



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. _____

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
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2065 AIRPORT ROAD, ROCKWALL, TX 75087

SUBDIVISION A0077 EM ELLOTT LOT TRACT 17 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE
 PROPOSED ZONING SF 16 PROPOSED USE SINGLE FAMILY HOME
 ACREAGE .93 LOTS [CURRENT] LOTS [PROPOSED]

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

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

<input checked="" type="checkbox"/> OWNER	GERZIM DANIEL	<input checked="" type="checkbox"/> APPLICANT	GERZIM DANIEL
CONTACT PERSON	GERZIM DANIEL	CONTACT PERSON	GERZIM DANIEL
ADDRESS	2067 AIRPORT ROAD	ADDRESS	2067 AIRPORT ROAD
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	214-243-9668	PHONE	214-243-9668
E-MAIL	gerzim@hotmail.com	E-MAIL	gerzim@hotmail.com

NOTARY VERIFICATION [REQUIRED]

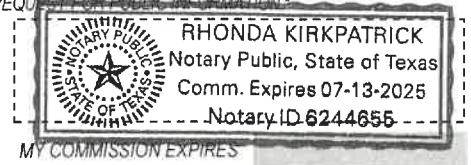
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERZIM DANIEL [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 16 DAY OF May, 2023.

OWNER'S SIGNATURE Gerzim Daniel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alz



Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

May 16, 2023

To the planning and zoning
City of Rockwall

Ref: Zoning change request letter

I Gerzim Daniel, the property owner of 2065 Airport Rd. Rockwall, TX 75087, am requesting the zoning change for this property from AG to SF16. When I bought this property last September, there was a house on the lot, which I demolished (please see the attached demolishing permit).

I, with this letter, am asking the city of Rockwall to change the zoning, so that I can put a single-family home in the future.



Thanks,
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1/2 IRS
1.0'

S 88° 34' 38" E 125.00'

POND

1/2 IRS

0/H ELEC LINE

1.00 ACRE

DELORIS E. AND BOBBY H. DOUGLAS
TO
WILL H. DOUGLAS
V. 1525. P. 60

LOT 2

LOT 1

ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
CAB. F. SLIDE 72

5.2 ACRES
FRANK J. AND LOIS MARIE HOLT
TO
J.E. AND DELORIS ESTELL PARKER
V. 68. P. 291

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AIRPORT

PK FND

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PK SET

ROAD

BEGINNING

2065 Airport Road

SURVEY ACCEPTED BY:

DATE

DATE



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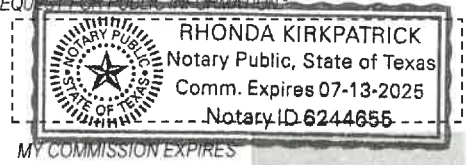
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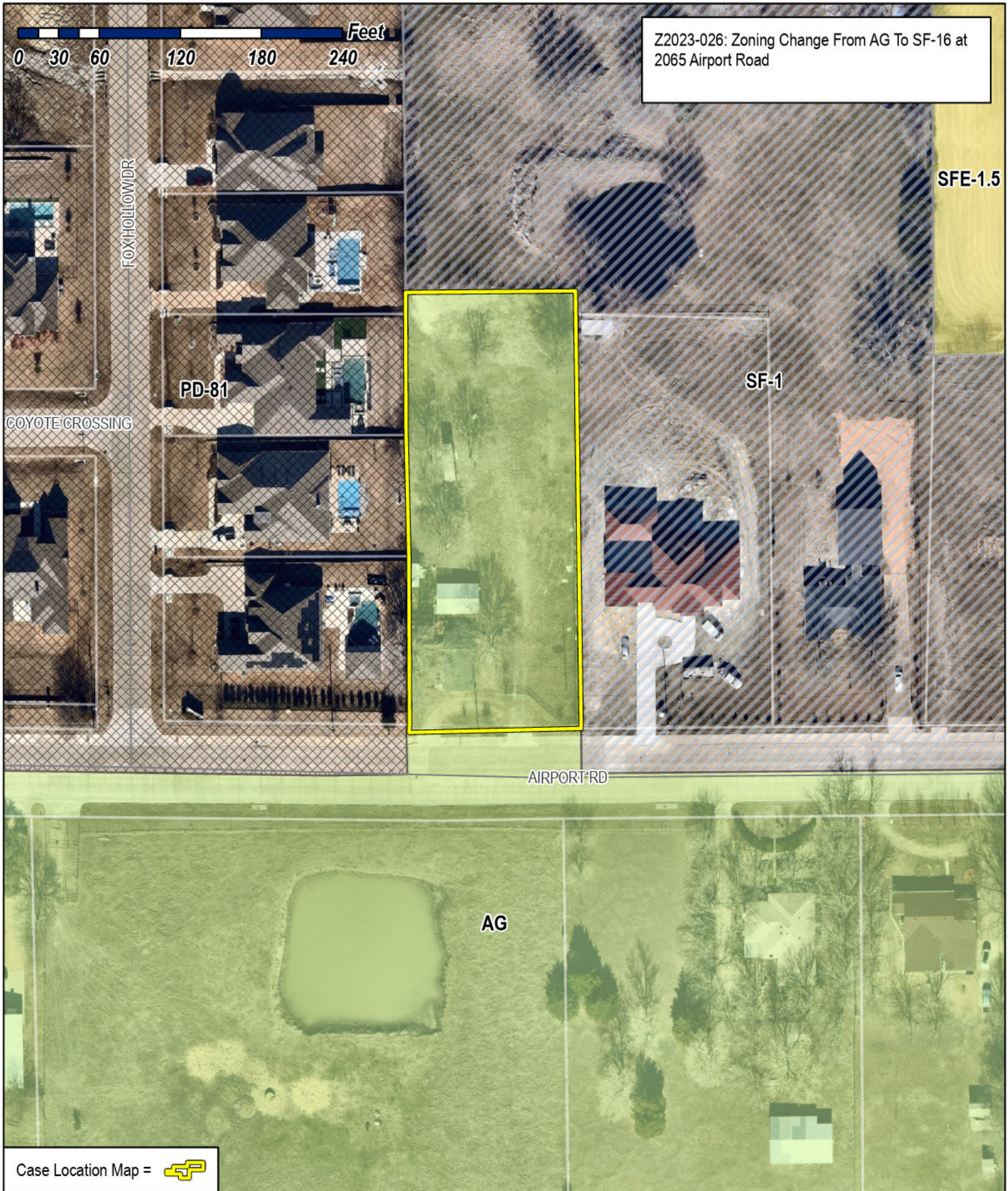
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Case Location Map = 



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.

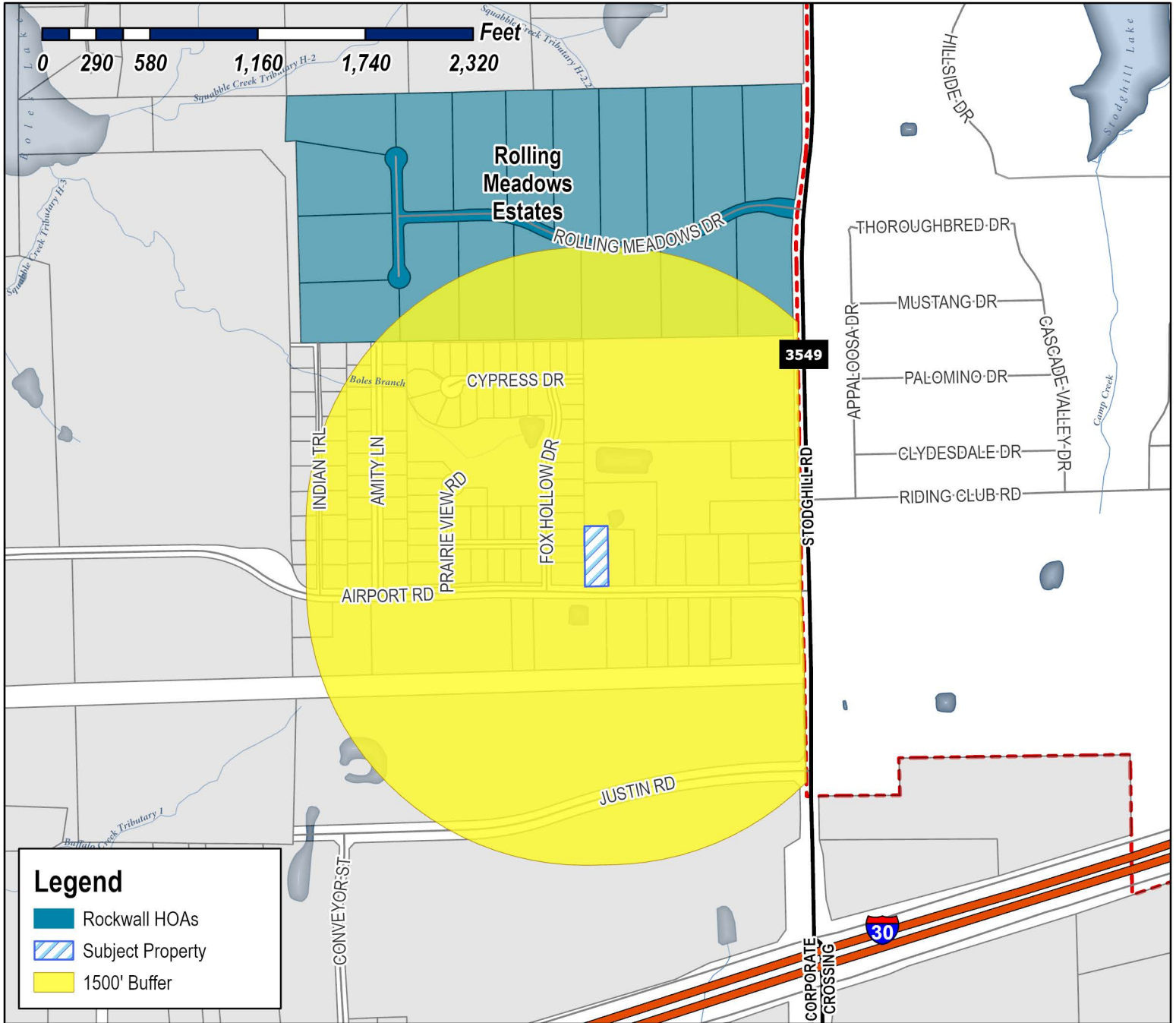




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Case Number: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road

