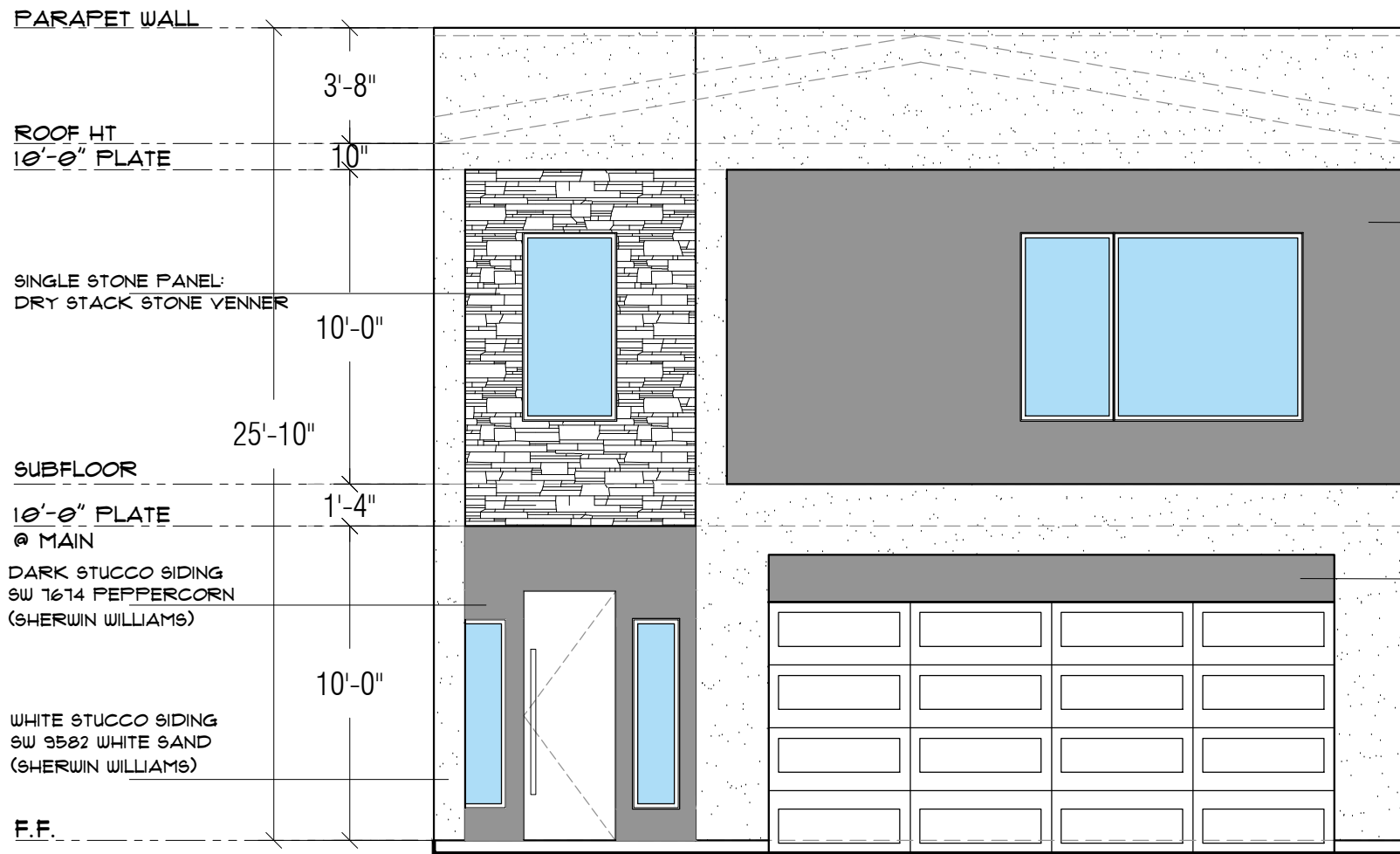
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ROCKWALL, TX 75082



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Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

PAGE TITLE: GENERAL CONSTRUCTION DETAILS
SCALE: N.T.S.
DATE: 4/13/2023
PAGE: 6



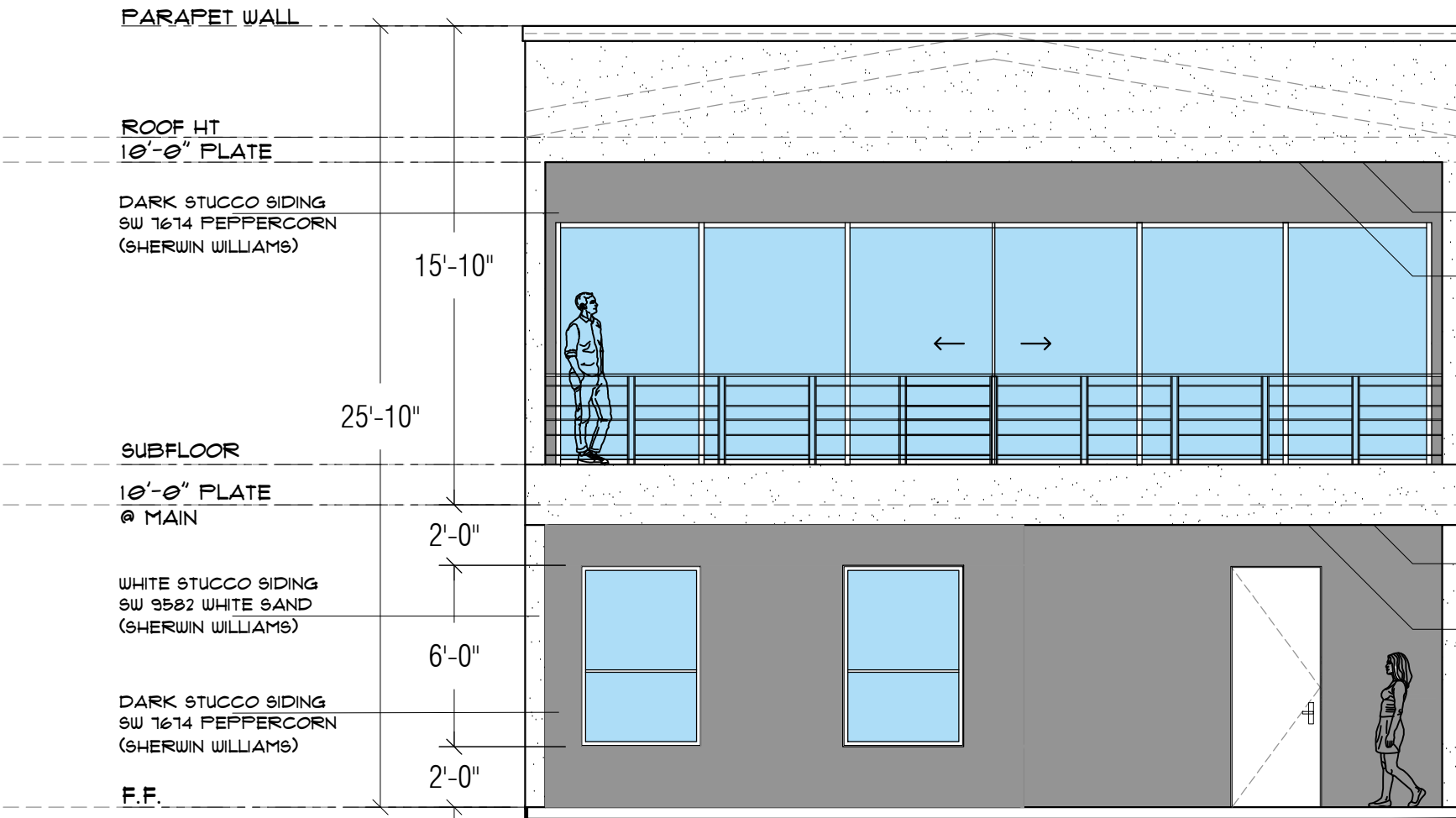
DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE				
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE	
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.	
DRY STACK STONE VENNER	ELDORADO		BROWN	65 SQ. FT.				
							3,645 SQ. FT.	100%
							65 SQ. FT.	
							TOTAL	3,710 SQ. FT. 100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. ACCESS TO THE SUBSTANTIAL BUILDING STRUCTURE, THESE PLANS MUST BE OBTAINED FROM THE ARCHITECT OR CONTRACTOR. ALL CONTRACTORS MUST BE ADVISED OF THE CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND.

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PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

RIGHT ELEVATION

SCALE: 3/16"=1'-0"

8.1

F.F.

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING: WALNUT
(REAL WOOD)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

UNDERCEILING: WALNUT
(REAL WOOD)

DARK STUCCO SIDING
SW 1614 PEPPERCORN
(SHERWIN WILLIAMS)

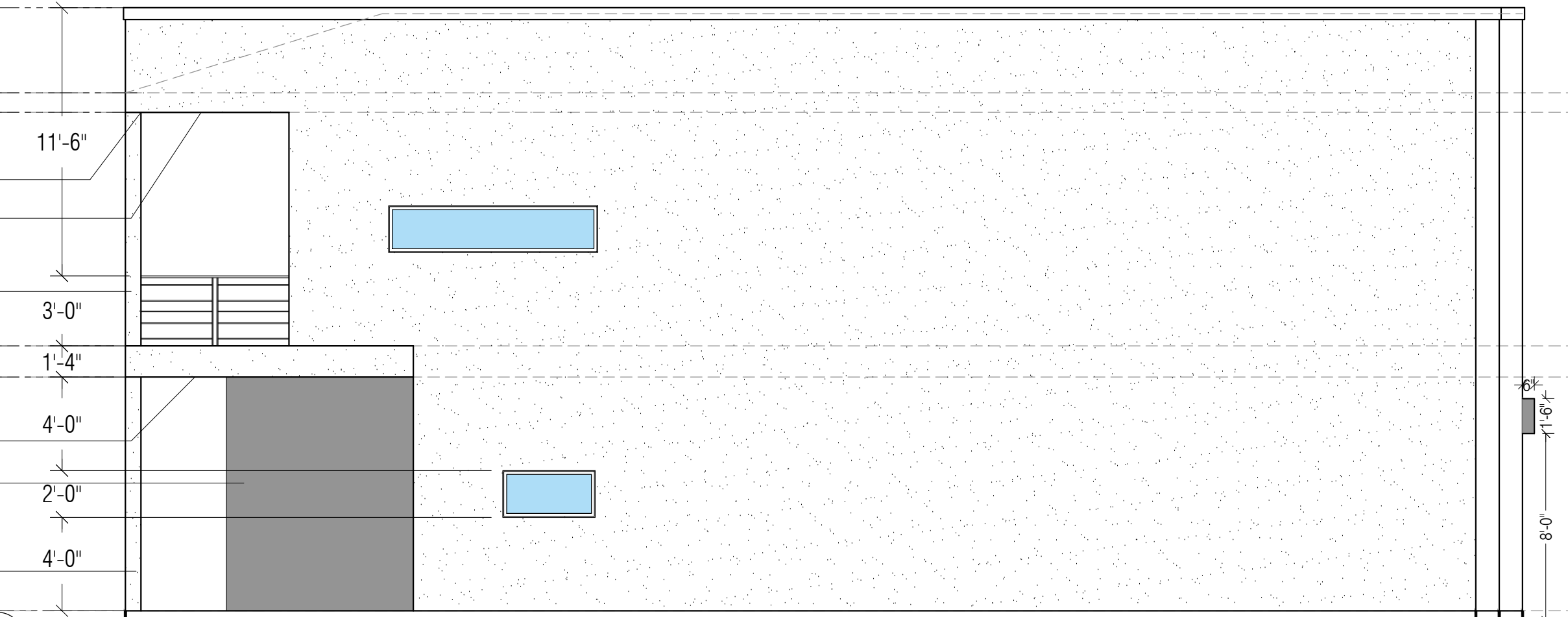
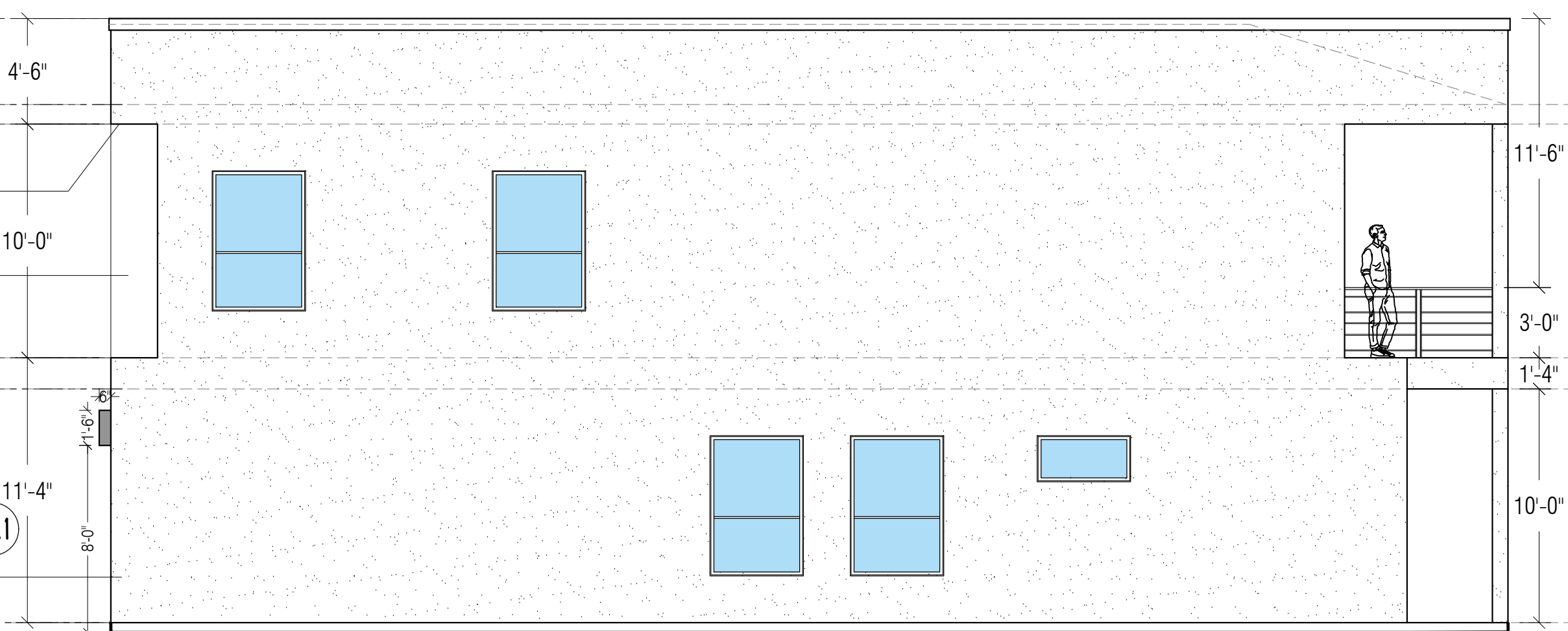
WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

F.F.

LEFT ELEVATION

SCALE: 3/16"=1'-0"

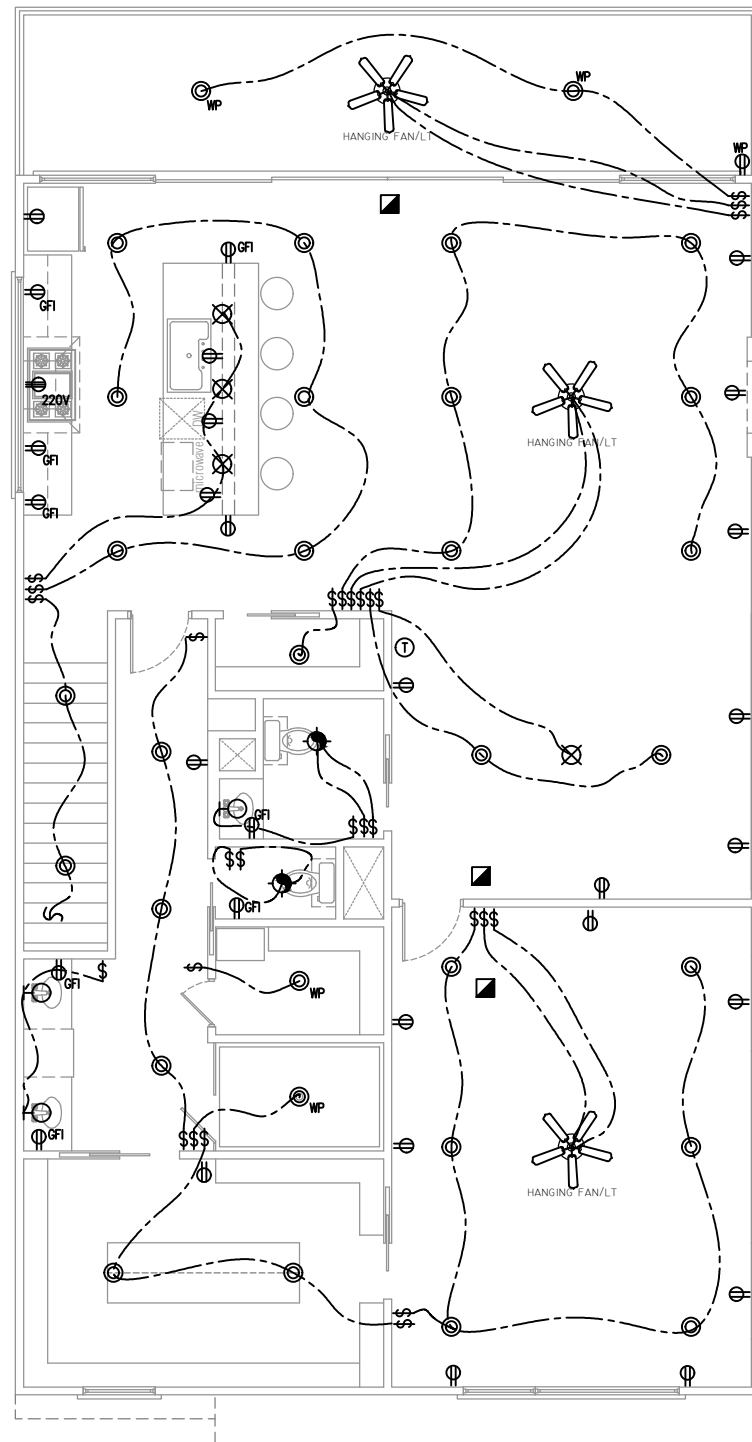
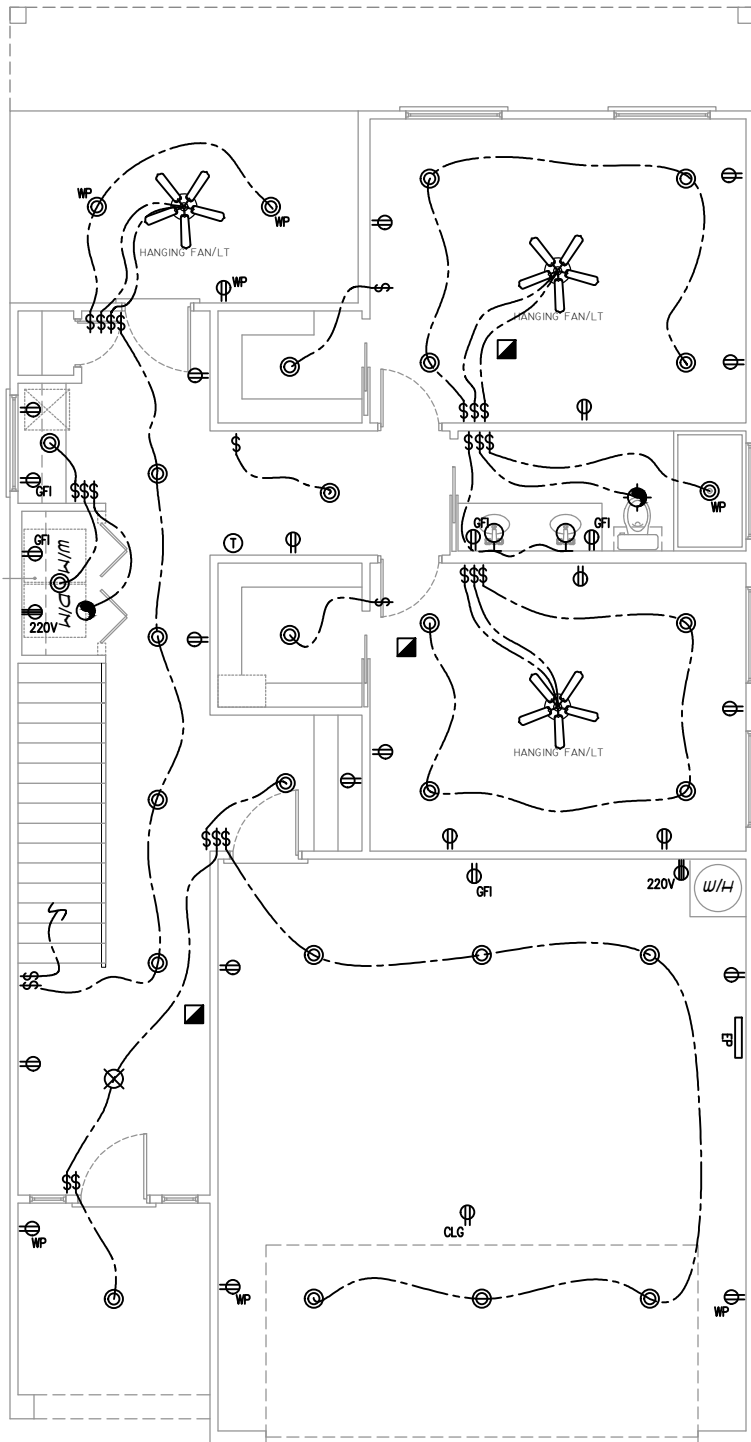
8.1



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ROCKWALL, TX 75082

PAGE TITLE: ELEVATIONS PLAN
SCALE: 3/16"=1'-0"
DATE: 4/13/2023
PAGE: 8

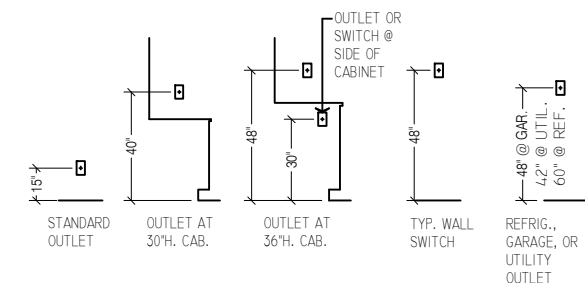


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS...INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

- | | | | | | |
|--|--|--|--|--|--|
| | 110 VOLT RECEPTACLE | | SINGLE POLE SWITCH | | CEILING FAN/OR CHANDELIER WITH LIGHT KIT |
| | WATERPROOF RECEPTACLE | | THREE WAY SWITCH | | |
| | 110 VOLT IN CEILING | | FOUR WAY SWITCH | | |
| | 110 VOLT WITH GROUND FAULT INTERRUPTER | | DIMMER SWITCH | | |
| | 110 VOLT IN FLOOR | | RHEOSTAT SWITCH | | |
| | 220 VOLT RECEPTACLE | | MOTION DETECTOR-WALL MOUNT | | |
| | 110 VOLT DIRECT HARD WIRE | | CEILING MOUNTED LIGHT | | |
| | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) | | HANGING LIGHT | | |
| | HOSE BIBB | | RECESSED, ADJUSTABLE CAN LIGHT | | |
| | TELEPHONE OUTLET W/ CAT5 VOICE & DATA | | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT | | |
| | PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER) | | WALL MOUNTED LIGHT | | |
| | SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP) | | LED STRIP LIGHTING | | |
| | CHIMES (FOR DOOR BELL) | | 24" UNDER-CABINET FLUOR. FIXTURE | | |
| | THERMOSTAT | | TRACK LIGHTING (LENGTH PER PLAN) | | |
| | ELEC. PANEL | | EXHAUST FAN (50 CFM MIN.) | | |
| | METER BASE | | EXHAUST FAN (50 CFM MIN.) W/ LIGHT | | |
| | | | 2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS | | |
| | | | 1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS | | |



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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ROCKWALL, TX 75082**

PLUMBING LEGEND

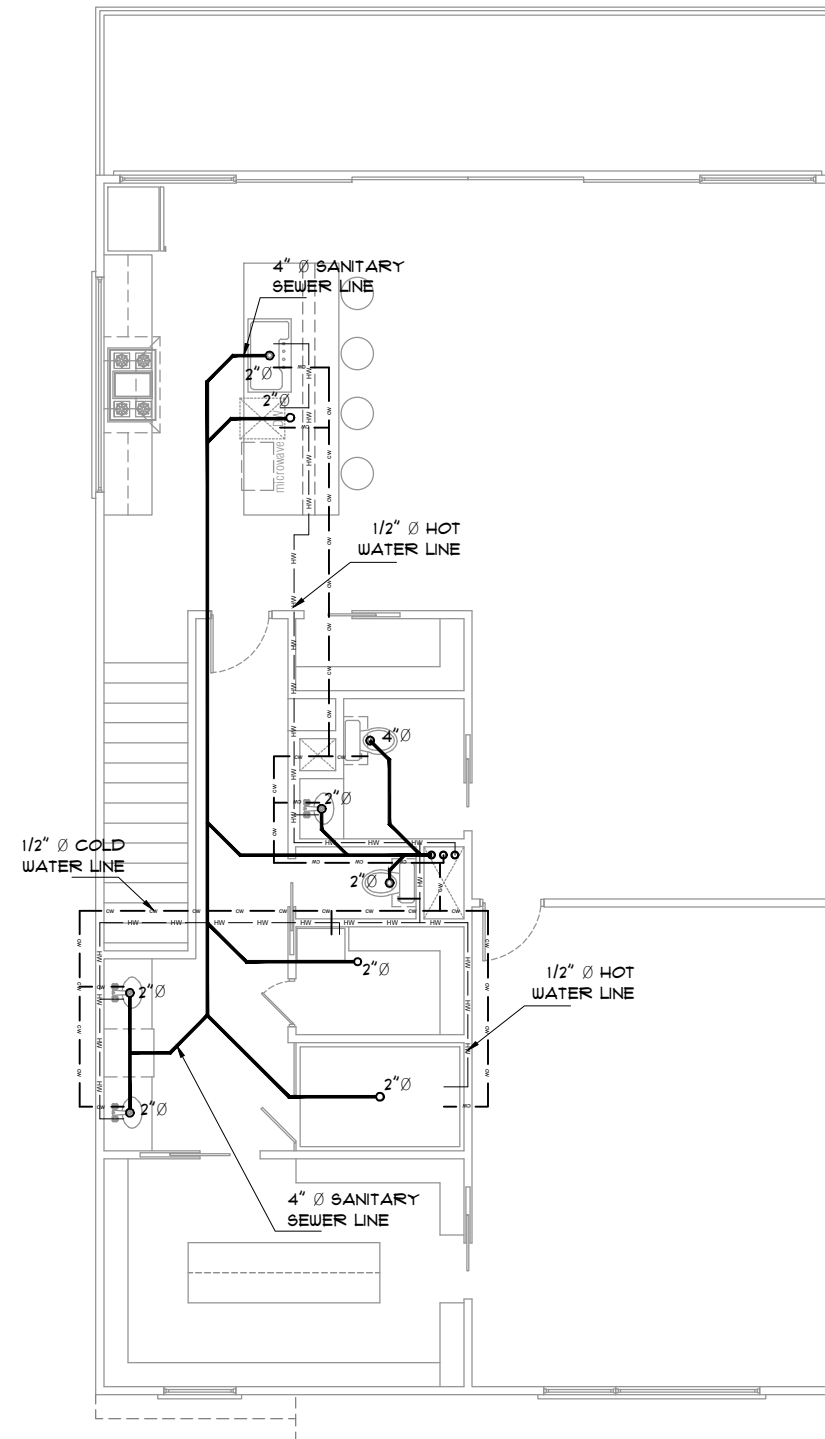
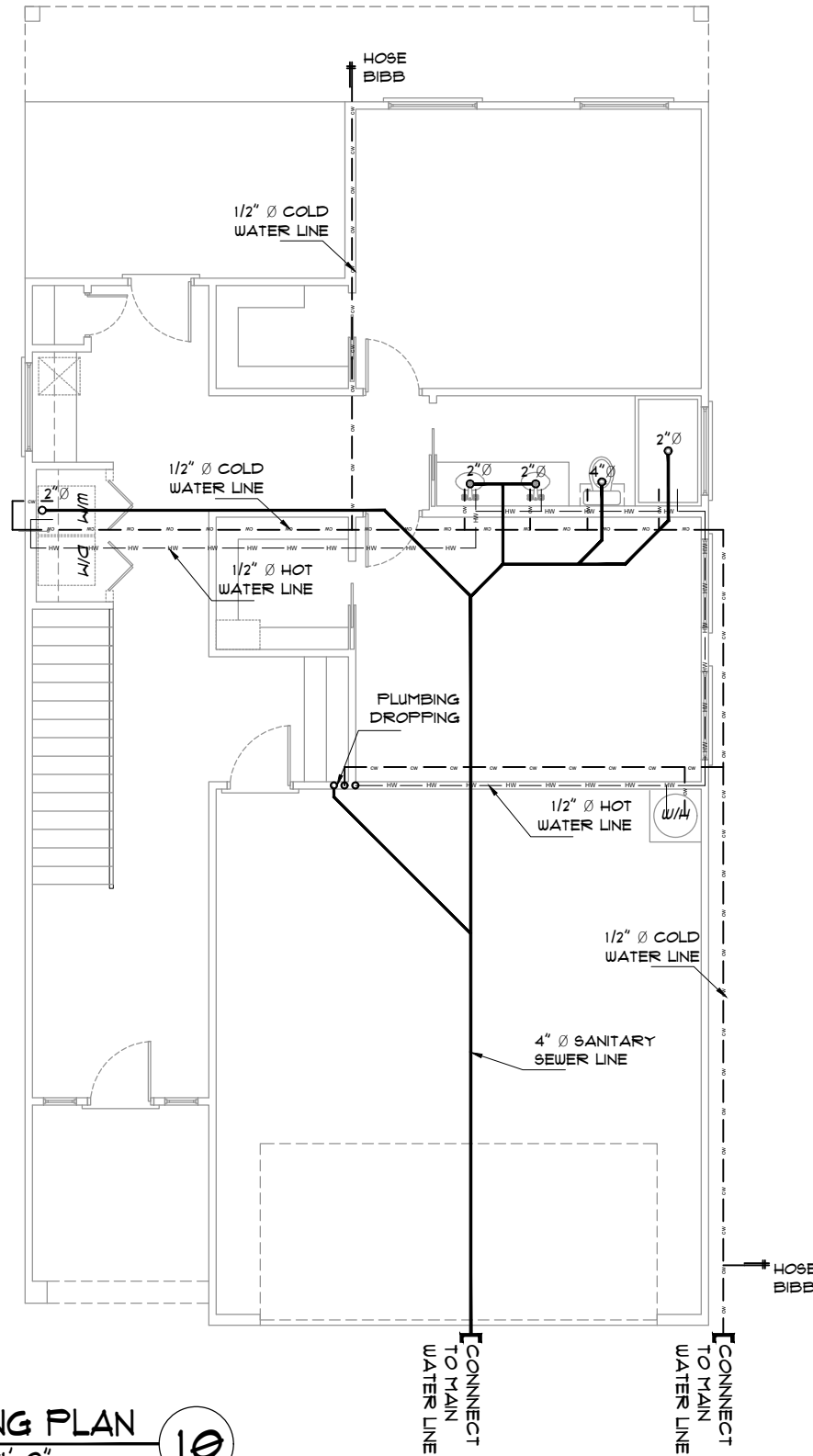
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES:
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES:
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



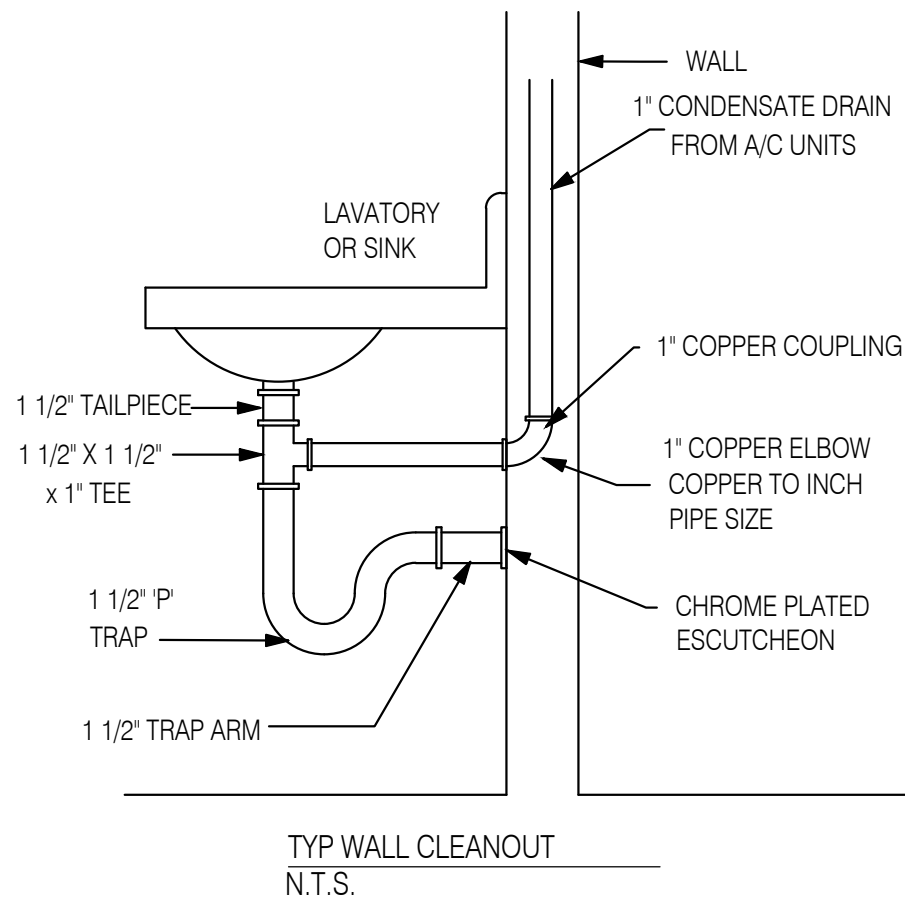
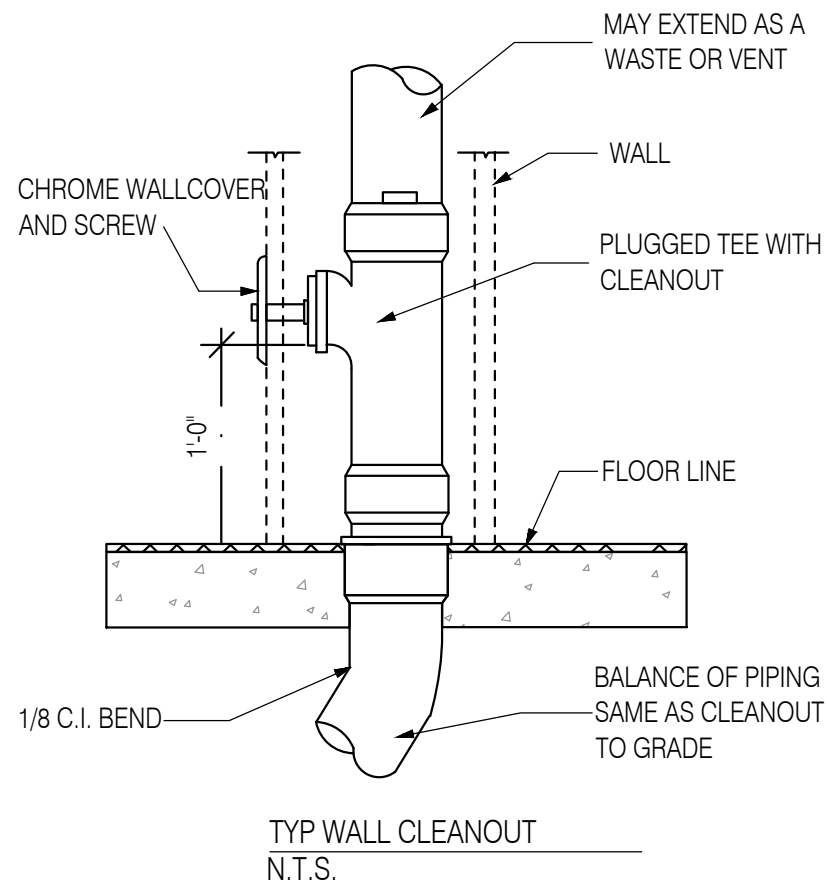
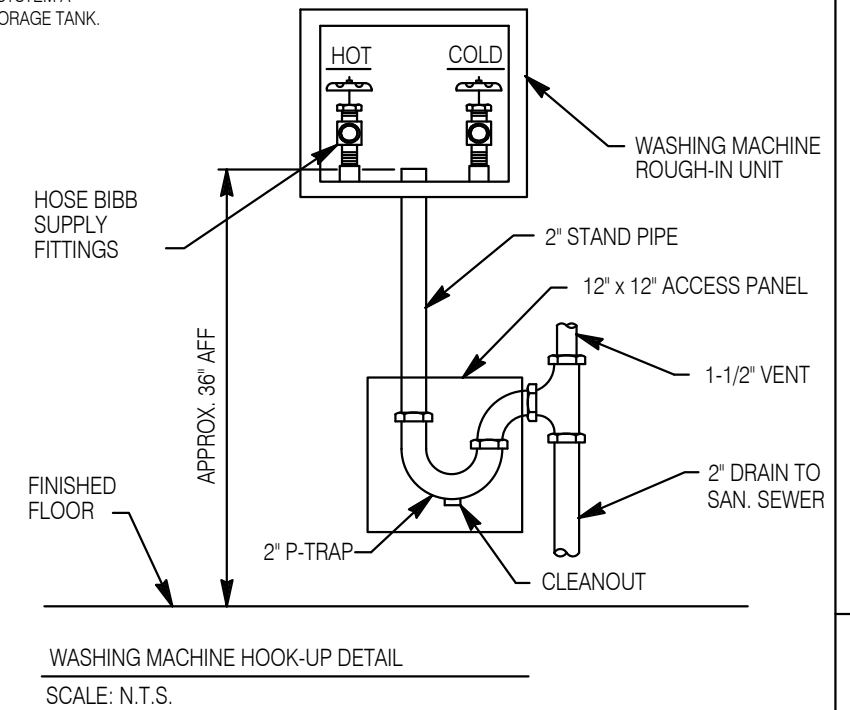
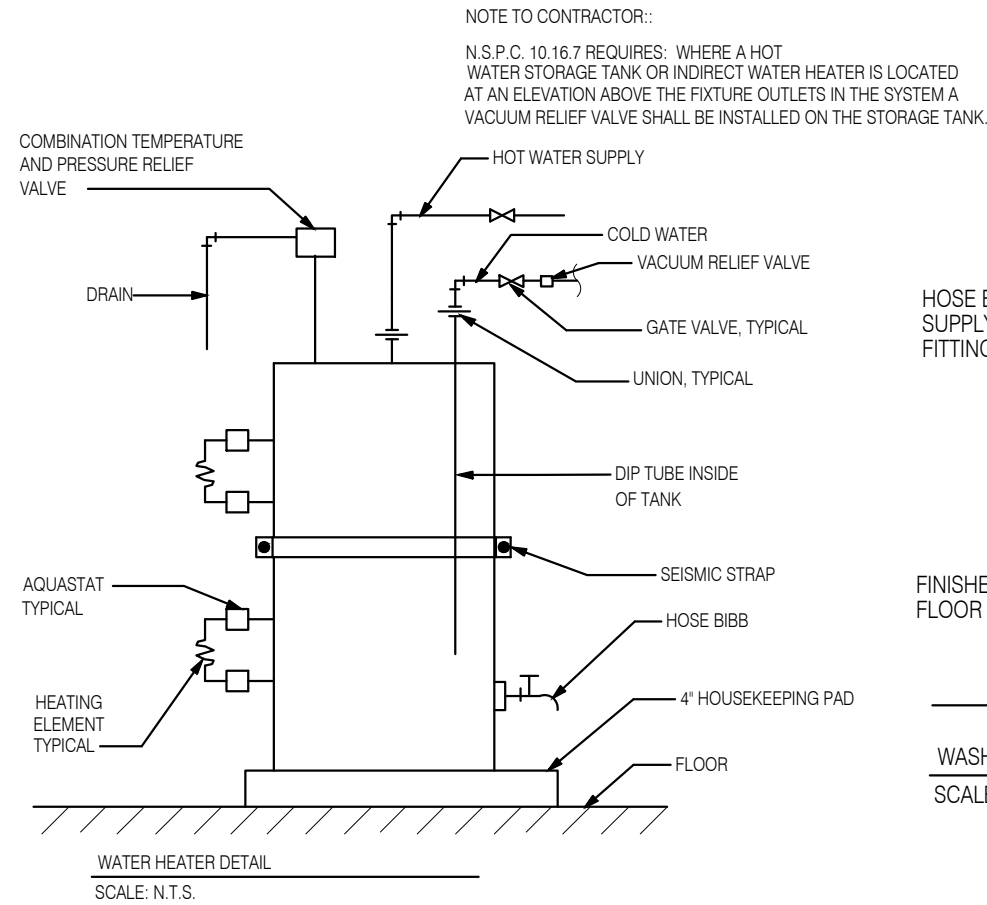
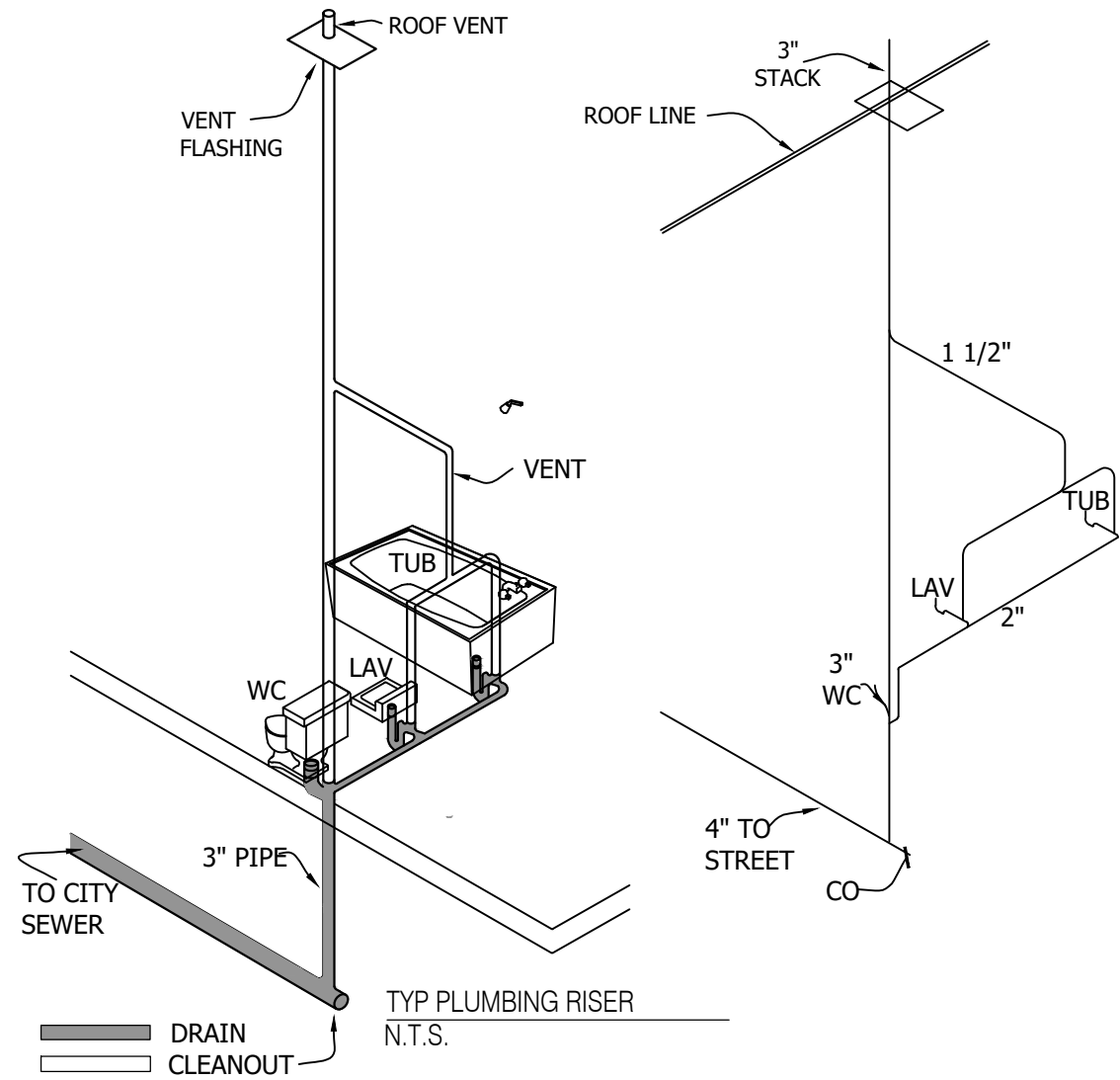
PLUMBING PLAN
 SCALE: 1/8"=1'-0"

10

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PAGE TITLE: PLUMBING PLAN
 SCALE: 1/8"=1'-0"
 DATE: 4/13/2023
 PAGE: 10



FIXTURE SCHEDULE					
FIXTURE	DESCRIPTION	CW	HW	WASTE	VENT
TOILET	AMERICAN STANDARD CADET # EL 1.8 GPF 2162.170- WHITE	1/2"	-	4"	4"
LAVATORY	AMERICAN STANDARD "LUCERNE" 0356.015.020 FAUCET: CHICAGO FAUCET - 2 GAL(895-317-E29-327A-60)	1/2"	1/2"	2"	1 1/2"
SHOWER	BY OWNER 2 GPM	1/2"	1/2"	2"	1 1/2"
FLOOR CLEANOUT	PLASTIC ODDITIES #PCO-700-RS W/ SQ. MTL. TOP			4"	
EXT. CLEANOUT	PLASTIC ODDITIES #PCA-4BP W/ RECESSED HEAD BRASS PLUG			3", 4"	
WALL CLEANOUT	PLASTIC ODDITIES #PCA-4 W/ RECESSED HEAD PLASTIC PLUG INSTALLED IN PVC TEE W/ PLASTIC ODDITIES A-1212 ACCESS			4"	
WATER HEATER	OWNER SPECIFIC MODEL (MIN 60 GAL CAPACITY/EQUAL TANKLESS)			1"	1"

NOTE: 1) PROVIDE FIXTURES SPECIFIED OR EQUALS.

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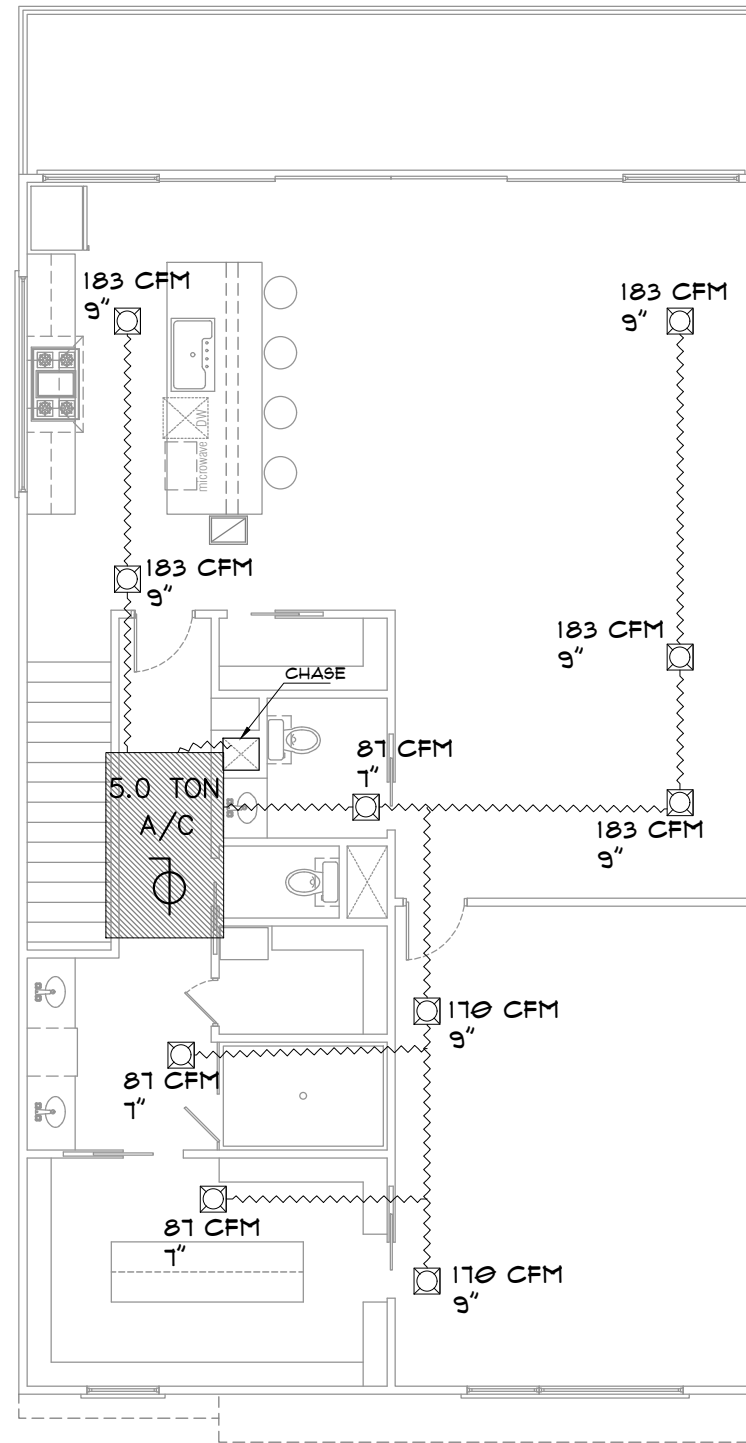
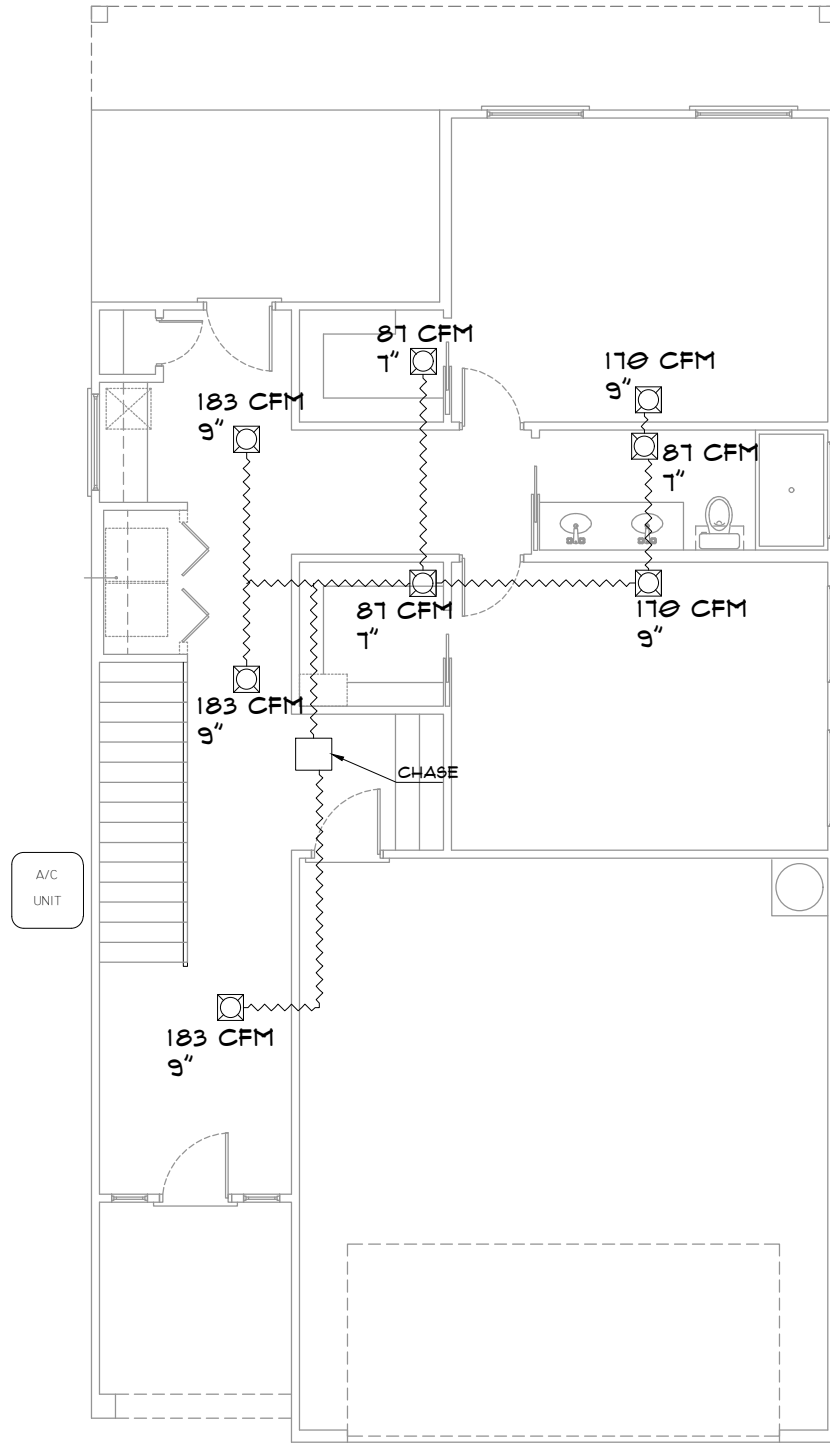
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

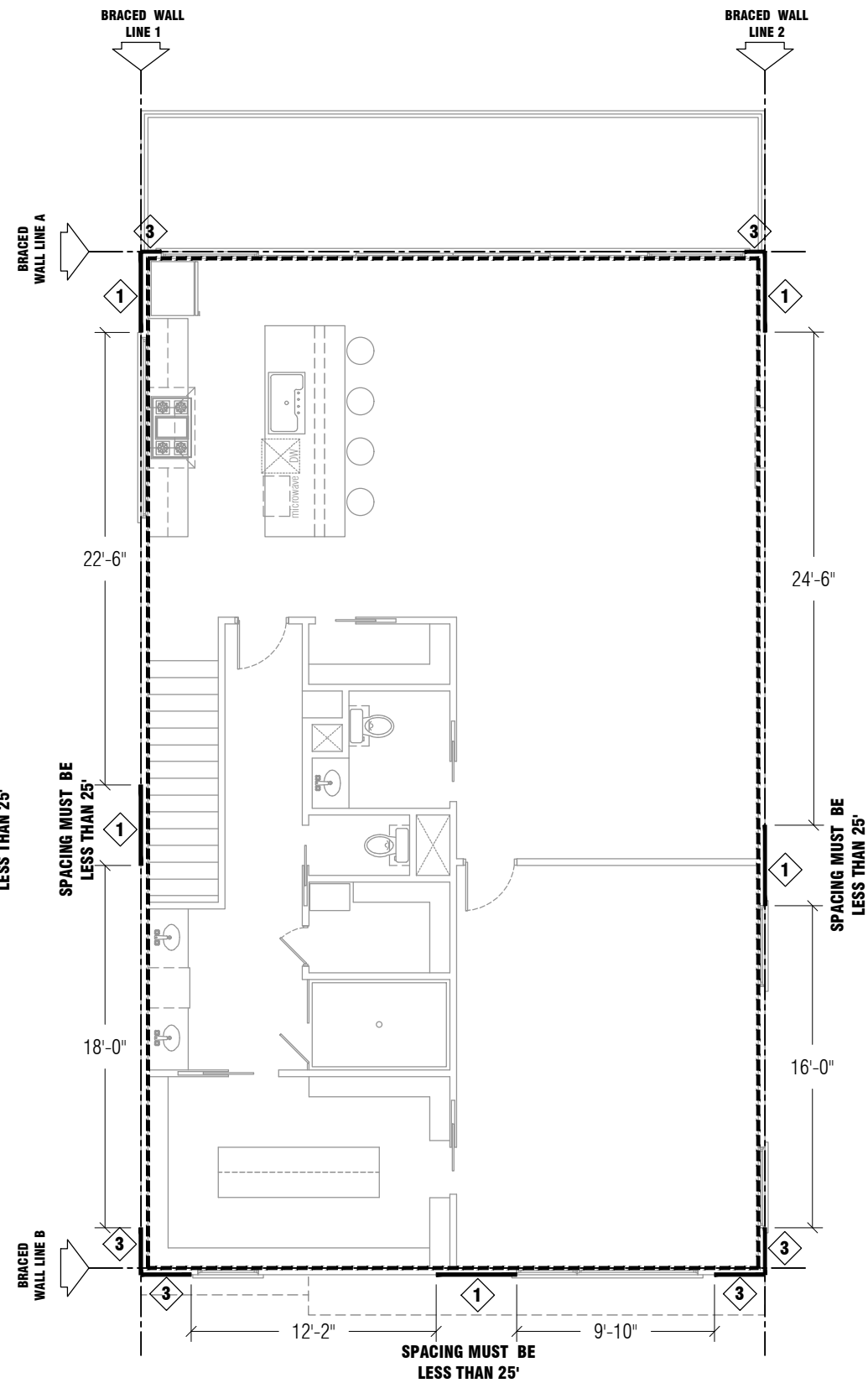
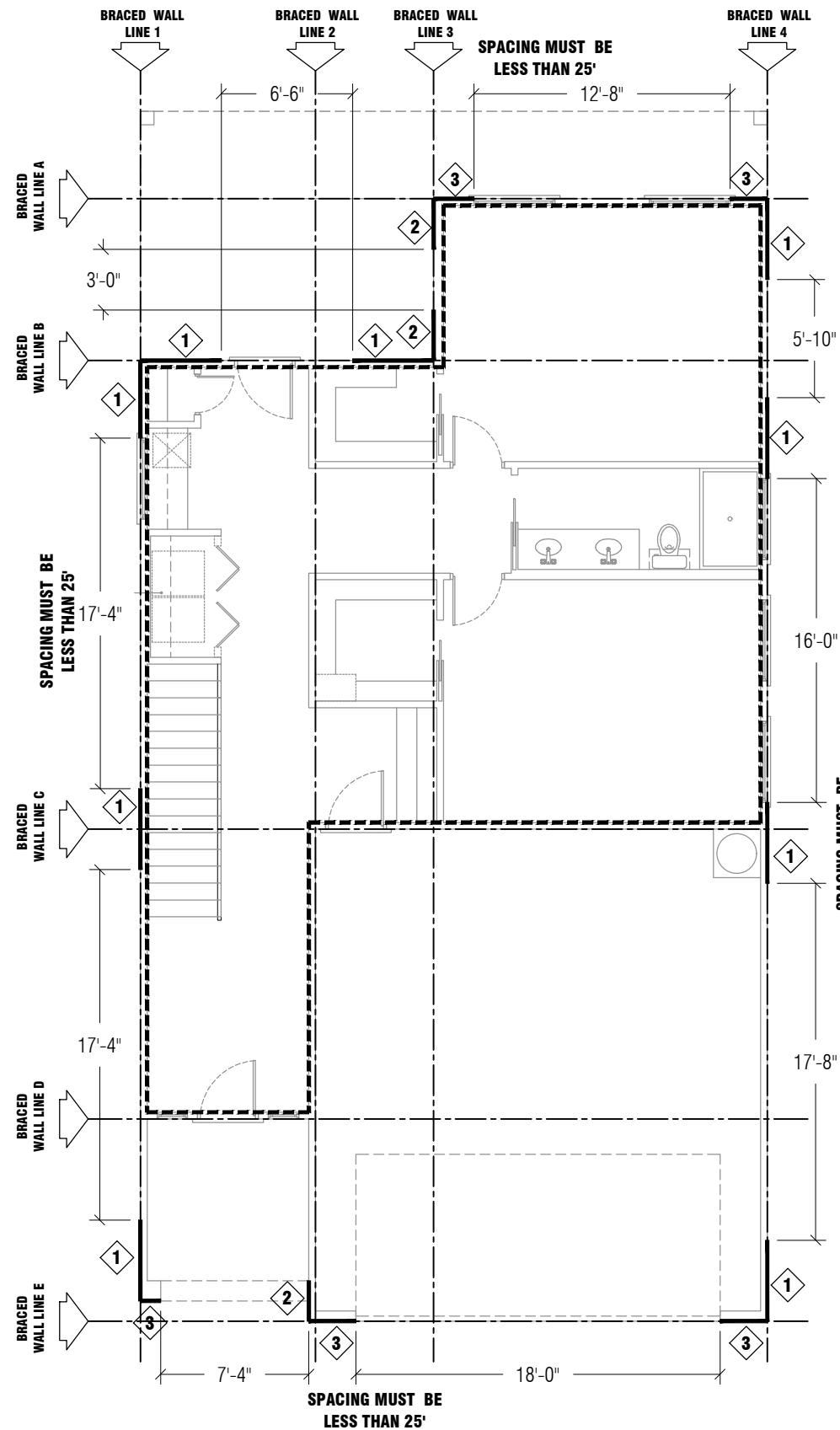
MECHANICAL PLAN
SCALE: 1/8"=1'-0"

11

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PAGE TITLE: MECHANICAL PLAN
 SCALE: 1/8" 1'-0"
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WIND BRACING PLAN
SCALE: 1/8"=1'-0"

12



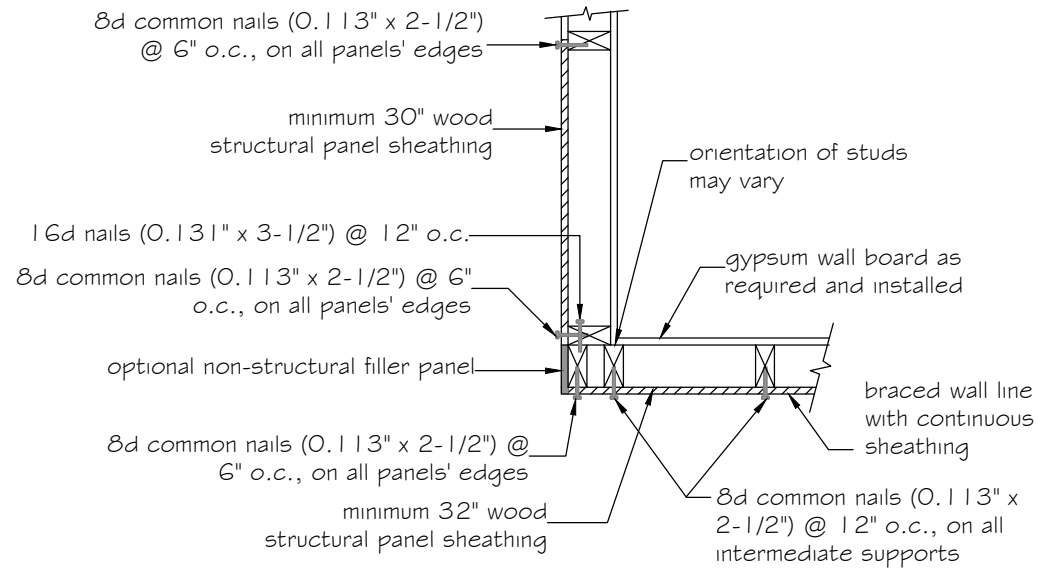
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

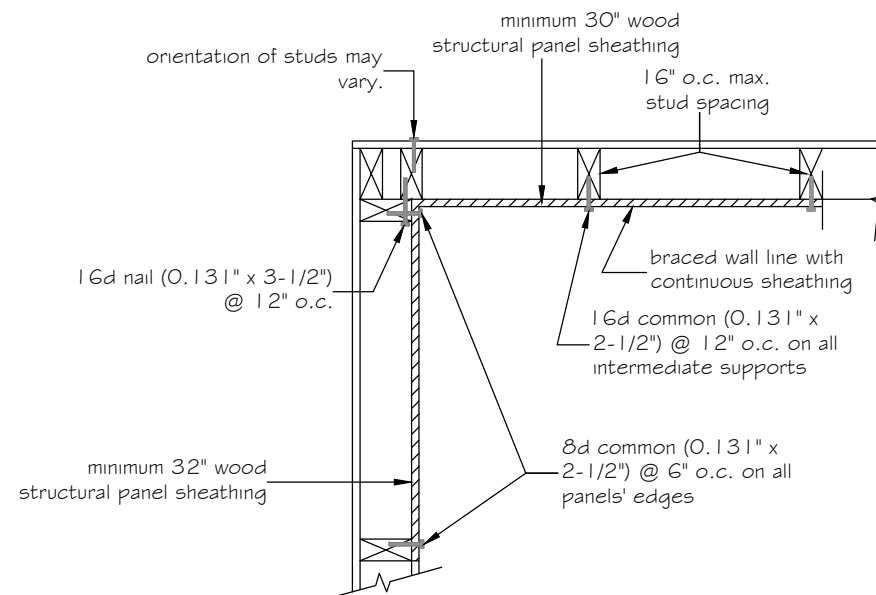
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PAGE TITLE:	WIND BRACING PLAN
SCALE:	1/8"=1'-0"
DATE:	4/13/2023
PAGE:	11



(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:

1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

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 ROCKWALL, TX 75082



Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023

PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: Z2023-024
PROJECT NAME: Residential Infill at 311 Valiant Drive
SITE ADDRESS/LOCATIONS: 311 VALIANT DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	05/25/2023	Approved w/ Comments

05/25/2023: Z2023-024; Specific Use Permit (SUP) for Residential Infill for 311 Valiant Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2023-024) in the lower right-hand corner of all pages on future submittals.

M.4 Please show a 0' side setback on the south side and a 10-foot side setback on the north side of the site plan.

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

I.6 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."

I.7 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is setback approximately two (2) feet from the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

I.8 According to Subsection 03.01(A), General Residential District Standards of Article 05, District Development Standards, all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with a flat roof which is not in conformance with our standards.

M.9 Please review the attached Draft Ordinance prior to the May 30, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2023.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 7, 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 June 13, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 30, 2023.

I.11 The projected City Council meeting dates for this case will be June 19, 2023 [1st Reading] and July 17, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2023	Needs Review

05/25/2023: Must locate sewer line and maintain 7.5' clear space to the line. Show manholes on plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2023	Needs Review

05/23/2023: SIDE SETBACK ON THE NORTH SIDE OF THE PROPERTY MUST BE 10'. SOUTH SIDE HAS A 0' SIDE SETBACK

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2023	Approved

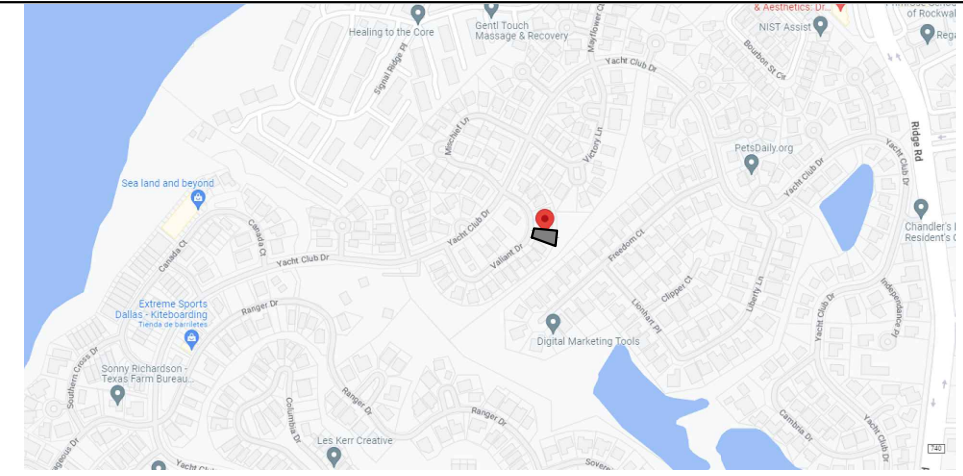
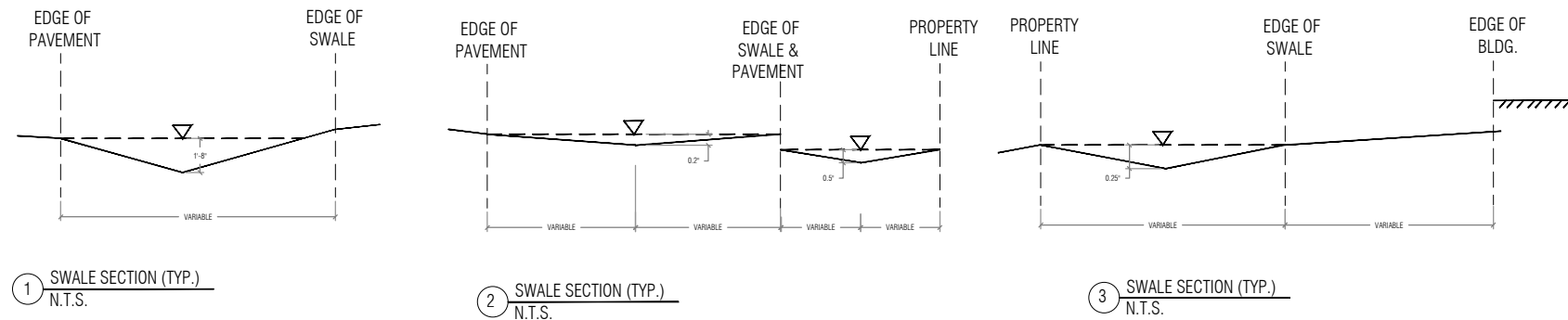
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/16/2023	Approved

No Comments

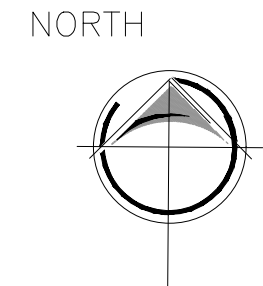
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/22/2023	Approved

No Comments



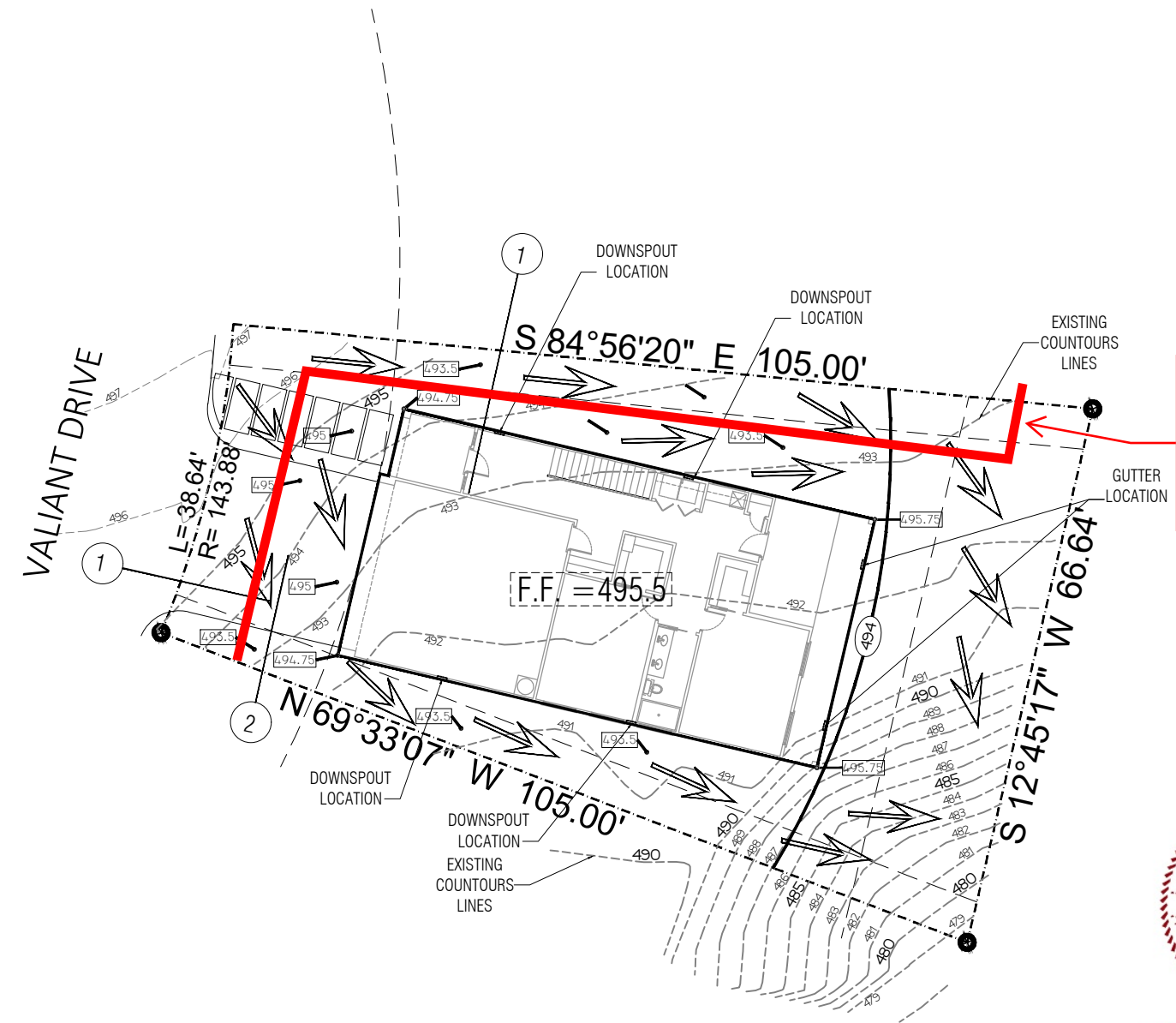
VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



LEGEND

- DRAINAGE/GRADING DIRECTION
- 505 EXISTING CONTOUR LINE
- PROPERTY LINE
- 505 PROPOSED CONTOUR LINE
- 505 PROPOSED SPOT ELEVATION



Must locate sewer line and maintain 7.5' clear space to the line. Show manholes on plan.

GENERAL DRAINAGE NOTES

- A. GRADING AND DRAINAGE SHALL NOT ADVERSELY IMPACT SURROUNDING PROPERTIES.
- B. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BULDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BULDING.
- C. ALL DRAINAGE SWALES SHALL BE LOCATED ENTIRELY ON THIS LOT.



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

DRAINAGE/GRADING PLAN 1.2
SCALE: 1"=0' = 20'-00"

PAGE TITLE: DRAINAGE/GRADING PLAN

SCALE: 1"=0' = 20'-00"

DATE: 4/13/2023

PAGE: 1.2

311 VALIANT DR,
ROCKWALL, TX 75032

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ANY KING. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ANY KING. NOTE: ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

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)²

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

311 Valiant Dr.

SUBDIVISION

Chandlers Landing

LOT

6

BLOCK

C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-8

CURRENT USE

Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.1278

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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

Chris Curra

APPLICANT

Chris Curra

CONTACT PERSON

Chris Curra

CONTACT PERSON

Chris Curra

ADDRESS

2975 Blackburn St
#1321

ADDRESS

2975 Blackburn St.
#1321

CITY, STATE & ZIP

Dallas TX 75204

CITY, STATE & ZIP

Dallas TX 75204

PHONE

512 785 3518

PHONE

512 785 3518

E-MAIL

chriscurra@gmail.com

E-MAIL

chriscurra@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

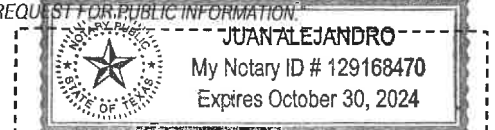
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]




MY COMMISSION EXPIRES Oct 30th, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

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.

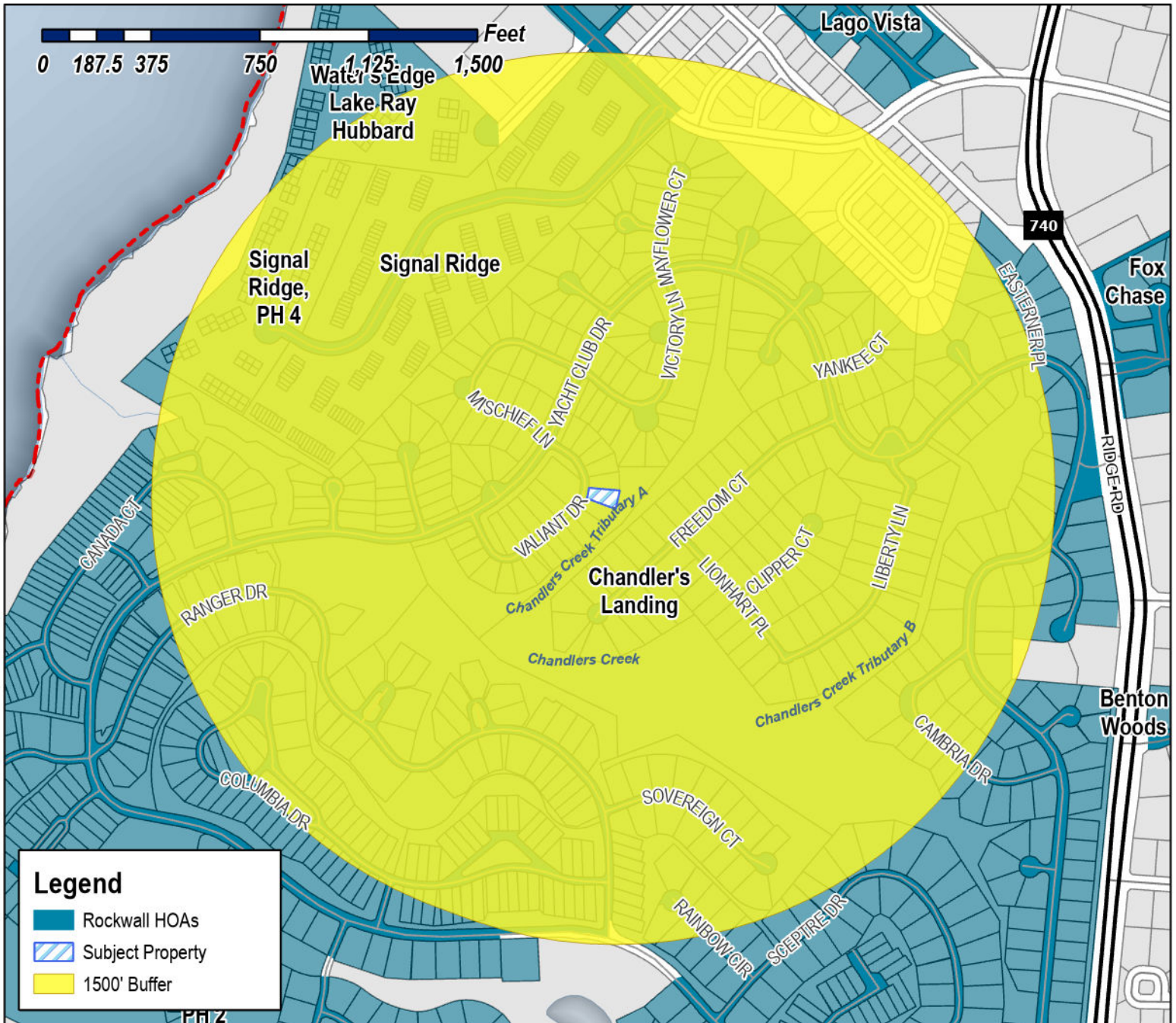




City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call (972) 771-7745



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-024]
Attachments: Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).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 May 26, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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>.

