



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
- 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	803 Dalton RD Rockwall TX		
SUBDIVISION	A0071 W T DEWEESE	LOT	Tract 8-01 BLOCK
GENERAL LOCATION	803 Dalton RD Rockwall TX		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Undeveloped property	
PROPOSED ZONING	AG	PROPOSED USE	SFD	
ACREAGE	12	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	Dennis Cain Melissa Cain	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Dennis Cain	CONTACT PERSON	
ADDRESS	1150 Crestcove DR	ADDRESS	
CITY, STATE & ZIP	Rockwall TX, 75087	CITY, STATE & ZIP	
PHONE	972-529-8405	PHONE	
E-MAIL	raisincain5@charter.net	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

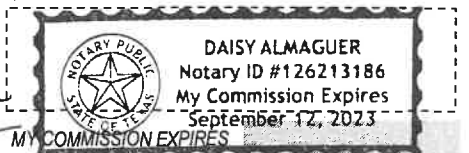
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 380.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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."

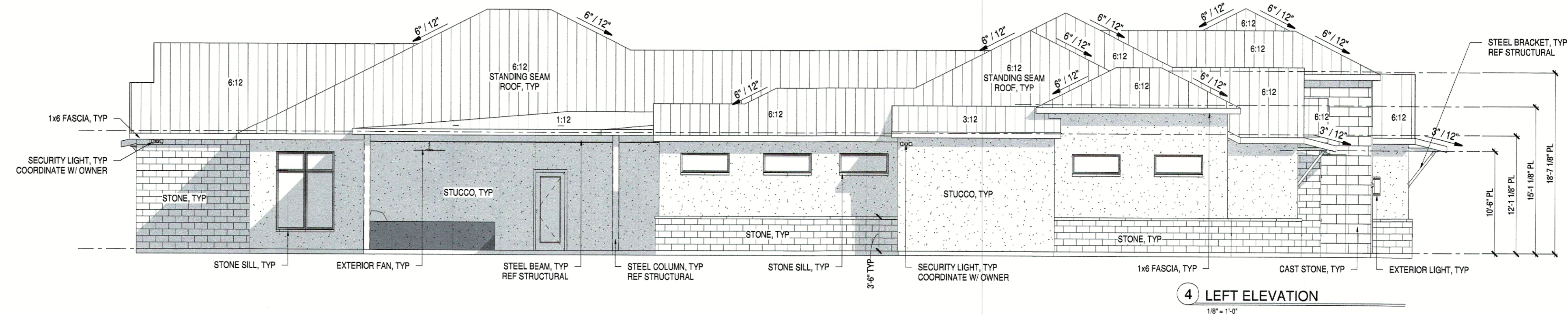
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF June, 2023.

OWNER'S SIGNATURE

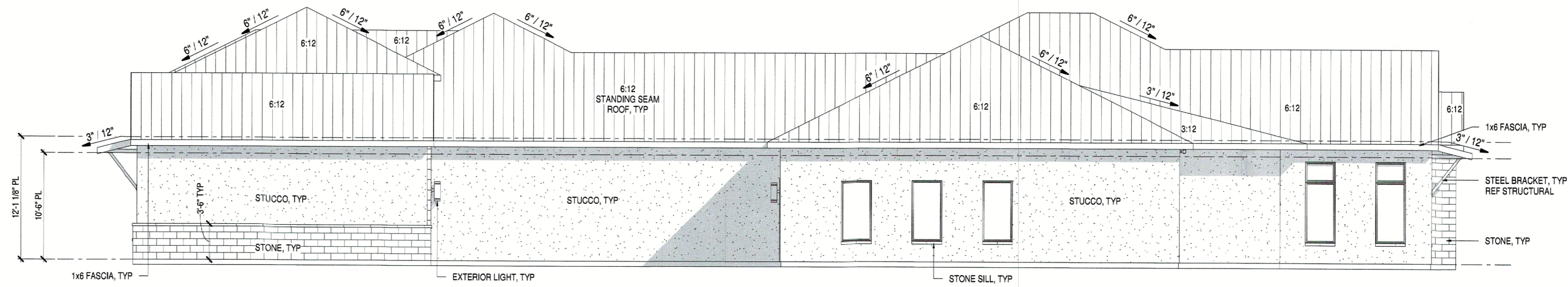
Dennis Cain
Melissa Cain
NOTARY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

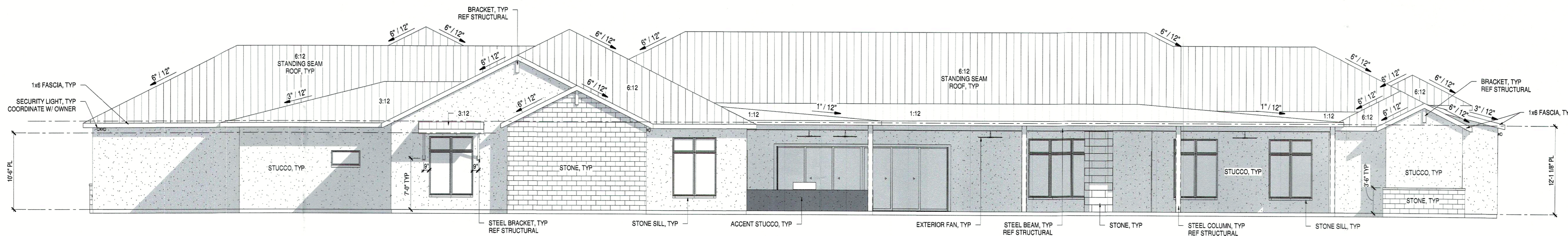




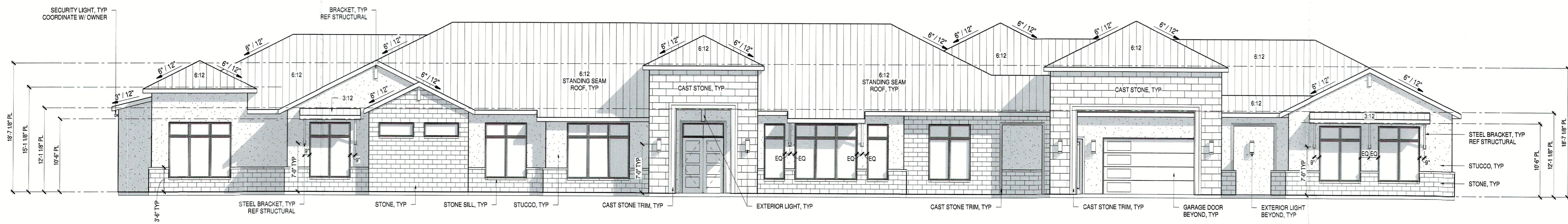
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



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



1 FRONT ELEVATION
1/8" = 1'-0"

VERSION 1

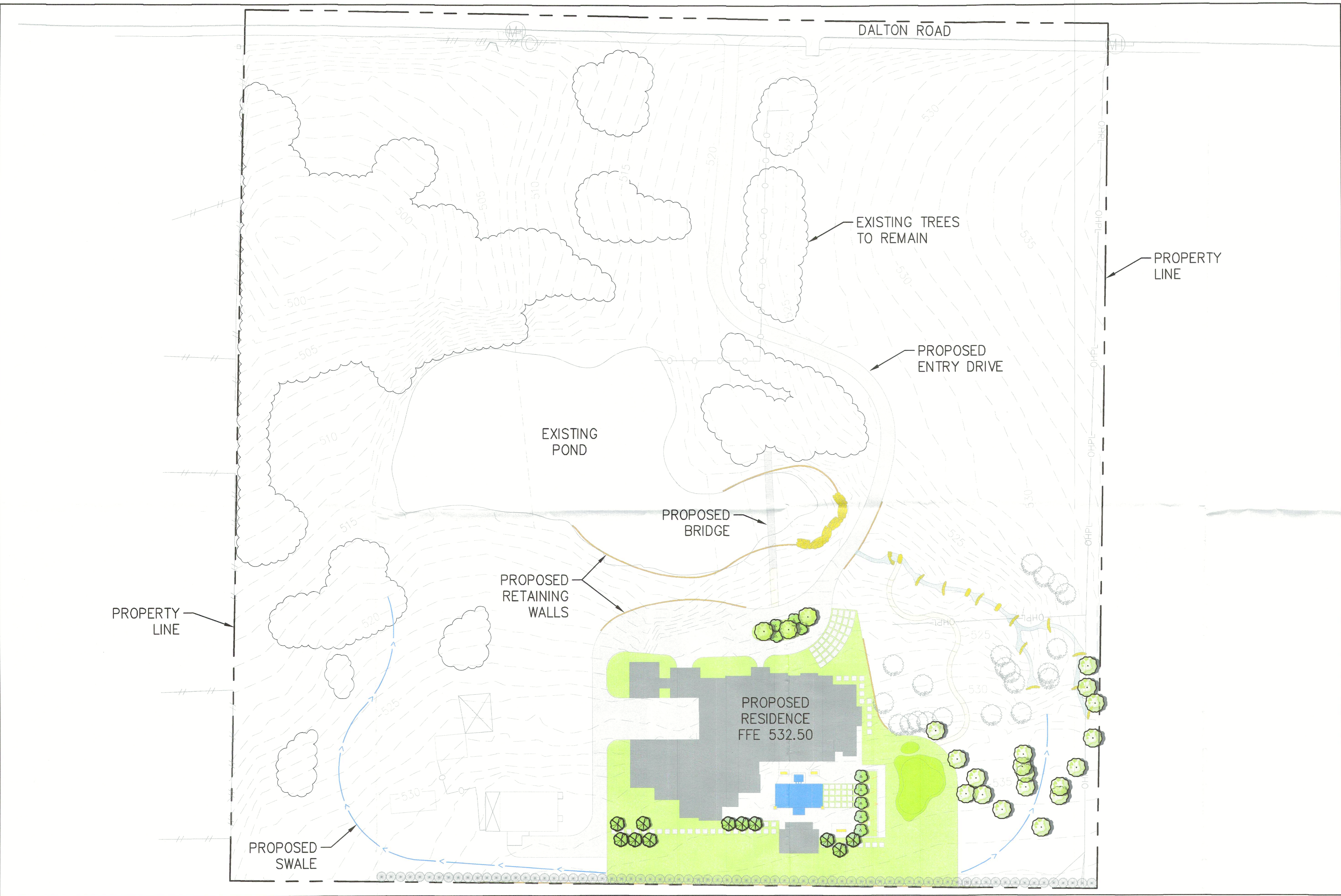
DENNIS CAIN
 BUILDER
 SUBD. PRIVATE RESIDENCE
 LOT BLOCK
 ADDRESS 803 DALTON RD.
 CITY ROCKWALL, TX 75087
 PLAN

DATE 06.01.2023
 SCALE 1/8" = 1'-0"
 DRN

A20.02

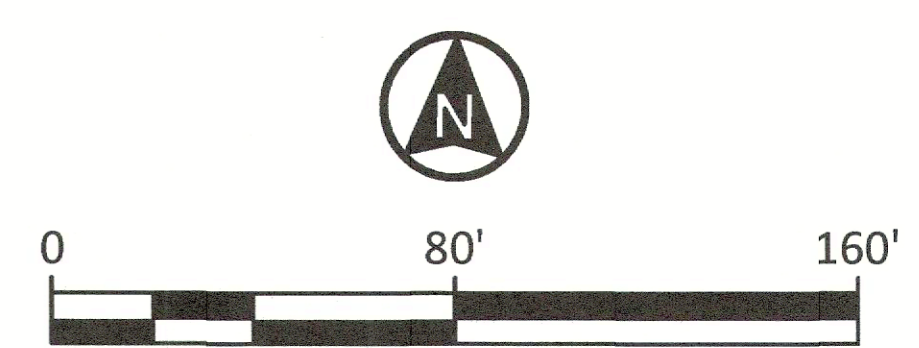
STRAND 2238871

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LEGEND

- RESIDENCE
- CONCRETE/STONE PATIO
- POOL/HOT TUB
- FIRE PIT
- PUTTING GREEN
- SYNTHETIC TURF
- STREAM
- STREAM BOULDERS
- RETAINING WALL
- NATURE TRAIL
- SWALE/DRAINAGE



6/22/2023

PLANNING AND LANDSCAPE ARCHITECTURE
 KENNY KOWIS, PLA | KENNY.KOWIS@STRANDAE.COM | 972.620.8204

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
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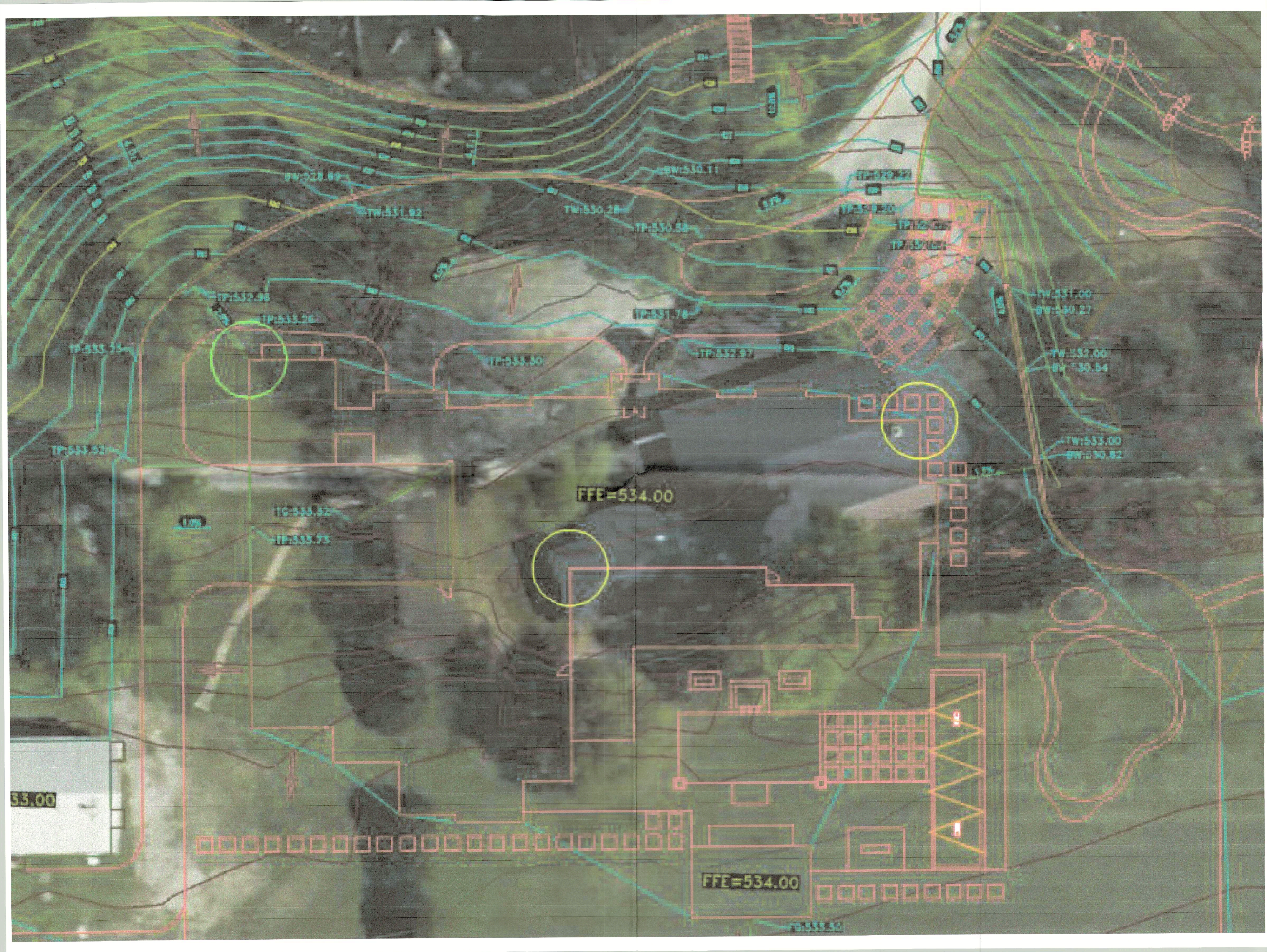
STRAND

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CAIN RESIDENCE

CONCEPTUAL DESIGN DEVELOPMENT OVERALL LAYOUT

I:\cain residence - rockwall (2313976)\6.0_dd\6.1_cad\2313976_concept_plan.dwg, kenny.kowis, 6/22/2023 9:55 AM





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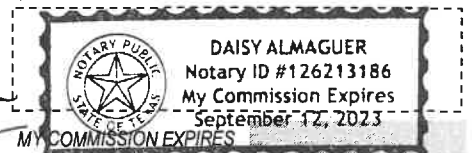
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OWNER'S SIGNATURE Dennis Cain & Melissa Cain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature], Notary

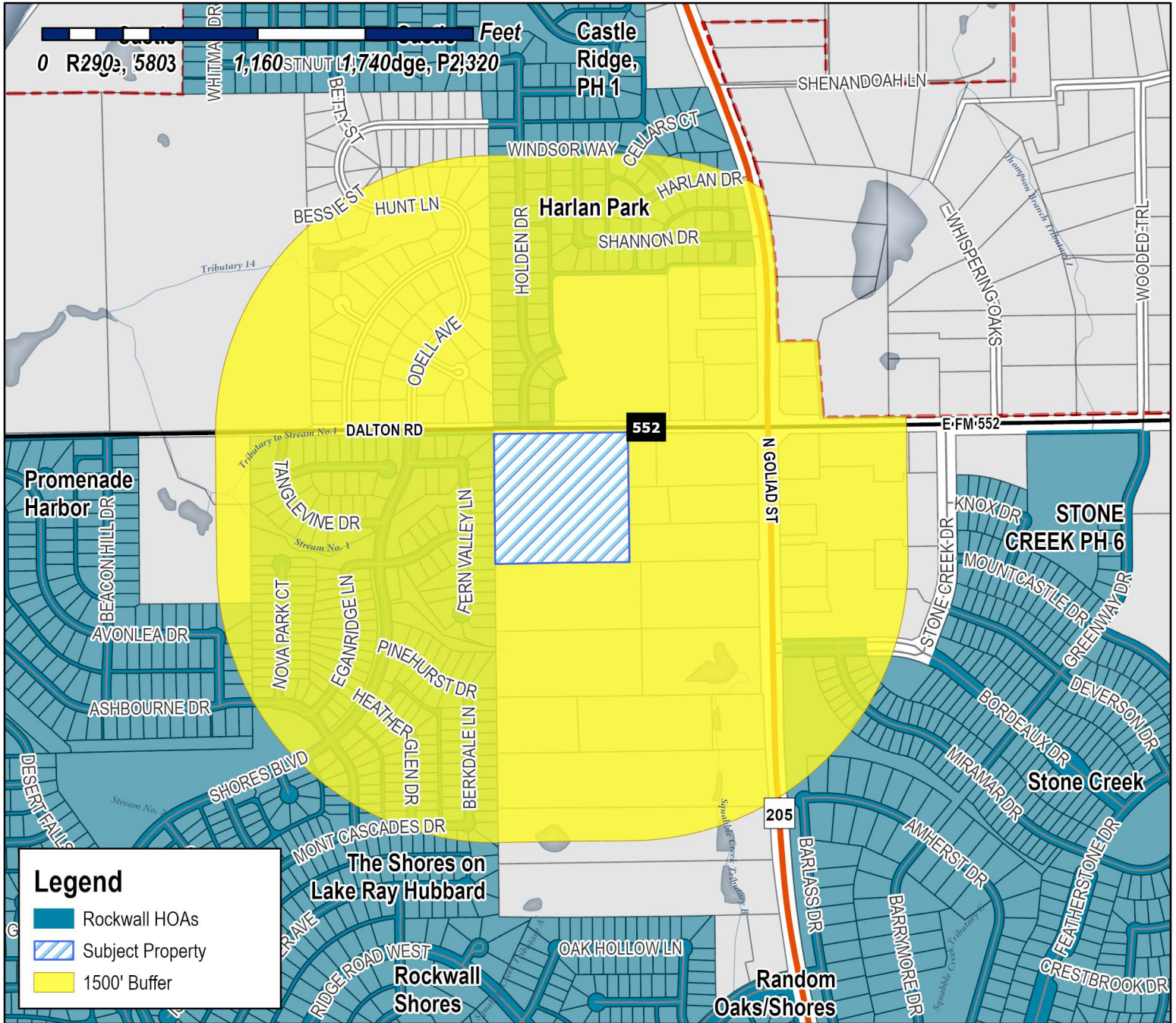




City of Rockwall

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

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Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023
 For Questions on this Case Call (972) 771-7745

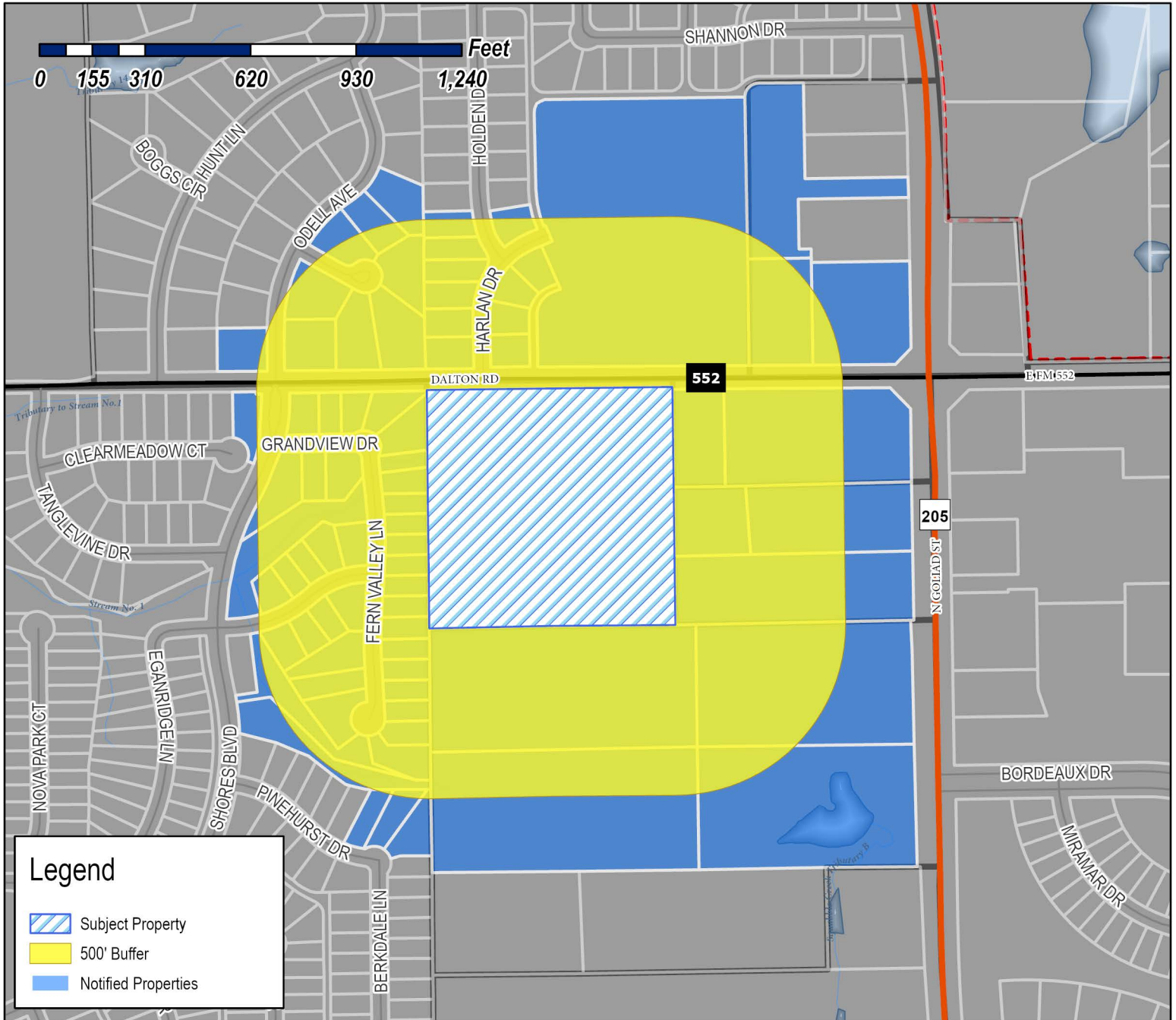
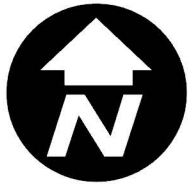