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





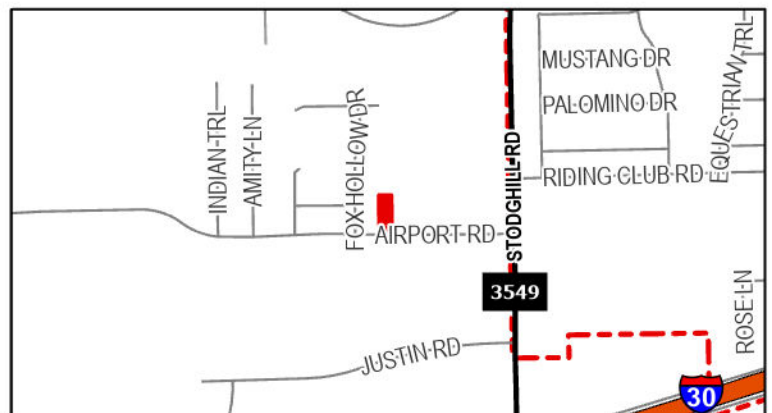
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Case Address: 2065 Airport Road



Date Saved: 5/17/2023

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

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
ROBERT M (MIKE) DOUGLAS
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

BOYD BILL A & MONICA L MOORE
2612 COYOTE CROSSING
ROCKWALL, TX 75087

DODD TIMMY LAVELL AND JAMIE CHRISTINE
2615 COYOTE CROSSING
ROCKWALL, TX 75087

GHORMLEY TIM W & LINDA C
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

GARCIA CESAR G & SANDRA CORNEJO
JUAN M CORNEJO SR & AIDA
2620 COYOTE CROSSING
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

FARROW JAMEY LAMONT AND MARJORIE
MURAT
401 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
556 FM3549 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

LARSON JUDY K
P.O. BOX 133
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WHD FAMILY TRUST
ROBERT M (MIKE) DOUGLAS
PO BOX 180
ST LOUIS, OK 74866

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

May 16, 2023

To the planning and zoning
City of Rockwall

Ref: Zoning change request letter

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ROAD

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2065 Airport Road

SURVEY ACCEPTED BY:

DATE

DATE

PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: Z2023-026
PROJECT NAME: Zoning Change from AG to SF-16
SITE ADDRESS/LOCATIONS: 2065 AIRPORT RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

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

05/25/2023: Z2023-026; Zoning Change from AG to SF-16 at 2065 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road.
- 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 (Z2023-026) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is scheduled for Low Density Residential (LDR) land uses. The proposed change in zoning -- from Agricultural (AG) District to a Single-Family 16 (SF-16) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.
- I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 16 (SF-16) District.
- M.6 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.7 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.8 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	Approved w/ Comments

05/25/2023: - Informational - Sewer is under the paving. If a new connection is needed, full panel concrete replacement is required.
- New paving will need to be concrete.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/22/2023	Approved

No Comments

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FIRE	Ariana Kistner	05/23/2023	Approved

No Comments

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GIS	Lance Singleton	05/23/2023	Approved

No Comments

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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



DEVELOPMENT APPLICATION

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

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

<input checked="" type="checkbox"/> OWNER	GERZIM DANIEL	<input checked="" type="checkbox"/> APPLICANT	GERZIM DANIEL
CONTACT PERSON	GERZIM DANIEL	CONTACT PERSON	GERZIM DANIEL
ADDRESS	2067 AIRPORT ROAD	ADDRESS	2067 AIRPORT ROAD
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	214-243-9668	PHONE	214-243-9668
E-MAIL	gerzim@hotmail.com	E-MAIL	gerzim@hotmail.com

NOTARY VERIFICATION [REQUIRED]

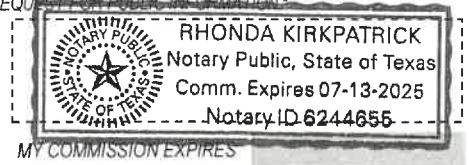
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERZIM DANIEL [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

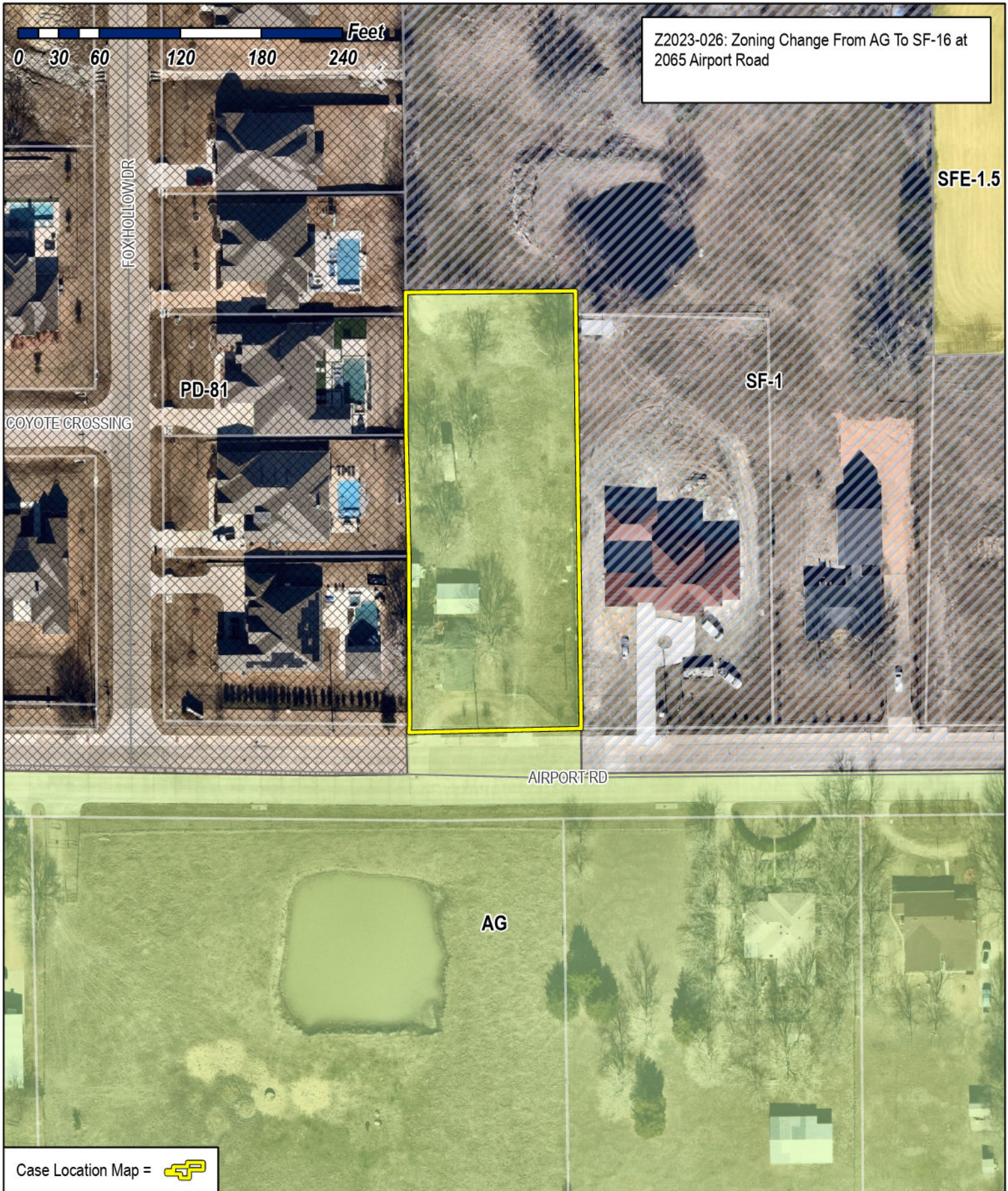
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 16 DAY OF May, 2023.

OWNER'S SIGNATURE Gerzim Daniel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alz





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.

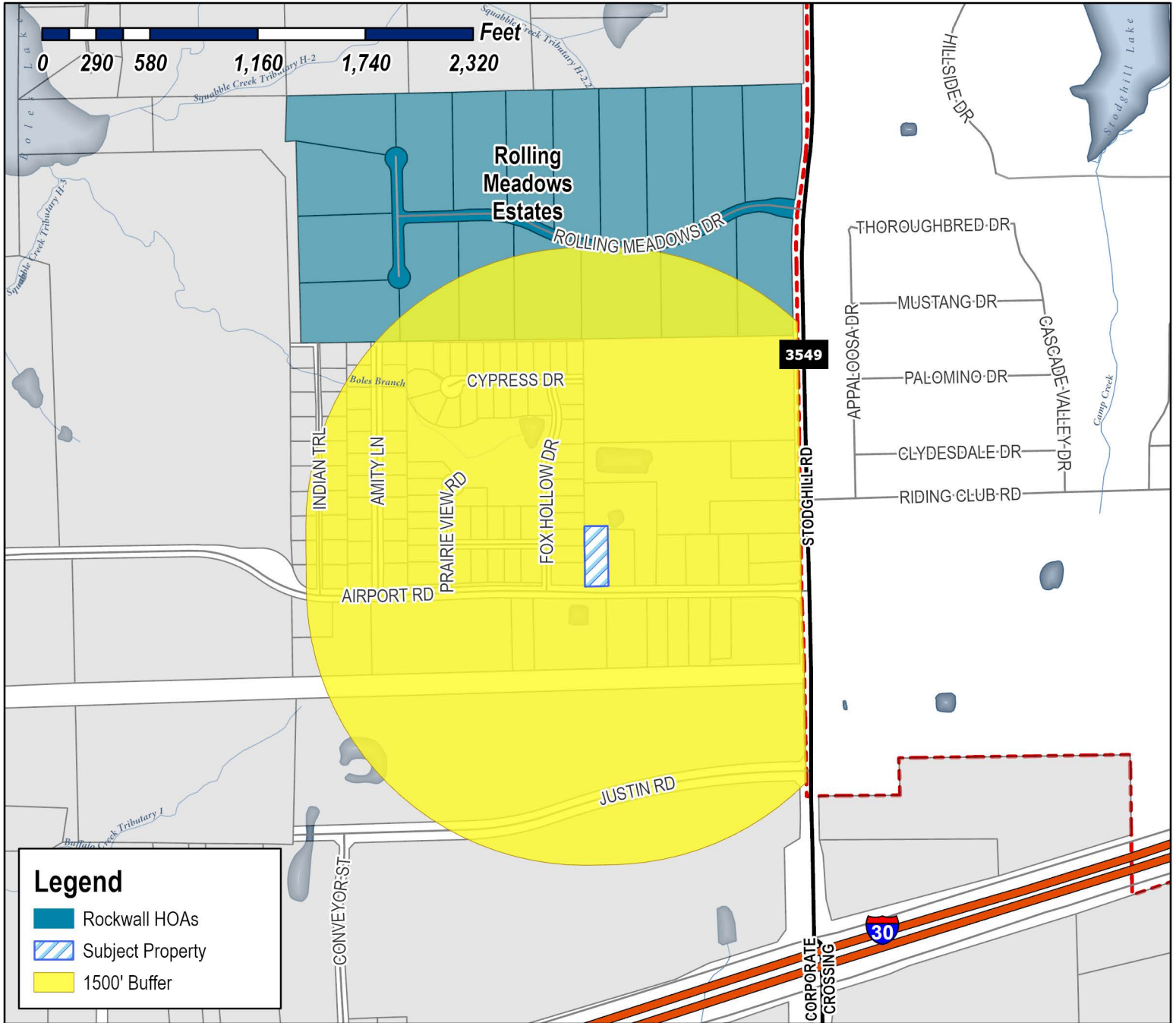




City of Rockwall

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Case Number: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road

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



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:21 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-026]
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>.