Z2023-024: SUP for Residential Infill at 311 Valiant Drive

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

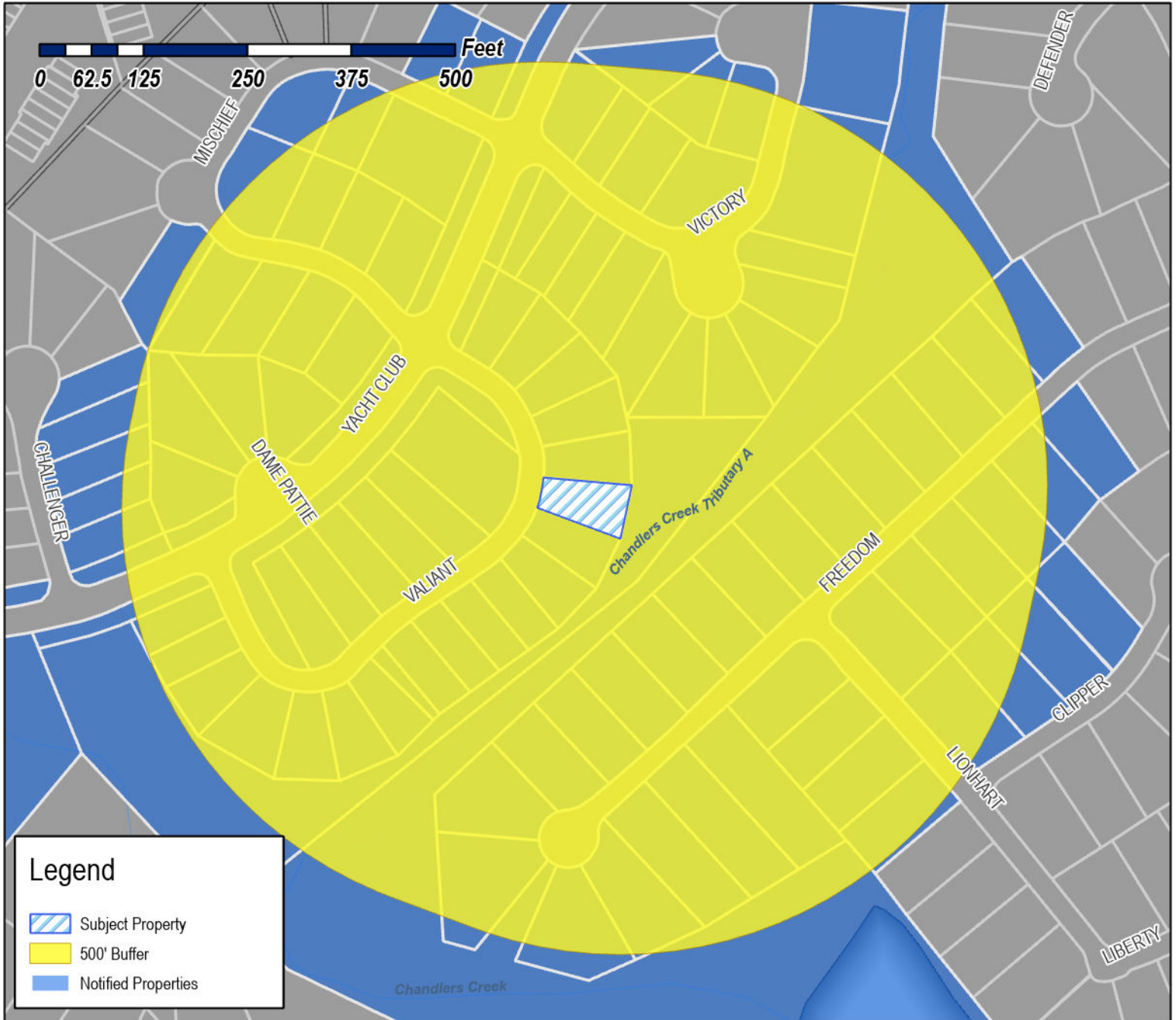
Thank You,
Melanie Zavala
Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568



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: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call: (972) 771-7746



GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
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:

Z2023-024: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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:

Angelica Guevara
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, June 19, 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. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

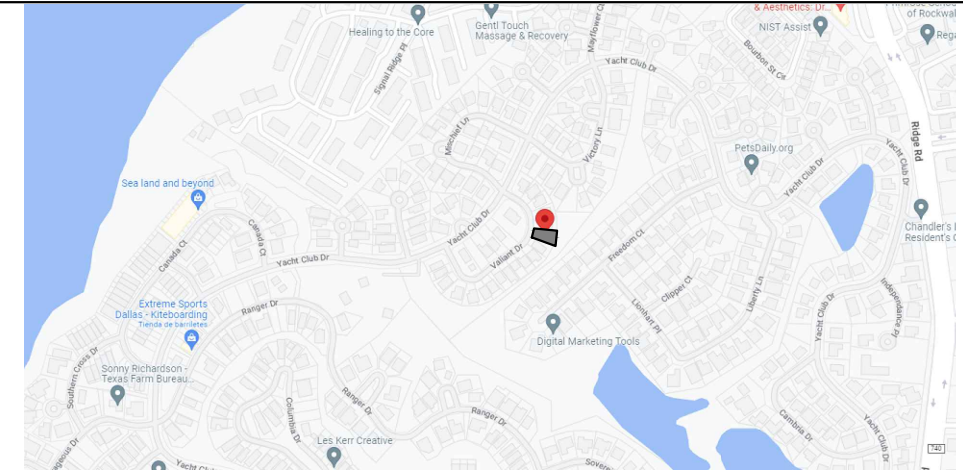
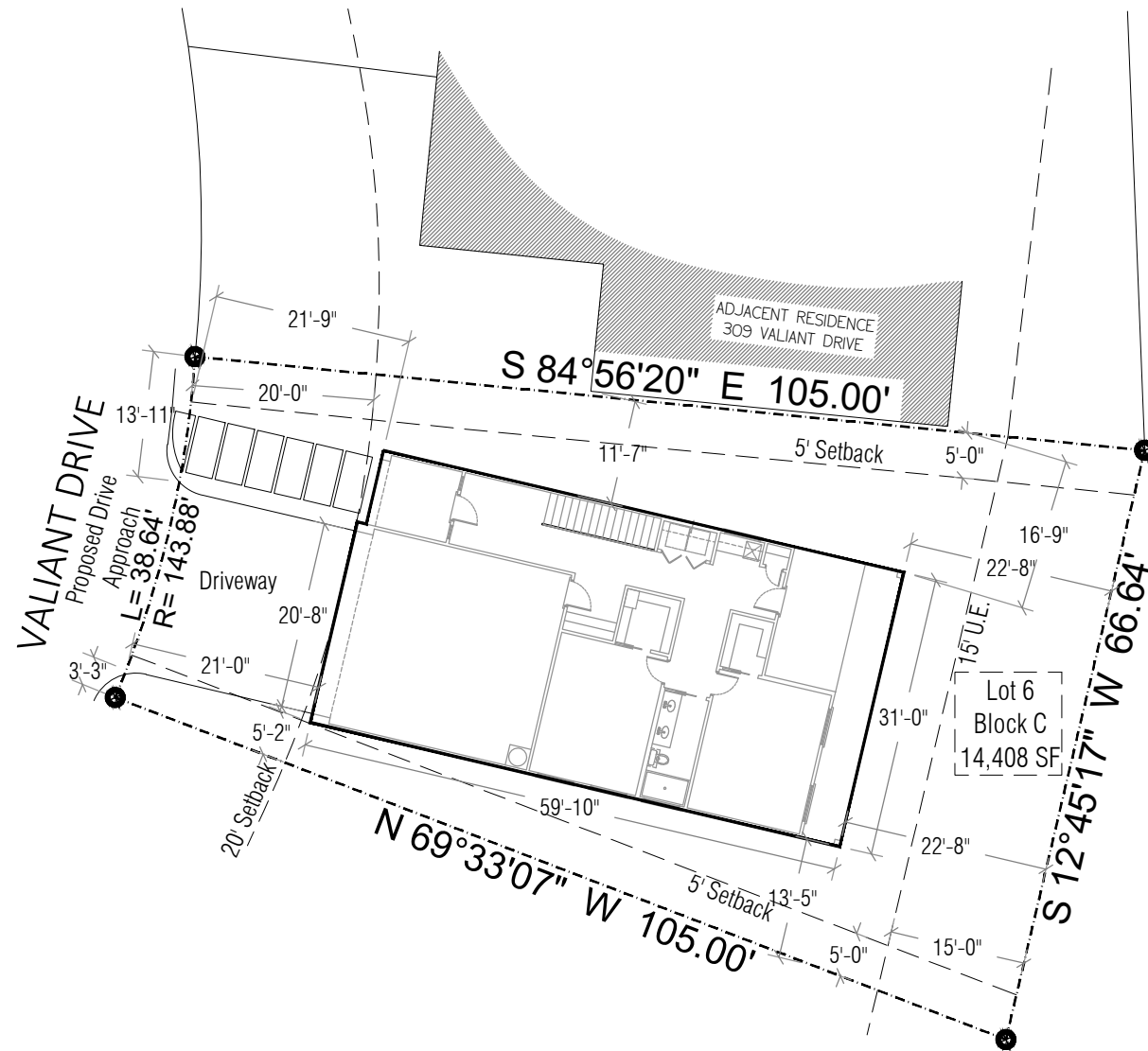
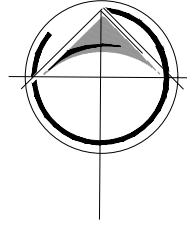
Four horizontal grey bars for providing reasons for support or opposition.

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

NORTH



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

SITE PLAN
SCALE: 1'-0" = 20'-00" 1

SITE PLAN INFORMATION	
LOT SIZE	5,431 SQFT
TOTAL BUILDING AREA	3,188 SQFT
PERCENT LOT COVERED	22 %

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	217 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

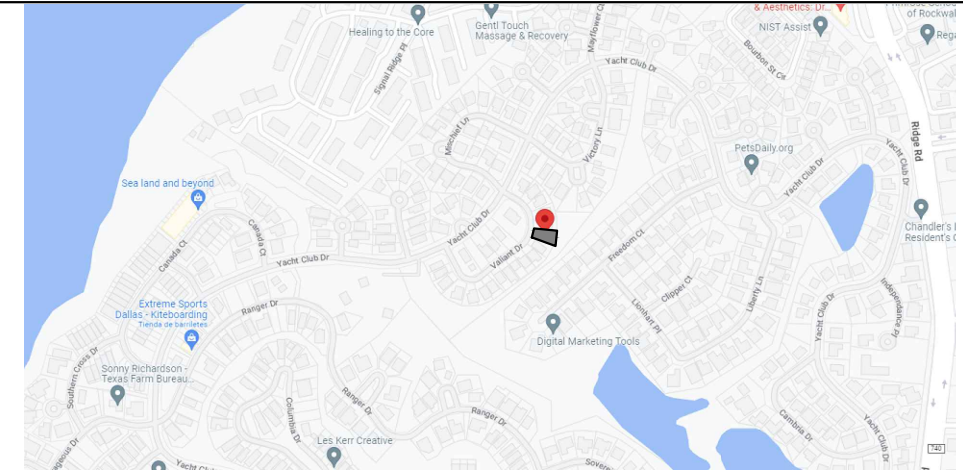
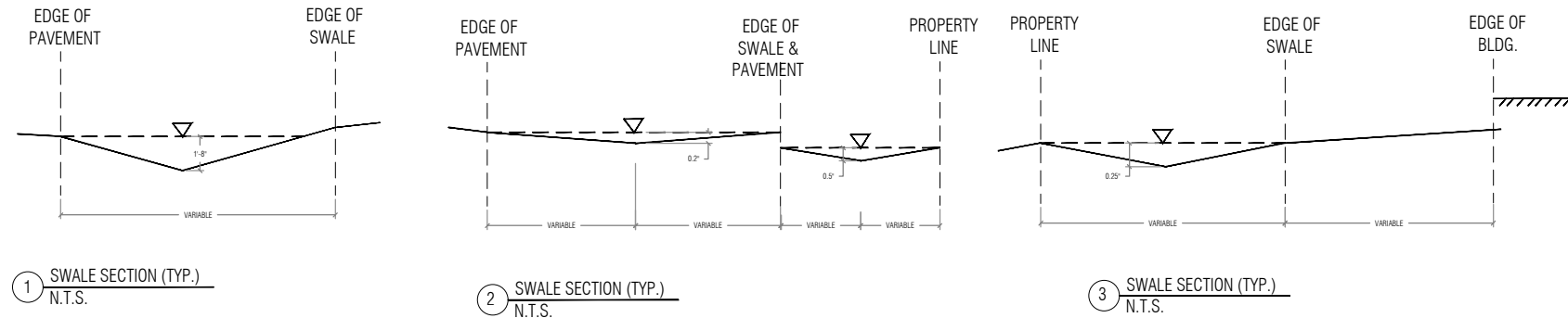
311 VALIANT DR,
ROCKWALL, TX 75032

PAGE TITLE: SITE PLAN

SCALE: 1'-0" = 20'-00"

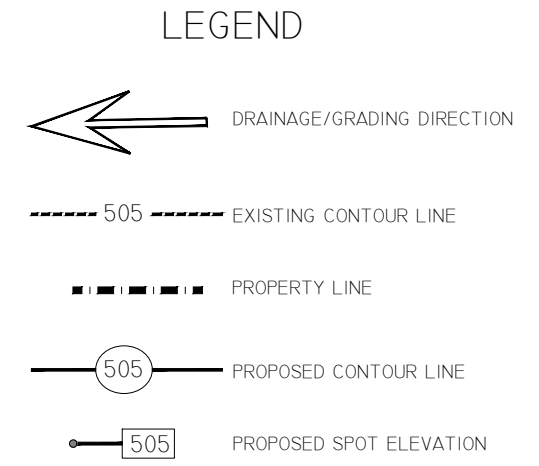
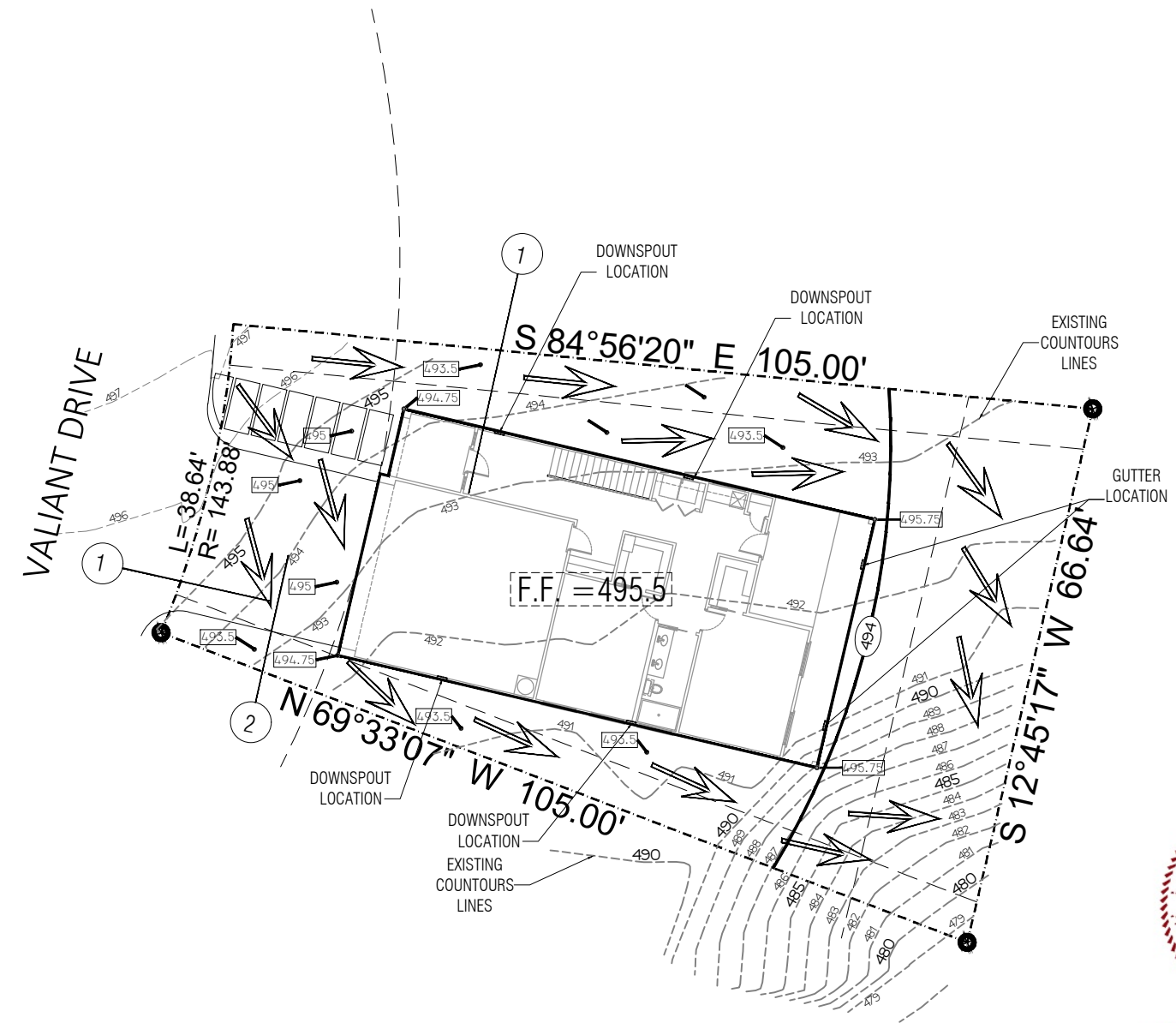
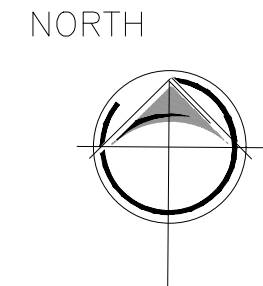
DATE: 4/13/2023

PAGE: 1



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



- GENERAL DRAINAGE NOTES
- GRADING AND DRAINAGE SHALL NOT ADVERSELY IMPACT SURROUNDING PROPERTIES.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BULDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BULDING.
 - ALL DRAINAGE SWALES SHALL BE LOCATED ENTIRELY ON THIS LOT.

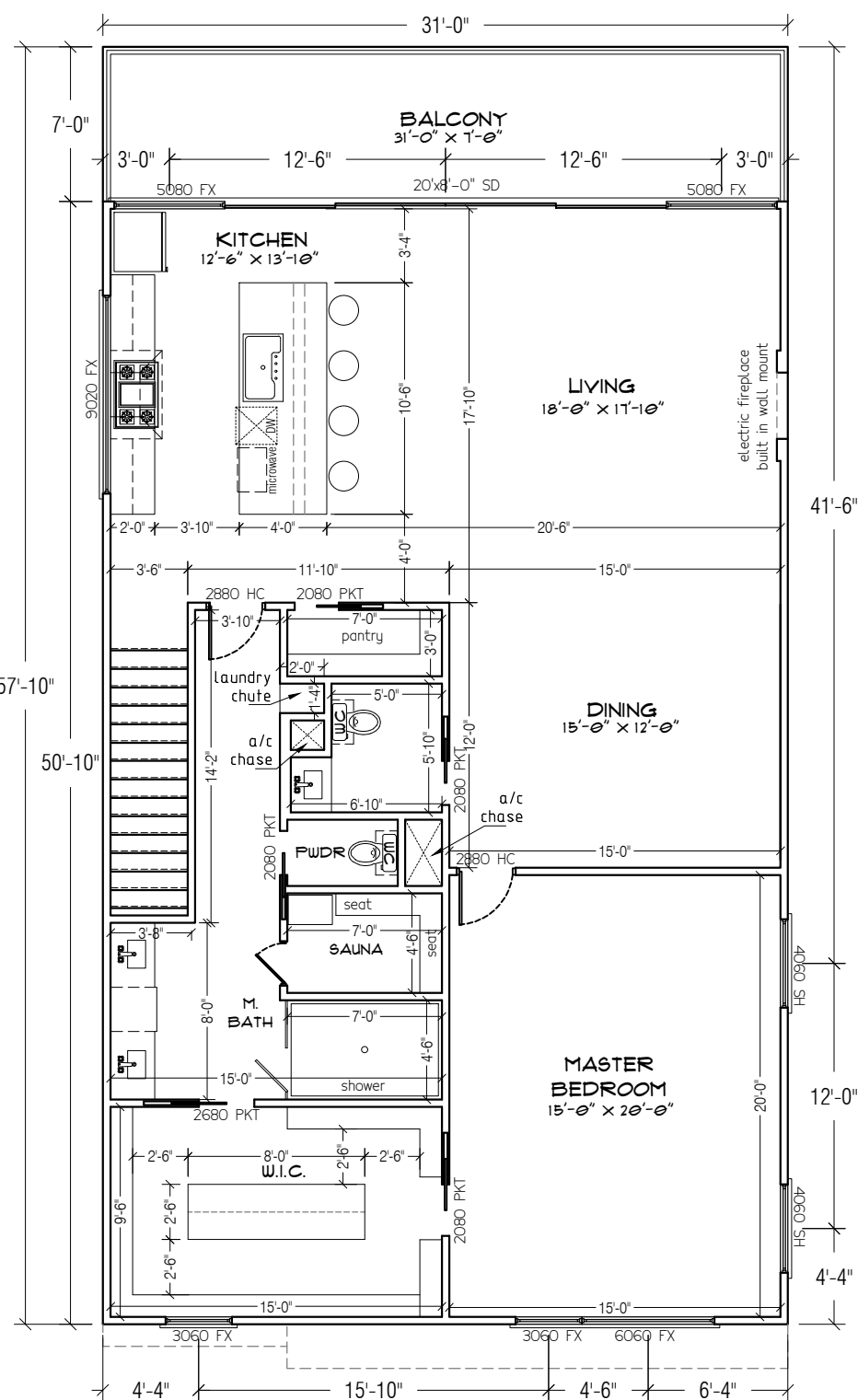
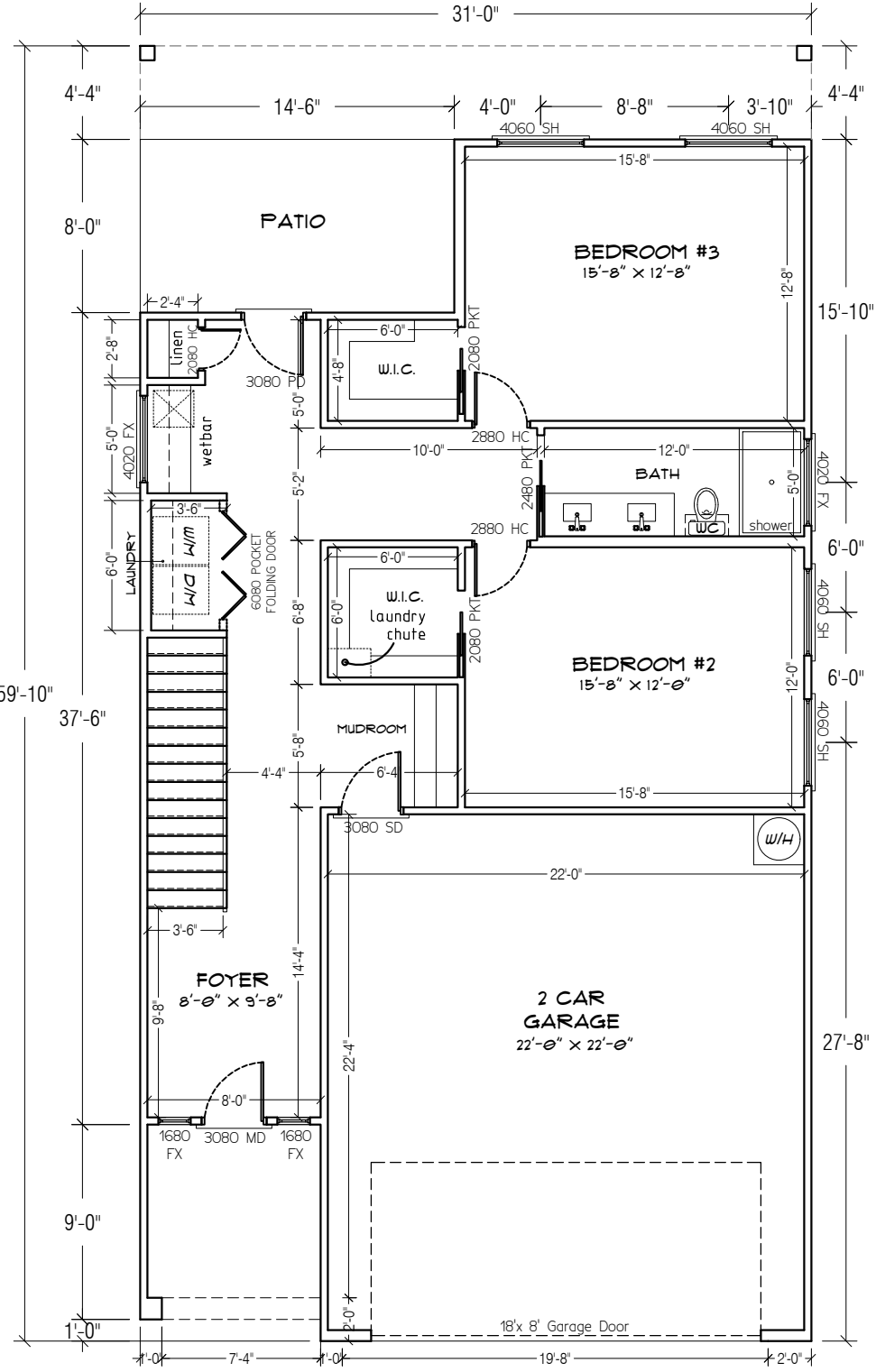
STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED PROFESSIONAL ENGINEER
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156
04/13/2023

DRAINAGE/GRADING PLAN 1.2
SCALE: 1"=0" = 20'-00"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A COPY OF ANY KING, NOTE, ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING A COPY OF ANY KING, NOTE, ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PAGE TITLE: DRAINAGE/GRADING PLAN
SCALE: 1"=0" = 20'-00"
DATE: 4/13/2023
PAGE: 1.2

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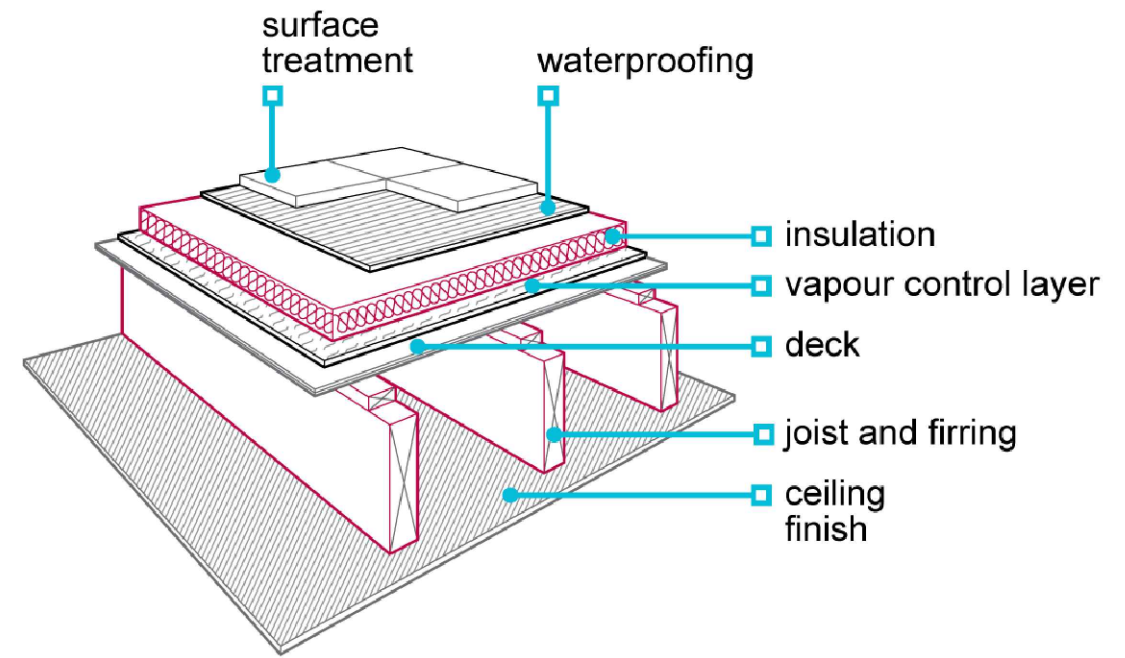
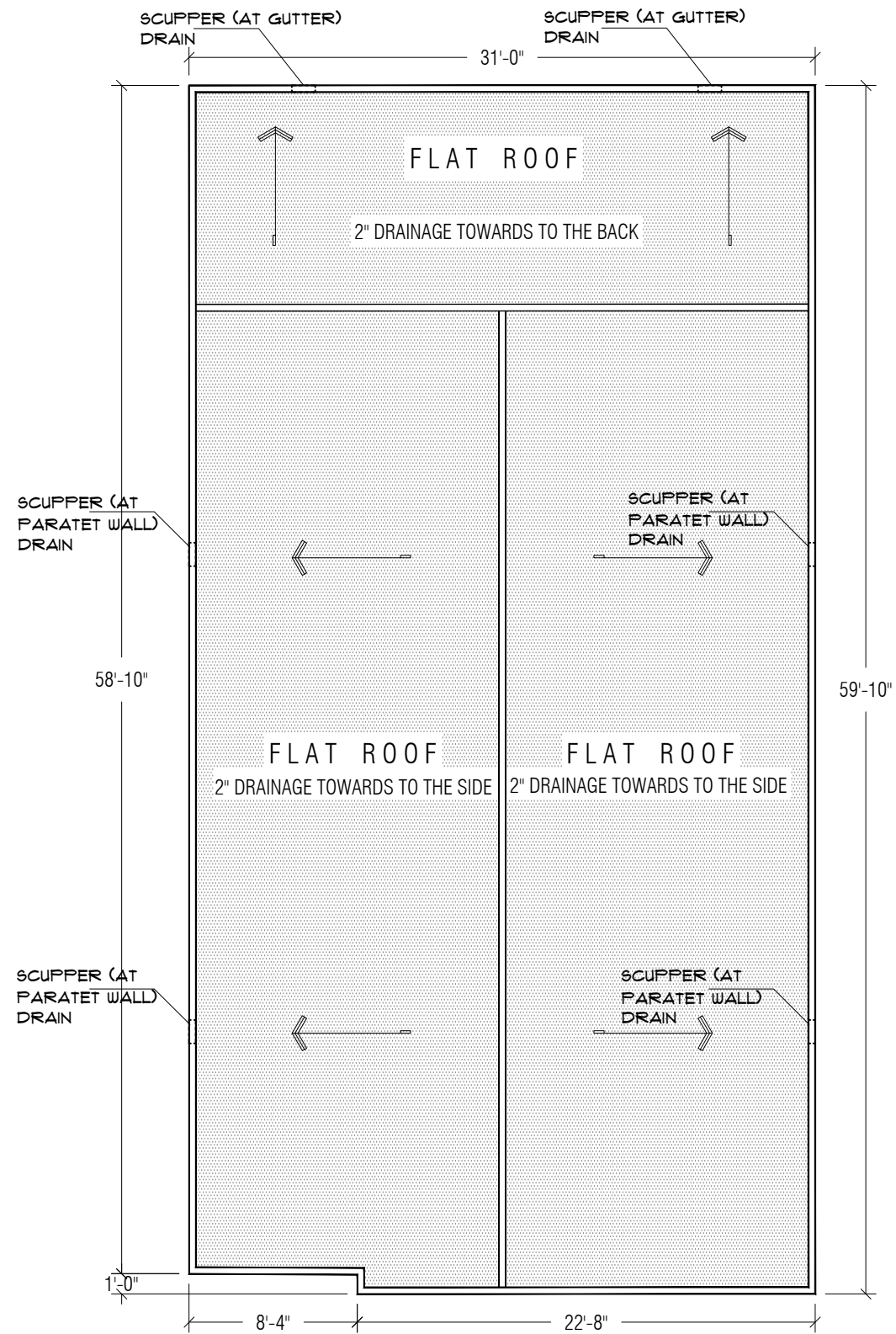


KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

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falls can be created by firrings or tapered insulation

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Firm Number F-9156

04/13/2023

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

5

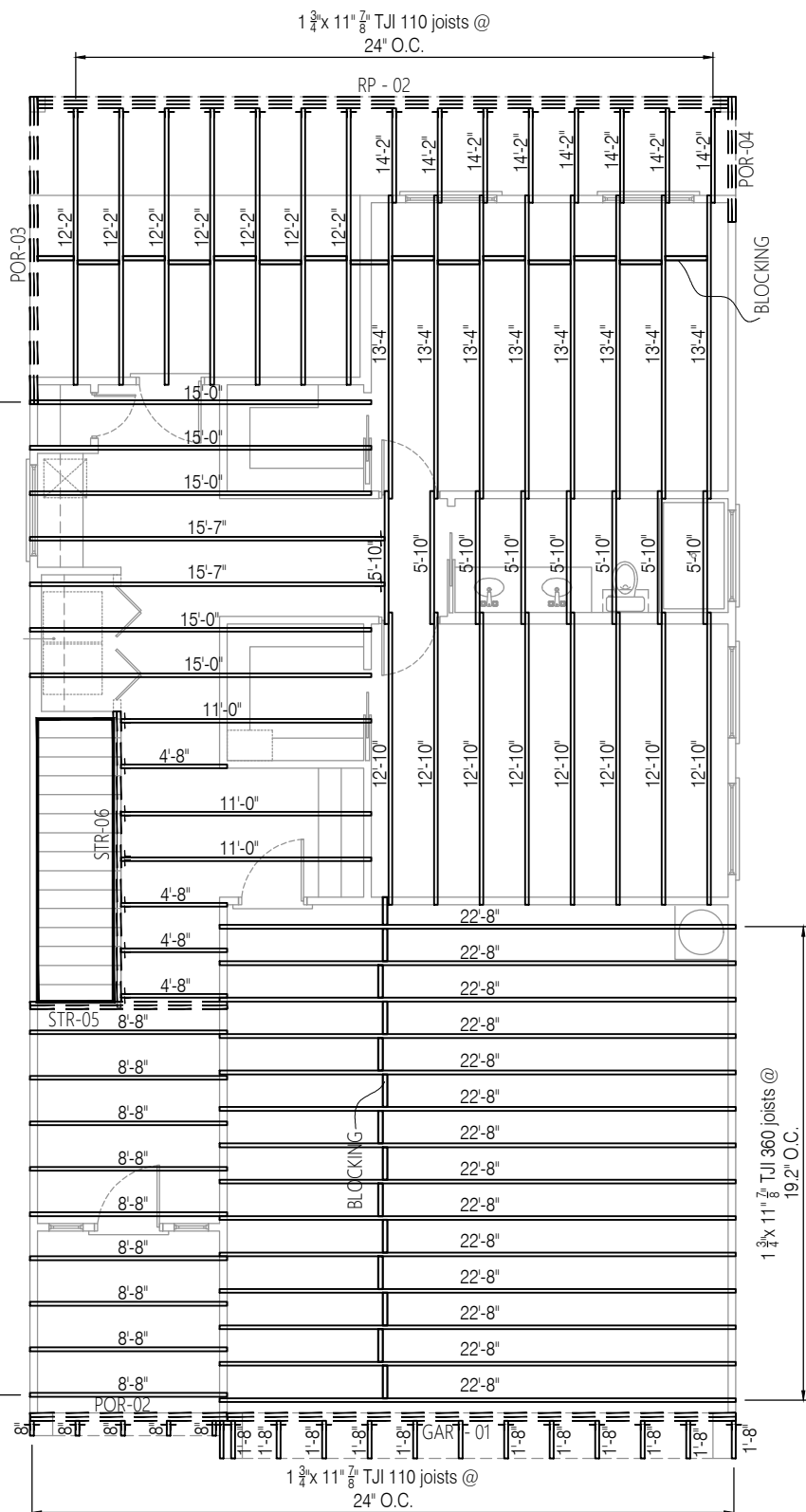
PAGE TITLE: ROOF & FRAMING PLAN

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

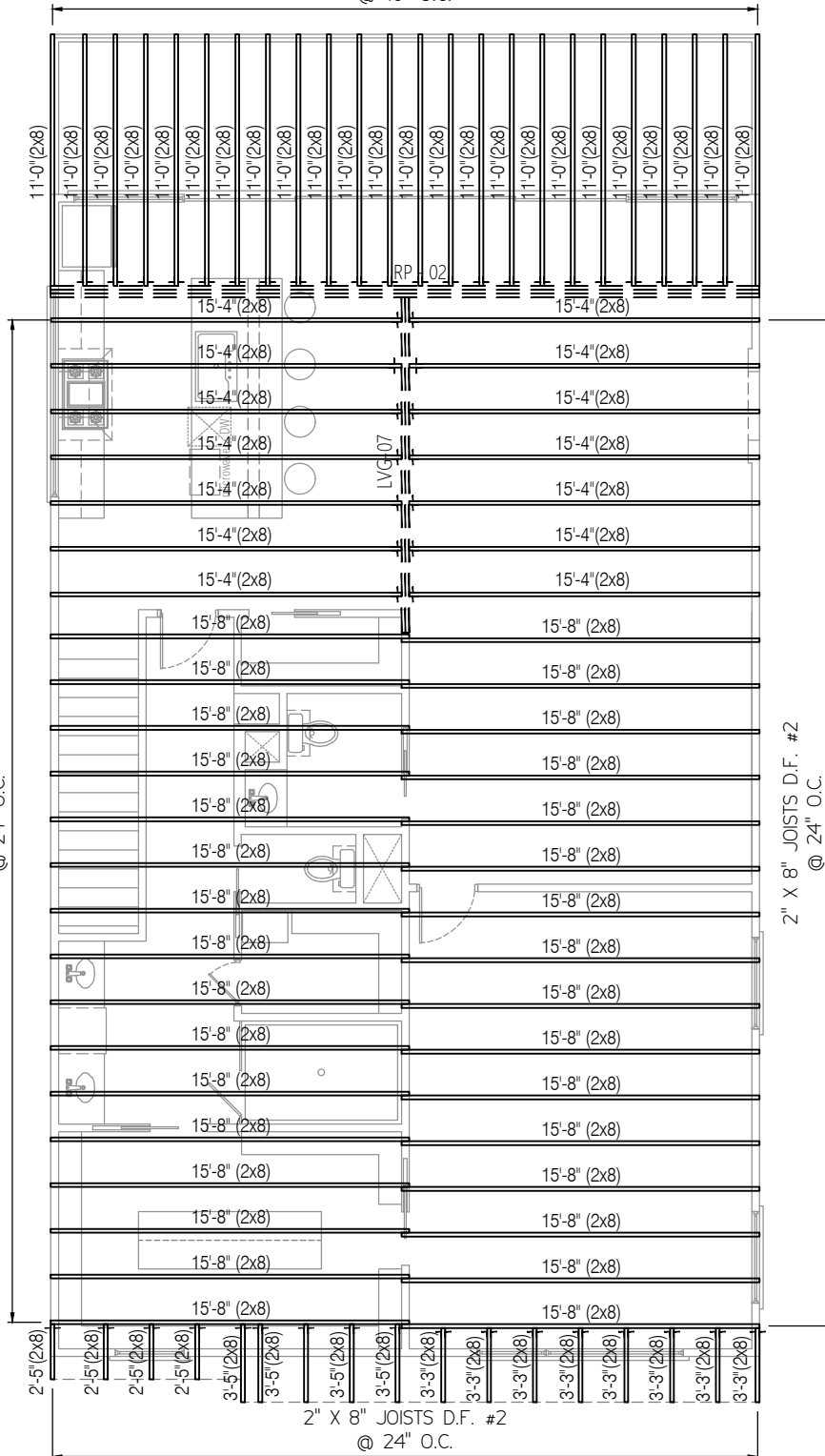
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

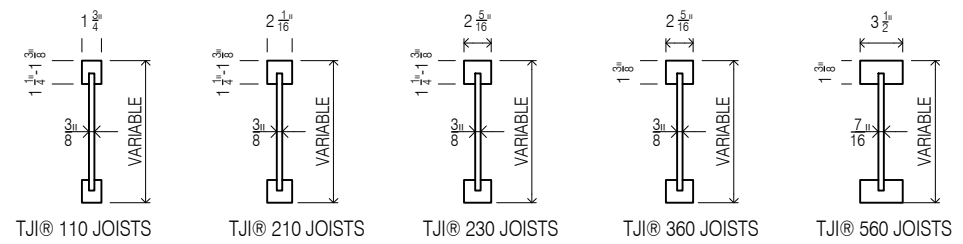
Triple Ply 1 3/4" or 5 1/4" x 24"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



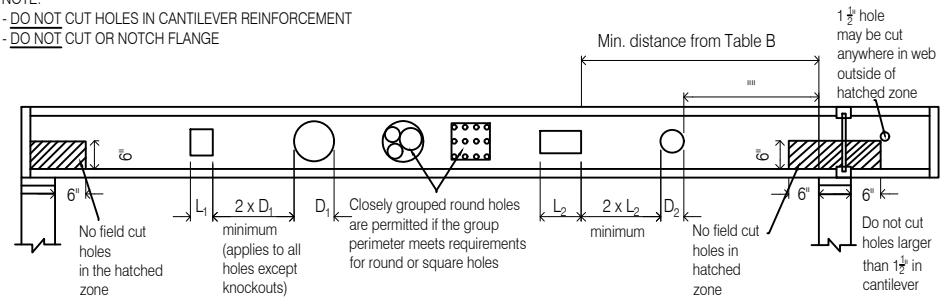
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 Xavier Chapa Engineering/Surveying
 Firm Number F-9156
 04/13/2023

TJI® JOISTS DIMENSIONS

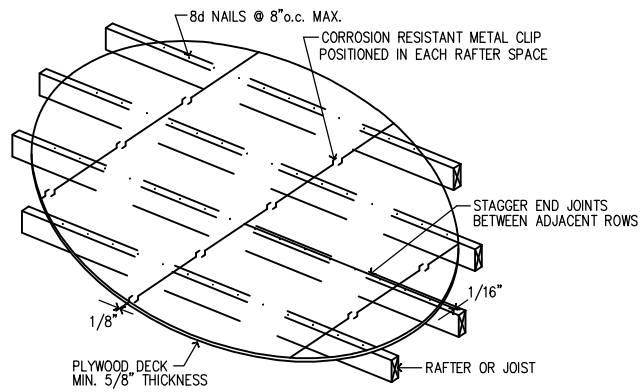


ALLOWABLE HOLES - TJI® JOISTS

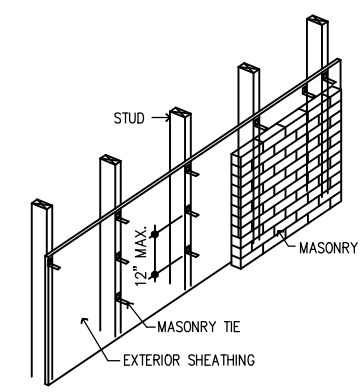
- NOTE:
- DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
- DO NOT CUT OR NOTCH FLANGE



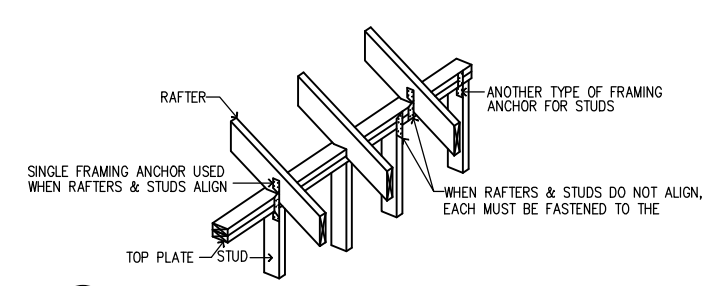
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REVERSED, CHECKED BY THE BUILDER, OWNER AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



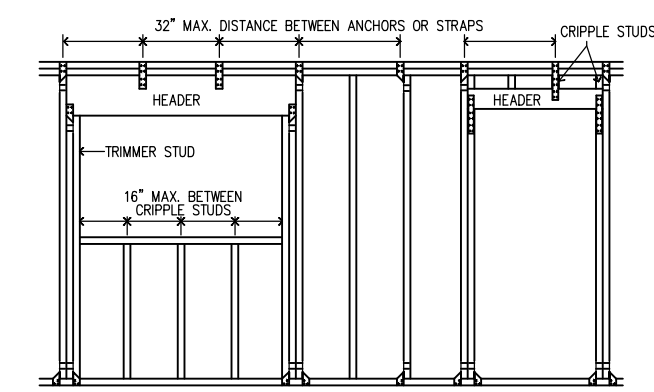
1 SOLID PLYWOOD SHEATHING



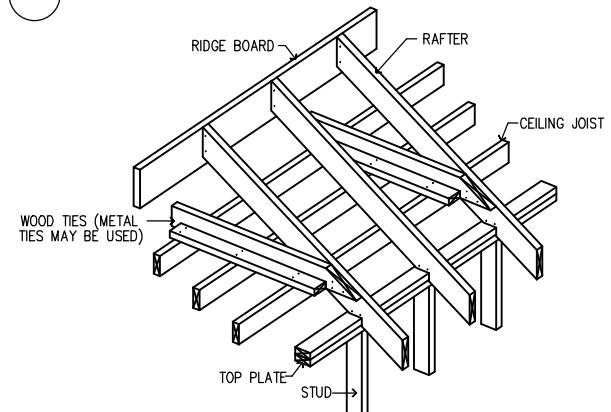
13 ANCHORING MASONRY VENEER TO WALL FRAMING



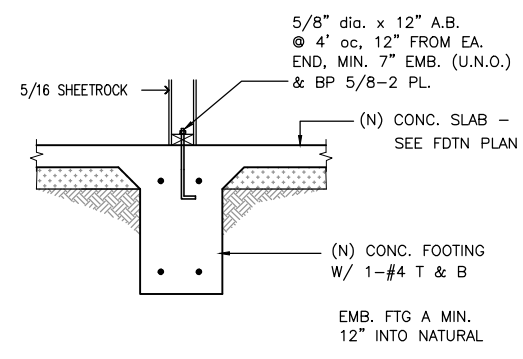
3 FASTENING RAFTERS TO THE WALL FRAMING



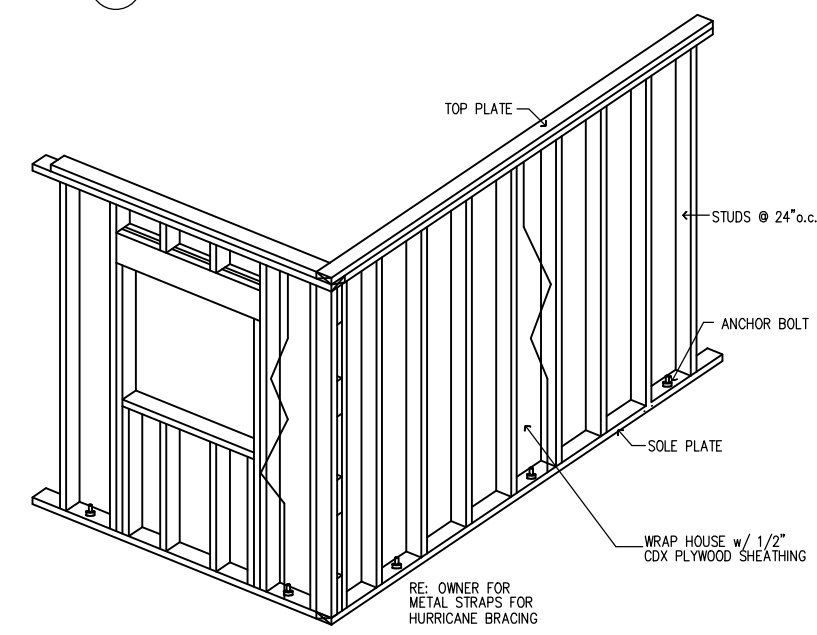
14 ANCHORAGE OF HEADERS



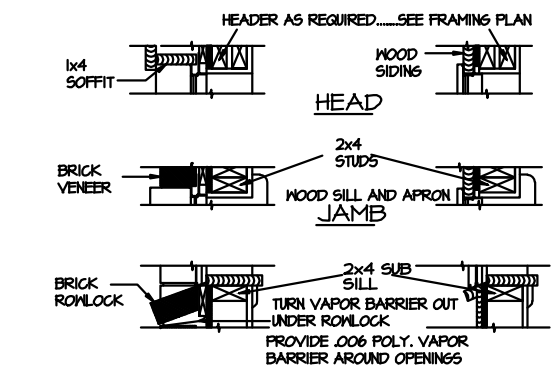
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



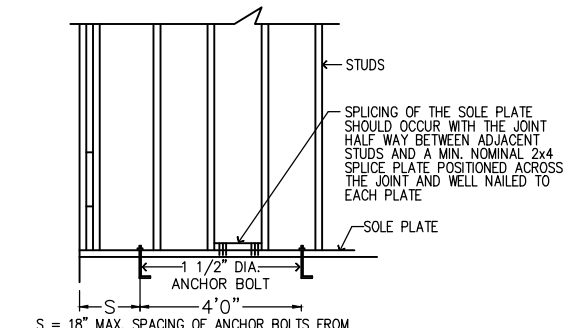
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



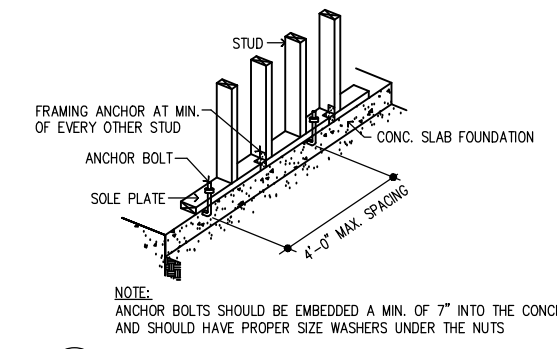
6 LATERAL BRACING OF EXTERIOR WALLS



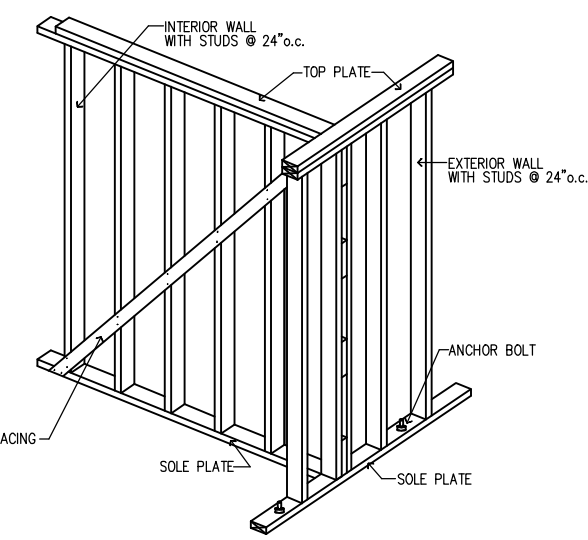
19 SILL CONSTRUCTION DETAILS



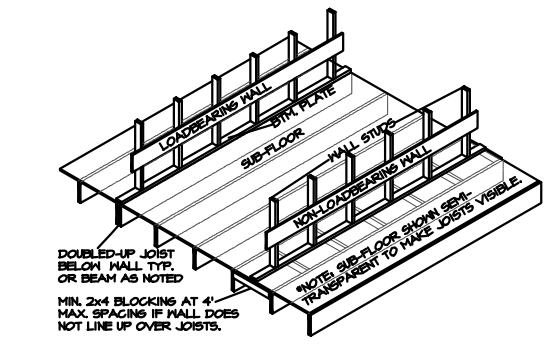
8 SPLICING OF SILLS OR SOLE PLATES



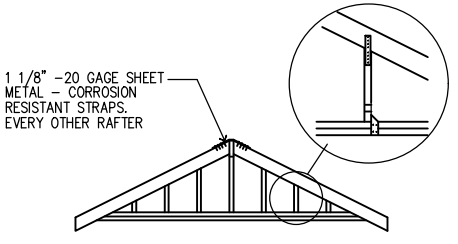
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

PAGE TITLE: GENERAL CONSTRUCTION DETAILS

SCALE: N.T.S

DATE: 4/13/2023

PAGE: 6

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

RIGHT ELEVATION

SCALE: 3/16"=1'-0"
WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

8.1

F.F.

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING: WALNUT
(REAL WOOD)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

UNDERCEILING: WALNUT
(REAL WOOD)

DARK STUCCO SIDING
SW 1614 PEPPERCORN
(SHERWIN WILLIAMS)

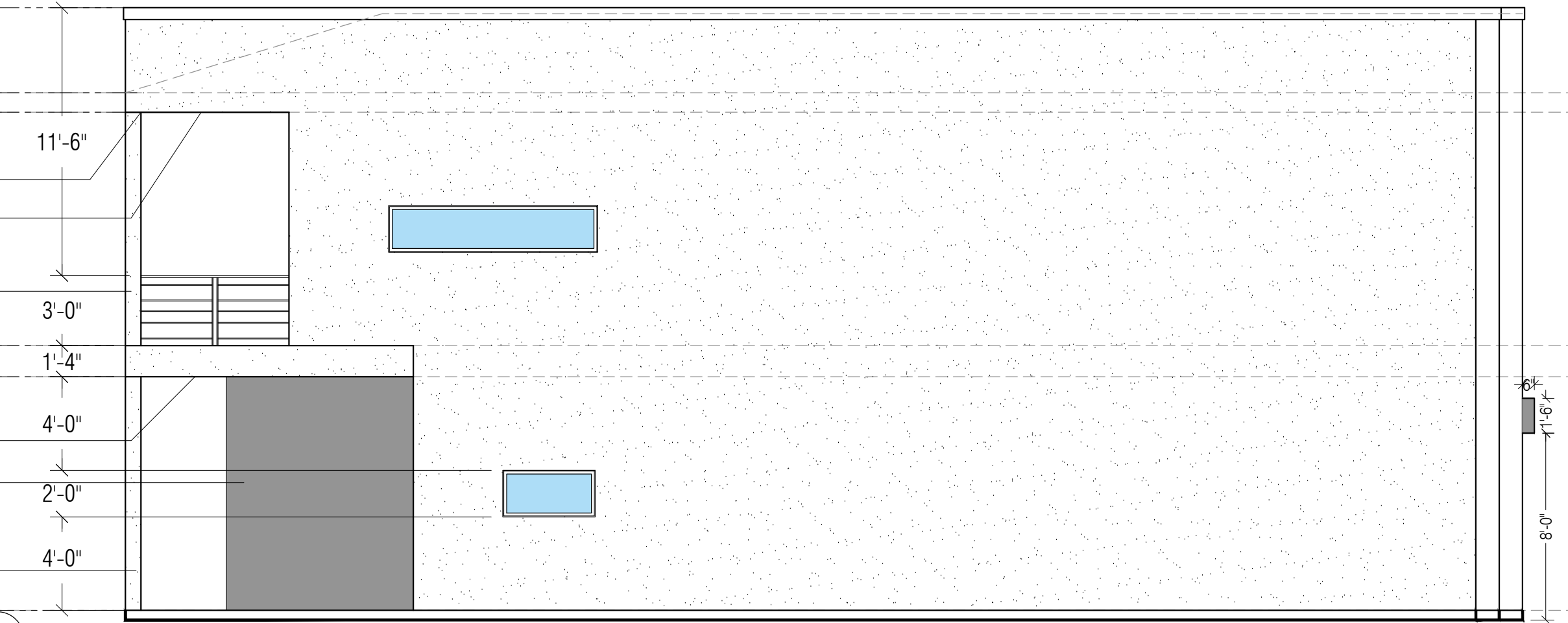
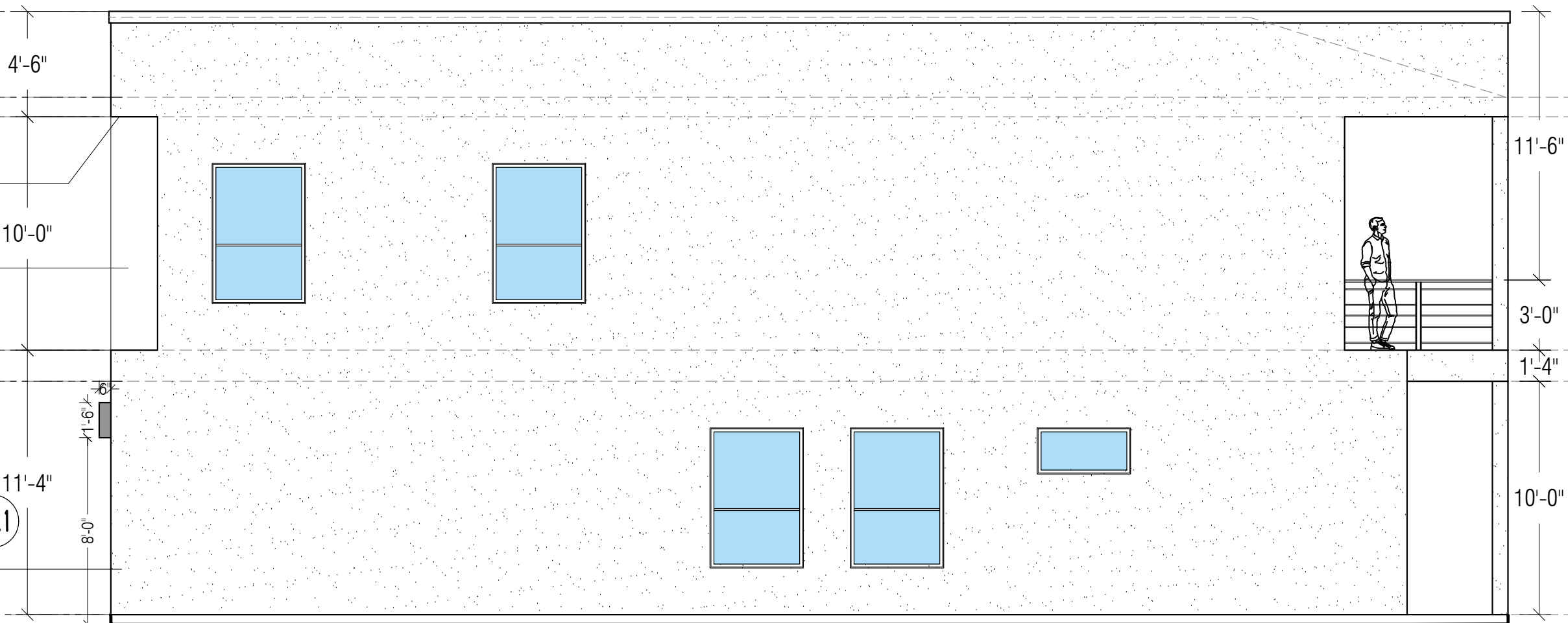
WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

F.F.

LEFT ELEVATION

SCALE: 3/16"=1'-0"

8.1



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT AND BUILD THIS PROJECT. THESE PLANS MUST BE REPRODUCED AND USED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, LOCAL CODES, AND REGULATIONS, THE CONTRACTOR SHALL VERIFY ALL LOCAL BUILDING CODES AND REGULATIONS PRIOR TO COMMENCING CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

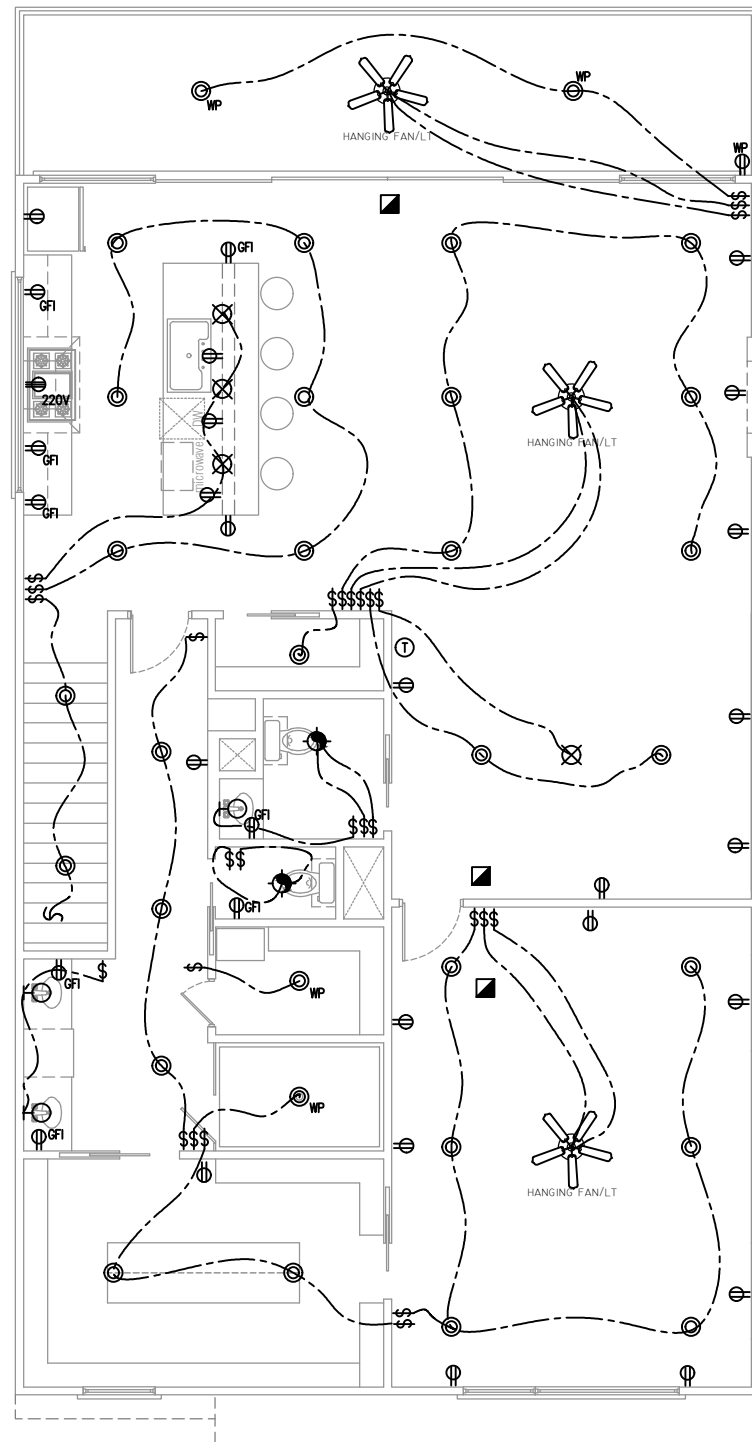
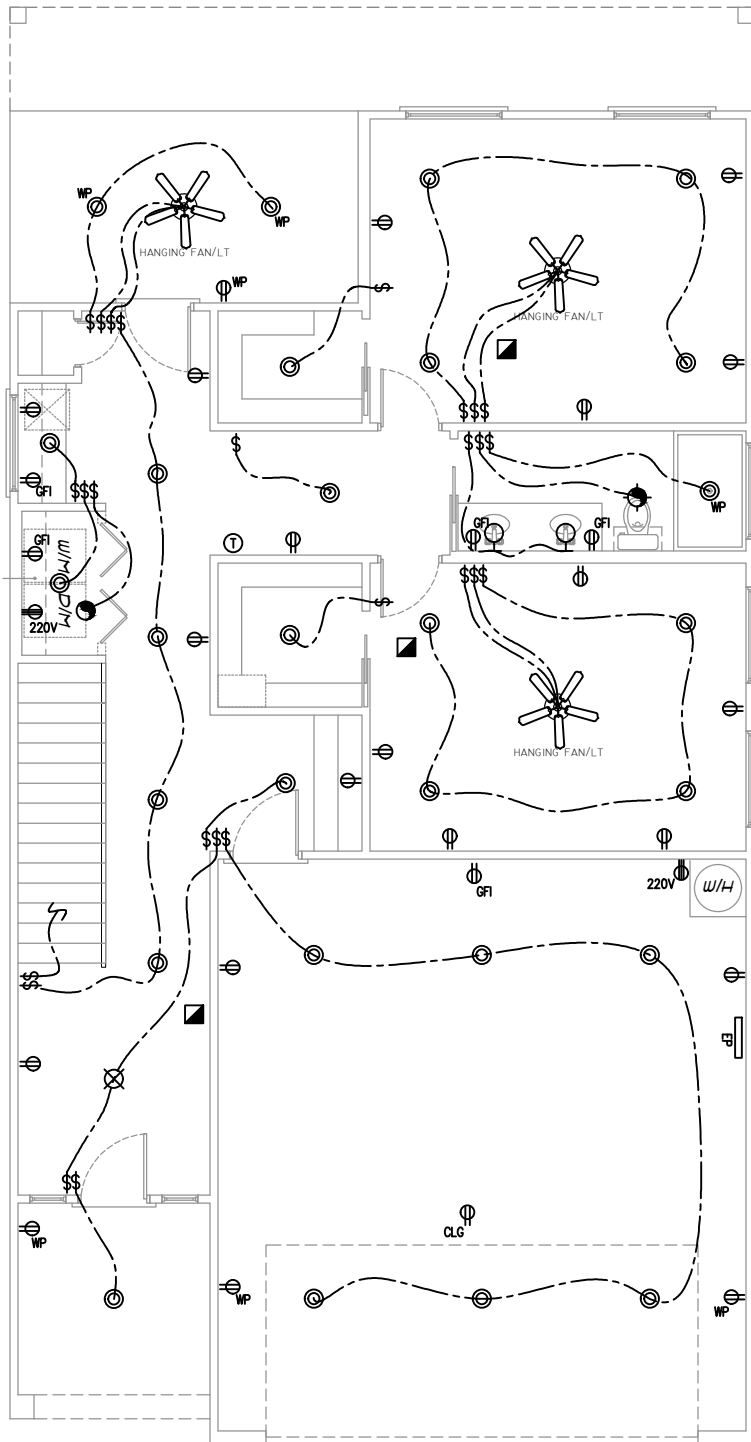
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ROCKWALL, TX 75082

PAGE TITLE: ELEVATIONS PLAN

SCALE: 3/16"=1'-0"

DATE: 4/13/2023

PAGE: 8

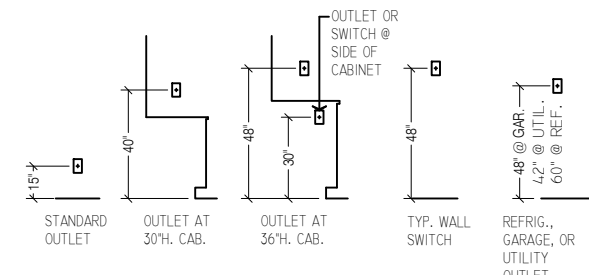


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS...INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

- | | | | | | |
|--|--|--|--|--|--|
| | 110 VOLT RECEPTACLE | | SINGLE POLE SWITCH | | CEILING FAN/OR CHANDELIER WITH LIGHT KIT |
| | WATERPROOF RECEPTACLE | | THREE WAY SWITCH | | |
| | 110 VOLT IN CEILING | | FOUR WAY SWITCH | | |
| | 110 VOLT WITH GROUND FAULT INTERRUPTER | | DIMMER SWITCH | | |
| | 110 VOLT IN FLOOR | | RHEOSTAT SWITCH | | |
| | 220 VOLT RECEPTACLE | | MOTION DETECTOR-WALL MOUNT | | |
| | 110 VOLT DIRECT HARD WIRE | | CEILING MOUNTED LIGHT | | |
| | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) | | HANGING LIGHT | | |
| | HOSE BIBB | | RECESSED, ADJUSTABLE CAN LIGHT | | |
| | TELEPHONE OUTLET W/ CAT5 VOICE & DATA | | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT | | |
| | PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER) | | WALL MOUNTED LIGHT | | |
| | SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP) | | LED STRIP LIGHTING | | |
| | CHIMES (FOR DOOR BELL) | | 24" UNDER-CABINET FLUOR. FIXTURE | | |
| | THERMOSTAT | | TRACK LIGHTING (LENGTH PER PLAN) | | |
| | ELEC. PANEL | | EXHAUST FAN (50 CFM MIN.) | | |
| | METER BASE | | EXHAUST FAN (50 CFM MIN.) W/ LIGHT | | |
| | | | 2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS | | |
| | | | 1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS | | |



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
7. PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
8. PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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PLUMBING LEGEND

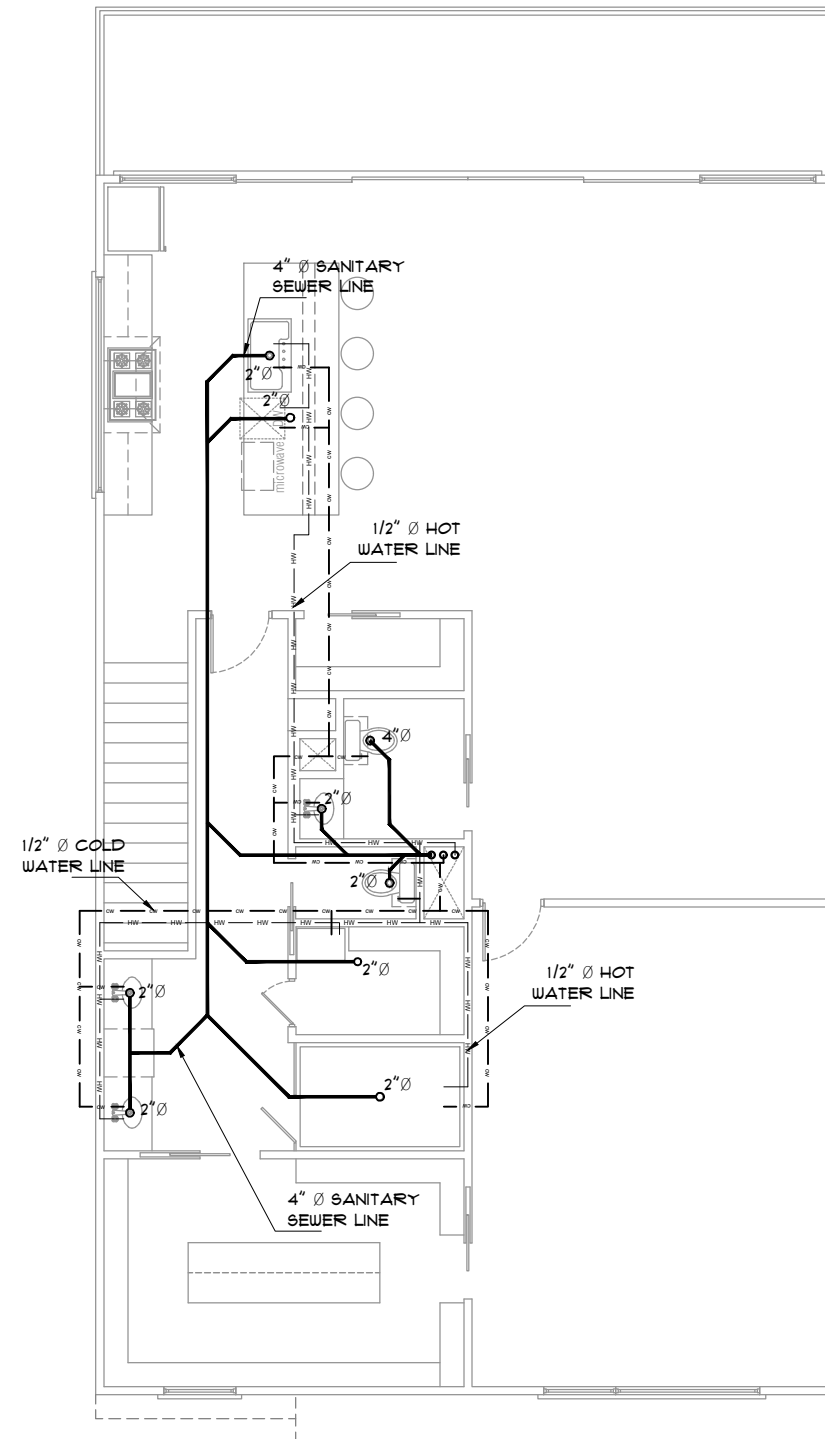
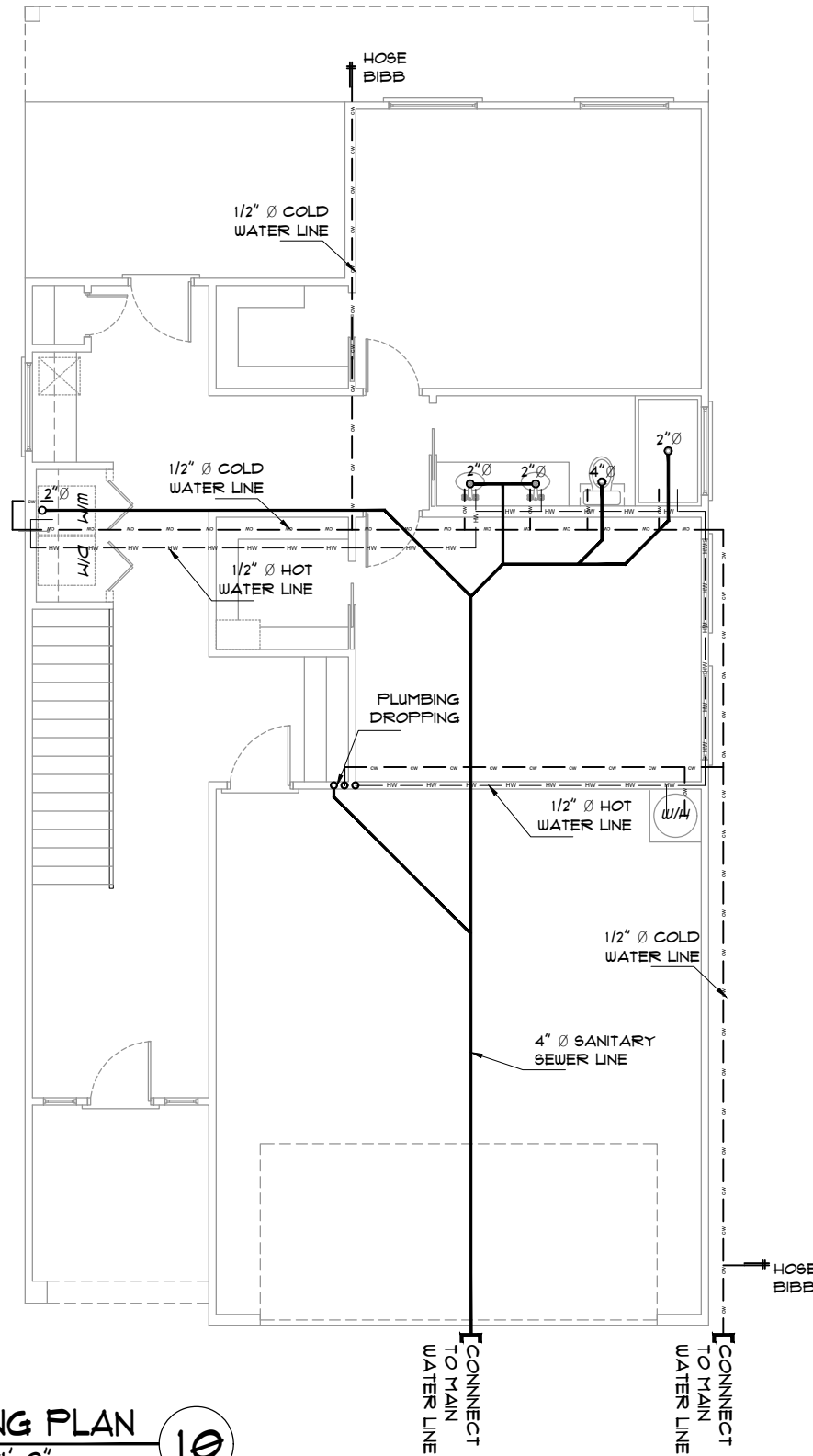
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES:
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES:
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