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(P): (972) 771-7745
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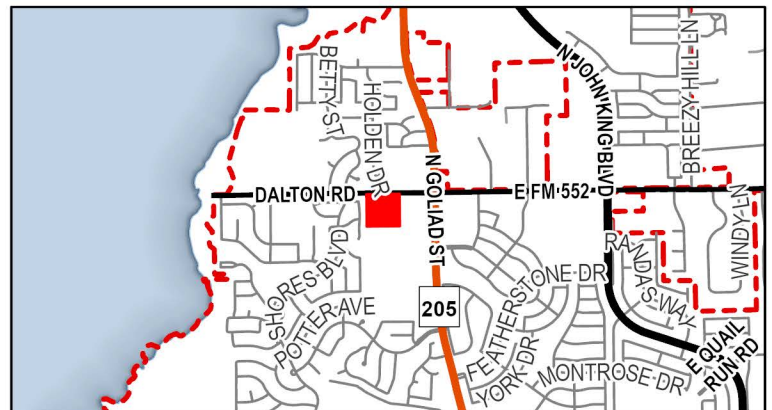
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Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023

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



MOHAREB RAMI & MARIAN HANNA
1000 PINEHURST DR
ROCKWALL, TX 75087

WATTS KEVIN CONNELLY
106 PECAN DR
ROCKWALL, TX 75087

RESIDENT
1265 GRANDVIEW DR
ROCKWALL, TX 75087

PEYROVAN PEYMAN & MANDANA HAKIMI
1270 GRANDVIEW
ROCKWALL, TX 75087

RESIDENT
1275 GRANDVIEW DR
ROCKWALL, TX 75087

MCCORMICK LINDA
1280 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

SMITH JAMES R
1290 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
1295 GRANDVIEW DR
ROCKWALL, TX 75087

DUNN KENT AND AMBER
1305 CLEARMEADOW COURT
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

BARTLEY JOSHUA AND ASHLEY
1859 RANDOM OAKS DR
ROCKWALL, TX 75087

EGANRIDGE SERIES
A SERIES OF CA & LA LLC
201 GOLD STREET SUITE 300
GARLAND, TX 75042

NICHOLS KESNEY
2130 BERKDALE LANE
ROCKWALL, TX 75087

HUNT INES V & ROBERT W
2390 WATER WAY
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DUNNIGAN MICHAEL
2650 FERN VALLEY LN
ROCKWALL, TX 75087

STOVALL HUGH & BETTY JO
2660 FERN VALLEY LN
ROCKWALL, TX 75087

YOUNG GARY L AND JENNIFER E CAWTHON
2665 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2670 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2680 FERN VALLEY LN
ROCKWALL, TX 75087

WEISS WALTER J & AURELIA JOANN
2685 FERN VALLEY LN
ROCKWALL, TX 75087

MORGAN ELLEN IONE
2690 FERN VALLEY LN
ROCKWALL, TX 75087

JOLLEY LOIS MAYNO
2700 FERN VALLEY LN
ROCKWALL, TX 75087

COLLIER CASEY JAMES
2705 FERN VALLEY LANE
ROCKWALL, TX 75087

WOUDWYK TYLER AND ANDREA L CROASDALE
WOUDWYK
2710 FERN VALLEY LN
ROCKWALL, TX 75087

MAXWELL KRISTIN R AND NATHANIEL A
2720 FERN VALLEY LN
ROCKWALL, TX 75087

MATHEW DANIEL AND EMILIE MENDALA-
MATHEW
2730 FERN VALLEY LANE
ROCKWALL, TX 75087

RICH JENNIFER A
2740 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2750 FERN VALLEY LN
ROCKWALL, TX 75087

POULSON LESLIE C & CAROL D
2760 FERN VALLEY LN
ROCKWALL, TX 75087

WEATHERFORD CONNIE
2770 FERN VALLEY LANE
ROCKWALL, TX 75087

LAWSON JAMES W & SARAH
2780 FERN VALLEY LANE
ROCKWALL, TX 75087

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

LAZORKO JACOB & SHAWNA LAZORKO
2820 EGANRIDGE LN
ROCKWALL, TX 75087

KECK MELISSA M
2825 EGANRIDGE LANE
ROCKWALL, TX 75087

LANGSTON ELAINA AND TIMOTHY
2830 EAGEN RIDGE LN
ROCKWALL, TX 75087

DOORNEK JORDAN
2835 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2840 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2845 EGANRIDGE LN
ROCKWALL, TX 75087

GRUBBS BEN R & SHIRLEY J
2855 EGANRIDGE LN
ROCKWALL, TX 75087

BARRON RODOLFO & KRISTIN M
2860 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2865 EGANRIDGE LN
ROCKWALL, TX 75087

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3061 N GOLIAD ST
ROCKWALL, TX 75087

THE STEED FAMILY LIVING TRUST
JASON STEED AND NATALIE MARIE STEED -
TRUSTEES
3065 N GOLIAD ST
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3069 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3073 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
335 DALTON RD
ROCKWALL, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

RESIDENT
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA,

CONFIDENTIAL
709 W. RUSK ST. SUITE B-852
ROCKWALL, TX 75087

RESIDENT
7100 ODELL
ROCKWALL, TX 75087

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

KOSMAS NICHOLAS AND SABRINA
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

RESIDENT
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

RESIDENT
7106 ODELL AVE
ROCKWALL, TX 75087

BURKE AIMEE M
7106 HARLAN DR
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

RESIDENT
7111 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

SPAULDING PATRICK F & OLIVIA J
990 PINEHURST DR
ROCKWALL, TX 75087

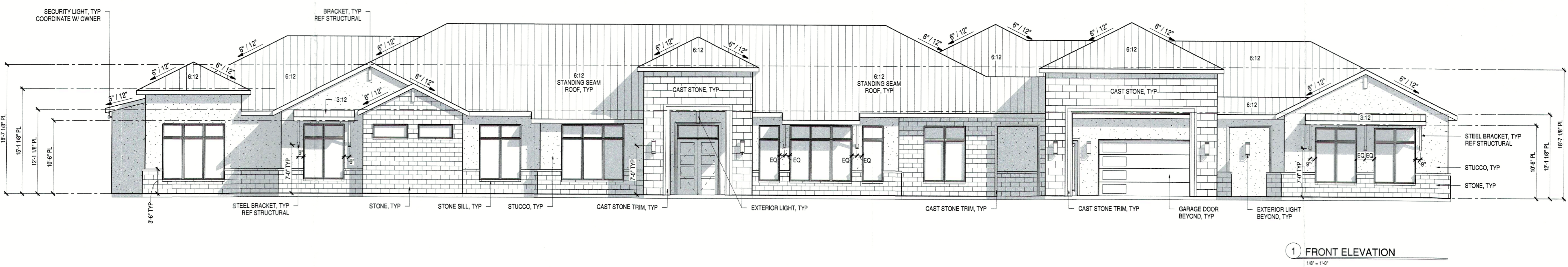
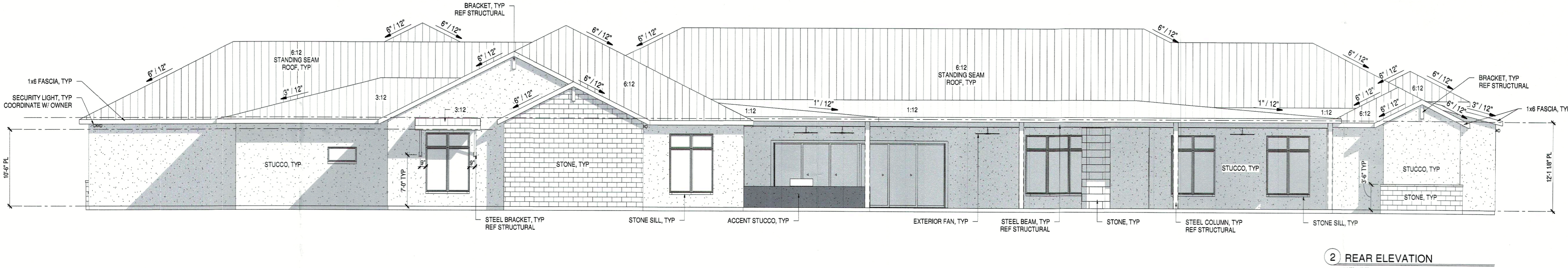
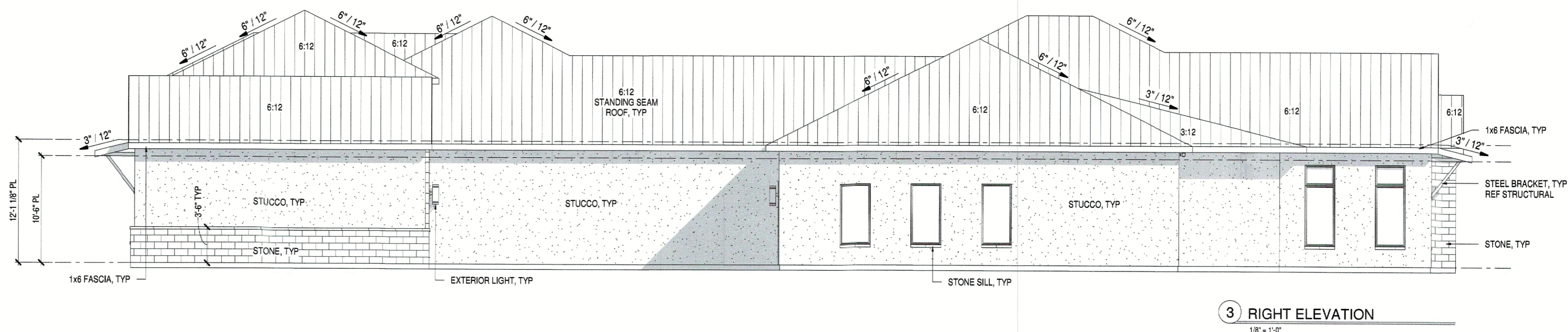
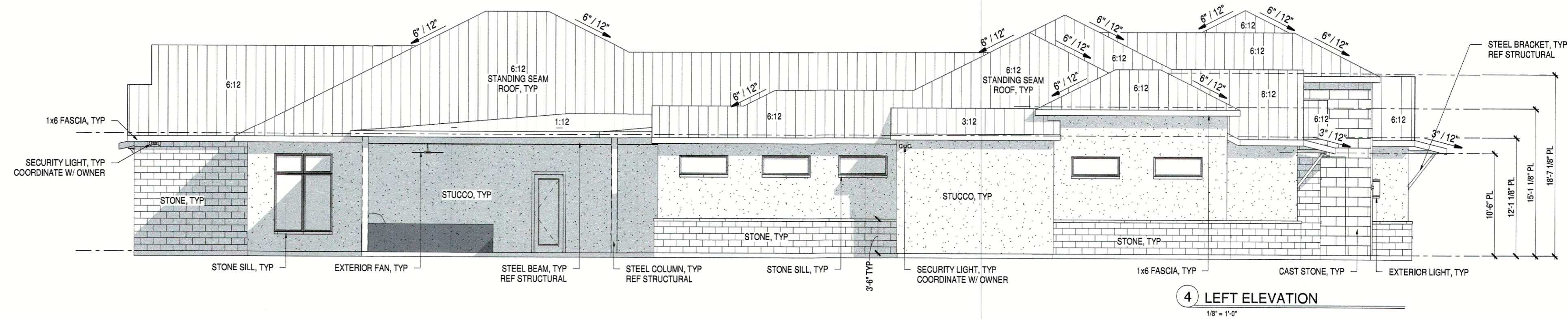
ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

LITOVSKY MARIA AND ROBERTO
PO BOX 2004
ROCKWALL, TX 75087

DOUPHRATE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132



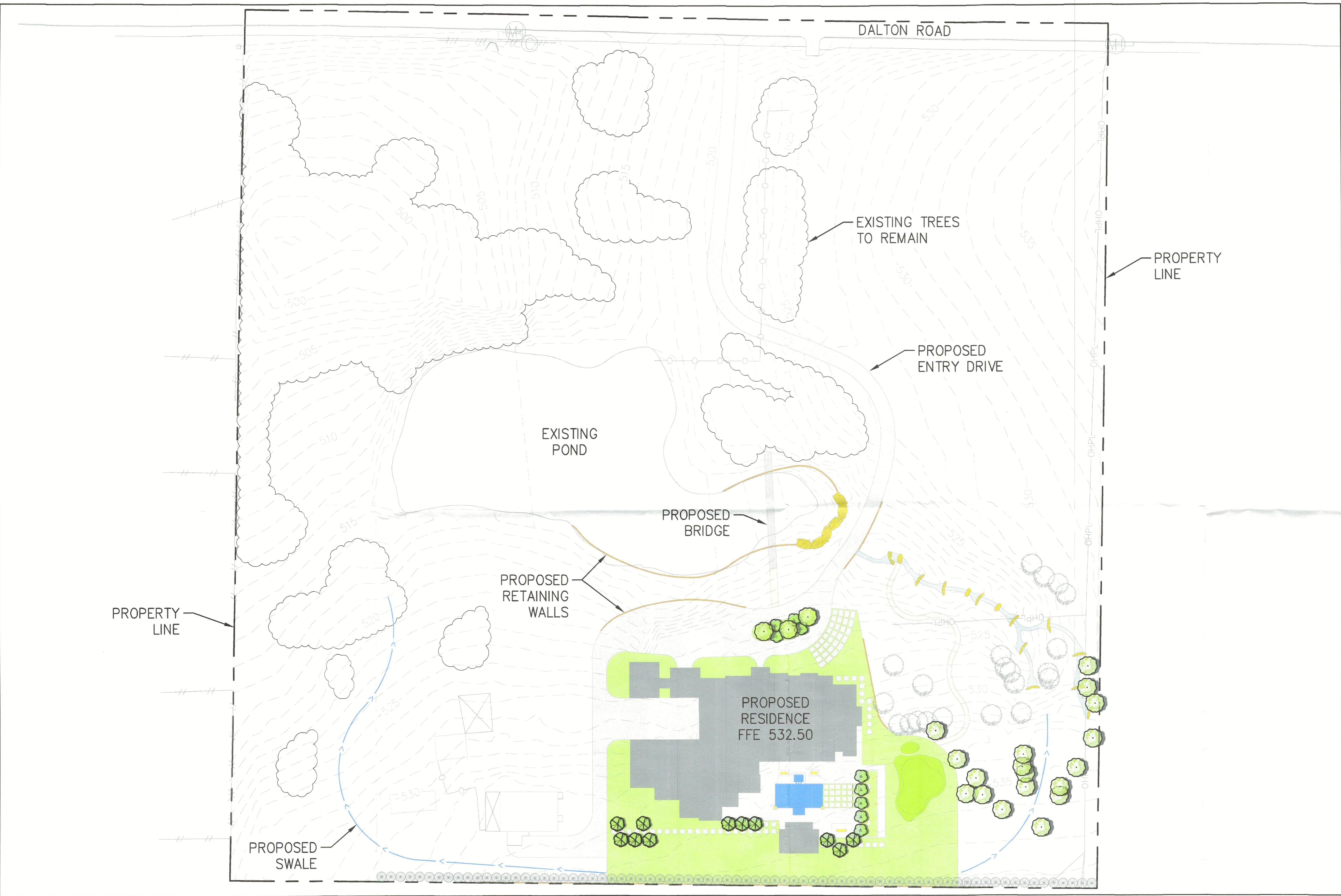
VERSION 1

BUILDER DENNIS CAIN
 SUBD. PRIVATE RESIDENCE
 LOT BLOCK
 ADDRESS 803 DALTON RD.
 CITY ROCKWALL, TX 75087
 PLAN

DATE 06.01.2023
 SCALE 1/8" = 1'-0"
 DRN

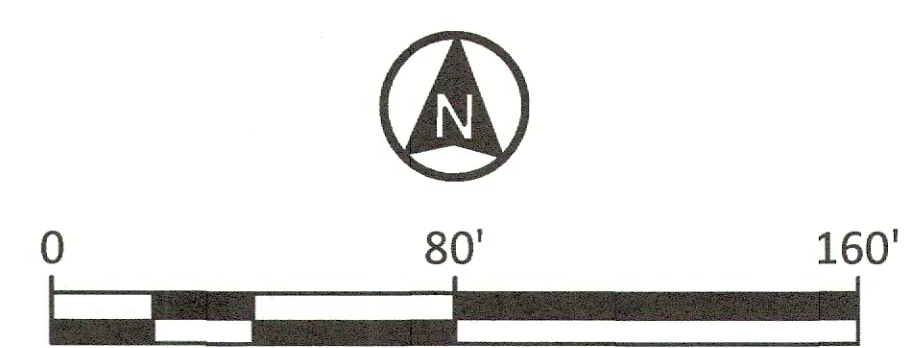
A20.02

STRAND 2238871



LEGEND

- RESIDENCE
- CONCRETE/STONE PATIO
- POOL/HOT TUB
- FIRE PIT
- PUTTING GREEN
- SYNTHETIC TURF
- STREAM
- STREAM BOULDERS
- RETAINING WALL
- NATURE TRAIL
- SWALE/DRAINAGE



6/22/2023

PLANNING AND LANDSCAPE ARCHITECTURE
 KENNY KOWIS, PLA | KENNY.KOWIS@STRANDAE.COM | 972.620.8204

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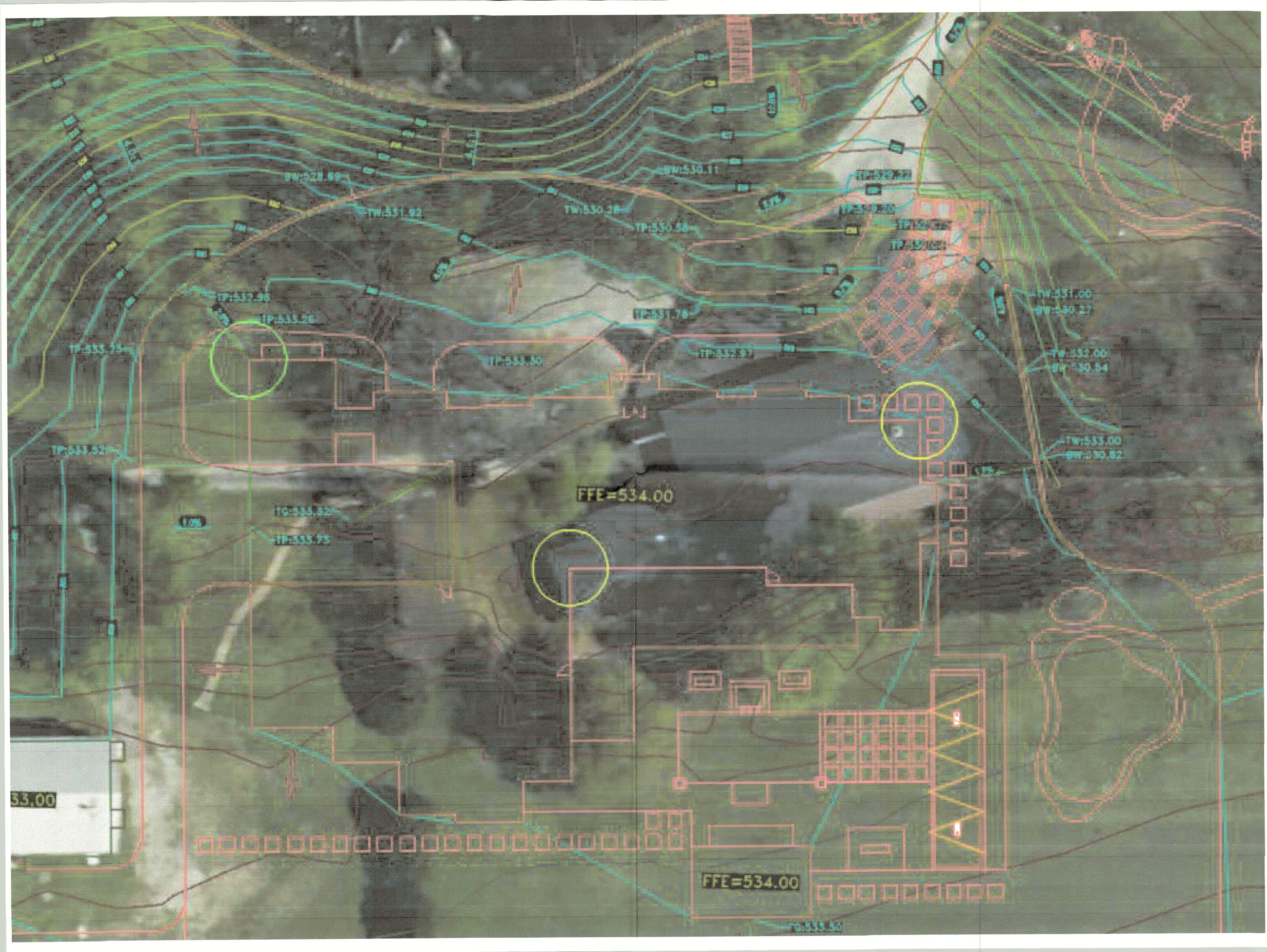
STRAND

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CAIN RESIDENCE

CONCEPTUAL DESIGN DEVELOPMENT OVERALL LAYOUT

I:\cain residence - rockwall (2313976)\6.0_dd\6.1_cad\2313976_concept_plan.dwg, kenny.kowis, 6/22/2023 9:55 AM



FFE=534.00

FFE=534.00

53.00

TP:533.50

PROJECT COMMENTS



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

DATE: 7/21/2023

PROJECT NUMBER: Z2023-033
PROJECT NAME: SUP for Residential Infill at 803 Dalton Road
SITE ADDRESS/LOCATIONS: 803 DALTON RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	07/20/2023	Approved w/ Comments

07/20/2023: Z2023-033; Specific Use Permit (SUP) for Residential Infill for 803 Dalton Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 803 Dalton 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 (Z2023-033) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is adjacent to the Shores North Subdivision, which is 100% developed, consists of 70 lots, and has been in existence since January 30, 2022.

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

M.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is located on the side of the home and is in conformance with the zoning requirements.

M.7 Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that properties in an Agricultural (AG) District should have a minimum front setback of 40-feet, a minimum rear setback of 10-feet, and a minimum side setback of 6-feet. In this case, the proposed home meets the setback requirements for a home in this zoning district.

M.8 According to Subsection 03.01(A), General Residential District Standards of Article 05, District Development Standards, all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a five (5) 1:12 roof pitches on the rear elevations that will need to be corrected.

M.9 Please review the attached Draft Ordinance prior to the July 25, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than August 8, 2023.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 8, 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 August 15, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 25, 2023.