Z2023-026: Zoning change From AG to SF-16

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, 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



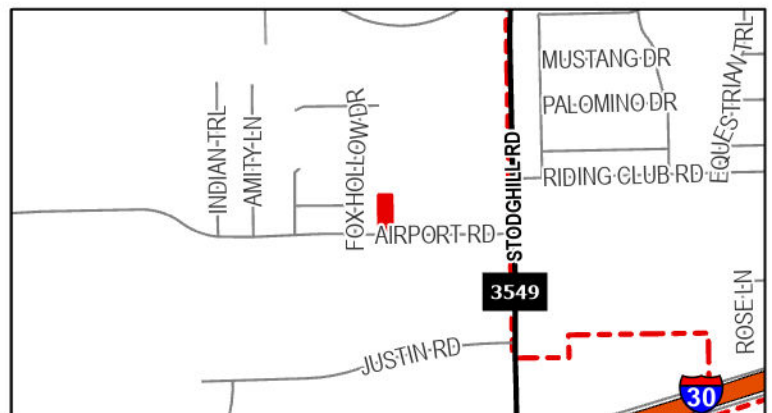
City of Rockwall

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

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: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road



Date Saved: 5/17/2023

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

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
ROBERT M (MIKE) DOUGLAS
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

BOYD BILL A & MONICA L MOORE
2612 COYOTE CROSSING
ROCKWALL, TX 75087

DODD TIMMY LAVELL AND JAMIE CHRISTINE
2615 COYOTE CROSSING
ROCKWALL, TX 75087

GHORMLEY TIM W & LINDA C
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

GARCIA CESAR G & SANDRA CORNEJO
JUAN M CORNEJO SR & AIDA
2620 COYOTE CROSSING
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

FARROW JAMEY LAMONT AND MARJORIE
MURAT
401 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
556 FM3549 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

LARSON JUDY K
P.O. BOX 133
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WHD FAMILY TRUST
ROBERT M (MIKE) DOUGLAS
PO BOX 180
ST LOUIS, OK 74866

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

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:

Z2023-026: Zoning change from AG to SF-16

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, 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. Z2023-026: Zoning Change from AG to SF-16

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

May 16, 2023

To the planning and zoning
City of Rockwall

Ref: Zoning change request letter

I Gerzim Daniel, the property owner of 2065 Airport Rd. Rockwall, TX 75087, am requesting the zoning change for this property from AG to SF16. When I bought this property last September, there was a house on the lot, which I demolished (please see the attached demolishing permit).

I, with this letter, am asking the city of Rockwall to change the zoning, so that I can put a single-family home in the future.



Thanks,
Gerzim Daniel



9.033 ACRES

1/2 IRS
1.0'

S 88° 34' 38" E 125.00'

POND

1/2 IRS

0/H ELEC LINE

1.00 ACRE

DELORIS E. AND BOBBY H. DOUGLAS
TO
WILL H. DOUGLAS
V. 1525. P. 60

LOT 2

LOT 1

ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
CAB. F. SLIDE 72

5.2 ACRES
FRANK J. AND LOIS MARIE HOLT
TO
J.E. AND DELORIS ESTELL PARKER
V. 68. P. 291

N 1° 09' 28" E 348.00'

S 1° 09' 28" W 348.00'

2.9'

30.0
20.0
BLD

72.5'

2.4'

WOOD DECK
37.5
20.3

76.2'

RESIDENCE
2065 AIRPORT ROAD

GRAVEL DRIVE

ELEC

76.8'

1/2" IRS
AT 20.00'

GUY WIRE
O/H ELEC LINE

1/2" IRS
AT 328.00'

AIRPORT

PK FND

N 88° 34' 38" W 125.00'

PK SET

ROAD

BEGINNING

2065 Airport Road

SURVEY ACCEPTED BY:

DATE

DATE

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 16 (SF-16) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 16 (SF-16) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.93-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-16) District on a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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

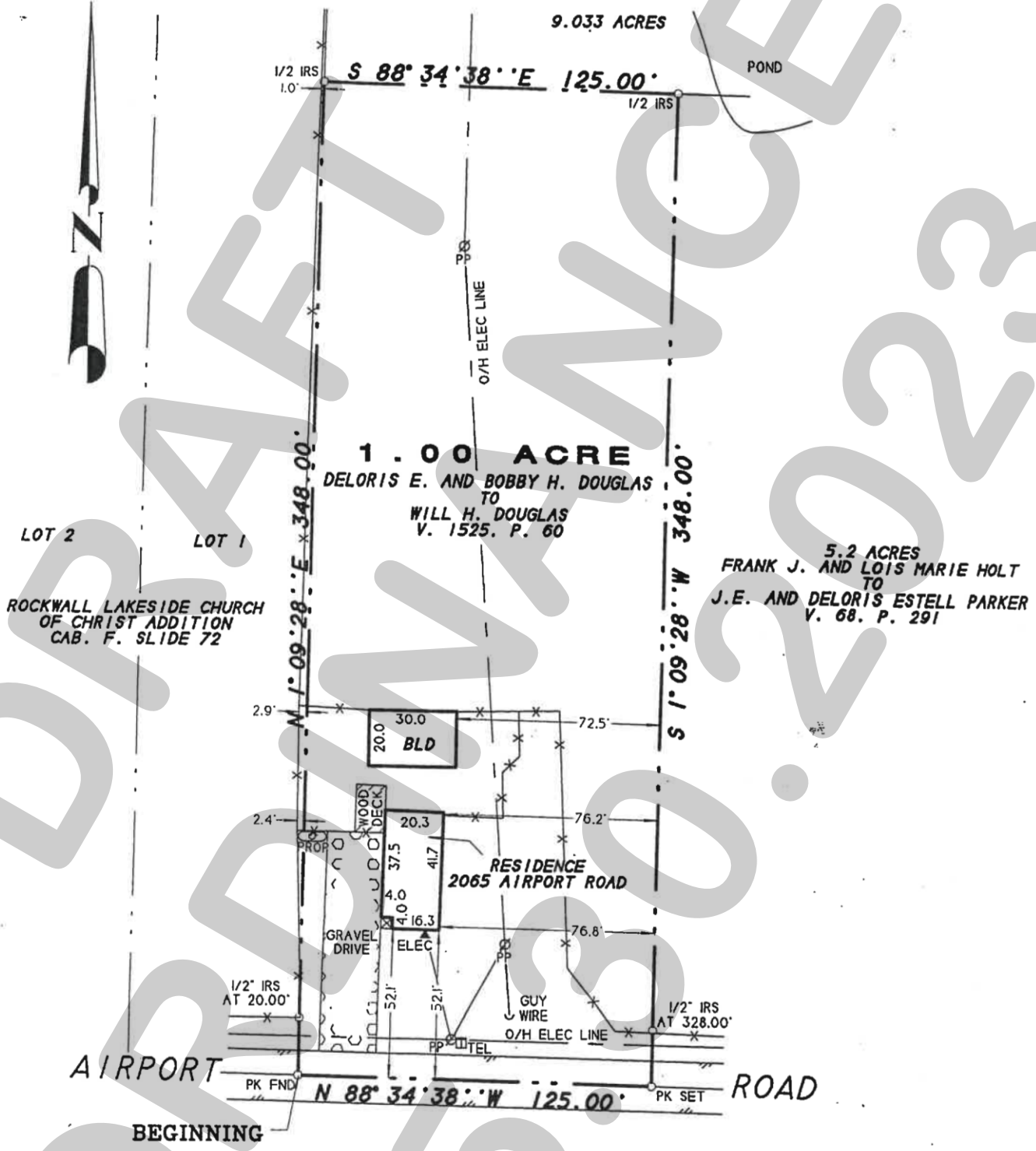
Exhibit 'A'
Location Map

Address: 2065 Airport Road

Legal Description: Tract 17 of the E. M. Elliot Survey, Abstract No. 77



Exhibit 'B'
Zoning Exhibit





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: Gerzim Daniel

CASE NUMBER: Z2023-026; *Zoning Change from Agricultural (AG) District to a Single-Family 16 (SF-16) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, there is an 804-SF residential home and a 150-SF accessory building that were constructed on the property in 1975. Additionally, there was a 450-SF shop added in 1985; however, the applicant has been issued a *Demolition Permit [i.e. Permit No. RES2023-395]* to remove the existing structures. No other changes have been made to the subject property since annexation.

PURPOSE

On May 19, 2023, the applicant -- *Gerzim Daniel* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the purpose of constructing a single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2065 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) residential lot (*i.e. 2075 Airport Road*) that forms part of the Epton Subdivision, which consists of three (3) residential lots on 2.93-acres of land zoned Single-Family 1 (SF-1) District. Beyond this is one (1) residential lot (*i.e. 556 Stodghill Road*) with a single-family home situated on it and that is zoned Single-Family Estate 1.5 (SFE-1.5) District. North of these properties is a 15.159-acre tract of land belonging to Eastridge Church of Christ that is zoned Agricultural (AG) District.