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

10

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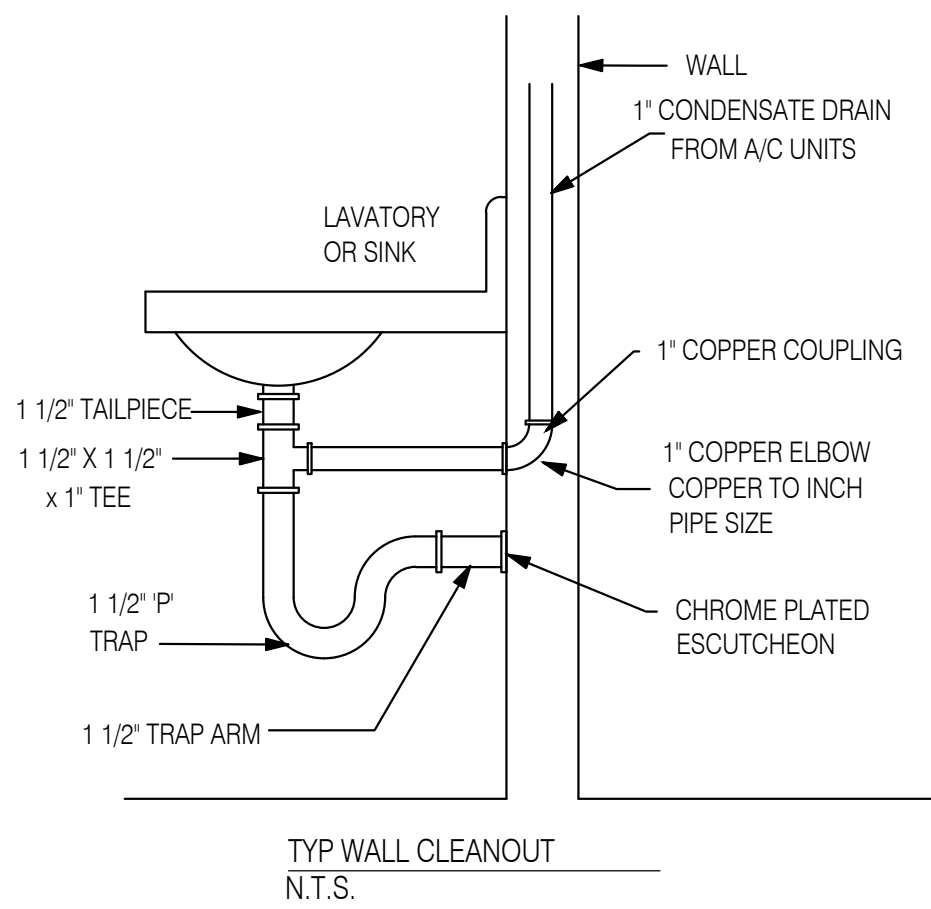
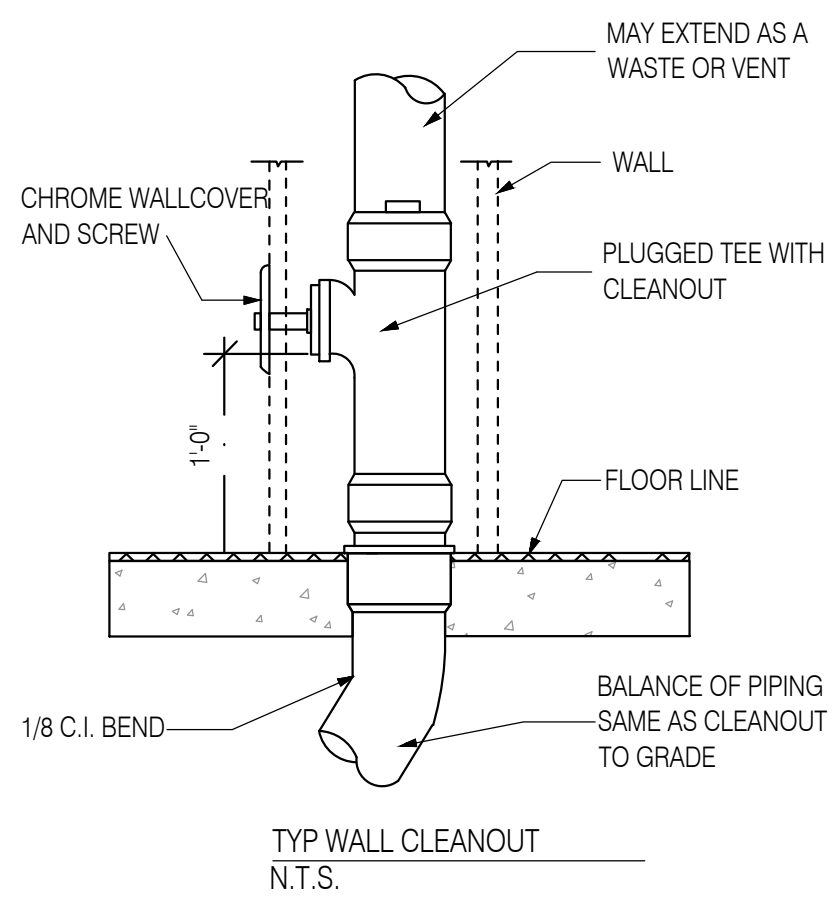
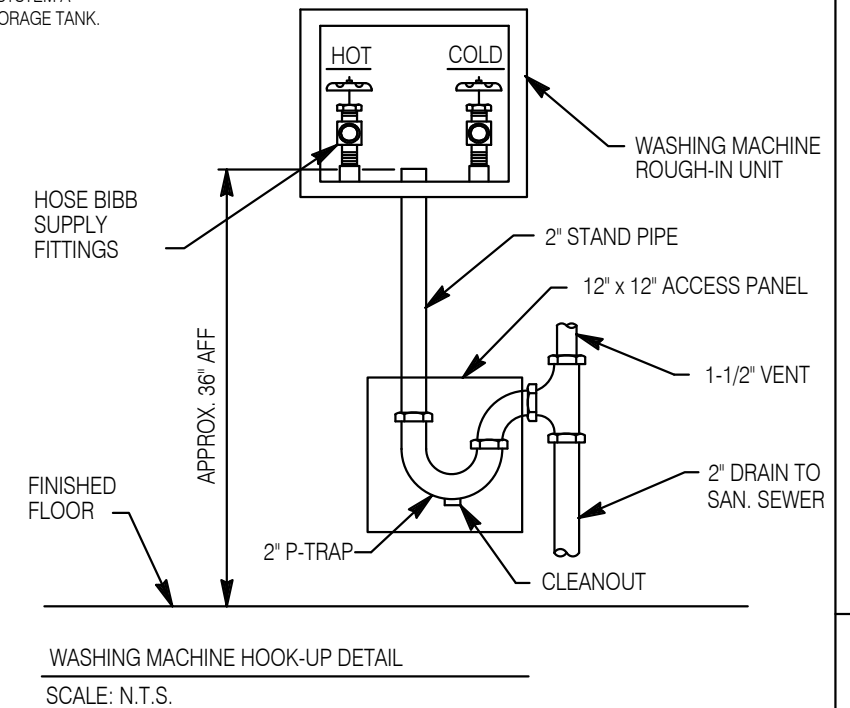
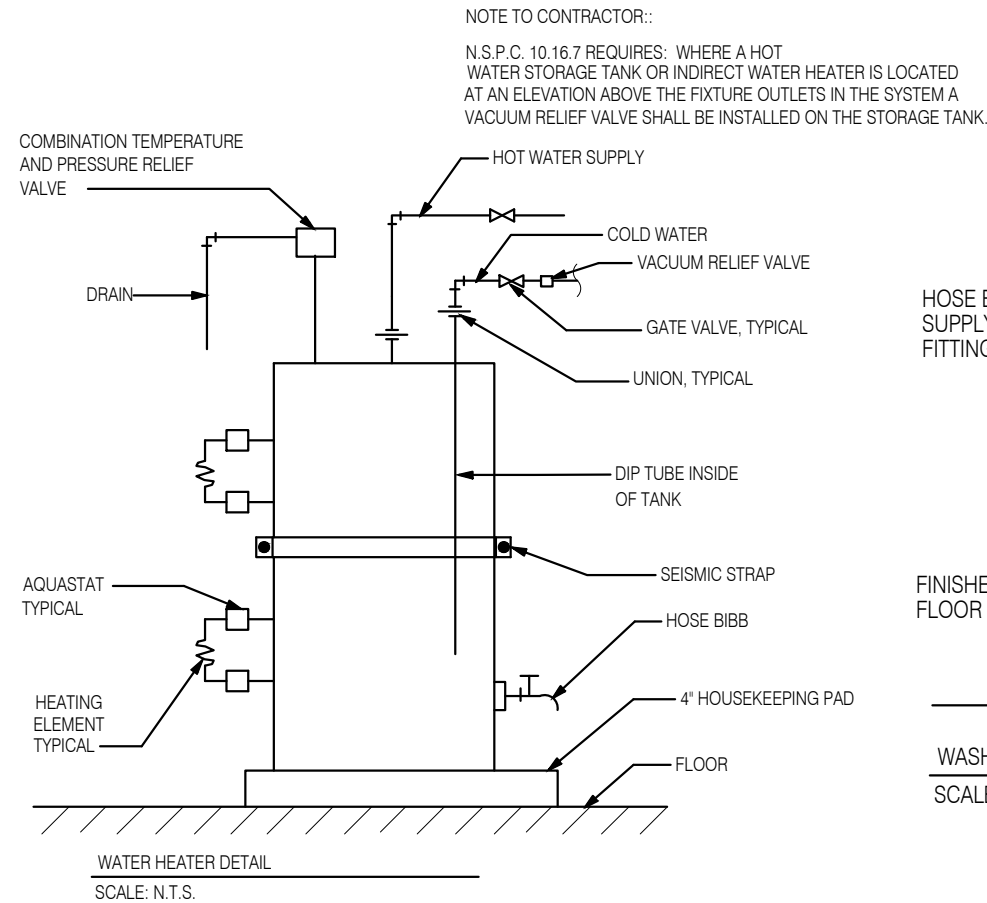
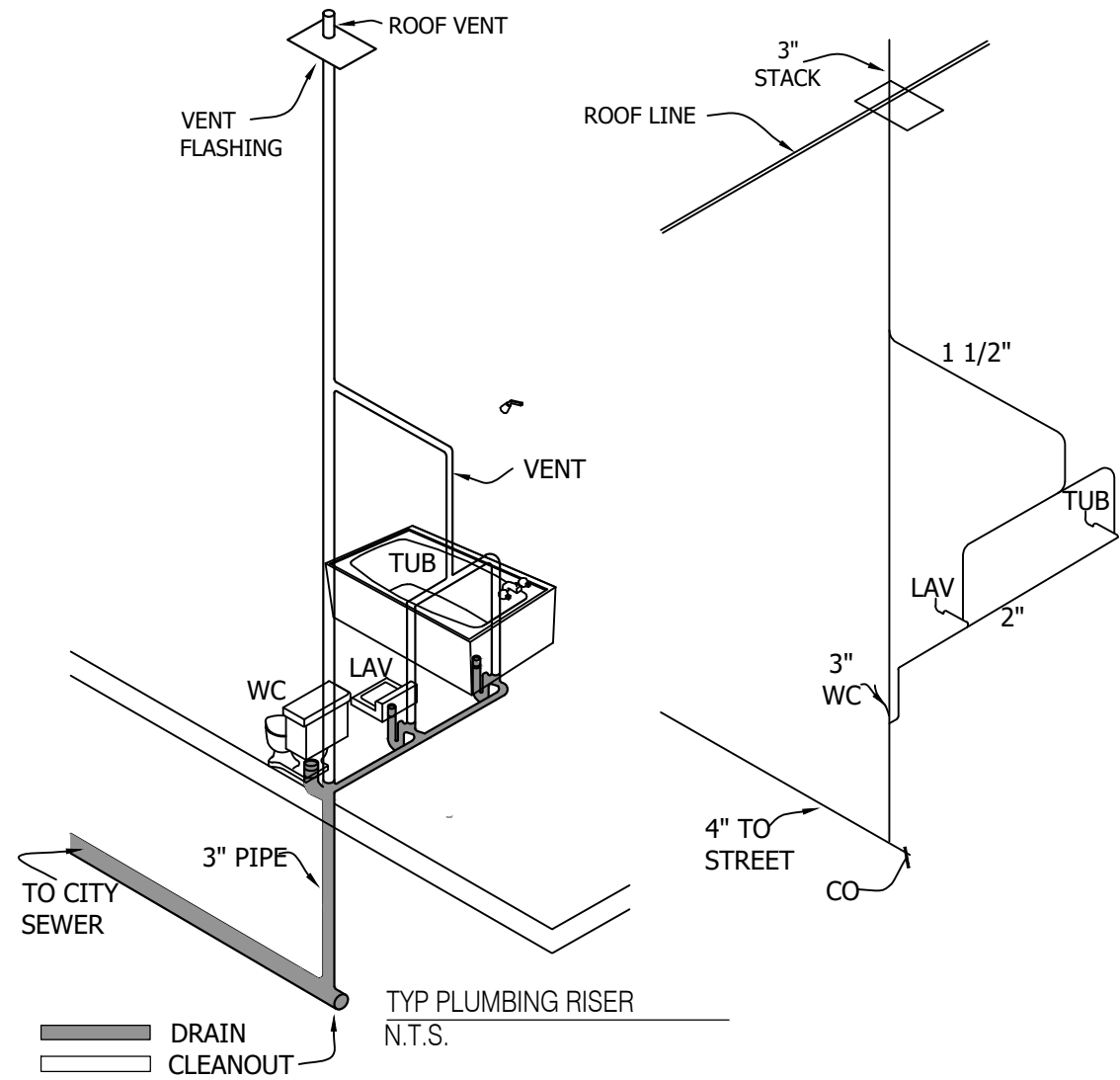
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PAGE TITLE: PLUMBING PLAN

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

DATE: 4/13/2023

PAGE: 10



FIXTURE SCHEDULE					
FIXTURE	DESCRIPTION	CW	HW	WASTE	VENT
TOILET	AMERICAN STANDARD CADET # EL 1.8 GPF 2162.170- WHITE	1/2"	-	4"	4"
LAVATORY	AMERICAN STANDARD "LUCERNE" 0356.015.020 FAUCET: CHICAGO FAUCET - 2 GAL(895-317-E29-327A-60)	1/2"	1/2"	2"	1 1/2"
SHOWER	BY OWNER 2 GPM	1/2"	1/2"	2"	1 1/2"
FLOOR CLEANOUT	PLASTIC ODDITIES #PCO-700-RS W/ SQ. MTL. TOP			4"	
EXT. CLEANOUT	PLASTIC ODDITIES #PCA-4BP W/ RECESSED HEAD BRASS PLUG			3", 4"	
WALL CLEANOUT	PLASTIC ODDITIES #PCA-4 W/ RECESSED HEAD PLASTIC PLUG INSTALLED IN PVC TEE W/ PLASTIC ODDITIES A-1212 ACCESS			4"	
WATER HEATER	OWNER SPECIFIC MODEL (MIN 60 GAL CAPACITY/EQUAL TANKLESS)			1"	1"

NOTE: 1) PROVIDE FIXTURES SPECIFIED OR EQUALS.

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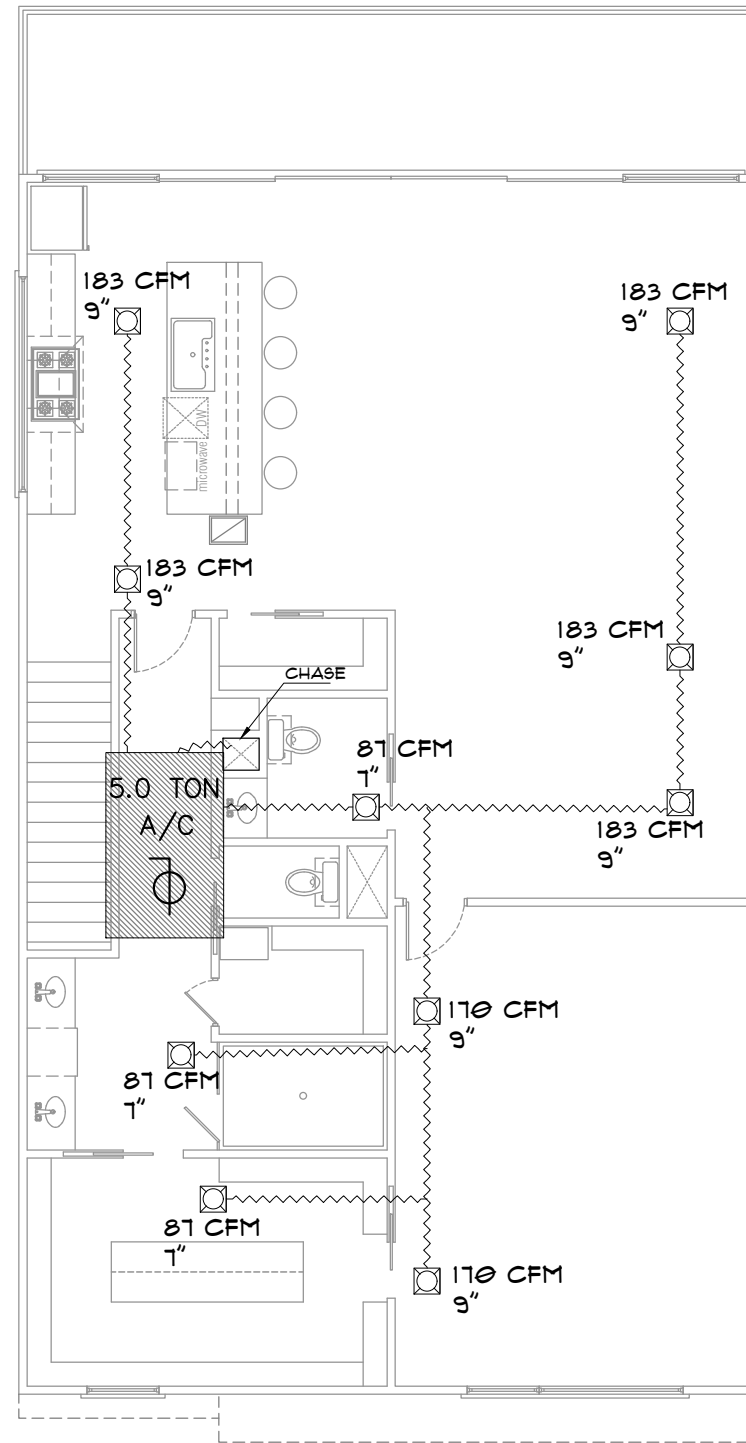
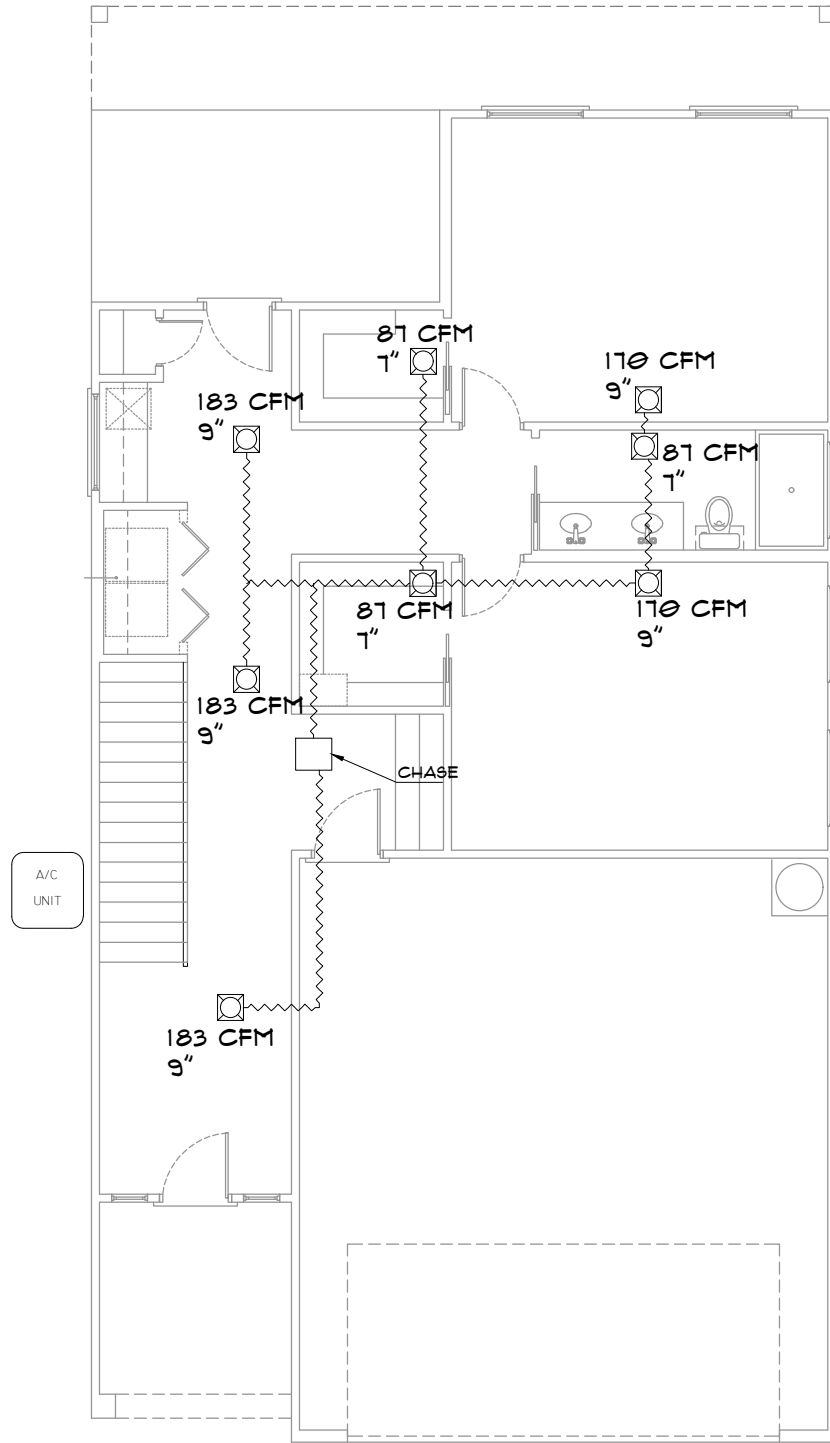
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

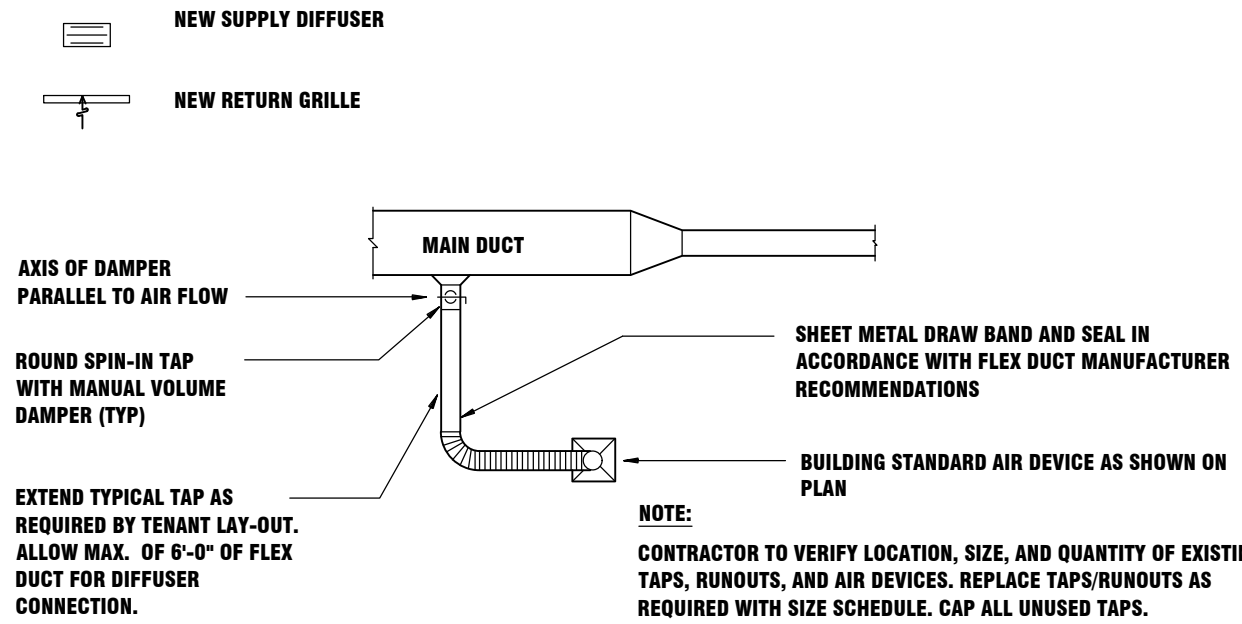
MECHANICAL PLAN
SCALE: 1/8"=1'-0"

11

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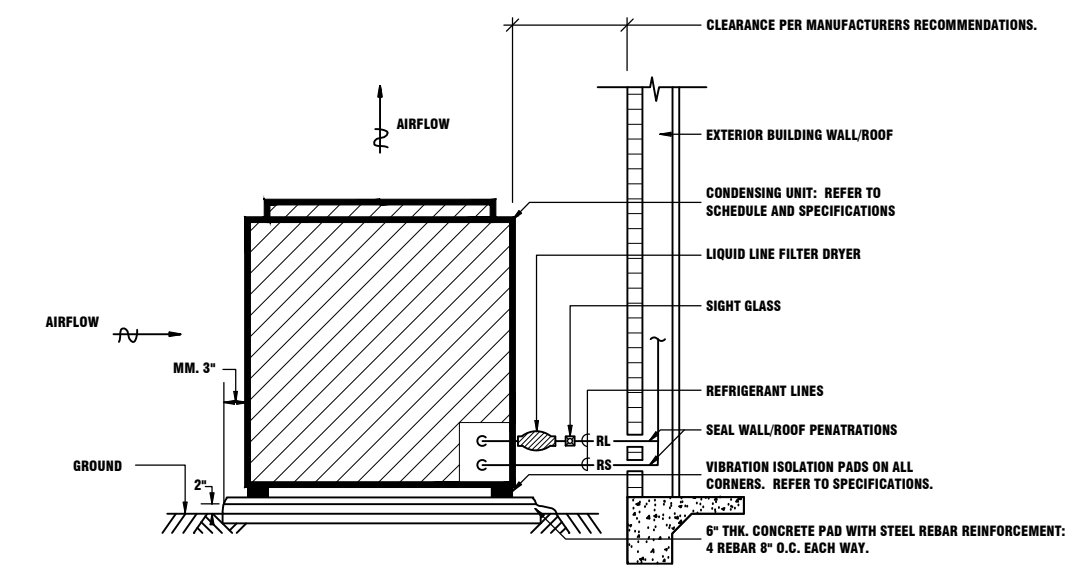
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PAGE TITLE: MECHANICAL PLAN
 SCALE: 1/8" 1'-0"
 DATE: 34/13/2023
 PAGE: 11



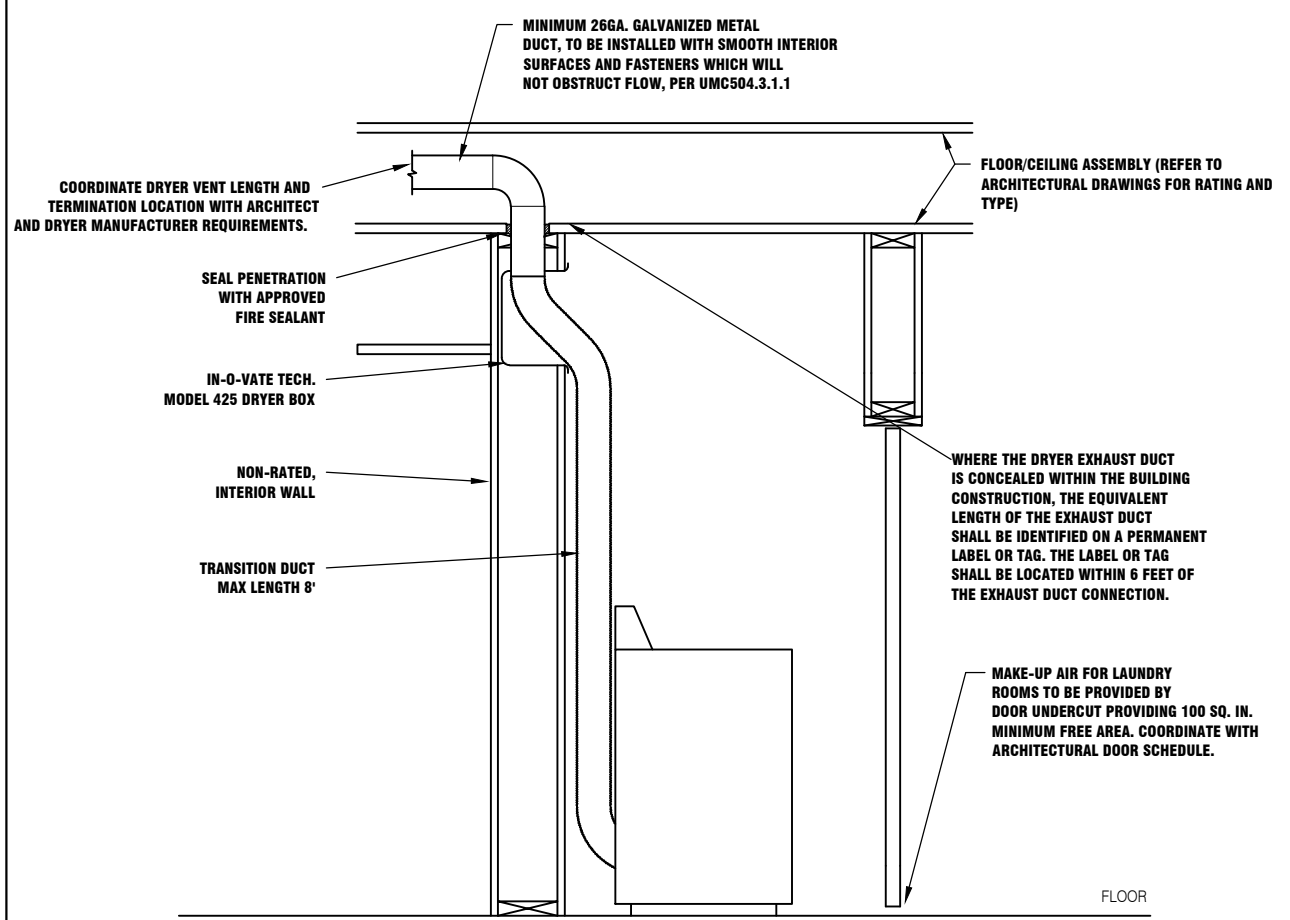
NOTE:
 CONTRACTOR TO VERIFY LOCATION, SIZE, AND QUANTITY OF EXISTING TAPS, RUNOUTS, AND AIR DEVICES. REPLACE TAPS/RUNOUTS AS REQUIRED WITH SIZE SCHEDULE. CAP ALL UNUSED TAPS.

Diffuser Connection Detail
 N.T.S.

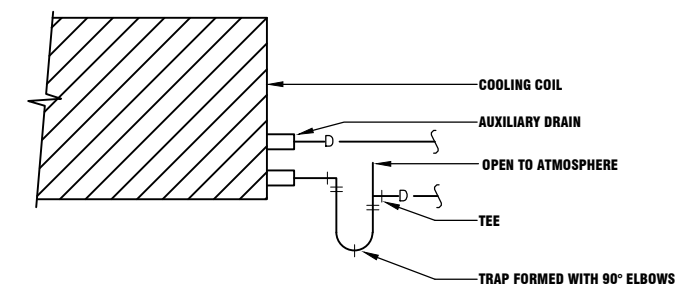


NOTES:
 1. REFRIGERANT LINES SHALL BE SIZED FROM EVAPORATOR COIL AT INDOOR AIR HANDLING UNIT BASED ON MANUFACTURERS RECOMMENDATIONS.

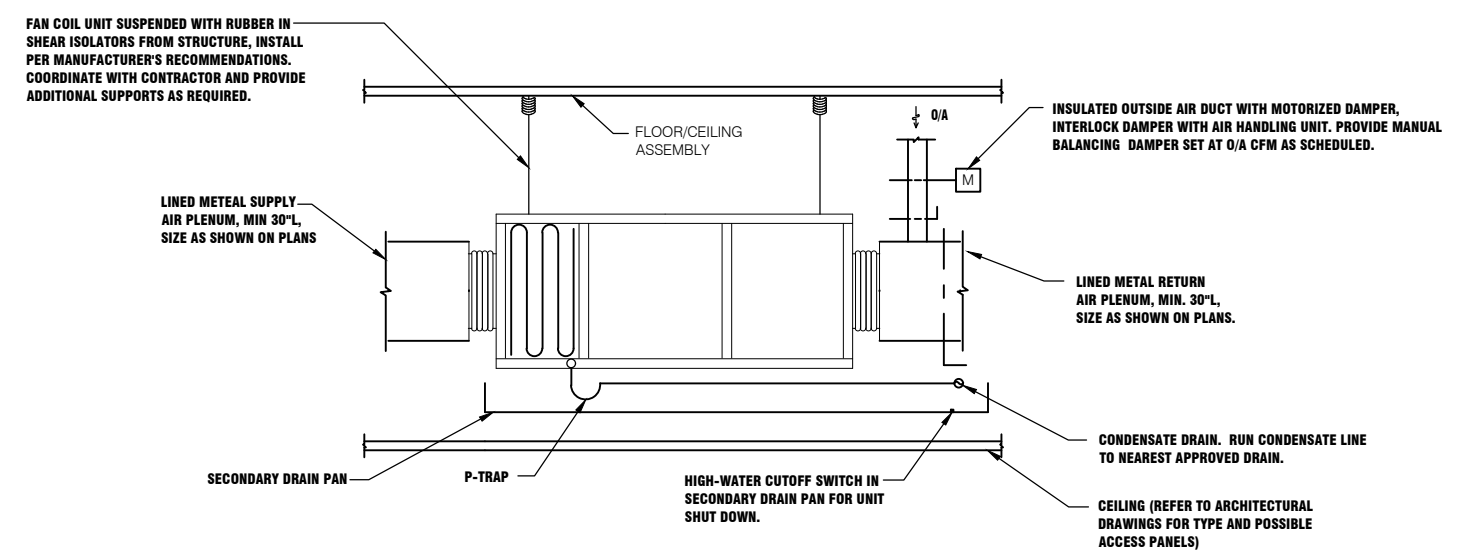
Condensing Unit Detail
 N.T.S.



Dryer Vent Detail
 N.T.S.



Typical Condensate Piping Detail
 N.T.S.

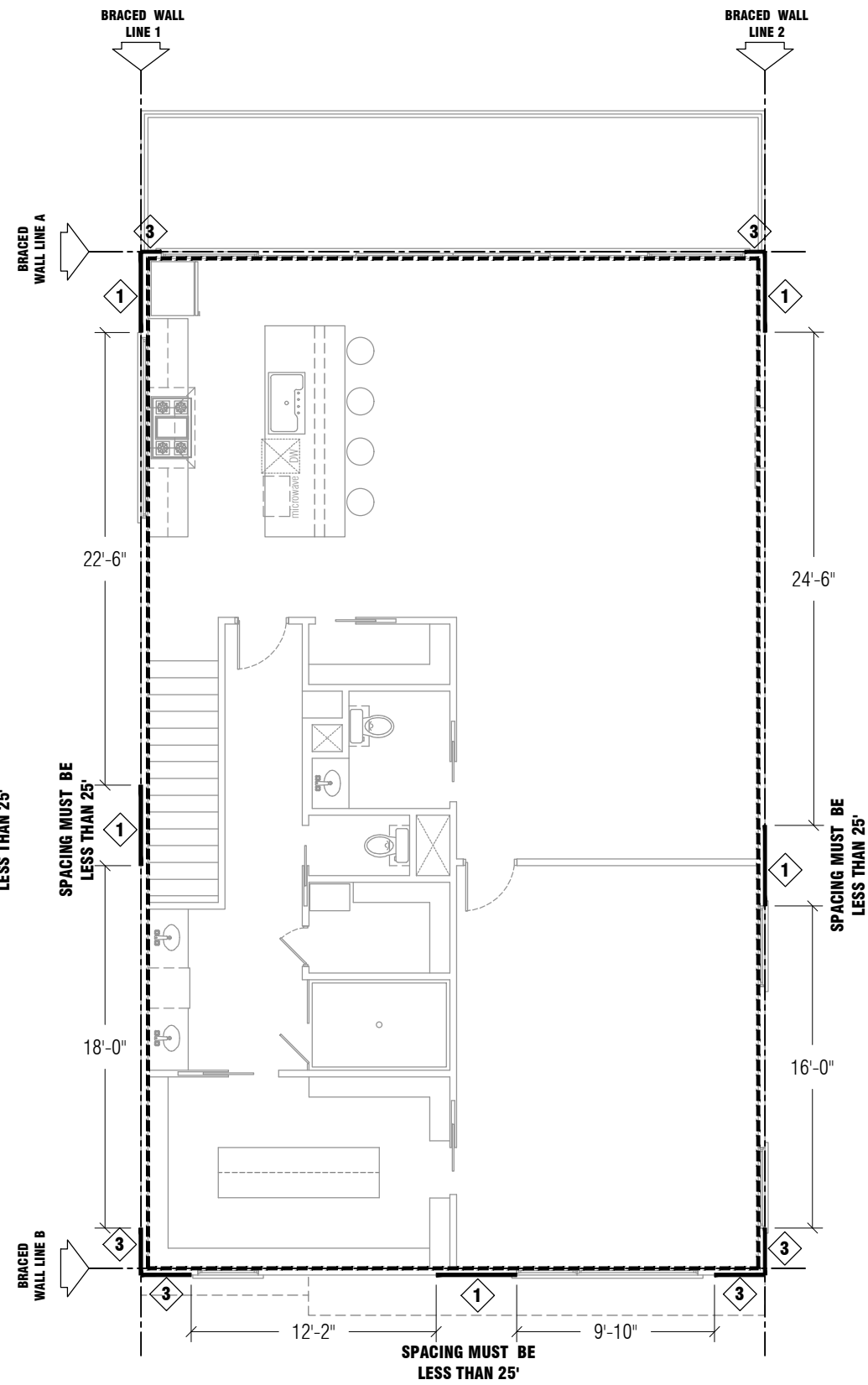
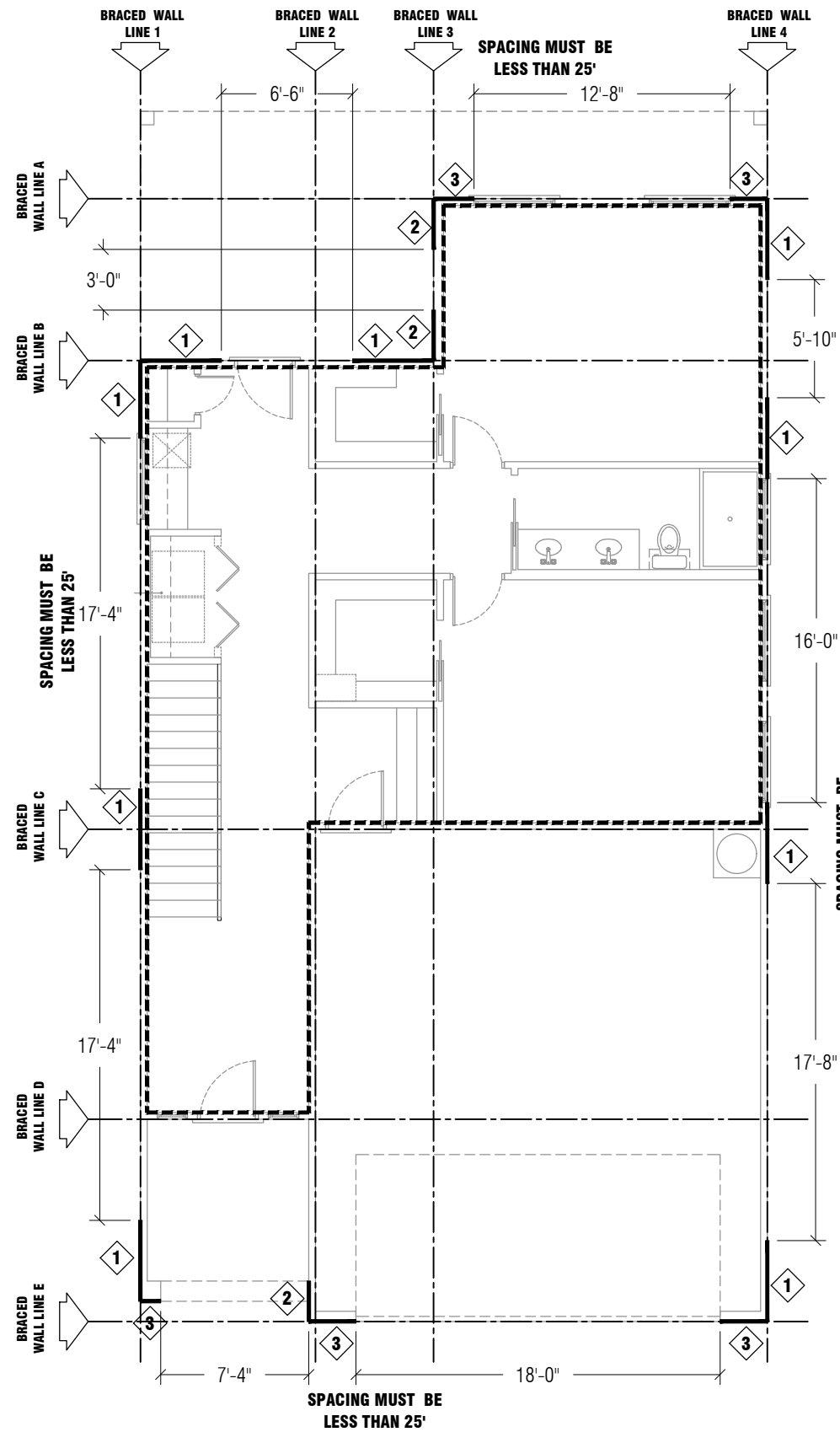


Typical Horizontal FCU Detail
 N.T.S.

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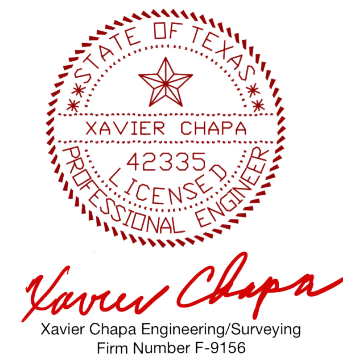
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PAGE TITLE: MECH NOTES & DETAILS
 SCALE: N.T.S.
 DATE: 4/13/2023
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WIND BRACING PLAN
SCALE: 1/8"=1'-0"

12

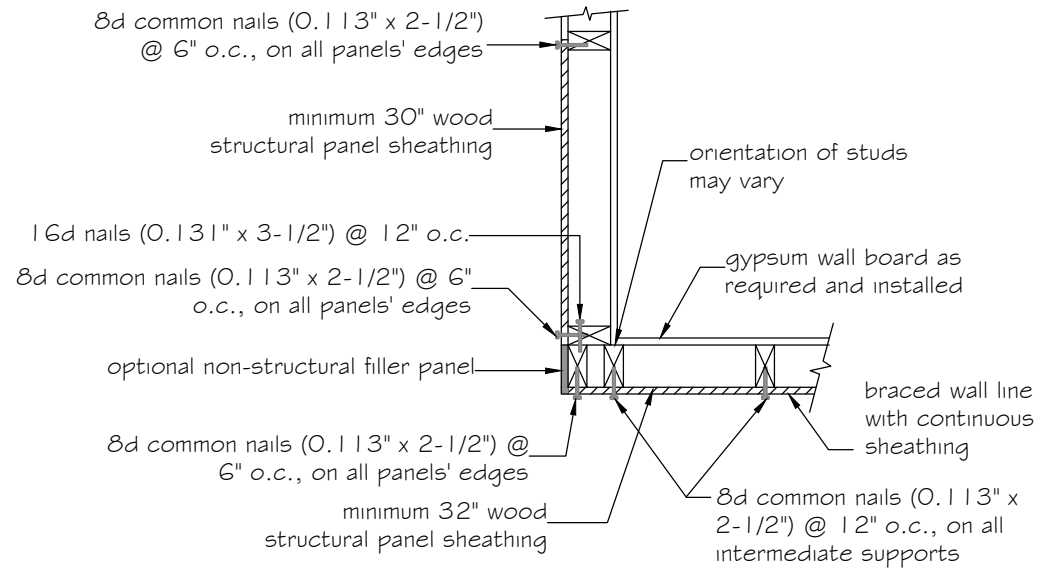


04/13/2023

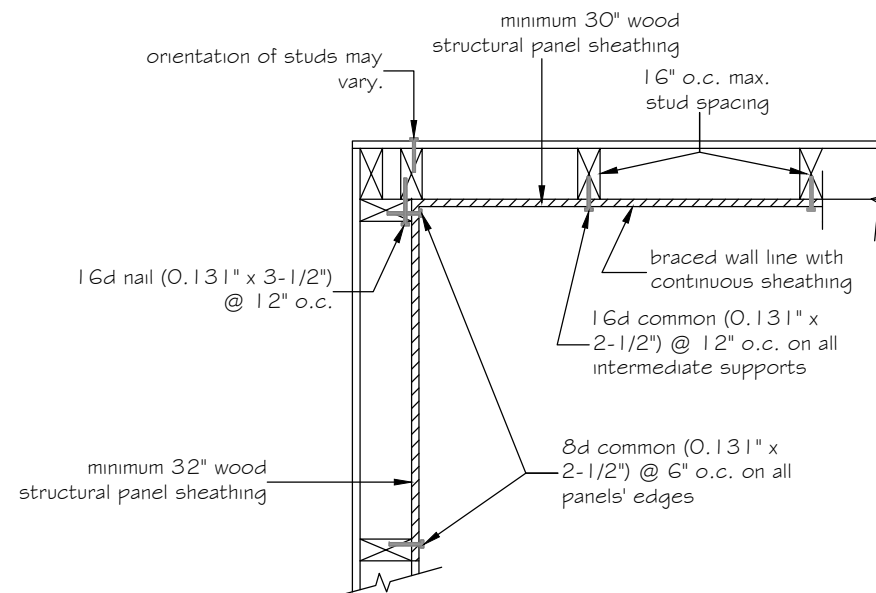
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PAGE TITLE:	WIND BRACING PLAN
SCALE:	1/8"=1'-0"
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(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:

1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

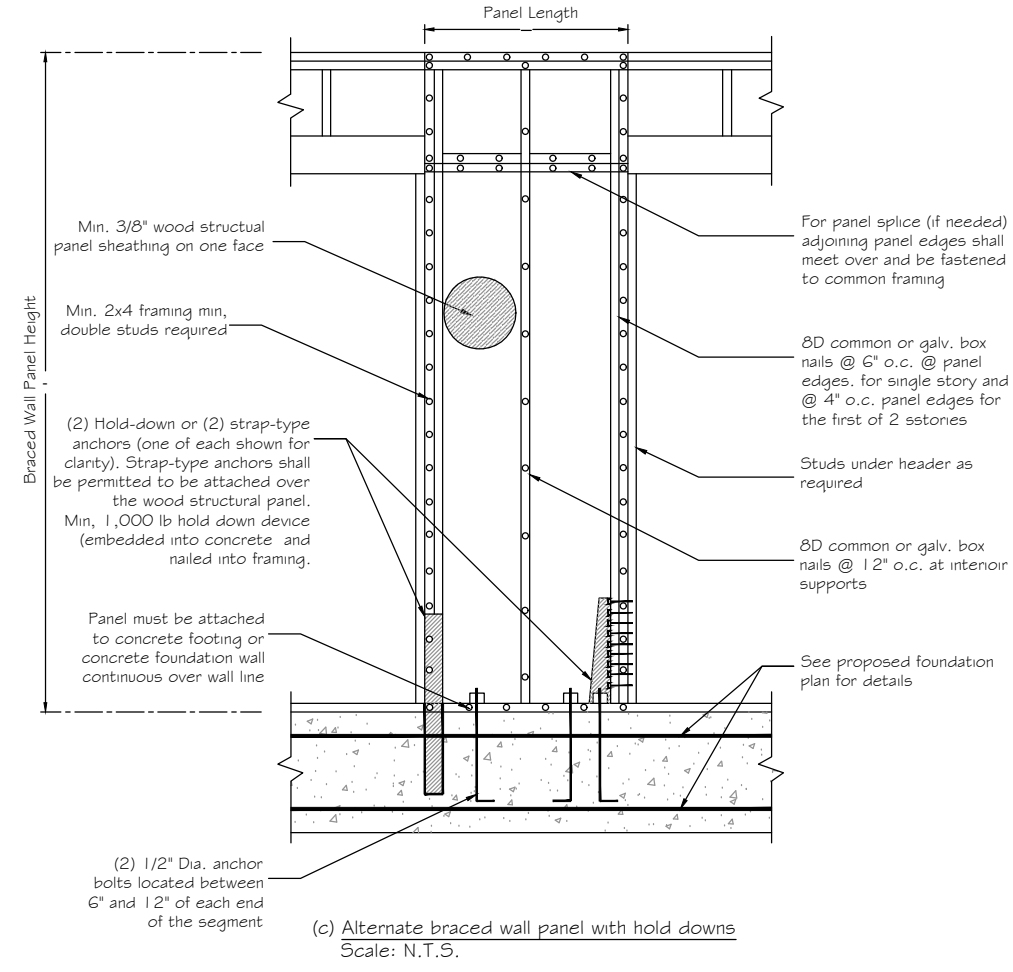
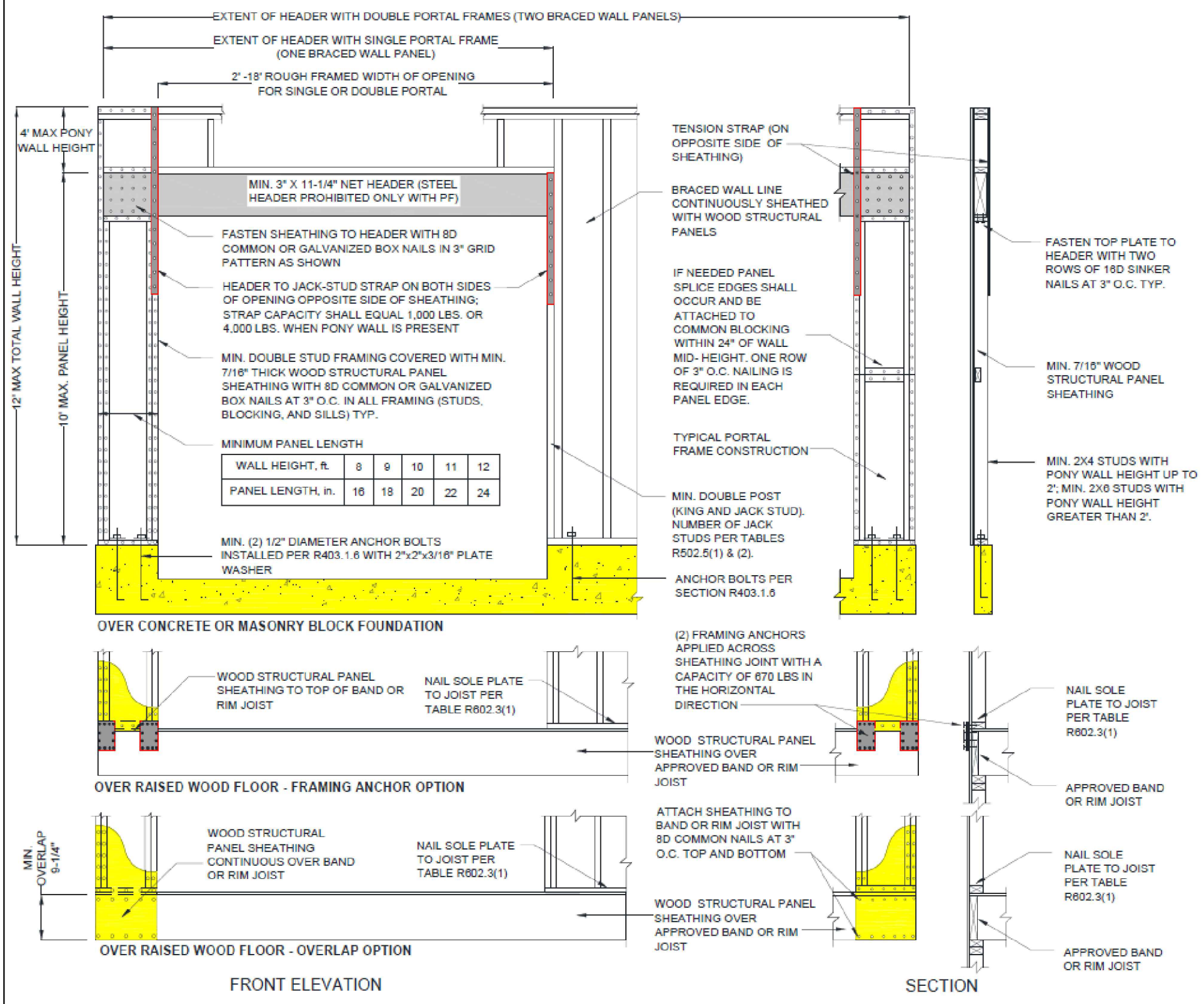
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Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



STATE OF TEXAS
 XAVIER CHAPA
 42335
 LICENSED PROFESSIONAL ENGINEER

Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1278-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK C, OF THE CHANDLER'S LANDING #16 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 Chris Curra for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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 Planned Development District 8 (PD-8) and 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 Planned Development District 8 (PD-8) and 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*, of 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

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, 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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A':
Location Map and Residential Plot Plan

Address: 311 Valiant Drive

Legal Description: Lot 6, Block C, Chandler's Landing #16 Addition

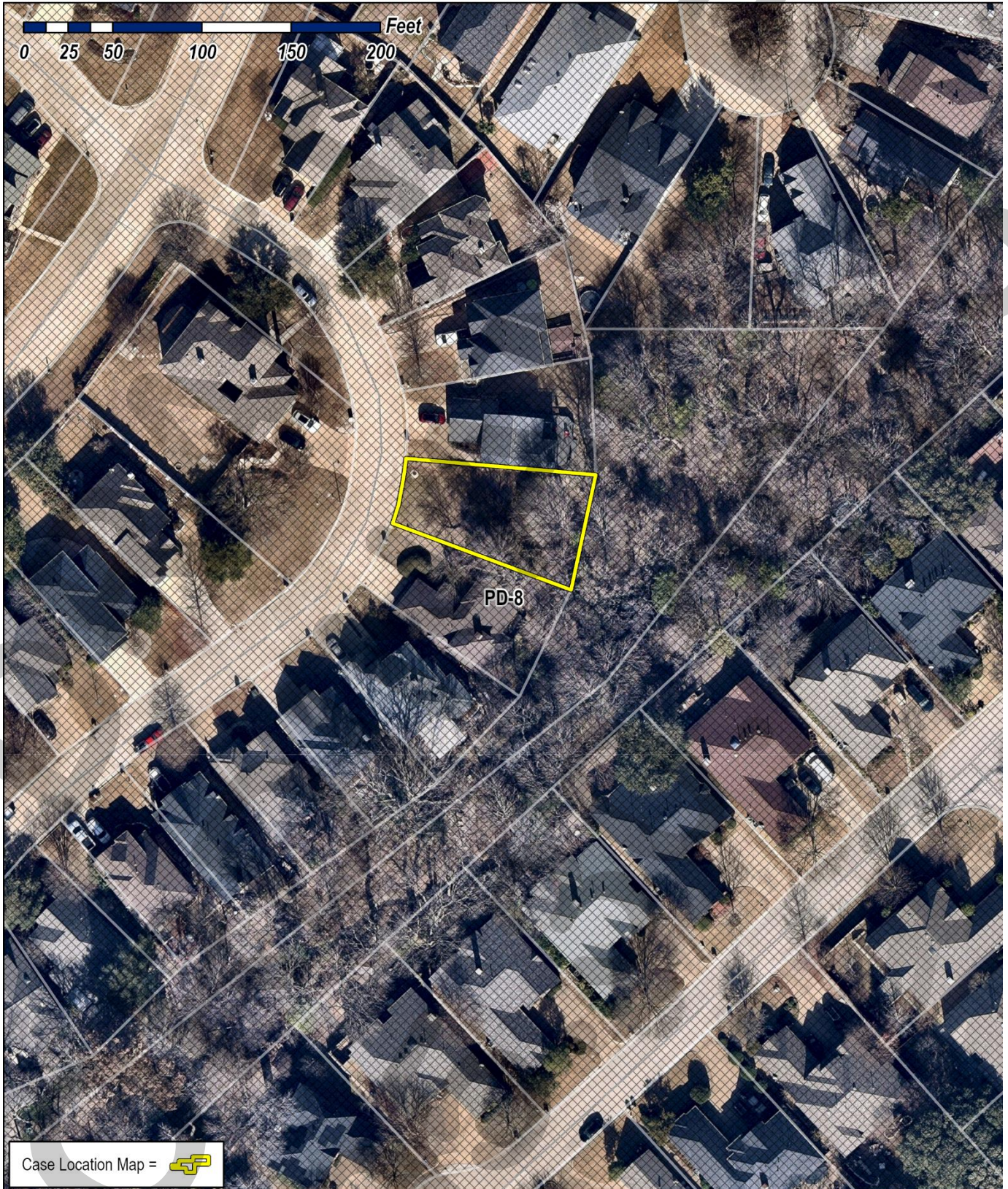


Exhibit 'A':
 Location Map and Residential Plot Plan

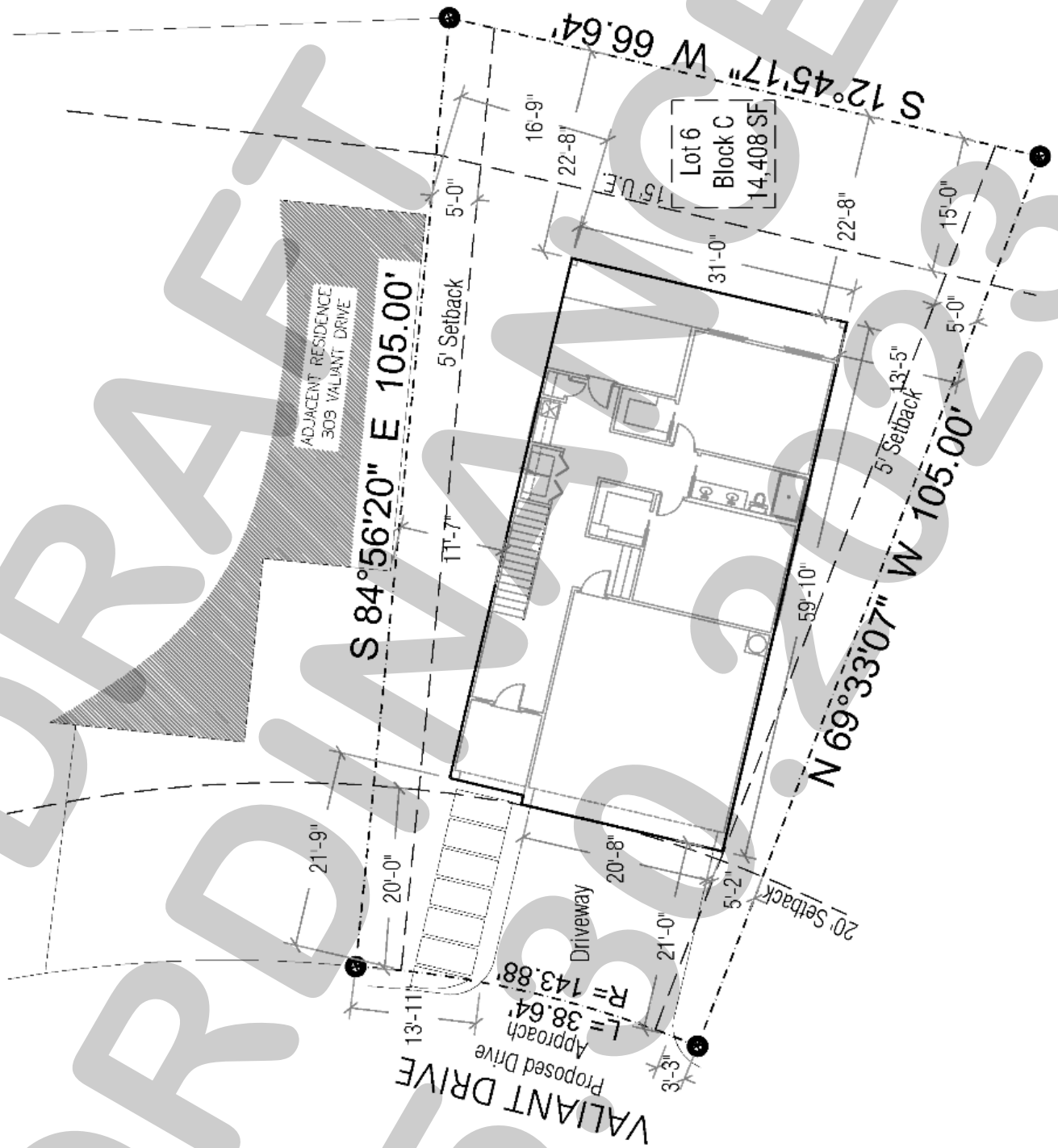
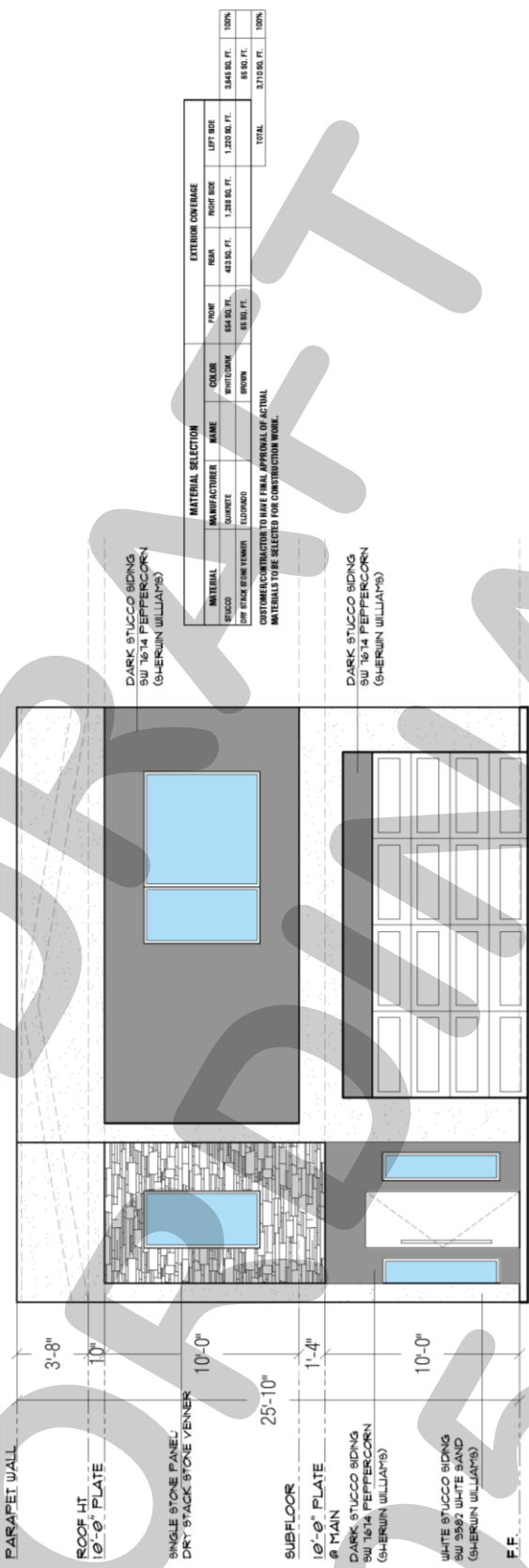


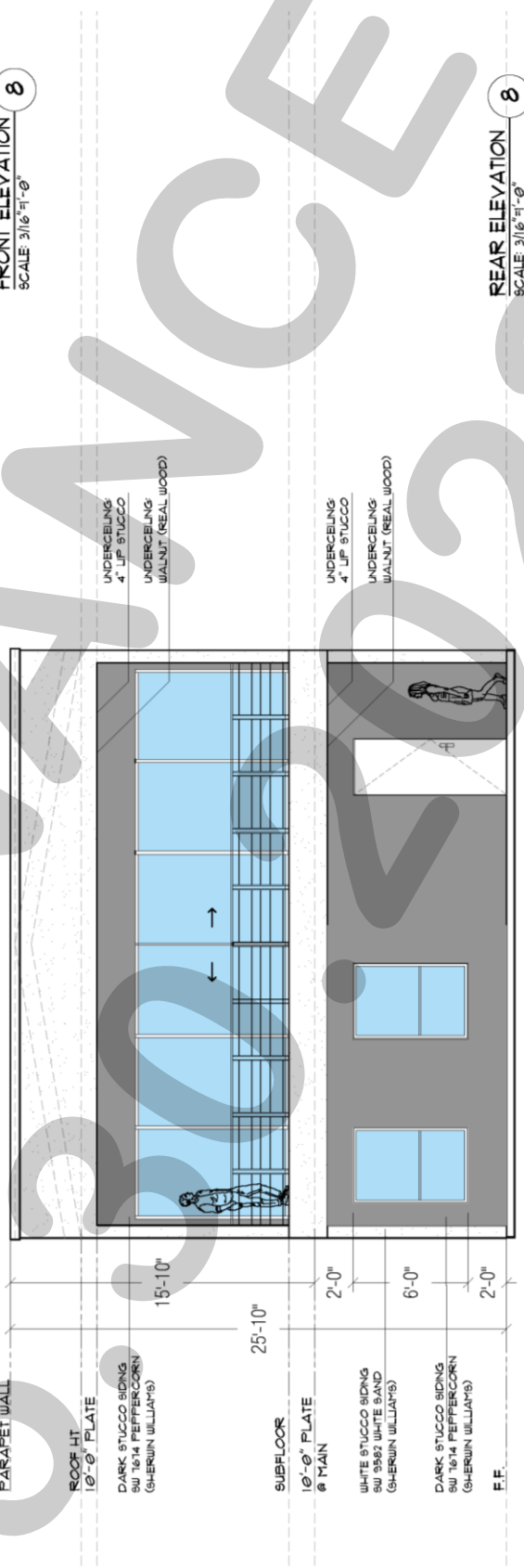
Exhibit 'B':
Building Elevations



MATERIAL SELECTION		EXTENSIVE COVERAGE	
MATERIAL	MANUFACTURER	THICKNESS	AREA
ROOFING	DAVITRE	1/2" (1.00)	1,200 SQ. FT.
DRY STACK STONE VENEER	EUROBOND	1/2" (1.00)	65 SQ. FT.
TOTAL			1,265 SQ. FT.

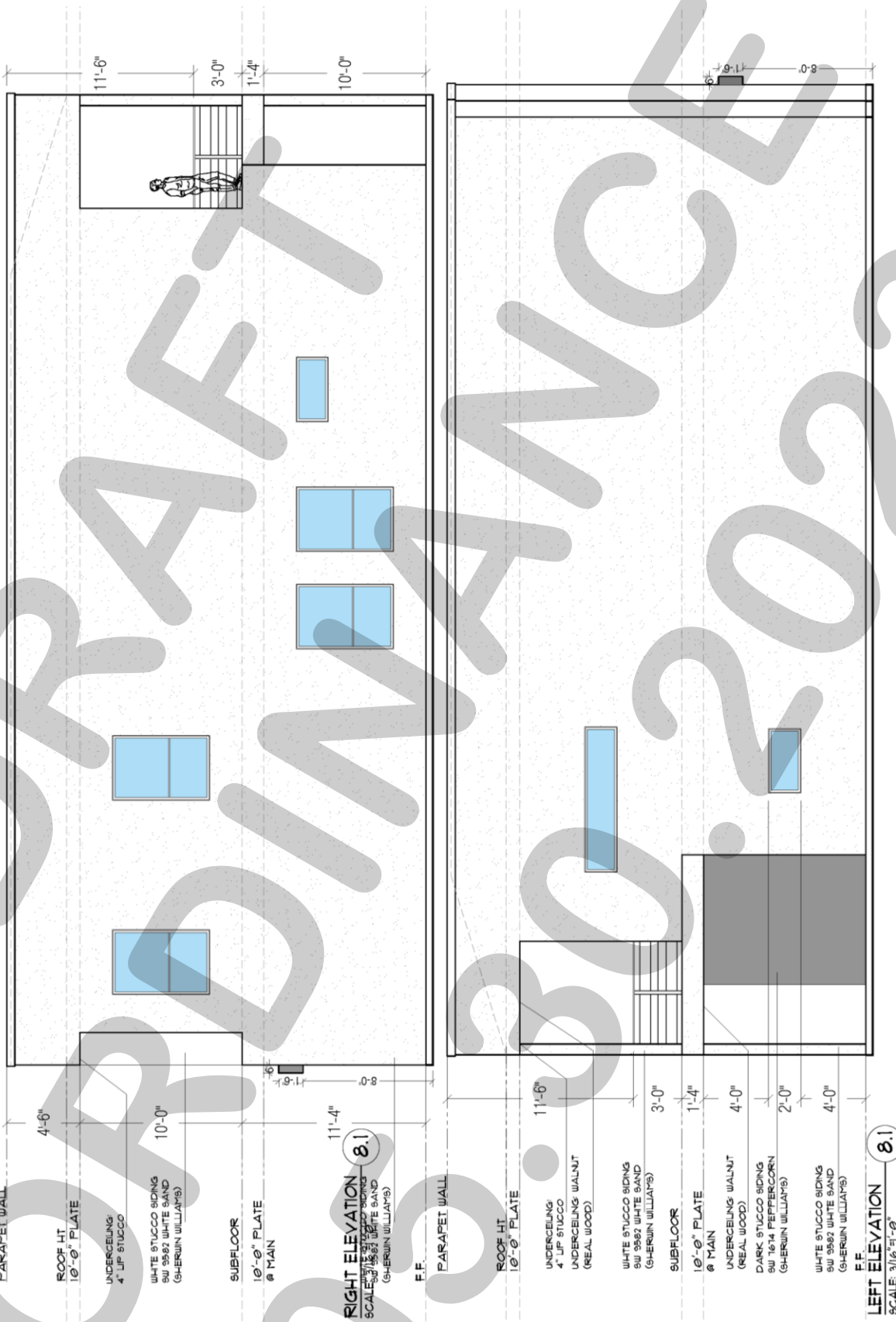
CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



REAR ELEVATION 8
SCALE: 3/16"=1'-0"

Exhibit 'B':
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: June 13, 2023
APPLICANT: Christopher Curra
CASE NUMBER: Z2023-024; *Specific Use Permit (SUP) for a Residential Infill for 311 Valiant Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. The subject property was platted as Lot 6, Block C, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-050-01*. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 311 Valiant Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land along Valiant Drive and Victory Lane developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Single Ridge Place, 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 Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres and is zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property are two (2) parcels of land (*i.e. 313 and 315 Valiant Drive*) developed with a single-family homes and zoned Planned Development District 8 (PD-8). Beyond this are various parcels of land along Freedom Court that are in Phase 15 of the Chandler's Landing Subdivision, which consists of 88-lots with single-family homes on 37.37-acres.

East: Directly east of the subject property are various parcels of land developed with single-family homes. Beyond this is Freedom Court, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 19 of the Chandlers Landing Subdivision, which sits on 22-acres and consists of 77 lots.

West: Directly west of the subject property is Valiant Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 314 and 318 Valiant Drive*) developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres.

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 Phase 16 of the Chandler’s Landing Subdivision, which has been in existence since 1985, consists of 59 single-family residential lots, and is 96.61% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Valiant Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Valiant Drive are oriented towards Valiant Drive	The front elevation of the home will face onto Valiant Drive.
Year Built	1992-2000	N/A
Building SF on Property	2,534 SF – 4,101 SF	3,188 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Stone and Siding	Stone Veneer, Stucco Siding
Paint and Color	White, Cream, and Red	White
Roofs	Composite Shingles	N/A
Driveways	Driveways are all in the front and visible from Valiant Drive with the orientations being <i>flat front entry, garage forward entry, side entry, and ‘J’ or traditional swing entry.</i>	The garage will be situated 2-feet from the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Garage Orientation. According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home. Staff estimates that the garage will protrude approximately two (2)

feet in front of the front façade of the home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Chandler's Landing Subdivision extends from 1992-2000, there are several examples of houses in this area that have a similar garage configuration.

- (2) Roof Pitch. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with a flat roof. Staff should point out that all of the homes in this phase of the Chandler's Landing Subdivision have pitched roofs, and that the proposed roof design is not characteristic of the existing housing stock in this area.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements 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 Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request do appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC); however, staff has added a condition of approval that the applicant be required to meet the applicable setbacks for Planned Development District 8 (PD-8). The purpose of this condition of approval is to ensure that because the home proposes to deviate from the traditional zero-lot-line development scheme present on the lots to the north and south of the subject property, the proposed home will have side yard setbacks of ten (10) feet along the northern property line and five (5) feet along the southern property line. This is to ensure that a minimum of a ten (10) foot maintenance easement is provided for the property north of the subject property (*i.e. 309 Valliant Drive*).

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 Valiant Drive and the proposed building elevations in the attached packet. Staff is obligated to reiterate that the proposed home does not appear to be consistent in terms of architecture compared to the existing homes in the surrounding area; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2023, staff mailed 120 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water's Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Lago Vista, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's 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 one (1) email in opposition of the request, two (2) responses to our online Zoning and Specific Use Permit Input Form in opposition to the request, one (1) email from a property owner expressing concerns regarding the request. In addition, staff received one (1) notice in favor of the 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 'A'* 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 'B'* 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) The applicant will be required to meet all applicable building setbacks stipulated by Planned Development District 8 (PD-8) and the Unified Development Code (UDC).
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

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) ²

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 311 Valiant Dr.
 SUBDIVISION Chandlers Landing LOT 6 BLOCK C
 GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-8 CURRENT USE Residential
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 0.1278 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 checked="" type="checkbox"/> OWNER	<u>Chris Curra</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Chris Curra</u>
CONTACT PERSON	<u>Chris Curra</u>	CONTACT PERSON	<u>Chris Curra</u>
ADDRESS	<u>2975 Blackburn St #1321</u>	ADDRESS	<u>2975 Blackburn St. #1321</u>
CITY, STATE & ZIP	<u>Dallas TX 75204</u>	CITY, STATE & ZIP	<u>Dallas TX 75204</u>
PHONE	<u>512 785 3518</u>	PHONE	<u>512 785 3518</u>
E-MAIL	<u>chriscurra@gmail.com</u>	E-MAIL	<u>chriscurra@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

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

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

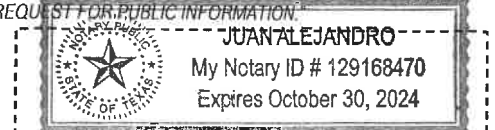
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

Chris Curra

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]




MY COMMISSION EXPIRES Oct 30th, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

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.

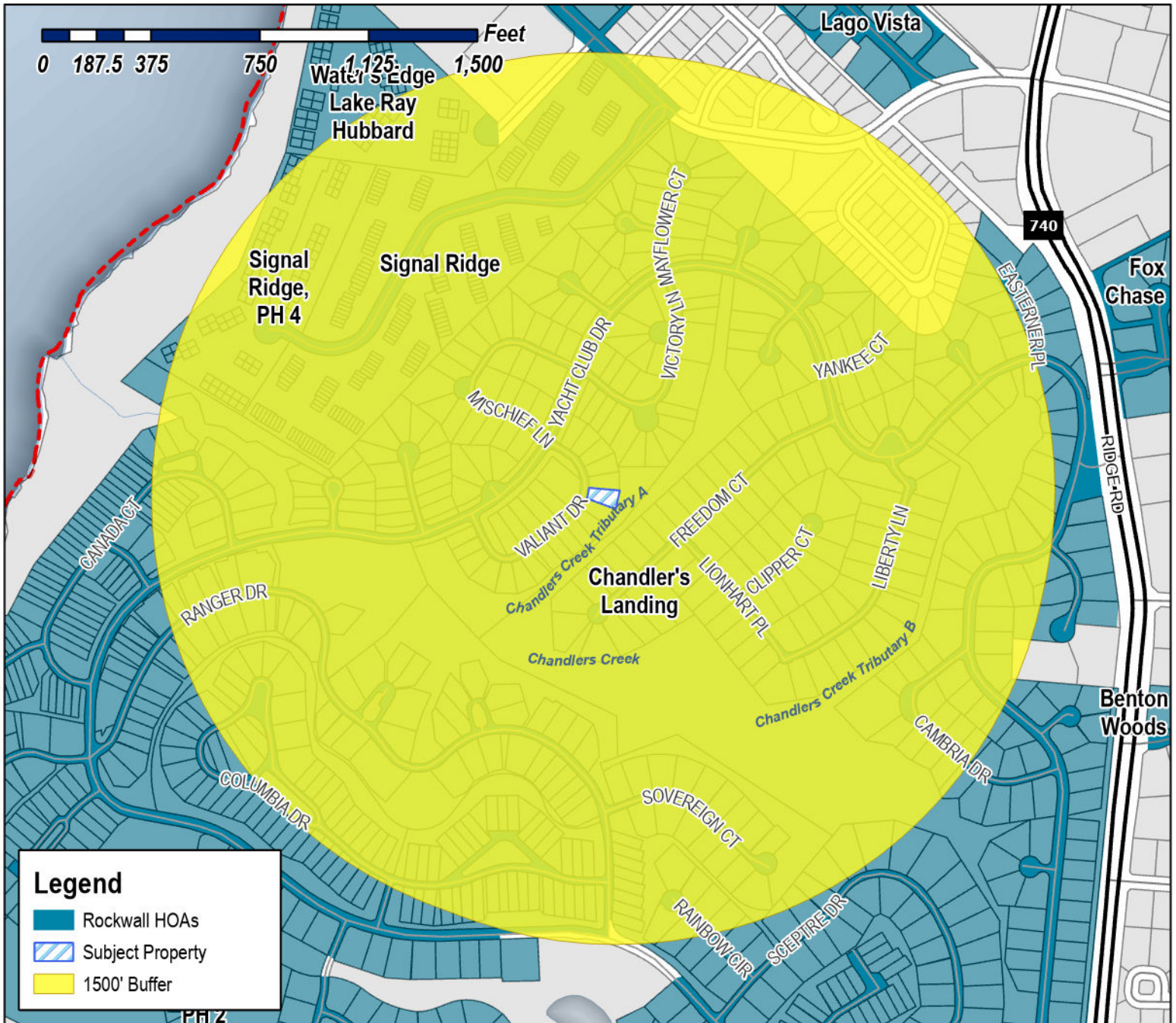




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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call (972) 771-7745



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-024]
Attachments: Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).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 May 26, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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>.