I.11 The projected City Council meeting dates for this case will be August 21, 2023 [1st Reading] and September 5, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	07/19/2023	Approved w/ Comments
No Comments			

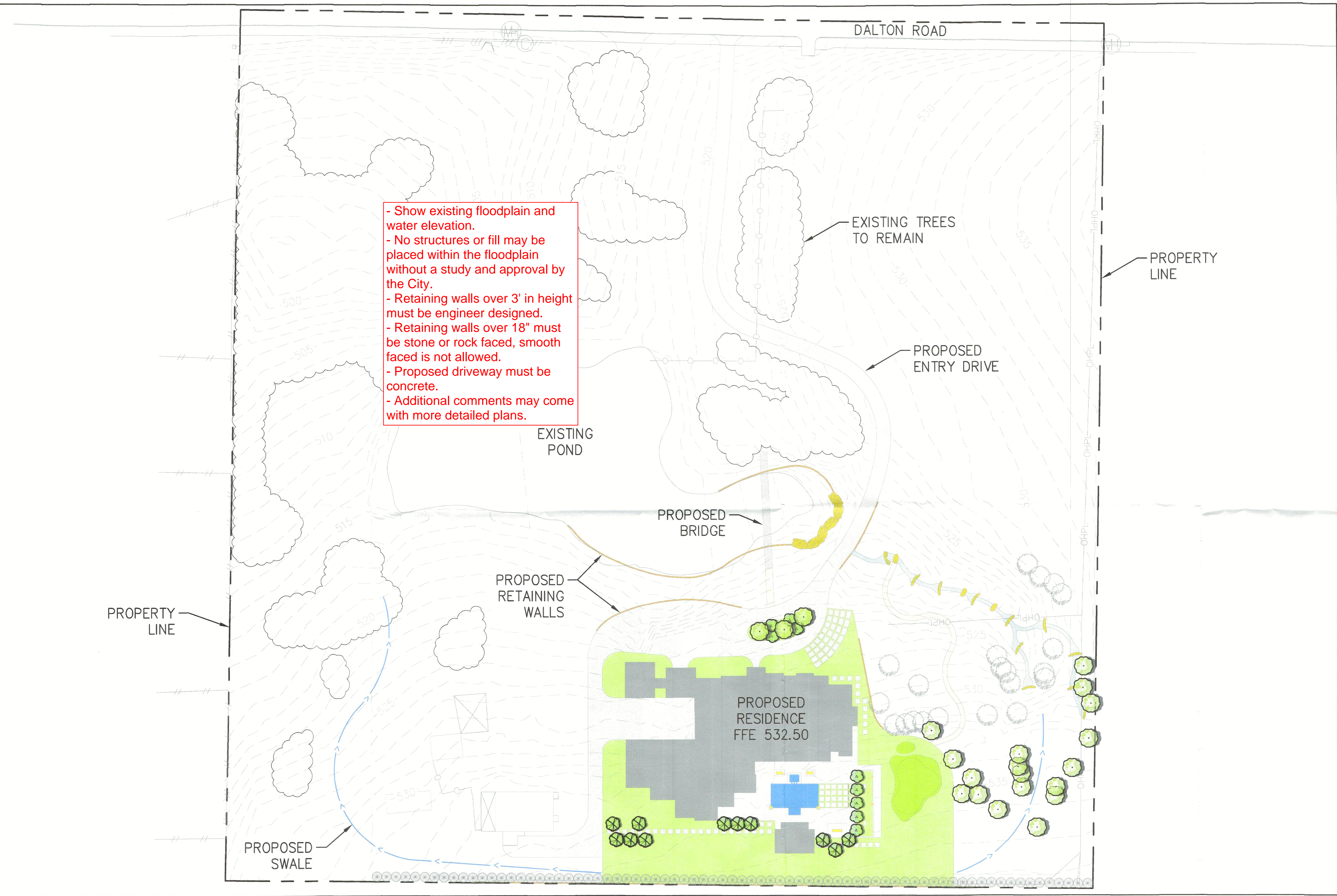
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/21/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/20/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	07/21/2023	N/A
No Comments			

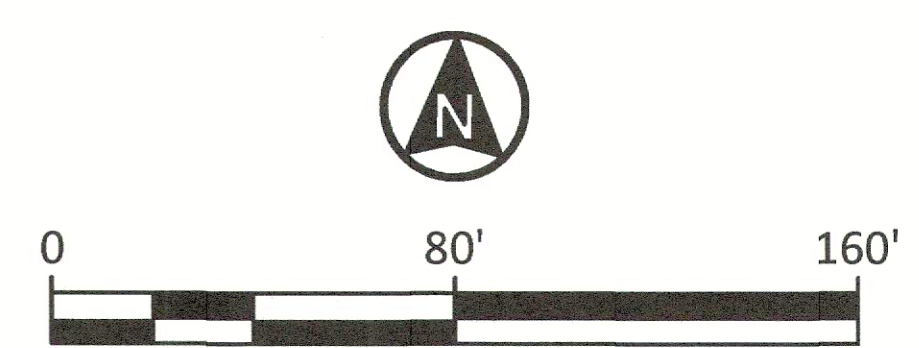
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/19/2023	Approved
No Comments			



- Show existing floodplain and water elevation.
 - No structures or fill may be placed within the floodplain without a study and approval by the City.
 - Retaining walls over 3' in height must be engineer designed.
 - Retaining walls over 18" must be stone or rock faced, smooth faced is not allowed.
 - Proposed driveway must be concrete.
 - Additional comments may come with more detailed plans.

LEGEND

	RESIDENCE
	CONCRETE/STONE PATIO
	POOL/HOT TUB
	FIRE PIT
	PUTTING GREEN
	SYNTHETIC TURF
	STREAM
	STREAM BOULDERS
	RETAINING WALL
	NATURE TRAIL
	SWALE/DRAINAGE



6/22/2023

PLANNING AND LANDSCAPE ARCHITECTURE
 KENNY KOWIS, PLA | KENNY.KOWIS@STRANDAE.COM | 972.620.8204

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STRAND
 10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CAIN RESIDENCE

CONCEPTUAL DESIGN DEVELOPMENT

OVERALL LAYOUT



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	803 Dalton RD Rockwall TX		
SUBDIVISION	A0071 W T DEWEESE	LOT	Tract 8-01 BLOCK
GENERAL LOCATION	803 Dalton RD Rockwall TX		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Undeveloped property	
PROPOSED ZONING	AG	PROPOSED USE	SFD	
ACREAGE	12	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	Dennis Cain Melissa Cain	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Dennis Cain	CONTACT PERSON	
ADDRESS	1150 Crestcove DR	ADDRESS	
CITY, STATE & ZIP	Rockwall TX, 75087	CITY, STATE & ZIP	
PHONE	972-529-8405	PHONE	
E-MAIL	raisincain5@charter.net	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dennis Cain & Melissa Cain [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 \$ 380.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF June, 2023. 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."

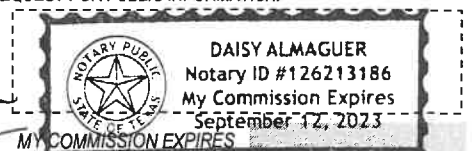
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF June, 2023.

OWNER'S SIGNATURE

Dennis Cain & Melissa Cain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature], Notary

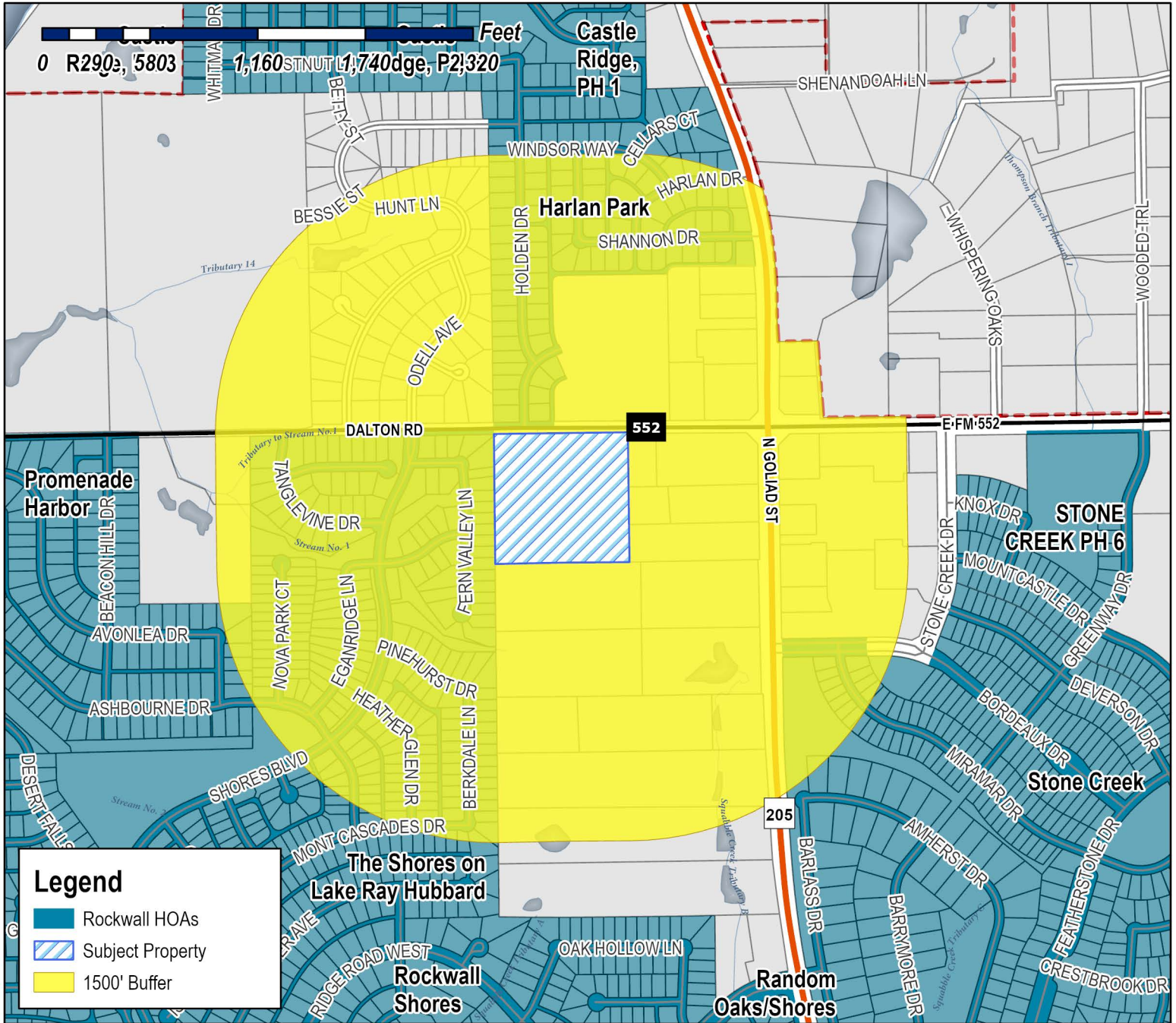




City of Rockwall

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

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Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-033]
Date: Wednesday, July 19, 2023 9:05:32 AM
Attachments: [HOA Map \(07.14.2023\).pdf](#)
[Public Notice \(P&Z\) \(7.17.2023\).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 [July 21, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 15, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 21, 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>.

Z2023-033: SUP for Residential Infill at 803 Dalton Road

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

Thank you,

Melanie Zavala

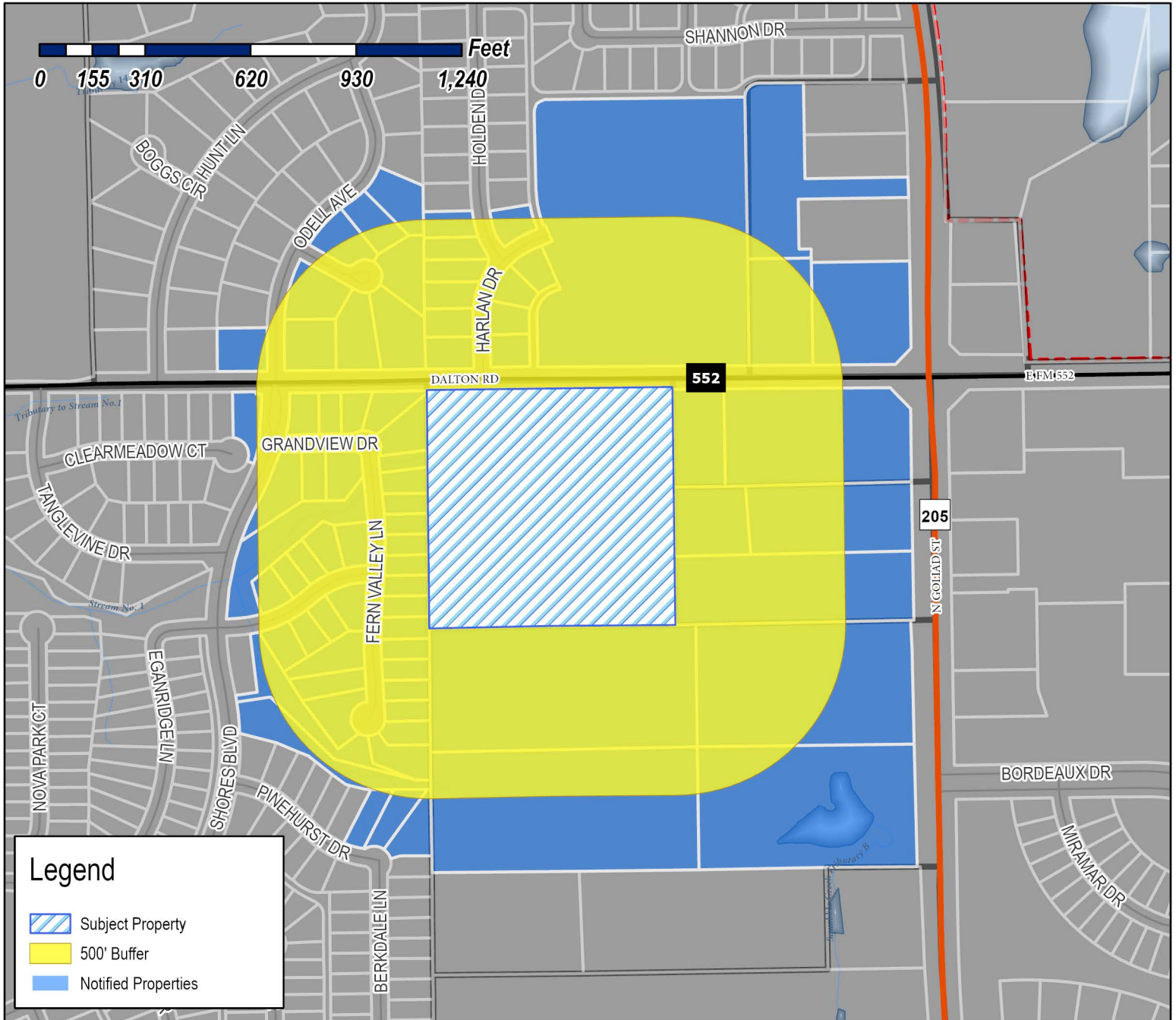
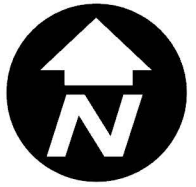
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023

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



MOHAREB RAMI & MARIAN HANNA
1000 PINEHURST DR
ROCKWALL, TX 75087

WATTS KEVIN CONNELLY
106 PECAN DR
ROCKWALL, TX 75087

RESIDENT
1265 GRANDVIEW DR
ROCKWALL, TX 75087

PEYROVAN PEYMAN & MANDANA HAKIMI
1270 GRANDVIEW
ROCKWALL, TX 75087

RESIDENT
1275 GRANDVIEW DR
ROCKWALL, TX 75087

MCCORMICK LINDA
1280 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

SMITH JAMES R
1290 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
1295 GRANDVIEW DR
ROCKWALL, TX 75087

DUNN KENT AND AMBER
1305 CLEARMEADOW COURT
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

BARTLEY JOSHUA AND ASHLEY
1859 RANDOM OAKS DR
ROCKWALL, TX 75087

EGANRIDGE SERIES
A SERIES OF CA & LA LLC
201 GOLD STREET SUITE 300
GARLAND, TX 75042

NICHOLS KESNEY
2130 BERKDALE LANE
ROCKWALL, TX 75087

HUNT INES V & ROBERT W
2390 WATER WAY
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DUNNIGAN MICHAEL
2650 FERN VALLEY LN
ROCKWALL, TX 75087

STOVALL HUGH & BETTY JO
2660 FERN VALLEY LN
ROCKWALL, TX 75087

YOUNG GARY L AND JENNIFER E CAWTHON
2665 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2670 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2680 FERN VALLEY LN
ROCKWALL, TX 75087

WEISS WALTER J & AURELIA JOANN
2685 FERN VALLEY LN
ROCKWALL, TX 75087

MORGAN ELLEN IONE
2690 FERN VALLEY LN
ROCKWALL, TX 75087

JOLLEY LOIS MAYNO
2700 FERN VALLEY LN
ROCKWALL, TX 75087

COLLIER CASEY JAMES
2705 FERN VALLEY LANE
ROCKWALL, TX 75087

WOUDWYK TYLER AND ANDREA L CROASDALE
WOUDWYK
2710 FERN VALLEY LN
ROCKWALL, TX 75087

MAXWELL KRISTIN R AND NATHANIEL A
2720 FERN VALLEY LN
ROCKWALL, TX 75087

MATHEW DANIEL AND EMILIE MENDALA-
MATHEW
2730 FERN VALLEY LANE
ROCKWALL, TX 75087

RICH JENNIFER A
2740 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2750 FERN VALLEY LN
ROCKWALL, TX 75087

POULSON LESLIE C & CAROL D
2760 FERN VALLEY LN
ROCKWALL, TX 75087

WEATHERFORD CONNIE
2770 FERN VALLEY LANE
ROCKWALL, TX 75087

LAWSON JAMES W & SARAH
2780 FERN VALLEY LANE
ROCKWALL, TX 75087

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

LAZORKO JACOB & SHAWNA LAZORKO
2820 EGANRIDGE LN
ROCKWALL, TX 75087

KECK MELISSA M
2825 EGANRIDGE LANE
ROCKWALL, TX 75087

LANGSTON ELAINA AND TIMOTHY
2830 EAGEN RIDGE LN
ROCKWALL, TX 75087

DOORNEK JORDAN
2835 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2840 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2845 EGANRIDGE LN
ROCKWALL, TX 75087

GRUBBS BEN R & SHIRLEY J
2855 EGANRIDGE LN
ROCKWALL, TX 75087

BARRON RODOLFO & KRISTIN M
2860 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2865 EGANRIDGE LN
ROCKWALL, TX 75087

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3061 N GOLIAD ST
ROCKWALL, TX 75087

THE STEED FAMILY LIVING TRUST
JASON STEED AND NATALIE MARIE STEED -
TRUSTEES
3065 N GOLIAD ST
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3069 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3073 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
335 DALTON RD
ROCKWALL, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

RESIDENT
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA,

CONFIDENTIAL
709 W. RUSK ST. SUITE B-852
ROCKWALL, TX 75087

RESIDENT
7100 ODELL
ROCKWALL, TX 75087

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

KOSMAS NICHOLAS AND SABRINA
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

RESIDENT
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

RESIDENT
7106 ODELL AVE
ROCKWALL, TX 75087

BURKE AIMEE M
7106 HARLAN DR
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

RESIDENT
7111 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

SPAULDING PATRICK F & OLIVIA J
990 PINEHURST DR
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

LITOVSKY MARIA AND ROBERTO
PO BOX 2004
ROCKWALL, TX 75087

DOUPHRATE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
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:

Z2023-033: SUP for Residential Infill at 803 Dalton Road

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton 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, August 15, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 21, 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, August 21, 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. Z2023-033: SUP for Residential Infill at 803 Dalton Road

Please place a check mark on the appropriate line below:

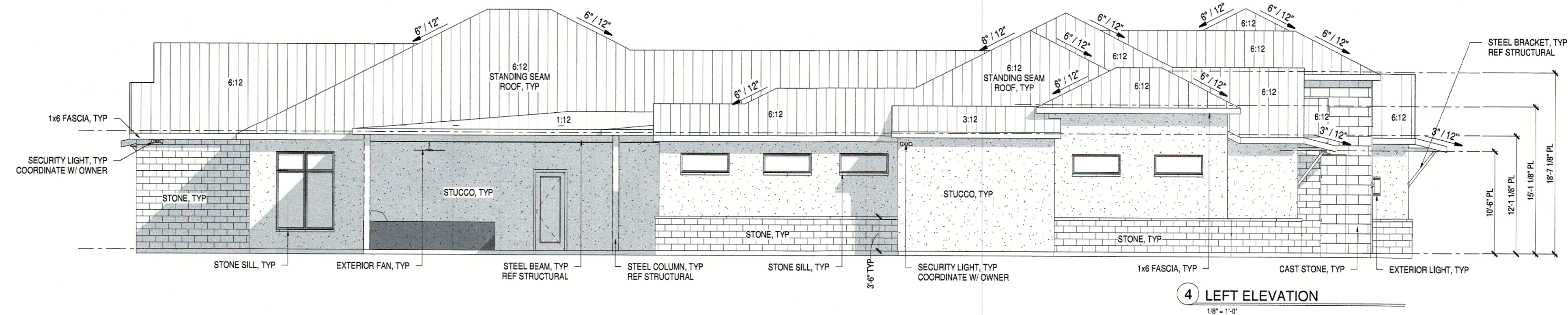
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

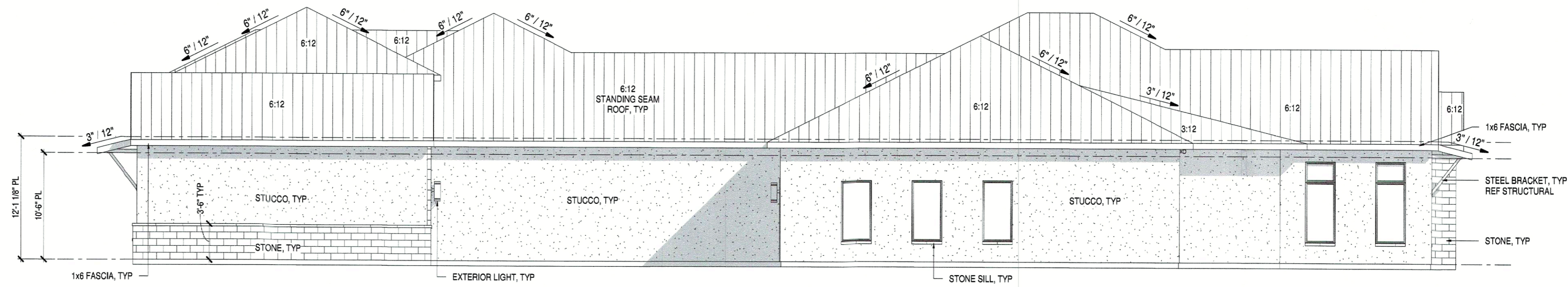
Address:

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.