South: Directly south of the subject property is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.512-acre tract of land that is vacant (*i.e. 2000 Airport Road*). South of this is a 36.56-acre tract that is also vacant and is zoned Agricultural (AG) District. Beyond this is Justin Road, which is identified as an A4D on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) residential lots (*i.e. 2067 and 2075 Airport Road*) that are a part of the Epton Addition and that are zoned Single-Family 1 (SF-1) District. Beyond this are four (4) additional residential lots (*i.e. 2155 & 2165 Airport Road and 516 & 544 Stodghill Road*) that are zoned Agricultural (AG) District.

West: Directly west of the subject property are three (3) residential lots (*i.e.* 331, 401, and 405 Fox Hollow Drive), which are part of the Ridgcrest Subdivision. These properties are zoned Planned Development District 81 (PD-81), which consists of 42 residential lots on 28.94-acres. Beyond this is Fox Hollow Drive, which is identified as an R2 (*i.e.* residential, two (2) lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 0.93-acre parcel of land from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the purpose of constructing a single-family home. It should be noted, that if this zoning change is approved, the applicant will not be required to apply for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of the future home because the Ridgcrest Subdivision does not meet the criteria for an established subdivision. Specifically, it was established in 2016 and has not been in existence for ten (10) years.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments ... (t)hese developments are typically in areas buffered from non-residential land uses and where they will serve as a logical transition from higher to lower density residential zoning districts." In this case, the properties adjacent to Airport Road are zoned Single-Family 1 (SF-1) District, Agricultural (AG) District and Planned Development District 81 (PD-81). Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 16 (SF-16) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 16 (SF- 16) DISTRICT DEVELOPMENT STANDARDS

<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>2.7</i>
<i>Minimum Dwelling Unit</i>	<i>2,400 SF</i>
<i>Minimum Lot Area</i>	<i>16,000 SF</i>
<i>Minimum Lot Width</i>	<i>90-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>8-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>36-Feet</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Required Parking Spaces</i>	<i>2</i>

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential land uses. The Low Density Residential land use is defined as "...residential subdivisions that are two (2) units per gross acre or less ...". Based on this the proposed zoning change does not conform to the Comprehensive Plan (*i.e.* 2.7 dwelling units per acre is characteristic of the Medium Density Residential land use classification); however, the applicant is only proposing one (1) lot on 0.93-acres, which would be in compliance with the density requirements. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "...(p)reserve the City's current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. In this case, the proposed zoning change conforms to the residential designation on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan -- *which was designed around the desired 80%/20% land use ratio* -- and will not change this ratio. Based on this the proposed zoning change does not affect the current residential to non-residential percentage.

NOTIFICATIONS

On May 24, 2023, staff notified 33 property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District, then staff would propose the following conditions of approval:

- (1) 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. _____

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 2065 AIRPORT ROAD, ROCKWALL, TX 75087

SUBDIVISION A0077 EM ELLOTT LOT TRACT 17 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE

PROPOSED ZONING SF 16 PROPOSED USE SINGLE FAMILY HOME

ACREAGE .93 LOTS [CURRENT] LOTS [PROPOSED]

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

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

<input checked="" type="checkbox"/> OWNER	GERZIM DANIEL	<input checked="" type="checkbox"/> APPLICANT	GERZIM DANIEL
CONTACT PERSON	GERZIM DANIEL	CONTACT PERSON	GERZIM DANIEL
ADDRESS	2067 AIRPORT ROAD	ADDRESS	2067 AIRPORT ROAD
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	214-243-9668	PHONE	214-243-9668
E-MAIL	gerzim@hotmail.com	E-MAIL	gerzim@hotmail.com

NOTARY VERIFICATION [REQUIRED]

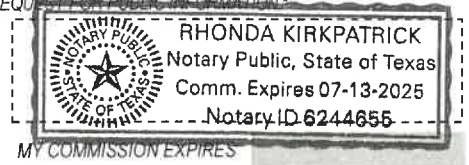
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERZIM DANIEL [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

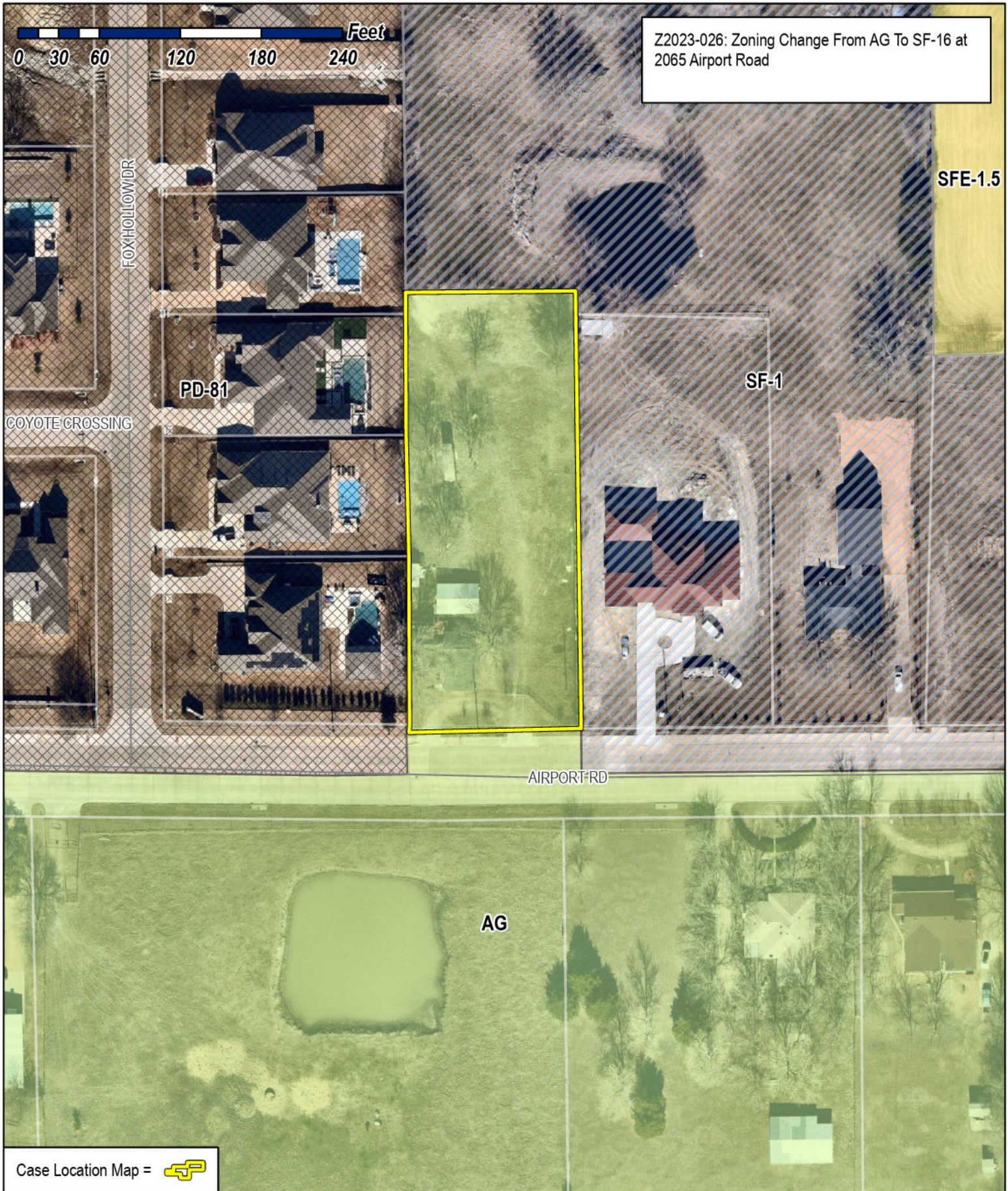
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 16 DAY OF May, 2023.

OWNER'S SIGNATURE Gerzim Daniel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alz





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.