Z2023-024: SUP for Residential Infill at 311 Valiant Drive

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

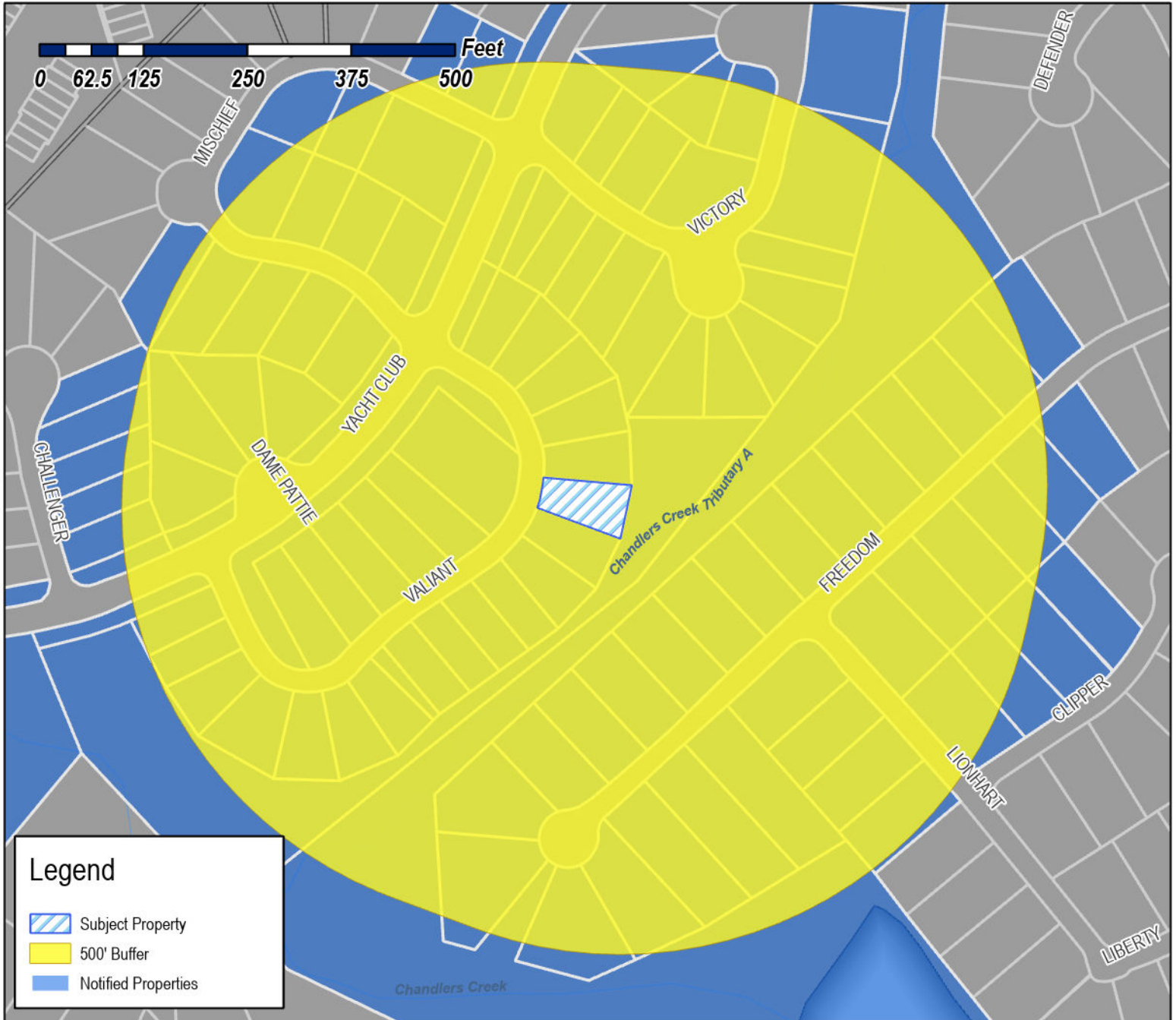
Thank You,
Melanie Zavala
Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568





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: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023

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



GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
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:

Z2023-024: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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:

Angelica Guevara
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, June 19, 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. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name: [Grey box]
Address: [Grey box]

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

From: [Bruce Robison](#)
To: [Planning](#)
Subject: Z2023-024 SUP for Residential Infill
Date: Monday, May 29, 2023 11:32:10 AM

My name is Bruce Robison and I live at [REDACTED]

I am opposed to the request. This area is densely populated and to wedge another home in the crowded neighborhood would just make the area more congested.

Regards
Bruce

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.

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Case No. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name:

Jan Moltzan

Address:

[Redacted address]

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

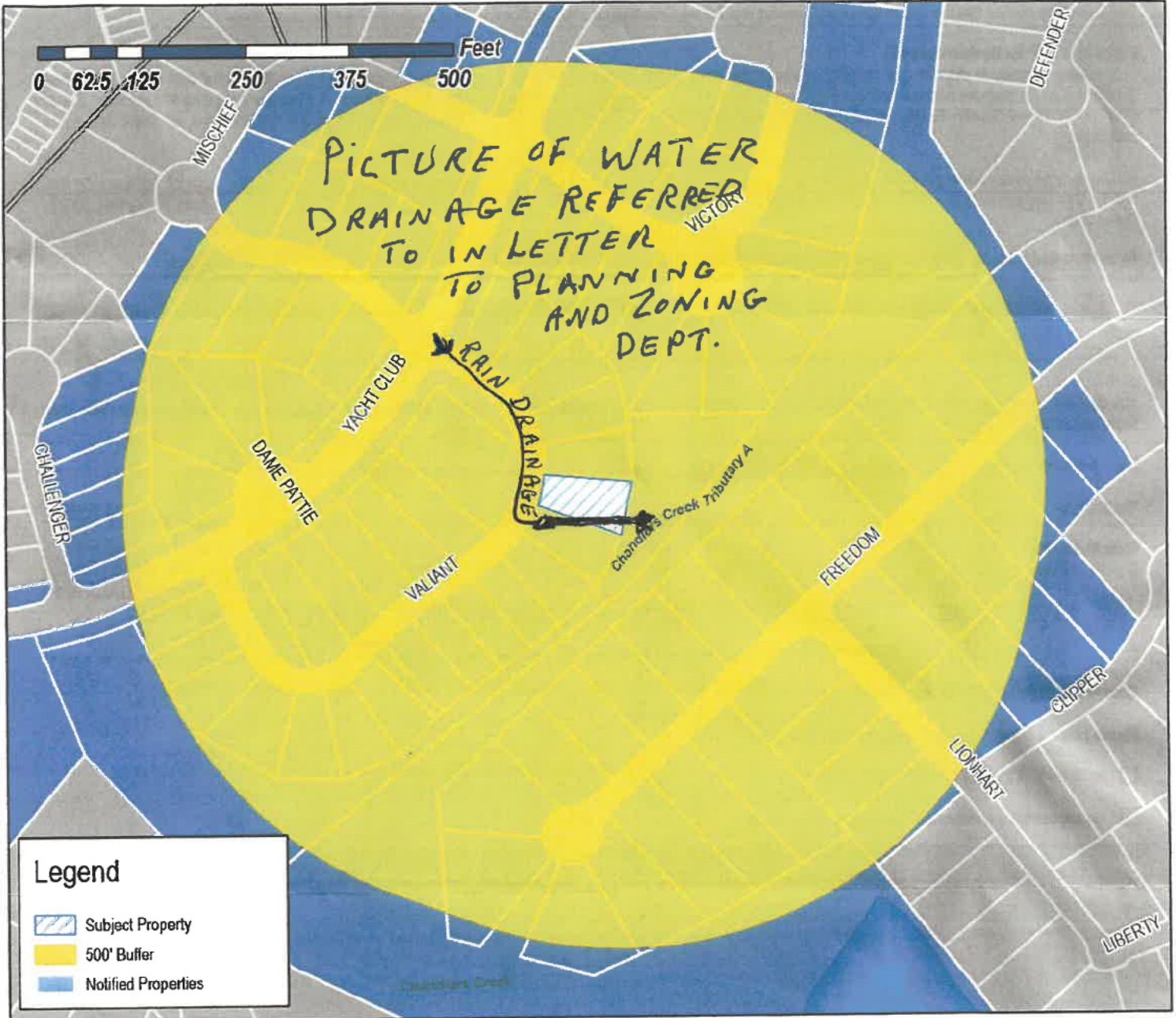
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

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

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



Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive



Date Saved: 5/23/2023

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

PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

SENT: JUNE 1, 2023

We have included a letter of two concerns!

Please CONTACT US Home: [Redacted]
DR Jerry & Tommie household Cell: [Redacted]

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

Building plans of Property at 311 Valiant Dr.

1 message

Tommie Loveless <[Redacted]>
To: Jerry Loveless ICE <[Redacted]>

Thu, Jun 1, 2023 at 12:41 PM

**ATTENTION: Ryan Miller and Angelica Guevara
June 1st 2023-Case #22023-024**

This request is made by Jerry and Tommie Loveless.

We have lived in Chandler's Landing, at [Redacted] for 24 years. We love and appreciate Chandler's and certainly welcome new neighbors. However, when we realized the possibility of plans to build a house at 311 Valiant, we felt sharing our two main concerns is a must.

1.) There are two VERY large trees, over a 100 feet tall, which are located about 10 feet from our foundation. The roots of these trees are under the foundation of our home and probably extend out to the 311 lot. Through the years, when prospective buyers were interested in building on this property, different surveyors were sent to measure size, elevation and determine considerations involved in building.

Each time we were told that due to the size and location of the two trees by our property, the roots would crack the foundation of our home, if the trees were compromised by the building activities! It was also stated that it would be impossible to pull up these trees and cutting them down would be hazardous to both properties. (A portion if these trees are on our property).

2). Another grave concern is drainage problems.

During rains, water drains from the beginning of the top of our street, down to our property (313 Valiant) into a drainage that crosses the entire length of our driveway; it then drains under the front and side of our property.

Any excess water continues draining underground through a PVC to the back portion of 311 property where it drains into the Chandler's creek.

The concern is:

If this pipe is covered or damaged, our property (and street) will experience flooding.

(Because of these and other considerations, this lot has never been built upon.)

PLEASE SCHEDULE A TIME WHEN AN ENGINEER FROM THE ROCKWALL CITY WATER DEPARTMENT CAN COME TO OBSERVE AND HELP US CONCERNING THESE AREAS OF CONCERN.

THANKS SO MUCH FOR YOUR CONSIDERATION WITH THIS IMPORTANT SITUATION.

Dr. Jerry and Tommie Loveless

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Sent from my iPad

Sorry for the "small font!"

*It would not print larger!
We also sent this by email to you*

*TO: Planning@Rockwall.com
Also plan to attend the meetings
Thanks Again*

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Jonah

Last Name *

Mirfendereski

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Nalina

Last Name *

Shapiro

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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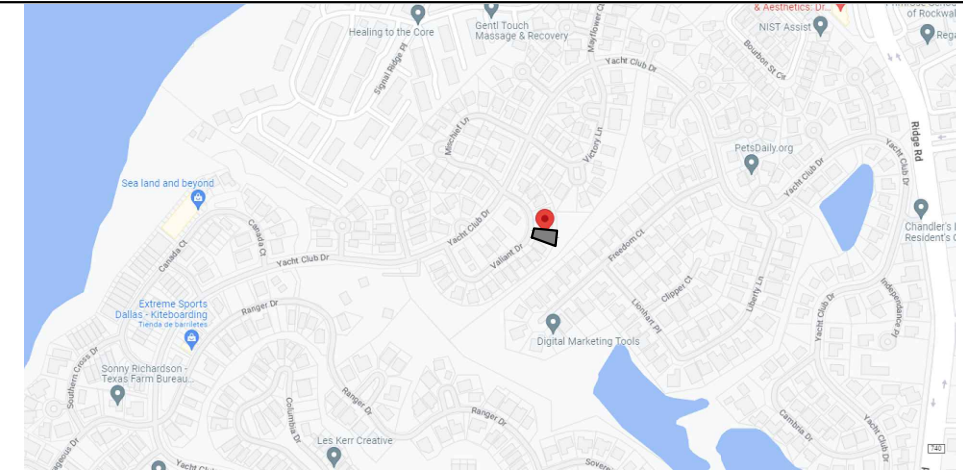
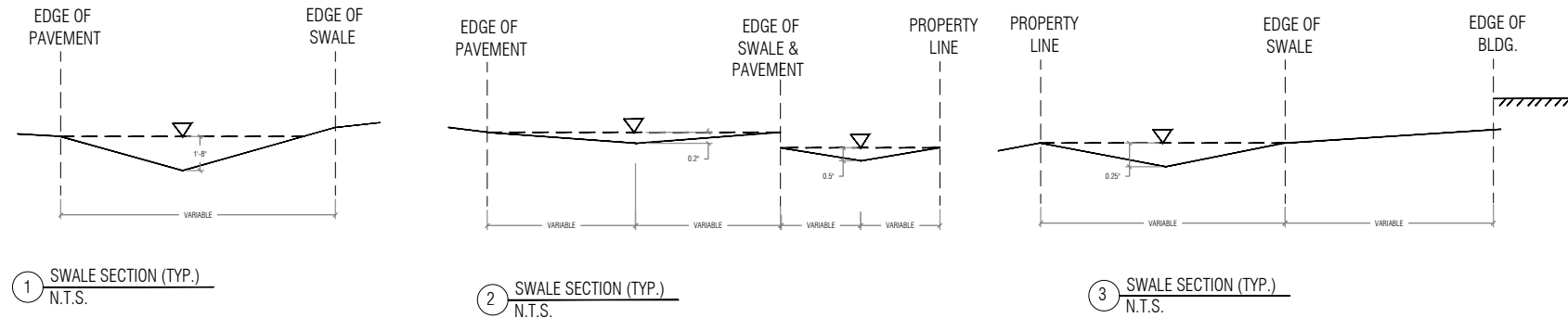
I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

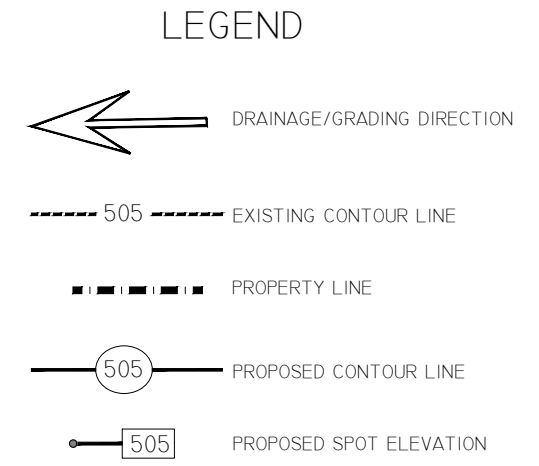
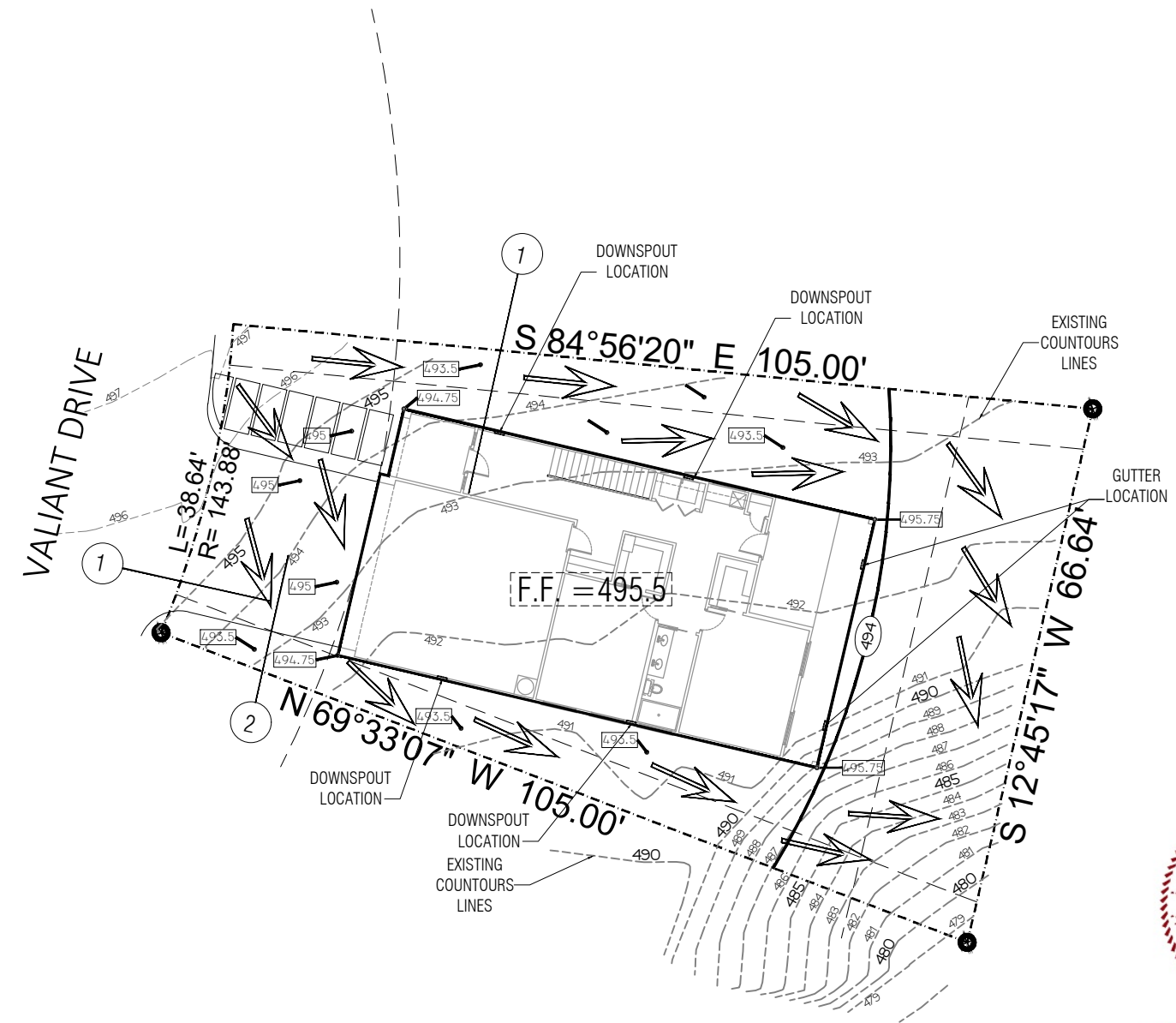
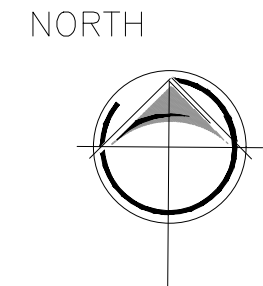
This content is neither created nor endorsed by Google.

Google Forms



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



- GENERAL DRAINAGE NOTES
- GRADING AND DRAINAGE SHALL NOT ADVERSELY IMPACT SURROUNDING PROPERTIES.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BULDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BULDING.
 - ALL DRAINAGE SWALES SHALL BE LOCATED ENTIRELY ON THIS LOT.

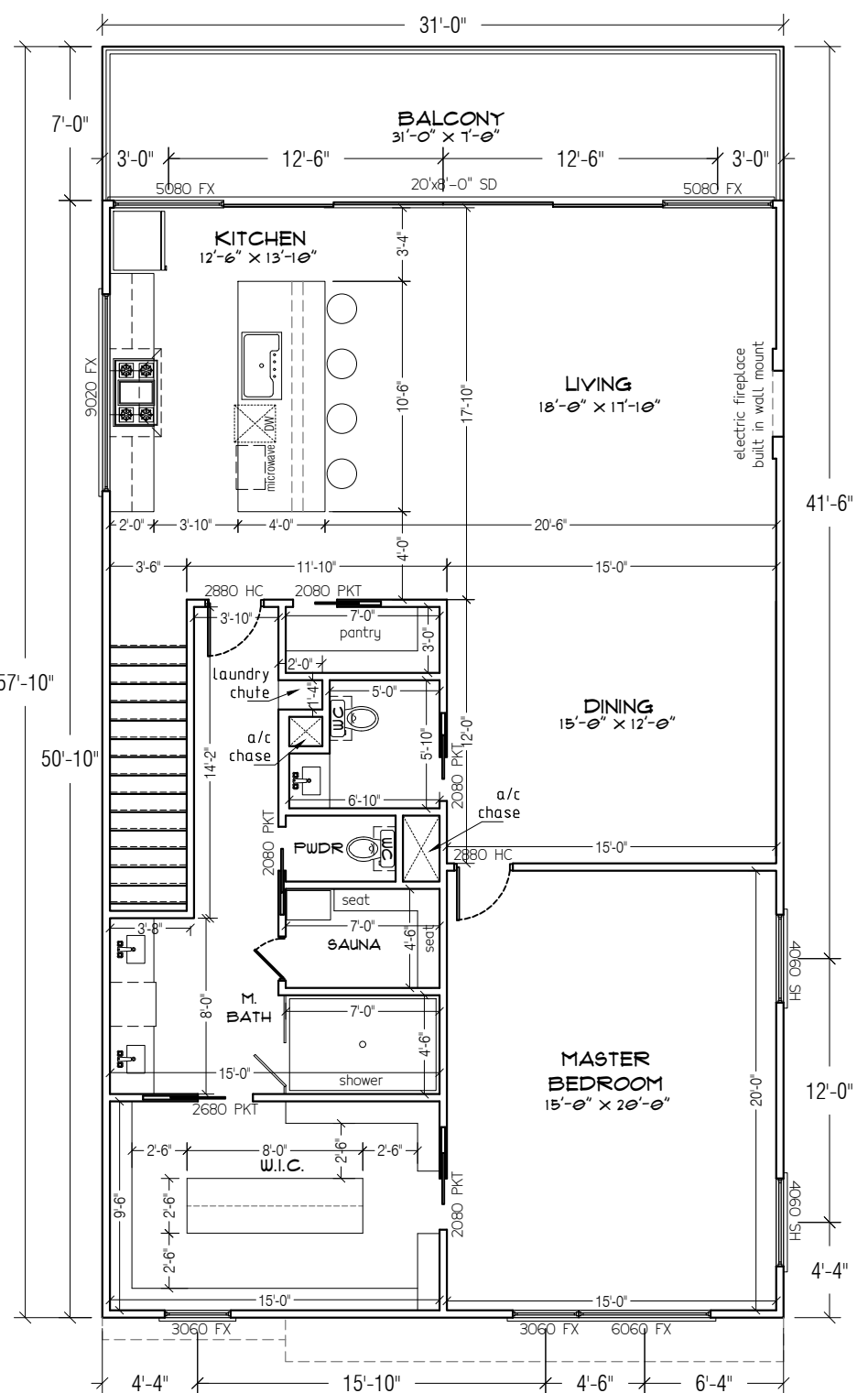
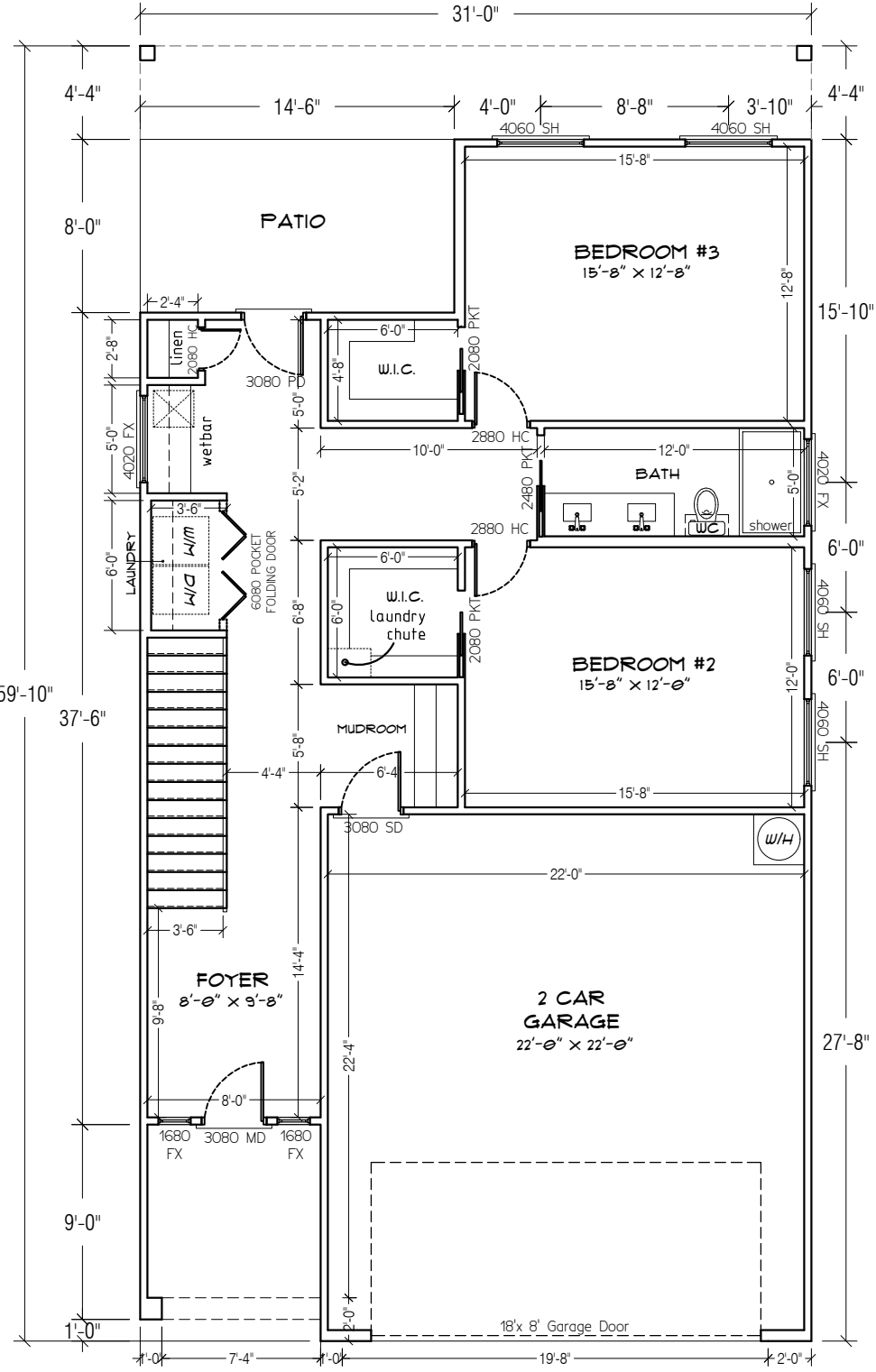
STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED ENGINEER
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156
04/13/2023

DRAINAGE/GRADING PLAN 1.2
SCALE: 1"=0" = 20'-00"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ANY KING. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PAGE TITLE: DRAINAGE/GRADING PLAN
SCALE: 1"=0" = 20'-00"
DATE: 4/13/2023
PAGE: 1.2

311 VALIANT DR,
ROCKWALL, TX 75032



KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

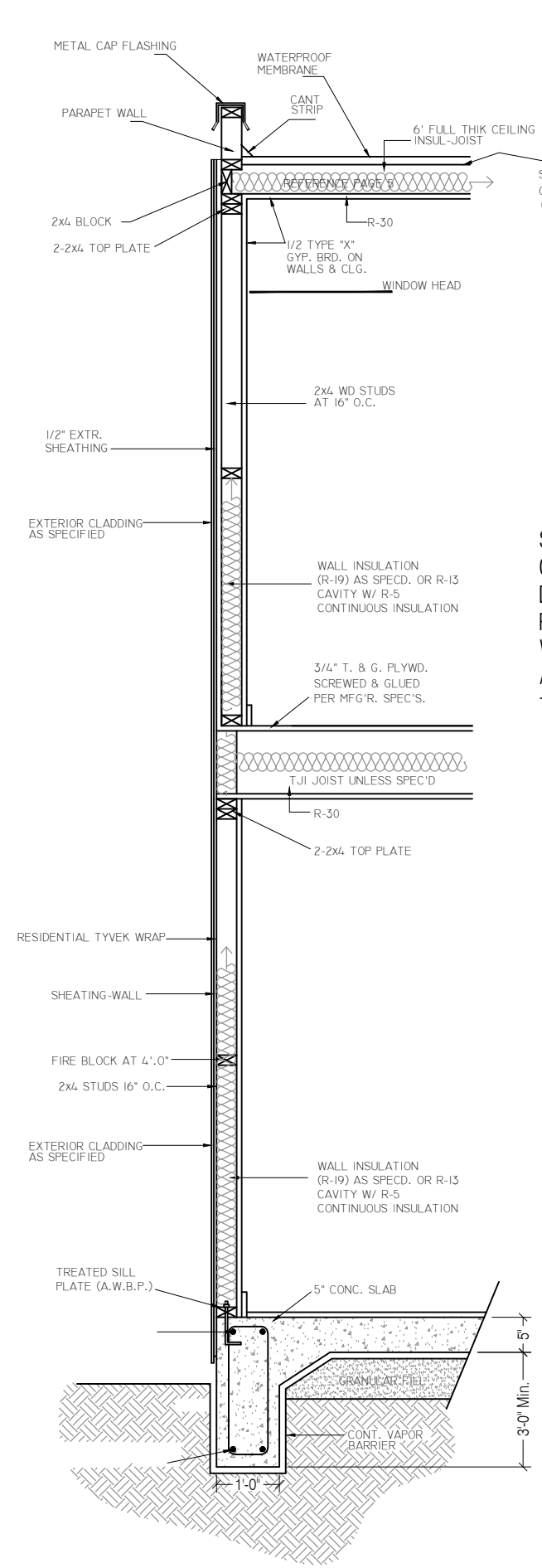
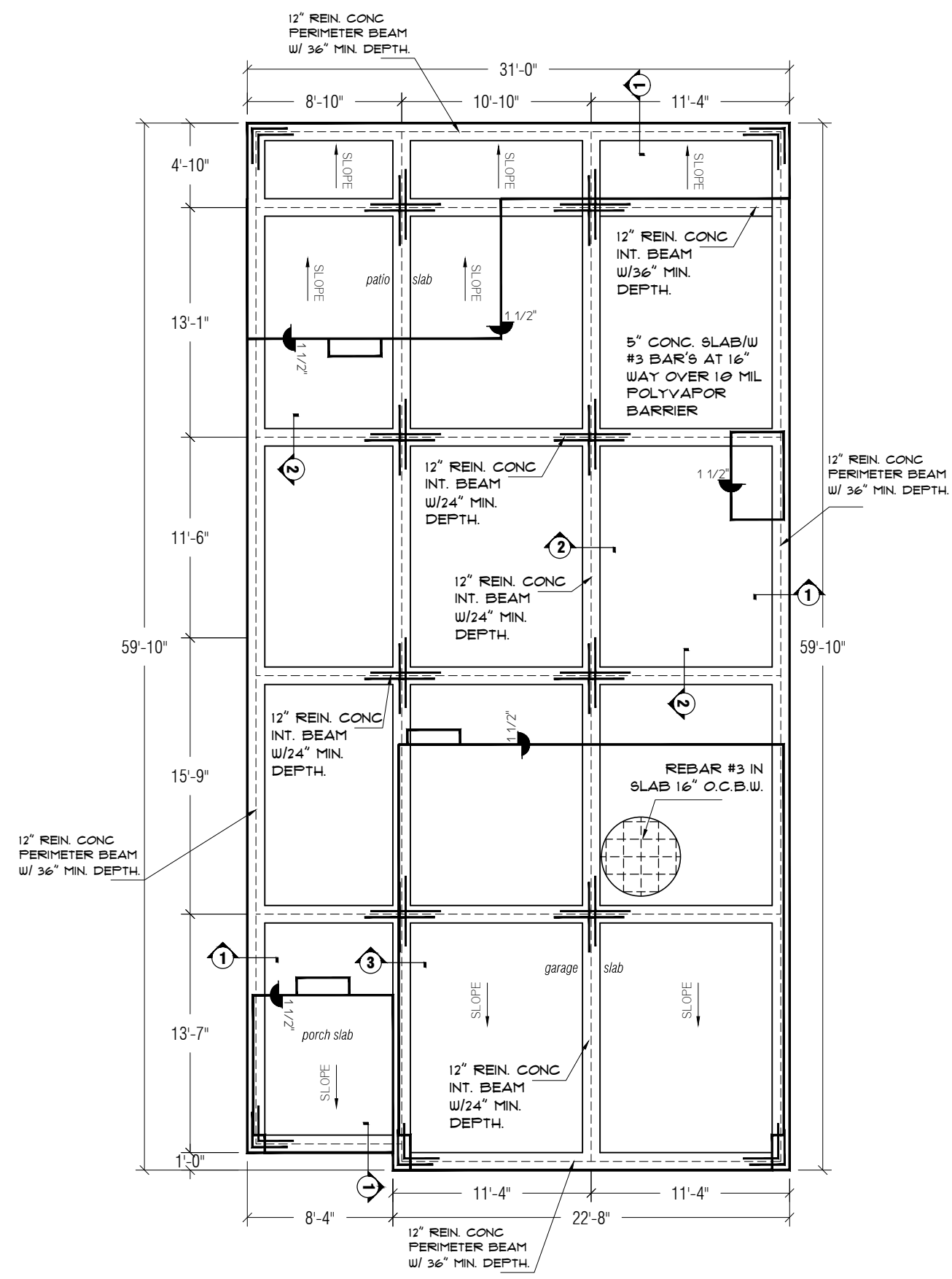
FLOOR PLAN
SCALE: 1/8"=1'-0"

2

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, OWNER AND ALL CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, LOCAL BUILDING CODES, AND LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE BUILDER/OWNER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

311 VALIANT DR,
ROCKWALL, TX 75082

PAGE TITLE: FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 4/13/2023
PAGE: 2



A WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale

SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL
VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.

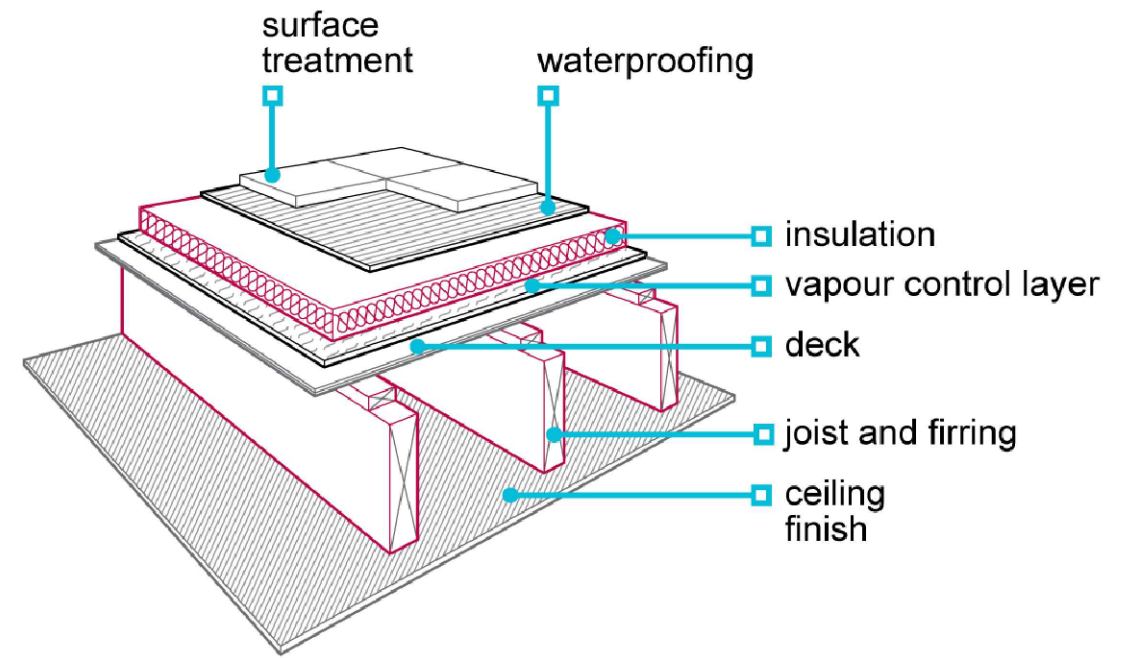
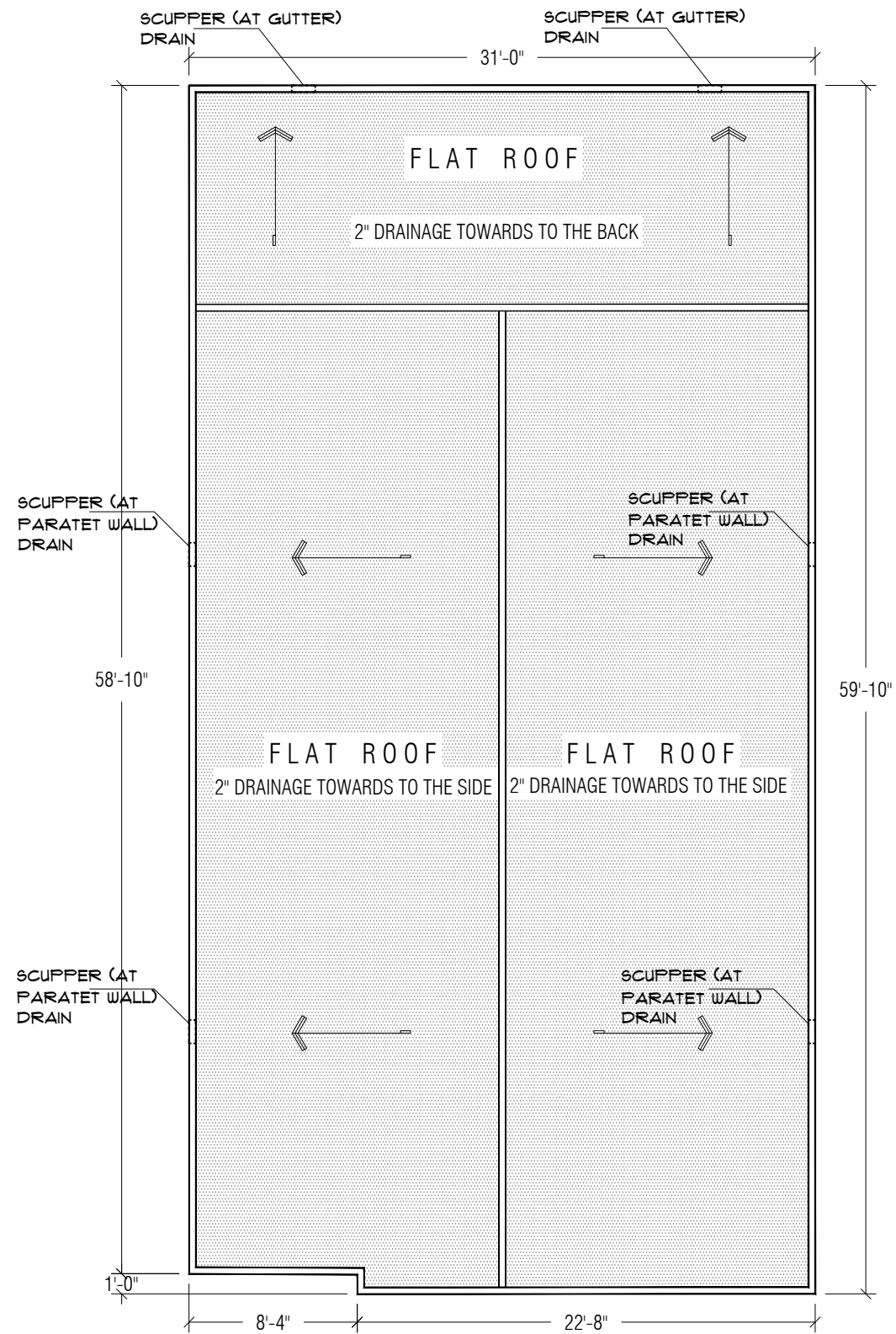


Xavier Chapa
Xavier Chapa Engineering/Surveying
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04/13/2023

311 VALIANT DR, ROCKWALL, TX 75082	
PAGE TITLE:	FOUNDATION PLAN
SCALE:	1/8" = 1'-0"
DATE:	4/13/2023
PAGE:	3

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED, CHECKED BY THE BUYER, HOMEOWNER AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUYER, HOMEOWNER AND ALL CONTRACTORS SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUYER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



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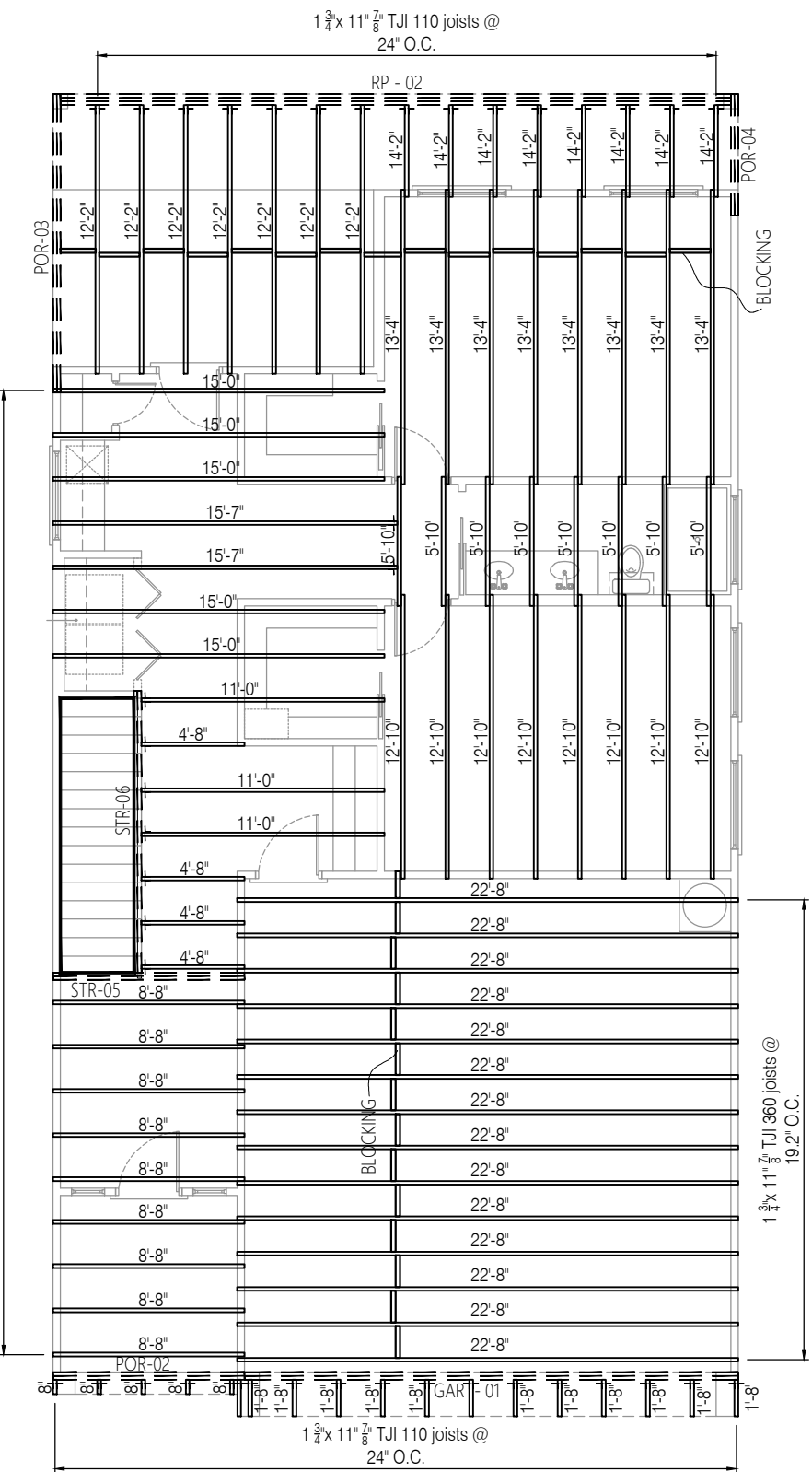
04/13/2023

ROOF PLAN
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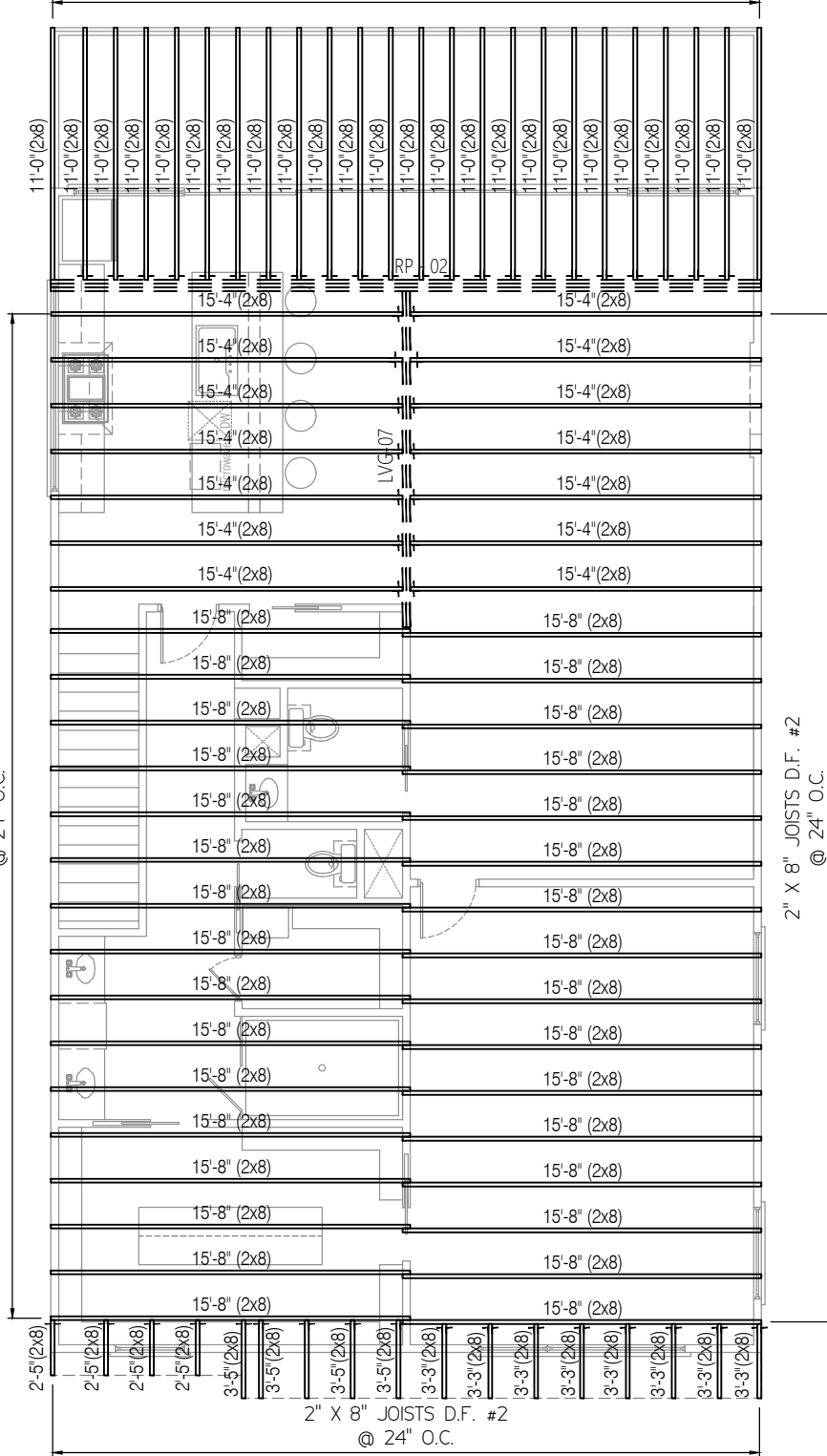
5

PAGE TITLE: ROOF & FRAMING PLAN
SCALE: 1/8"=1'-0"
DATE: 4/13/2023
PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

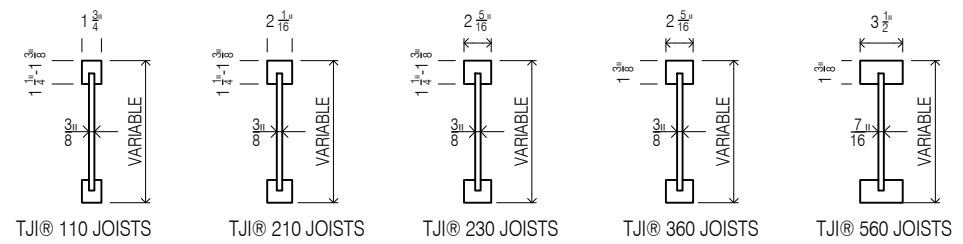
Triple Ply 1 3/4" or 5 1/4" x 24"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



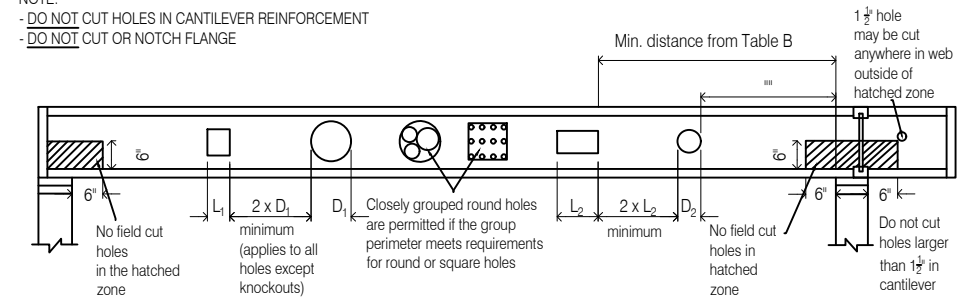
Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156
 04/13/2023

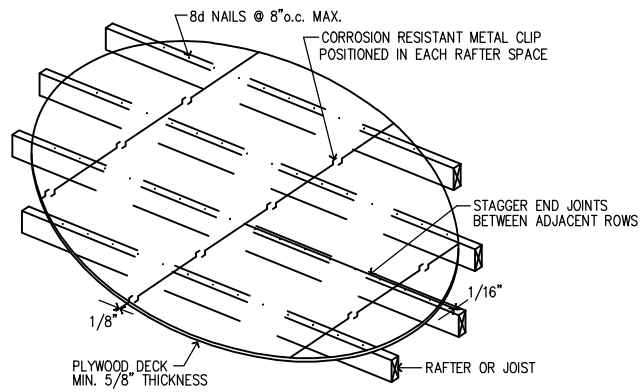
TJI® JOISTS DIMENSIONS



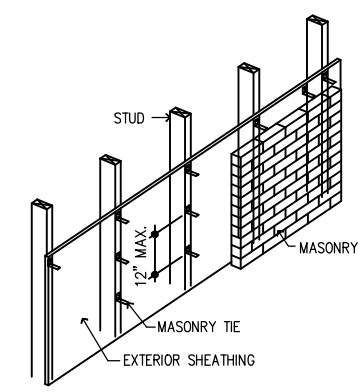
ALLOWABLE HOLES - TJI® JOISTS

- NOTE:
 - DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
 - DO NOT CUT OR NOTCH FLANGE

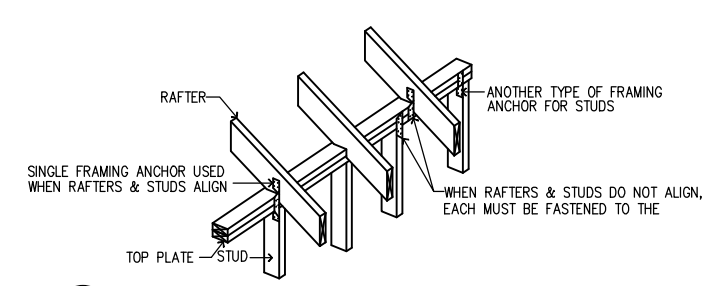




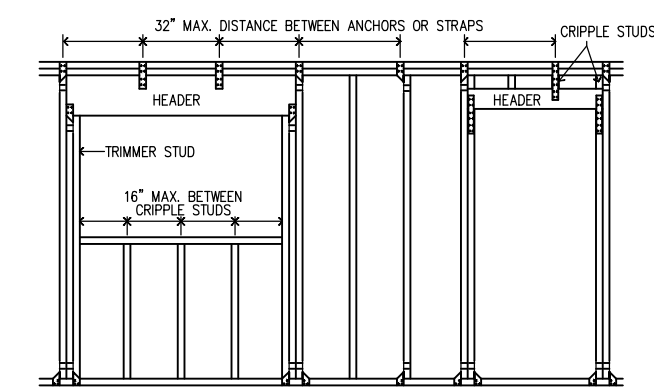
1 SOLID PLYWOOD SHEATHING



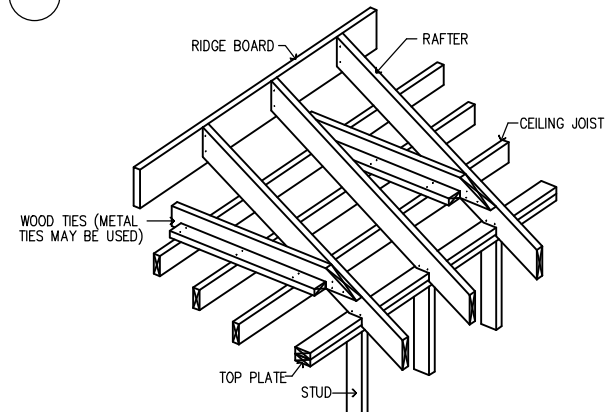
13 ANCHORING MASONRY VENEER TO WALL FRAMING



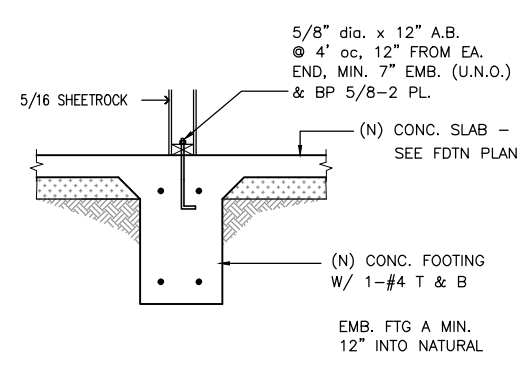
3 FASTENING RAFTERS TO THE WALL FRAMING



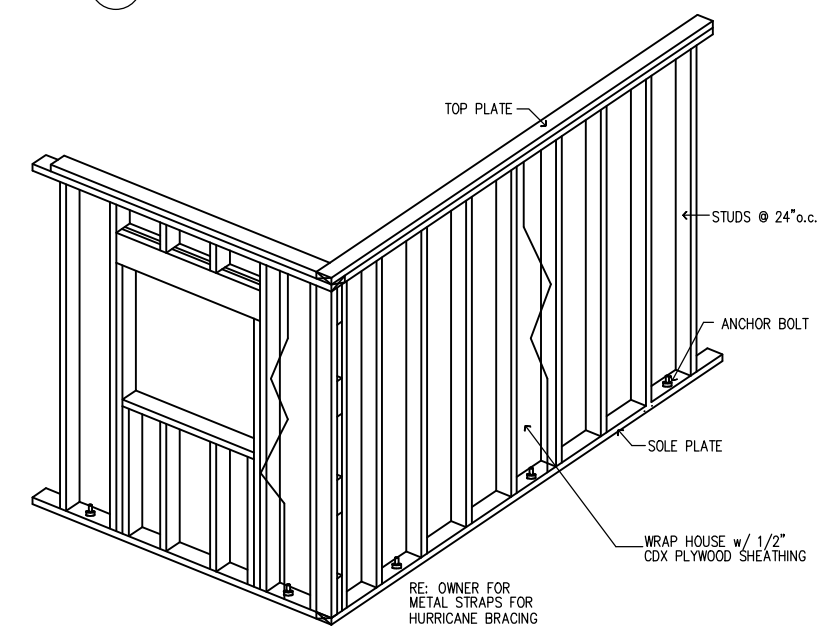
14 ANCHORAGE OF HEADERS



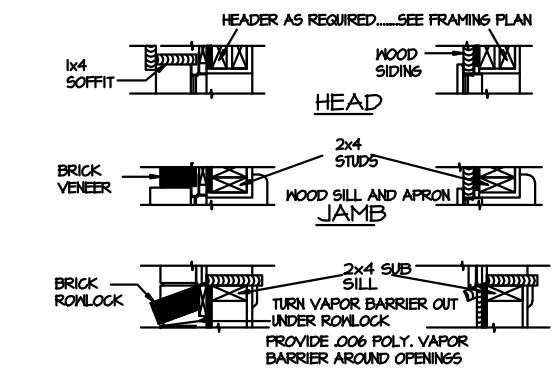
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



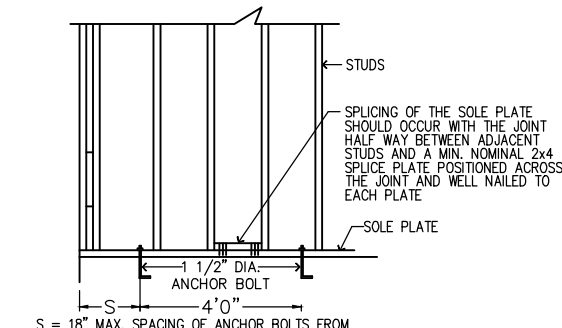
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



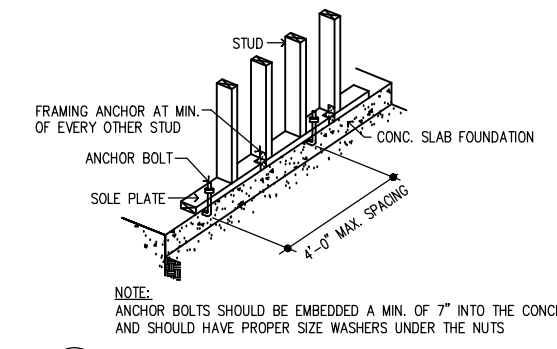
6 LATERAL BRACING OF EXTERIOR WALLS



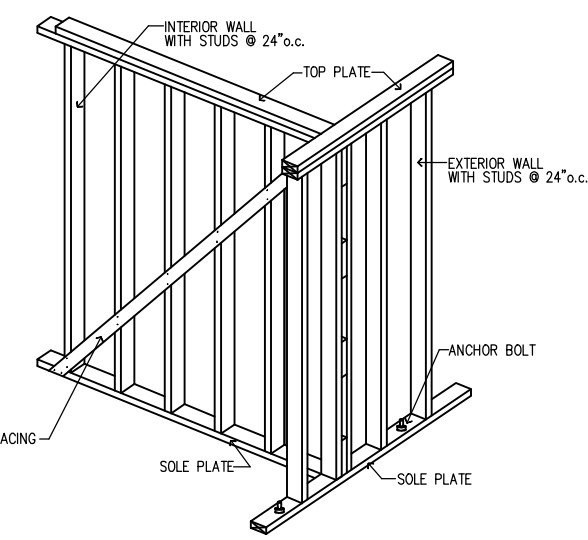
19 SILL CONSTRUCTION DETAILS



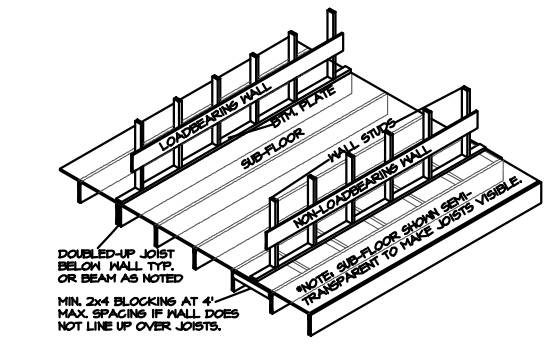
8 SPlicing OF SILLS OR SOLE PLATES



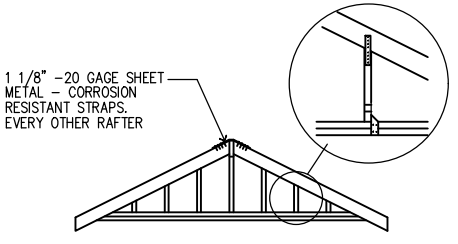
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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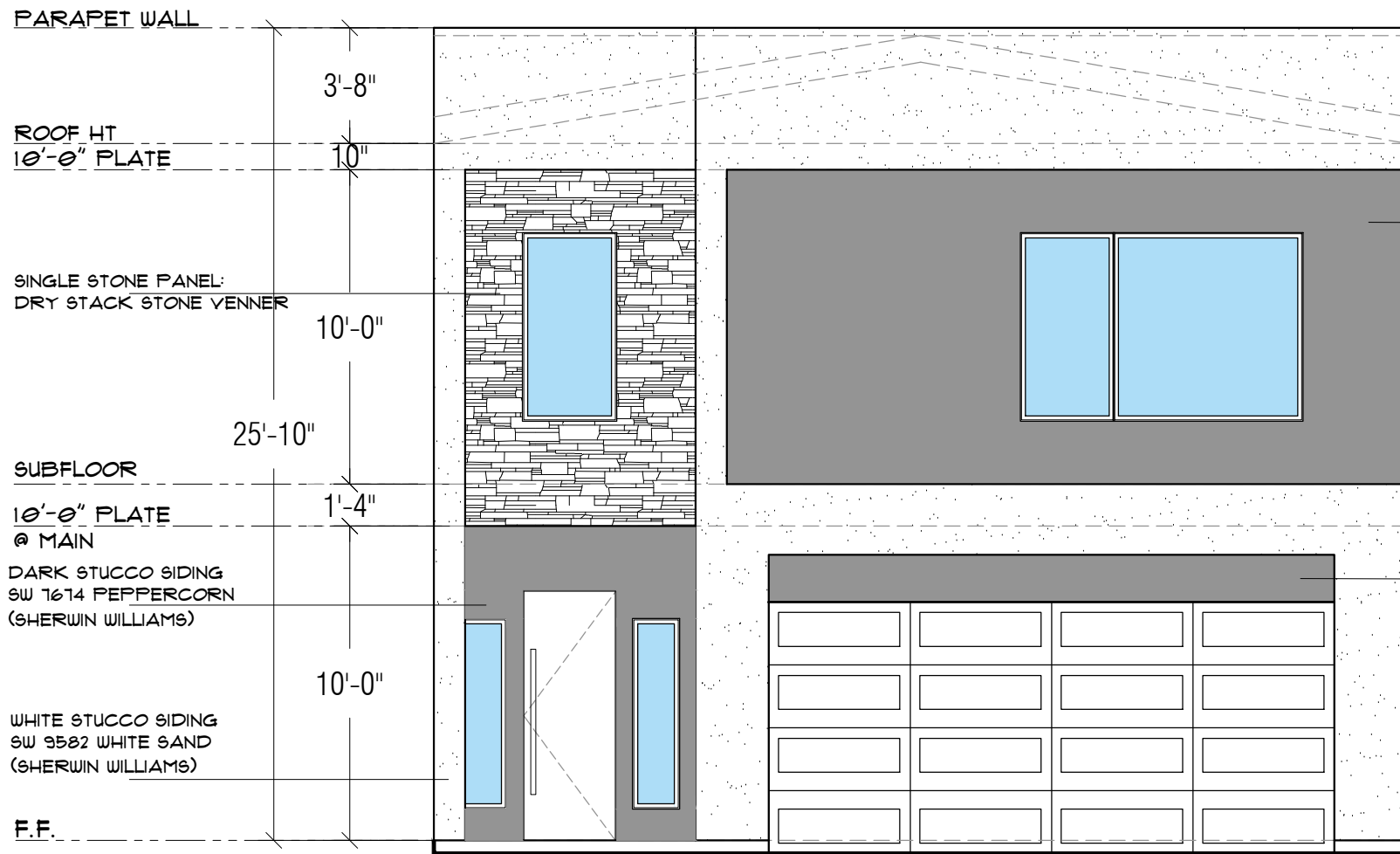
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PAGE TITLE: GENERAL CONSTRUCTION DETAILS
SCALE: N.T.S.
DATE: 4/13/2023
PAGE: 6



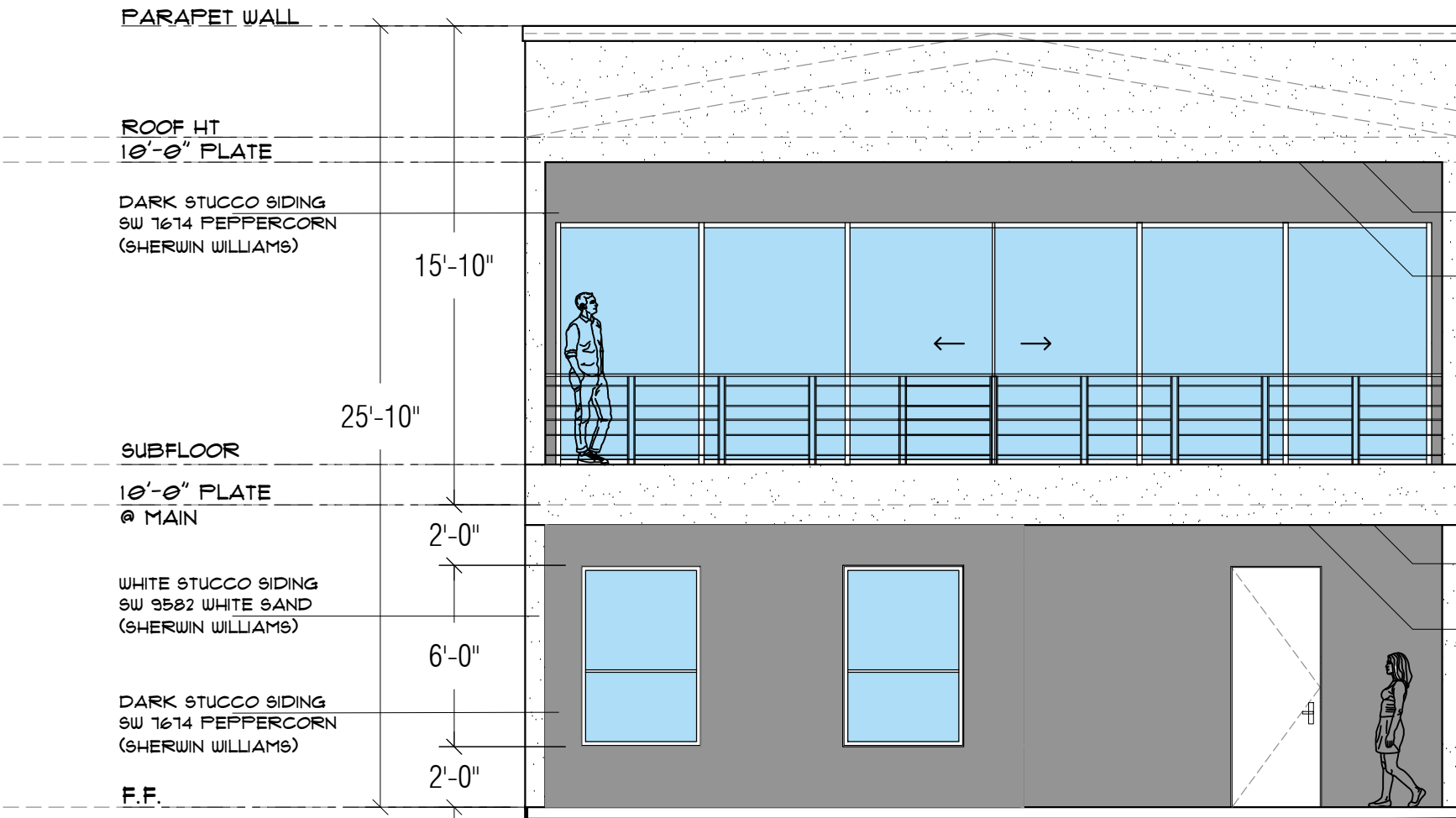
DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE				
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE	
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.	
DRY STACK STONE VANNER	ELDORADO		BROWN	65 SQ. FT.				
							3,645 SQ. FT.	100%
							65 SQ. FT.	
							TOTAL	3,710 SQ. FT. 100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

UNDERCEILING:
4" LIP STUCCO

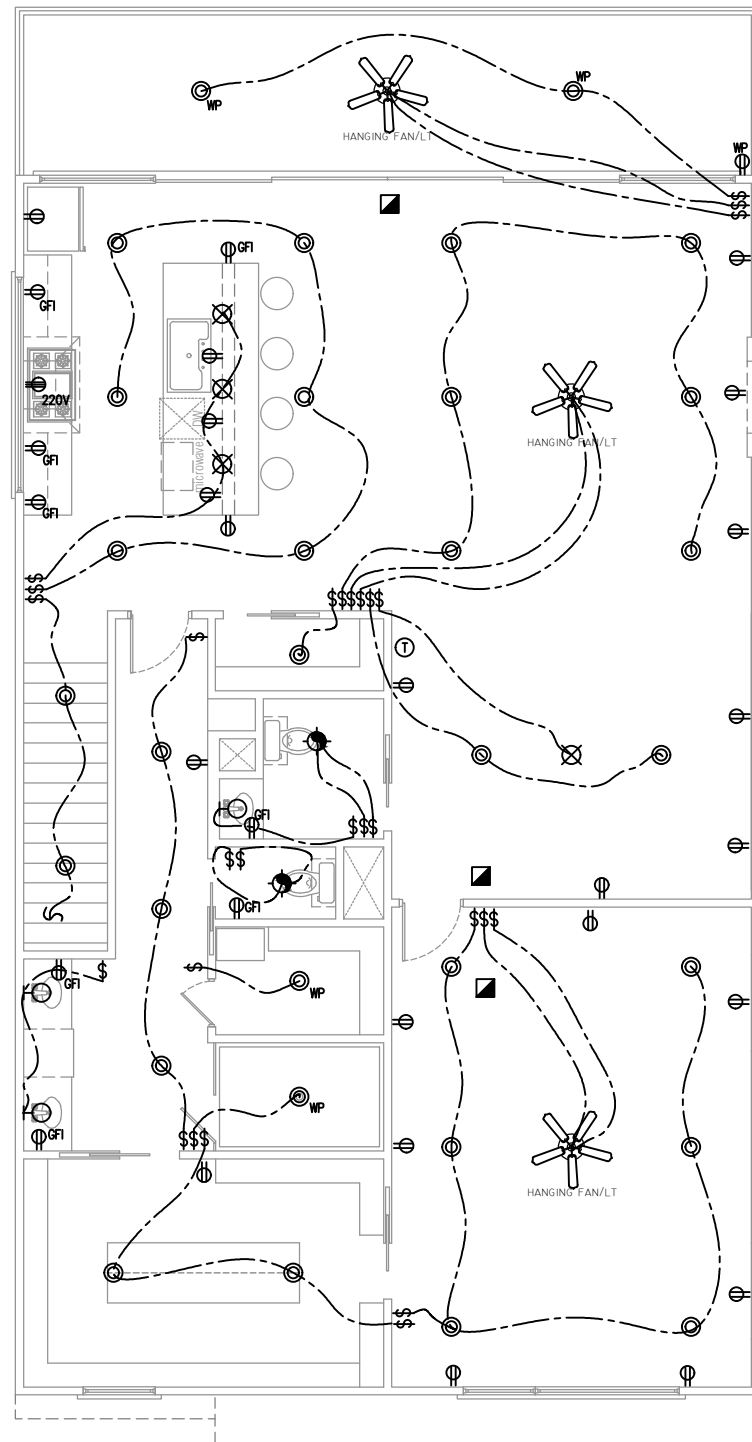
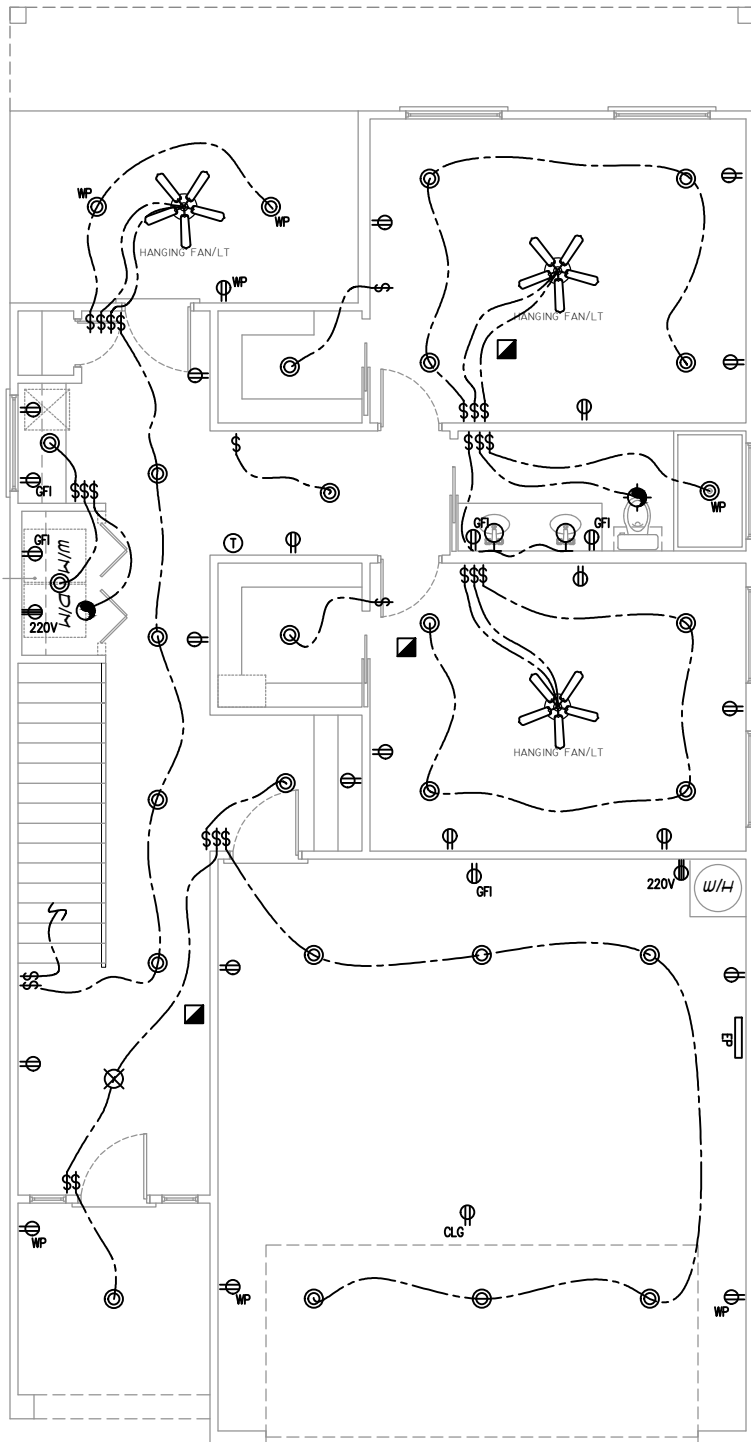
UNDERCEILING:
WALNUT (REAL WOOD)

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

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PAGE TITLE: ELEVATIONS PLAN
SCALE: 3/16" = 1'-0"
DATE: 4/13/2023
PAGE: 7

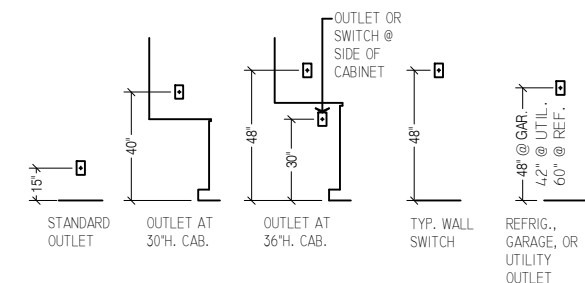


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS...INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

	110 VOLT RECEPTACLE		SINGLE POLE SWITCH		CEILING FAN/OR CHANDELIER WITH LIGHT KIT
	WATERPROOF RECEPTACLE		THREE WAY SWITCH		
	110 VOLT IN CEILING		FOUR WAY SWITCH		
	110 VOLT WITH GROUND FAULT INTERRUPTER		DIMMER SWITCH		
	110 VOLT IN FLOOR		RHEOSTAT SWITCH		
	220 VOLT RECEPTACLE		MOTION DETECTOR-WALL MOUNT		
	110 VOLT DIRECT HARD WIRE		CEILING MOUNTED LIGHT		
	TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER)		HANGING LIGHT		
	HOSE BIBB		RECESSED, ADJUSTABLE CAN LIGHT		
	TELEPHONE OUTLET w/ CAT5 VOICE & DATA		WATERPROOF RECESSED ADJUSTABLE CAN LIGHT		
	PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER)		WALL MOUNTED LIGHT		
	SMOKE DETECTOR w/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP)		LED STRIP LIGHTING		
	CHIMES (FOR DOOR BELL)		24" UNDER-CABINET FLUOR. FIXTURE		
	THERMOSTAT		TRACK LIGHTING (LENGTH PER PLAN)		
	ELEC. PANEL		EXHAUST FAN (50 CFM MIN.)		
	METER BASE		EXHAUST FAN (50 CFM MIN.) w/ LIGHT		
			2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS		
			1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS		



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
7. PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
8. PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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PLUMBING LEGEND