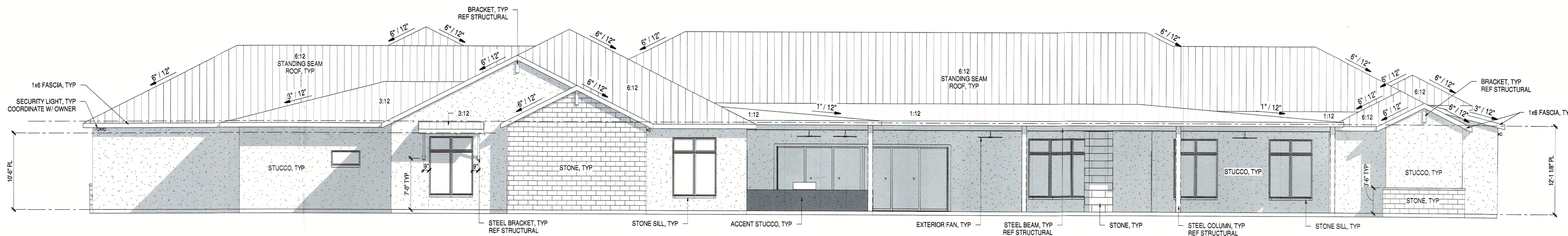
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



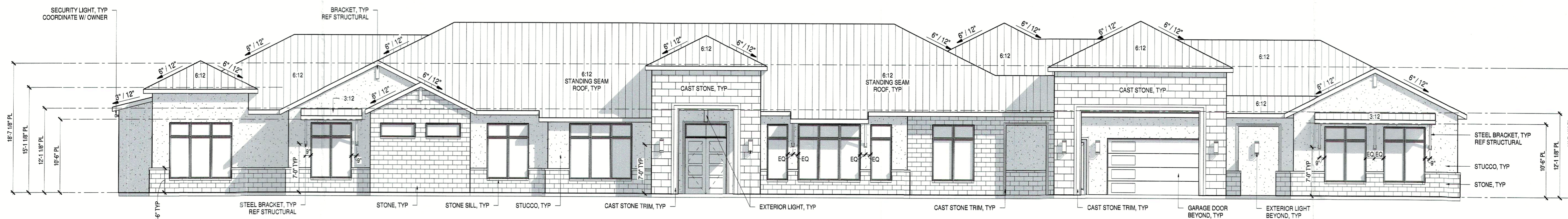
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



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



1 FRONT ELEVATION
1/8" = 1'-0"

VERSION 1

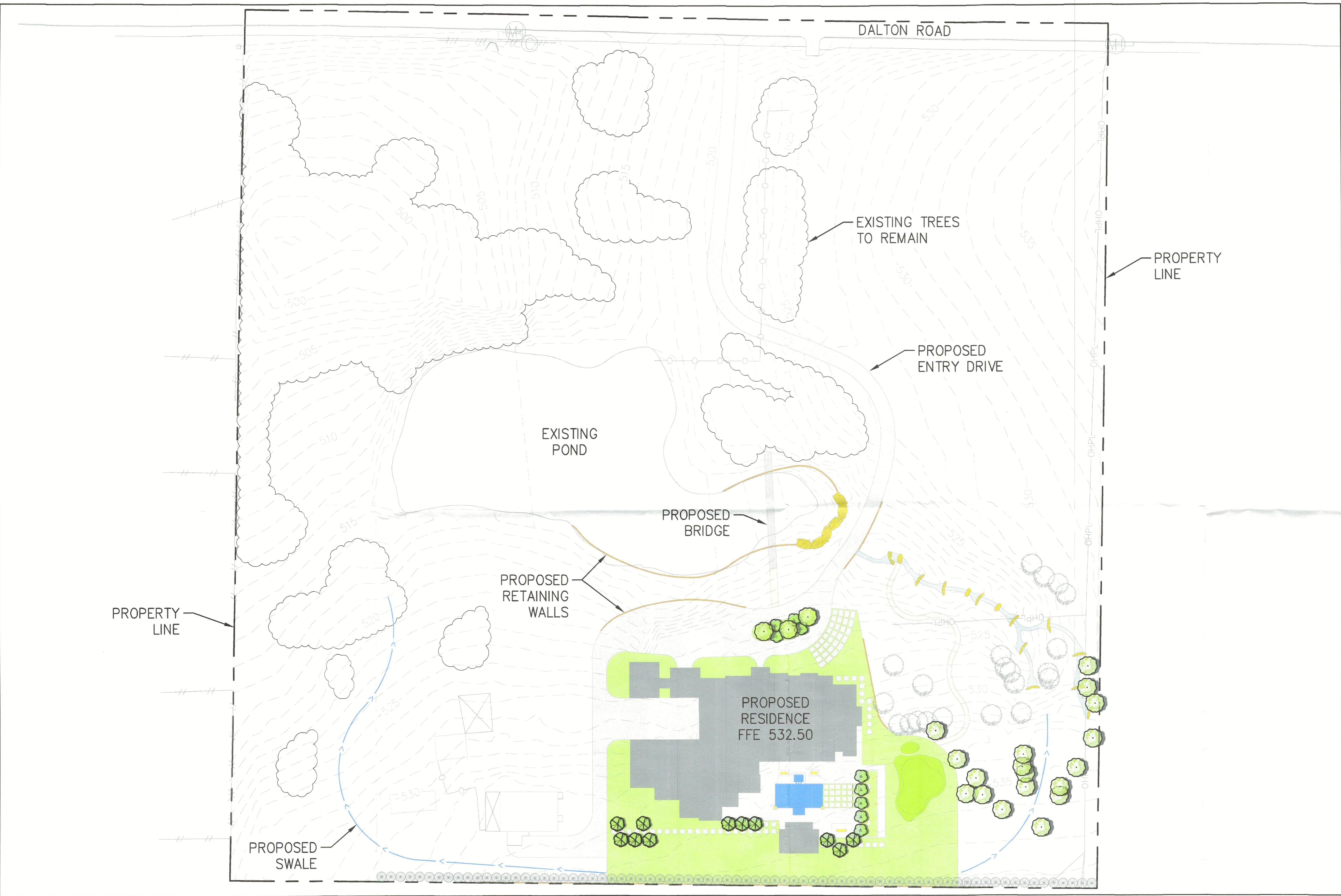
DENNIS CAIN
SUBD. PRIVATE RESIDENCE
LOT BLOCK
ADDRESS 803 DALTON RD.
CITY ROCKWALL, TX 75087
PLAN

DATE 06.01.2023
SCALE 1/8" = 1'-0"
DRN

A20.02

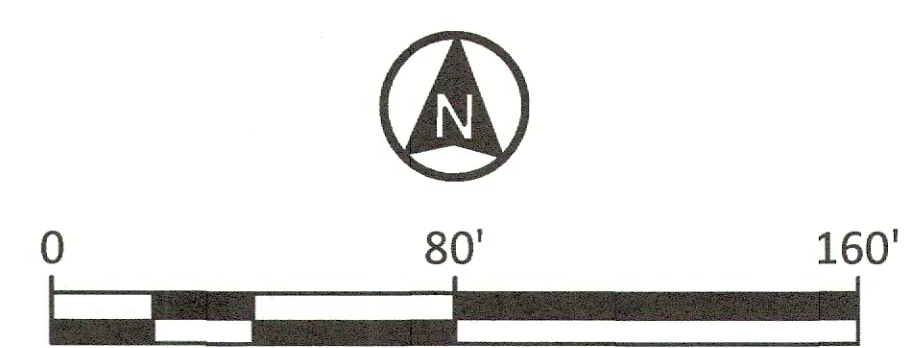
STRAND 2238871

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LEGEND

- RESIDENCE
- CONCRETE/STONE PATIO
- POOL/HOT TUB
- FIRE PIT
- PUTTING GREEN
- SYNTHETIC TURF
- STREAM
- STREAM BOULDERS
- RETAINING WALL
- NATURE TRAIL
- SWALE/DRAINAGE



6/22/2023

PLANNING AND LANDSCAPE ARCHITECTURE
 KENNY KOWIS, PLA | KENNY.KOWIS@STRANDAE.COM | 972.620.8204

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
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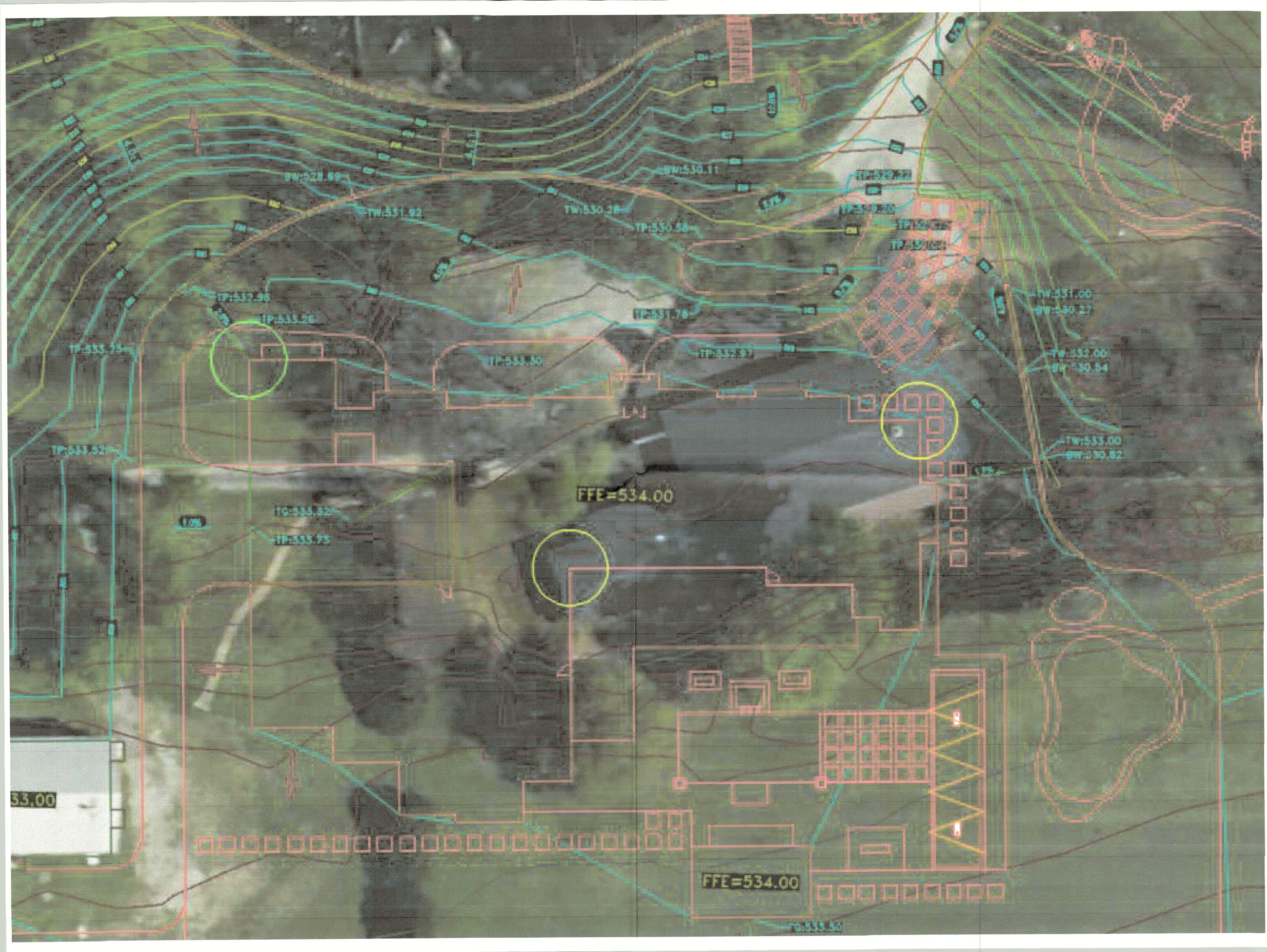
STRAND

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CAIN RESIDENCE

CONCEPTUAL DESIGN DEVELOPMENT OVERALL LAYOUT

I:\cain residence - rockwall (2313976)\6.0_dd\6.1_cad\2313976_concept_plan.dwg, kenny.kowis, 6/22/2023 9:55 AM





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
335 Dalton Road	Single-Family Home	2002	3,420	N/A	Brick
803 Dalton Road	Vacant	N/A	N/A	N/A	N/A
3077 N. Goliad Street	Single-Family Home	1993	6,848	1980	Brick
3079 N. Goliad Street	Single-Family Home	1993	4,161	N/A	Siding
2720 Fern Valley Lane	Single-Family Home	2005	2,535	N/A	Brick
2730 Fern Valley Lane	Single-Family Home	2005	2,829	N/A	Brick
2740 Fern Valley Lane	Single-Family Home	2005	2,816	N/A	Brick
2750 Fern Valley Lane	Single-Family Home	2005	2,494	N/A	Brick
2760 Fern Valley Lane	Single-Family Home	2005	2,764	N/A	Brick
2770 Fern Valley Lane	Single-Family Home	2005	2,525	N/A	Brick
2780 Fern Valley Lane	Single-Family Home	2005	3,029	N/A	Brick
2800 Fern Valley Lane	Single-Family Home	2006	2,718	N/A	Brick
	AVERAGES:	2003	3,285	1,980	



CITY OF ROCKWALL

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335 Dalton Road



803 Dalton Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

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3077 N. Goliad Street



3079 N. Goliad Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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2720 Fern Valley Lane



2730 Fern Valley Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

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2740 Fern Valley Lane



2750 Fern Valley Lane



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

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2760 Fern Valley Lane



2770 Fern Valley Lane



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2780 Fern Valley Lane



2800 Fern Valley Lane

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 12.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 8-01 & 8-02 OF THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural*

(AG) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF SEPTEMBER, 2023.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 21, 2023