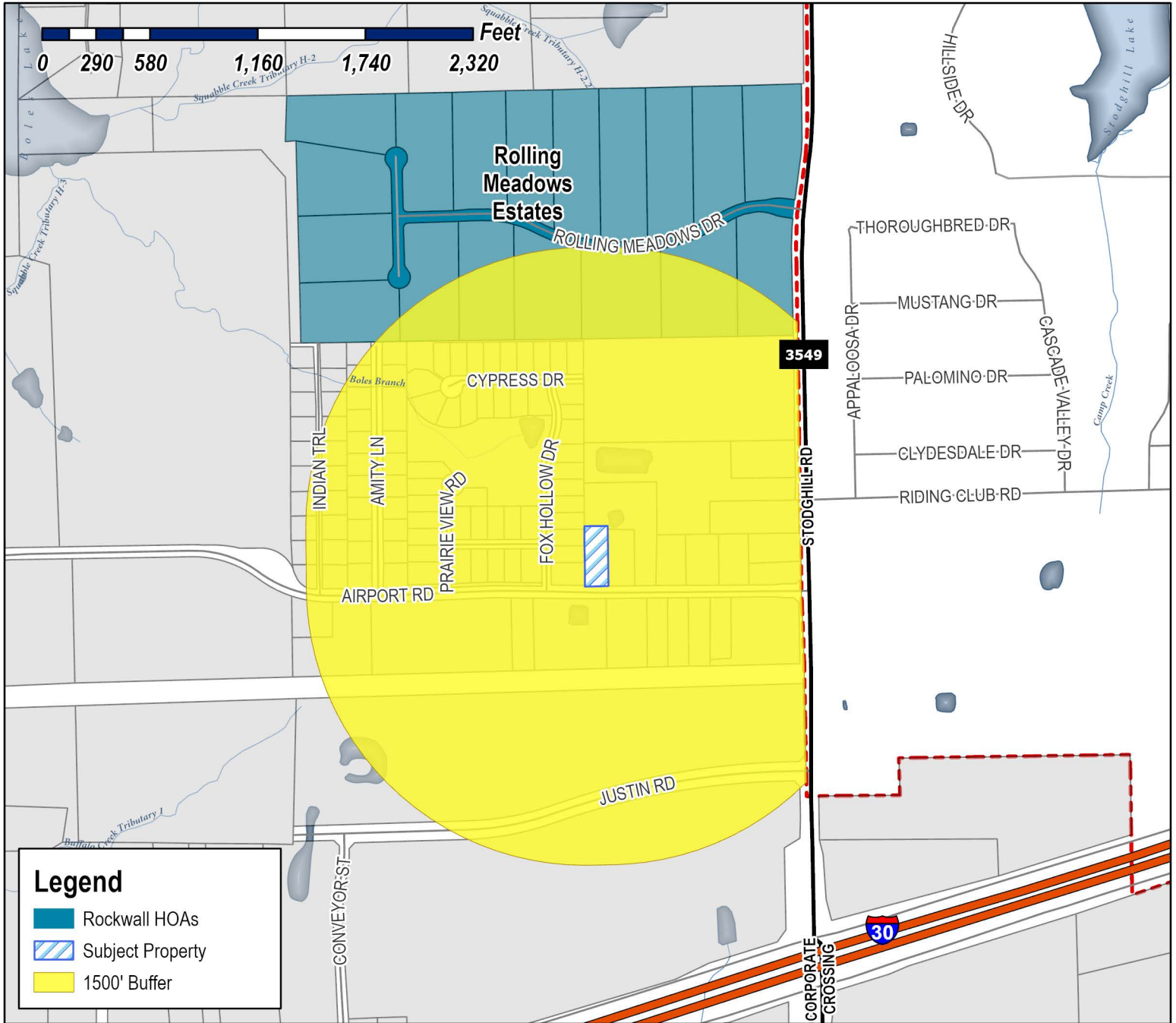




City of Rockwall

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Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road

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



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:21 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-026]
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>.

Z2023-026: Zoning change From AG to SF-16

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, 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



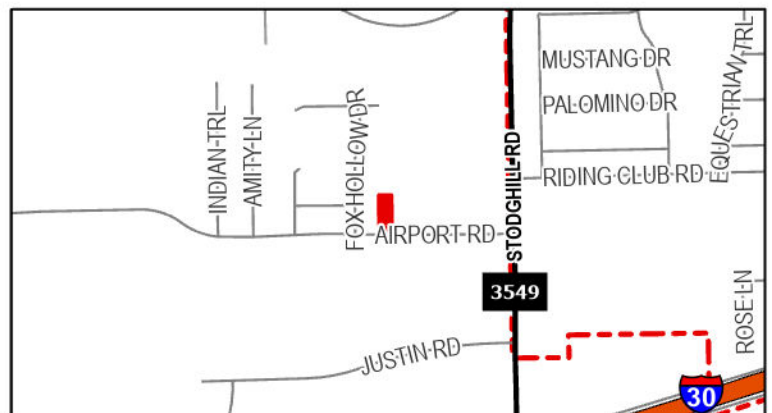
City of Rockwall

Planning & Zoning Department
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Case Number: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road



Date Saved: 5/17/2023

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

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
ROBERT M (MIKE) DOUGLAS
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

BOYD BILL A & MONICA L MOORE
2612 COYOTE CROSSING
ROCKWALL, TX 75087

DODD TIMMY LAVELL AND JAMIE CHRISTINE
2615 COYOTE CROSSING
ROCKWALL, TX 75087

GHORMLEY TIM W & LINDA C
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

GARCIA CESAR G & SANDRA CORNEJO
JUAN M CORNEJO SR & AIDA
2620 COYOTE CROSSING
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

FARROW JAMEY LAMONT AND MARJORIE
MURAT
401 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
556 FM3549 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

LARSON JUDY K
P.O. BOX 133
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WHD FAMILY TRUST
ROBERT M (MIKE) DOUGLAS
PO BOX 180
ST LOUIS, OK 74866

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

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:

Z2023-026: Zoning change from AG to SF-16

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, 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. Z2023-026: Zoning Change from AG to SF-16

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

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:

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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. Z2023-026: Zoning Change from AG to SF-16

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.

Handwritten: Glad to have new neighbors.

Name: Judy Larson
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

Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

May 16, 2023

To the planning and zoning
City of Rockwall

Ref: Zoning change request letter

I Gerzim Daniel, the property owner of 2065 Airport Rd. Rockwall, TX 75087, am requesting the zoning change for this property from AG to SF16. When I bought this property last September, there was a house on the lot, which I demolished (please see the attached demolishing permit).

I, with this letter, am asking the city of Rockwall to change the zoning, so that I can put a single-family home in the future.



Thanks,
Gerzim Daniel



9.033 ACRES

1/2 IRS
1.0'

S 88° 34' 38" E 125.00'

POND

1/2 IRS

0/H ELEC LINE

1.00 ACRE

DELORIS E. AND BOBBY H. DOUGLAS
TO
WILL H. DOUGLAS
V. 1525. P. 60

LOT 2

LOT 1

ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
CAB. F. SLIDE 72

5.2 ACRES
FRANK J. AND LOIS MARIE HOLT
TO
J.E. AND DELORIS ESTELL PARKER
V. 68. P. 291

N 1° 09' 28" E 348.00'

S 1° 09' 28" W 348.00'

2.9'

30.0
20.0
BLD

72.5'

2.4'

WOOD
DECK
37.5
20.3

76.2'

RESIDENCE
2065 AIRPORT ROAD

GRAVEL
DRIVE

4.0
4.0
16.3
ELEC

76.8'

1/2" IRS
AT 20.00'

GUY
WIRE
O/H ELEC LINE

1/2" IRS
AT 328.00'

AIRPORT

PK FND

N 88° 34' 38" W 125.00'

PK SET

ROAD

BEGINNING

2065 Airport Road

SURVEY ACCEPTED BY:

DATE

DATE

DESCRIPTION

That certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. [unclear] City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a warranty deed from Deloris E. Douglas and Bobby H. Douglas to Will H. Douglas, dated December 10, 1983 and being recorded in Volume 1525, Page 60 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail found for corner in the center of Airport Road, said point being at the southwest corner of the above cited tract of land;

THENCE N. 01 deg. 09 min. 28 sec. E., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 348.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 88 deg. 34 min. 38 sec. E. a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 01 deg. 09 min. 28 sec. W., at 328.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 348.00 feet to a P-K nail set in the center of Airport Road;

THENCE N. 88 deg. 34 min. 38 sec. W. along the center of Airport Road, a distance of 125.00 feet to POINT OF BEGINNING and containing 1.00 acres of land.

NOTES

According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0045 B dated September 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

HEARING SOURCE: RECORDED PLAT.

ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for WILL H. DOUGLAS at 2065 AIRPORT ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 7th day of June, 2005.

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



SYMBOL LEGEND				
⊙	⊙	☎	⊕	⊕
TV	GAS	TEL	FH	PP
TELEVISION	GAS	PHONE	FIRE	POWER
CABLE RISER	METER	RISER	HYDRANT	POLE
▲	⊠	⊗	○	○
ELEC	TU ELEC	WM	1/2" IRF	1/2" IRF
METER	BOX	METER	ROD	ROD
ELECTRIC	SUBJECT	A/C	ROD	ROD
METER	FACE	AIR	ROD	ROD
- X -	JUNCTION	COND	ROD	ROD
FENCE	BOX	UNIT	LP	LP
			LIGHT	PROPANE
			POLE	POLE
				TAKE
PROPERTY LINES				



ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE JUNE 7, 2005
 SCALE 1" = 50' FILE # 20050973
 CLIENT DOUGLAS GF # NONE

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 16 (SF-16) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 16 (SF-16) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.93-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District on a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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