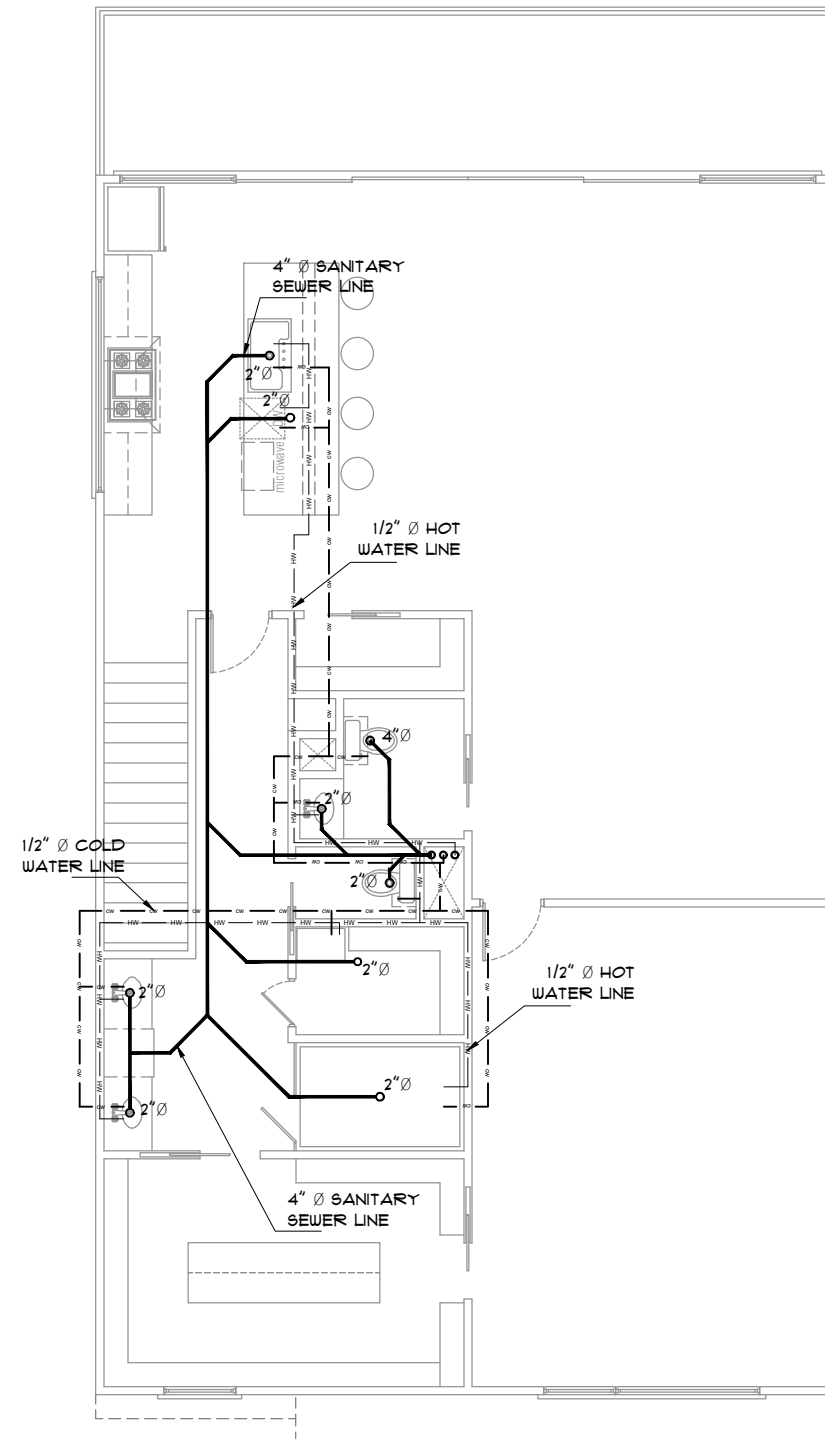
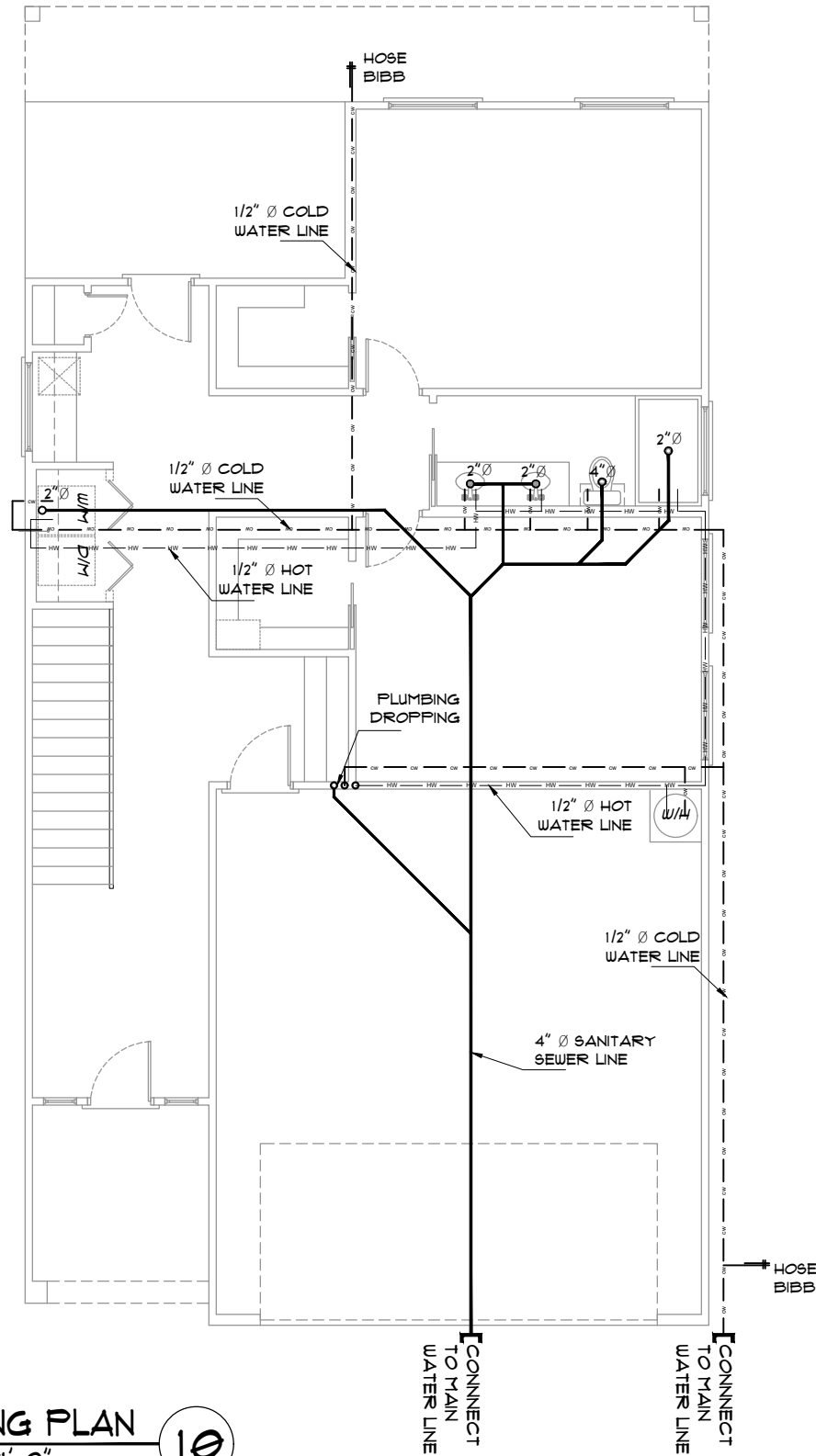
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES:
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES:
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



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

10

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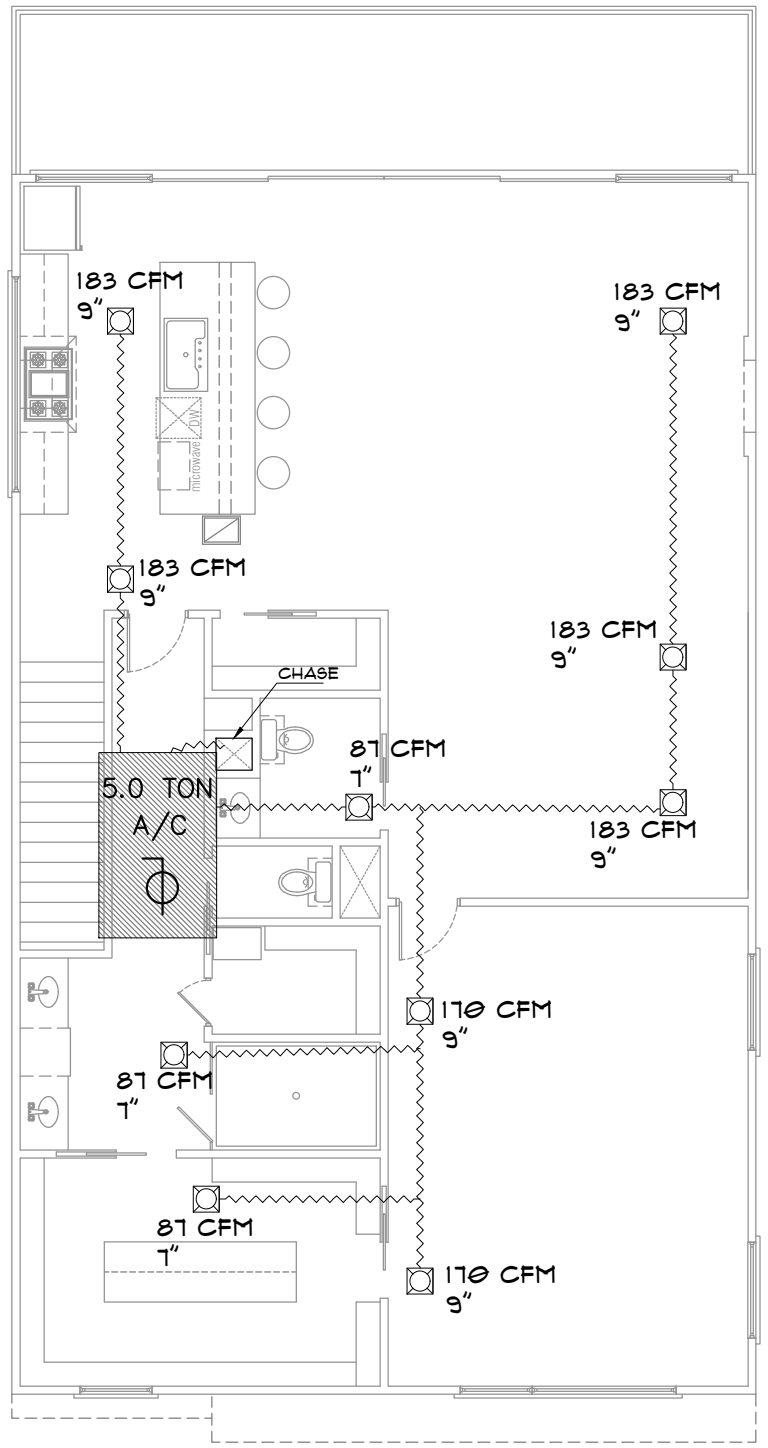
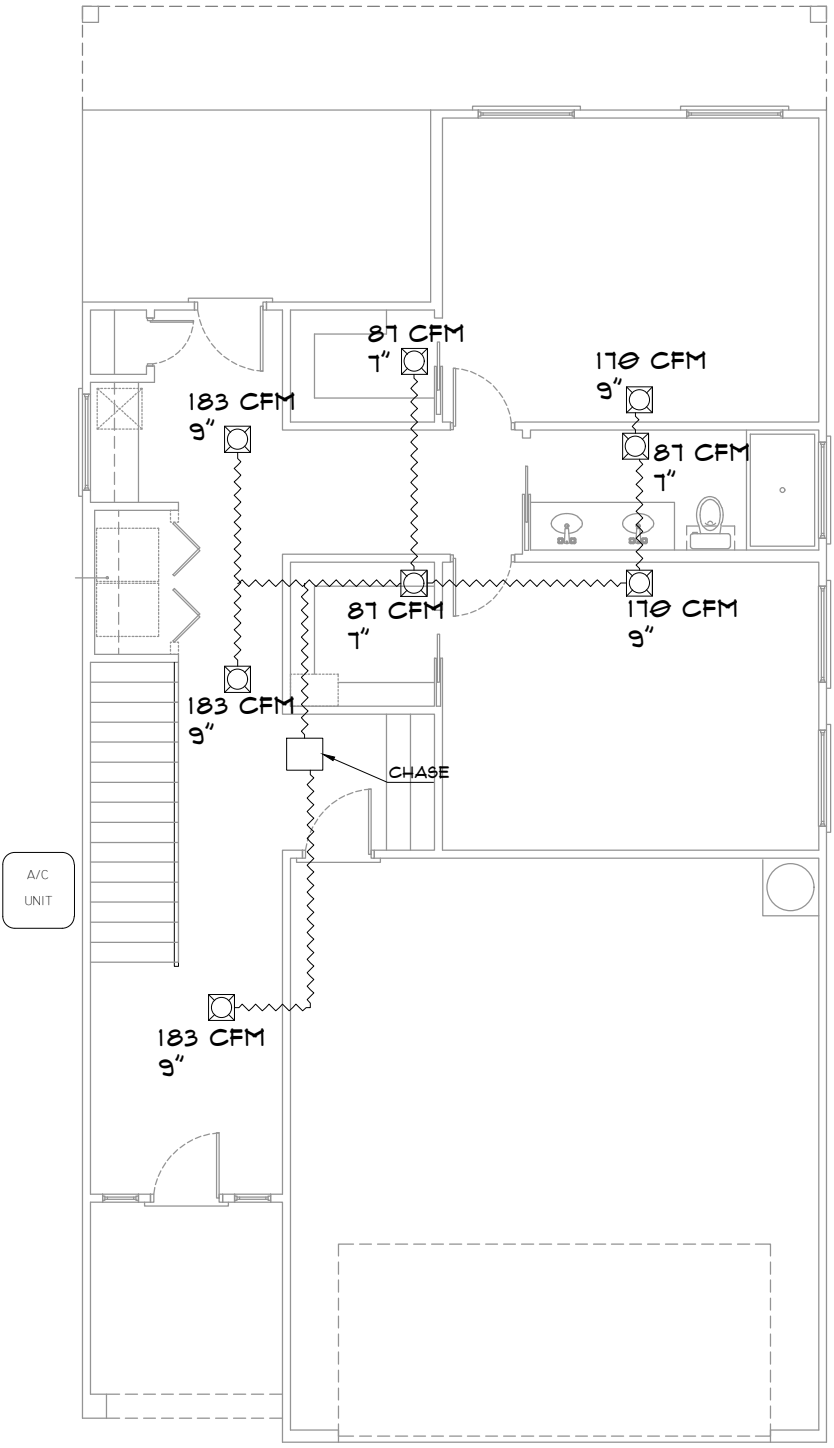
PAGE TITLE: PLUMBING PLAN
 SCALE: 1/8"=1'-0"
 DATE: 4/13/2023
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

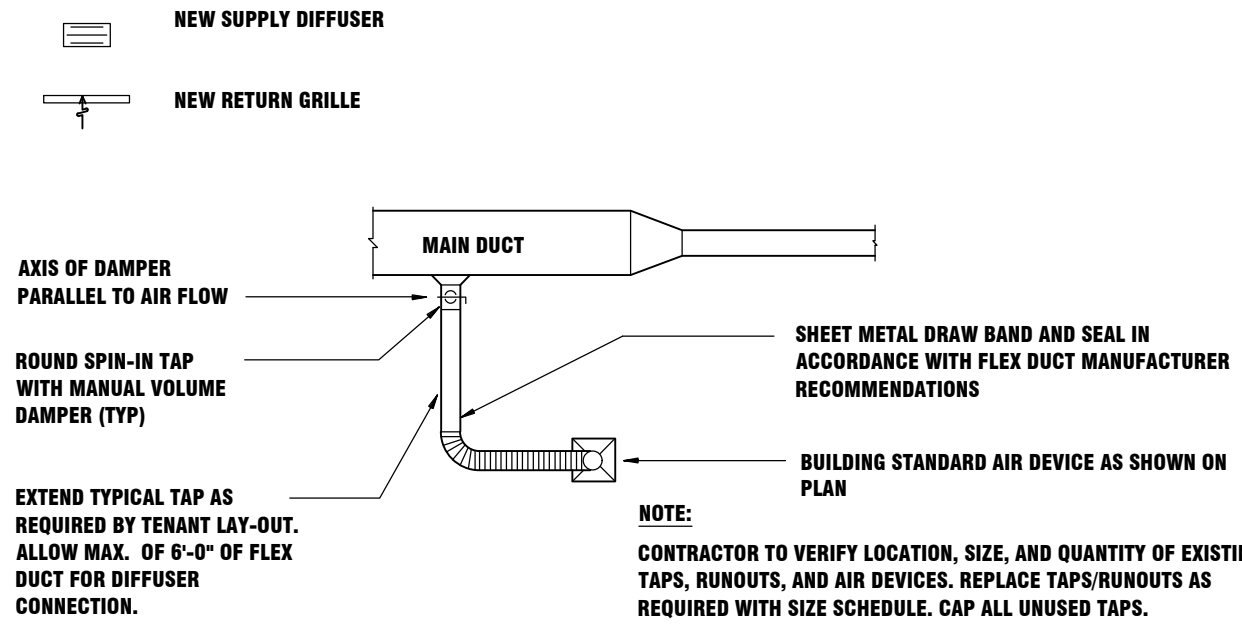
MECHANICAL PLAN
SCALE: 1/8"=1'-0"

11

THESE PLANS ARE INTENDED TO PROVIDE BASIS INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, THE BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

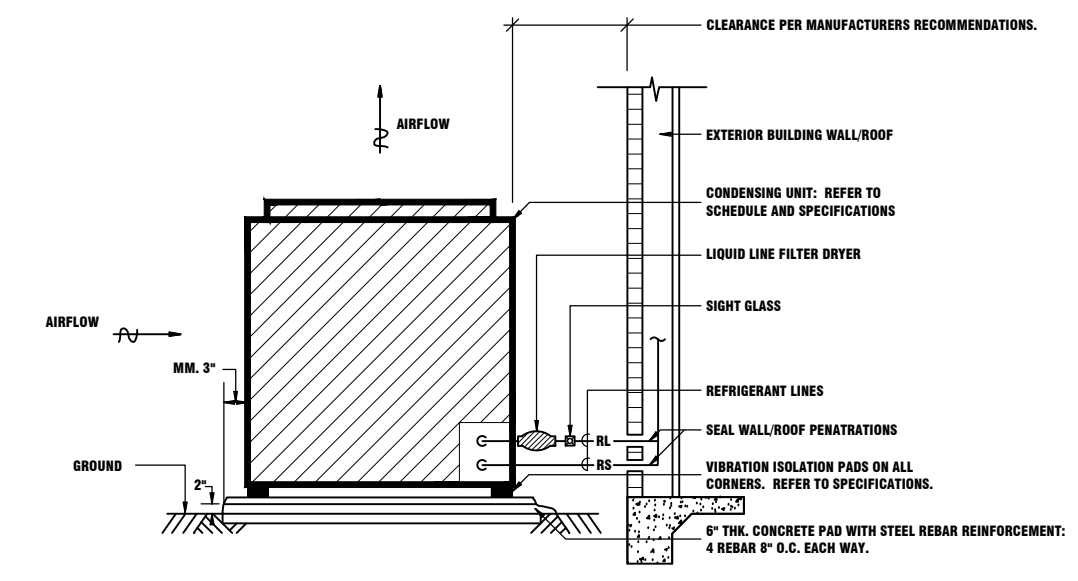
**311 VALIANT DR,
ROCKWALL, TX 75082**

PAGE TITLE: MECHANICAL PLAN
 SCALE: 1/8" 1'-0"
 DATE: 34/13/2023
 PAGE: 11



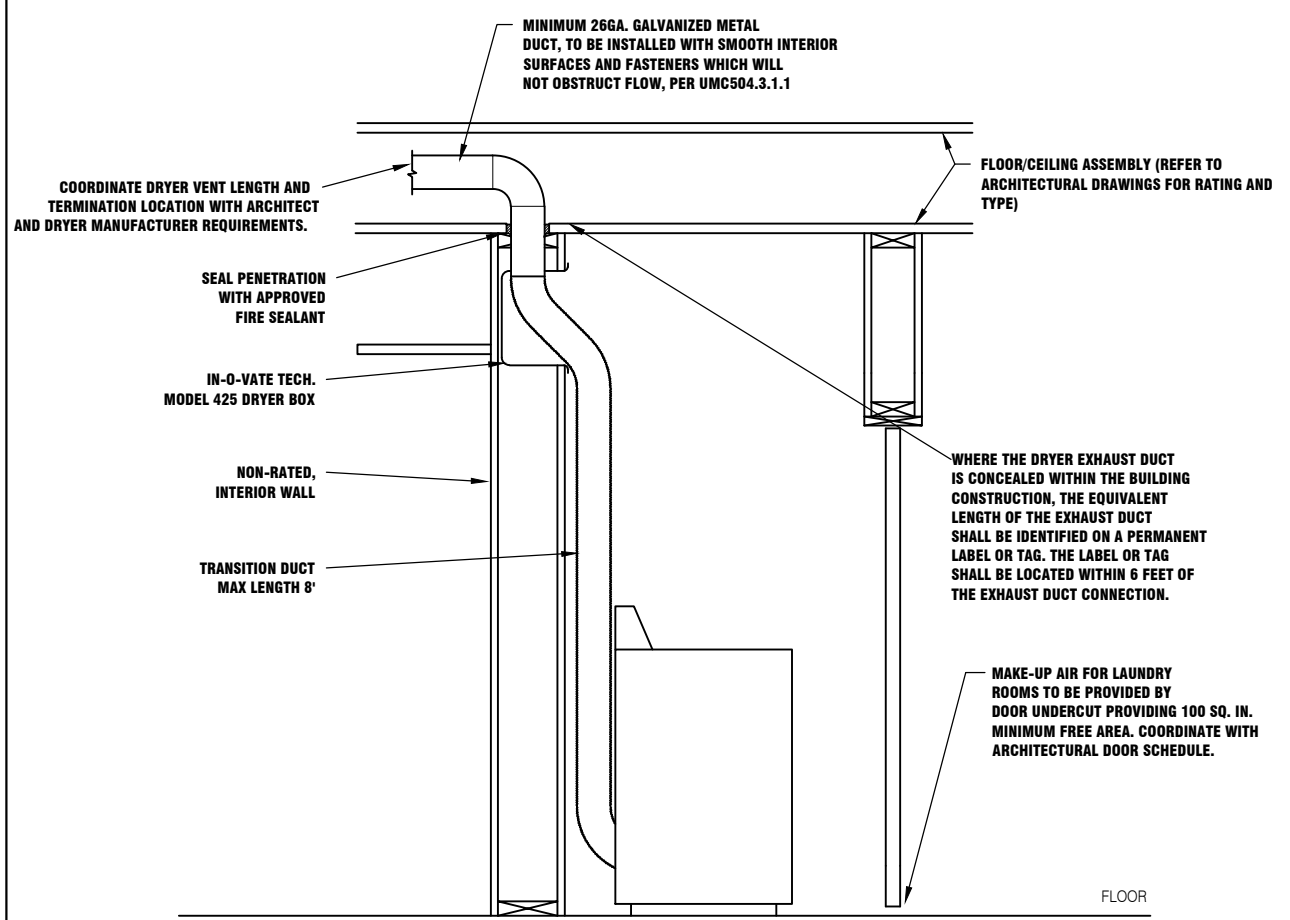
NOTE:
 CONTRACTOR TO VERIFY LOCATION, SIZE, AND QUANTITY OF EXISTING TAPS, RUNOUTS, AND AIR DEVICES. REPLACE TAPS/RUNOUTS AS REQUIRED WITH SIZE SCHEDULE. CAP ALL UNUSED TAPS.

Diffuser Connection Detail
 N.T.S.

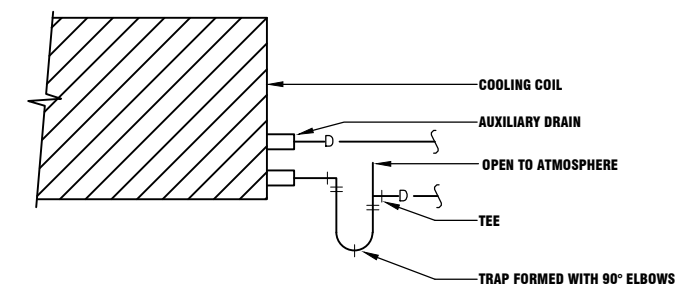


NOTES:
 1. REFRIGERANT LINES SHALL BE SIZED FROM EVAPORATOR COIL AT INDOOR AIR HANDLING UNIT BASED ON MANUFACTURERS RECOMMENDATIONS.

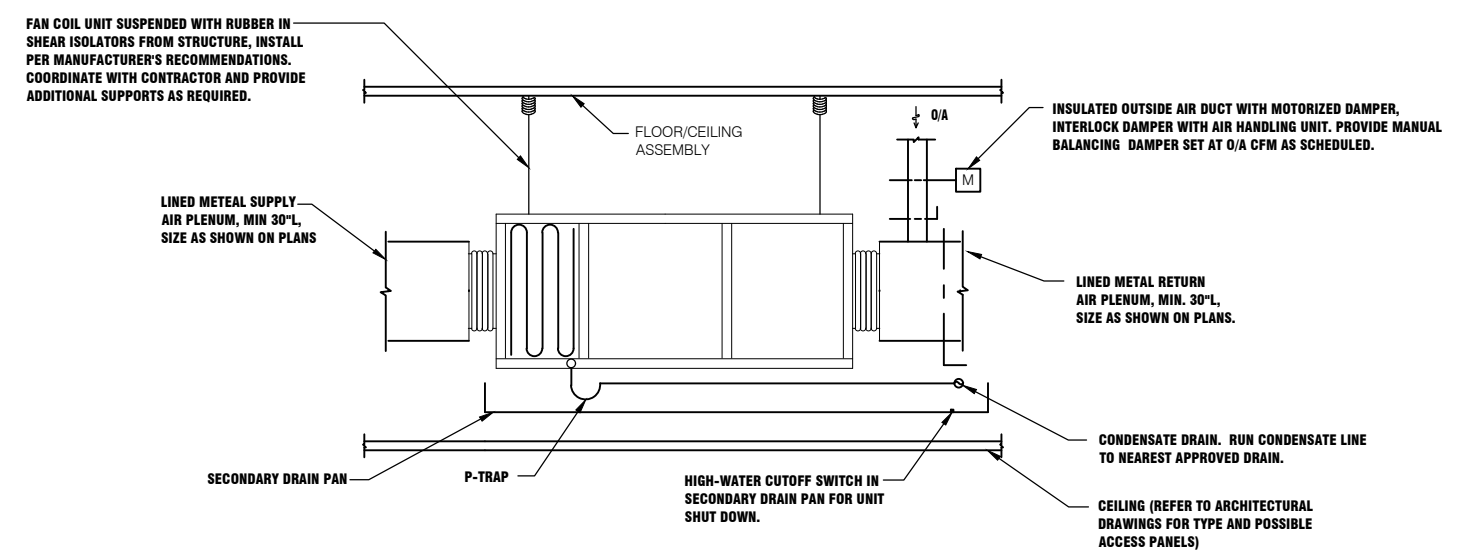
Condensing Unit Detail
 N.T.S.



Dryer Vent Detail
 N.T.S.



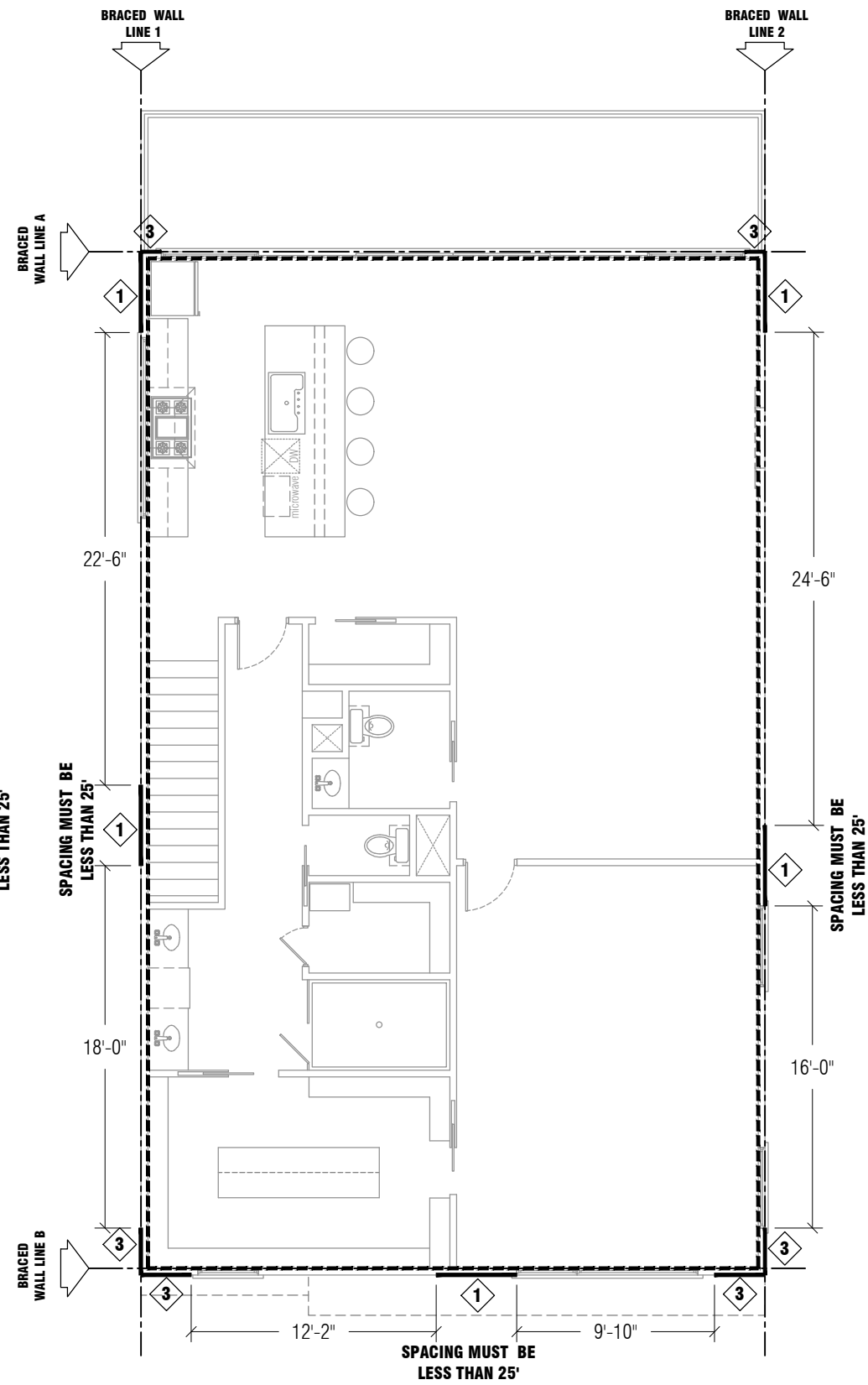
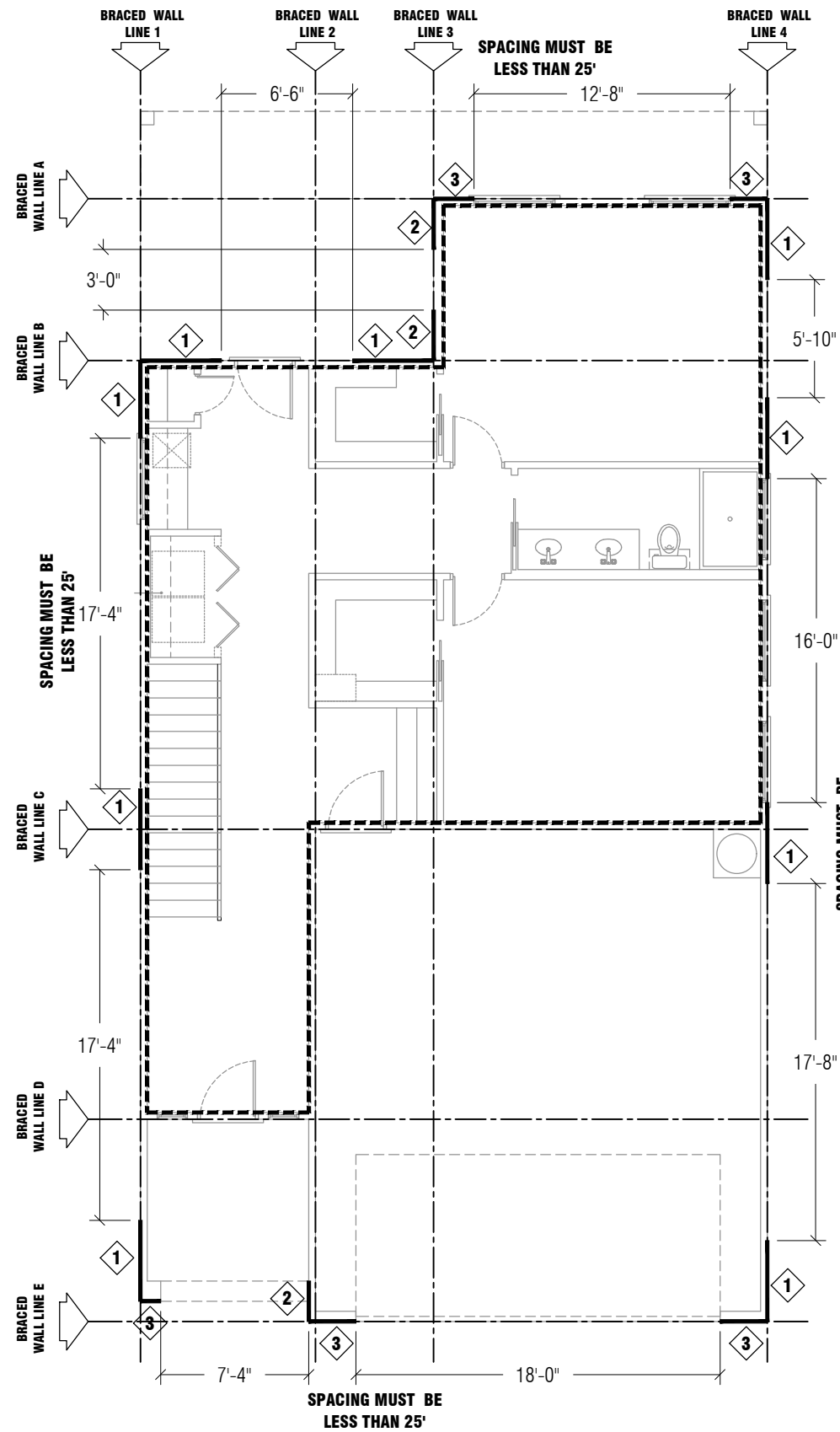
Typical Condensate Piping Detail
 N.T.S.



Typical Horizontal FCU Detail
 N.T.S.

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALS TO BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED AND CHECKED BY THE BUILDING CONTRACTOR, ARCHITECT, ENGINEER, AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION.

311 VALIANT DR,
 ROCKWALL, TX 75082



WIND BRACING PLAN
SCALE: 1/8"=1'-0"

12

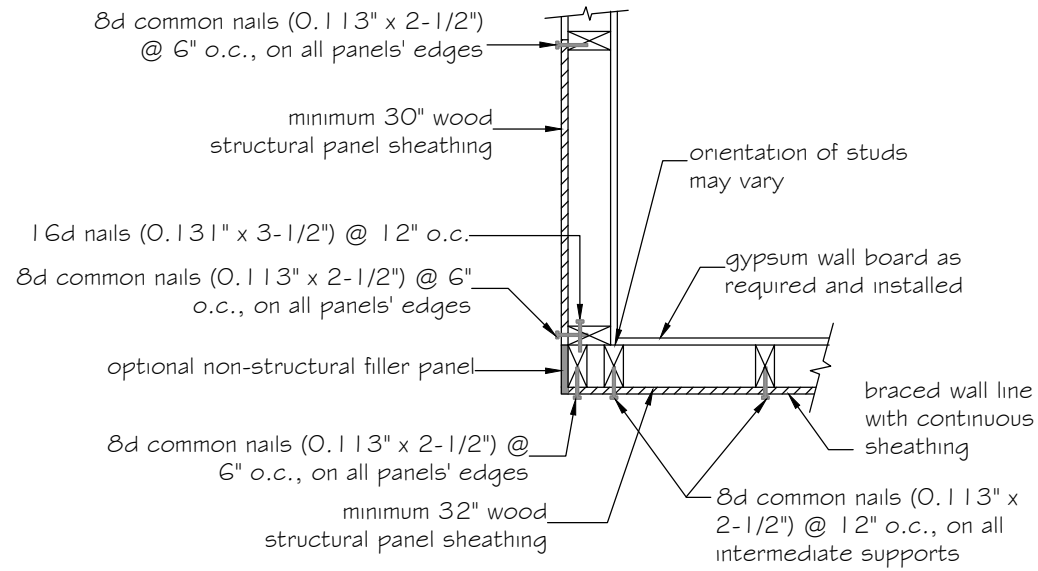


04/13/2023

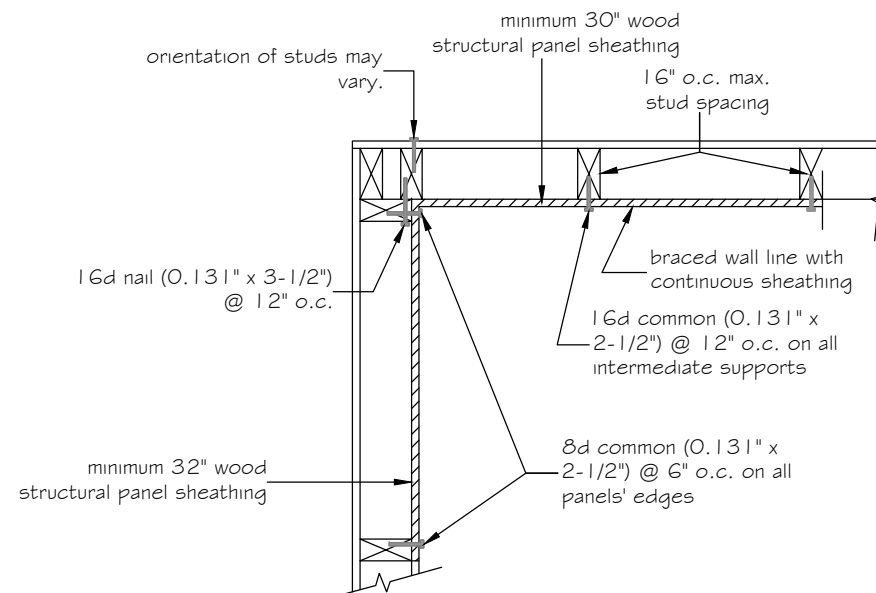
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ROCKWALL, TX 75082

PAGE TITLE:	WIND BRACING PLAN
SCALE:	1/8"=1'-0"
DATE:	4/13/2023
PAGE:	11



(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:

1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

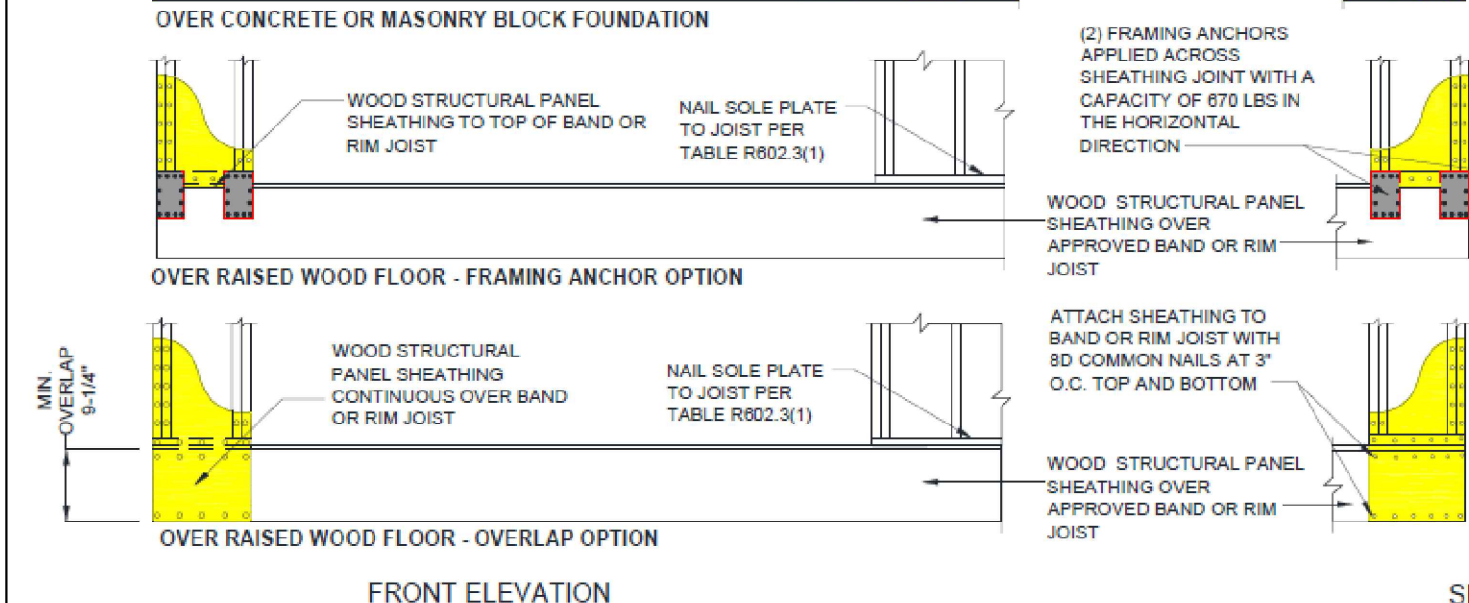
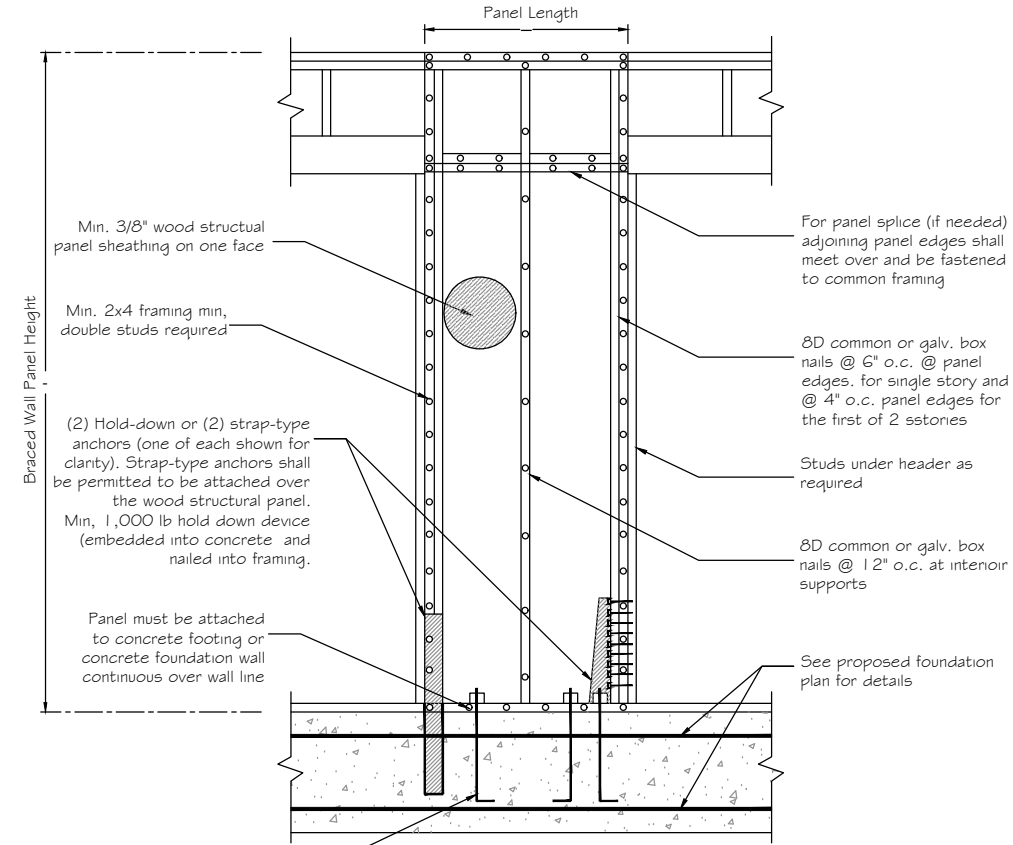
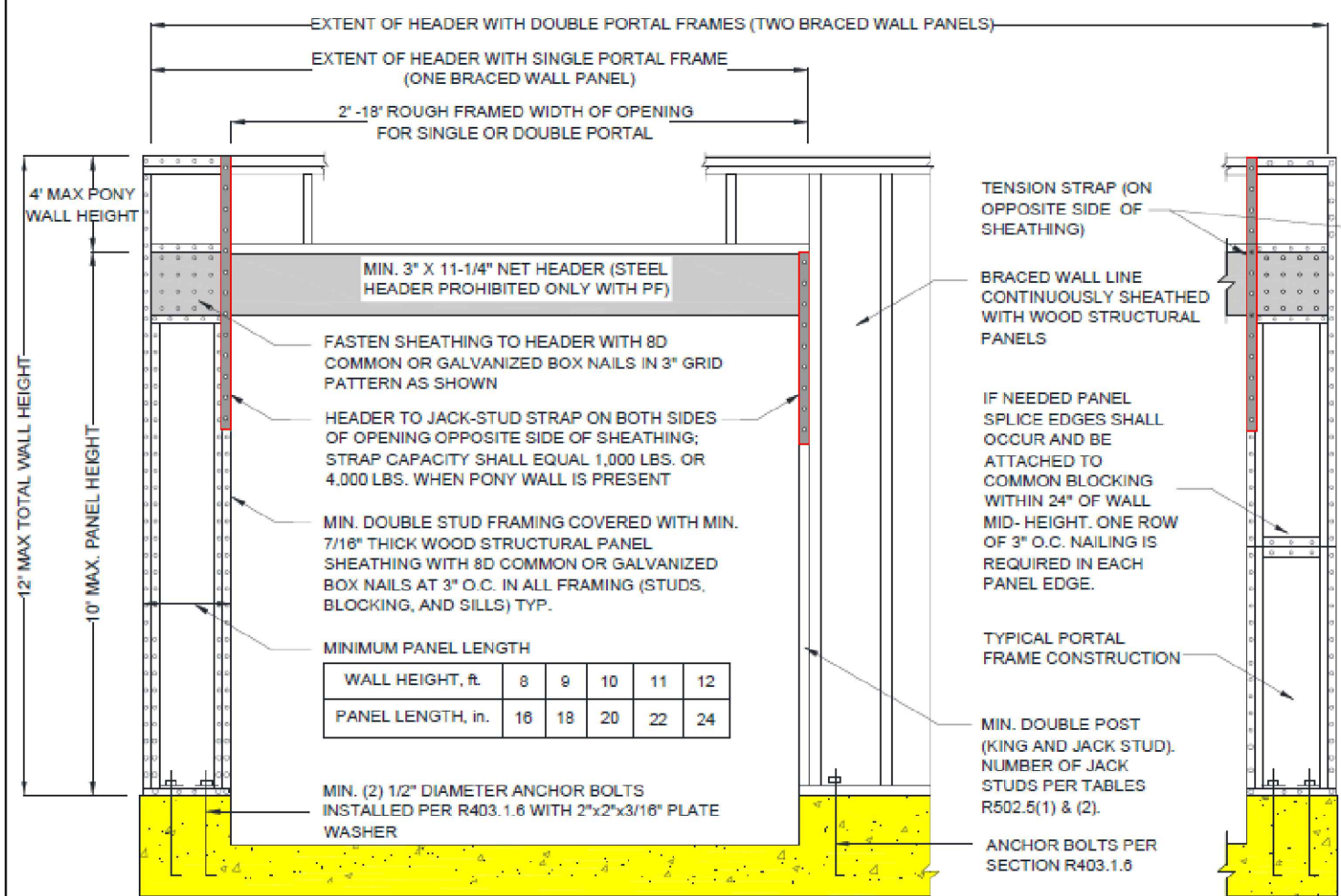
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311 VALIANT DR,
 ROCKWALL, TX 75082



Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



STATE OF TEXAS
 XAVIER CHAPA
 42335
 LICENSED PROFESSIONAL ENGINEER

Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

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	ACCESSORY BUILDING	EXTERIOR MATERIALS
301 Valiant Drive	Single-Family Home	1995	3,428	N/A	Brick and Siding
303 Valiant Drive	Single-Family Home	2001	3,289	N/A	Brick
305 Valiant Drive	Single-Family Home	1994	2,788	N/A	Brick
307 Valiant Drive	Single-Family Home	2005	3,331	N/A	Brick and Stone
309 Valiant Drive	Single-Family Home	1992	3,459	N/A	Brick
311 Valiant Drive	Vacant	N/A	N/A	N/A	Vacant
313 Valiant Drive	Single-Family Home	1994	2,534	N/A	Brick and Siding
315 Valiant Drive	Single-Family Home	2001	3,031	N/A	Brick
314 Valiant Drive	Single-Family Home	1993	4,101	N/A	Brick
318 Valiant Drive	Single-Family Home	2000	3,198	N/A	Brick
320 Valiant Drive	Single-Family Home	1996	3,073	N/A	Brick
AVERAGES:		1997	3,223		



CITY OF ROCKWALL

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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301 Valiant Drive



303 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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305 Valiant Drive



307 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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309 Valiant Drive



311 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

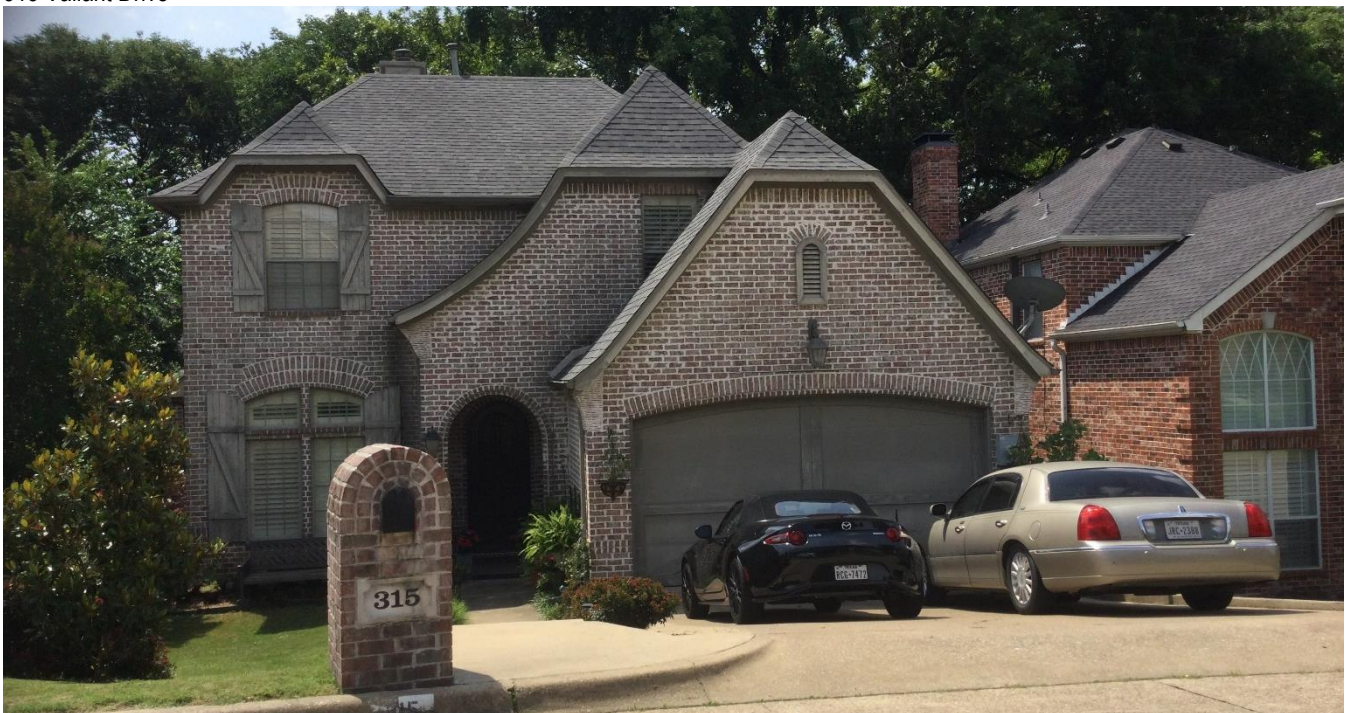
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313 Valiant Drive



315 Valiant Drive



CITY OF ROCKWALL

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314 Valiant Drive



318 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



320 Valiant Drive

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1278-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK C, OF THE CHANDLER'S LANDING #16 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 Chris Curra for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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 Planned Development District 8 (PD-8) and 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 Planned Development District 8 (PD-8) and 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*, of 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

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, 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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A':
Location Map and Residential Plot Plan

Address: 311 Valiant Drive

Legal Description: Lot 6, Block C, Chandler's Landing #16 Addition



Exhibit 'A':
Location Map and Residential Plot Plan

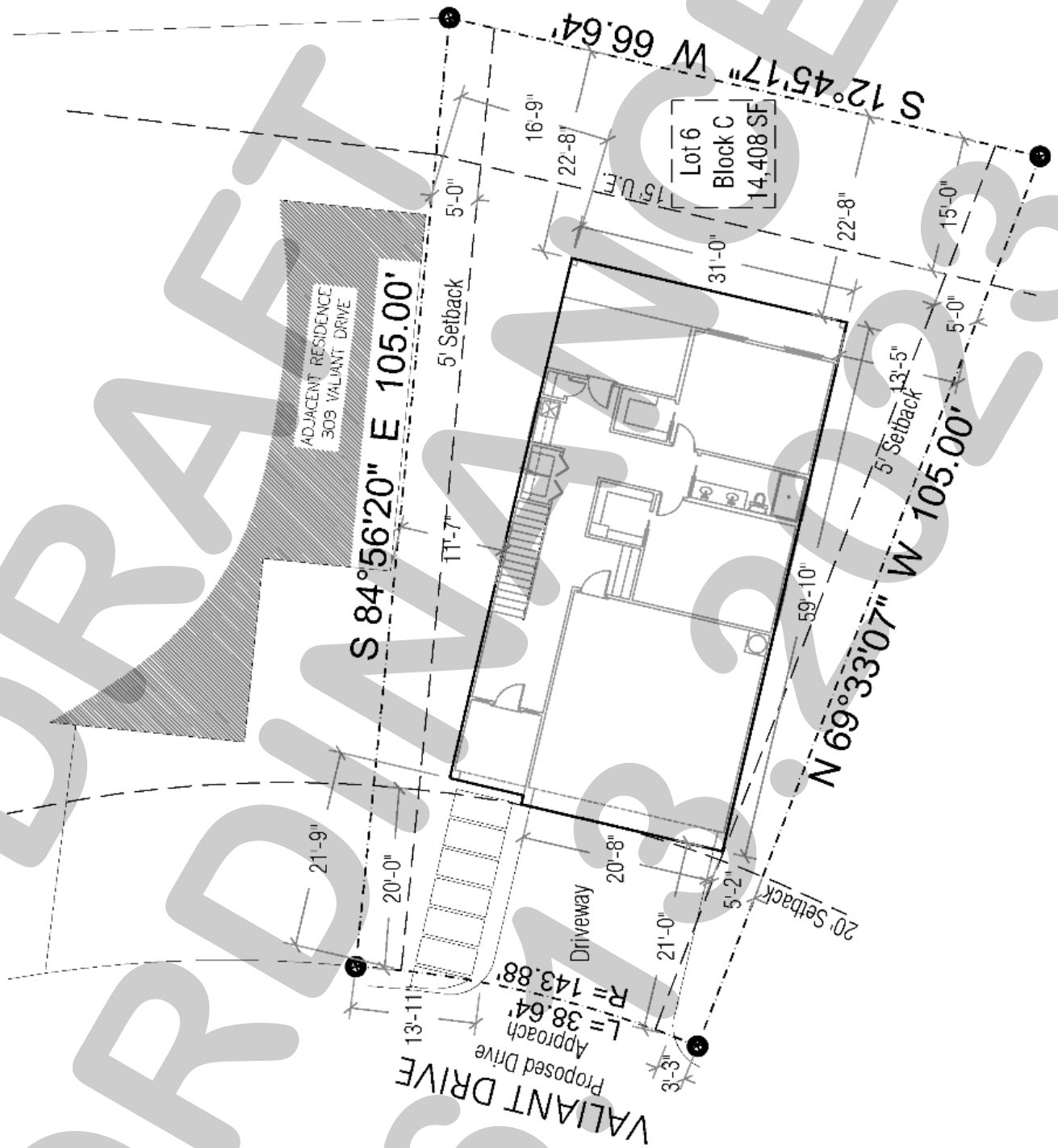
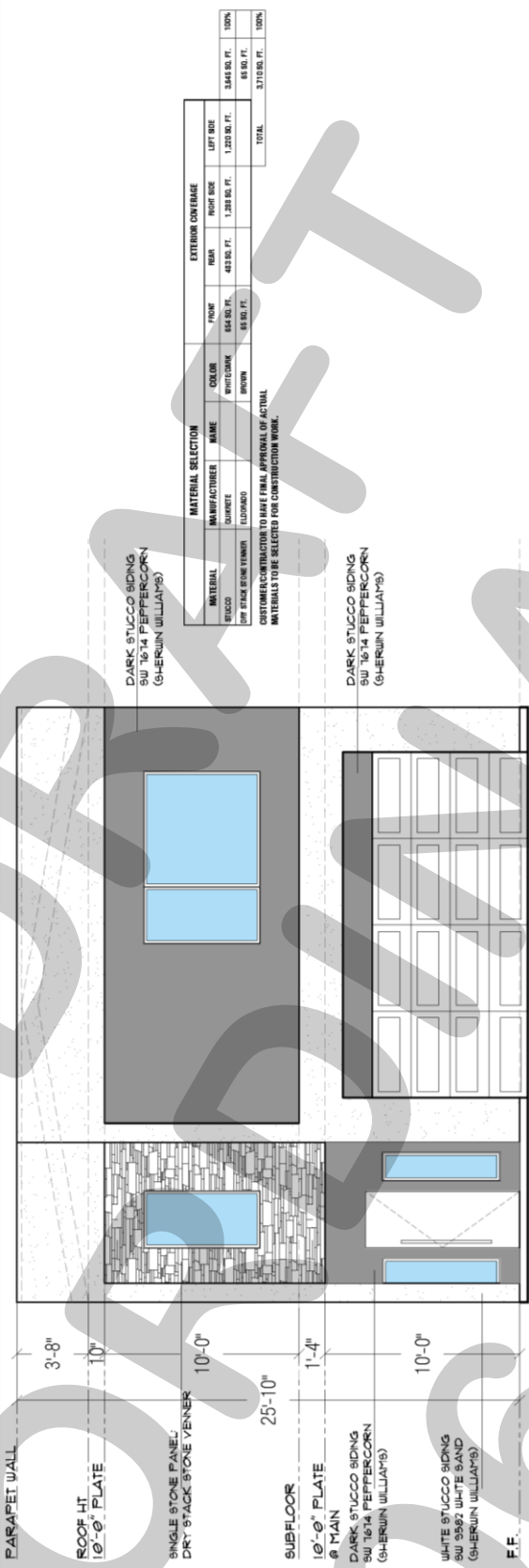
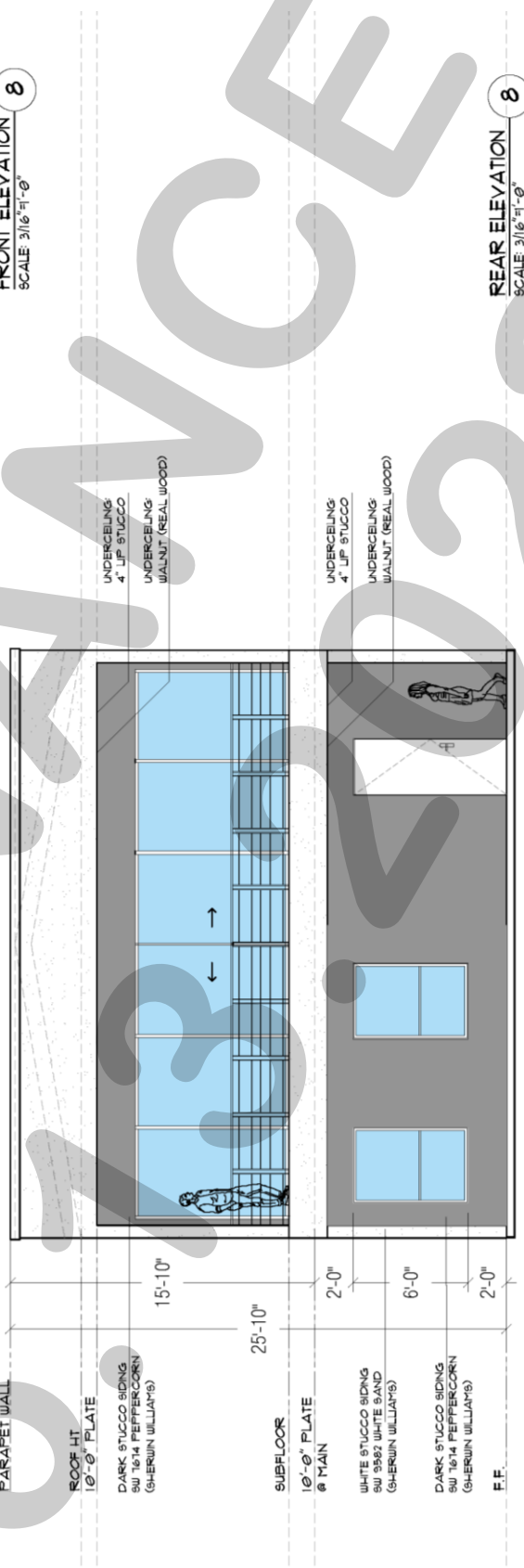


Exhibit 'B':
Building Elevations



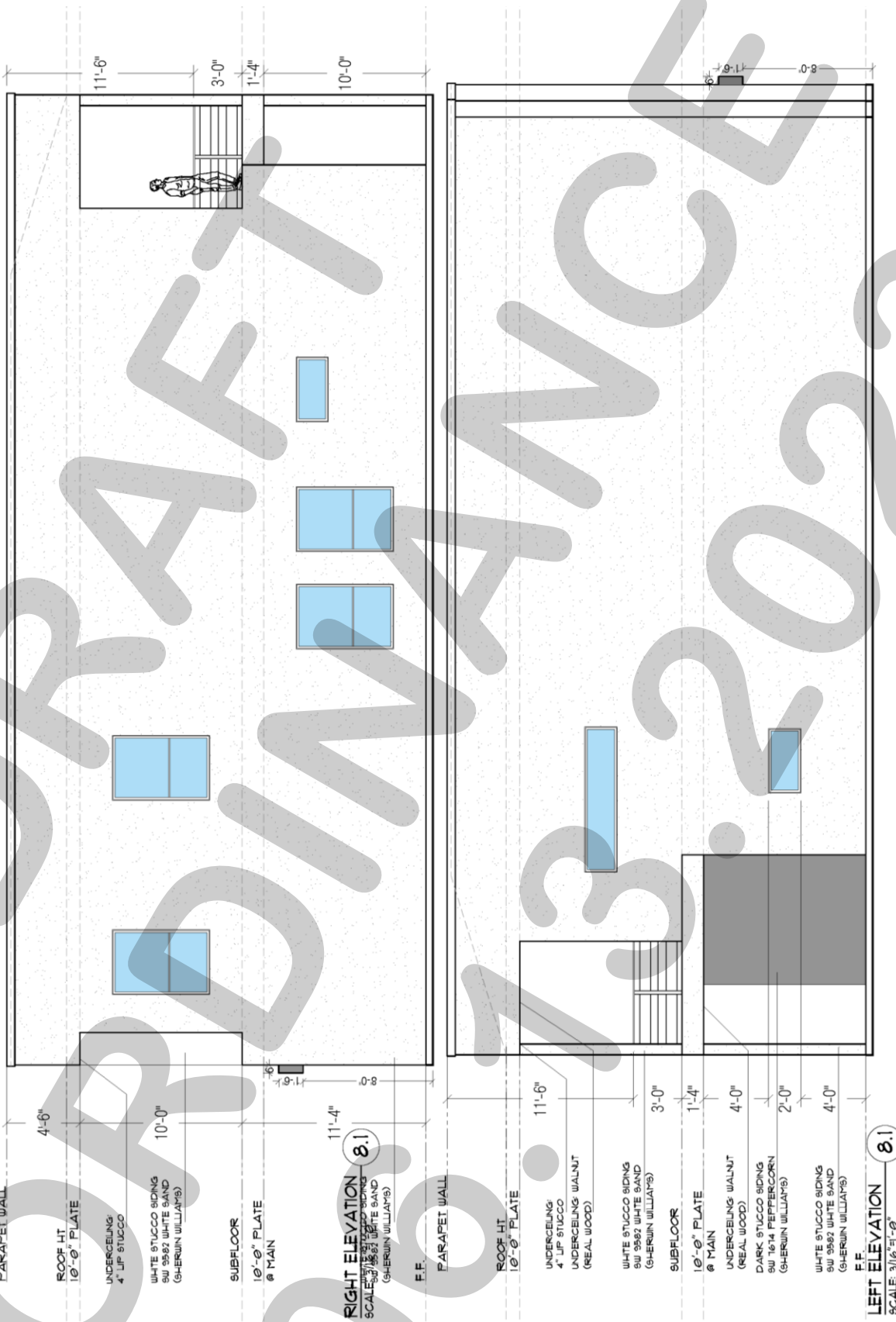
MATERIAL SELECTION		EXTENSIVE COVERAGE	
MATERIAL	MANUFACTURER	THICKNESS	AREA
ROOF STAKE STONE VENEER	QUARRIES	483 SQ. FT.	1,200 SQ. FT.
DRY STACK STONE VENEER	QUARRIES	648 SQ. FT.	1,200 SQ. FT.
WHITE STUCCO SIDING	SHERRIN WILLIAMS	68 SQ. FT.	68 SQ. FT.
DARK STUCCO SIDING	SHERRIN WILLIAMS	3,445 SQ. FT.	3,445 SQ. FT.
TOTAL		3,710 SQ. FT.	3,710 SQ. FT.

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



REAR ELEVATION 8
SCALE: 3/16"=1'-0"

Exhibit 'B':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: June 19, 2023
APPLICANT: Christopher Curra
CASE NUMBER: Z2023-024; *Specific Use Permit (SUP) for Residential Infill for 311 Valiant Drive*

On June 13, 2023, the Planning and Zoning Commission held a public hearing on *Case No. Z2023-024*, and approved a motion to continue the public hearing to the June 27, 2023 Planning and Zoning Commission meeting. The purpose of this action was to allow the applicant time to make changes to their residential plot plan and address concerns raised by the Planning and Zoning Commission during the public hearing. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required.” This means the City Council will need to announce the new public hearing date of July 17, 2023. No further action or motions are required. Should the City Council have any questions, staff will be available at the June 19, 2023 City Council Meeting.



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: June 27, 2023
APPLICANT: Christopher Curra
CASE NUMBER: Z2023-024; *Specific Use Permit (SUP) for a Residential Infill for 311 Valiant Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. The subject property was platted as Lot 6, Block C, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-050-01*. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 311 Valiant Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land along Valiant Drive and Victory Lane developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Single Ridge Place, 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 Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres and is zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property are two (2) parcels of land (*i.e. 313 and 315 Valiant Drive*) developed with a single-family homes and zoned Planned Development District 8 (PD-8). Beyond this are various parcels of land along Freedom Court that are in Phase 15 of the Chandler's Landing Subdivision, which consists of 88-lots with single-family homes on 37.37-acres.

East: Directly east of the subject property are various parcels of land developed with single-family homes. Beyond this is Freedom Court, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 19 of the Chandlers Landing Subdivision, which sits on 22-acres and consists of 77 lots.

West: Directly west of the subject property is Valiant Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 314 and 318 Valiant Drive*) developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres.

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 Phase 16 of the Chandler’s Landing Subdivision, which has been in existence since 1985, consists of 59 single-family residential lots, and is 96.61% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Valiant Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Valiant Drive are oriented towards Valiant Drive	The front elevation of the home will face onto Valiant Drive.
Year Built	1992-2000	N/A
Building SF on Property	2,534 SF – 4,101 SF	3,188 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Stone and Siding	Stone Veneer, Stucco Siding
Paint and Color	White, Cream, and Red	White
Roofs	Composite Shingles	N/A
Driveways	Driveways are all in the front and visible from Valiant Drive with the orientations being <i>flat front entry, garage forward entry, side entry, and ‘J’ or traditional swing entry.</i>	The garage will be situated 2-feet from the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Garage Orientation. According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home. Staff estimates that the garage will protrude approximately two (2)

feet in front of the front façade of the home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Chandler's Landing Subdivision extends from 1992-2000, there are several examples of houses in this area that have a similar garage configuration.

- (2) Roof Pitch. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with a flat roof. Staff should point out that all of the homes in this phase of the Chandler's Landing Subdivision have pitched roofs, and that the proposed roof design is not characteristic of the existing housing stock in this area.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements 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 Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC). Previously, staff had added a condition of approval that the applicant be required to meet the applicable setbacks for Planned Development District 8 (PD-8). This was to ensure that a minimum of a ten (10) foot maintenance easement was provided for the property north of the subject property (i.e. 309 Valliant Drive). However, the applicant has made changes to the residential plot plan and proposes to follow the traditional zero-lot-line development scheme present on the lots to the north and south of the subject property.

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 Valiant Drive and the proposed building elevations in the attached packet. Staff is obligated to reiterate that the proposed home does not appear to be consistent in terms of architecture compared to the existing homes in the surrounding area; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2023, staff mailed 120 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water's Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Lago Vista, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's 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 one (1) email in opposition of the request, two (2) responses to our online Zoning and Specific Use Permit Input Form in opposition to the request, one (1) email from a property owner expressing concerns regarding the request. In addition, staff received one (1) notice in favor of the 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 'A'* 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 'B'* 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) The applicant will be required to meet all applicable building setbacks stipulated by Planned Development District 8 (PD-8) and the Unified Development Code (UDC).
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

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) ²

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

311 Valiant Dr.

SUBDIVISION

Chandlers Landing

LOT

6

BLOCK

C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-8

CURRENT USE

Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.1278

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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

Chris Curra

APPLICANT

Chris Curra

CONTACT PERSON

Chris Curra

CONTACT PERSON

Chris Curra

ADDRESS

2975 Blackburn St
#1321

ADDRESS

2975 Blackburn St.
#1321

CITY, STATE & ZIP

Dallas TX 75204

CITY, STATE & ZIP

Dallas TX 75204

PHONE

512 785 3518

PHONE

512 785 3518

E-MAIL

chriscurra@gmail.com

E-MAIL

chriscurra@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

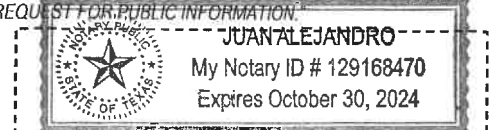
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES


Oct 30th, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

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.

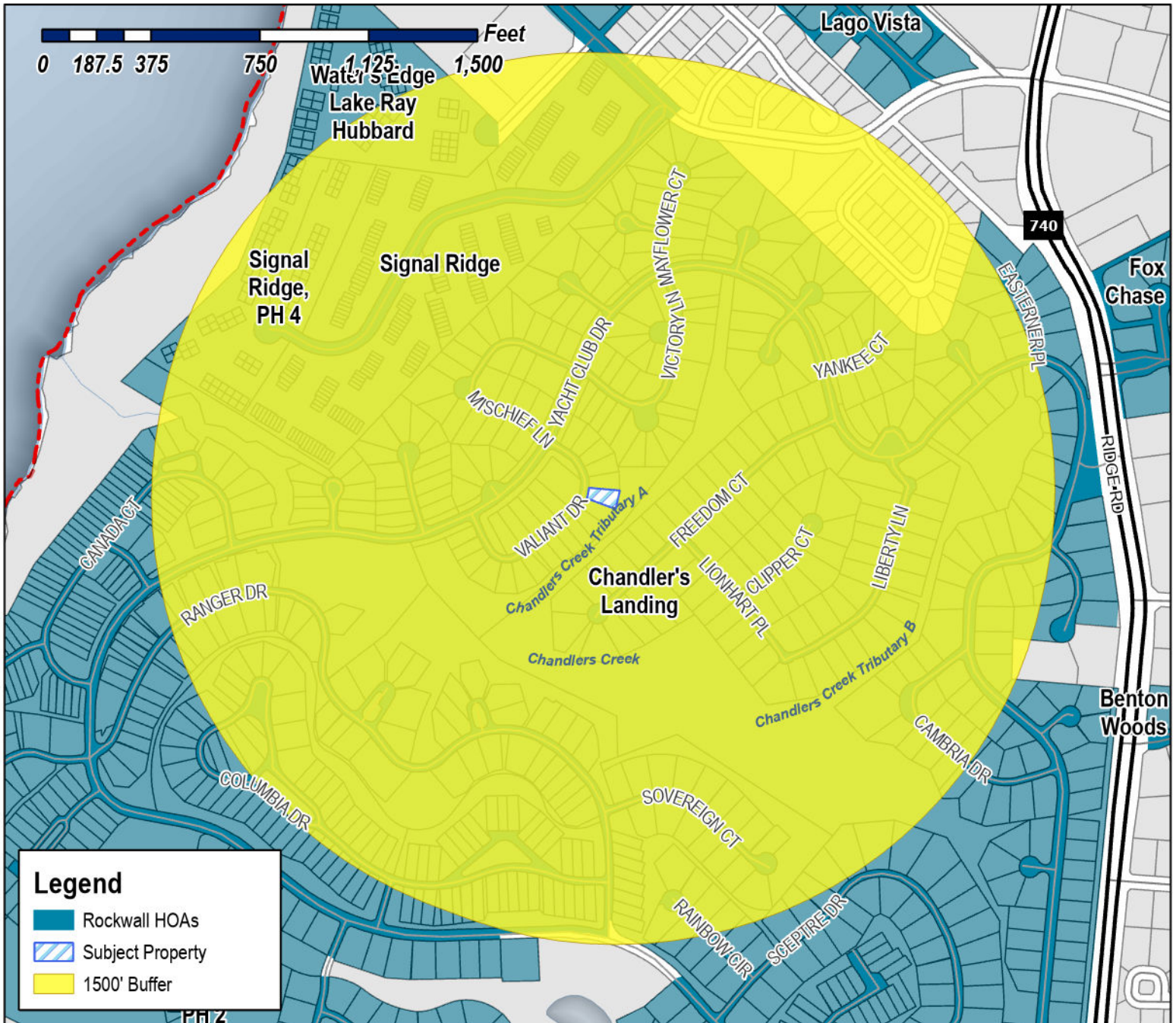




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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call (972) 771-7745



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-024]
Attachments: Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).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 May 26, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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>.

Z2023-024: SUP for Residential Infill at 311 Valiant Drive

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

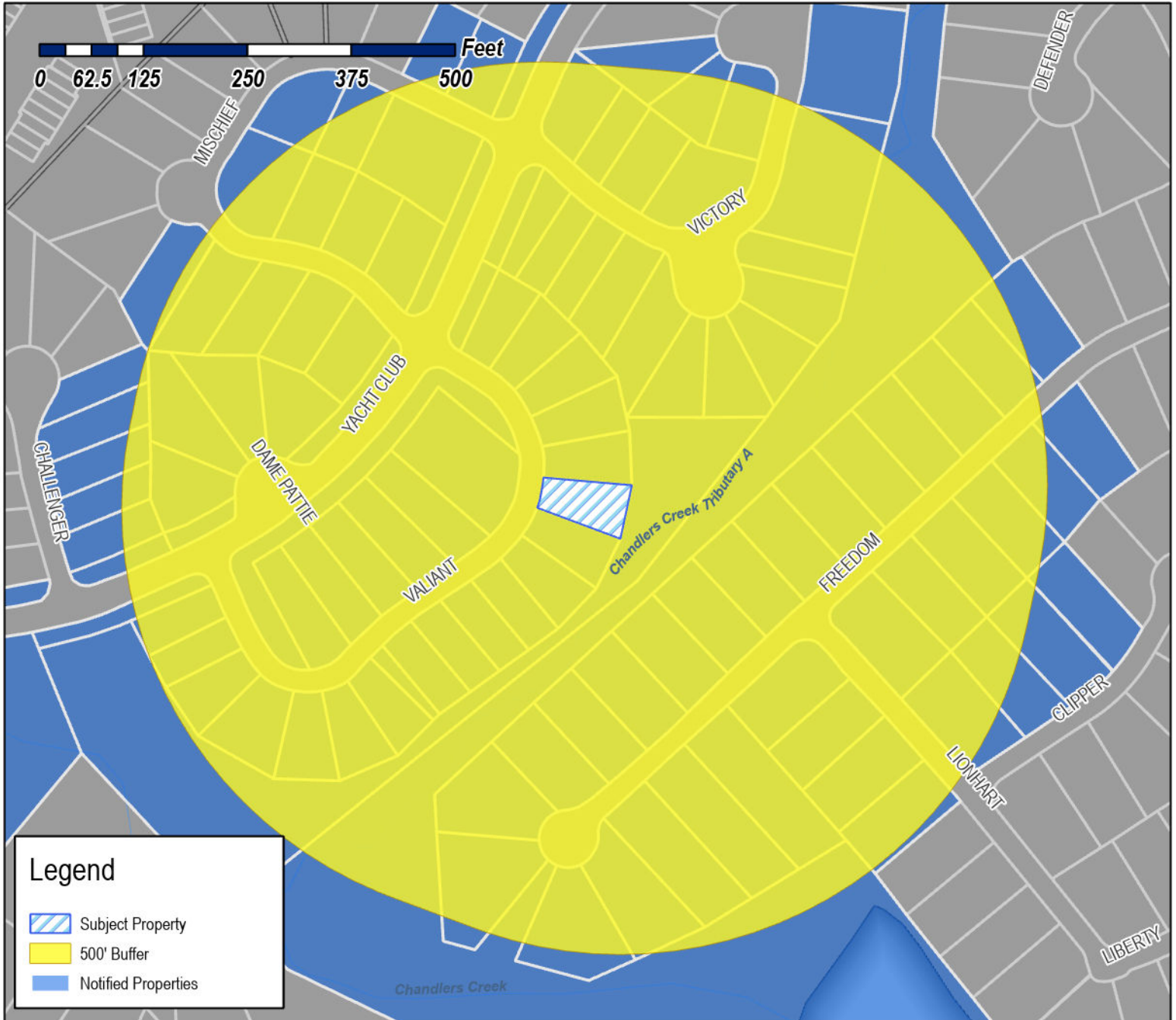
Thank You,
Melanie Zavala
Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568





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: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023

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



GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
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:

Z2023-024: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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:

Angelica Guevara
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, June 19, 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. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

From: [Bruce Robison](#)
To: [Planning](#)
Subject: Z2023-024 SUP for Residential Infill
Date: Monday, May 29, 2023 11:32:10 AM

My name is Bruce Robison and I live at [REDACTED]

I am opposed to the request. This area is densely populated and to wedge another home in the crowded neighborhood would just make the area more congested.