2nd Reading: September 5, 2023

**Exhibit 'A':
Location Map**

Address: 803 Dalton Road

Legal Description: Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71

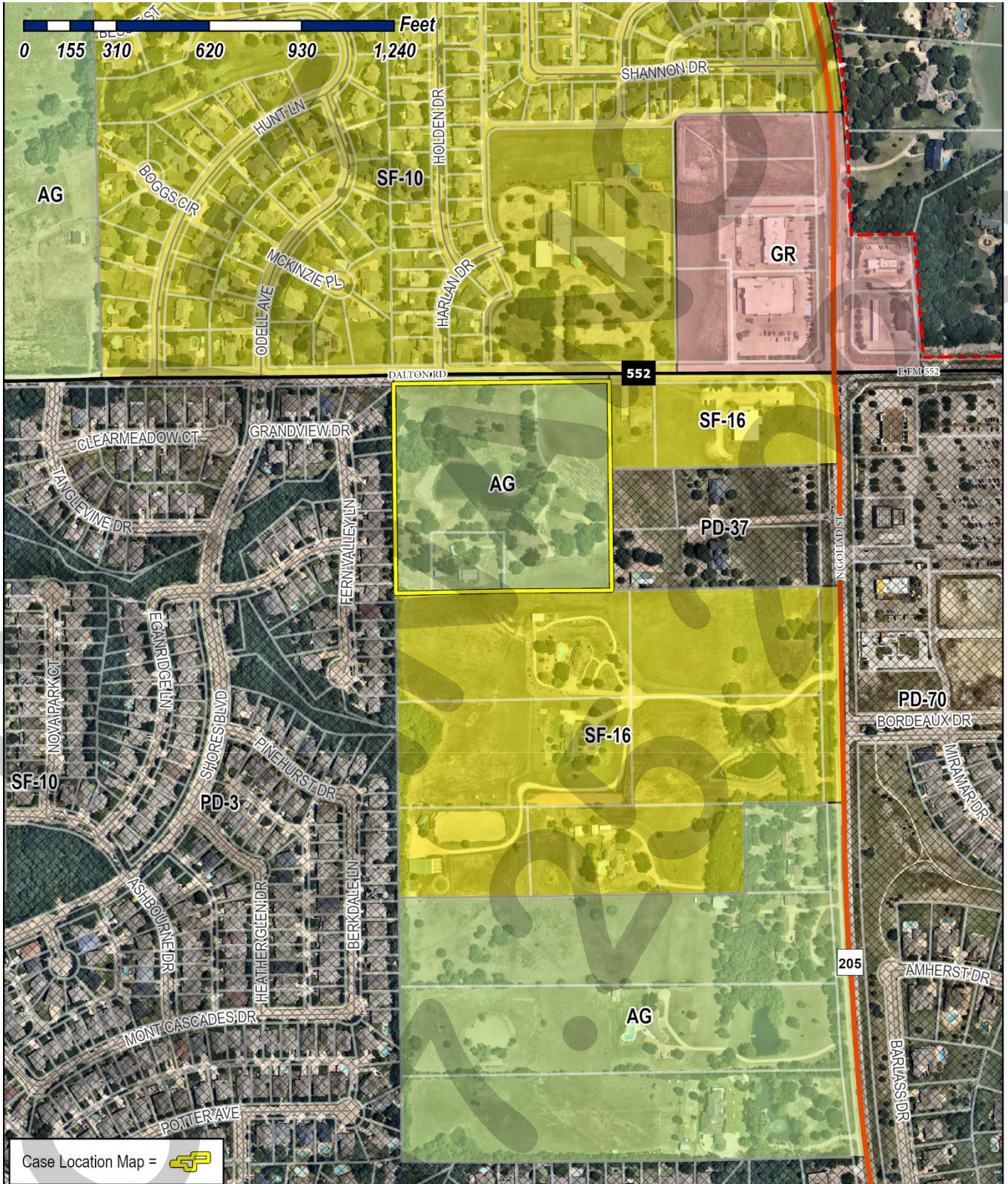


Exhibit 'B':
Residential Plot Plan

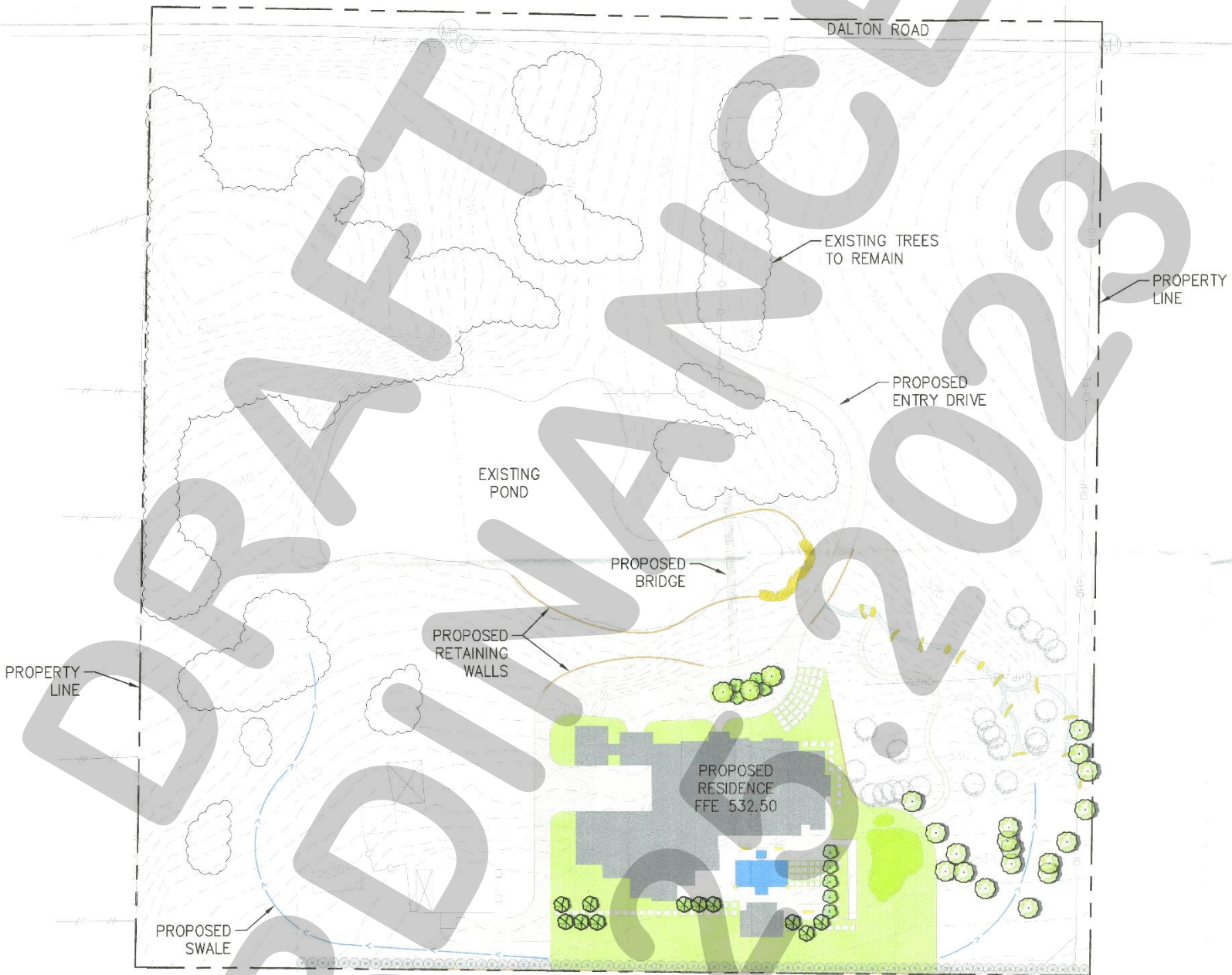


Exhibit 'C':
Building Elevations

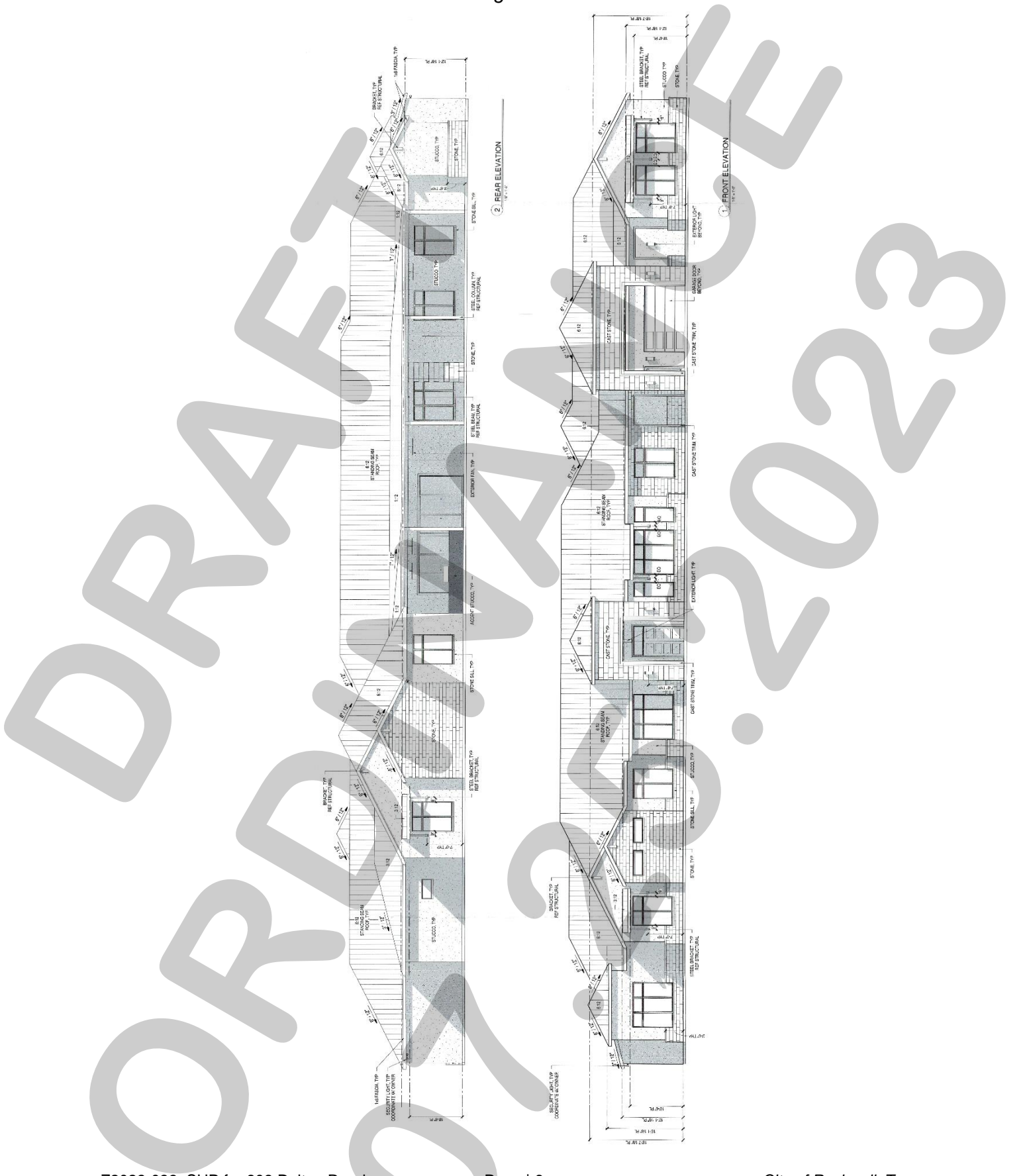
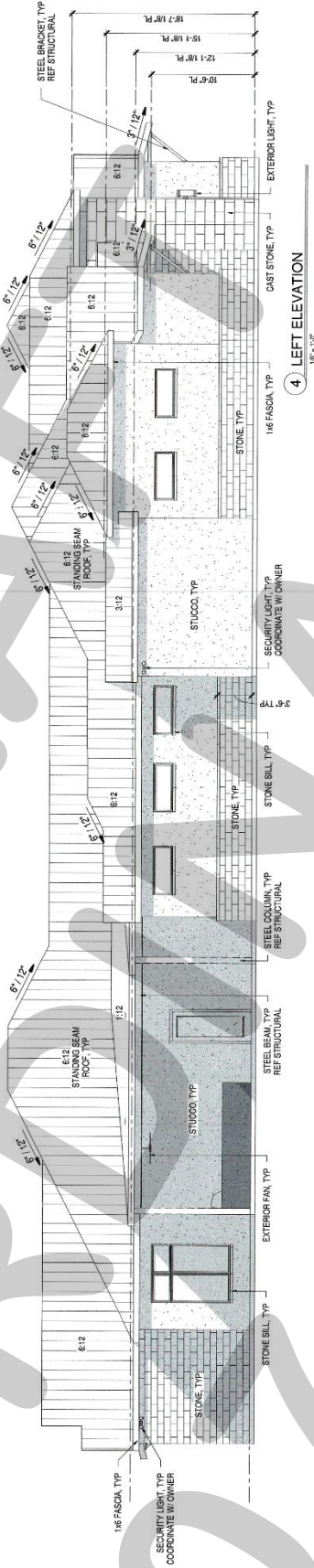
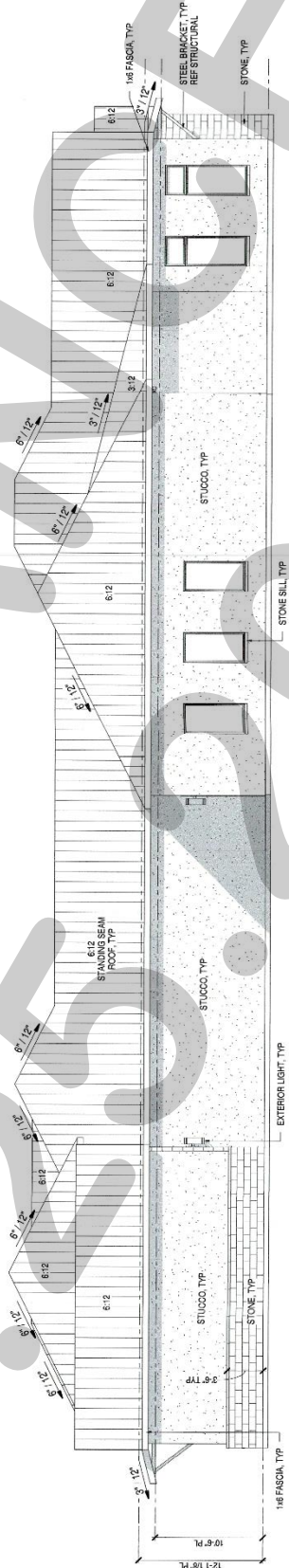


Exhibit 'C':
Building Elevations



4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



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: August 15, 2023

APPLICANT: Dennis and Melissa Cain

CASE NUMBER: Z2023-033; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 803 Dalton Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1983 by *Ordinance No. 83-57 [Case No. A1983-002]*. According to the December 7, 1993 *Historic Zoning Maps*, the subject property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since annexation. According to the Rockwall Central Appraisal District (RCAD), there is currently a 6,750 SF single-family home situated on a one (1) acre portion of the subject property (*i.e. Tract 8-01 of the W. T. DeWeese Survey, Abstract No. 71*). RCAD goes on to identify the following structures as being situated on the remainder of the subject property (*i.e. Tract 8-02 of the W. T. DeWeese Survey, Abstract No. 71*): [1] a 750 SF metal residence, [2] two (2) storage units (*i.e. an 800 SF & a 504 SF*), [3] a 750 SF shop, and [4] a 594 SF detached carport.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 803 Dalton Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is Nebbie Williams Elementary School (*i.e. Lot 1, Block A, Rockwall School North Addition*) and Phase 1 of the Harlan Park Subdivision. This phase of the Harlan Park Subdivision consists of 65 residential lots on 2.34-acres, and has been in existence since March 20, 1985. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are three (3) parcels of land (*i.e. 3059, 3065 & 3069 S. Goliad Street*) developed with single-family homes. All of these properties are zoned Single-Family 16 (SF-16) District. Beyond this are three (3) parcels of land (*i.e. 3051, 3053, & 3055 N. Goliad Street*) developed with single-family homes. These properties are zoned Agricultural (AG) District. South of this is Phase 2 of the Creekside Village Subdivision which consists of 66 residential lots on 17.18-acres of land, and is zoned Planned Development District 3 (PD-3).

Beyond this is Ridge Road West, which is identified as an *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e. 315 & 335 Dalton Road*) that make up the Free Methodist Church of North America Subdivision, and are zoned Single-family 16 (SF-16) District. There are also three (3) parcels of land that make up the Dirkwood Estates Subdivision that are zoned Planned Development District 37 (PD-37). East of this is N. Goliad Street (*SH-205*), which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is the Stone Creek Retail Subdivision that consists of six (6) lots that are zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses.

West: Directly west of the subject property are nine (9) parcels of land (*i.e. 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, & 2800 Fern Valley Drive*) developed with single-family homes. West of these are Fern Valley Lane, Grandview Drive, and Eganridge Lane, which are all identified as an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are several other parcels of land developed with single-family homes. All of these properties are in Phase 6 of the Shores North Subdivision, and are zoned Planned Development District 3 (PD-3). Beyond this is Shores Boulevard, which is identified as an *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The code goes on to say “(a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit.” In this case, the subject property shares a common boundary (*i.e. the western property line*) with Phase 6 of the Shores North Subdivision, which has been in existence since January 30, 2022, consists of 70 single-family residential lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. The Agricultural (AG) District is considered to be a single-family zoning district per Article 05, *District Development Standards*, of the Unified Development Code (UDC). This property, being adjacent to an *Established Subdivision*, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” With this being said, there are four (4) properties that face onto Dalton Road and N. Goliad Street that are in close proximity to the home. These existing homes and the proposed home are single-family estate style (*i.e. larger home on a larger lot*) as opposed to the more traditional style homes in Phase 6 of the Shores Subdivision. Based on this, staff has only provided the following summary of observations concerning the house on Dalton Road as proposed by the applicant:

HOUSING DESIGN AND CHARACTERISTICS	PROPOSED HOUSING
BUILDING HEIGHT	TWO (2) STORY
BUILDING ORIENTATION	THE FRONT ELEVATION OF THE HOME WILL FACE ONTO DALTON ROAD.
YEAR BUILT	N/A
BUILDING SF ON PROPERTY	9,436 SF
BUILDING ARCHITECTURE	COMPARABLE ARCHITECTURE TO THE EXISTING HOMES
BUILDING SETBACKS	
FRONT	40-FEET
SIDE	10-FEET
REAR	6-FEET

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for a home in an Agricultural (AG) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Dalton Road, Fern Valley Lane, and N. Goliad Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the adjacent subdivision.

In addition, the applicant is proposing a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the subject property. The applicant's request of *separate sanitary facilities* and *separate entrances* in the *Guest Quarters* account for two (2) elements of a *Dwelling Unit* as stated in Article 13, *Definitions*, of the Unified Development Code (UDC); however, no kitchen facilities are being provided, which means this is *not* considered a standalone living unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is permitted as an *Accessory Use* in an Agricultural (AG) District but -- according to *Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted *by-right* a 2,830 SF *Guest Quarters/Secondary Living Unit* (i.e. $9,436 \text{ SF} \times 30.00\% = 2,830 \text{ SF}$). With that being said, the applicant is only requesting an 862 SF *Guest Quarters/Secondary Living Unit*, which represents 9.14% of the primary structure. This is approximately 20% less than what is allowed *by-right*.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structures. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 21, 2023, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Harlan Park, Stone Creek, Promenade Harbor and The Shores on Lake Ray Hubbard Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a *Single-Family home* and *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance;
 - (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 2,830 SF.

- (d) The *Guest Quarters/Secondary Living Unit* shall not have full kitchen facilities.
 - (e) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed one-story in height.
- (2) 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	803 Dalton RD Rockwall TX		
SUBDIVISION	A0071 W T DEWEESE	LOT	Tract 8-01 BLOCK
GENERAL LOCATION	803 Dalton RD Rockwall TX		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Undeveloped property	
PROPOSED ZONING	AG	PROPOSED USE	SFD	
ACREAGE	12	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	Dennis Cain Melissa Cain	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Dennis Cain	CONTACT PERSON	
ADDRESS	1150 Crestcove DR	ADDRESS	
CITY, STATE & ZIP	Rockwall TX, 75087	CITY, STATE & ZIP	
PHONE	972-529-8405	PHONE	
E-MAIL	raisincain5@charter.net	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

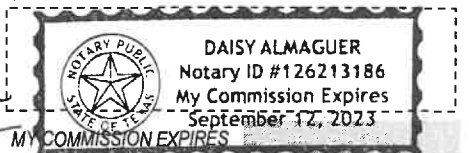
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 380.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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."

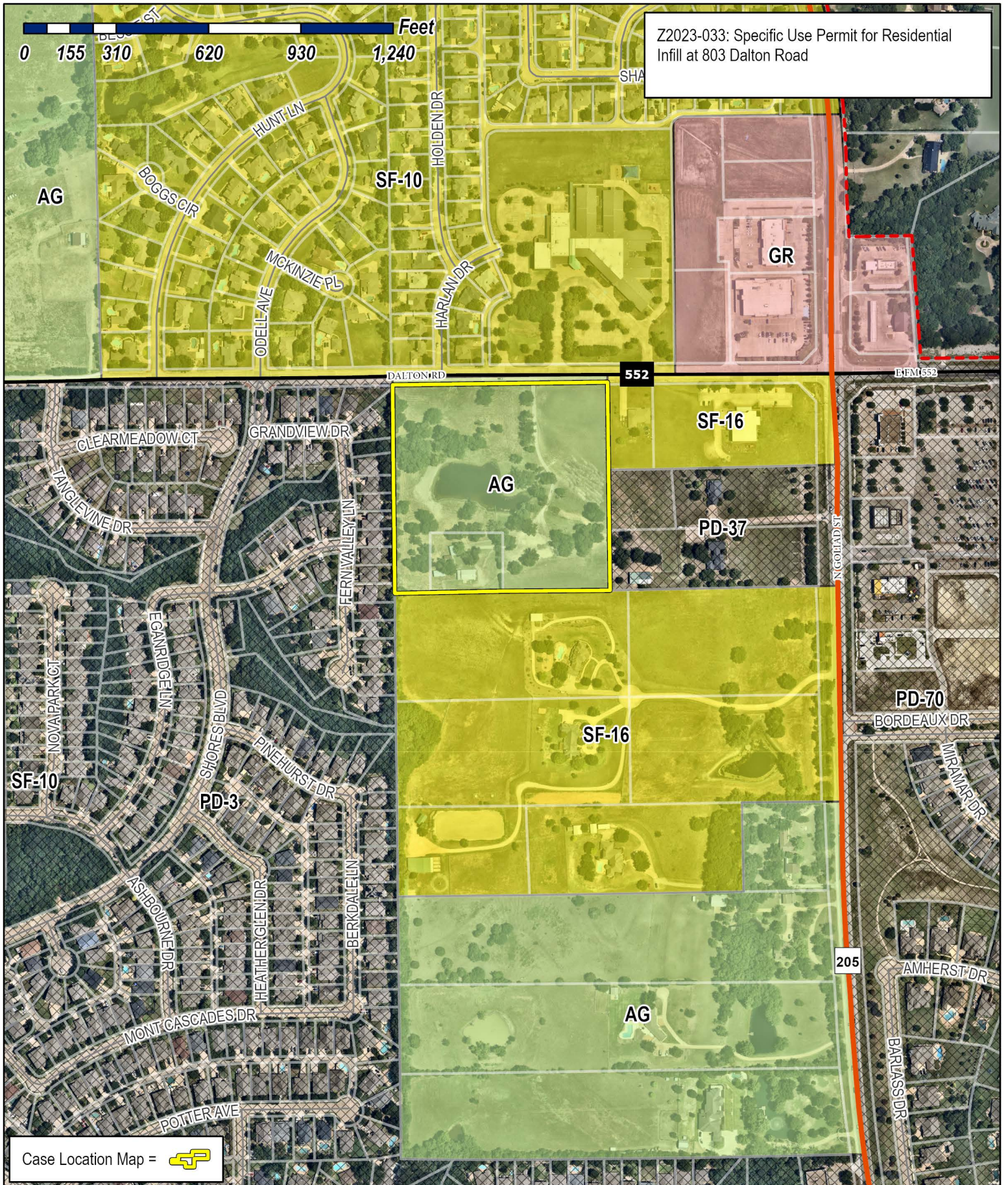
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th DAY OF June, 2023.

OWNER'S SIGNATURE

Dennis Cain
Melissa Cain
NOTARY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

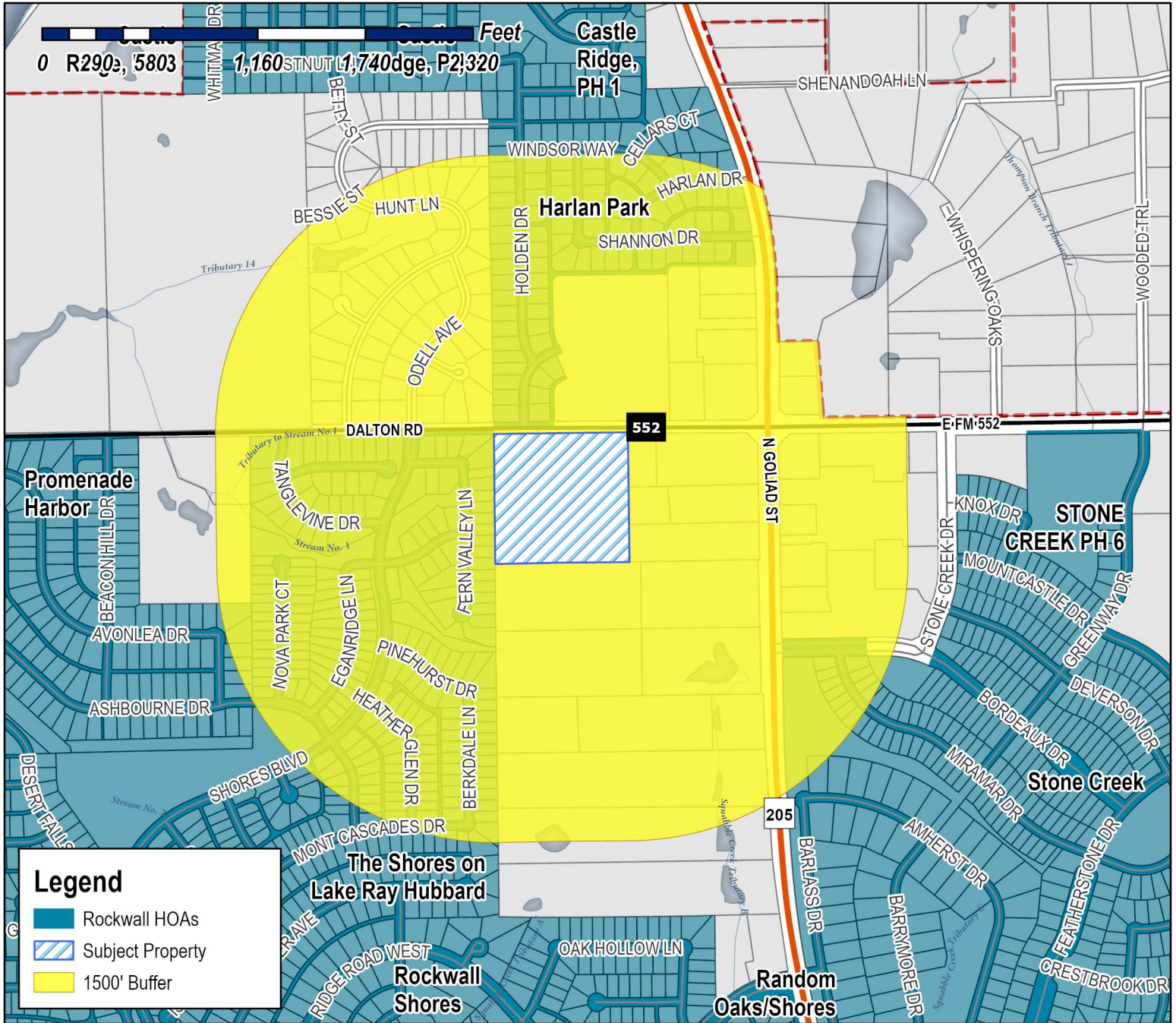
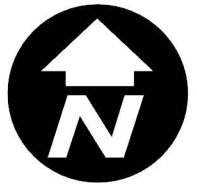




City of Rockwall

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Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-033]
Date: Wednesday, July 19, 2023 9:05:32 AM
Attachments: [HOA Map \(07.14.2023\).pdf](#)
[Public Notice \(P&Z\) \(7.17.2023\).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 [July 21, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 15, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 21, 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>.

Z2023-033: SUP for Residential Infill at 803 Dalton Road

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

Thank you,

Melanie Zavala

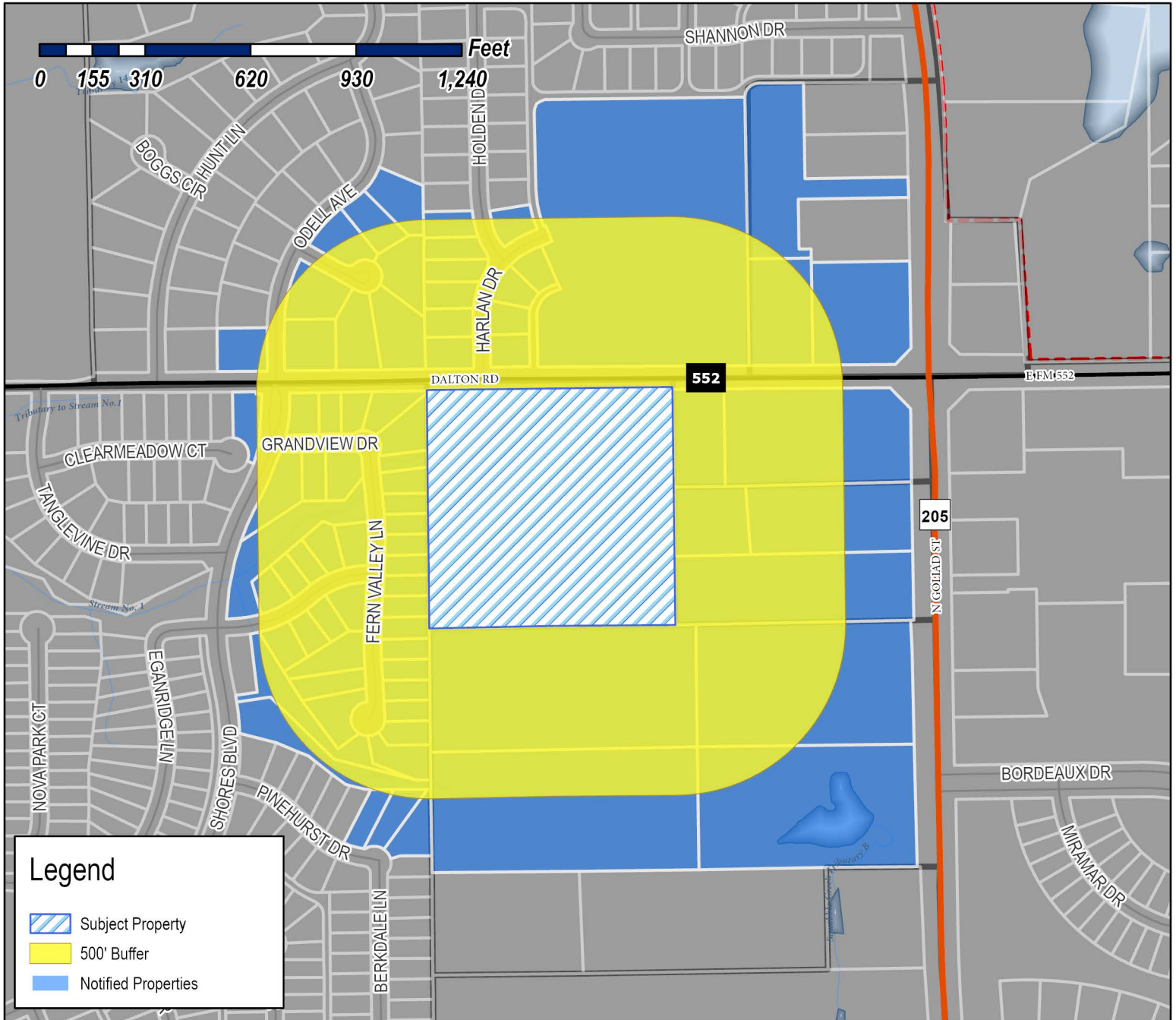
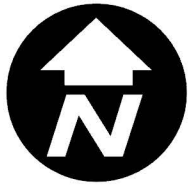
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

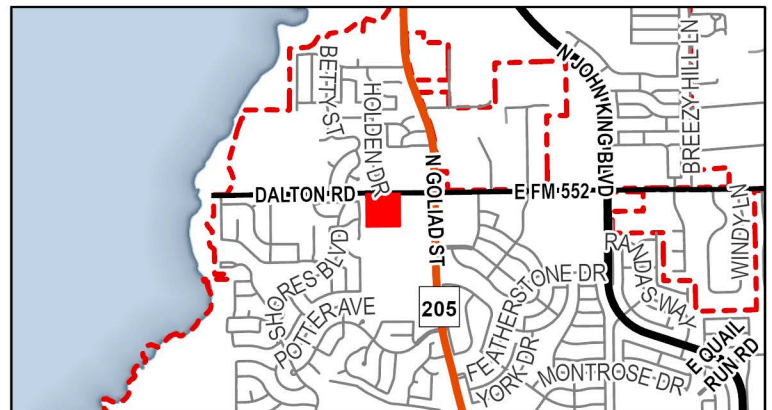
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023

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



MOHAREB RAMI & MARIAN HANNA
1000 PINEHURST DR
ROCKWALL, TX 75087

WATTS KEVIN CONNELLY
106 PECAN DR
ROCKWALL, TX 75087

RESIDENT
1265 GRANDVIEW DR
ROCKWALL, TX 75087

PEYROVAN PEYMAN & MANDANA HAKIMI
1270 GRANDVIEW
ROCKWALL, TX 75087

RESIDENT
1275 GRANDVIEW DR
ROCKWALL, TX 75087

MCCORMICK LINDA
1280 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

SMITH JAMES R
1290 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
1295 GRANDVIEW DR
ROCKWALL, TX 75087