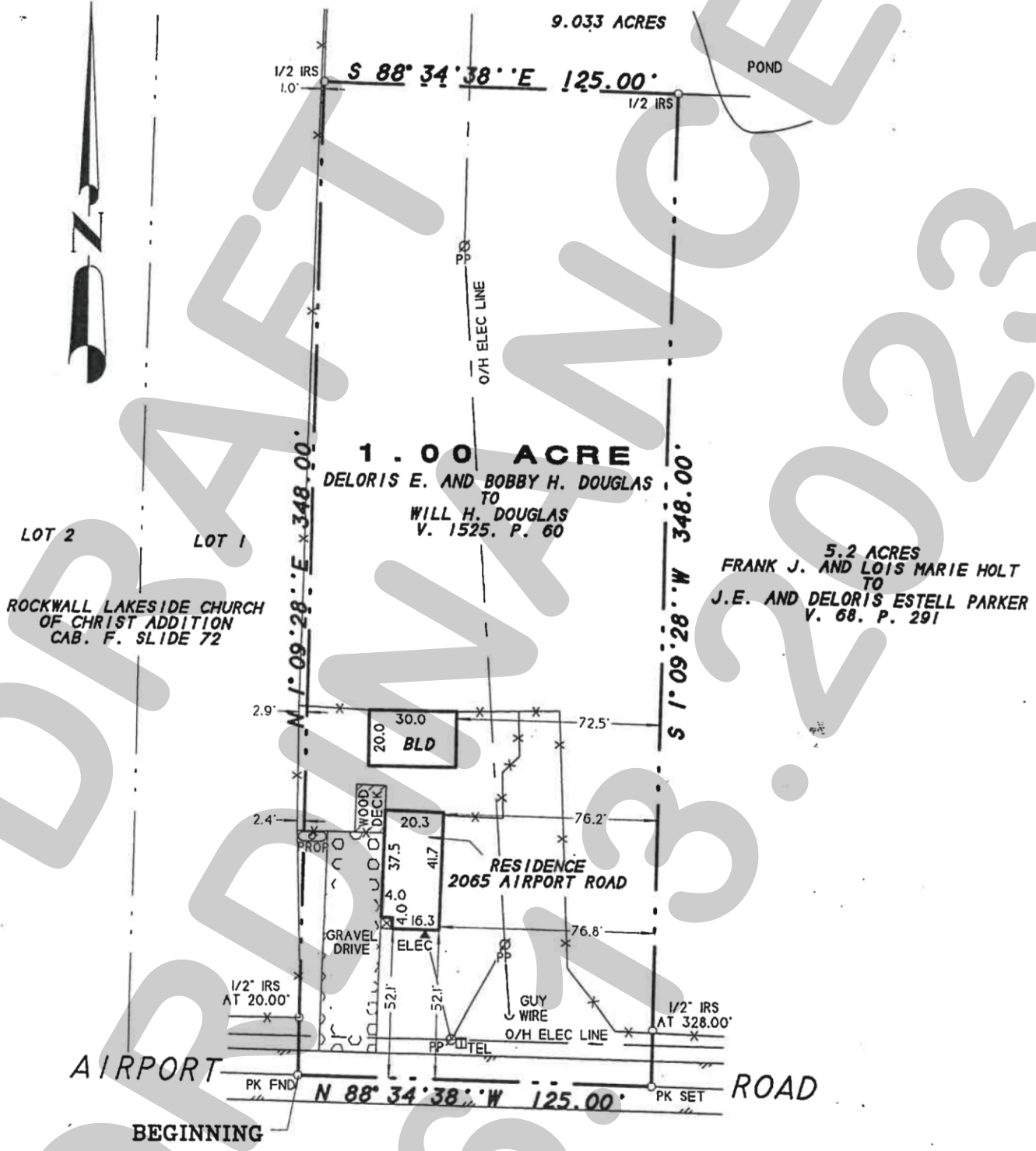
Exhibit 'A'
Location Map

Address: 2065 Airport Road

Legal Description: Tract 17 of the E. M. Elliot Survey, Abstract No. 77



Exhibit 'B'
Zoning Exhibit





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: June 19, 2023
APPLICANT: Gerzim Daniel
CASE NUMBER: Z2023-026; *Zoning Change from Agricultural (AG) District to a Single-Family 16 (SF-16) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, there is an 804-SF residential home and a 150-SF accessory building that were constructed on the property in 1975. Additionally, there was a 450-SF shop added in 1985; however, the applicant has been issued a *Demolition Permit [i.e. Permit No. RES2023-395]* to remove the existing structures. No other changes have been made to the subject property since annexation.

PURPOSE

On May 19, 2023, the applicant -- *Gerzim Daniel* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the purpose of constructing a single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2065 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) residential lot (*i.e. 2075 Airport Road*) that forms part of the Epton Subdivision, which consists of three (3) residential lots on 2.93-acres of land zoned Single-Family 1 (SF-1) District. Beyond this is one (1) residential lot (*i.e. 556 Stodghill Road*) with a single-family home situated on it and that is zoned Single-Family Estate 1.5 (SFE-1.5) District. North of these properties is a 15.159-acre tract of land belonging to Eastridge Church of Christ that is zoned Agricultural (AG) District.

South: Directly south of the subject property is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.512-acre tract of land that is vacant (*i.e. 2000 Airport Road*). South of this is a 36.56-acre tract that is also vacant and is zoned Agricultural (AG) District. Beyond this is Justin Road, which is identified as an A4D on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) residential lots (*i.e. 2067 and 2075 Airport Road*) that are a part of the Epton Addition and that are zoned Single-Family 1 (SF-1) District. Beyond this are four (4) additional residential lots (*i.e. 2155 & 2165 Airport Road and 516 & 544 Stodghill Road*) that are zoned Agricultural (AG) District.

West: Directly west of the subject property are three (3) residential lots (*i.e.* 331, 401, and 405 Fox Hollow Drive), which are part of the Ridgcrest Subdivision. These properties are zoned Planned Development District 81 (PD-81), which consists of 42 residential lots on 28.94-acres. Beyond this is Fox Hollow Drive, which is identified as an R2 (*i.e.* residential, two (2) lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 0.93-acre parcel of land from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the purpose of constructing a single-family home. It should be noted, that if this zoning change is approved, the applicant will not be required to apply for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of the future home because the Ridgcrest Subdivision does not meet the criteria for an established subdivision. Specifically, it was established in 2016 and has not been in existence for ten (10) years.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 16 (SF-16) District is the proper zoning classification for larger lot, single-family developments ... (t)hese developments are typically in areas buffered from non-residential land uses and where they will serve as a logical transition from higher to lower density residential zoning districts." In this case, the properties adjacent to Airport Road are zoned Single-Family 1 (SF-1) District, Agricultural (AG) District and Planned Development District 81 (PD-81). Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 16 (SF-16) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 16 (SF- 16) DISTRICT DEVELOPMENT STANDARDS

<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>2.7</i>
<i>Minimum Dwelling Unit</i>	<i>2,400 SF</i>
<i>Minimum Lot Area</i>	<i>16,000 SF</i>
<i>Minimum Lot Width</i>	<i>90-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>8-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>36-Feet</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Required Parking Spaces</i>	<i>2</i>

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential land uses. The Low Density Residential land use is defined as "...residential subdivisions that are two (2) units per gross acre or less ...". Based on this the proposed zoning change does not conform to the Comprehensive Plan (*i.e.* 2.7 dwelling units per acre is characteristic of the Medium Density Residential land use classification); however, the applicant is only proposing one (1) lot on 0.93-acres, which would be in compliance with the density requirements. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "...(p)reserve the City's current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. In this case, the proposed zoning change conforms to the residential designation on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan -- *which was designed around the desired 80%/20% land use ratio* -- and will not change this ratio. Based on this the proposed zoning change does not affect the current residential to non-residential percentage.

NOTIFICATIONS

On May 24, 2023, staff notified 33 property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowner's Association (HOA), which was the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District, then staff would propose the following conditions of approval:

- (1) 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 13, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 2065 AIRPORT ROAD, ROCKWALL, TX 75087

SUBDIVISION A0077 EM ELLOTT LOT TRACT 17 BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG CURRENT USE
 PROPOSED ZONING SF 16 PROPOSED USE SINGLE FAMILY HOME
 ACREAGE .93 LOTS [CURRENT] LOTS [PROPOSED]

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

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

<input checked="" type="checkbox"/> OWNER	GERZIM DANIEL	<input checked="" type="checkbox"/> APPLICANT	GERZIM DANIEL
CONTACT PERSON	GERZIM DANIEL	CONTACT PERSON	GERZIM DANIEL
ADDRESS	2067 AIRPORT ROAD	ADDRESS	2067 AIRPORT ROAD
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	214-243-9668	PHONE	214-243-9668
E-MAIL	gerzim@hotmail.com	E-MAIL	gerzim@hotmail.com

NOTARY VERIFICATION [REQUIRED]

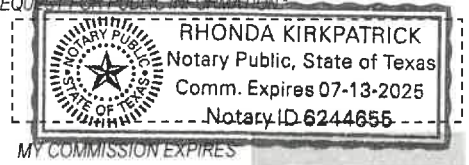
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERZIM DANIEL [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

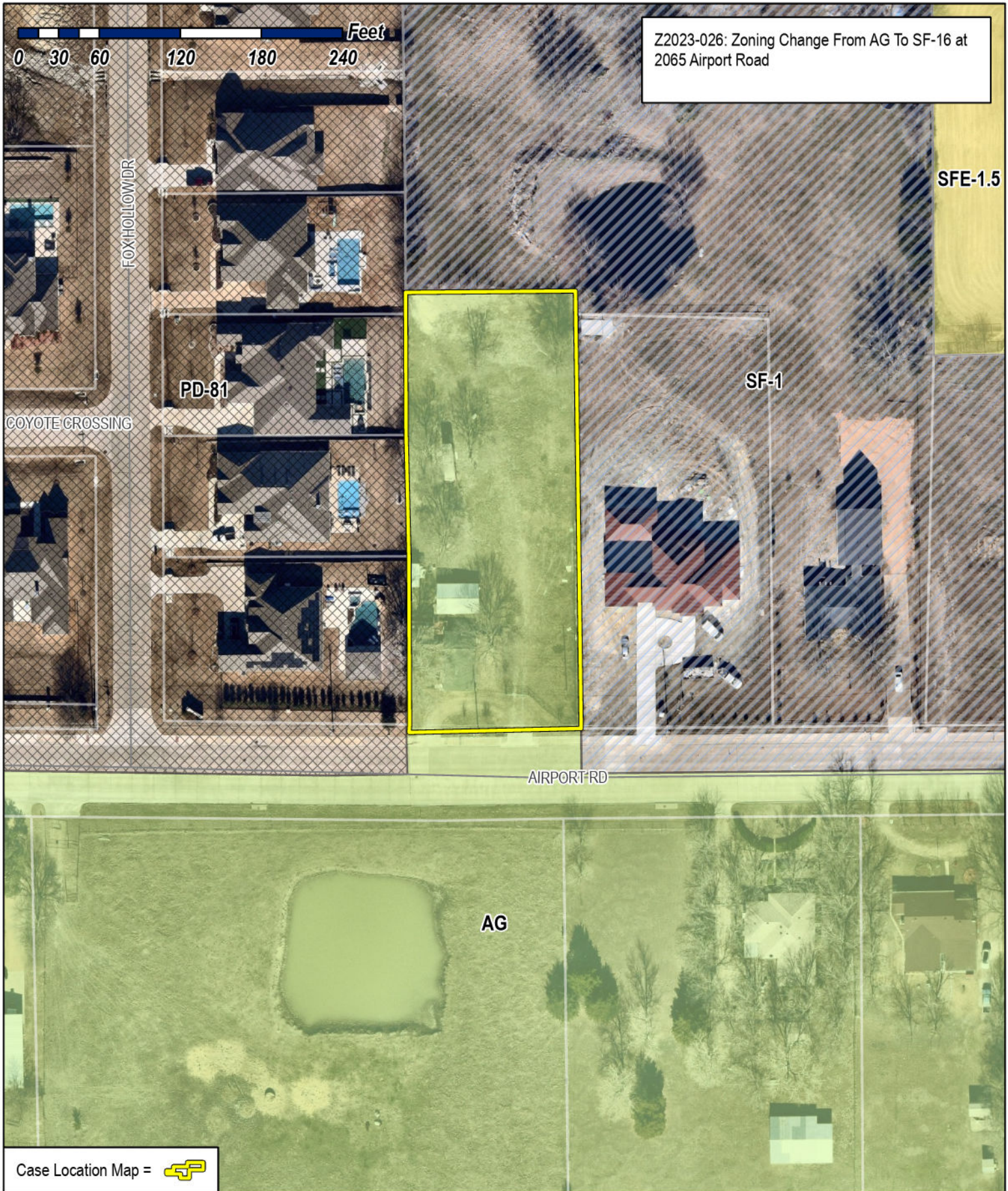
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 16 DAY OF May, 2023.

OWNER'S SIGNATURE Gerzim Daniel

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alz





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.