Regards
Bruce

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.

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Case No. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name:

Jan Moltzan

Address:

[Redacted address]

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

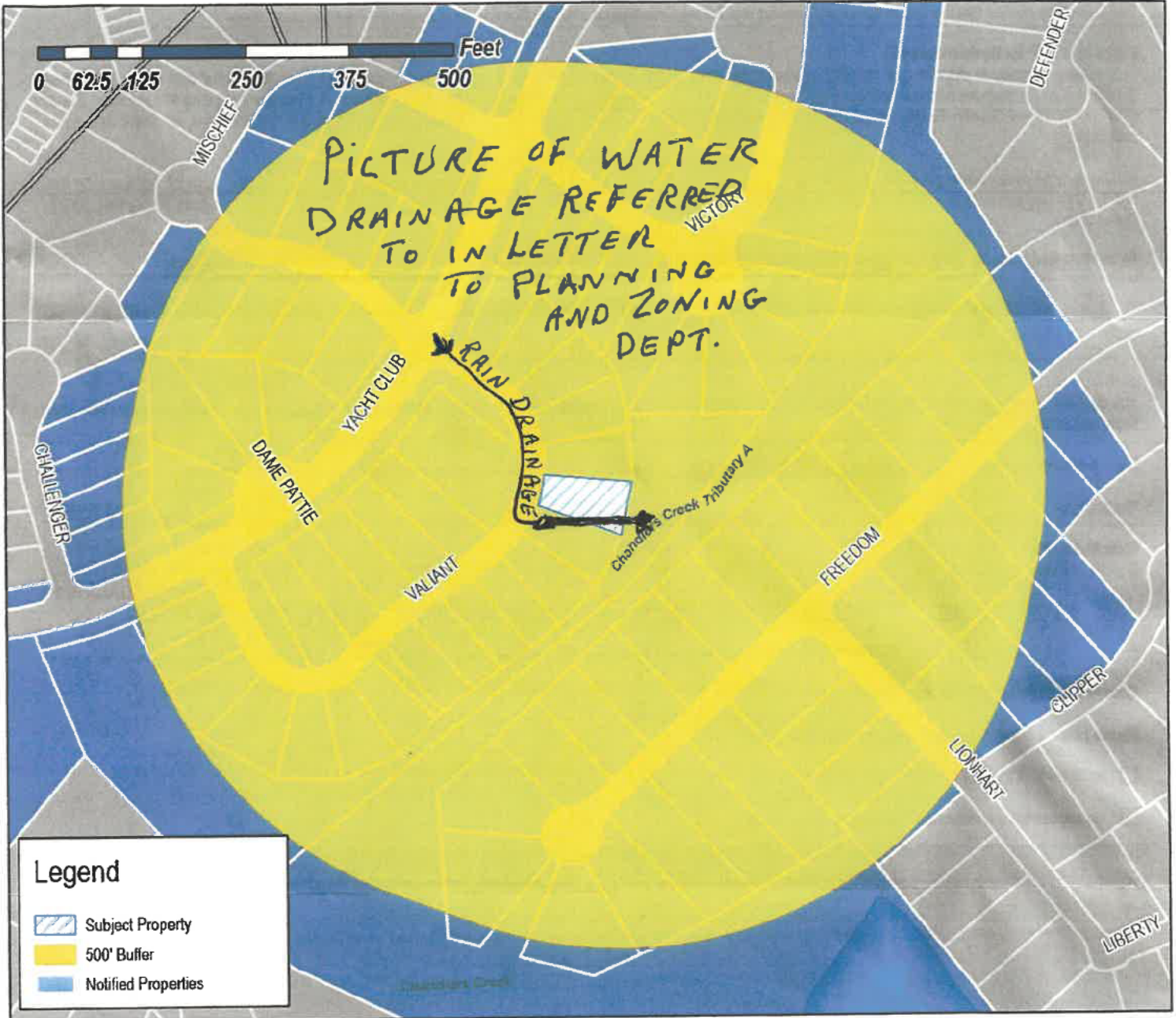
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

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

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



Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive



Date Saved: 5/23/2023

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

PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

SENT: JUNE 1, 2023

We have included a letter of two concerns!

Please CONTACT US Home: [Redacted]
DR Jerry & Tommie household Cell: [Redacted]

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

Building plans of Property at 311 Valiant Dr.

1 message

Tommie Loveless <[Redacted]>
To: Jerry Loveless ICE <[Redacted]>

Thu, Jun 1, 2023 at 12:41 PM

**ATTENTION: Ryan Miller and Angelica Guevara
June 1st 2023-Case #22023-024**

This request is made by Jerry and Tommie Loveless.

We have lived in Chandler's Landing, at [Redacted] for 24 years. We love and appreciate Chandler's and certainly welcome new neighbors. However, when we realized the possibility of plans to build a house at 311 Valiant, we felt sharing our two main concerns is a must.

1.) There are two VERY large trees, over a 100 feet tall, which are located about 10 feet from our foundation. The roots of these trees are under the foundation of our home and probably extend out to the 311 lot. Through the years, when prospective buyers were interested in building on this property, different surveyors were sent to measure size, elevation and determine considerations involved in building.

Each time we were told that due to the size and location of the two trees by our property, the roots would crack the foundation of our home, if the trees were compromised by the building activities! It was also stated that it would be impossible to pull up these trees and cutting them down would be hazardous to both properties. (A portion if these trees are on our property).

2). Another grave concern is drainage problems.

During rains, water drains from the beginning of the top of our street, down to our property (313 Valiant) into a drainage that crosses the entire length of our driveway; it then drains under the front and side of our property.

Any excess water continues draining underground through a PVC to the back portion of 311 property where it drains into the Chandler's creek.

The concern is:

If this pipe is covered or damaged, our property (and street) will experience flooding.

(Because of these and other considerations, this lot has never been built upon.)

PLEASE SCHEDULE A TIME WHEN AN ENGINEER FROM THE ROCKWALL CITY WATER DEPARTMENT CAN COME TO OBSERVE AND HELP US CONCERNING THESE AREAS OF CONCERN.

THANKS SO MUCH FOR YOUR CONSIDERATION WITH THIS IMPORTANT SITUATION.

Dr. Jerry and Tommie Loveless

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Sent from my iPad

Sorry for the "small font!"

*It would not print larger!
We also sent this by email to you*

*TO: Planning@Rockwall.com
Also plan to attend the meetings
Thanks Again*

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Jonah

Last Name *

Mirfendereski

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Nalina

Last Name *

Shapiro

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

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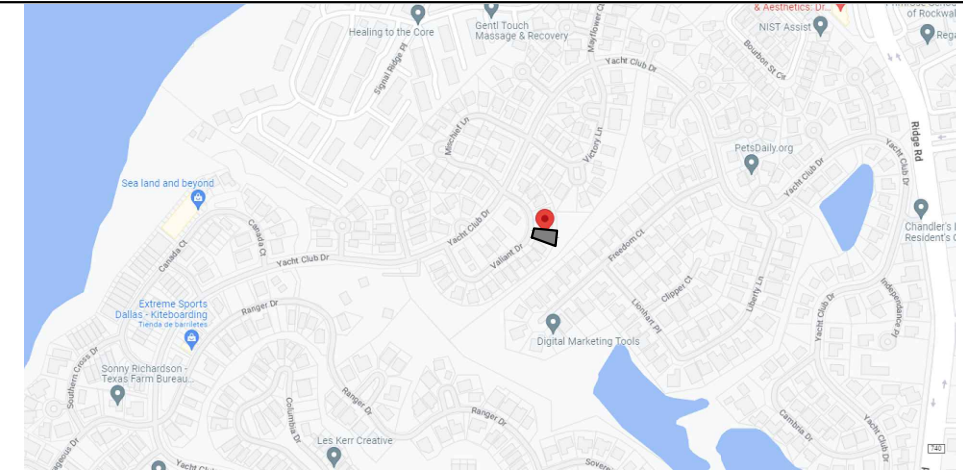
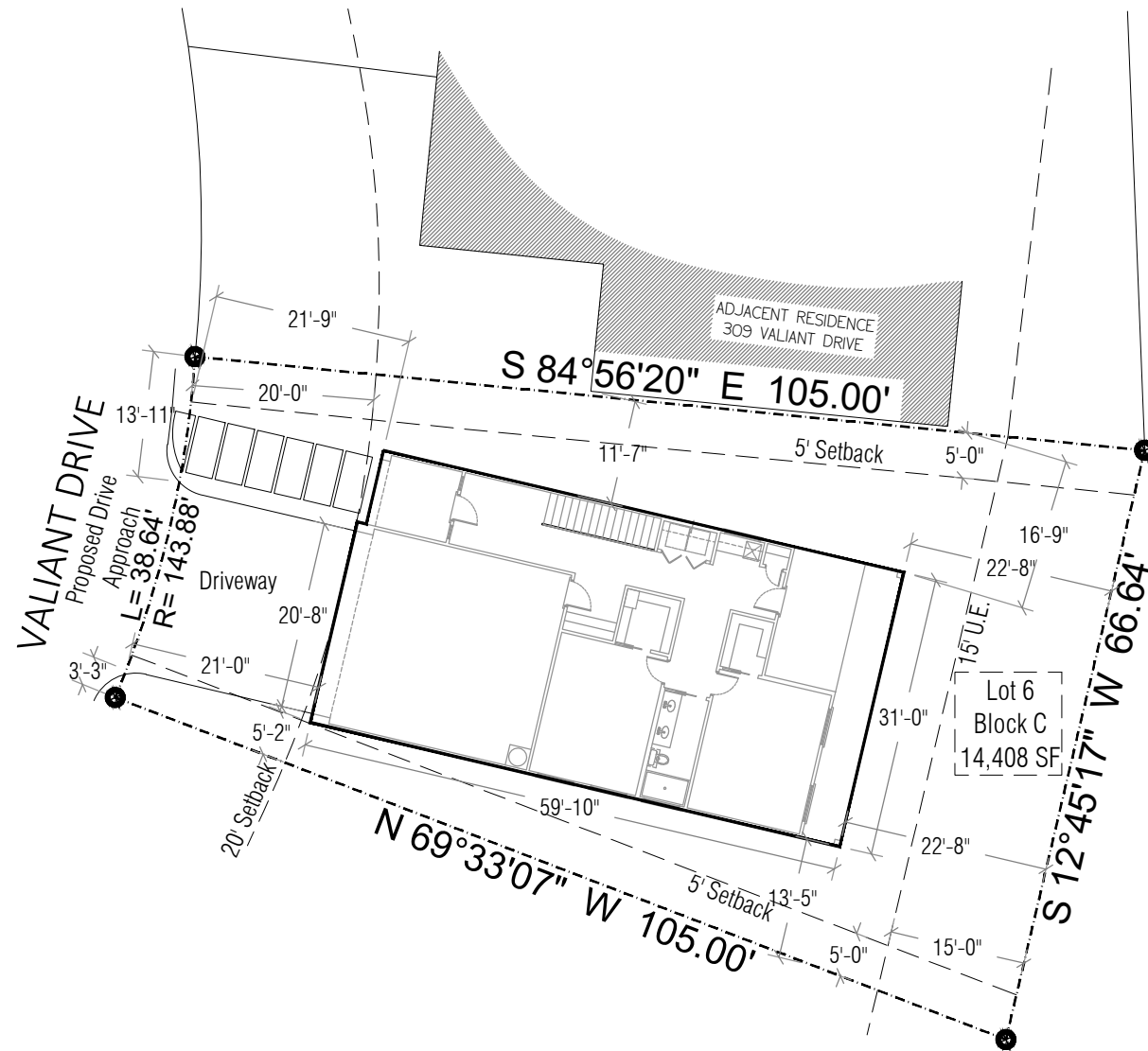
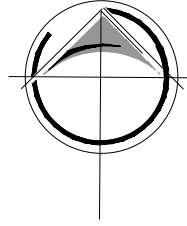
My neighbors told me about the request.

Other: _____

This content is neither created nor endorsed by Google.

Google Forms

NORTH



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

SITE PLAN
SCALE: 1'-0" = 20'-00" 1

SITE PLAN INFORMATION	
LOT SIZE	5,431 SQFT
TOTAL BUILDING AREA	3,188 SQFT
PERCENT LOT COVERED	22 %

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	217 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

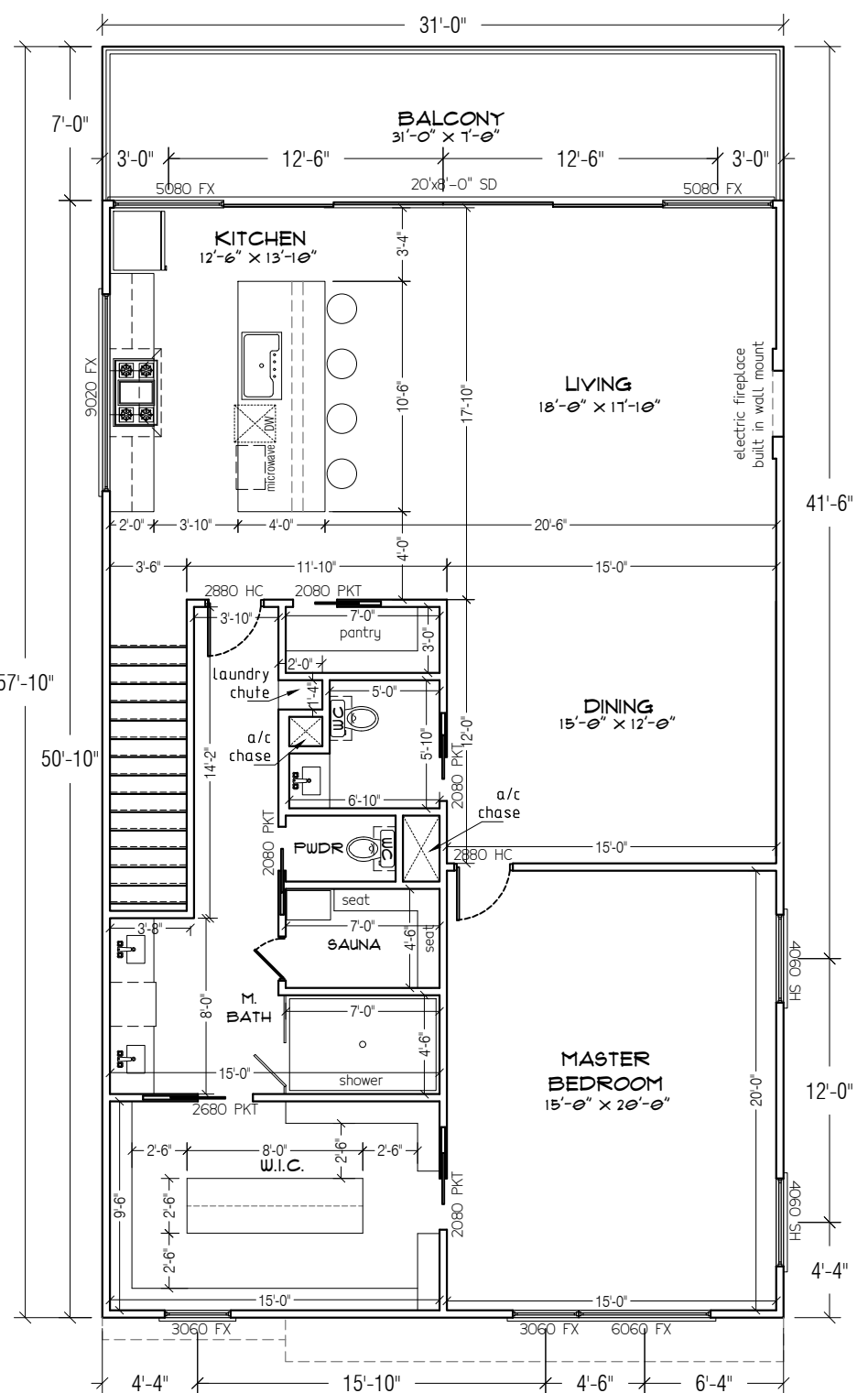
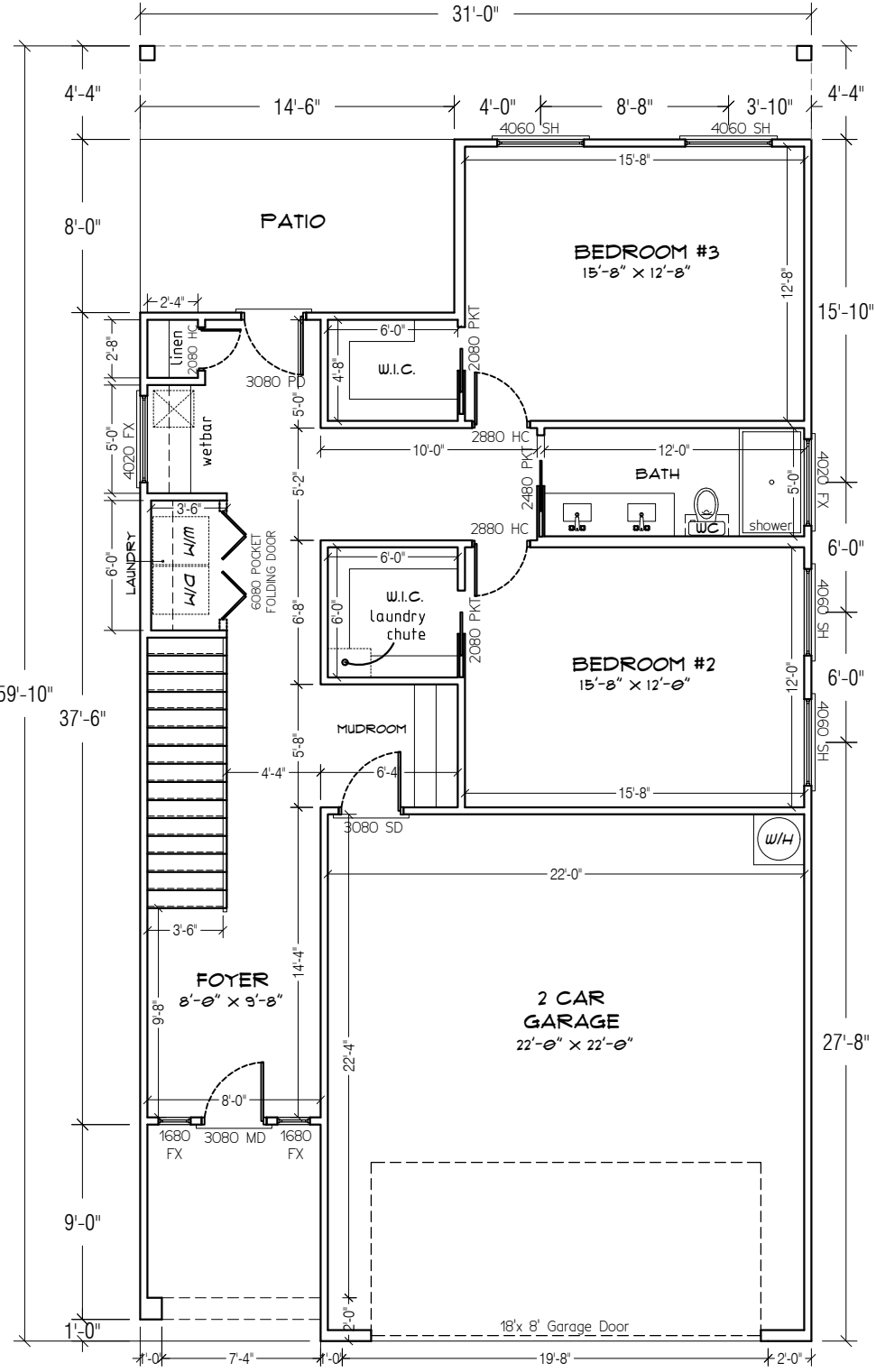
311 VALIANT DR,
ROCKWALL, TX 75032

PAGE TITLE: SITE PLAN

SCALE: 1'-0" = 20'-00"

DATE: 4/13/2023

PAGE: 1

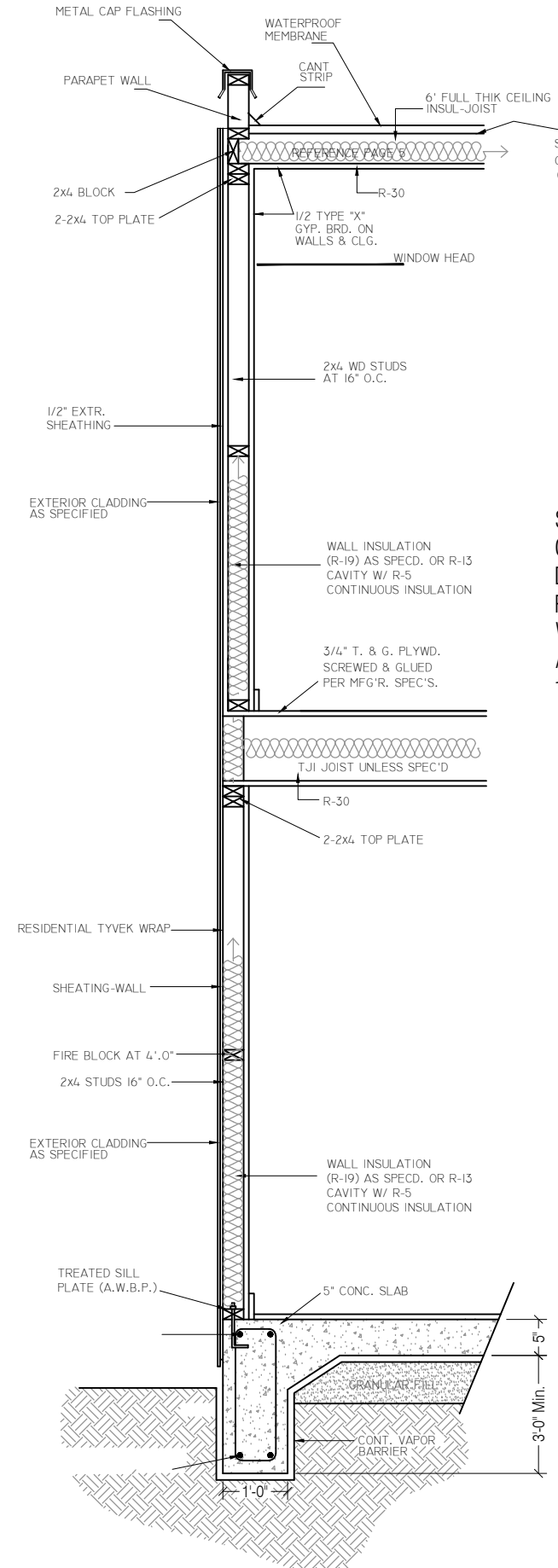
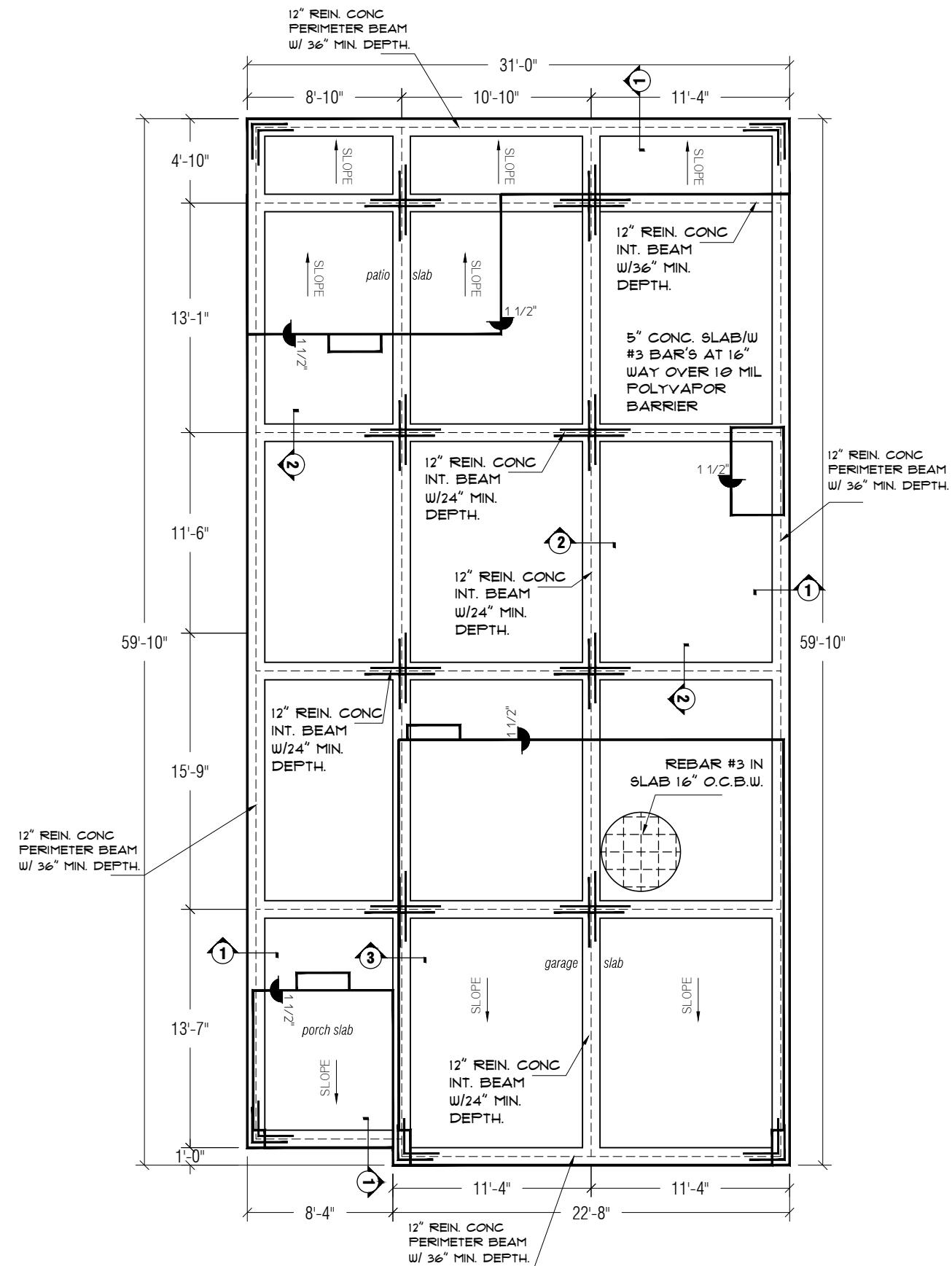


KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
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311 VALIANT DR,
ROCKWALL, TX 75082



A WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale

SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL
VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.

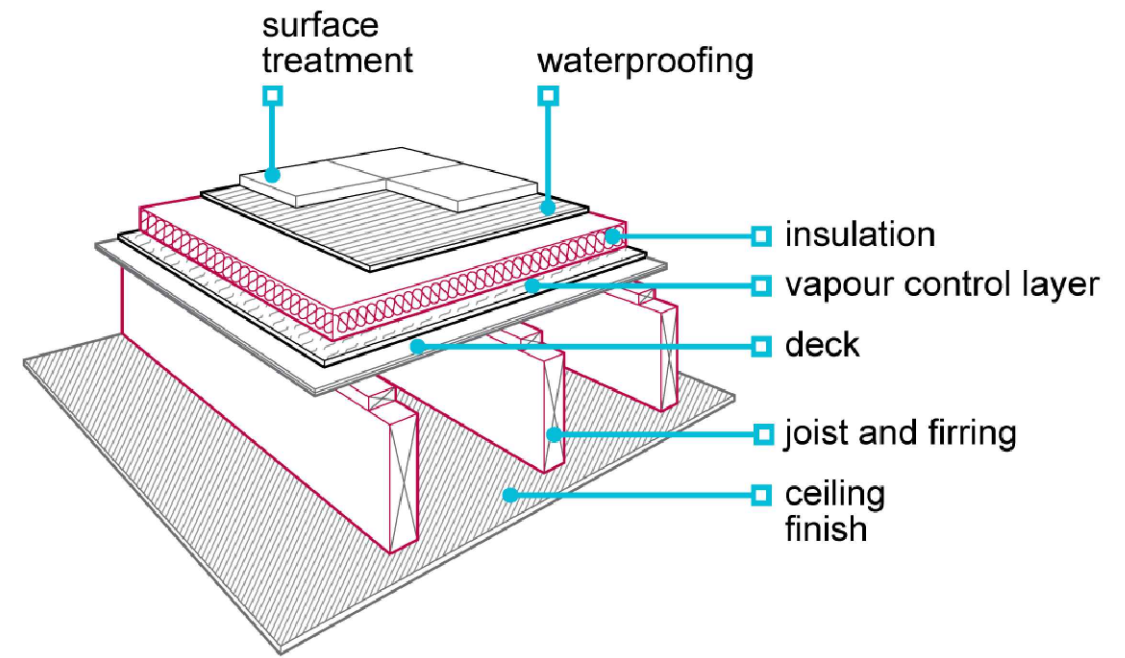
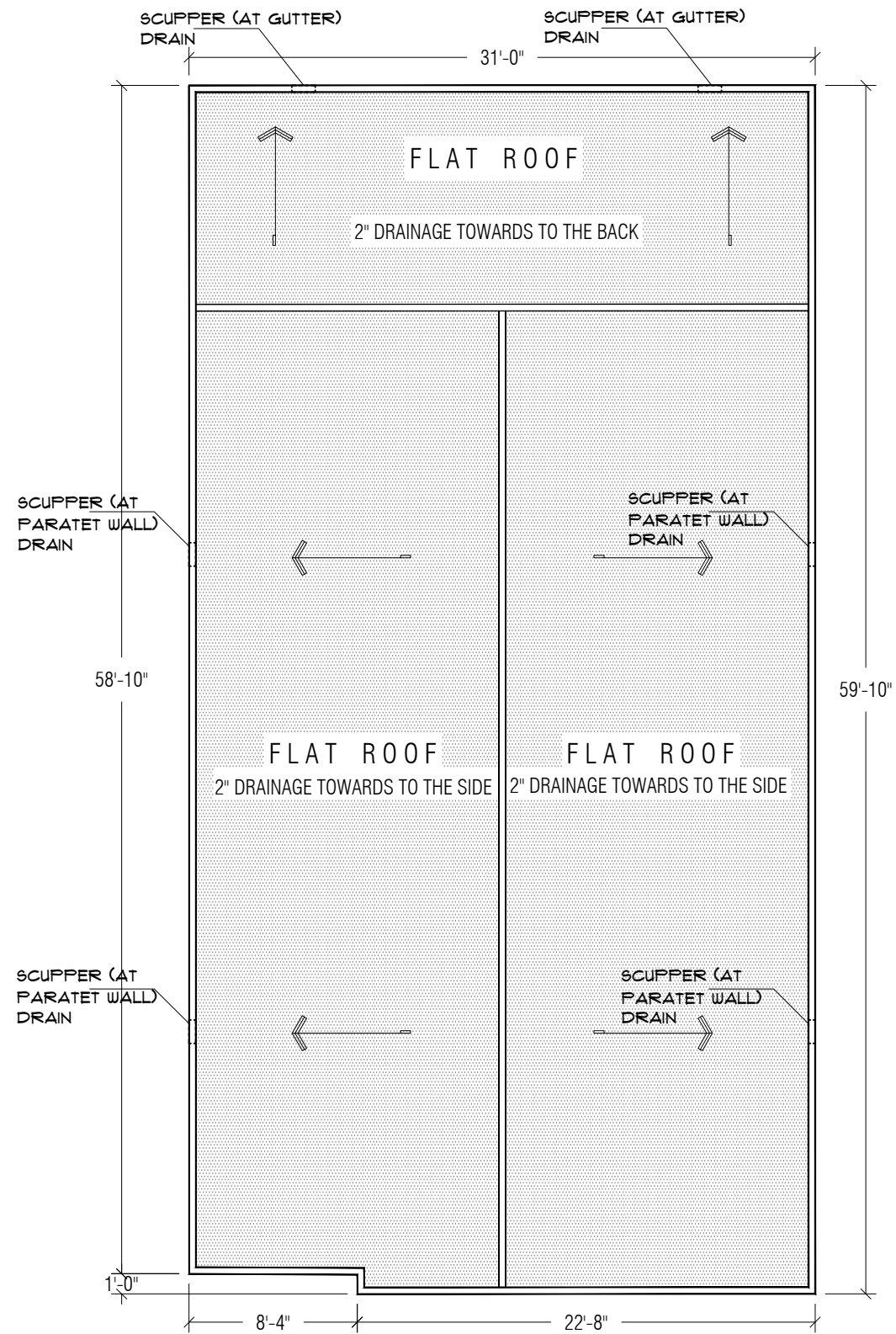


Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

311 VALIANT DR,
ROCKWALL, TX 75082

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falls can be created by firrings or tapered insulation

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311 VALIANT DR,
ROCKWALL, TX 75082



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

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

5

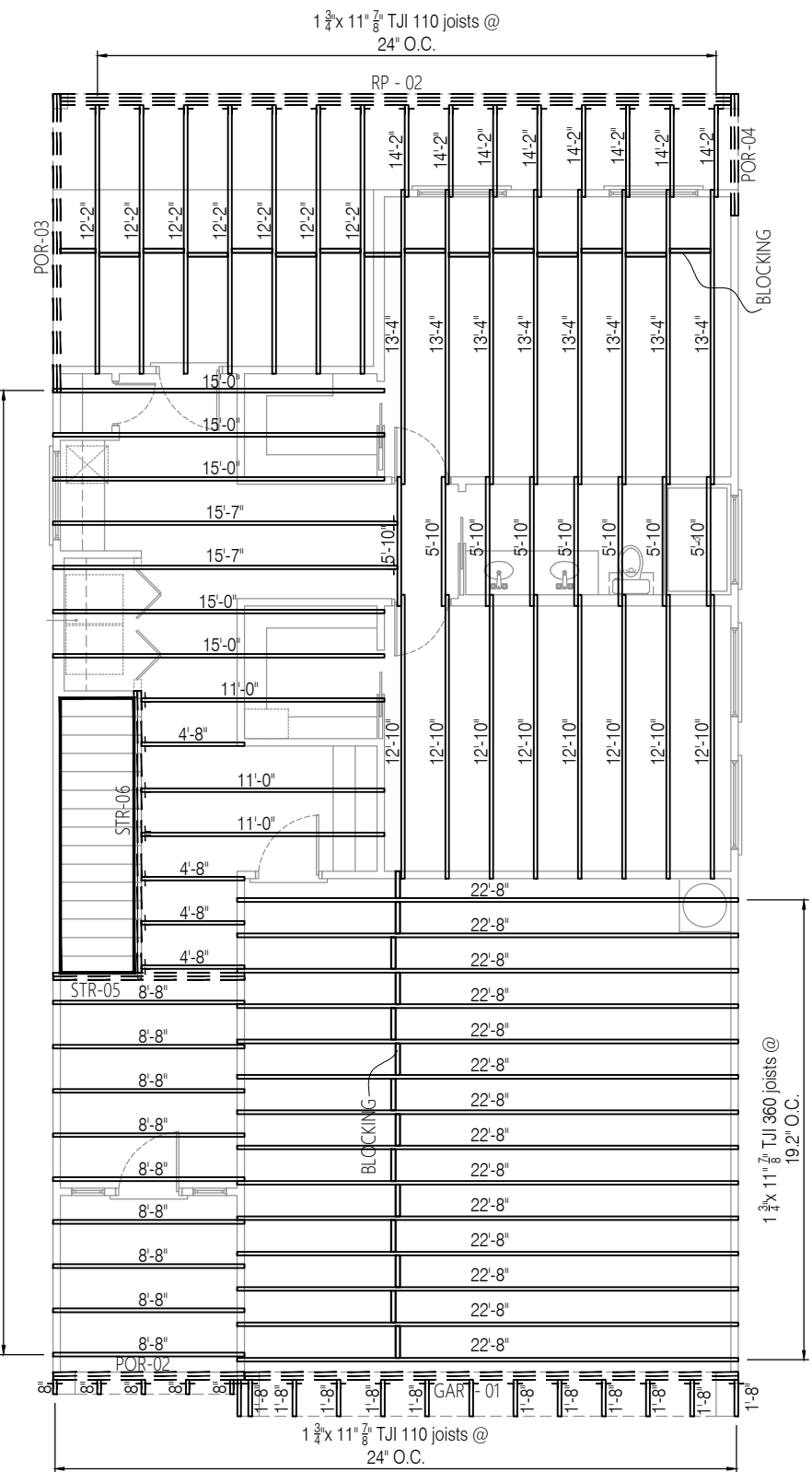
PAGE TITLE: ROOF & FRAMING PLAN

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

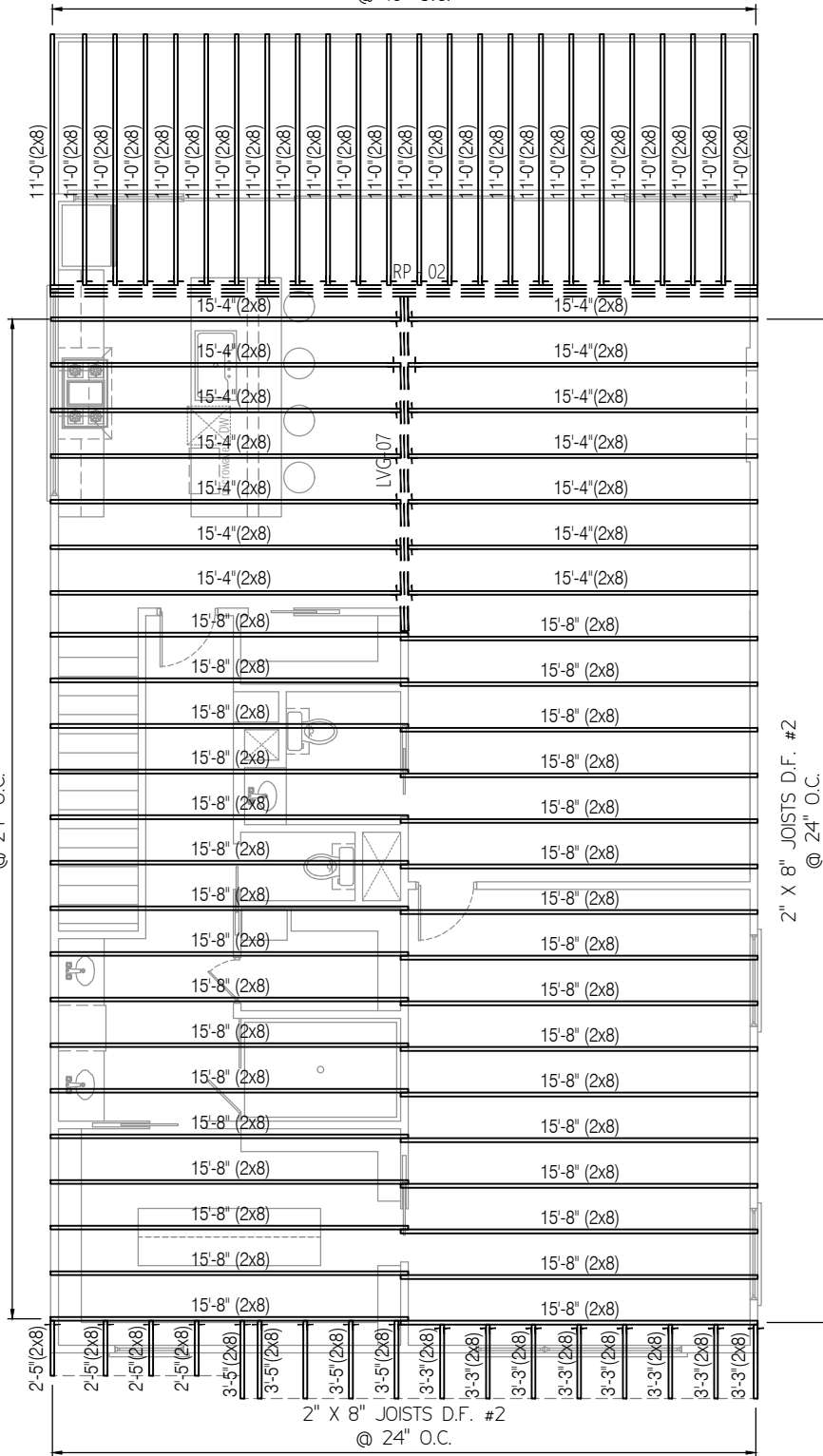
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

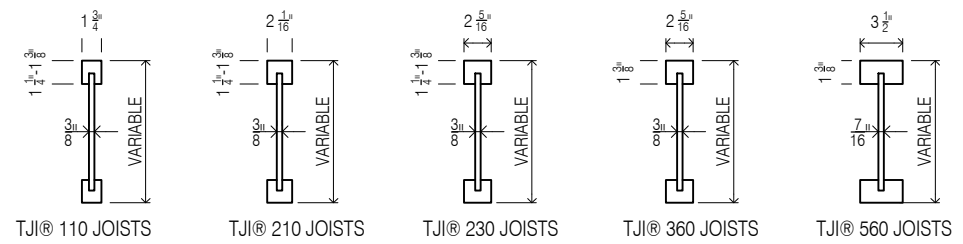
Triple Ply 1 3/4" or 5 1/4" x 24"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



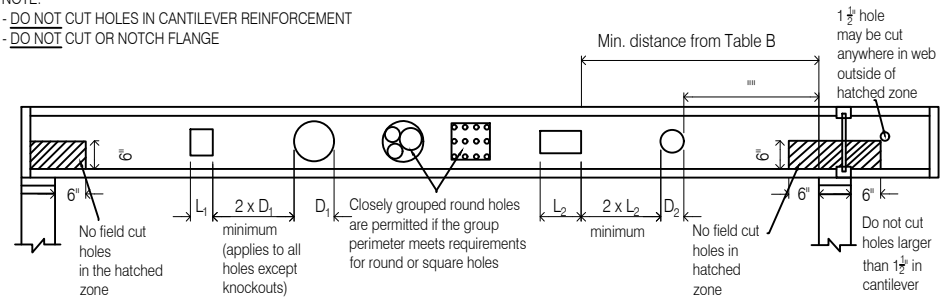
Xavier Chapa
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 04/13/2023

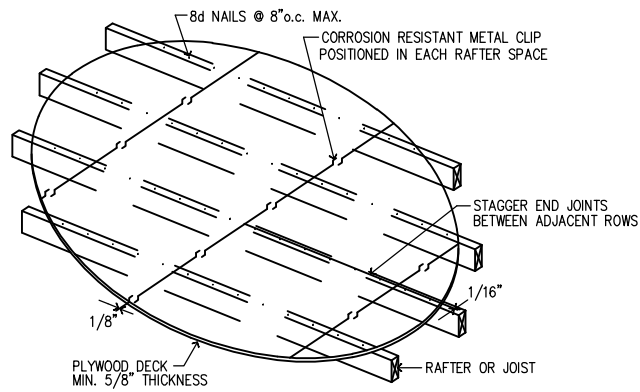
TJI® JOISTS DIMENSIONS



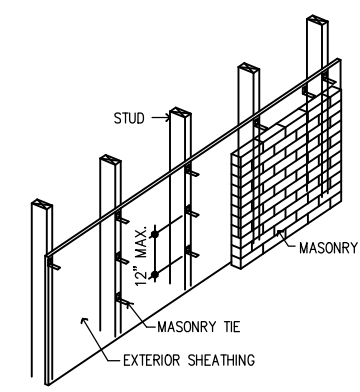
ALLOWABLE HOLES - TJI® JOISTS

- NOTE:
- DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
- DO NOT CUT OR NOTCH FLANGE

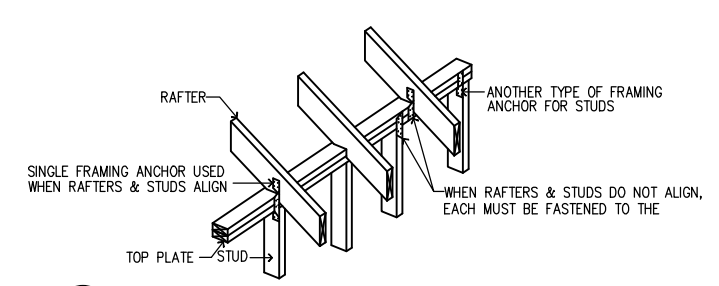




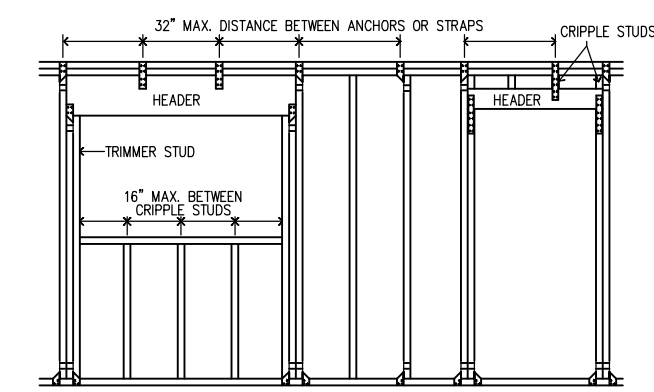
1 SOLID PLYWOOD SHEATHING



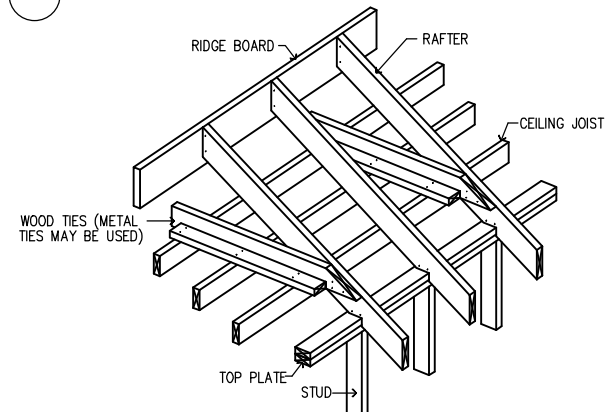
13 ANCHORING MASONRY VENEER TO WALL FRAMING



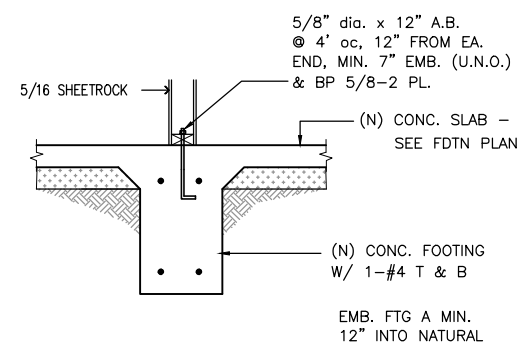
3 FASTENING RAFTERS TO THE WALL FRAMING



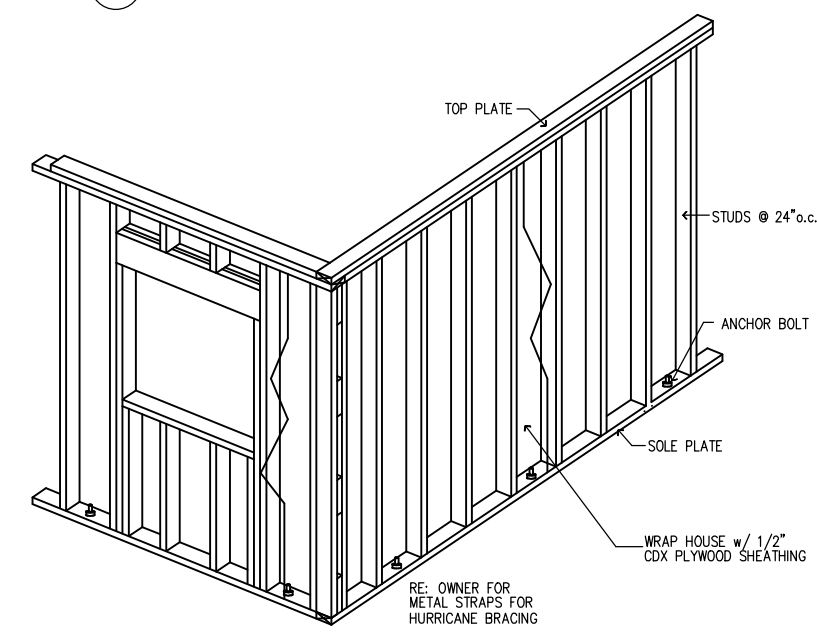
14 ANCHORAGE OF HEADERS



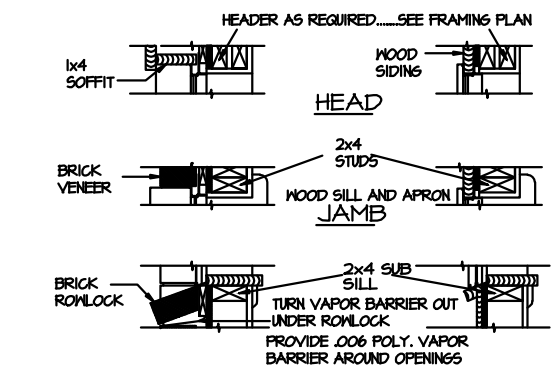
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



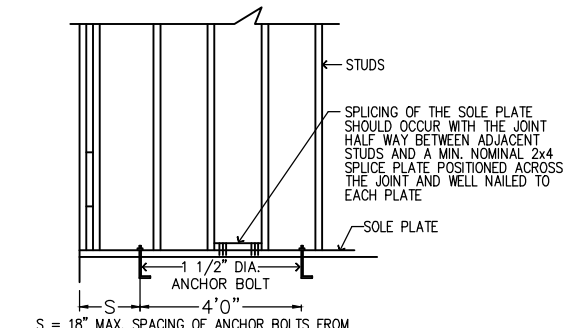
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



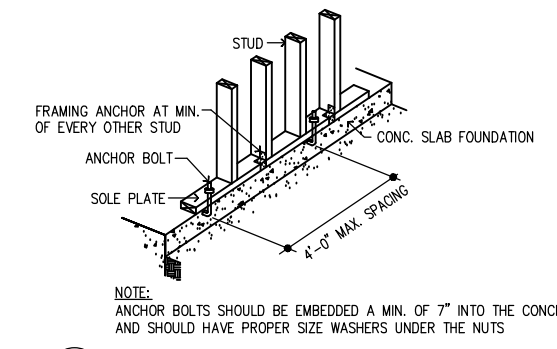
6 LATERAL BRACING OF EXTERIOR WALLS



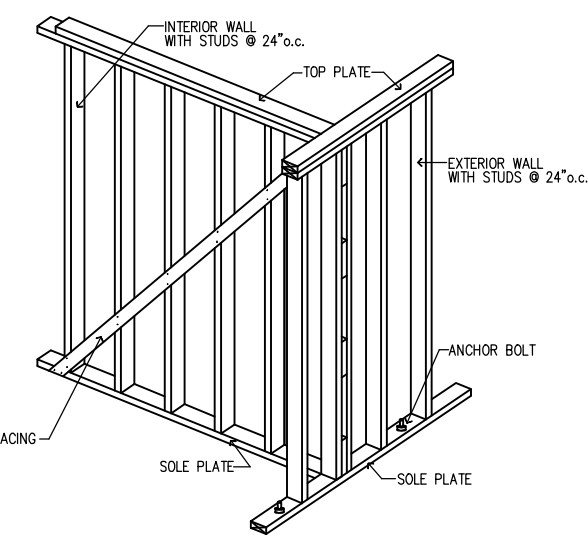
19 SILL CONSTRUCTION DETAILS



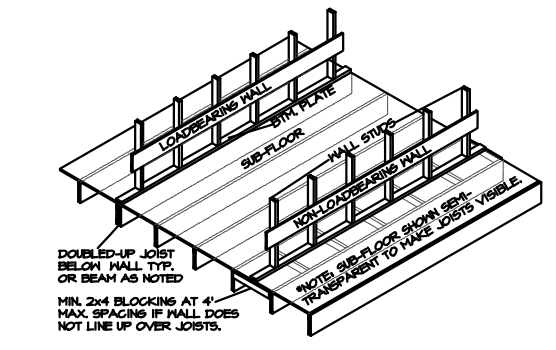
8 SPLICING OF SILLS OR SOLE PLATES



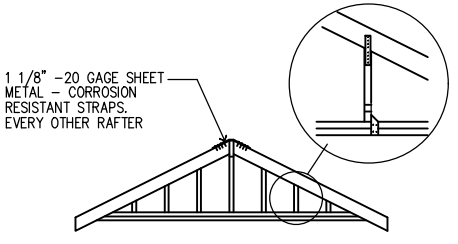
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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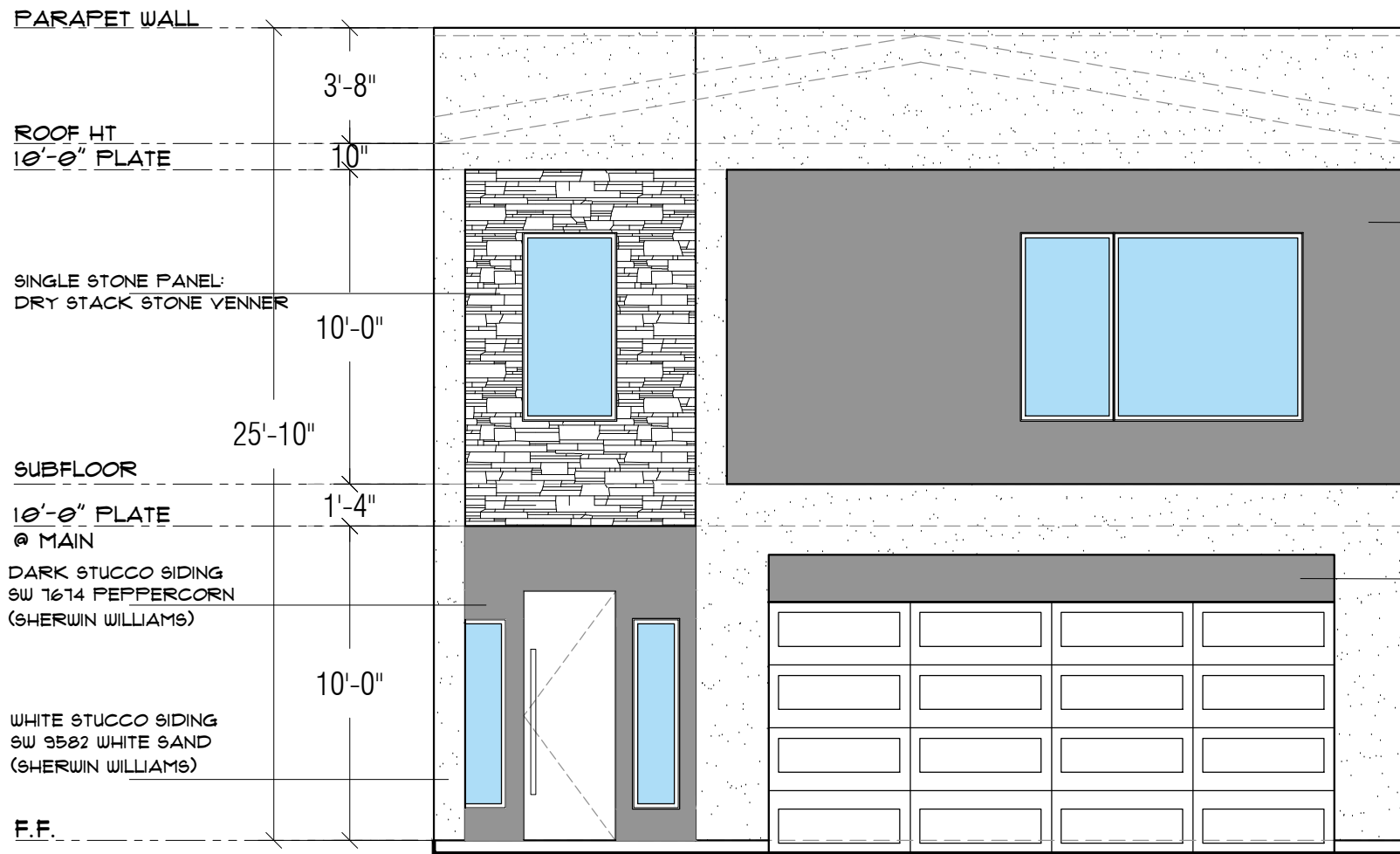
04/13/2023

PAGE TITLE: GENERAL CONSTRUCTION DETAILS

SCALE: N.T.S

DATE: 4/13/2023

PAGE: 6

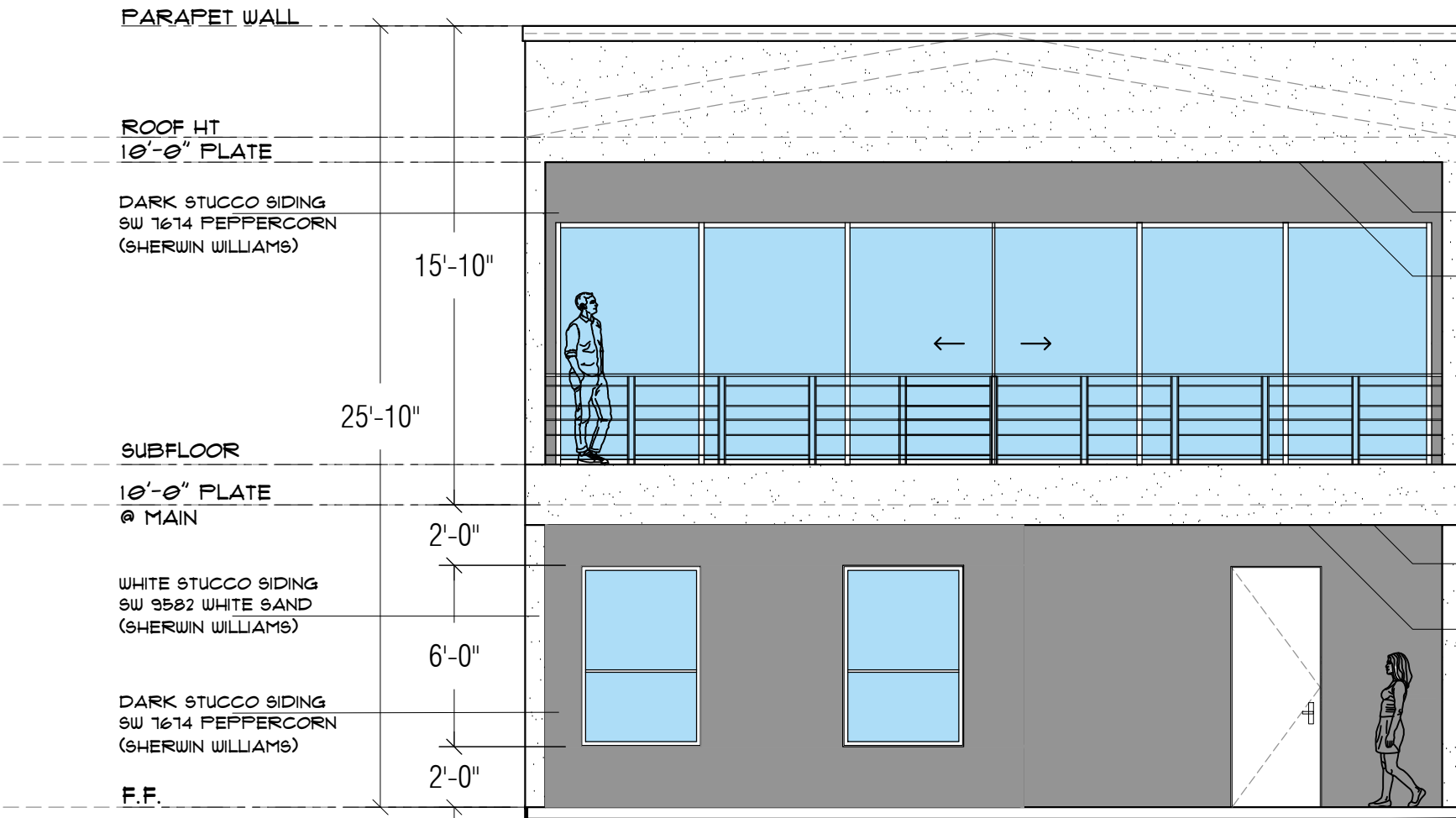


DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE				
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE	
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.	
DRY STACK STONE VENNER	ELDORADO		BROWN	65 SQ. FT.				
							3,645 SQ. FT.	100%
							65 SQ. FT.	
TOTAL							3,710 SQ. FT.	100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

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PAGE TITLE: ELEVATIONS PLAN

SCALE: 3/16" = 1'-0"

DATE: 4/13/2023

PAGE: 7

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. ACCESS TO THESE PLANS SHALL BE LIMITED TO THE SUBSTANTIAL BUILDING. THIS STRUCTURE. THESE PLANS MUST BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, THE ARCHITECT DOES NOT WARRANT THAT THE PLANS WILL BE SUITABLE FOR ALL AREAS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PURCHASE OF THESE PLANS ENTITLED TO THE BUYER TO RENOVATE/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

RIGHT ELEVATION

SCALE: 3/16"=1'-0"
WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

8.1

F.F.

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING: WALNUT
(REAL WOOD)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

UNDERCEILING: WALNUT
(REAL WOOD)

DARK STUCCO SIDING
SW 1614 PEPPERCORN
(SHERWIN WILLIAMS)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

F.F.

LEFT ELEVATION

SCALE: 3/16"=1'-0"

8.1

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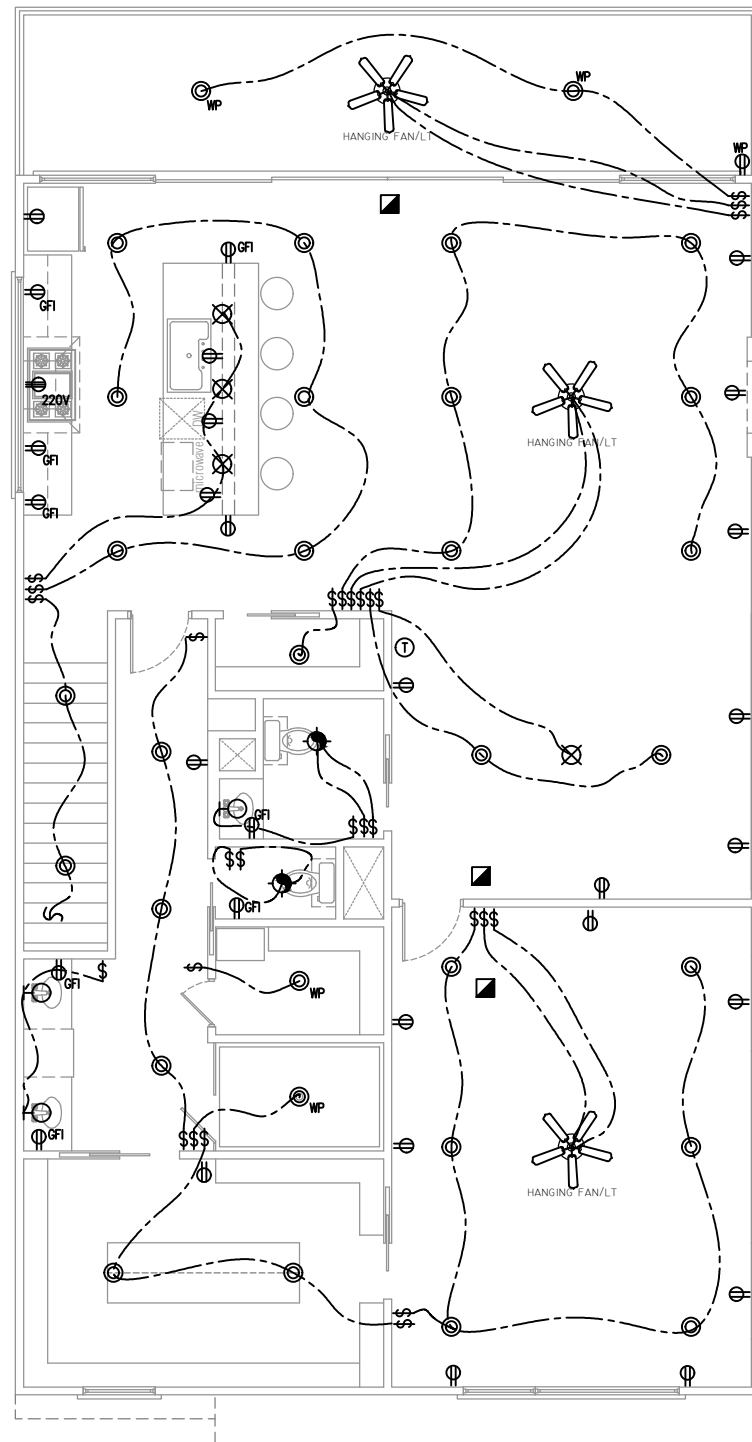
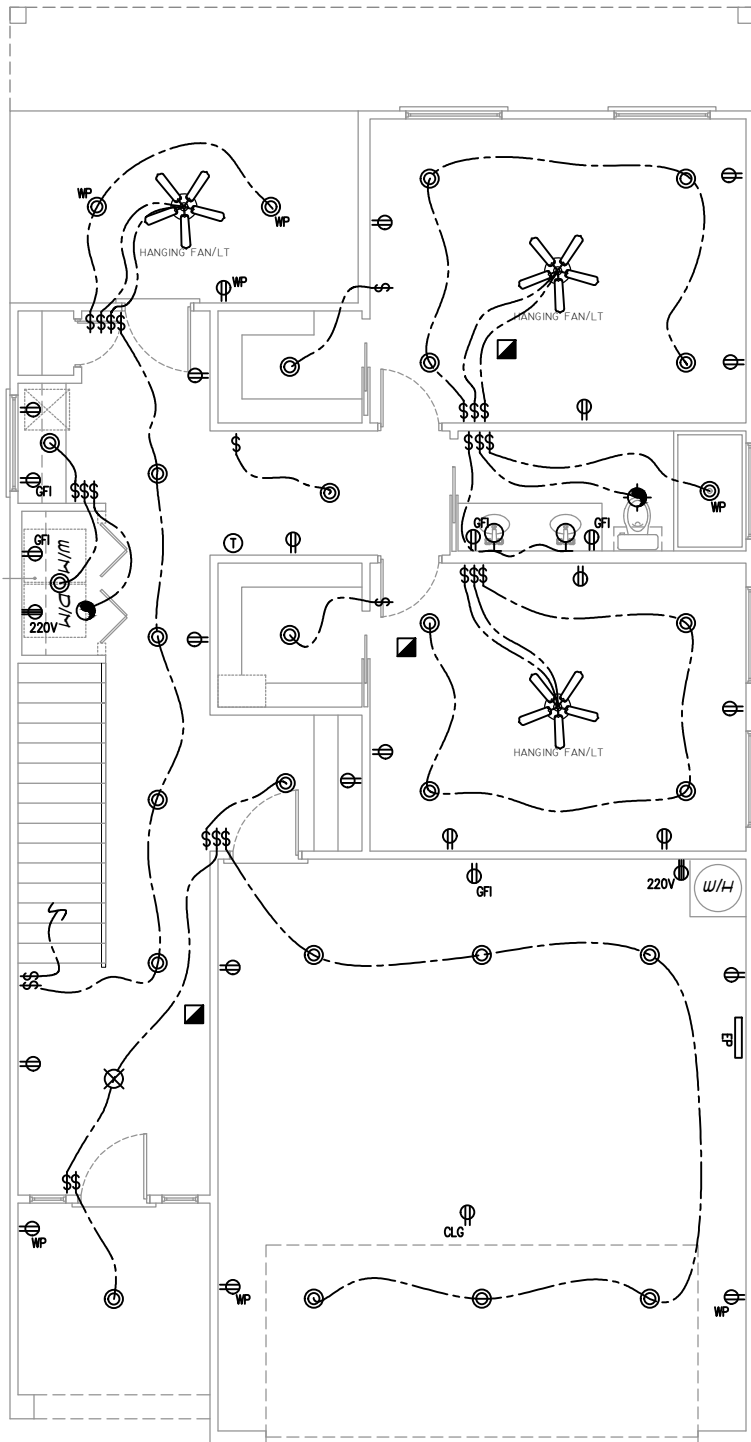
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PAGE TITLE: ELEVATIONS PLAN

SCALE: 3/16"=1'-0"

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PAGE: 8

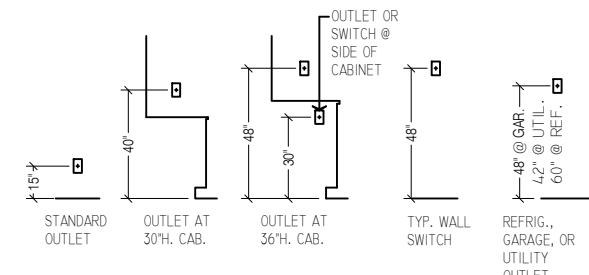


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS...INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

- | | | | | | |
|--|--|--|--|--|--|
| | 110 VOLT RECEPTACLE | | SINGLE POLE SWITCH | | CEILING FAN/OR CHANDELIER WITH LIGHT KIT |
| | WATERPROOF RECEPTACLE | | THREE WAY SWITCH | | |
| | 110 VOLT IN CEILING | | FOUR WAY SWITCH | | |
| | 110 VOLT WITH GROUND FAULT INTERRUPTER | | DIMMER SWITCH | | |
| | 110 VOLT IN FLOOR | | RHEOSTAT SWITCH | | |
| | 220 VOLT RECEPTACLE | | MOTION DETECTOR-WALL MOUNT | | |
| | 110 VOLT DIRECT HARD WIRE | | CEILING MOUNTED LIGHT | | |
| | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) | | HANGING LIGHT | | |
| | HOSE BIBB | | RECESSED, ADJUSTABLE CAN LIGHT | | |
| | TELEPHONE OUTLET W/ CAT5 VOICE & DATA | | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT | | |
| | PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER) | | WALL MOUNTED LIGHT | | |
| | SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP) | | LED STRIP LIGHTING | | |
| | CHIMES (FOR DOOR BELL) | | 24" UNDER-CABINET FLUOR. FIXTURE | | |
| | THERMOSTAT | | TRACK LIGHTING (LENGTH PER PLAN) | | |
| | ELEC. PANEL | | EXHAUST FAN (50 CFM MIN.) | | |
| | METER BASE | | EXHAUST FAN (50 CFM MIN.) W/ LIGHT | | |
| | | | 2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS | | |
| | | | 1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS | | |



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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PLUMBING LEGEND

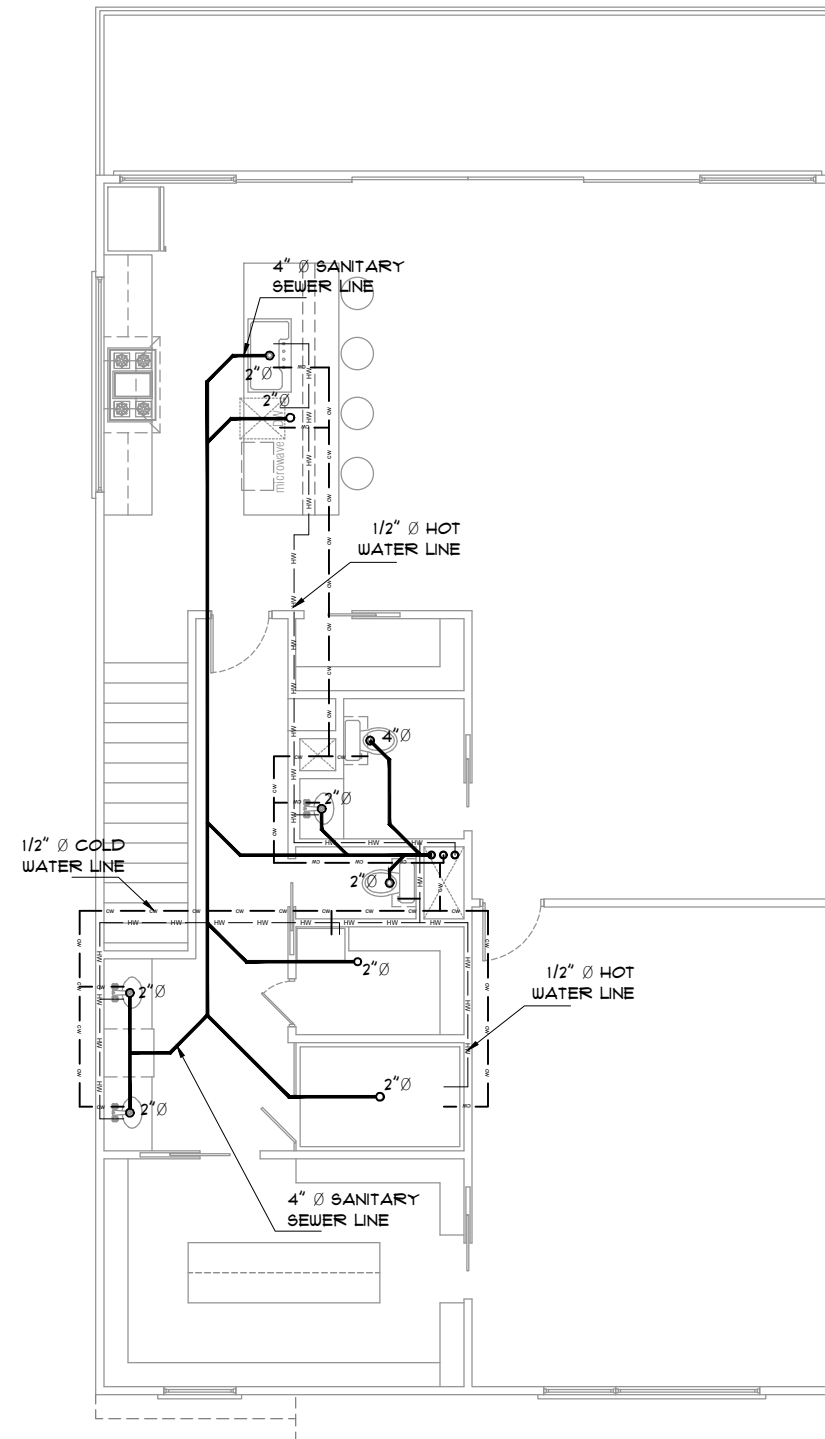
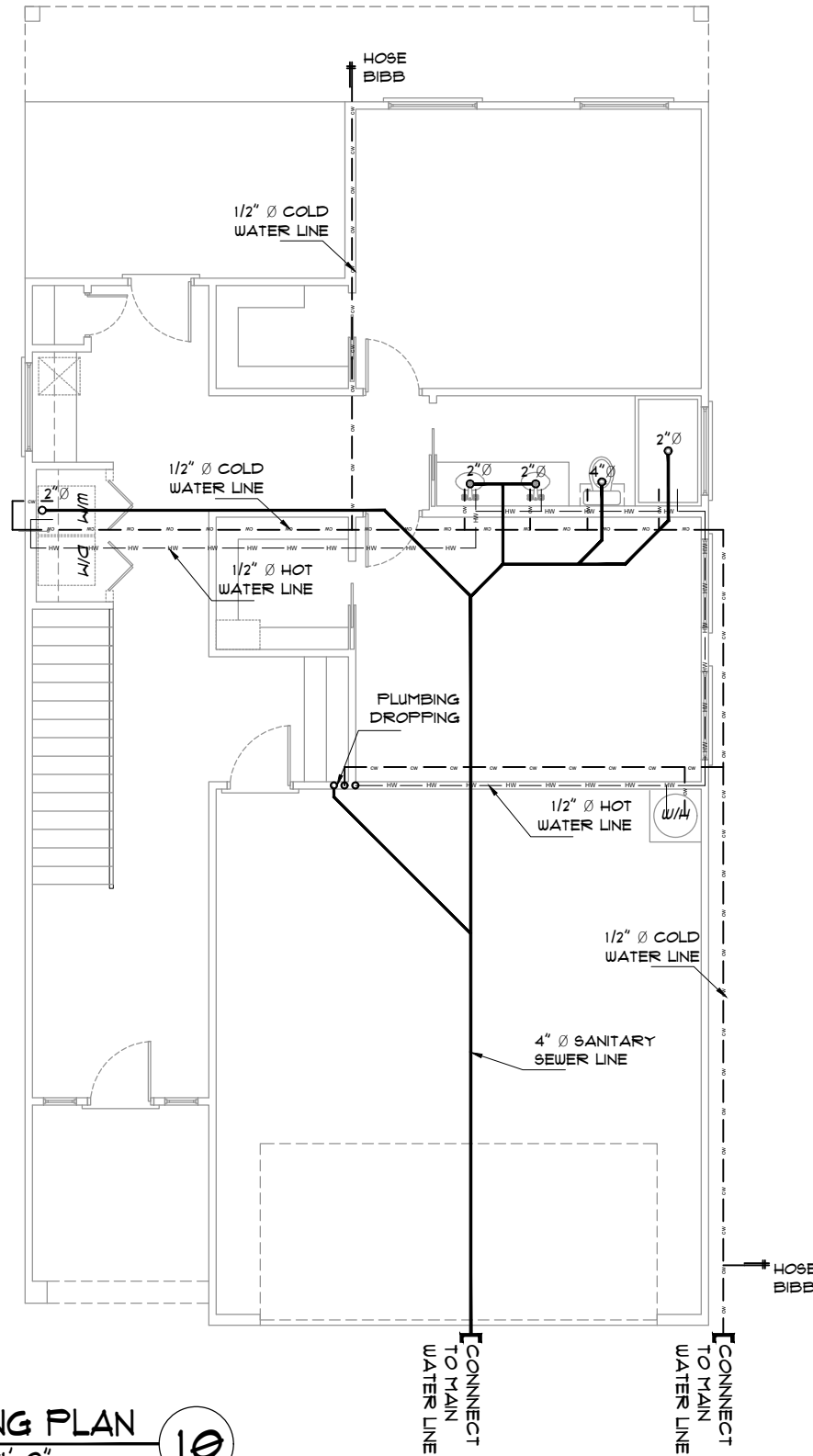
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES:
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES:
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