DUNN KENT AND AMBER
1305 CLEARMEADOW COURT
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

BARTLEY JOSHUA AND ASHLEY
1859 RANDOM OAKS DR
ROCKWALL, TX 75087

EGANRIDGE SERIES
A SERIES OF CA & LA LLC
201 GOLD STREET SUITE 300
GARLAND, TX 75042

NICHOLS KESNEY
2130 BERKDALE LANE
ROCKWALL, TX 75087

HUNT INES V & ROBERT W
2390 WATER WAY
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DUNNIGAN MICHAEL
2650 FERN VALLEY LN
ROCKWALL, TX 75087

STOVALL HUGH & BETTY JO
2660 FERN VALLEY LN
ROCKWALL, TX 75087

YOUNG GARY L AND JENNIFER E CAWTHON
2665 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2670 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2680 FERN VALLEY LN
ROCKWALL, TX 75087

WEISS WALTER J & AURELIA JOANN
2685 FERN VALLEY LN
ROCKWALL, TX 75087

MORGAN ELLEN IONE
2690 FERN VALLEY LN
ROCKWALL, TX 75087

JOLLEY LOIS MAYNO
2700 FERN VALLEY LN
ROCKWALL, TX 75087

COLLIER CASEY JAMES
2705 FERN VALLEY LANE
ROCKWALL, TX 75087

WOUDWYK TYLER AND ANDREA L CROASDALE
WOUDWYK
2710 FERN VALLEY LN
ROCKWALL, TX 75087

MAXWELL KRISTIN R AND NATHANIEL A
2720 FERN VALLEY LN
ROCKWALL, TX 75087

MATHEW DANIEL AND EMILIE MENDALA-
MATHEW
2730 FERN VALLEY LANE
ROCKWALL, TX 75087

RICH JENNIFER A
2740 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2750 FERN VALLEY LN
ROCKWALL, TX 75087

POULSON LESLIE C & CAROL D
2760 FERN VALLEY LN
ROCKWALL, TX 75087

WEATHERFORD CONNIE
2770 FERN VALLEY LANE
ROCKWALL, TX 75087

LAWSON JAMES W & SARAH
2780 FERN VALLEY LANE
ROCKWALL, TX 75087

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

LAZORKO JACOB & SHAWNA LAZORKO
2820 EGANRIDGE LN
ROCKWALL, TX 75087

KECK MELISSA M
2825 EGANRIDGE LANE
ROCKWALL, TX 75087

LANGSTON ELAINA AND TIMOTHY
2830 EAGEN RIDGE LN
ROCKWALL, TX 75087

DOORNEK JORDAN
2835 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2840 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2845 EGANRIDGE LN
ROCKWALL, TX 75087

GRUBBS BEN R & SHIRLEY J
2855 EGANRIDGE LN
ROCKWALL, TX 75087

BARRON RODOLFO & KRISTIN M
2860 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2865 EGANRIDGE LN
ROCKWALL, TX 75087

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3061 N GOLIAD ST
ROCKWALL, TX 75087

THE STEED FAMILY LIVING TRUST
JASON STEED AND NATALIE MARIE STEED -
TRUSTEES
3065 N GOLIAD ST
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3069 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3073 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
335 DALTON RD
ROCKWALL, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

RESIDENT
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA,

CONFIDENTIAL
709 W. RUSK ST. SUITE B-852
ROCKWALL, TX 75087

RESIDENT
7100 ODELL
ROCKWALL, TX 75087

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

KOSMAS NICHOLAS AND SABRINA
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

RESIDENT
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

RESIDENT
7106 ODELL AVE
ROCKWALL, TX 75087

BURKE AIMEE M
7106 HARLAN DR
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

RESIDENT
7111 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

SPAULDING PATRICK F & OLIVIA J
990 PINEHURST DR
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

LITOVSKY MARIA AND ROBERTO
PO BOX 2004
ROCKWALL, TX 75087

DOUPHRAE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
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:

Z2023-033: SUP for Residential Infill at 803 Dalton Road

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton 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, August 15, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 21, 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, August 21, 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. Z2023-033: SUP for Residential Infill at 803 Dalton Road

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

Ross, Bethany

From: [REDACTED]
Sent: Thursday, July 27, 2023 9:48 AM
To: Planning
Subject: Z2023-033:SUP for Residential Infill at 803 Dalton Road

Dear Ms. Guevara,

We received the notice regarding the public hearing for discussion of the above-referenced zoning change request. We will not be in attendance but wanted to express our support for the change. We look from our back door toward this property and are thrilled that it was purchased by the Cains rather than a developer. We gladly support their desire to build a home (or homes) for their family's use.

Thank you for the opportunity to have input in this. We are grateful!

Don and Angie French
3079 N. Goliad
Rockwall, TX 75087

[Sent from Yahoo Mail for iPad](#)

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

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

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.

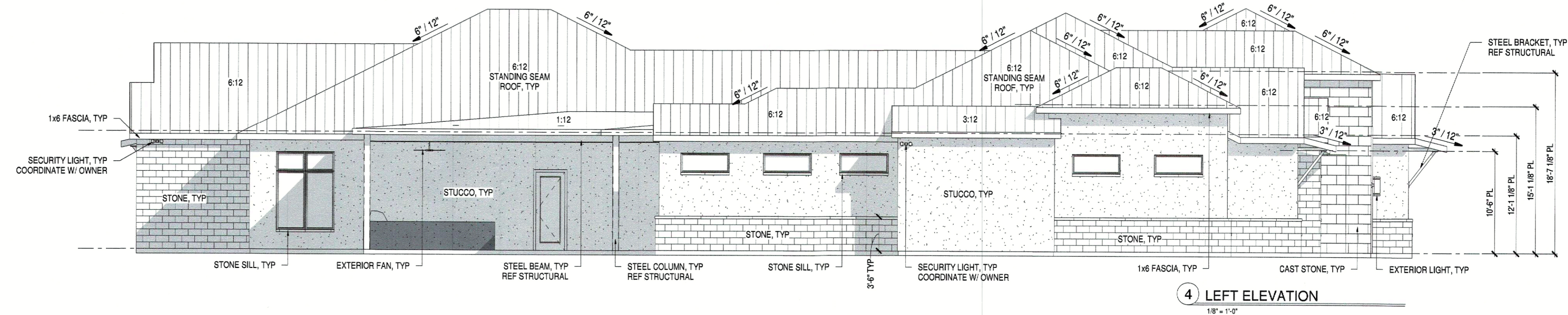
Property Values are high enough and we don't need them going up. Also, no synthetic turf should be allowed for A yard. If the surrounding residence in the HOA's are not allowed then the same should apply county wide. Use real grass!

Name: Melissa Keck

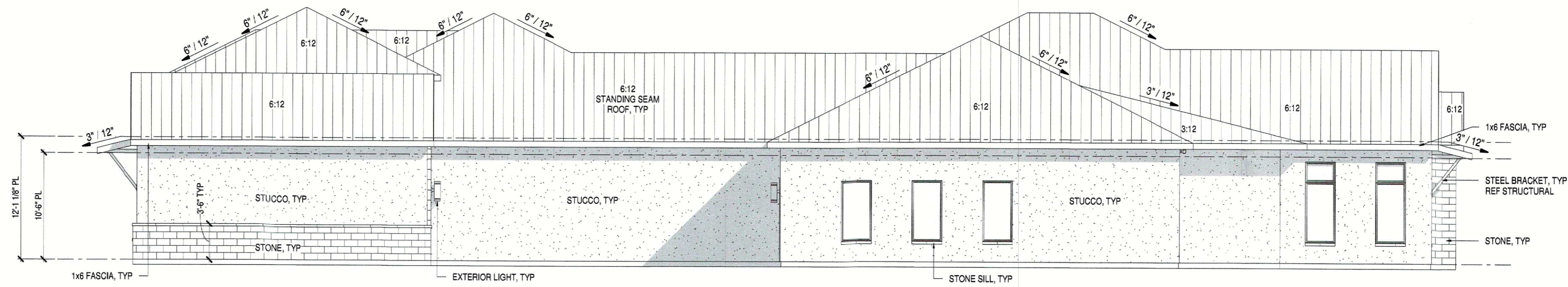
Address: 2825 Eganridge Ln. Rockwall TX 75087

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.

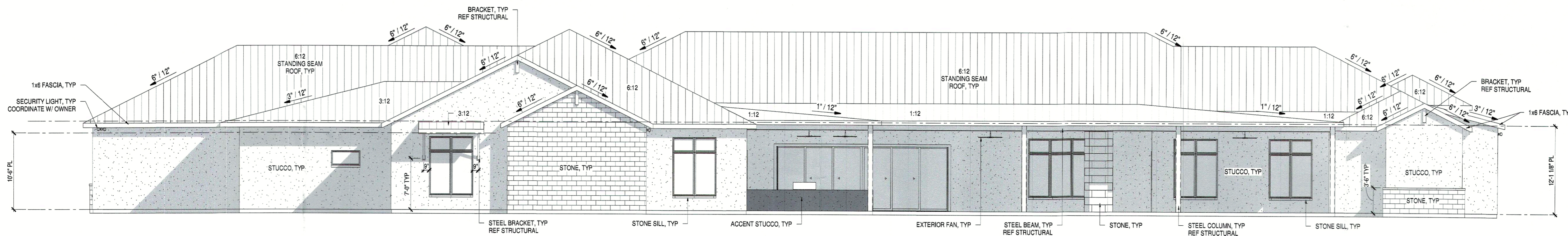
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



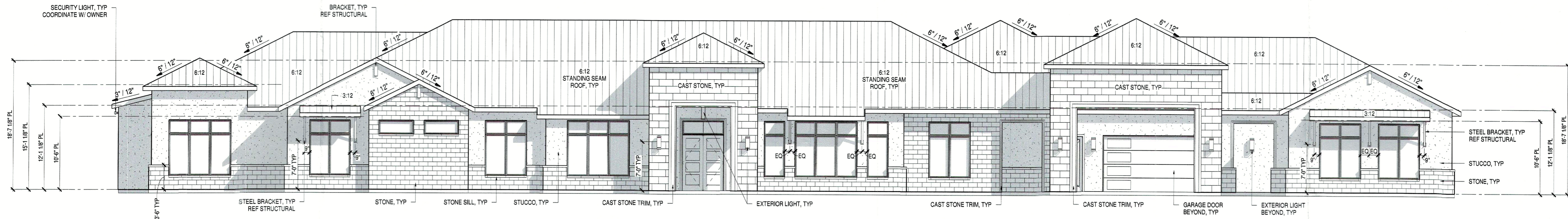
4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"



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



1 FRONT ELEVATION
1/8" = 1'-0"

VERSION 1

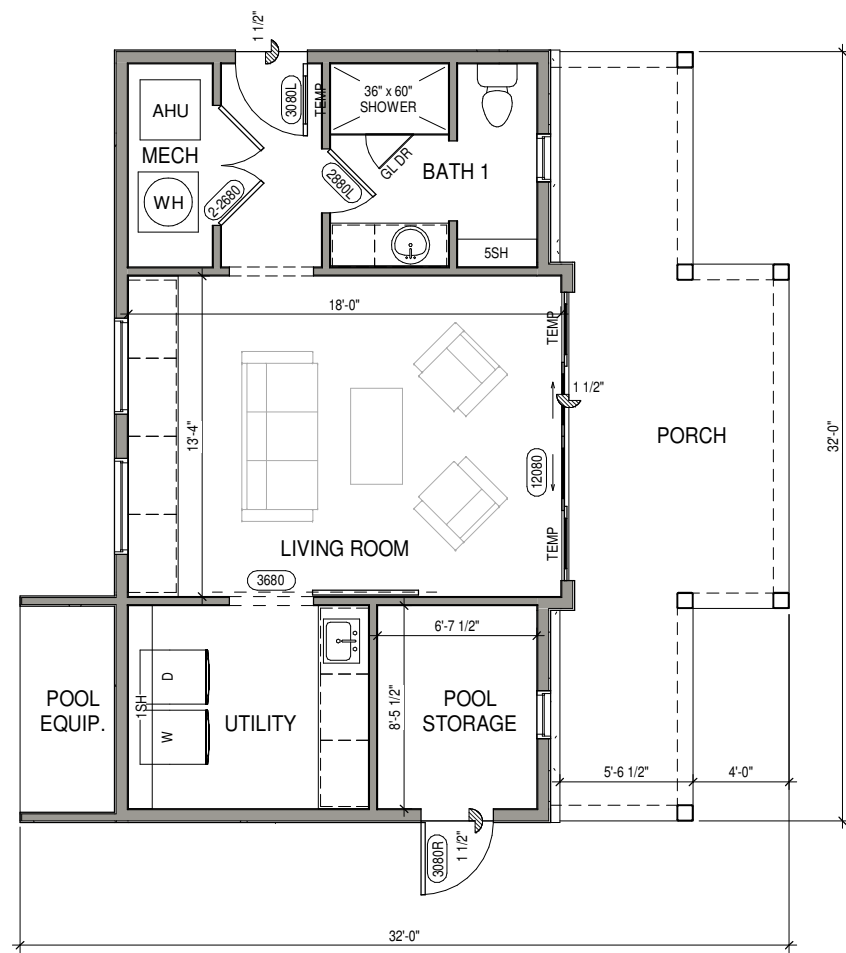
DENNIS CAIN
 BUILDER
 SUBD. PRIVATE RESIDENCE
 LOT BLOCK
 ADDRESS 803 DALTON RD.
 CITY ROCKWALL, TX 75087
 PLAN

DATE 06.01.2023
 SCALE 1/8" = 1'-0"
 DRN

A20.02

STRAND 2238871

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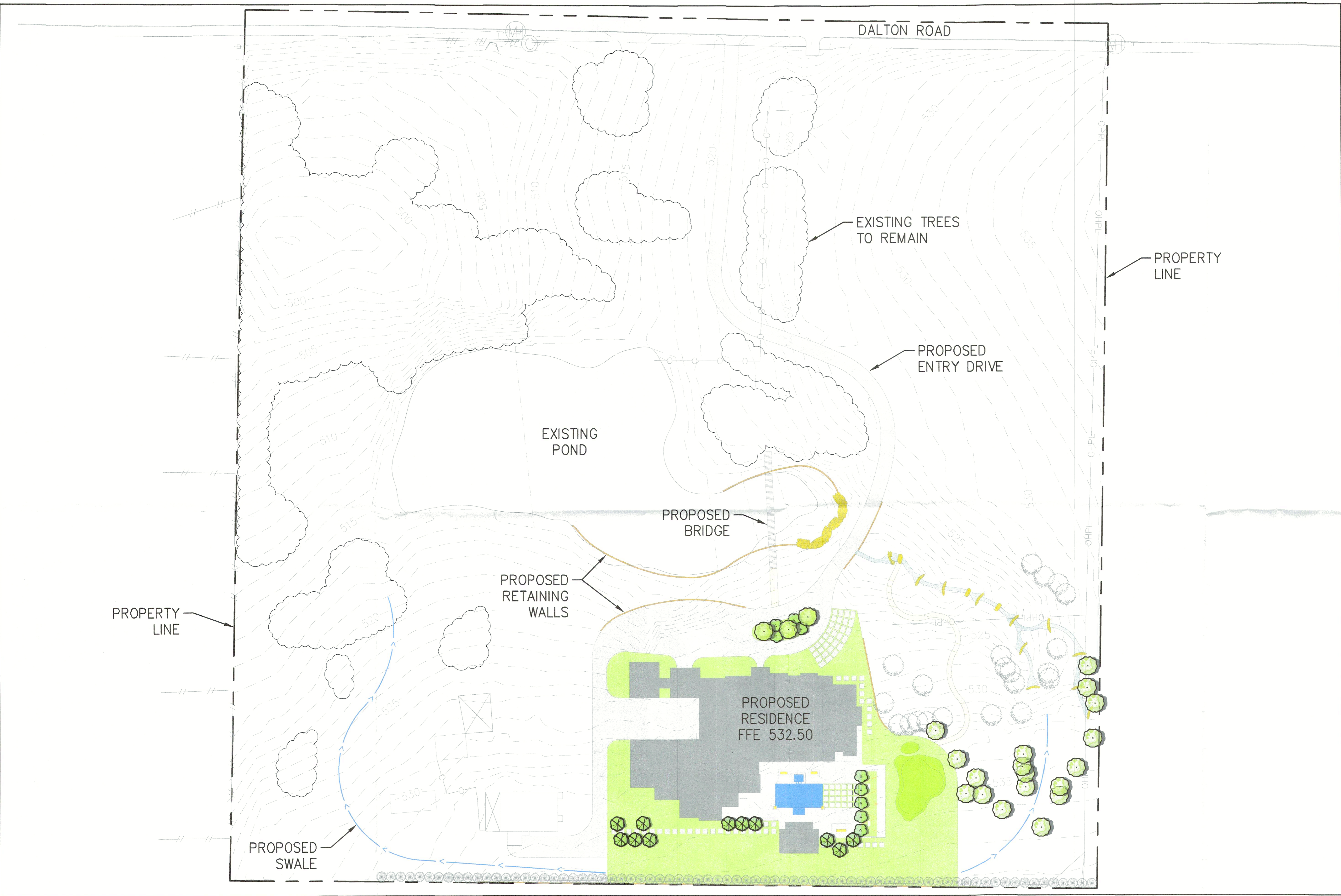


GROSS SQUARE FOOTAGE: 862SF
CONDITIONED SQUARE FOOTAGE: 598SF



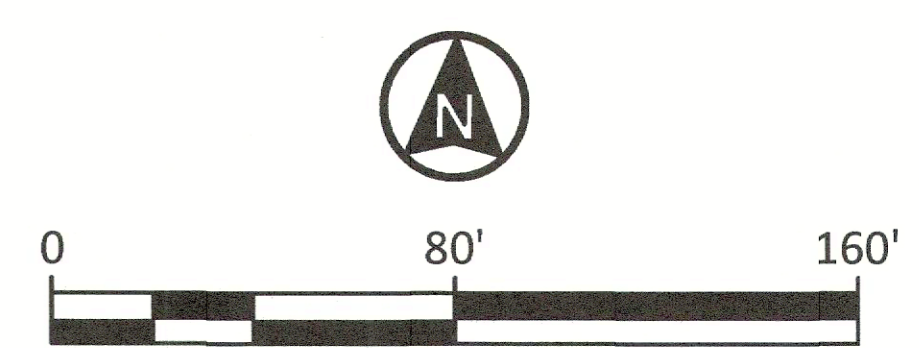
POOL HOUSE - 862 SQ FT





LEGEND

	RESIDENCE
	CONCRETE/STONE PATIO
	POOL/HOT TUB
	FIRE PIT
	PUTTING GREEN
	SYNTHETIC TURF
	STREAM
	STREAM BOULDERS
	RETAINING WALL
	NATURE TRAIL
	SWALE/DRAINAGE



6/22/2023

PLANNING AND LANDSCAPE ARCHITECTURE
 KENNY KOWIS, PLA | KENNY.KOWIS@STRANDAE.COM | 972.620.8204

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
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STRAND

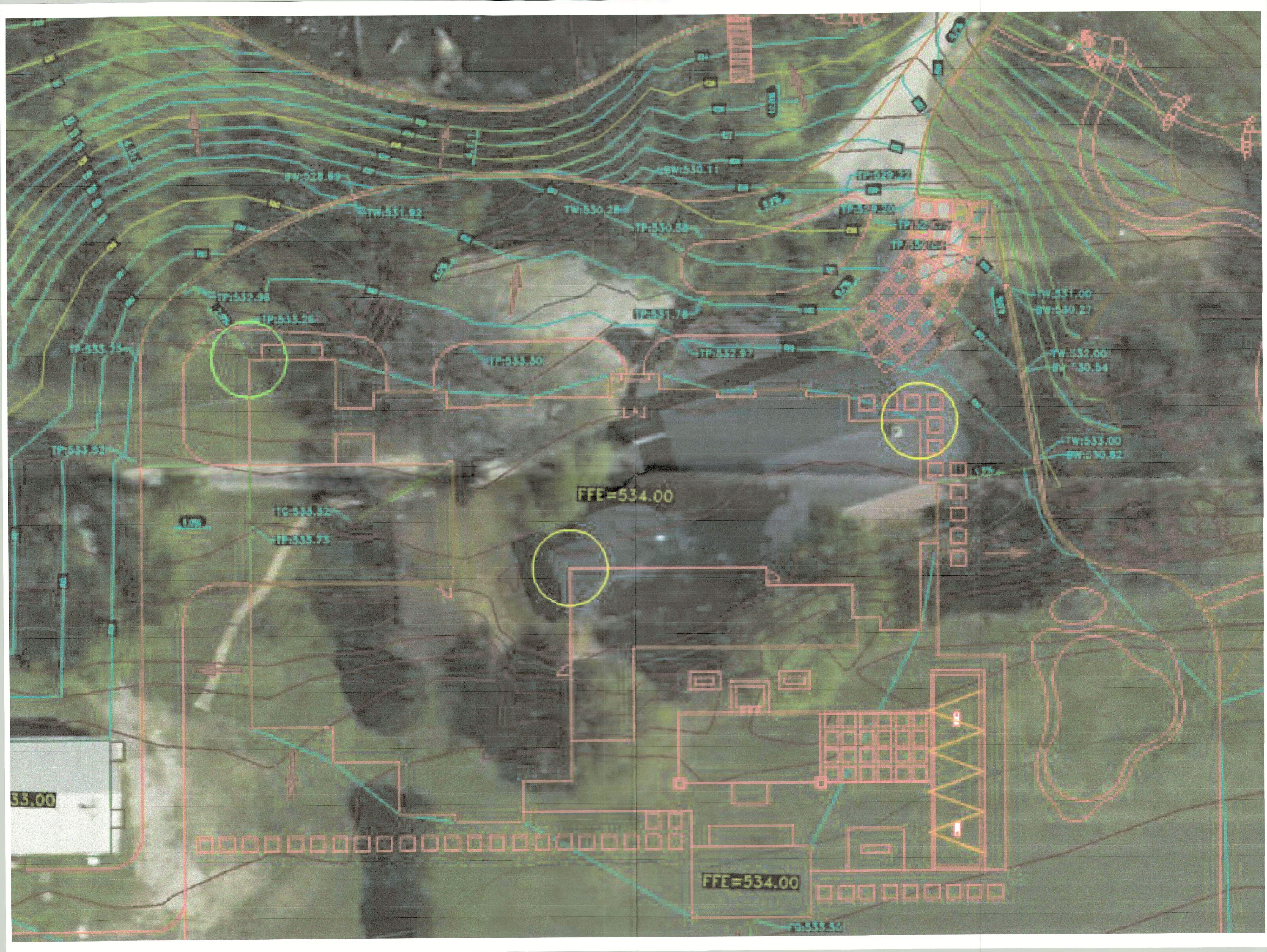
10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

I:\cain residence - rockwall (2313976)\6.0_dd\6.1_cad\2313976_concept_plan.dwg, kenny.kowis, 6/22/2023 9:55 AM