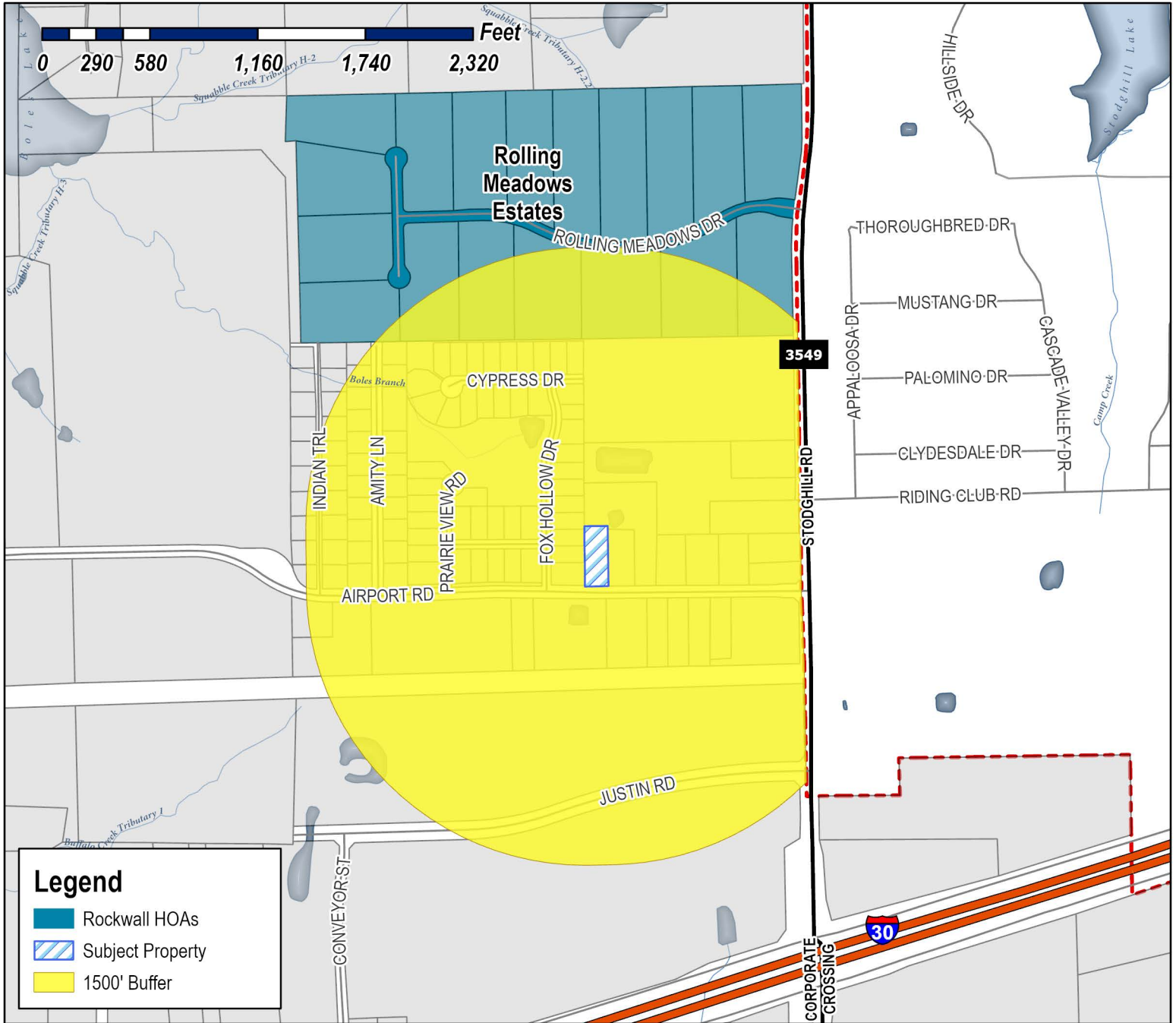




City of Rockwall

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Case Number: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road

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



Guevara, Angelica

From: Zavala, Melanie
Sent: Tuesday, May 23, 2023 3:21 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-026]
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>.

Z2023-026: Zoning change From AG to SF-16

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, 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



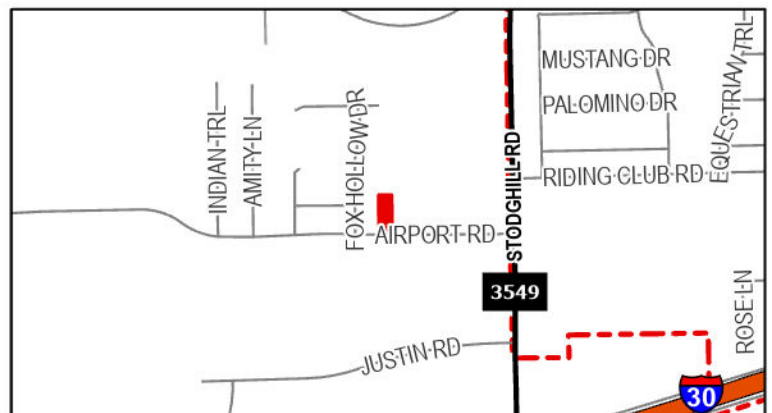
City of Rockwall

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

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: Z2023-026
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2065 Airport Road



Date Saved: 5/17/2023

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

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

SPRINGER JOHN STANLEY
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA R MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
ROBERT M (MIKE) DOUGLAS
2065 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

EPTON JEREMY L
2075 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2155 AIRPORT RD
ROCKWALL, TX 75087

SHIM SUSAN AND HENRY
2611 COYOTE CROSSING
ROCKWALL, TX 75087

BOYD BILL A & MONICA L MOORE
2612 COYOTE CROSSING
ROCKWALL, TX 75087

DODD TIMMY LAVELL AND JAMIE CHRISTINE
2615 COYOTE CROSSING
ROCKWALL, TX 75087

GHORMLEY TIM W & LINDA C
2616 COYOTE CROSSING
ROCKWALL, TX 75087

DE MEYER GUILAUME & JIRAPORN HEEPKAEW
2619 COYOTE CROSSING
ROCKWALL, TX 75087

GARCIA CESAR G & SANDRA CORNEJO
JUAN M CORNEJO SR & AIDA
2620 COYOTE CROSSING
ROCKWALL, TX 75087

JOHNSON THOMAS L AND PEGGY M
307 FOX HOLLOW DR
ROCKWALL, TX 75087

SPARLING KIRK D AND DARLA
311 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 75087

PLUNK TIMOTHY D AND CHRISTY A
315 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAPEYROLERIE ANDRE J & PAMELA A
319 FOX HOLLOW DR.
ROCKWALL, TX 75087

HEIDMAN ANGELA DAWN AND JOHN SCOTT
323 FOX HOLLOW DR
ROCKWALL, TX 75087

SHARKEY LOGAN & LACEY
327 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

LAMB JESSICA LAUREN AND
SUZANNE KATHLEEN ROBINSON
331 FOX HOLLOW DR
ROCKWALL, TX 75087

FARROW JAMEY LAMONT AND MARJORIE
MURAT
401 FOX HOLLOW DRIVE
ROCKWALL, TX 75087

HESTER WILLARD JR AND CHRISTY L
405 FOX HOLLOW DR
ROCKWALL, TX 75087

RESIDENT
556 FM3549 STODGHILL RD
ROCKWALL, TX 75087

LAKESIDE CHURCH OF CHRIST OF RW
C/O EASTRIDGE CHURCH OF CHRIST
670 STODGHILL RD
ROCKWALL, TX 75087

LARSON JUDY K
P.O. BOX 133
FATE, TX 75132

WATKINS THOMAS FRANK AND MARY ELLEN
P.O. BOX 336
FATE, TX 75132

WHD FAMILY TRUST
ROBERT M (MIKE) DOUGLAS
PO BOX 180
ST LOUIS, OK 74866

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

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:

Z2023-026: Zoning change from AG to SF-16

Hold a public hearing to discuss and consider a request by Gerzim Daniel for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 16 (SF-10) District for a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2065 Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, 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. Z2023-026: Zoning Change from AG to SF-16

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

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



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. Z2023-026: Zoning Change from AG to SF-16

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.

Handwritten: Glad to have new neighbors.

Name: Judy Larson
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

Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

May 16, 2023

To the planning and zoning
City of Rockwall

Ref: Zoning change request letter

I Gerzim Daniel, the property owner of 2065 Airport Rd. Rockwall, TX 75087, am requesting the zoning change for this property from AG to SF16. When I bought this property last September, there was a house on the lot, which I demolished (please see the attached demolishing permit).

I, with this letter, am asking the city of Rockwall to change the zoning, so that I can put a single-family home in the future.



Thanks,
Gerzim Daniel



9.033 ACRES

1/2 IRS
1.0'

S 88° 34' 38" E 125.00'

POND

1/2 IRS

0/H ELEC LINE

1.00 ACRE

DELORIS E. AND BOBBY H. DOUGLAS
TO
WILL H. DOUGLAS
V. 1525. P. 60

LOT 2

LOT 1

ROCKWALL LAKESIDE CHURCH
OF CHRIST ADDITION
CAB. F. SLIDE 72

5.2 ACRES
FRANK J. AND LOIS MARIE HOLT
TO
J.E. AND DELORIS ESTELL PARKER
V. 68. P. 291

N 1° 09' 28" E 348.00'

S 1° 09' 28" W 348.00'

2.9'

30.0
20.0
BLD

72.5'

2.4'

WOOD DECK
37.5
20.3

76.2'

RESIDENCE
2065 AIRPORT ROAD

GRAVEL DRIVE

4.0
4.0
16.3
ELEC

76.8'

1/2" IRS
AT 20.00'

GUY WIRE
O/H ELEC LINE

1/2" IRS
AT 328.00'

AIRPORT

PK FND

N 88° 34' 38" W 125.00'

PK SET

ROAD

BEGINNING

2065 Airport Road

SURVEY ACCEPTED BY:

DATE

DATE

DESCRIPTION

That certain lot, tract or parcel of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. [unclear] City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a warranty deed from Deloris E. Douglas and Bobby H. Douglas to Will H. Douglas, dated December 10, 1983 and being recorded in Volume 1525, Page 60 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

- POINT OF BEGINNING at a P-K nail found for corner in the center of Airport Road, said point being at the northwest corner of the above cited tract of land;
- BOUNDARY LINE N. 01 deg. 09 min. 28 sec. E., at 20.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 348.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;
- BOUNDARY LINE S. 88 deg. 34 min. 38 sec. E. a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;
- BOUNDARY LINE S. 01 deg. 09 min. 28 sec. W., at 328.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 348.00 feet to a P-K nail set in the center of Airport Road;
- BOUNDARY LINE N. 88 deg. 34 min. 38 sec. W. along the center of Airport Road, a distance of 125.00 feet to POINT OF BEGINNING and containing 1.00 acres of land.