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

10

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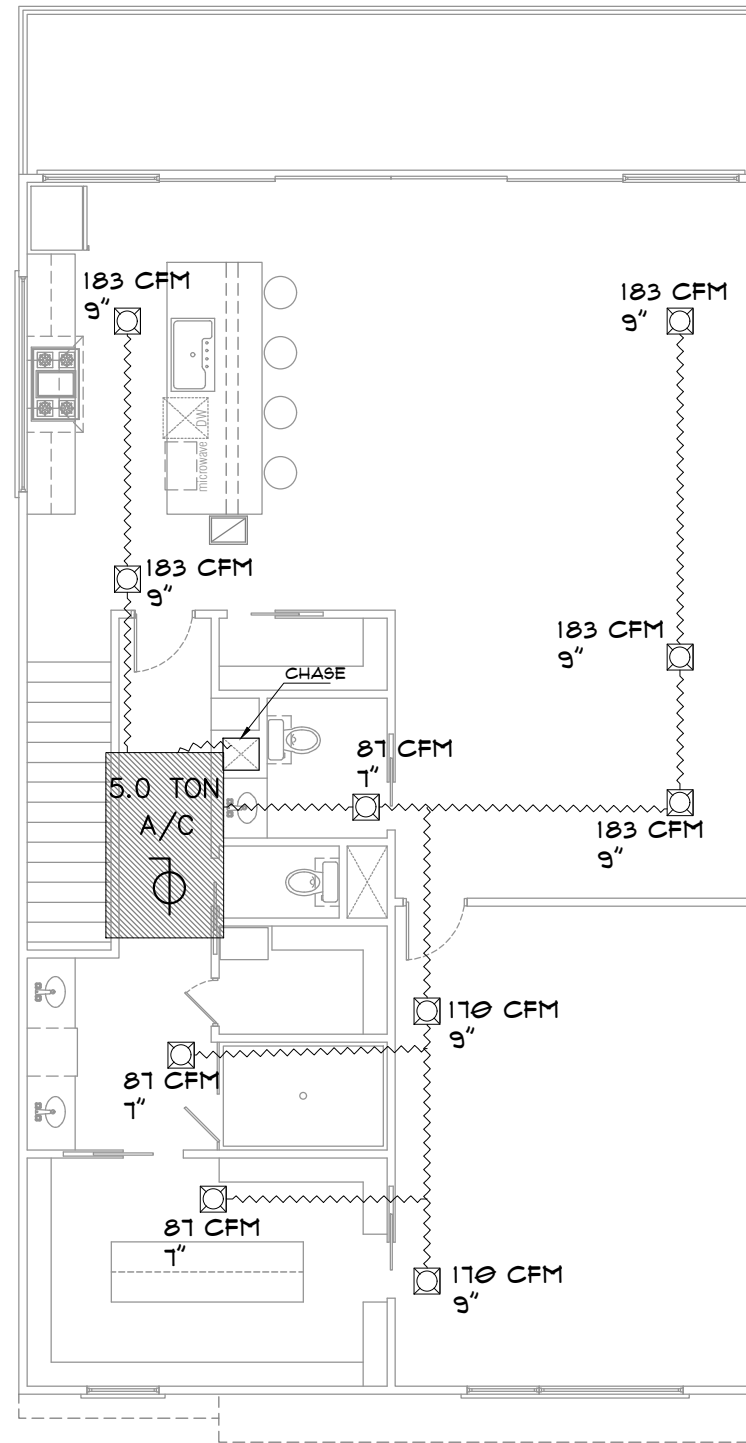
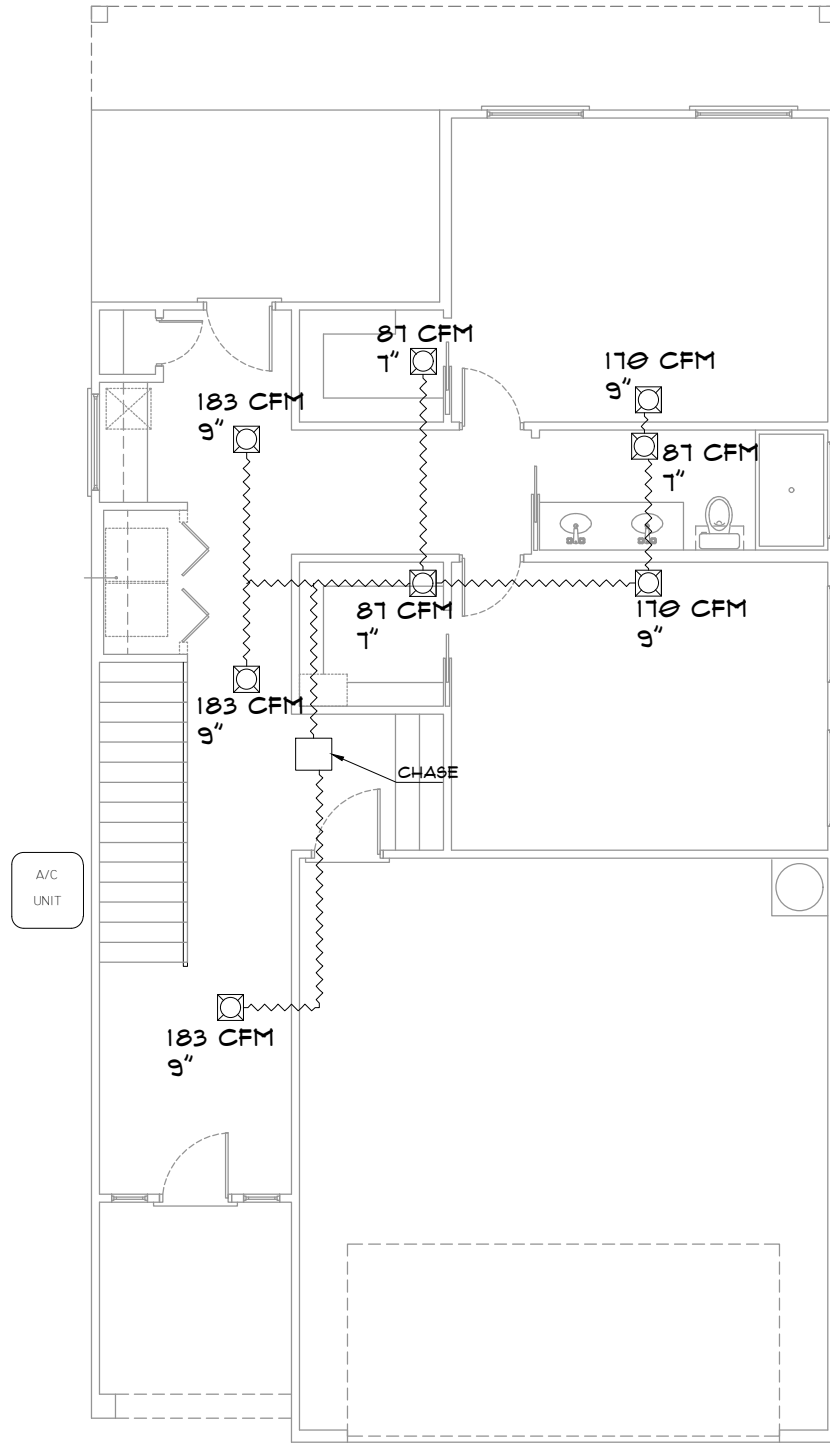
PAGE TITLE: PLUMBING PLAN
 SCALE: 1/8"=1'-0"
 DATE: 4/13/2023
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

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

11

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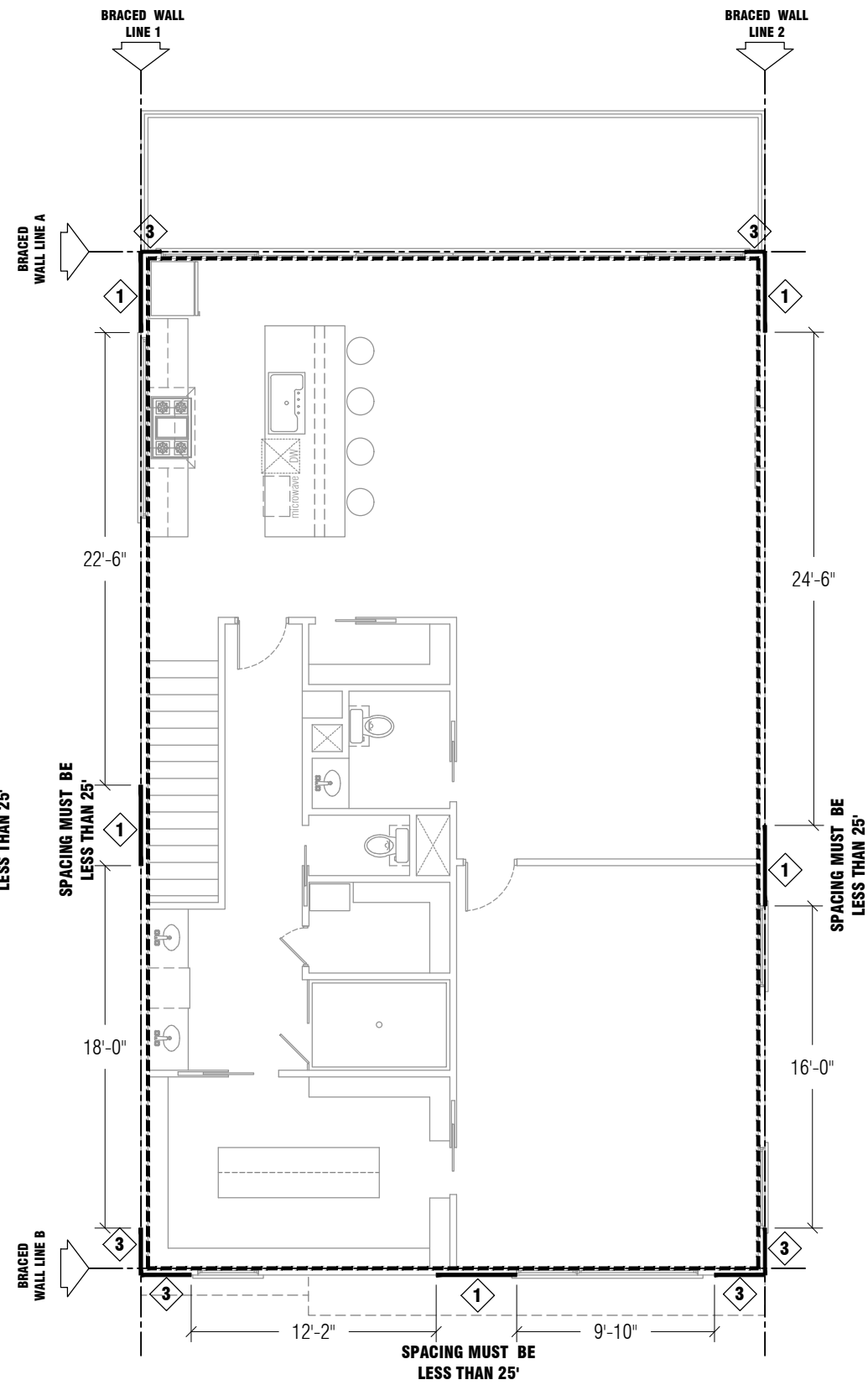
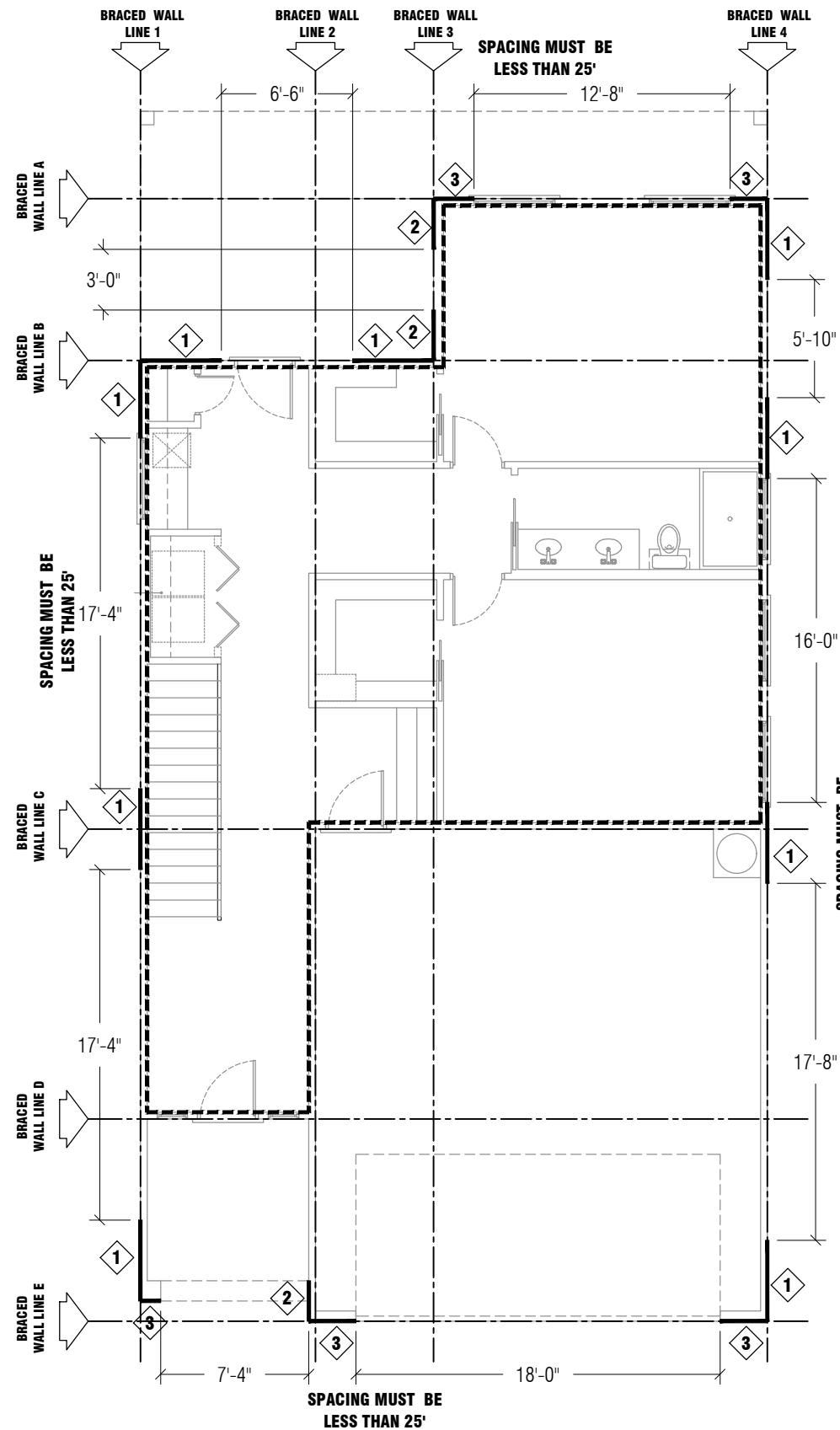
PAGE TITLE: MECHANICAL PLAN

SCALE: 1/8" 1'-0"

DATE: 34/13/2023

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WIND BRACING PLAN
SCALE: 1/8"=1'-0"

12



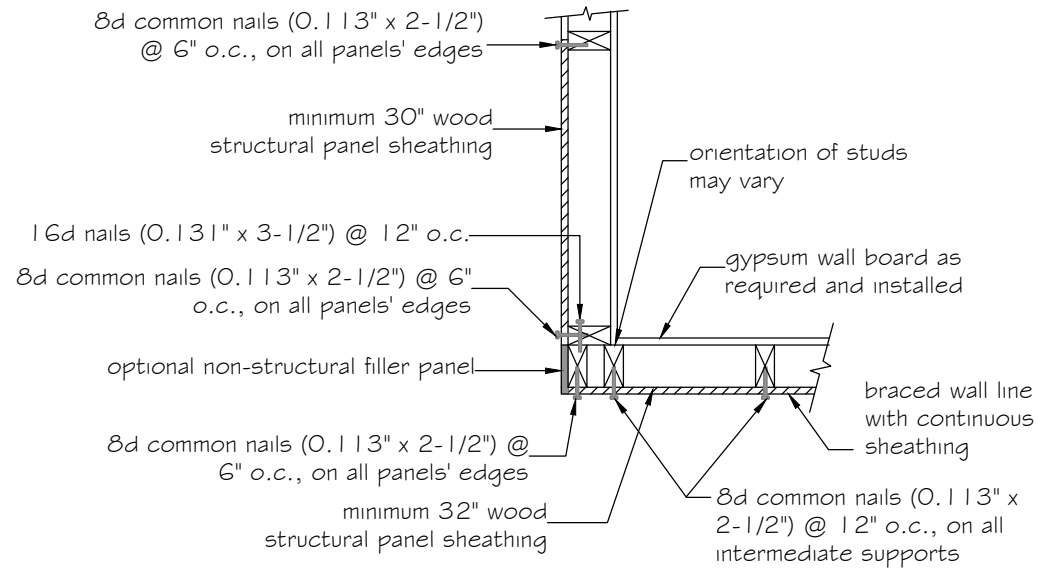
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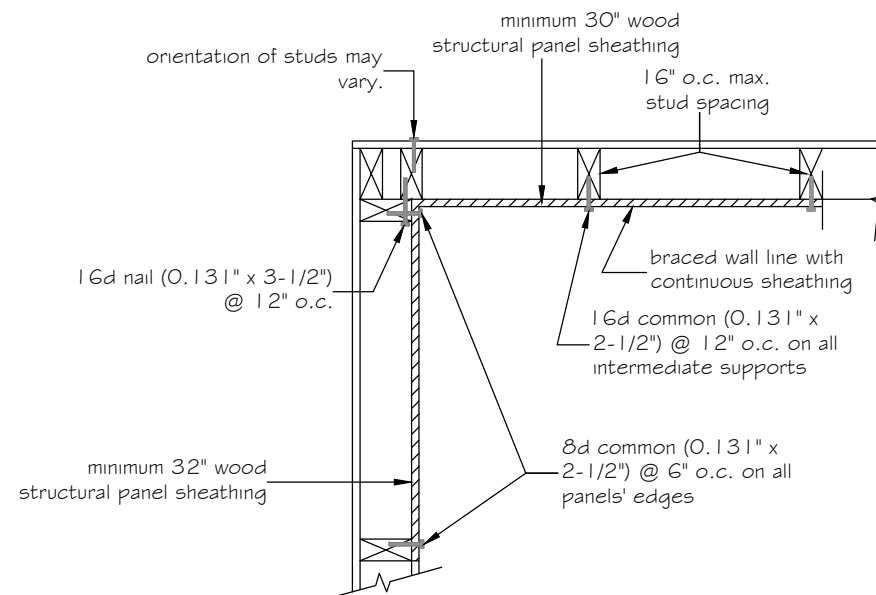
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PAGE TITLE:	WIND BRACING PLAN
SCALE:	1/8"=1'-0"
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(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:

1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBMITTALS. BUILD THE STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, HOMEOWNER AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

311 VALIANT DR,
 ROCKWALL, TX 75082



Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

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	ACCESSORY BUILDING	EXTERIOR MATERIALS
301 Valiant Drive	Single-Family Home	1995	3,428	N/A	Brick and Siding
303 Valiant Drive	Single-Family Home	2001	3,289	N/A	Brick
305 Valiant Drive	Single-Family Home	1994	2,788	N/A	Brick
307 Valiant Drive	Single-Family Home	2005	3,331	N/A	Brick and Stone
309 Valiant Drive	Single-Family Home	1992	3,459	N/A	Brick
311 Valiant Drive	Vacant	N/A	N/A	N/A	Vacant
313 Valiant Drive	Single-Family Home	1994	2,534	N/A	Brick and Siding
315 Valiant Drive	Single-Family Home	2001	3,031	N/A	Brick
314 Valiant Drive	Single-Family Home	1993	4,101	N/A	Brick
318 Valiant Drive	Single-Family Home	2000	3,198	N/A	Brick
320 Valiant Drive	Single-Family Home	1996	3,073	N/A	Brick
AVERAGES:		1997	3,223		



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301 Valiant Drive



303 Valiant Drive



CITY OF ROCKWALL

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305 Valiant Drive



307 Valiant Drive



CITY OF ROCKWALL

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309 Valiant Drive



311 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

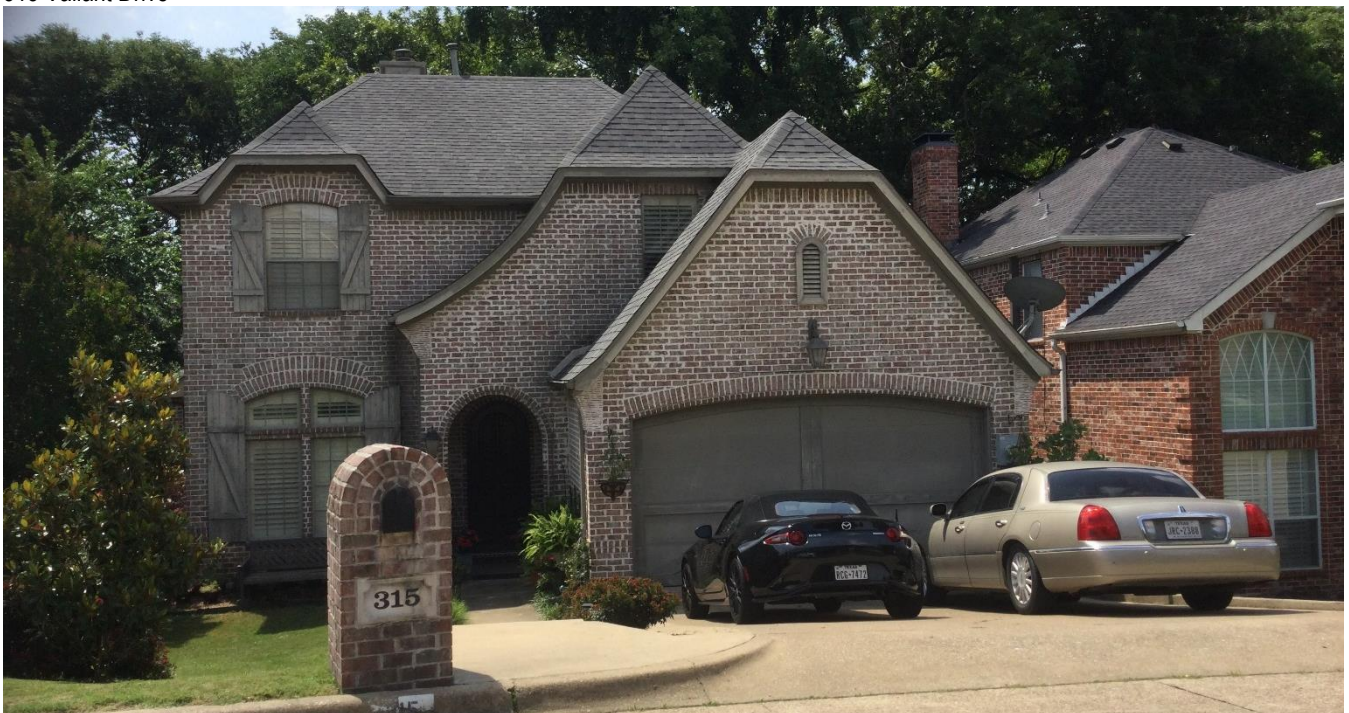
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313 Valiant Drive



315 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

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314 Valiant Drive



318 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



320 Valiant Drive

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1278-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK C, OF THE CHANDLER'S LANDING #16 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 Chris Curra for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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 Planned Development District 8 (PD-8) and 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 Planned Development District 8 (PD-8) and 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*, of 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

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, 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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A':
Location Map and Residential Plot Plan

Address: 311 Valiant Drive

Legal Description: Lot 6, Block C, Chandler's Landing #16 Addition



Exhibit 'A':
Location Map and Residential Plot Plan

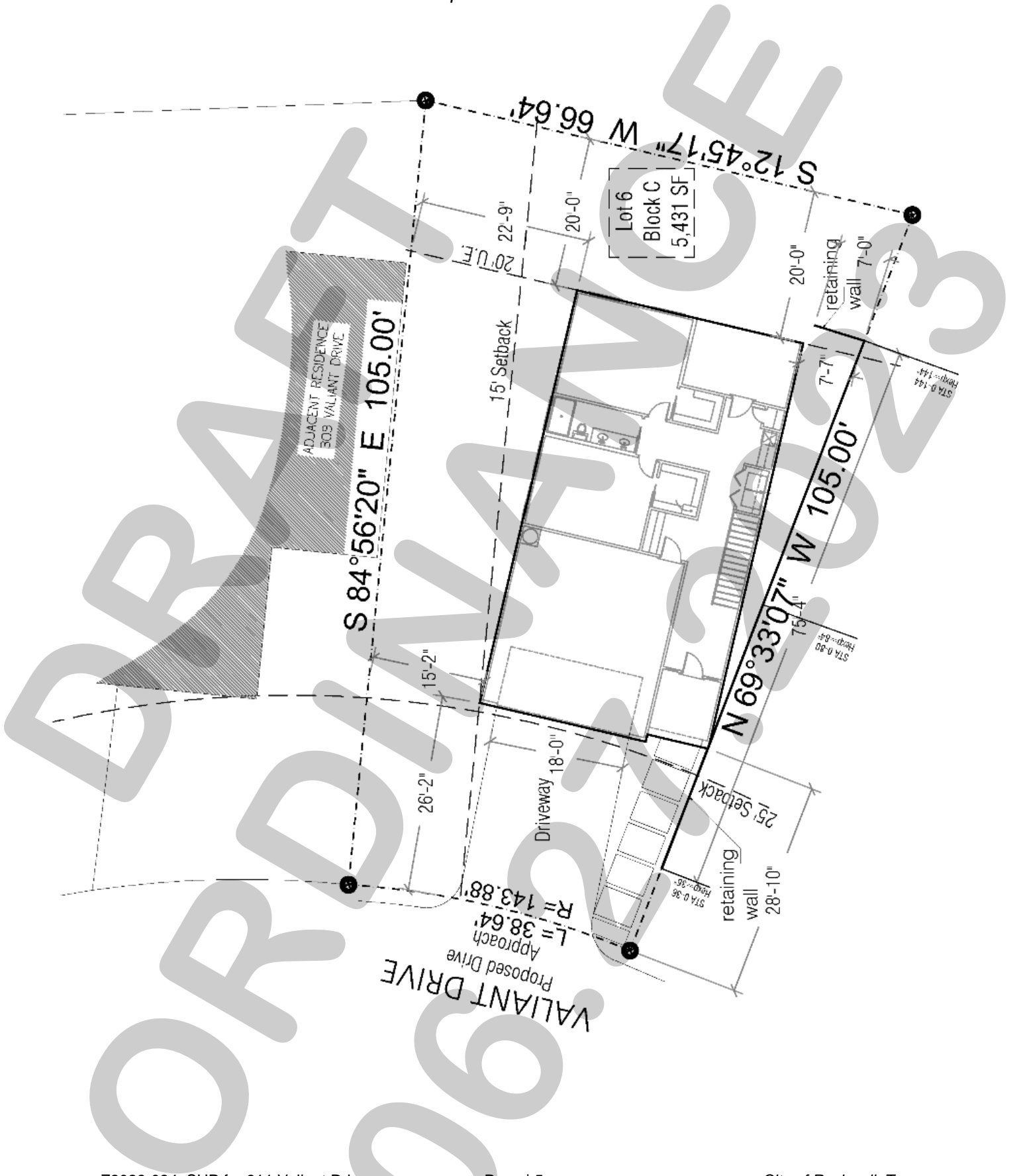
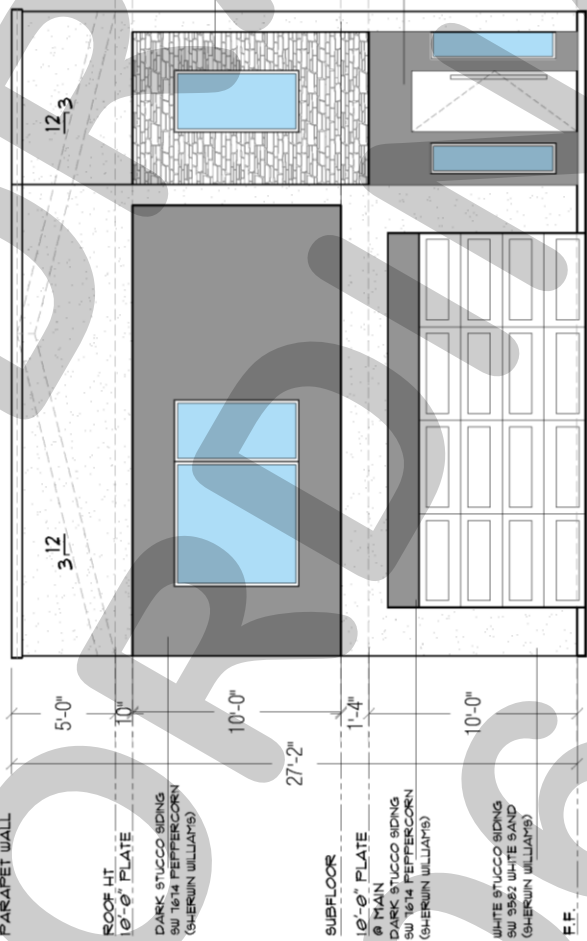


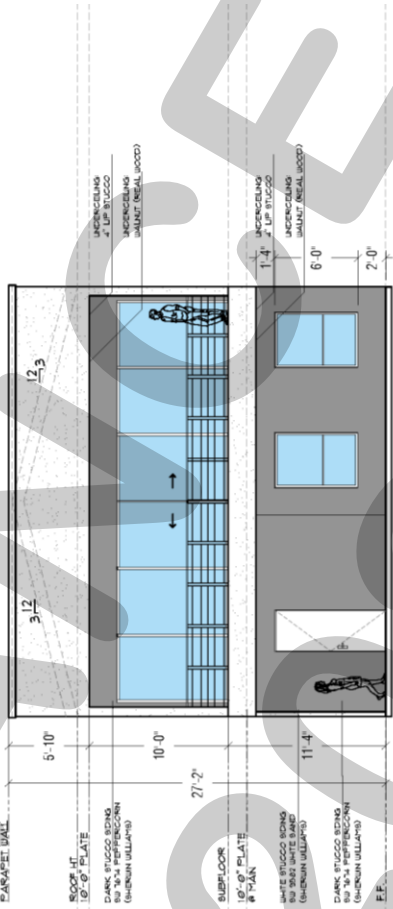
Exhibit 'B':
Building Elevations

MATERIAL SELECTION				EXTERIOR COVERAGE			
MATERIAL	MANUFACTURER	NAME	COLOR	FINISH	NSA	RIGHT SIDE	LEFT SIDE
STUCCO	SHERRILL		SHERRILL	654 SQ. FT.	1,328 SQ. FT.	1,328 SQ. FT.	3,448 SQ. FT.
DRY STACK STONE VENEER	ELWOOD		BROWN	85 SQ. FT.			85 SQ. FT.
TOTAL							3,712 SQ. FT.

CUSTOMER CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

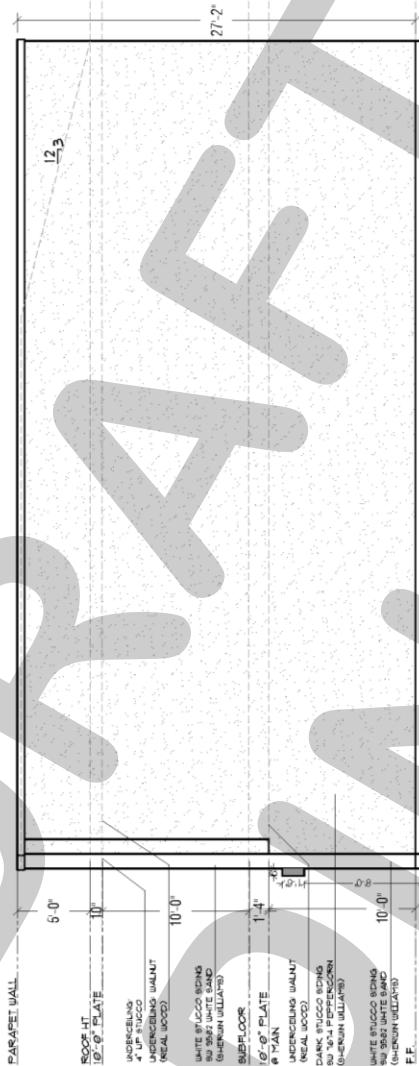


FRONT ELEVATION
SCALE 3/16"=1'-0"

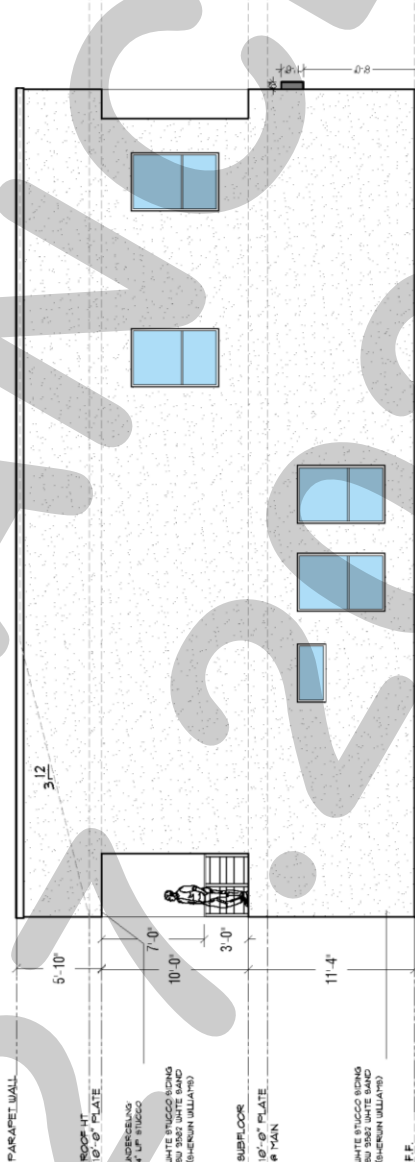


REAR ELEVATION
SCALE 1/8"=1'-0"

Exhibit 'B':
Building Elevations



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



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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 17, 2023
APPLICANT: Christopher Curra
CASE NUMBER: Z2023-024; *Specific Use Permit (SUP) for a Residential Infill for 311 Valiant Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. The subject property was platted as Lot 6, Block C, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-050-01*. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 311 Valiant Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are various parcels of land along Valiant Drive and Victory Lane developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Single Ridge Place, 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 Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres and is zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property are two (2) parcels of land (*i.e. 313 and 315 Valiant Drive*) developed with a single-family homes and zoned Planned Development District 8 (PD-8). Beyond this are various parcels of land along Freedom Court that are in Phase 15 of the Chandler's Landing Subdivision, which consists of 88-lots with single-family homes on 37.37-acres.

East: Directly east of the subject property are various parcels of land developed with single-family homes. Beyond this is Freedom Court, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 19 of the Chandlers Landing Subdivision, which sits on 22-acres and consists of 77 lots.

West: Directly west of the subject property is Valiant Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. 314 and 318 Valiant Drive*) developed with single-family homes and zoned Planned Development District 8 (PD-8). Beyond this is Phase 20 of the Chandlers Landing Subdivision, which consists of 63 lots on 12.11-acres.

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 Phase 16 of the Chandler’s Landing Subdivision, which has been in existence since 1985, consists of 59 single-family residential lots, and is 96.61% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Valiant Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Valiant Drive are oriented towards Valiant Drive	The front elevation of the home will face onto Valiant Drive.
Year Built	1992-2000	N/A
Building SF on Property	2,534 SF – 4,101 SF	3,188 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	5-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	20-Feet
Building Materials	Brick, Stone and Siding	Stone Veneer, Stucco Siding
Paint and Color	White, Cream, and Red	White
Roofs	Composite Shingles	N/A
Driveways	Driveways are all in the front and visible from Valiant Drive with the orientations being <i>flat front entry, garage forward entry, side entry, and ‘J’ or traditional swing entry.</i>	The garage will be situated 2-feet from the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) Garage Orientation. According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home. Staff estimates that the garage will protrude approximately two (2)

feet in front of the front façade of the home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Chandler's Landing Subdivision extends from 1992-2000, there are several examples of houses in this area that have a similar garage configuration.

- (2) Roof Pitch. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with a flat roof. Staff should point out that all of the homes in this phase of the Chandler's Landing Subdivision have pitched roofs, and that the proposed roof design is not characteristic of the existing housing stock in this area.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements 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 Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC). Previously, staff had added a condition of approval that the applicant be required to meet the applicable setbacks for Planned Development District 8 (PD-8). This was to ensure that a minimum of a ten (10) foot maintenance easement was provided for the property north of the subject property (i.e. 309 Valliant Drive). However, the applicant has made changes to the residential plot plan and proposes to follow the traditional zero-lot-line development scheme present on the lots to the north and south of the subject property.

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 Valiant Drive and the proposed building elevations in the attached packet. Staff is obligated to reiterate that the proposed home does not appear to be consistent in terms of architecture compared to the existing homes in the surrounding area; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2023, staff mailed 120 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water's Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Lago Vista, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's 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 one (1) email in opposition of the request, two (2) responses to our online Zoning and Specific Use Permit Input Form in opposition to the request, one (1) email from a property owner expressing concerns regarding the request. In addition, staff received one (1) notice in favor of the request.

CONDITIONS OF APPROVAL

If City Council chooses to approve 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 'A'* 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 'B'* 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) The applicant will be required to meet all applicable building setbacks stipulated by Planned Development District 8 (PD-8) and the Unified Development Code (UDC).
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 27, 2023, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the Specific Use Permit (SUP) by a vote of 5-1, with Commissioner Womble dissenting and Commissioner Deckard absent. The Planning and Zoning Commission based this decision on the failure of the applicant to be present at both the Planning and Zoning Commission work session meeting and the public hearing to answer questions and/or concerns about the request. In addition, the Planning and Zoning Commission expressed concerns about the architecture of the home and that it did not match the architectural styles of the surrounding homes in this phase of the Chandler's Landing Subdivision. According to the Unified Development Code (UDC), "...if such change [*i.e. zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

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)²

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

311 Valiant Dr.

SUBDIVISION

Chandlers Landing

LOT

6

BLOCK

C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-8

CURRENT USE

Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.1278

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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

Chris Curra

APPLICANT

Chris Curra

CONTACT PERSON

Chris Curra

CONTACT PERSON

Chris Curra

ADDRESS

2975 Blackburn St
#1321

ADDRESS

2975 Blackburn St.
#1321

CITY, STATE & ZIP

Dallas TX 75204

CITY, STATE & ZIP

Dallas TX 75204

PHONE

512 785 3518

PHONE

512 785 3518

E-MAIL

chriscurra@gmail.com

E-MAIL

chriscurra@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

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

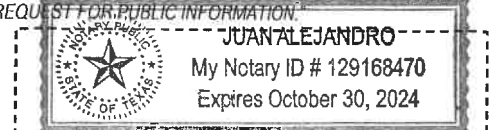
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]




MY COMMISSION EXPIRES Oct 30th, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

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.

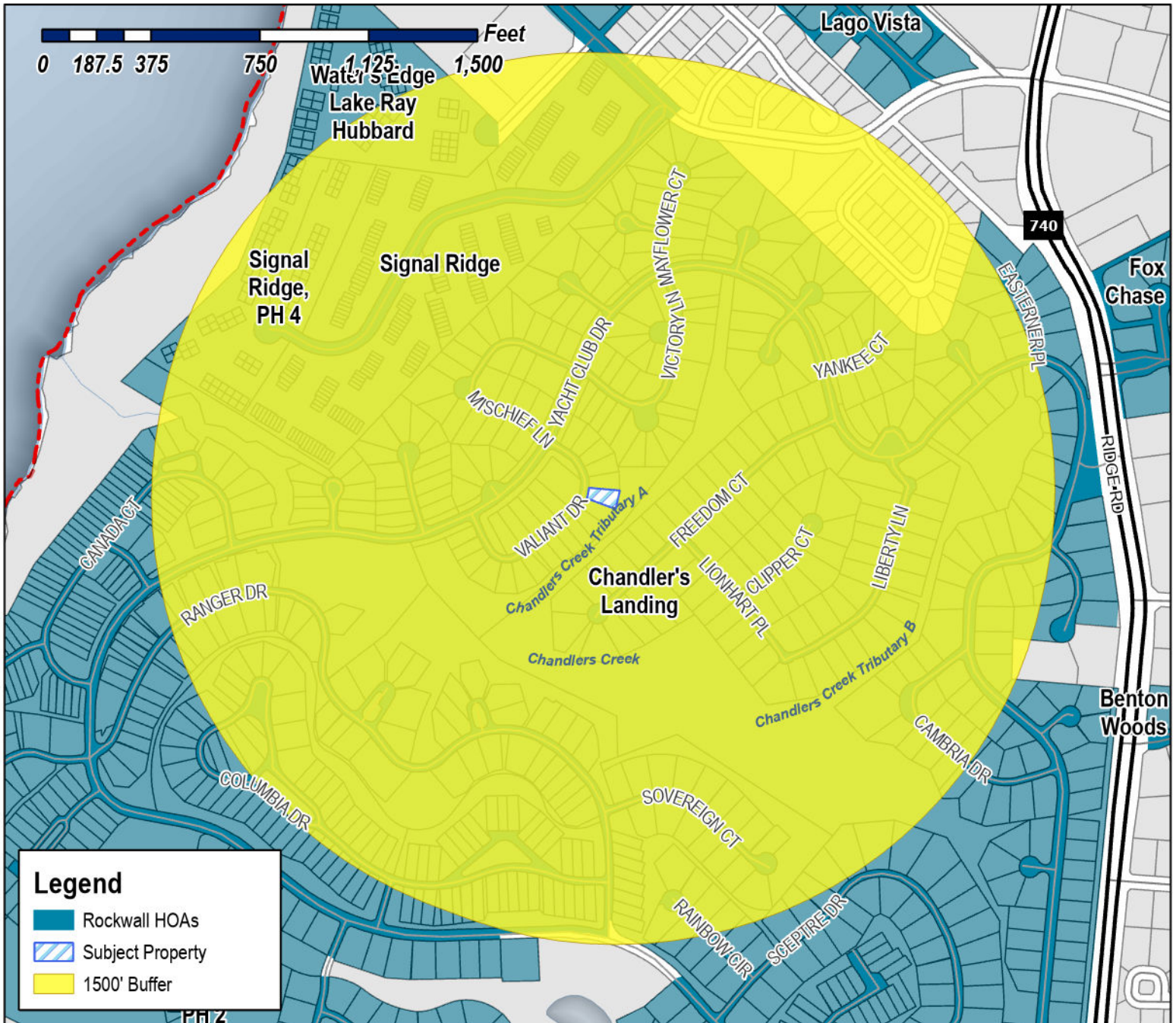




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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call (972) 771-7745



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:20 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-024]
Attachments: Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).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 May 26, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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>.

Z2023-024: SUP for Residential Infill at 311 Valiant Drive

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, and take any action necessary.

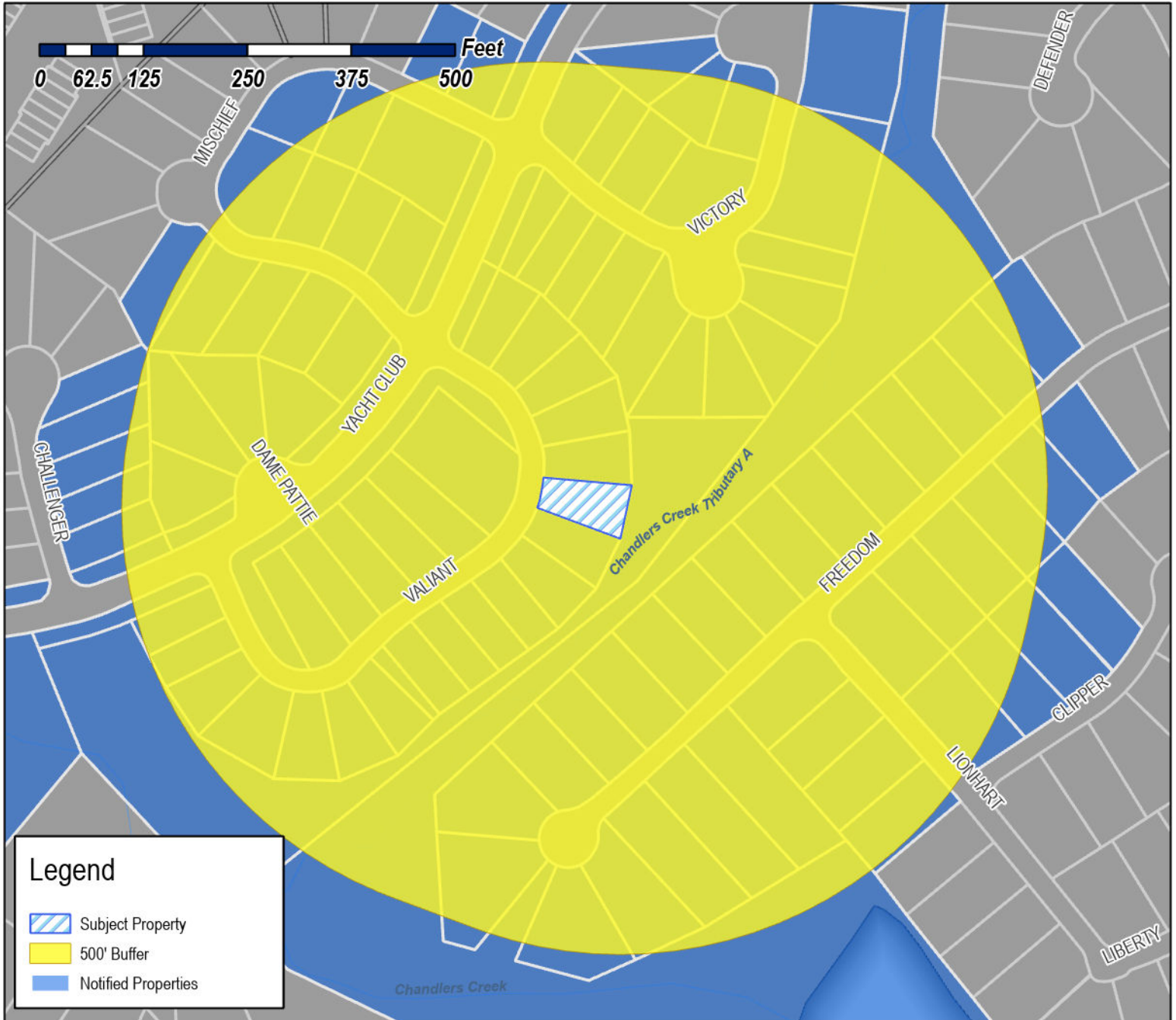
Thank You,
Melanie Zavala
Planning Coordinator
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-771-6568





City of Rockwall

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

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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/23/2023
 For Questions on this Case Call: (972) 771-7746



GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
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:

Z2023-024: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Chris Curra for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 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:

Angelica Guevara
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, June 19, 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. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

From: [Bruce Robison](#)
To: [Planning](#)
Subject: Z2023-024 SUP for Residential Infill
Date: Monday, May 29, 2023 11:32:10 AM

My name is Bruce Robison and I live at [REDACTED]

I am opposed to the request. This area is densely populated and to wedge another home in the crowded neighborhood would just make the area more congested.

Regards
Bruce

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.

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Case No. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name:

Jan Moltzan

Address:

[Redacted 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.

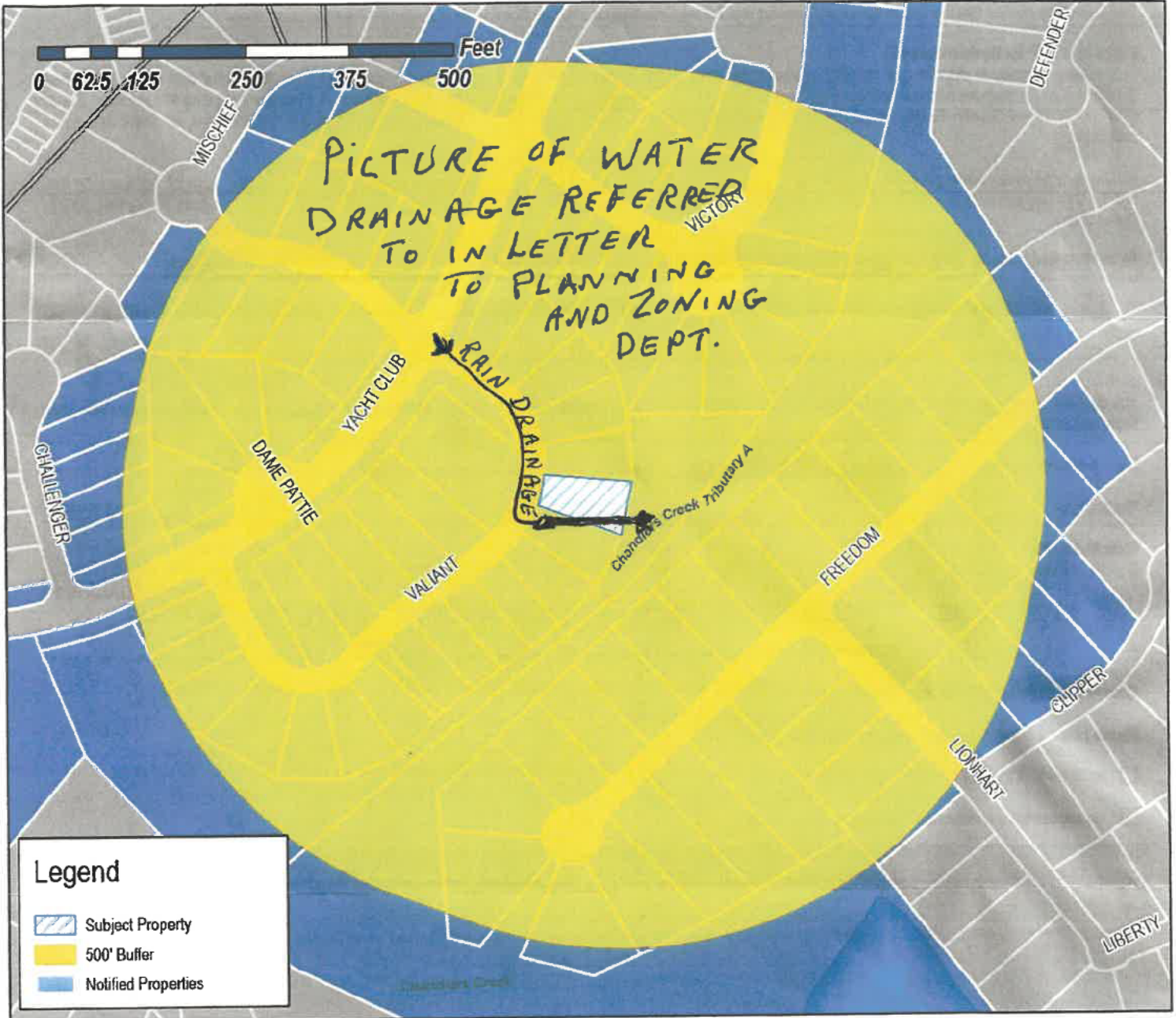
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City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive



Date Saved: 5/23/2023

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

PUBLIC NOTICE



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

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Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Your comments must be received by Monday, June 19, 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

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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. Z2023-024: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

SENT: JUNE 1, 2023

We have included a letter of two concerns!

Please CONTACT US Home: [Redacted]
DR Jerry & Tommie households Cell: [Redacted]

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

Building plans of Property at 311 Valiant Dr.

1 message

Tommie Loveless <[Redacted]>
To: Jerry Loveless ICE <[Redacted]>

Thu, Jun 1, 2023 at 12:41 PM

**ATTENTION: Ryan Miller and Angelica Guevara
June 1st 2023-Case #22023-024**

This request is made by Jerry and Tommie Loveless.

We have lived in Chandler's Landing, at [Redacted] for 24 years. We love and appreciate Chandler's and certainly welcome new neighbors. However, when we realized the possibility of plans to build a house at 311 Valiant, we felt sharing our two main concerns is a must.

1.) There are two VERY large trees, over a 100 feet tall, which are located about 10 feet from our foundation. The roots of these trees are under the foundation of our home and probably extend out to the 311 lot. Through the years, when prospective buyers were interested in building on this property, different surveyors were sent to measure size, elevation and determine considerations involved in building.

Each time we were told that due to the size and location of the two trees by our property, the roots would crack the foundation of our home, if the trees were compromised by the building activities! It was also stated that it would be impossible to pull up these trees and cutting them down would be hazardous to both properties. (A portion if these trees are on our property).

2). Another grave concern is drainage problems. During rains, water drains from the beginning of the top of our street, down to our property (313 Valiant) into a drainage that crosses the entire length of our driveway; it then drains under the front and side of our property. Any excess water continues draining underground through a PVC to the back portion of 311 property where it drains into the Chandler's creek. The concern is:

If this pipe is covered or damaged, our property (and street) will experience flooding. (Because of these and other considerations, this lot has never been built upon.)

PLEASE SCHEDULE A TIME WHEN AN ENGINEER FROM THE ROCKWALL CITY WATER DEPARTMENT CAN COME TO OBSERVE AND HELP US CONCERNING THESE AREAS OF CONCERN.

THANKS SO MUCH FOR YOUR CONSIDERATION WITH THIS IMPORTANT SITUATION.

Dr. Jerry and Tommie Loveless

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Sent from my iPad

Sorry for the "small font!"

*It would not print larger!
We also sent this by email to you*

*TO: Planning@Rockwall.com
Also plan to attend the meetings
Thanks Again*

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Jonah

Last Name *

Mirfendereski

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023 024

Please place a check mark on the appropriate line below: *

I am in favor of the request

I am in opposition to the request

Please provide any additional information concerning your support or opposition to the request

Respondent Information

Please provide your information.

First Name *

Nalina

Last Name *

Shapiro

Address *

[Redacted]

City *

[Redacted]

State *

[Redacted]

Zip Code *

[Redacted]

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other _____

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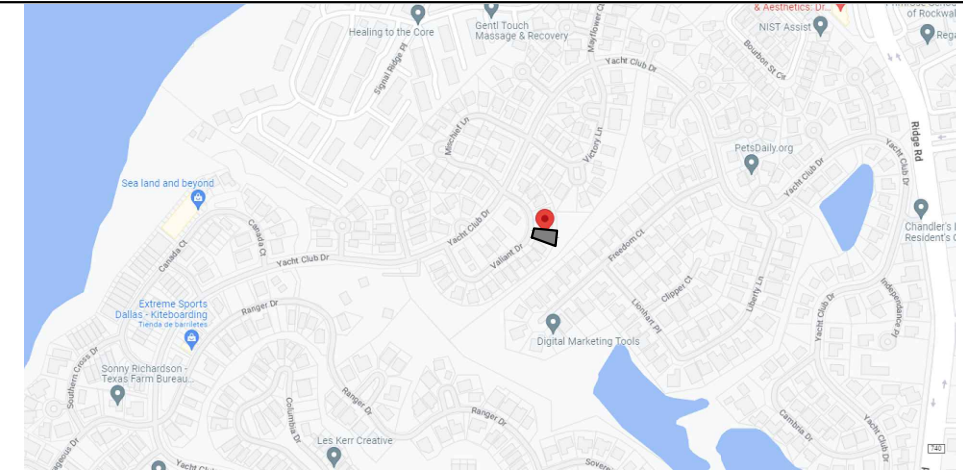
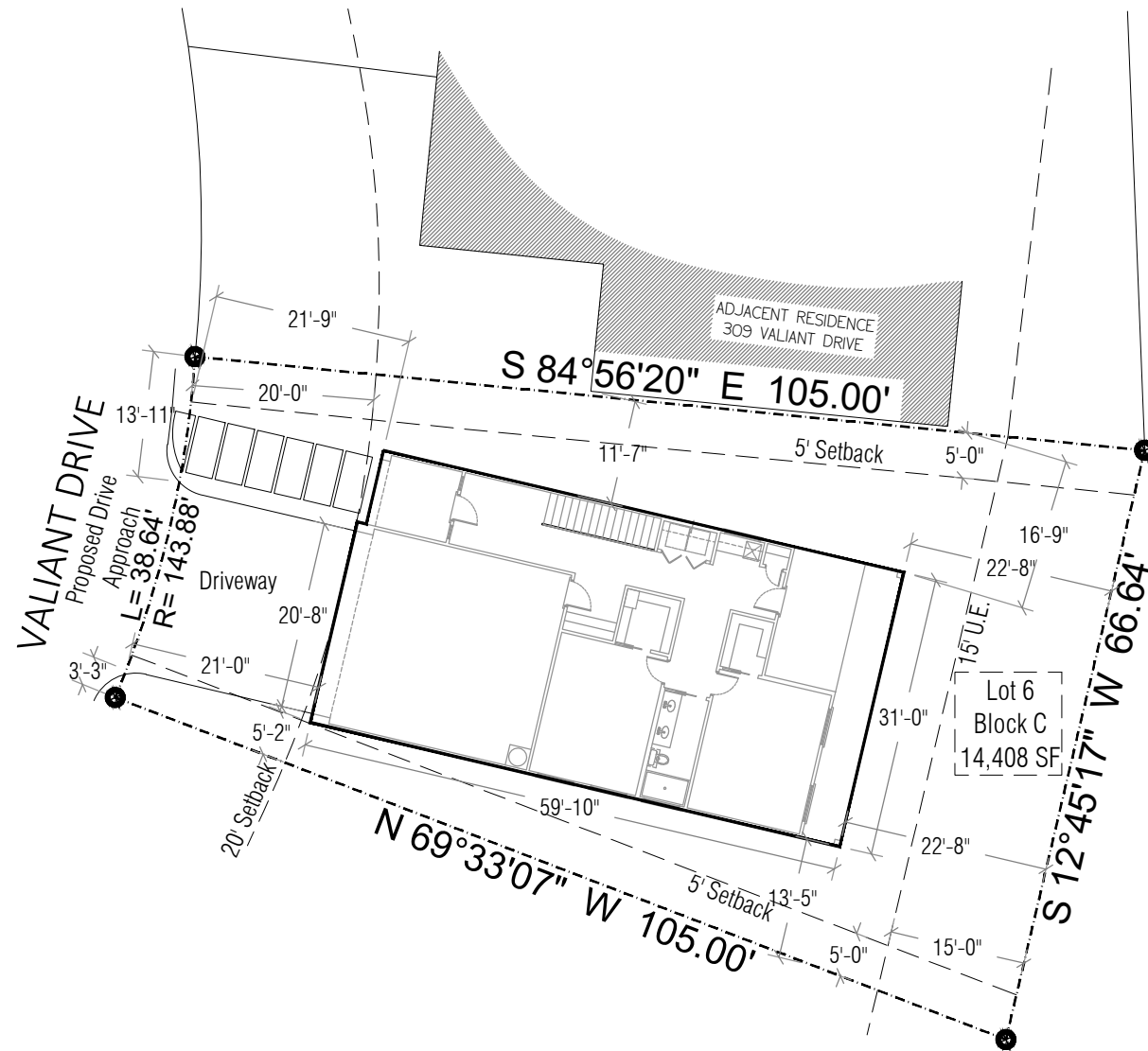
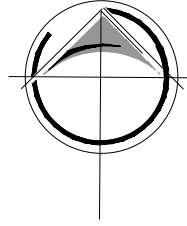
My neighbors told me about the request.

Other: _____

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Google Forms

NORTH



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE BUILDER AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

311 VALIANT DR,
ROCKWALL, TX 75032

SITE PLAN INFORMATION	
LOT SIZE	5,431 SQFT
TOTAL BUILDING AREA	3,188 SQFT
PERCENT LOT COVERED	22 %

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	217 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

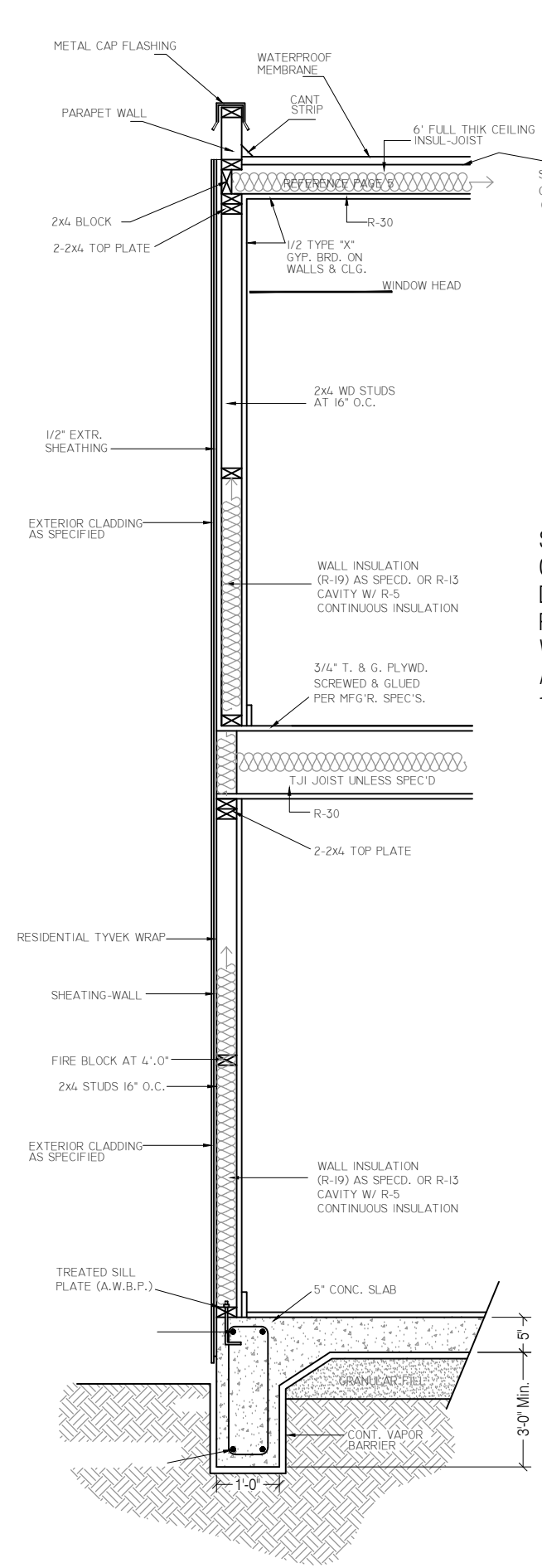
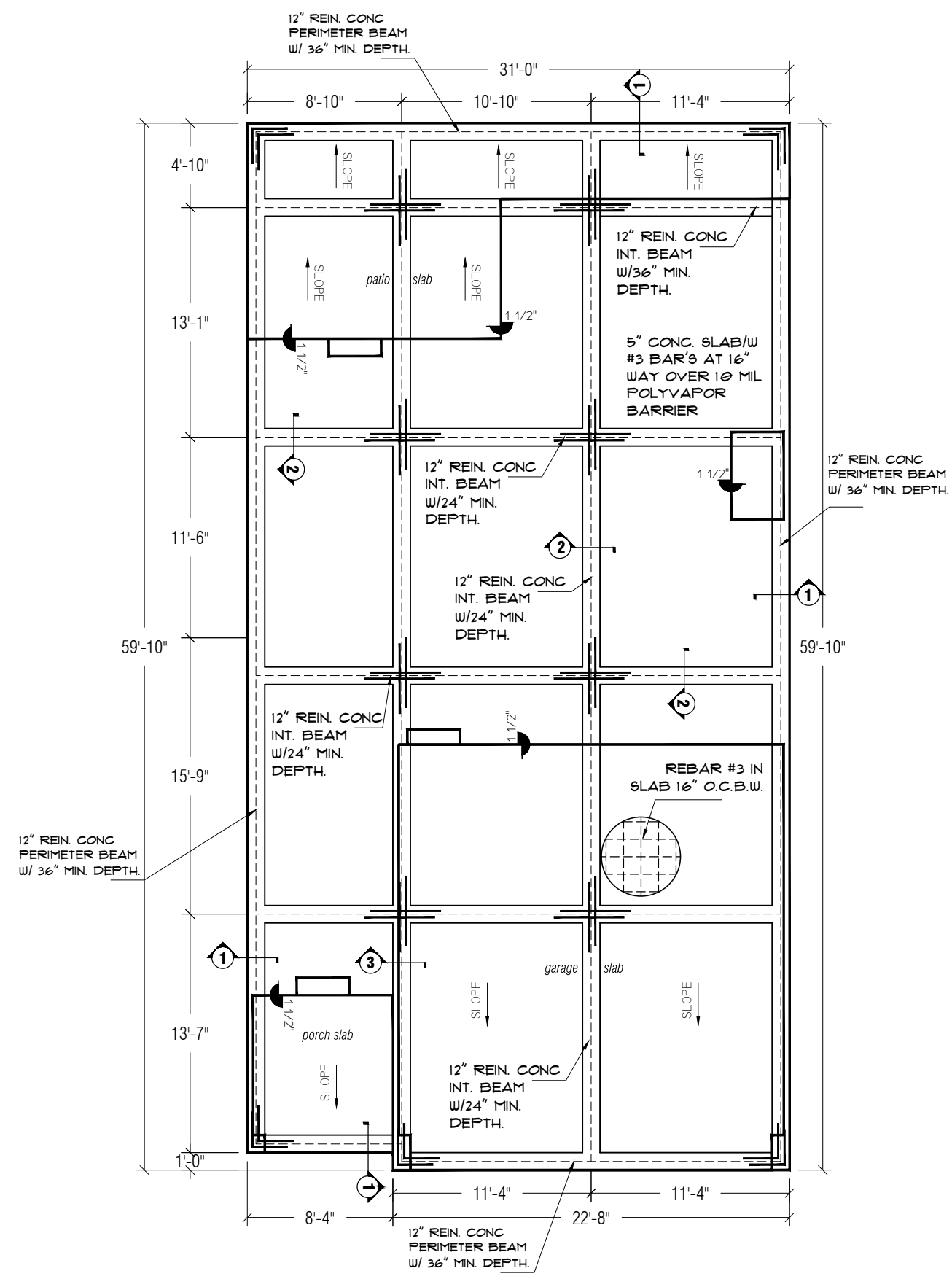
SITE PLAN
SCALE: 1'-0" = 20'-00" 1

PAGE TITLE: SITE PLAN

SCALE: 1'-0" = 20'-00"

DATE: 4/13/2023

PAGE: 1



A WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale

SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL
VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.