CAIN RESIDENCE

CONCEPTUAL DESIGN DEVELOPMENT

OVERALL LAYOUT





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
335 Dalton Road	Single-Family Home	2002	3,420	N/A	Brick
803 Dalton Road	Vacant	N/A	N/A	N/A	N/A
3077 N. Goliad Street	Single-Family Home	1993	6,848	1980	Brick
3079 N. Goliad Street	Single-Family Home	1993	4,161	N/A	Siding
2720 Fern Valley Lane	Single-Family Home	2005	2,535	N/A	Brick
2730 Fern Valley Lane	Single-Family Home	2005	2,829	N/A	Brick
2740 Fern Valley Lane	Single-Family Home	2005	2,816	N/A	Brick
2750 Fern Valley Lane	Single-Family Home	2005	2,494	N/A	Brick
2760 Fern Valley Lane	Single-Family Home	2005	2,764	N/A	Brick
2770 Fern Valley Lane	Single-Family Home	2005	2,525	N/A	Brick
2780 Fern Valley Lane	Single-Family Home	2005	3,029	N/A	Brick
2800 Fern Valley Lane	Single-Family Home	2006	2,718	N/A	Brick
	AVERAGES:	2003	3,285	1,980	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

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335 Dalton Road



803 Dalton Road



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

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3077 N. Goliad Street



3079 N. Goliad Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

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2720 Fern Valley Lane



2730 Fern Valley Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

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2740 Fern Valley Lane



2750 Fern Valley Lane



CITY OF ROCKWALL

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2760 Fern Valley Lane



2770 Fern Valley Lane



CITY OF ROCKWALL

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2780 Fern Valley Lane



2800 Fern Valley Lane

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 12.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 8-01 & 8-02 OF THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed 2,830 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have full kitchen facilities.
- 5) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed one-story in height.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF SEPTEMBER, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 21, 2023

2nd Reading: September 5, 2023

**Exhibit 'A':
Location Map**

Address: 803 Dalton Road

Legal Description: Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71

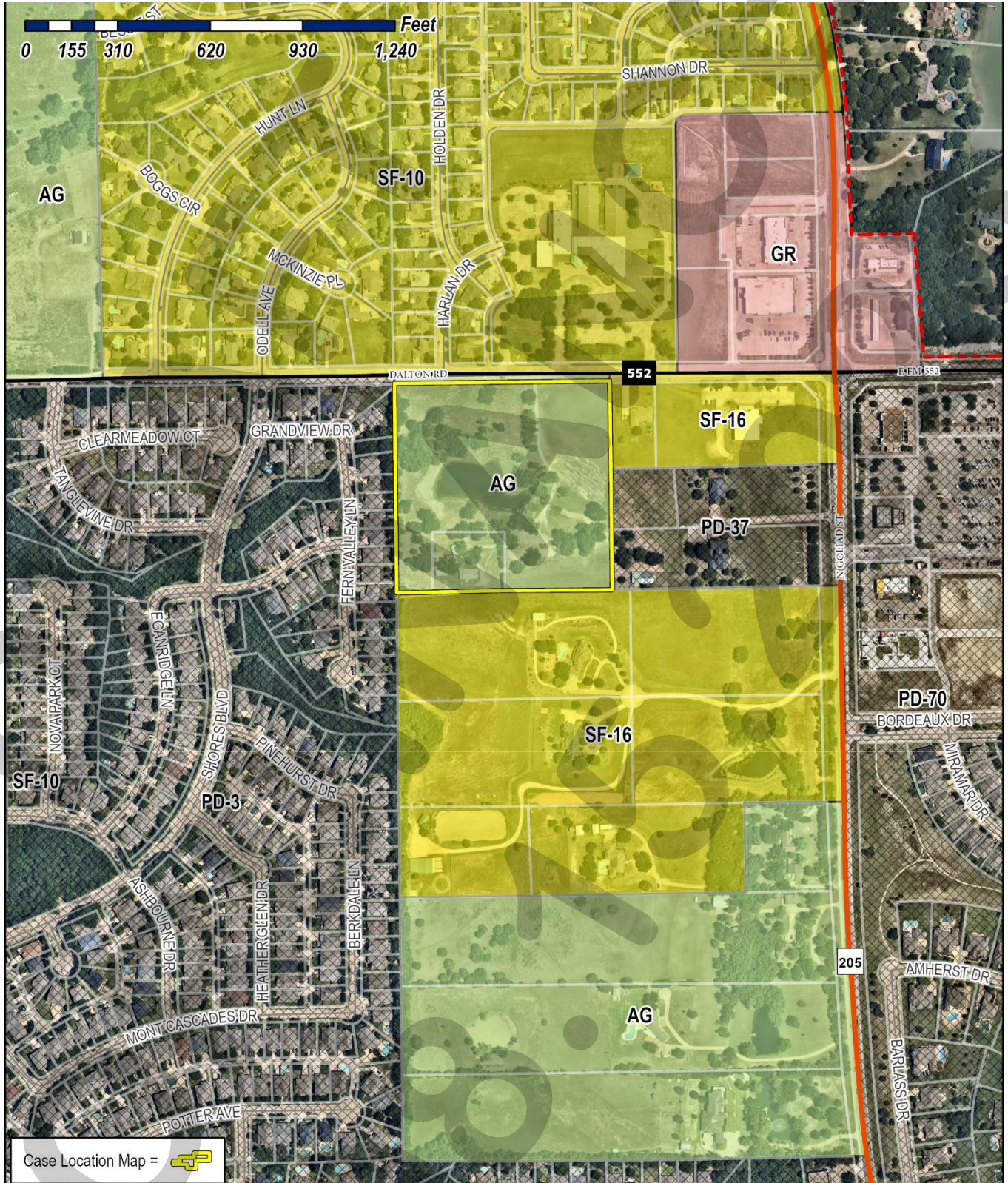


Exhibit 'B':
Residential Plot Plan

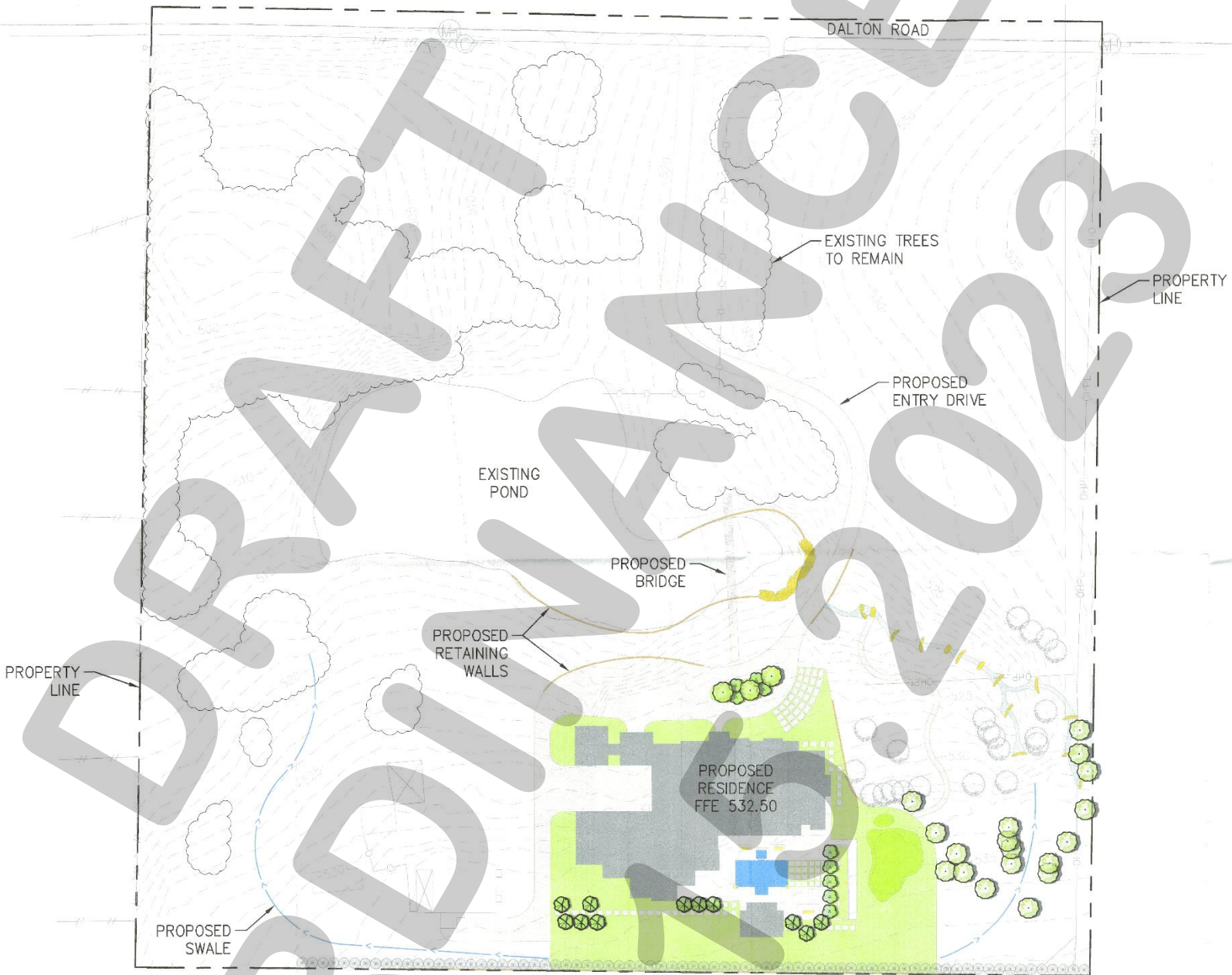
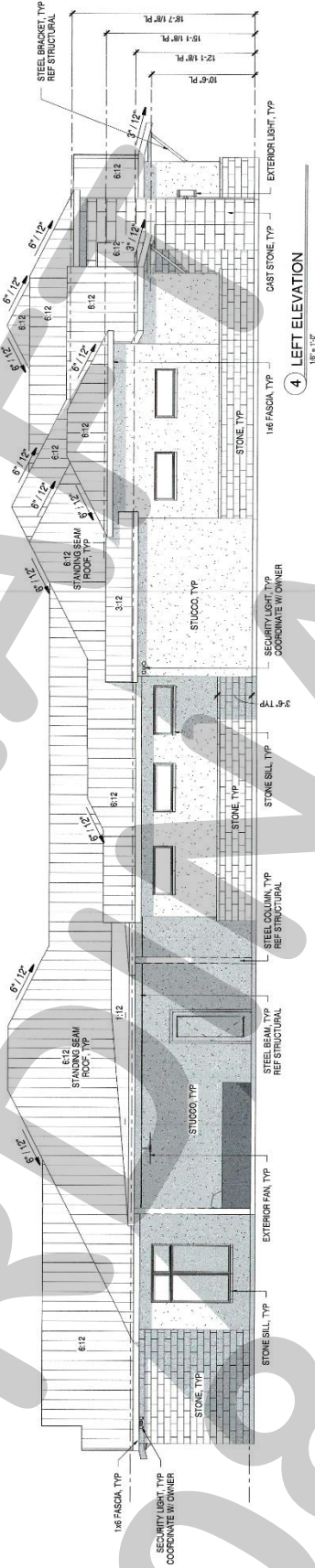
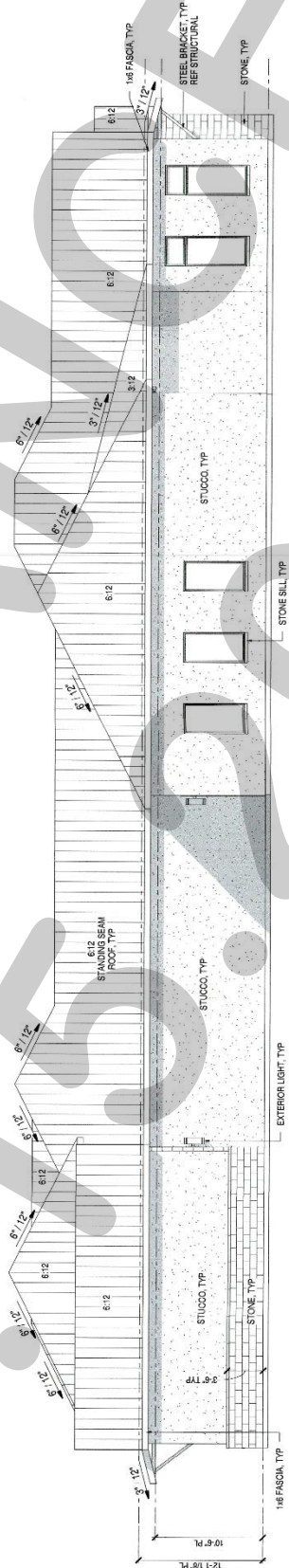


Exhibit 'C':
Building Elevations

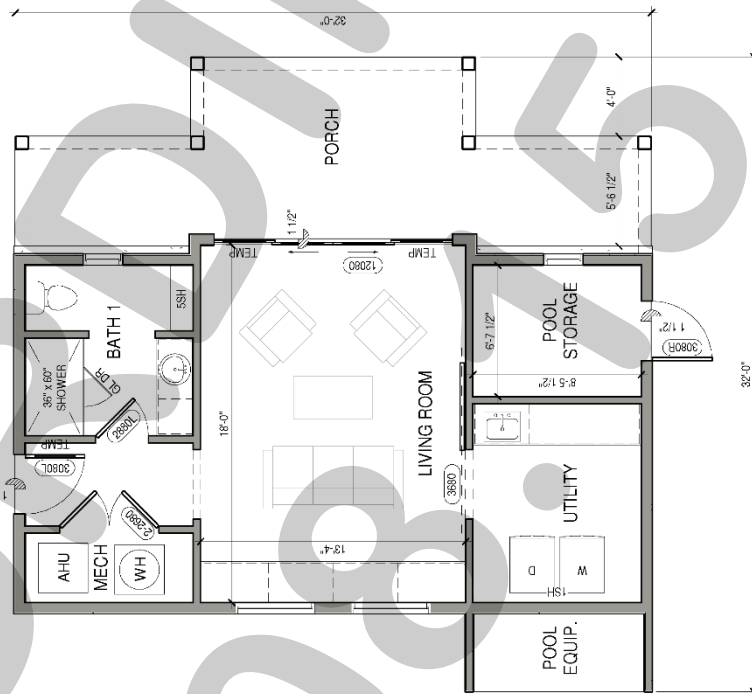


4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"

Exhibit 'C':
Building Elevations



GROSS SQUARE FOOTAGE: 862SF
 CONDITIONED SQUARE FOOTAGE: 598SF



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: August 21, 2023

APPLICANT: Dennis and Melissa Cain

CASE NUMBER: Z2023-033; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 803 Dalton Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1983 by *Ordinance No. 83-57 [Case No. A1983-002]*. According to the December 7, 1993 *Historic Zoning Maps*, the subject property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District since annexation. According to the Rockwall Central Appraisal District (RCAD), there is currently a 6,750 SF single-family home situated on a one (1) acre portion of the subject property (*i.e. Tract 8-01 of the W. T. DeWeese Survey, Abstract No. 71*). RCAD goes on to identify the following structures as being situated on the remainder of the subject property (*i.e. Tract 8-02 of the W. T. DeWeese Survey, Abstract No. 71*): [1] a 750 SF metal residence, [2] two (2) storage units (*i.e. an 800 SF & a 504 SF*), [3] a 750 SF shop, and [4] a 594 SF detached carport.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 803 Dalton Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is Nebbie Williams Elementary School (*i.e. Lot 1, Block A, Rockwall School North Addition*) and Phase 1 of the Harlan Park Subdivision. This phase of the Harlan Park Subdivision consists of 65 residential lots on 2.34-acres, and has been in existence since March 20, 1985. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are three (3) parcels of land (*i.e. 3059, 3065 & 3069 S. Goliad Street*) developed with single-family homes. All of these properties are zoned Single-Family 16 (SF-16) District. Beyond this are three (3) parcels of land (*i.e. 3051, 3053, & 3055 N. Goliad Street*) developed with single-family homes. These properties are zoned Agricultural (AG) District. South of this is Phase 2 of the Creekside Village Subdivision which consists of 66 residential lots on 17.18-acres of land, and is zoned Planned Development District 3 (PD-3).

Beyond this is Ridge Road West, which is identified as an *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) parcels of land (*i.e.* 315 & 335 Dalton Road) that make up the Free Methodist Church of North America Subdivision, and are zoned Single-family 16 (SF-16) District. There are also three (3) parcels of land that make up the Dirkwood Estates Subdivision that are zoned Planned Development District 37 (PD-37). East of this is N. Goliad Street (*SH-205*), which is identified as an A4D (*i.e.* arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is the Stone Creek Retail Subdivision that consists of six (6) lots that are zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses.

West: Directly west of the subject property are nine (9) parcels of land (*i.e.* 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, & 2800 Fern Valley Drive) developed with single-family homes. West of these are Fern Valley Lane, Grandview Drive, and Eganridge Lane, which are all identified as an R2 (*i.e.* residential, two (2) lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this are several other parcels of land developed with single-family homes. All of these properties are in Phase 6 of the Shores North Subdivision, and are zoned Planned Development District 3 (PD-3). Beyond this is Shores Boulevard, which is identified as an *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The code goes on to say “(a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit.” In this case, the subject property shares a common boundary (*i.e.* the western property line) with Phase 6 of the Shores North Subdivision, which has been in existence since January 30, 2022, consists of 70 single-family residential lots, and is 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. The Agricultural (AG) District is considered to be a single-family zoning district per Article 05, *District Development Standards*, of the Unified Development Code (UDC). This property, being adjacent to an *Established Subdivision*, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e.* *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” With this being said, there are four (4) properties that face onto Dalton Road and N. Goliad Street that are in close proximity to the home. These existing homes and the proposed home are single-family estate style (*i.e.* larger home on a larger lot) as opposed to the more traditional style homes in Phase 6 of the Shores Subdivision. Based on this, staff has only provided the following summary of observations concerning the house on Dalton Road as proposed by the applicant:

HOUSING DESIGN AND CHARACTERISTICS	PROPOSED HOUSING
BUILDING HEIGHT	TWO (2) STORY
BUILDING ORIENTATION	THE FRONT ELEVATION OF THE HOME WILL FACE ONTO DALTON ROAD.
YEAR BUILT	N/A
BUILDING SF ON PROPERTY	9,436 SF
BUILDING ARCHITECTURE	COMPARABLE ARCHITECTURE TO THE EXISTING HOMES
BUILDING SETBACKS	
FRONT	40-FEET
SIDE	10-FEET
REAR	6-FEET

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for a home in an Agricultural (AG) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Dalton Road, Fern Valley Lane, and N. Goliad Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the adjacent subdivision.

In addition, the applicant is proposing a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the subject property. The applicant's request of *separate sanitary facilities* and *separate entrances* in the *Guest Quarters* account for two (2) elements of a *Dwelling Unit* as stated in Article 13, *Definitions*, of the Unified Development Code (UDC); however, no kitchen facilities are being provided, which means this is *not* considered a standalone living unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is permitted as an *Accessory Use* in an Agricultural (AG) District but -- according to *Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted *by-right* a 2,830 SF *Guest Quarters/Secondary Living Unit* (i.e. $9,436 \text{ SF} \times 30.00\% = 2,830 \text{ SF}$). With that being said, the applicant is only requesting an 862 SF *Guest Quarters/Secondary Living Unit*, which represents 9.14% of the primary structure. This is approximately 20% less than what is allowed *by-right*.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structures. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 21, 2023, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Harlan Park, Stone Creek, Promenade Harbor and The Shores on Lake Ray Hubbard Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a *Single-Family home* and *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance;
 - (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 2,830 SF.

- (d) The *Guest Quarters/Secondary Living Unit* shall not have full kitchen facilities.
- (e) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed one-story in height.
- (2) 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 August 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Hustings absent.



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	803 Dalton RD Rockwall TX		
SUBDIVISION	A0071 W T DEWEESE	LOT	Tract 8-01 BLOCK
GENERAL LOCATION	803 Dalton RD Rockwall TX		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	Undeveloped property	
PROPOSED ZONING	AG	PROPOSED USE	SFD	
ACREAGE	12	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	Dennis Cain Melissa Cain	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	Dennis Cain	CONTACT PERSON	
ADDRESS	1150 Crestcove DR	ADDRESS	
CITY, STATE & ZIP	Rockwall TX, 75087	CITY, STATE & ZIP	
PHONE	972-529-8405	PHONE	
E-MAIL	raisincain5@charter.net	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

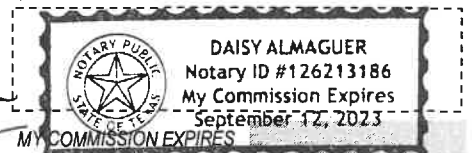
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dennis Cain & Melissa Cain [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

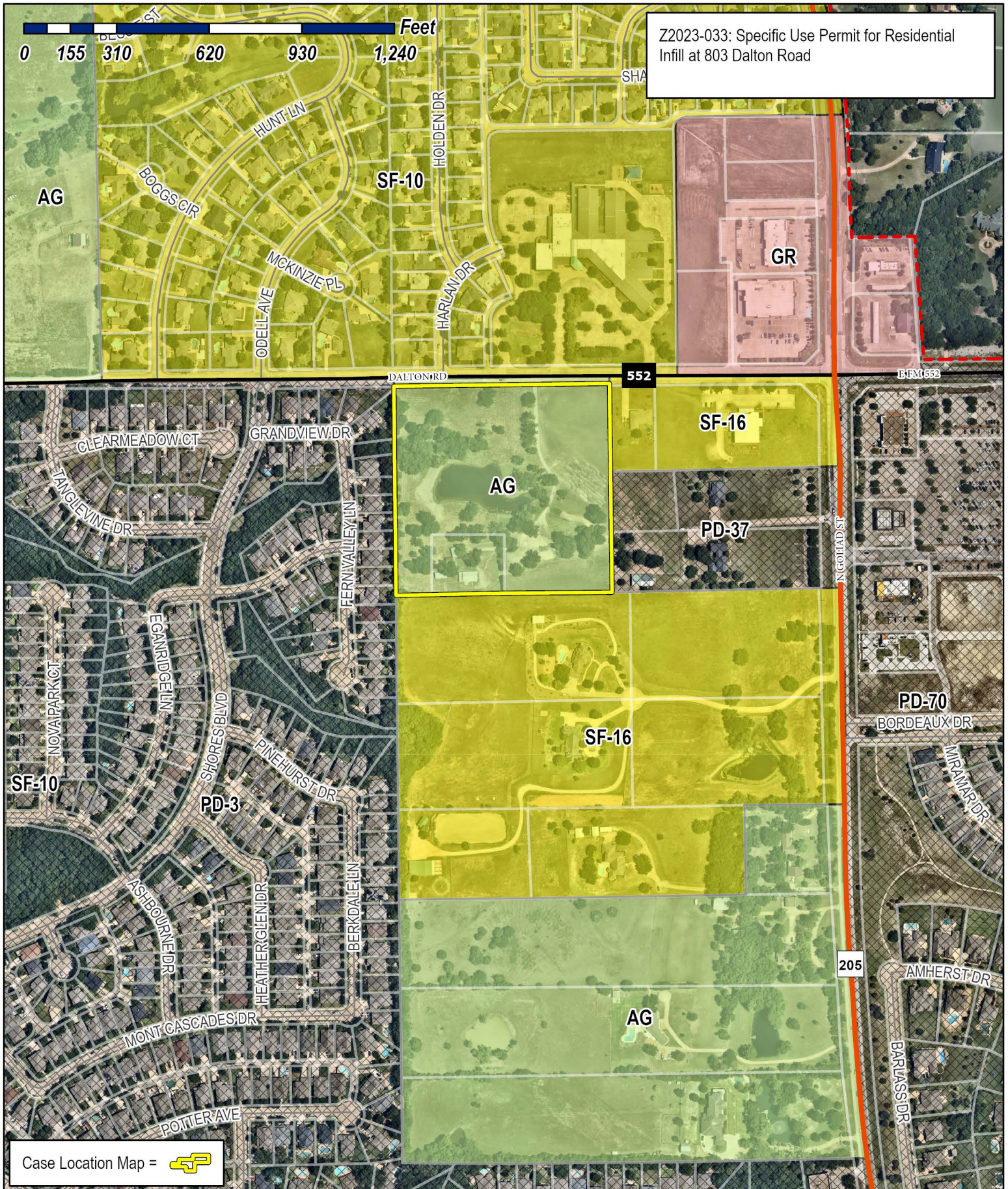
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 380.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 29th DAY OF June, 2023. BY SIGNING THIS APPLICATION, 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 29th DAY OF June, 2023.