NOTES

According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480543 0045 B dated September 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

HEARING SOURCE: RECORDED PLAT.

ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for WILL H. DOUGLAS at 2065 AIRPORT ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 7th day of June, 2005.

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



SYMBOL LEGEND				
⊙	⊗	☒	⊕	⊘
TV	GAS	TEL	FH	PP
TELEVISION	GAS	PHONE	FIRE	POWER
CABLE RISER	METER	RISER	HYDRANT	POLE
▲	☒	⊗	○	○
ELEC	TU ELEC	WM	1/2" IRF	IRF
METER	BOX	METER	ROD	ROD
METER	SUBJECT	A/C	ROD	ROD
- X -	JUNCTION	AIR	LP	LP
FENCE	BOX	COND	LIGHT	PROPANE
		UNIT	POLE	POLE
				TANK
————— PROPERTY LINES				



ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE JUNE 7, 2005
 SCALE 1" = 50' FILE # 20050973
 CLIENT DOUGLAS GF # NONE

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 16 (SF-16) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 16 (SF-16) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 16 (SF-16) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.93-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District on a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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

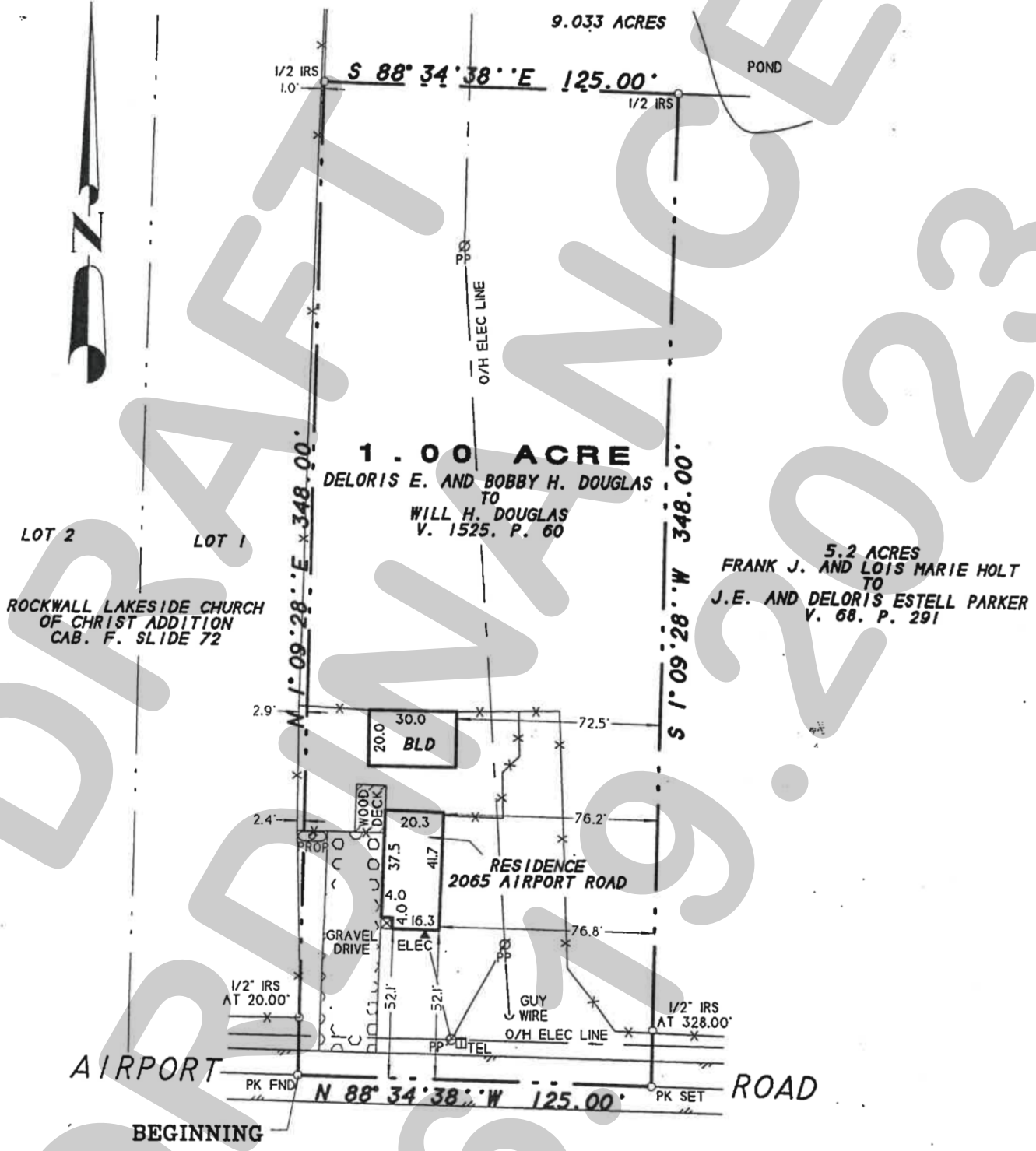
Address: 2065 Airport Road

Legal Description: Tract 17 of the E. M. Elliot Survey, Abstract No. 77



Case Location Map = 

Exhibit 'B'
Zoning Exhibit





July 18, 2023

TO: Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

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

SUBJECT: Z2023-026; *Zoning Change from AG to SF-16*

Mr. Daniel:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 17, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) 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 13, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.

City Council

On June 19, 2023, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

On July 17, 2023, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-37*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara
Planning Technician
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.93-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Gerzim Daniel for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District on a 0.93-acre tract of land identified as Tract 17 of the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

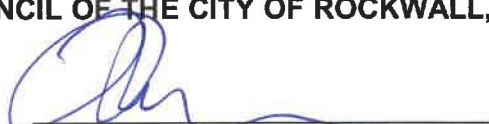
SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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

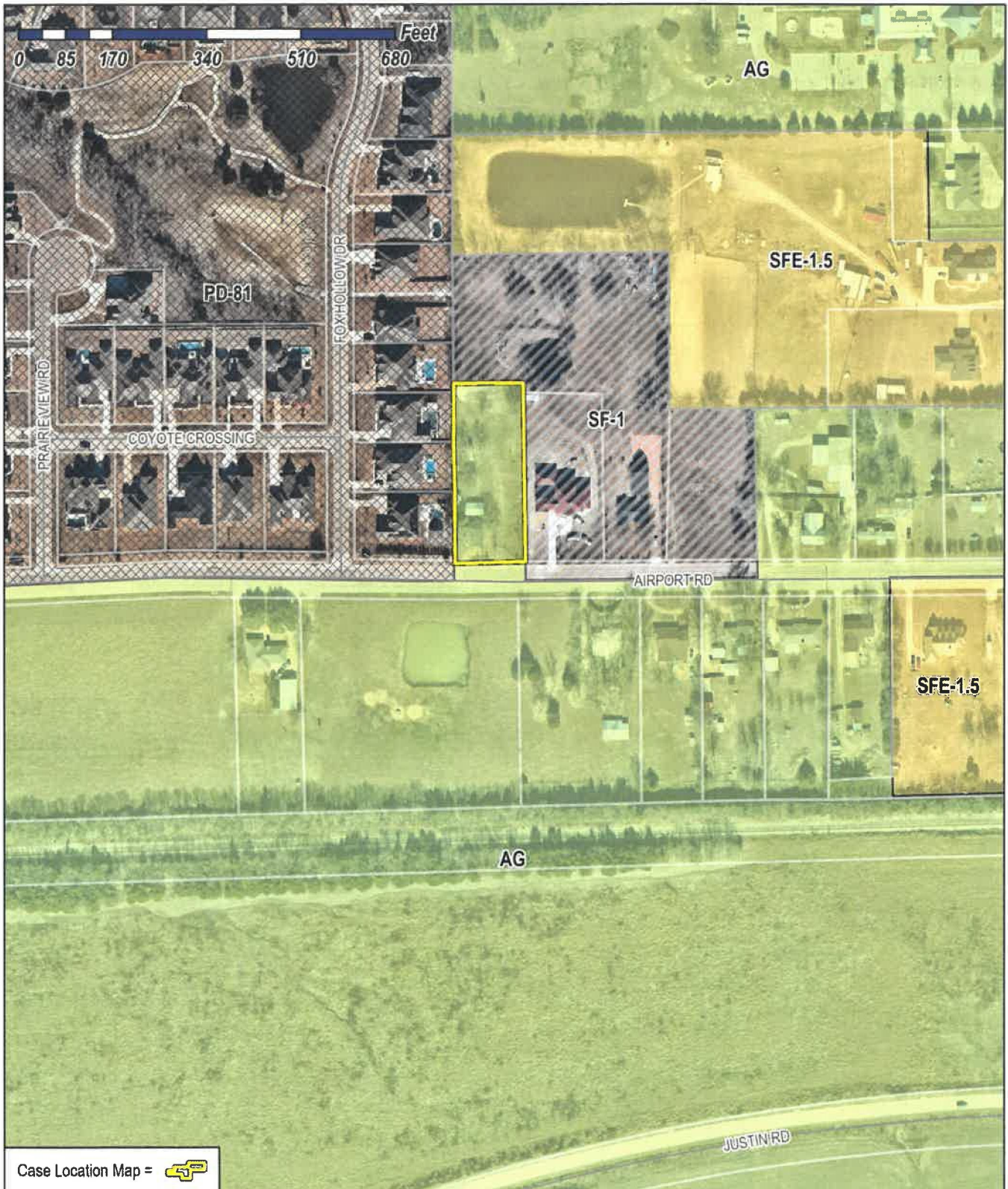
1st Reading: June 19, 2023

2nd Reading: July 17, 2023

Exhibit 'A'
Location Map

Address: 2065 Airport Road

Legal Description: Tract 17 of the E. M. Elliot Survey, Abstract No. 77



Case Location Map = 

Exhibit 'B'
Zoning Exhibit