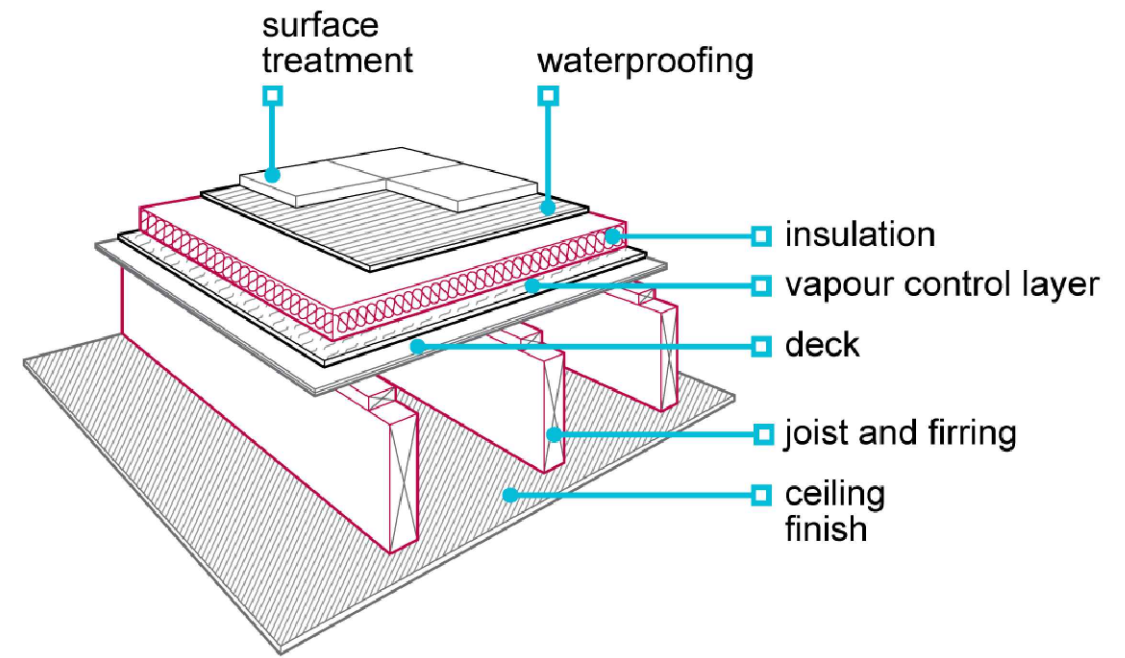
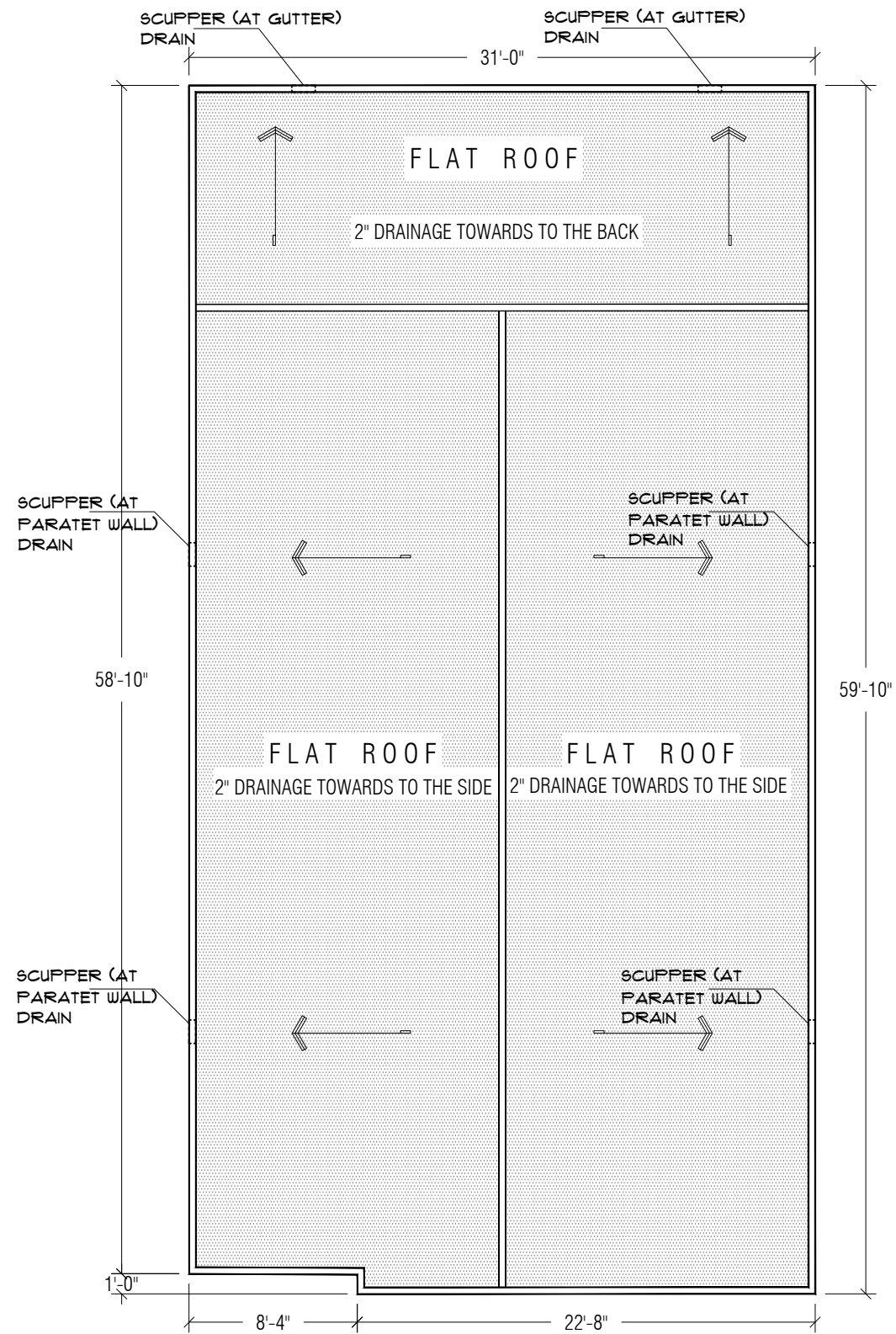


Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

311 VALIANT DR, ROCKWALL, TX 75082	
PAGE TITLE:	FOUNDATION PLAN
SCALE:	1/8" = 1'-0"
DATE:	4/13/2023
PAGE:	3

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED, CHECKED BY THE BUYER, HOMEOWNER AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUYER, HOMEOWNER AND ALL CONTRACTORS SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUYER, HOMEOWNER AND ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENEW/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THE STRUCTURE. THESE PLANS MUST BE REPERMITS, CHECKED BY THE BUILDING DEPARTMENT, OWNER, ARCHITECT, ENGINEER, CONTRACTOR, AND ALL OTHERS INVOLVED IN THE CONSTRUCTION. THE BUYER/BUILDER MUST OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, LOCAL BUILDING CODES, AND OTHER FACTORS, THE BUYER/BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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ROCKWALL, TX 75082



04/13/2023

ROOF PLAN

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

5

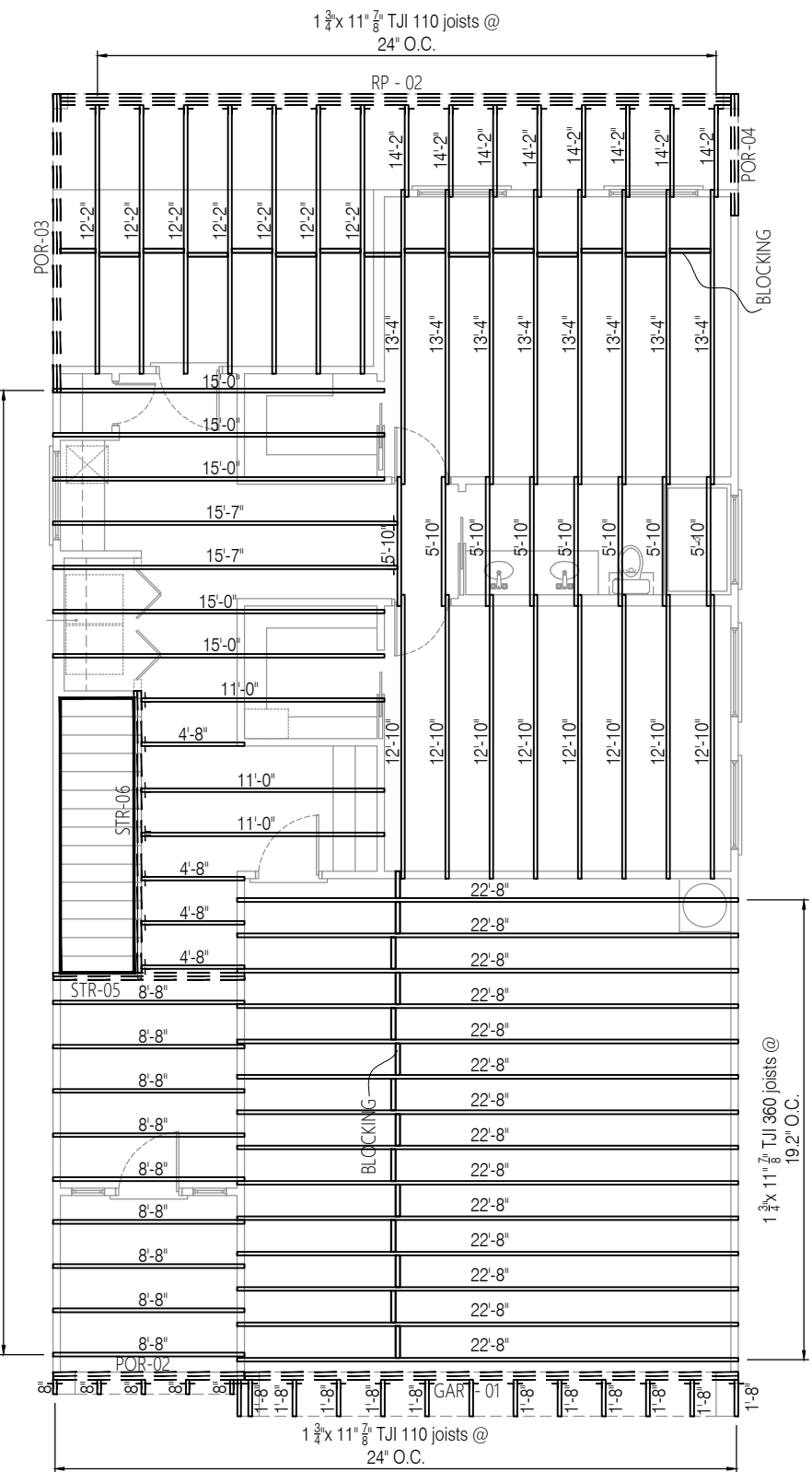
PAGE TITLE: ROOF & FRAMING PLAN

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

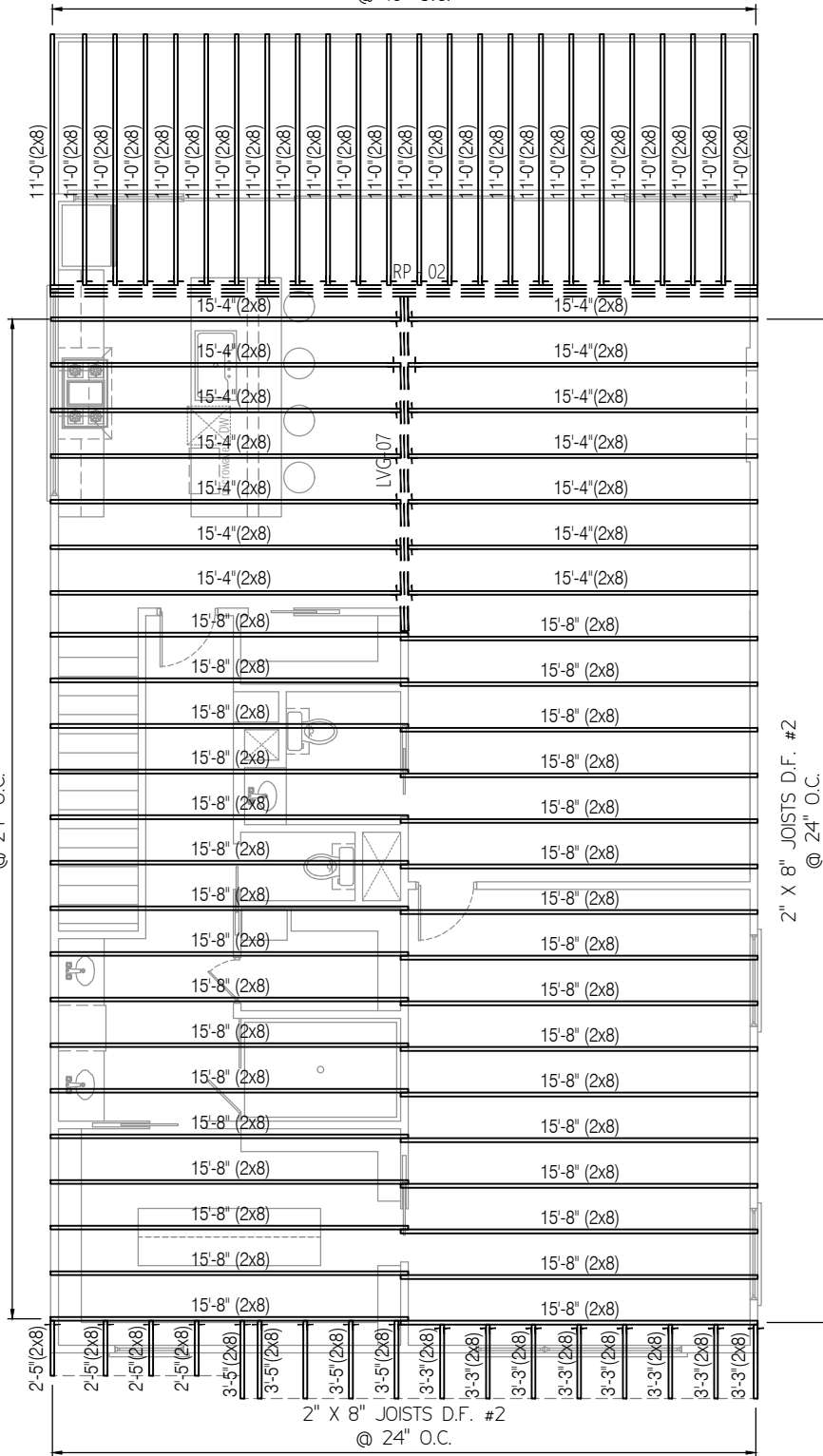
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

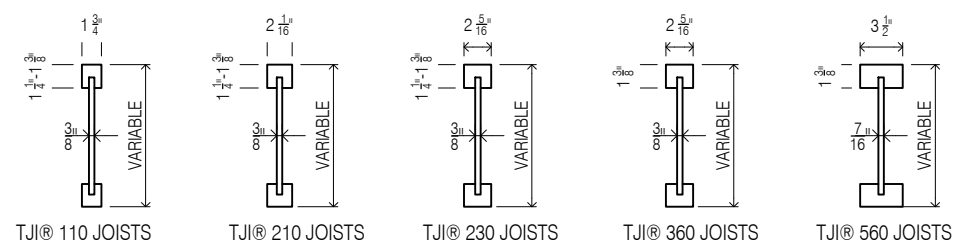
Triple Ply 1 3/4" or 5 1/4" x 24"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



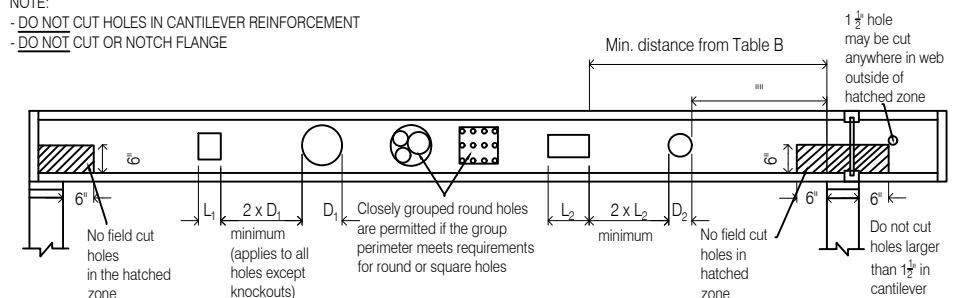
Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156
 04/13/2023

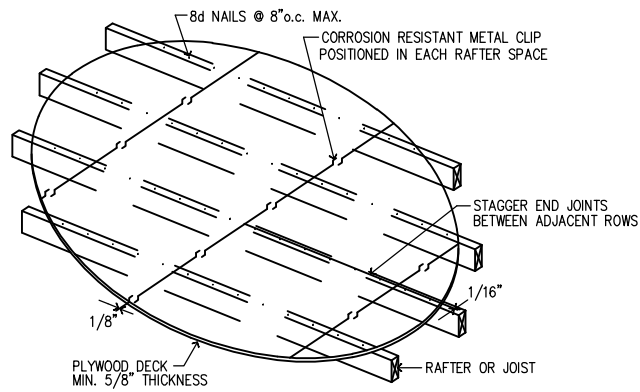
TJI® JOISTS DIMENSIONS



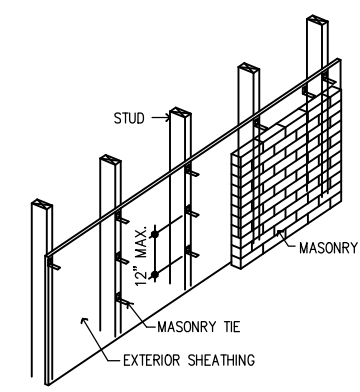
ALLOWABLE HOLES - TJI® JOISTS

- NOTE:
 - DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
 - DO NOT CUT OR NOTCH FLANGE

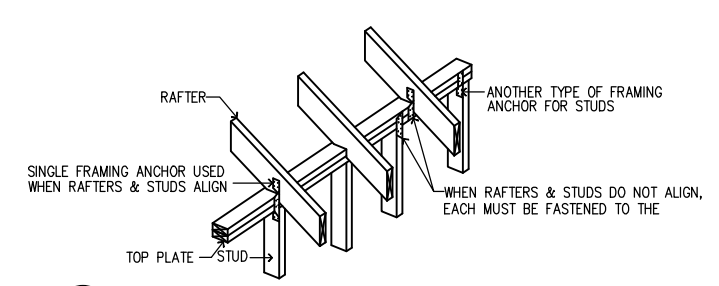




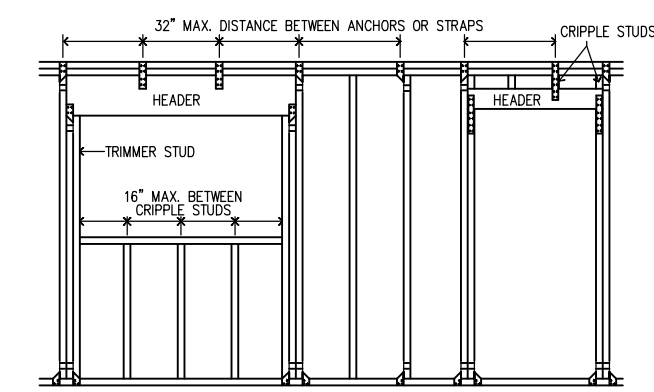
1 SOLID PLYWOOD SHEATHING



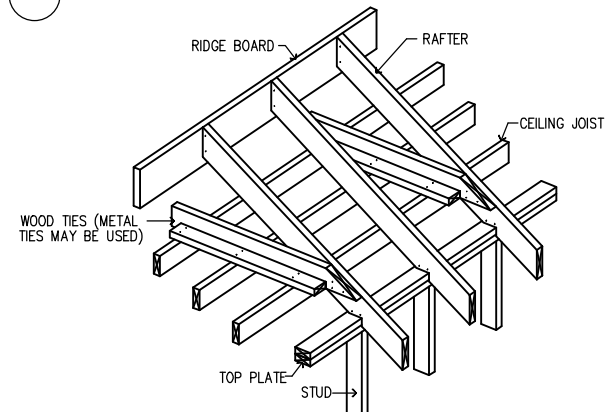
13 ANCHORING MASONRY VENEER TO WALL FRAMING



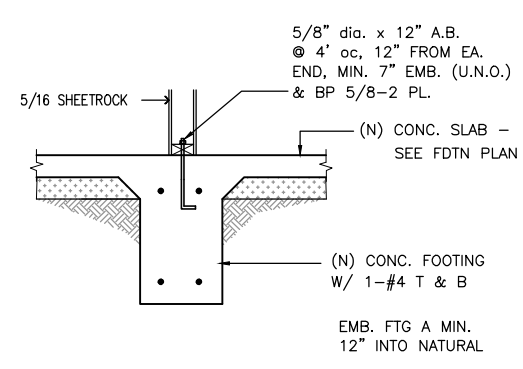
3 FASTENING RAFTERS TO THE WALL FRAMING



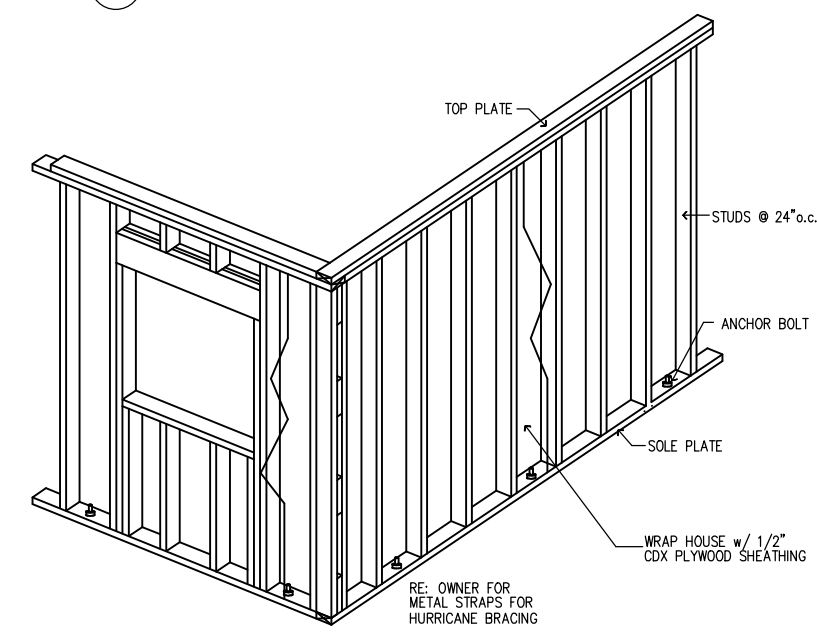
14 ANCHORAGE OF HEADERS



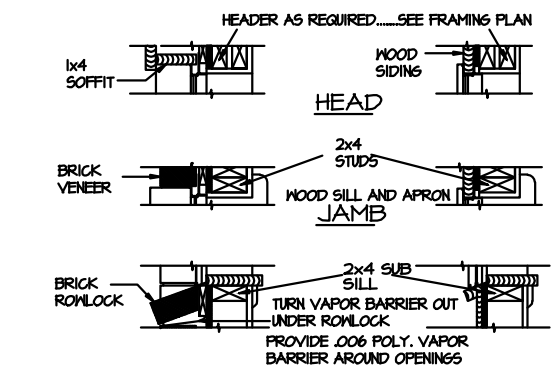
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



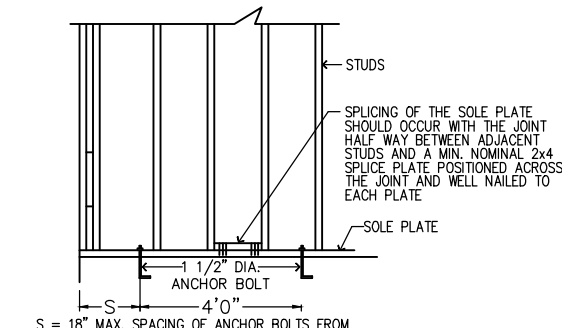
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



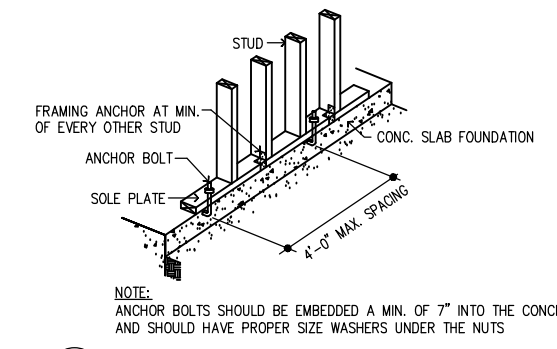
6 LATERAL BRACING OF EXTERIOR WALLS



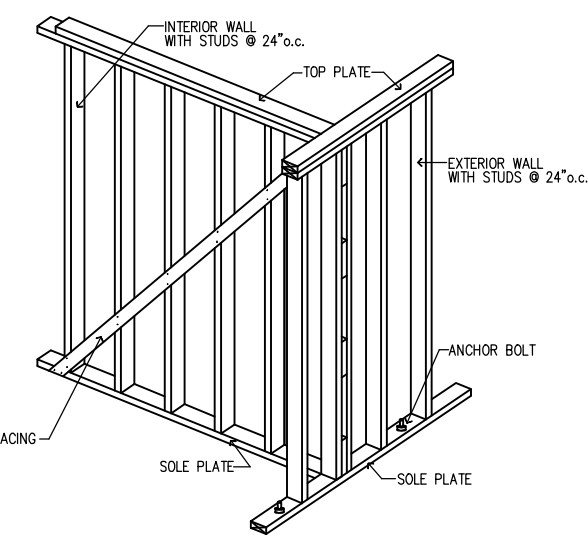
19 SILL CONSTRUCTION DETAILS



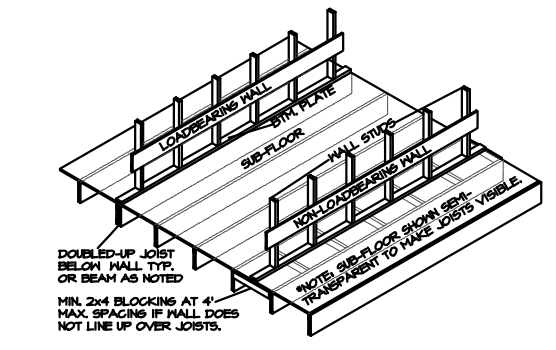
8 SPLICING OF SILLS OR SOLE PLATES



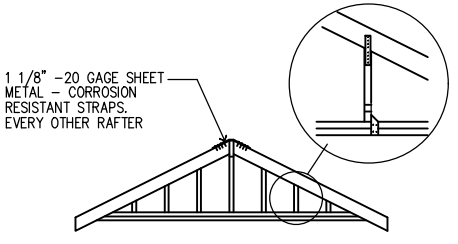
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE:
1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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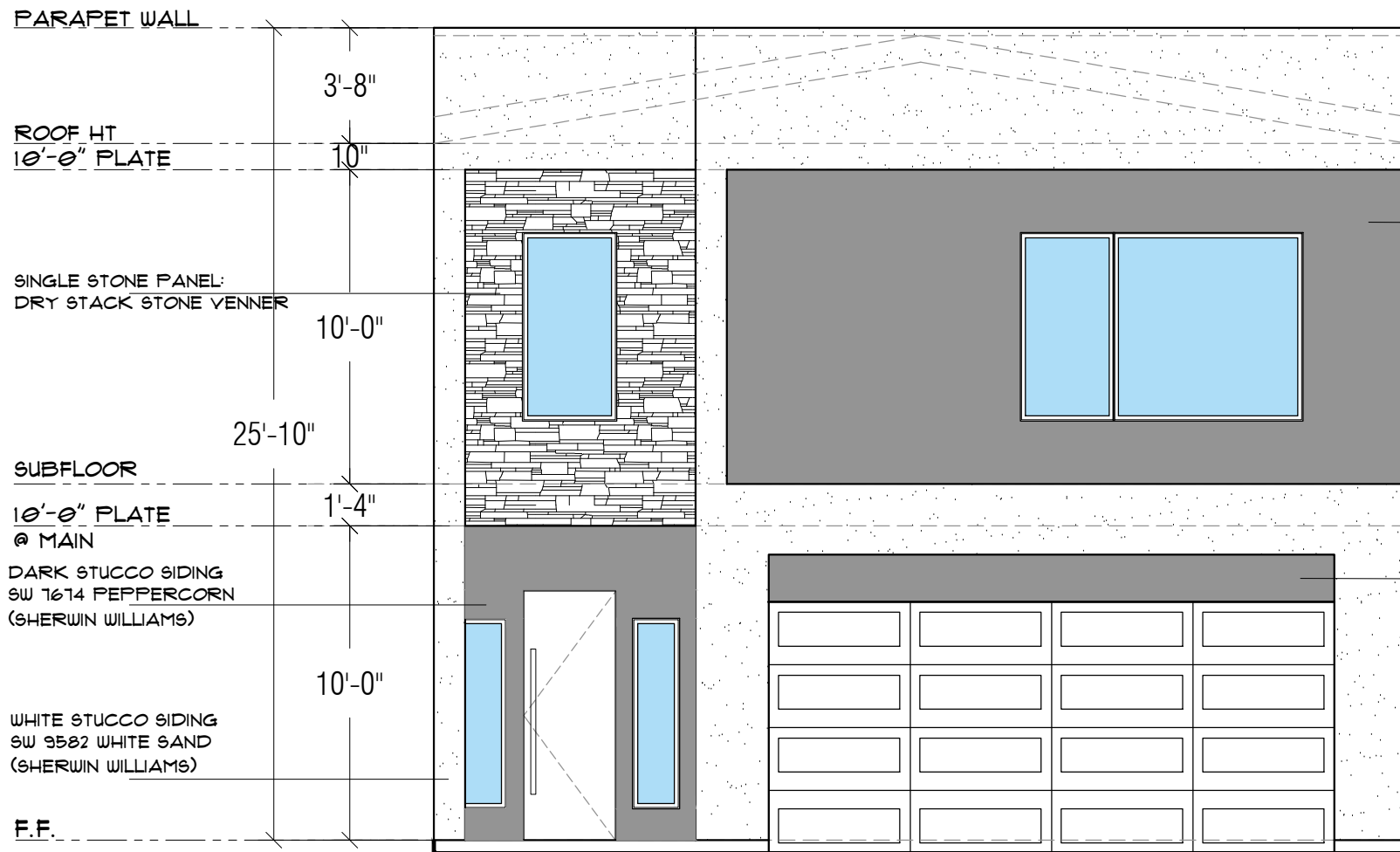
311 VALIANT DR,
ROCKWALL, TX 75082



Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

PAGE TITLE: GENERAL CONSTRUCTION DETAILS
SCALE: N.T.S.
DATE: 4/13/2023
PAGE: 6



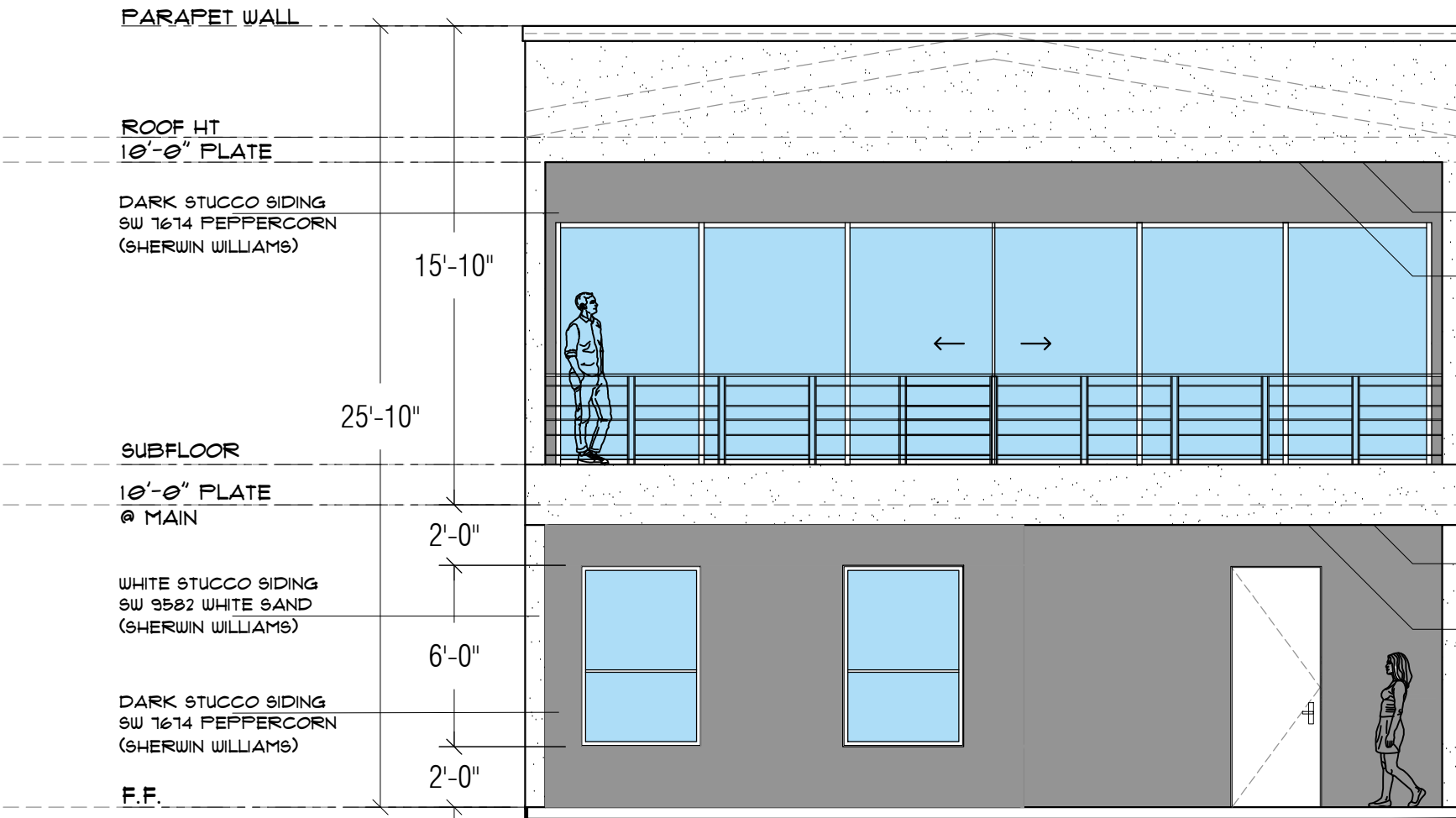
DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE				
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE	
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.	
DRY STACK STONE VANNER	ELDORADO		BROWN	65 SQ. FT.				
							3,645 SQ. FT.	100%
							65 SQ. FT.	
TOTAL							3,710 SQ. FT.	100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. ACCESS TO THE SUBSTANTIAL BUILDING STRUCTURE, THESE PLANS MUST BE OBTAINED FROM THE ARCHITECT OR CONTRACTOR. ALL CONTRACTORS MUST BE ADVISED OF THE CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY KIND.

311 VALIANT DR,
ROCKWALL, TX 75082

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

RIGHT ELEVATION

SCALE: 3/16"=1'-0"
WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

8.1

F.F.

PARAPET WALL

ROOF HT
10'-0" PLATE

UNDERCEILING:
4" LIP STUCCO

UNDERCEILING: WALNUT
(REAL WOOD)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

SUBFLOOR

10'-0" PLATE
@ MAIN

UNDERCEILING: WALNUT
(REAL WOOD)

DARK STUCCO SIDING
SW 1614 PEPPERCORN
(SHERWIN WILLIAMS)

WHITE STUCCO SIDING
SW 9582 WHITE SAND
(SHERWIN WILLIAMS)

F.F.

LEFT ELEVATION

SCALE: 3/16"=1'-0"

8.1

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT AND BUILD THIS PROJECT. THESE PLANS MUST BE REPRODUCED AND USED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SITE PRIOR TO COMMENCING CONSTRUCTION. THE PURCHASER OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

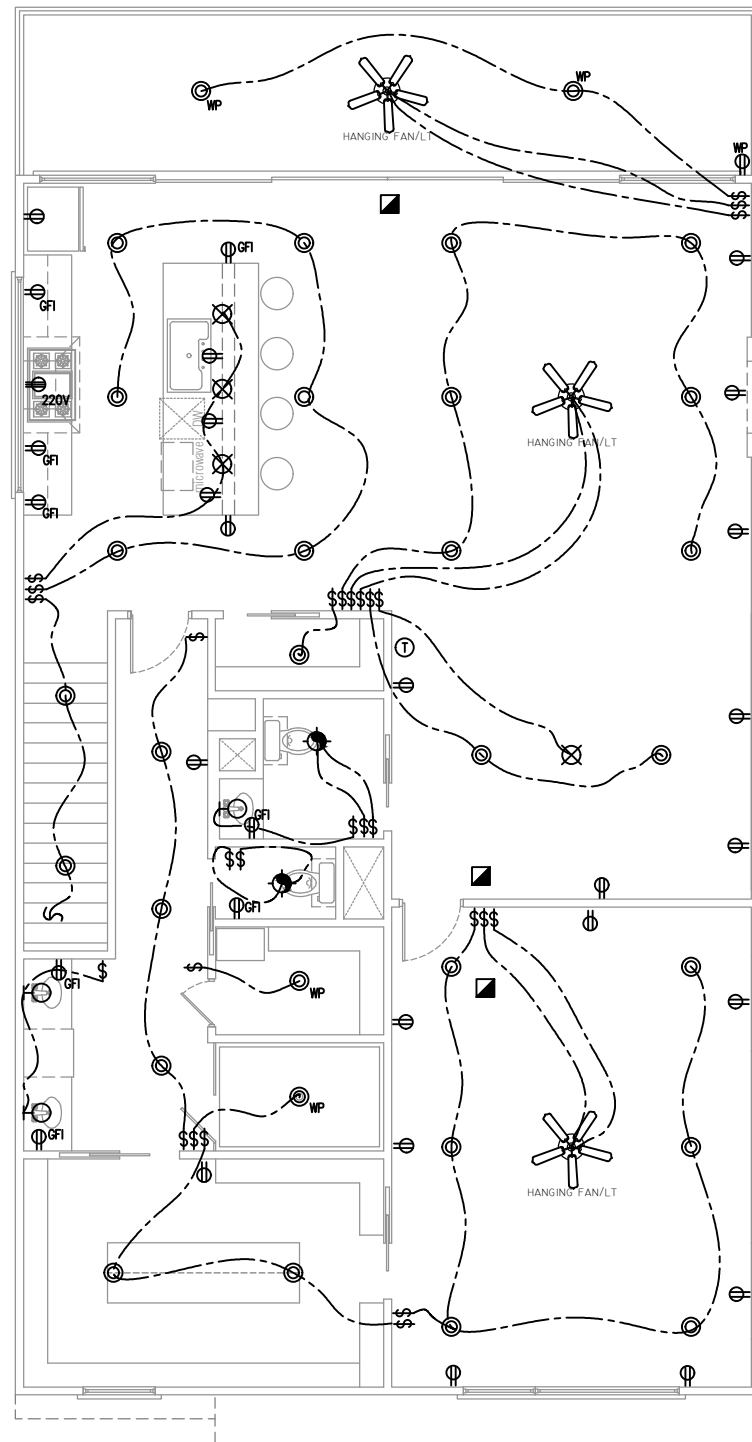
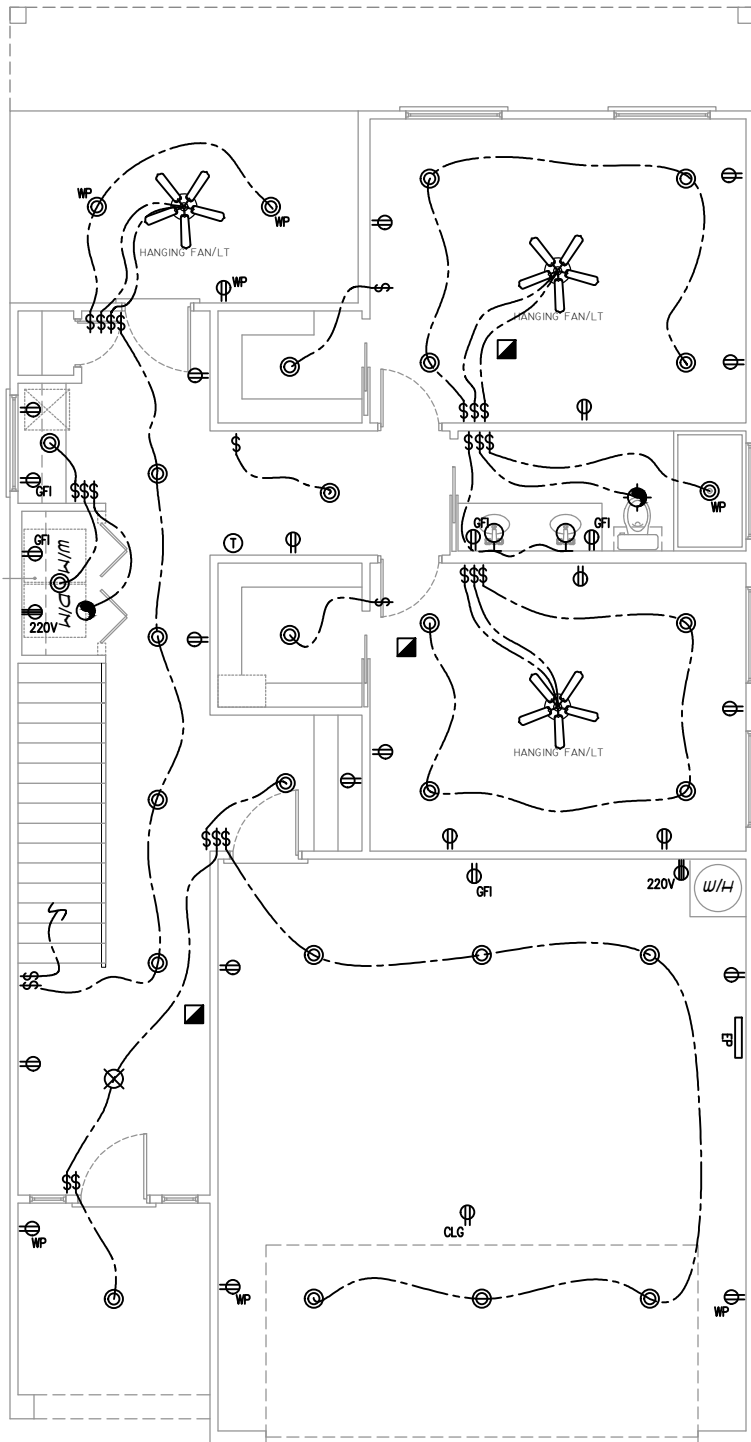
311 VALIANT DR,
ROCKWALL, TX 75082

PAGE TITLE: ELEVATIONS PLAN

SCALE: 3/16"=1'-0"

DATE: 4/13/2023

PAGE: 8

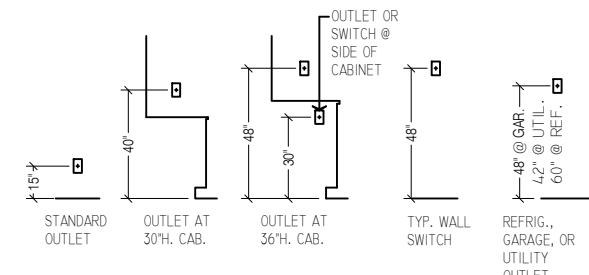


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS...INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

- | | | | | | |
|--|--|--|--|--|--|
| | 110 VOLT RECEPTACLE | | SINGLE POLE SWITCH | | CEILING FAN/OR CHANDELIER WITH LIGHT KIT |
| | WATERPROOF RECEPTACLE | | THREE WAY SWITCH | | |
| | 110 VOLT IN CEILING | | FOUR WAY SWITCH | | |
| | 110 VOLT WITH GROUND FAULT INTERRUPTER | | DIMMER SWITCH | | |
| | 110 VOLT IN FLOOR | | RHEOSTAT SWITCH | | |
| | 220 VOLT RECEPTACLE | | MOTION DETECTOR-WALL MOUNT | | |
| | 110 VOLT DIRECT HARD WIRE | | CEILING MOUNTED LIGHT | | |
| | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) | | HANGING LIGHT | | |
| | HOSE BIBB | | RECESSED, ADJUSTABLE CAN LIGHT | | |
| | TELEPHONE OUTLET W/ CAT5 VOICE & DATA | | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT | | |
| | PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER) | | WALL MOUNTED LIGHT | | |
| | SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP) | | LED STRIP LIGHTING | | |
| | CHIMES (FOR DOOR BELL) | | 24" UNDER-CABINET FLUOR. FIXTURE | | |
| | THERMOSTAT | | TRACK LIGHTING (LENGTH PER PLAN) | | |
| | ELEC. PANEL | | EXHAUST FAN (50 CFM MIN.) | | |
| | METER BASE | | EXHAUST FAN (50 CFM MIN.) W/ LIGHT | | |
| | | | 2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS | | |
| | | | 1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS | | |



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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**311 VALIANT DR,
ROCKWALL, TX 75082**

PLUMBING LEGEND

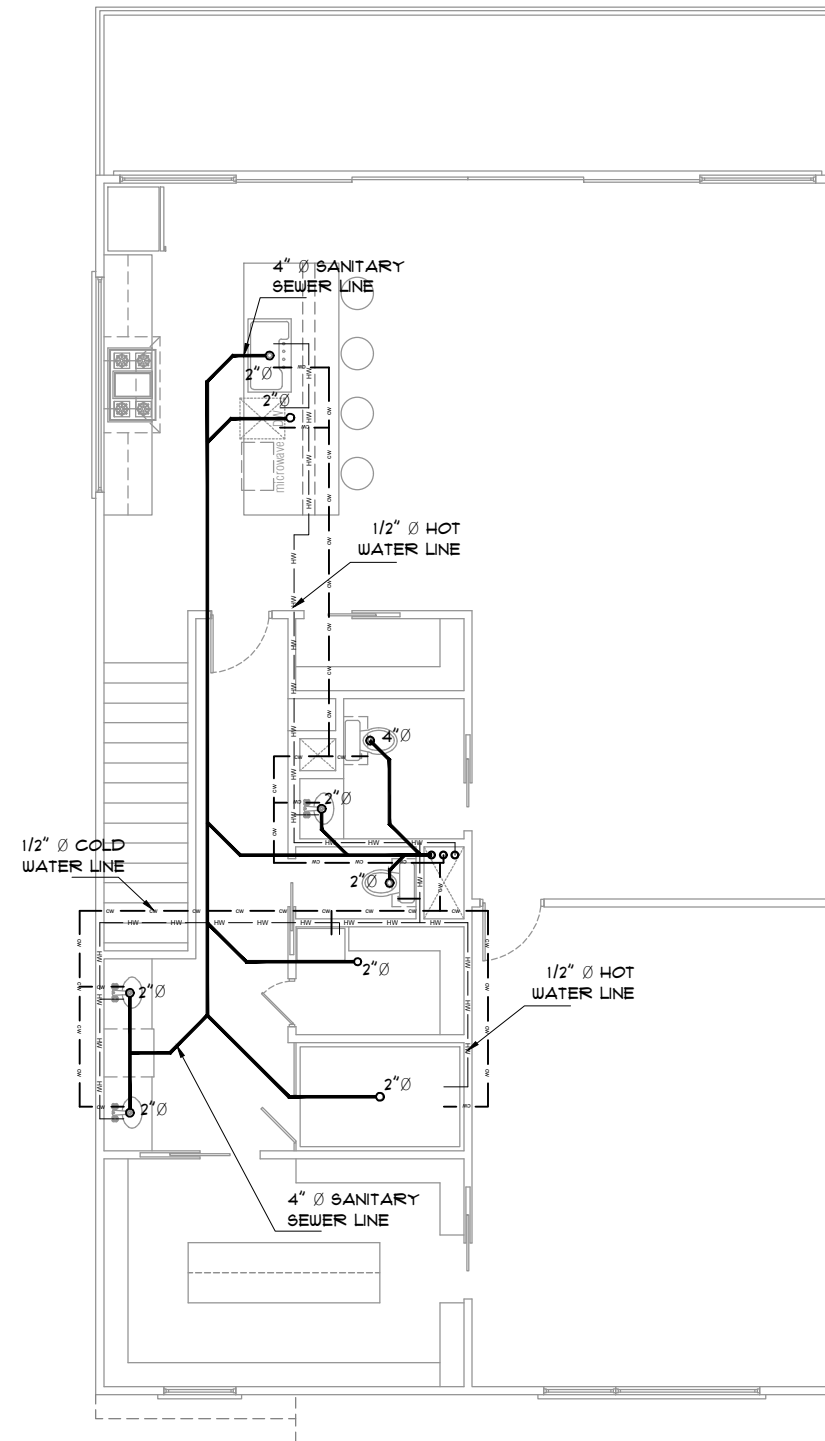
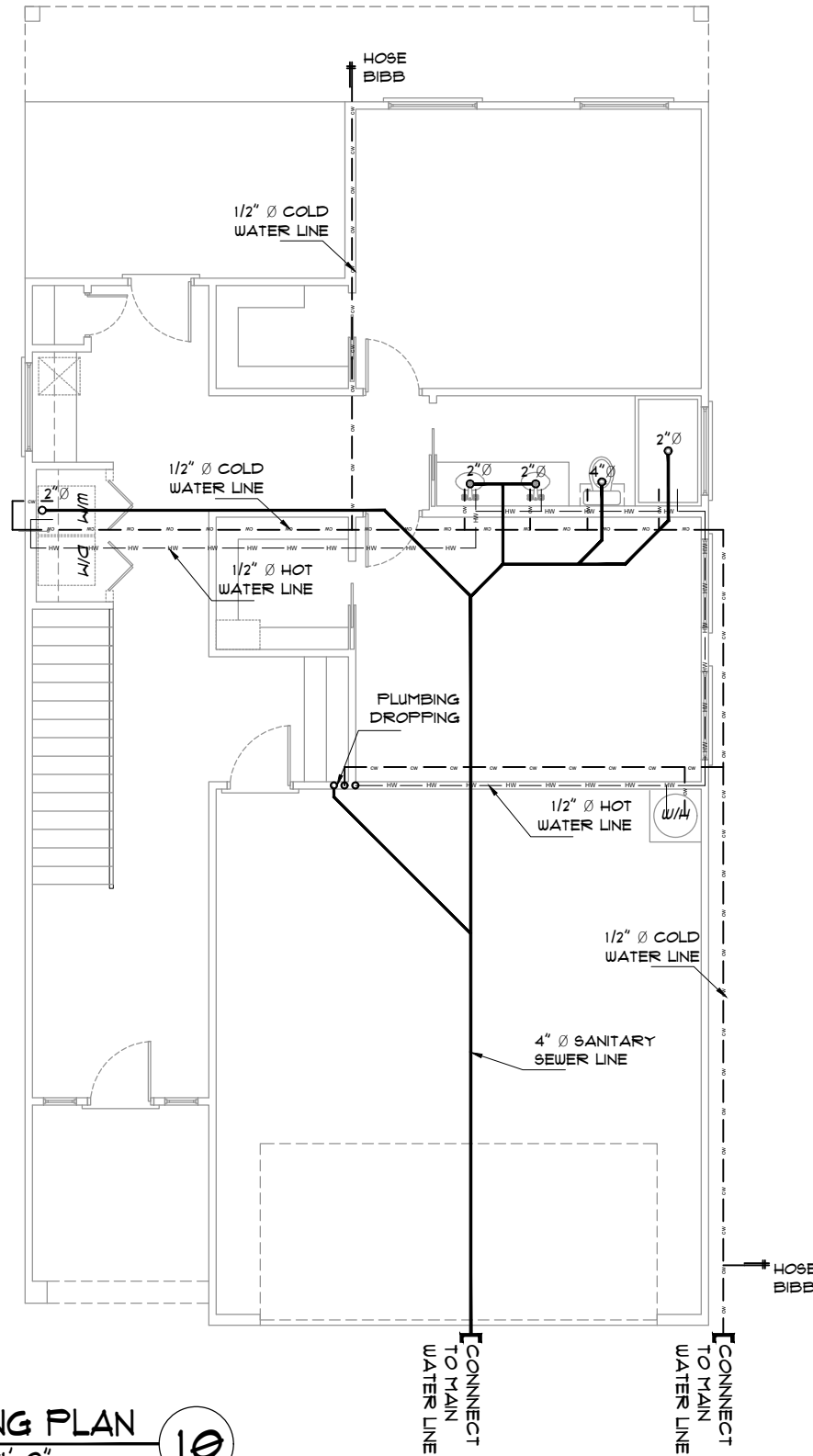
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES;
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES;
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



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

10

311 VALIANT DR,
 ROCKWALL, TX 75082

PAGE TITLE: PLUMBING PLAN

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

DATE: 4/13/2023

PAGE: 10

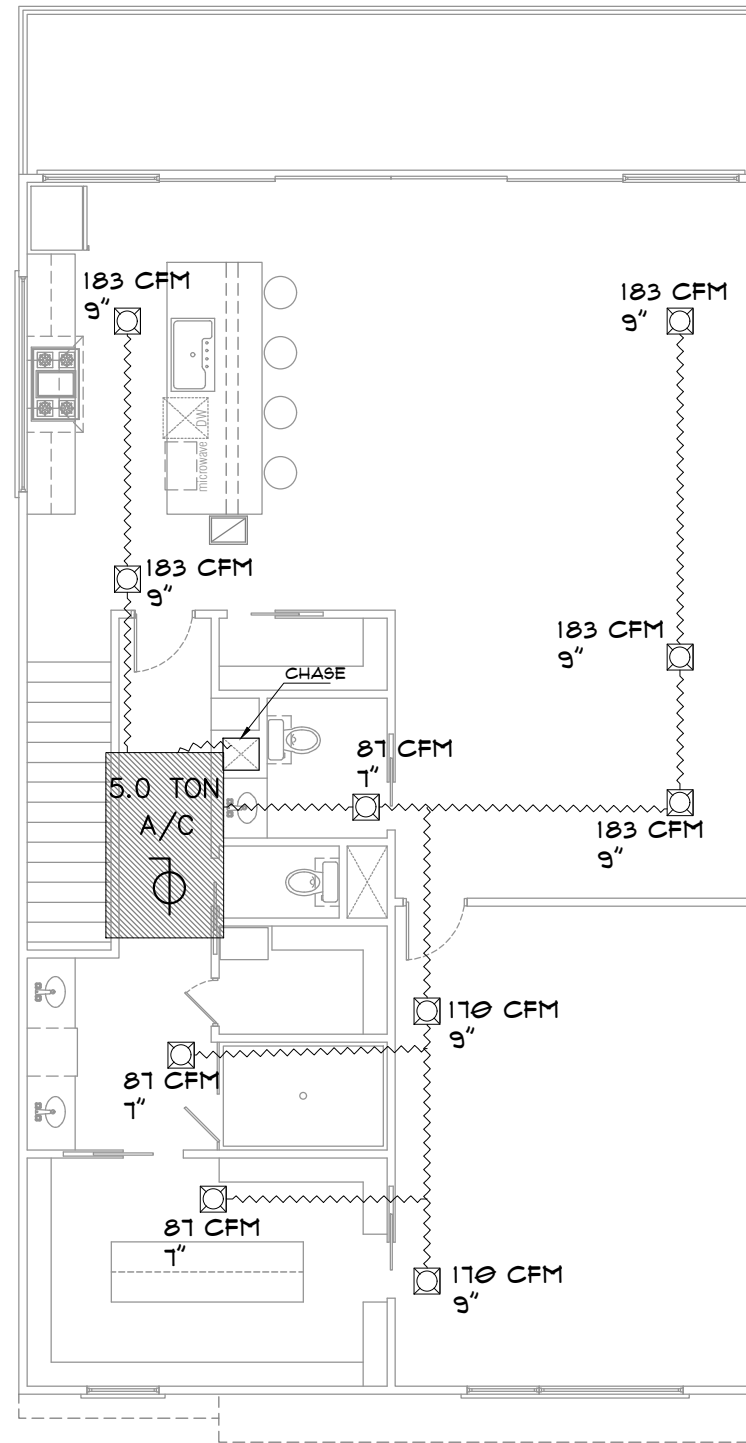
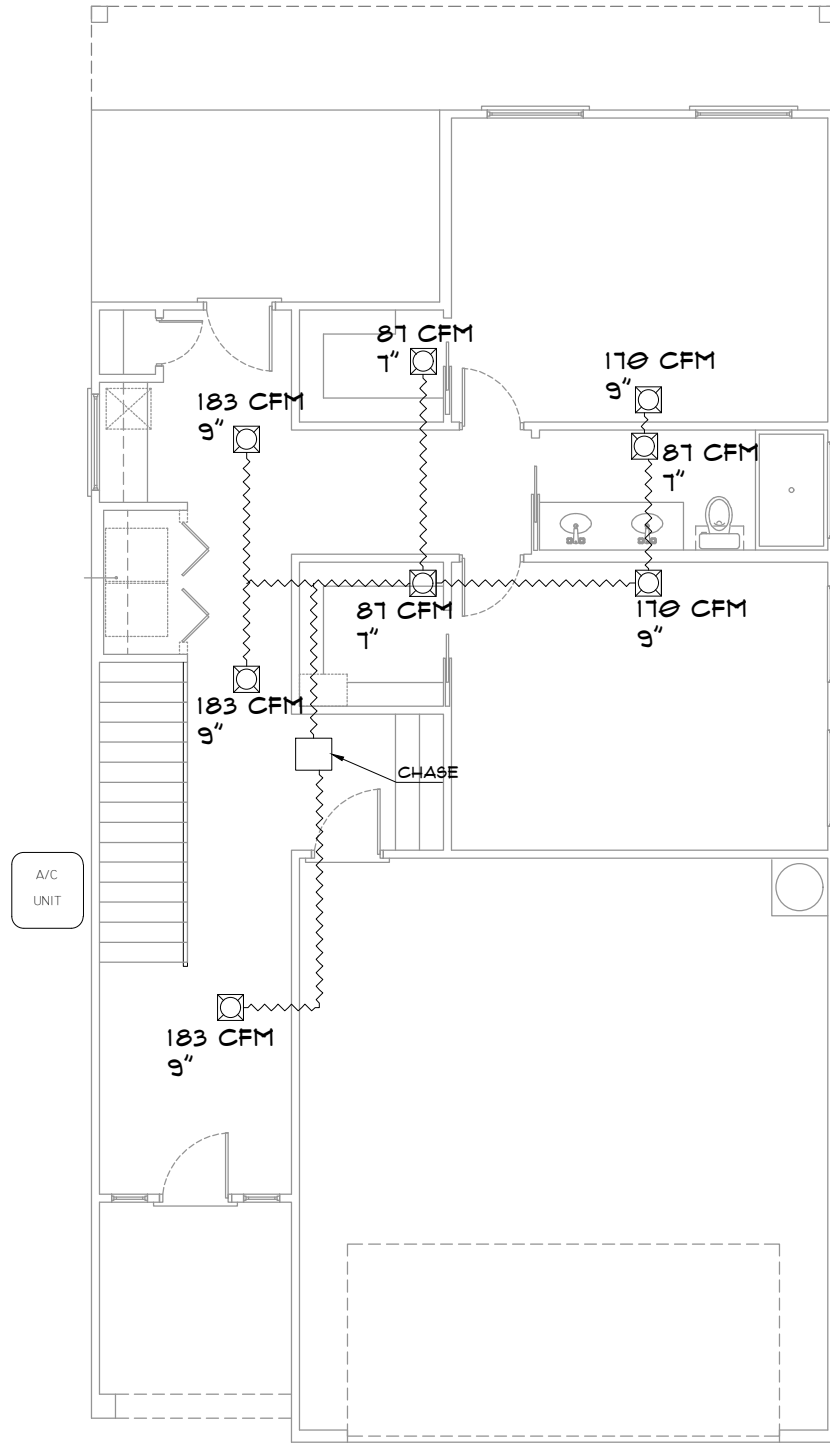
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

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

11

311 VALIANT DR,
ROCKWALL, TX 75082

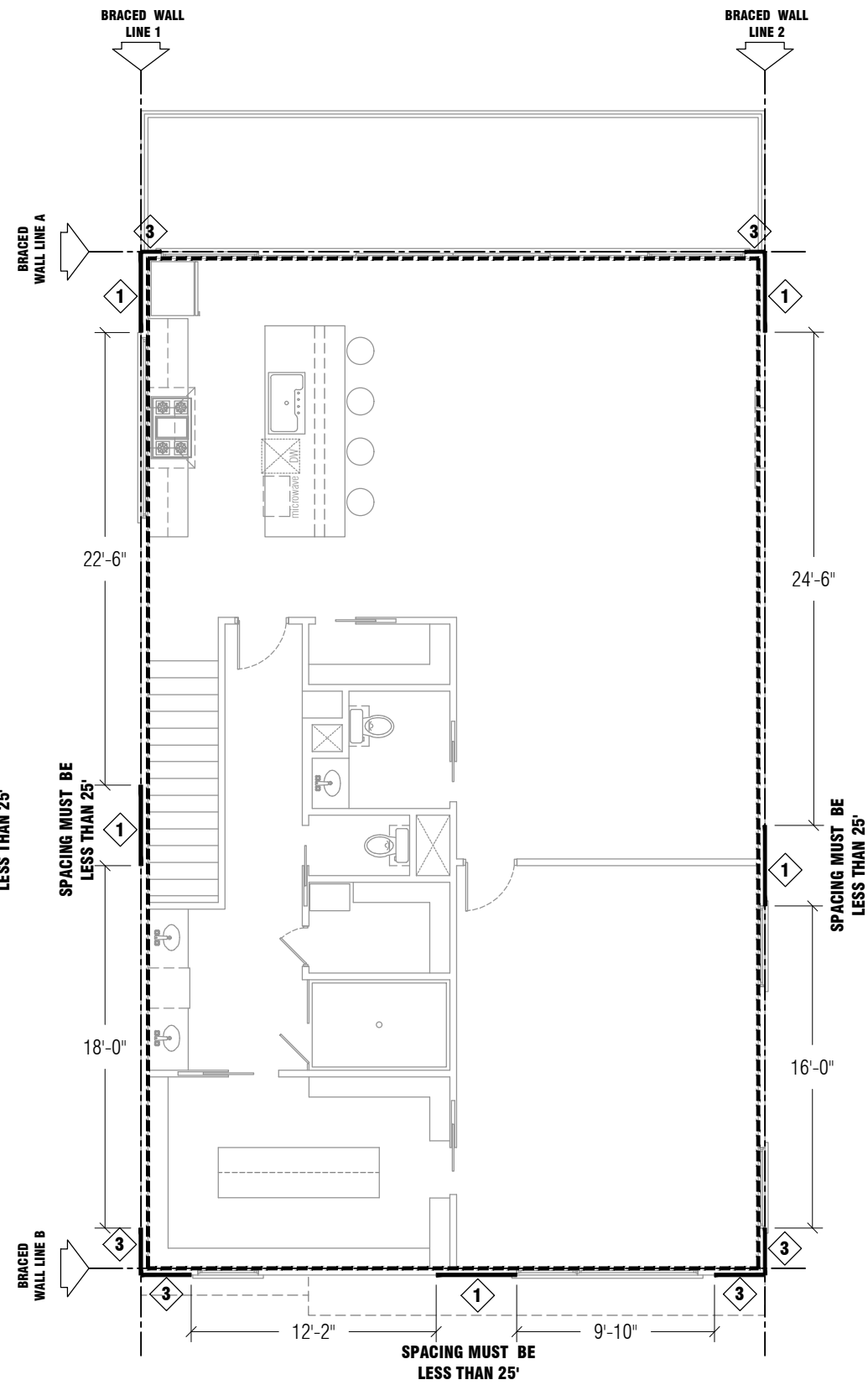
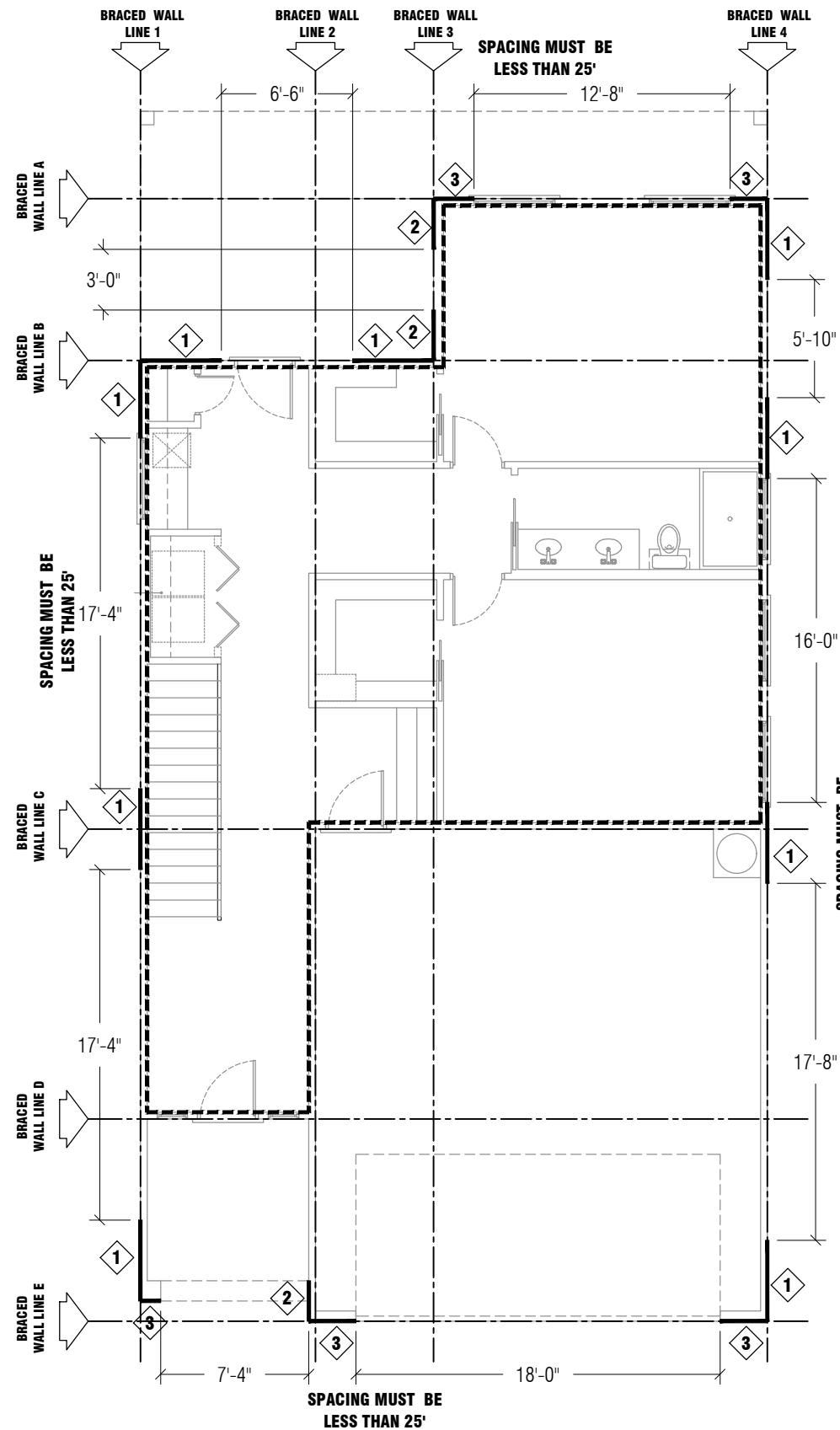
PAGE TITLE: MECHANICAL PLAN

SCALE: 1/8" 1'-0"

DATE: 34/13/2023

PAGE: 11

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WIND BRACING PLAN
SCALE: 1/8"=1'-0"

12



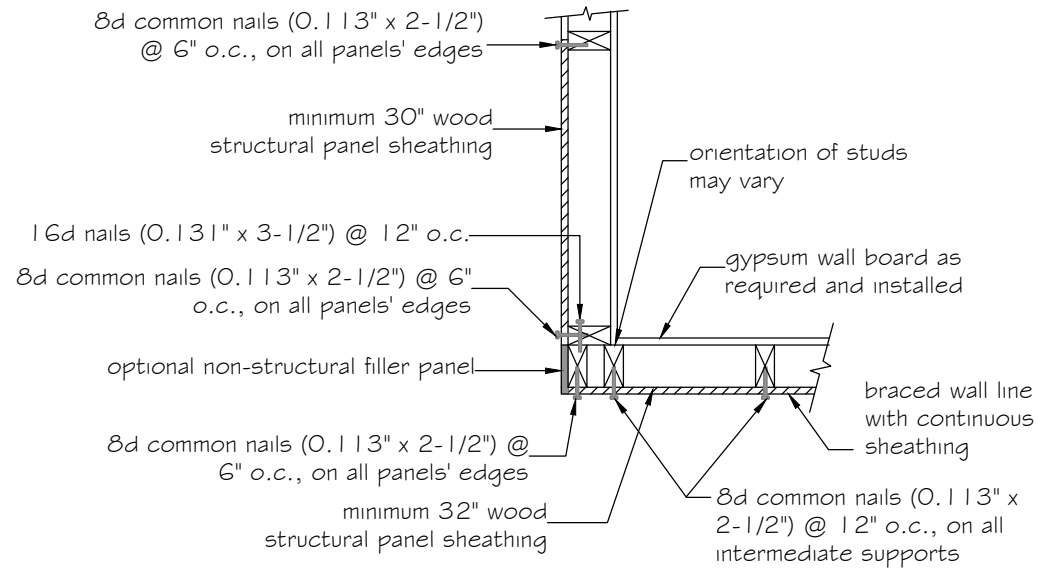
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

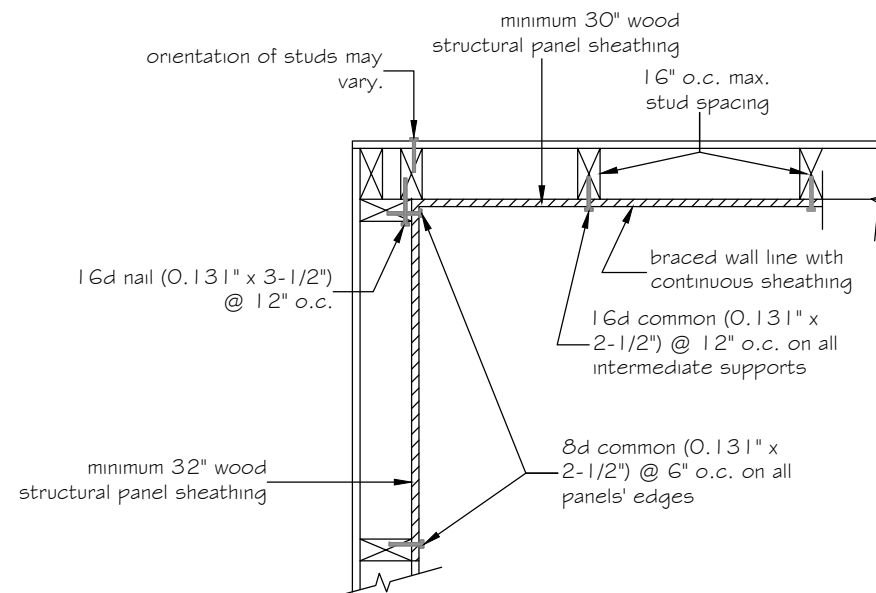
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PAGE TITLE:	WIND BRACING PLAN
SCALE:	1/8"=1'-0"
DATE:	4/13/2023
PAGE:	11



(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:

- FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
- PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

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 ROCKWALL, TX 75082



Xavier Chapa
 Xavier Chapa Engineering/Surveying
 Firm Number F-9156

04/13/2023



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

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	ACCESSORY BUILDING	EXTERIOR MATERIALS
301 Valiant Drive	Single-Family Home	1995	3,428	N/A	Brick and Siding
303 Valiant Drive	Single-Family Home	2001	3,289	N/A	Brick
305 Valiant Drive	Single-Family Home	1994	2,788	N/A	Brick
307 Valiant Drive	Single-Family Home	2005	3,331	N/A	Brick and Stone
309 Valiant Drive	Single-Family Home	1992	3,459	N/A	Brick
311 Valiant Drive	Vacant	N/A	N/A	N/A	Vacant
313 Valiant Drive	Single-Family Home	1994	2,534	N/A	Brick and Siding
315 Valiant Drive	Single-Family Home	2001	3,031	N/A	Brick
314 Valiant Drive	Single-Family Home	1993	4,101	N/A	Brick
318 Valiant Drive	Single-Family Home	2000	3,198	N/A	Brick
320 Valiant Drive	Single-Family Home	1996	3,073	N/A	Brick
AVERAGES:		1997	3,223		



CITY OF ROCKWALL

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301 Valiant Drive



303 Valiant Drive



CITY OF ROCKWALL

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305 Valiant Drive



307 Valiant Drive



CITY OF ROCKWALL

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309 Valiant Drive



311 Valiant Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-024

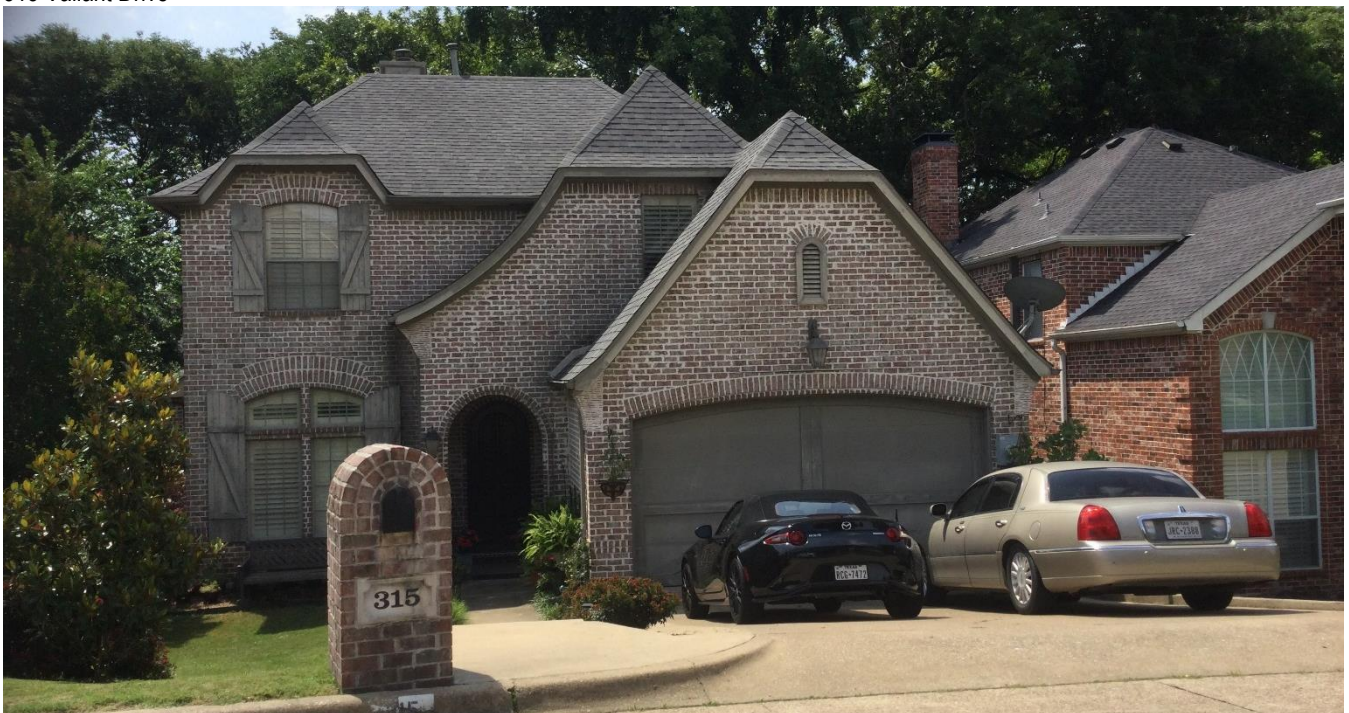
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313 Valiant Drive



315 Valiant Drive



CITY OF ROCKWALL

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314 Valiant Drive



318 Valiant Drive



CITY OF ROCKWALL

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



320 Valiant Drive

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 PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1278-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK C, OF THE CHANDLER'S LANDING #16 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 Chris Curra for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1278-acre parcel of land identified as Lot 6, Block C, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 311 Valiant Drive, 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 Planned Development District 8 (PD-8) and 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 Planned Development District 8 (PD-8) and 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*, of 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

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, 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 'A'* 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 'B'* 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 17th DAY OF JULY, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A':
Location Map and Residential Plot Plan

Address: 311 Valiant Drive

Legal Description: Lot 6, Block C, Chandler's Landing #16 Addition

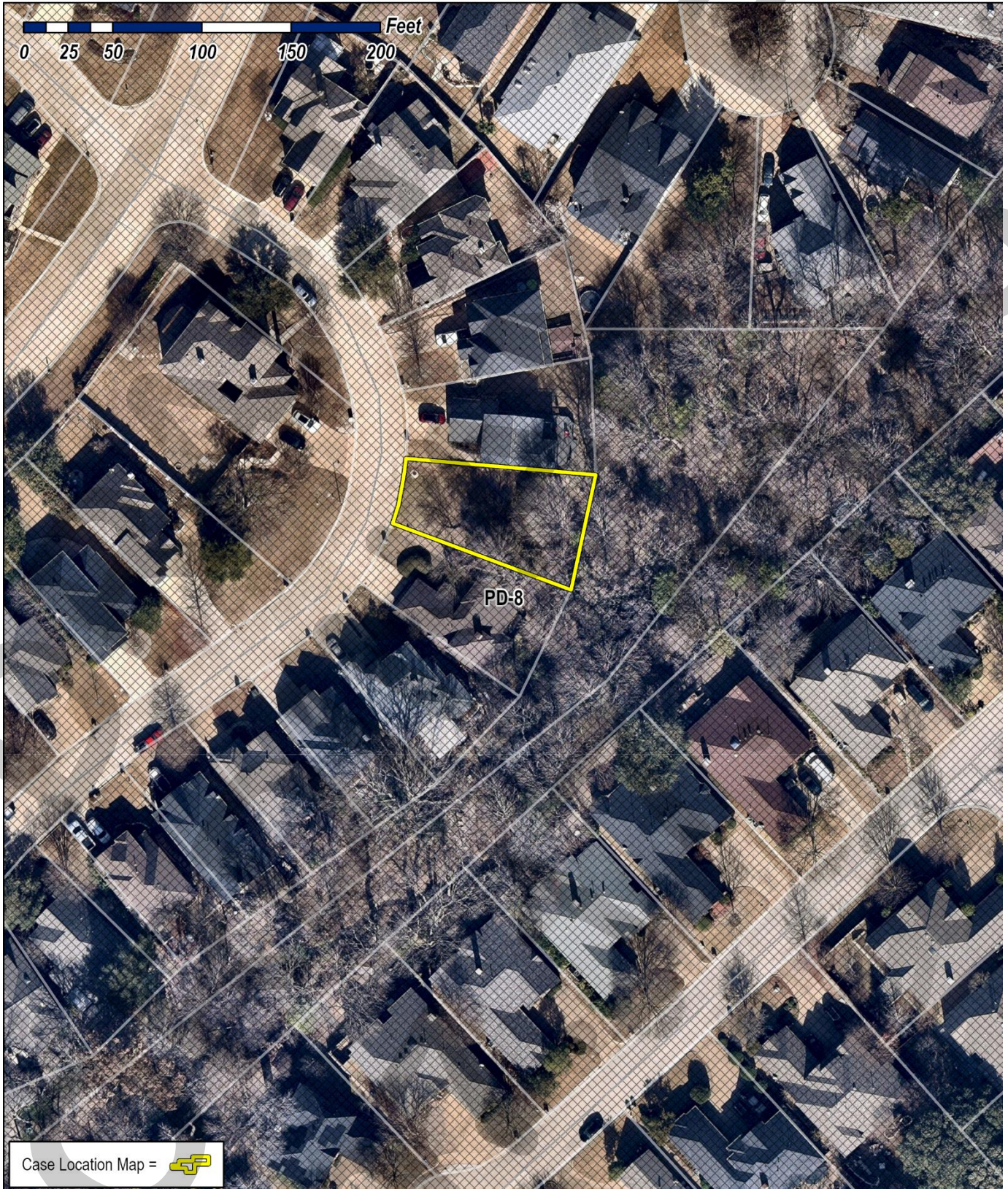


Exhibit 'A':
 Location Map and Residential Plot Plan

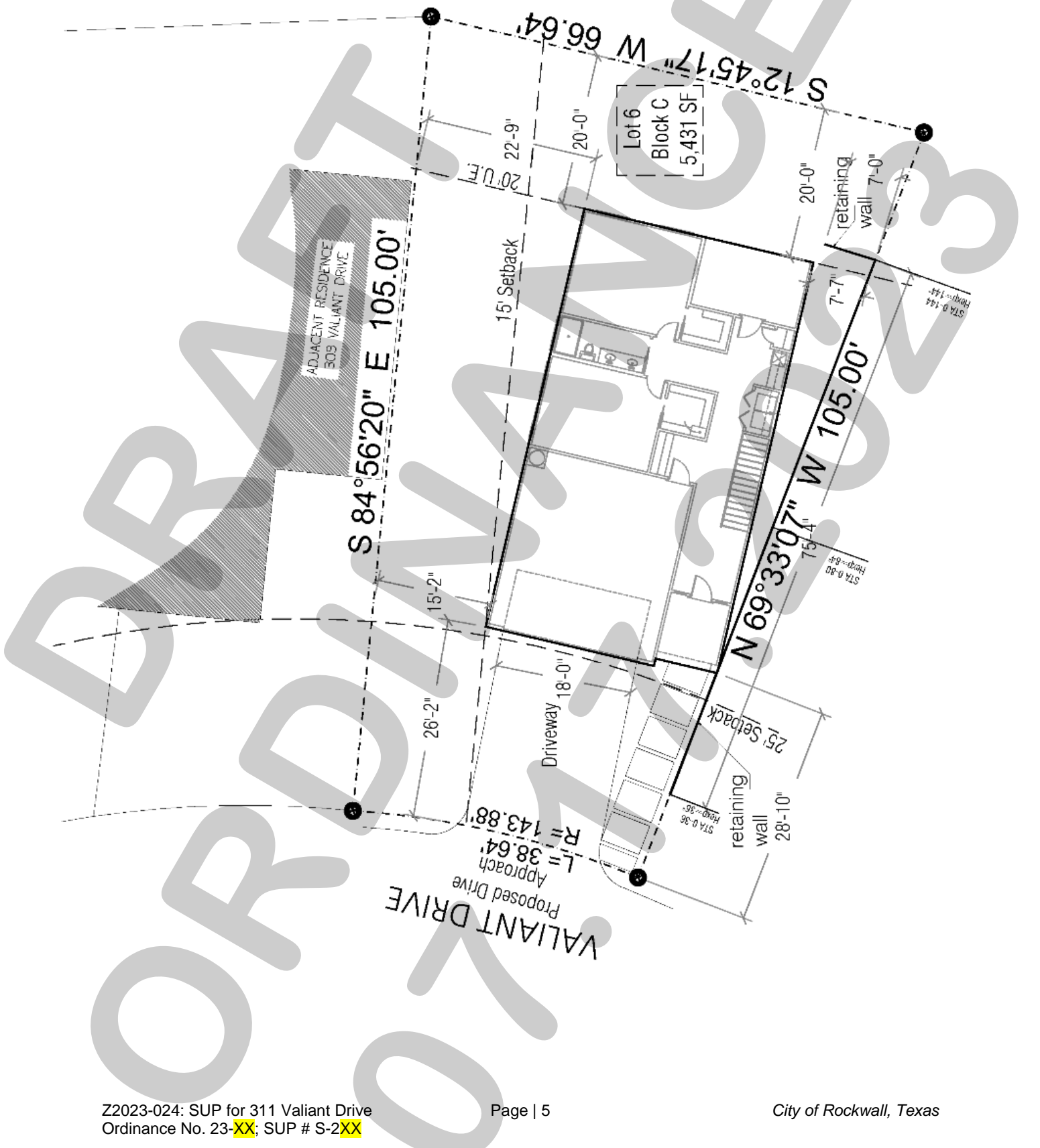
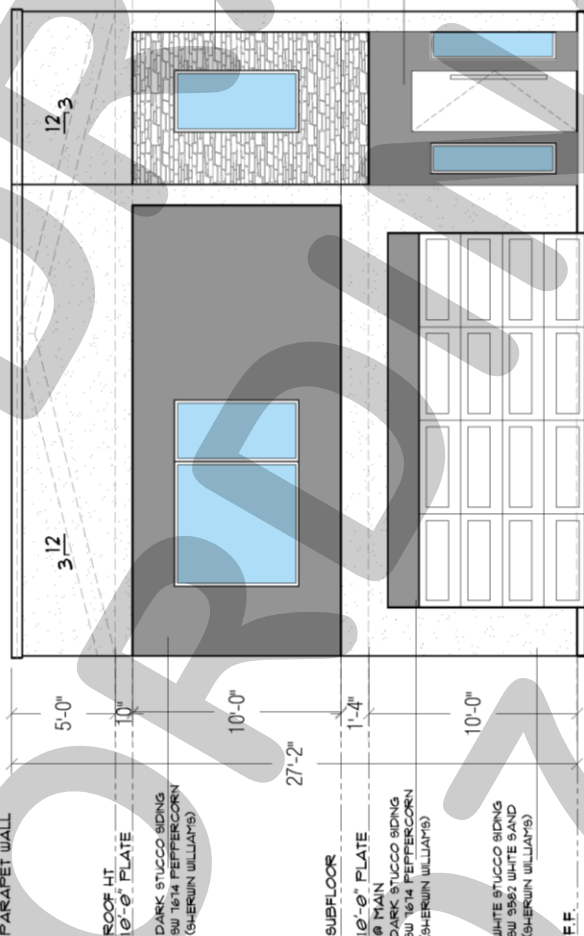


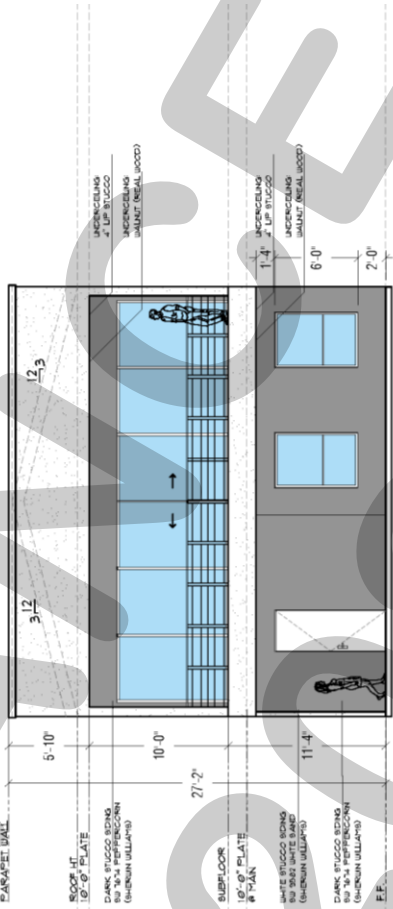
Exhibit 'B':
Building Elevations

MATERIAL SELECTION				EXTERIOR COVERAGE			
MATERIAL	MANUFACTURER	NAME	COLOR	FINISH	NSA	RIGHT SIDE	LEFT SIDE
STUCCO	SHERRILL		SHERRILL	654 SQ. FT.	1,328 SQ. FT.	1,328 SQ. FT.	3,448 SQ. FT.
DRY STACK STONE VENEER	ELWOOD		BROWN	85 SQ. FT.			85 SQ. FT.
TOTAL							3,710 SQ. FT.

CUSTOMER CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.



FRONT ELEVATION
SCALE 3/16"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



July 18, 2023

TO: Christopher Curra
2975 Blackburn Street
Suite 1321
Dallas, TX 75204

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

SUBJECT: Z2023-024; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision*

Mr. Curra:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on July 17, 2023. The following is a record of all voting records:

Planning and Zoning Commission

On June 27, 2023, the Planning and Zoning Commission approved a motion to recommend denial without prejudice of the Specific Use Permit (SUP) by a vote of 5-1 with Commissioner Womble dissenting and Commissioner Deckard absent. According to the Unified Development Code (UDC), "...if such change [*i.e. zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

City Council

On July 17, 2023, the City Council approved a motion to deny the Specific Use Permit (SUP) by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your Specific Use Permit (SUP) process, please feel free to contact me a (972) 771-7745.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department