OWNER'S SIGNATURE Dennis Cain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature], Notary





City of Rockwall

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

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

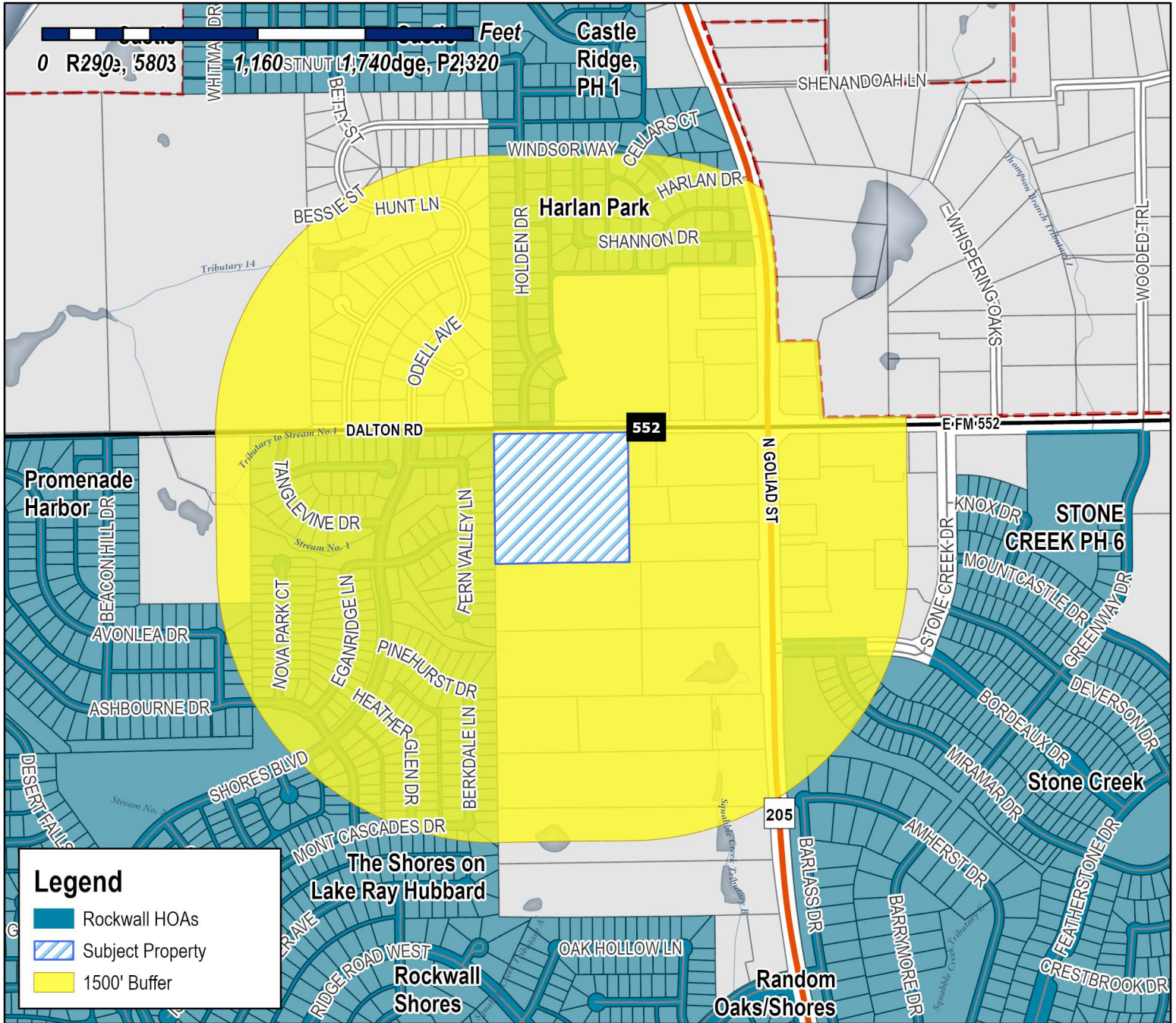




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-033]
Date: Wednesday, July 19, 2023 9:05:32 AM
Attachments: [HOA Map \(07.14.2023\).pdf](#)
[Public Notice \(P&Z\) \(7.17.2023\).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 [July 21, 2023](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 15, 2023 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 21, 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>.

Z2023-033: SUP for Residential Infill at 803 Dalton Road

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary.

Thank you,

Melanie Zavala

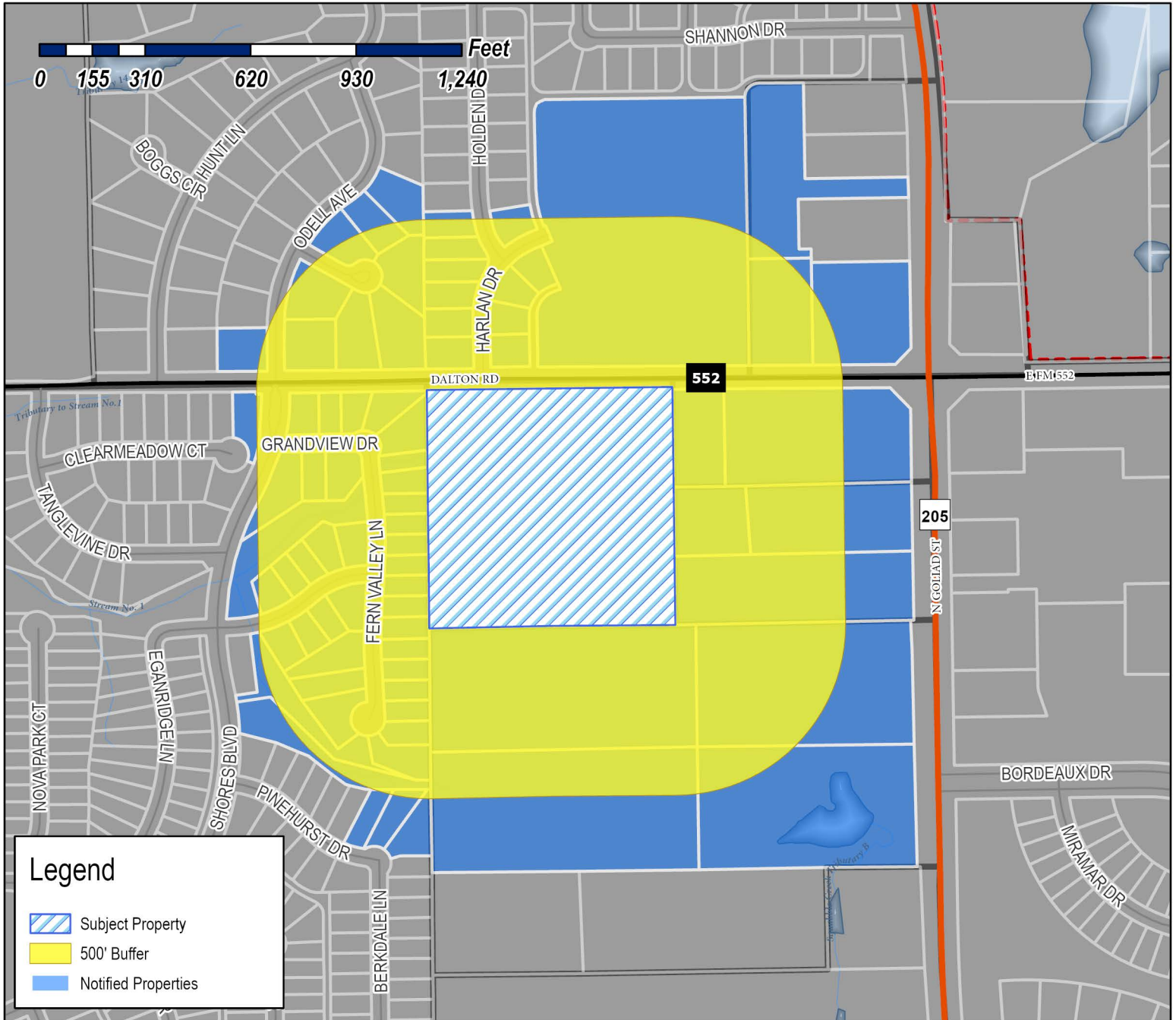
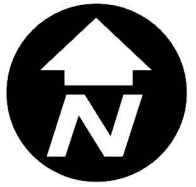
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

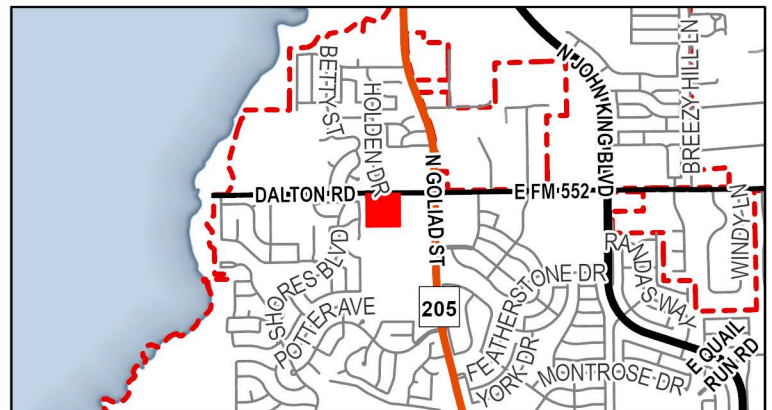
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Case Number: Z2023-033
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 803 Dalton Road

Date Saved: 7/14/2023

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



MOHAREB RAMI & MARIAN HANNA
1000 PINEHURST DR
ROCKWALL, TX 75087

WATTS KEVIN CONNELLY
106 PECAN DR
ROCKWALL, TX 75087

RESIDENT
1265 GRANDVIEW DR
ROCKWALL, TX 75087

PEYROVAN PEYMAN & MANDANA HAKIMI
1270 GRANDVIEW
ROCKWALL, TX 75087

RESIDENT
1275 GRANDVIEW DR
ROCKWALL, TX 75087

MCCORMICK LINDA
1280 GRANDVIEW DR
ROCKWALL, TX 75087

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

SMITH JAMES R
1290 GRANDVIEW DR
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
1295 GRANDVIEW DR
ROCKWALL, TX 75087

DUNN KENT AND AMBER
1305 CLEARMEADOW COURT
ROCKWALL, TX 75087

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

BARTLEY JOSHUA AND ASHLEY
1859 RANDOM OAKS DR
ROCKWALL, TX 75087

EGANRIDGE SERIES
A SERIES OF CA & LA LLC
201 GOLD STREET SUITE 300
GARLAND, TX 75042

NICHOLS KESNEY
2130 BERKDALE LANE
ROCKWALL, TX 75087

HUNT INES V & ROBERT W
2390 WATER WAY
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DUNNIGAN MICHAEL
2650 FERN VALLEY LN
ROCKWALL, TX 75087

STOVALL HUGH & BETTY JO
2660 FERN VALLEY LN
ROCKWALL, TX 75087

YOUNG GARY L AND JENNIFER E CAWTHON
2665 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2670 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2680 FERN VALLEY LN
ROCKWALL, TX 75087

WEISS WALTER J & AURELIA JOANN
2685 FERN VALLEY LN
ROCKWALL, TX 75087

MORGAN ELLEN IONE
2690 FERN VALLEY LN
ROCKWALL, TX 75087

JOLLEY LOIS MAYNO
2700 FERN VALLEY LN
ROCKWALL, TX 75087

COLLIER CASEY JAMES
2705 FERN VALLEY LANE
ROCKWALL, TX 75087

WOUDWYK TYLER AND ANDREA L CROASDALE
WOUDWYK
2710 FERN VALLEY LN
ROCKWALL, TX 75087

MAXWELL KRISTIN R AND NATHANIEL A
2720 FERN VALLEY LN
ROCKWALL, TX 75087

MATHEW DANIEL AND EMILIE MENDALA-
MATHEW
2730 FERN VALLEY LANE
ROCKWALL, TX 75087

RICH JENNIFER A
2740 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2750 FERN VALLEY LN
ROCKWALL, TX 75087

POULSON LESLIE C & CAROL D
2760 FERN VALLEY LN
ROCKWALL, TX 75087

WEATHERFORD CONNIE
2770 FERN VALLEY LANE
ROCKWALL, TX 75087

LAWSON JAMES W & SARAH
2780 FERN VALLEY LANE
ROCKWALL, TX 75087

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

LAZORKO JACOB & SHAWNA LAZORKO
2820 EGANRIDGE LN
ROCKWALL, TX 75087

KECK MELISSA M
2825 EGANRIDGE LANE
ROCKWALL, TX 75087

LANGSTON ELAINA AND TIMOTHY
2830 EAGEN RIDGE LN
ROCKWALL, TX 75087

DOORNEK JORDAN
2835 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2840 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2845 EGANRIDGE LN
ROCKWALL, TX 75087

GRUBBS BEN R & SHIRLEY J
2855 EGANRIDGE LN
ROCKWALL, TX 75087

BARRON RODOLFO & KRISTIN M
2860 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2865 EGANRIDGE LN
ROCKWALL, TX 75087

FREE METHODIST CHURCH
OF NORTH AMERICA
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3061 N GOLIAD ST
ROCKWALL, TX 75087

THE STEED FAMILY LIVING TRUST
JASON STEED AND NATALIE MARIE STEED -
TRUSTEES
3065 N GOLIAD ST
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3069 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3073 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
315 DALTON RD
ROCKWALL, TX 75087

RESIDENT
3251 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
335 DALTON RD
ROCKWALL, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

RESIDENT
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA,

CONFIDENTIAL
709 W. RUSK ST. SUITE B-852
ROCKWALL, TX 75087

RESIDENT
7100 ODELL
ROCKWALL, TX 75087

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

KOSMAS NICHOLAS AND SABRINA
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

RESIDENT
7103 HARLAN DR
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

RESIDENT
7106 ODELL AVE
ROCKWALL, TX 75087

BURKE AIMEE M
7106 HARLAN DR
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
7108 ODELL AVE
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

RESIDENT
7111 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

SPAULDING PATRICK F & OLIVIA J
990 PINEHURST DR
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

LITOVSKY MARIA AND ROBERTO
PO BOX 2004
ROCKWALL, TX 75087

DOUPHRATE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
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:

Z2023-033: SUP for Residential Infill at 803 Dalton Road

Hold a public hearing to discuss and consider a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP)* for Residential Infill Adjacent to an Established Subdivision for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton 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, August 15, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 21, 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, August 21, 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. Z2023-033: SUP for Residential Infill at 803 Dalton Road

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

Ross, Bethany

From: [REDACTED]
Sent: Thursday, July 27, 2023 9:48 AM
To: Planning
Subject: Z2023-033:SUP for Residential Infill at 803 Dalton Road

Dear Ms. Guevara,

We received the notice regarding the public hearing for discussion of the above-referenced zoning change request. We will not be in attendance but wanted to express our support for the change. We look from our back door toward this property and are thrilled that it was purchased by the Cains rather than a developer. We gladly support their desire to build a home (or homes) for their family's use.

Thank you for the opportunity to have input in this. We are grateful!

Don and Angie French
3079 N. Goliad
Rockwall, TX 75087

[Sent from Yahoo Mail for iPad](#)

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

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

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.

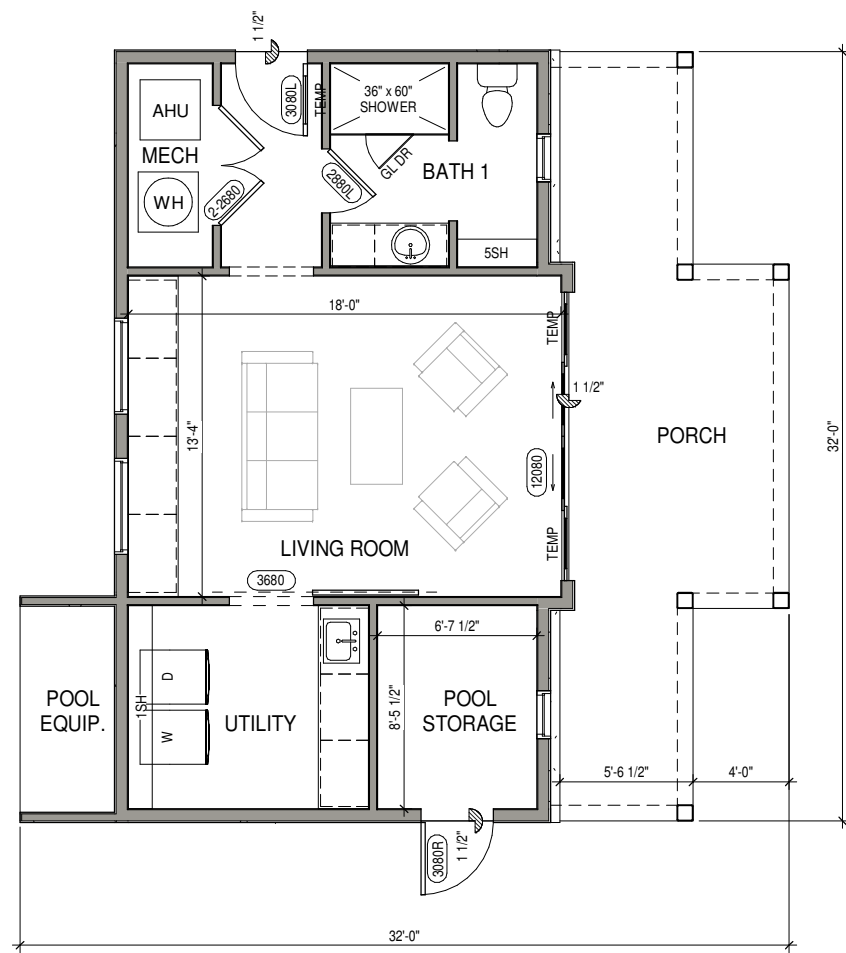
Property Values are high enough and we don't need them going up. Also, no synthetic turf should be allowed for A yard. If the surrounding residence in the HOA's are not allowed then the same should apply county wide. Use real grass!

Name: Melissa Keck

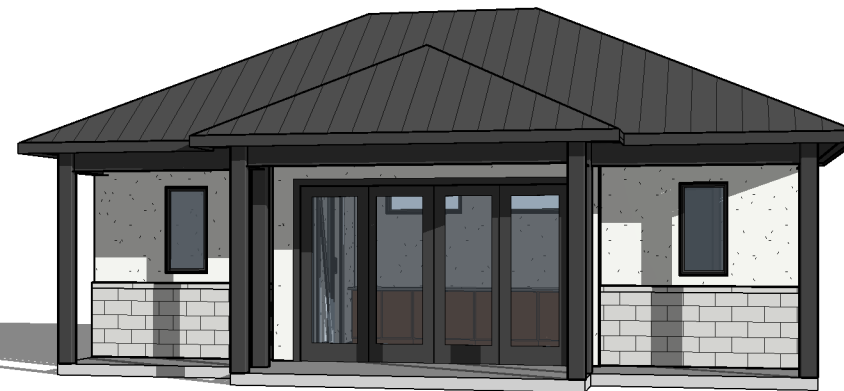
Address: 2825 Eganridge Ln. Rockwall TX 75087

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.

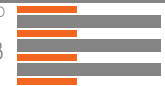
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

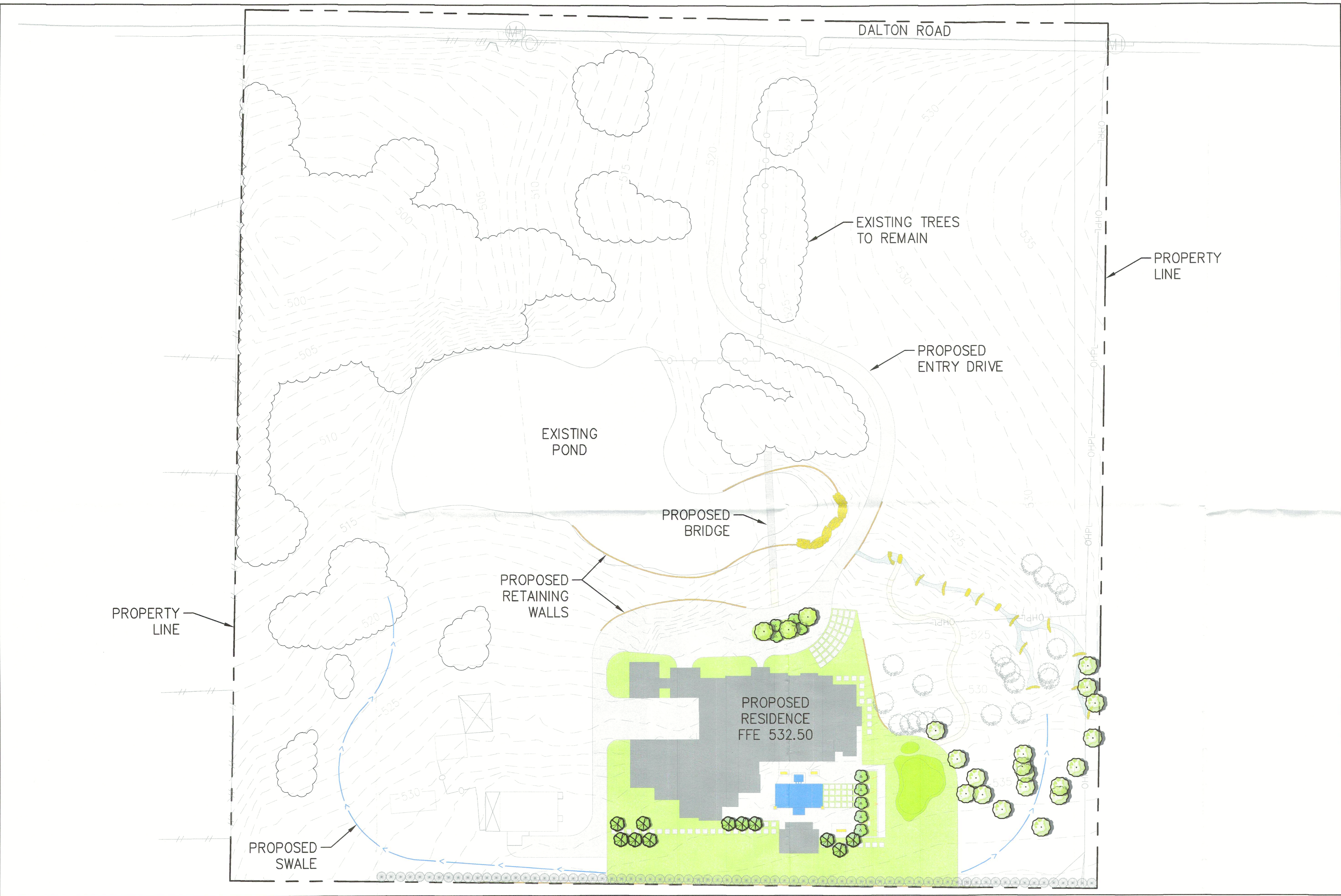


GROSS SQUARE FOOTAGE: 862SF
CONDITIONED SQUARE FOOTAGE: 598SF



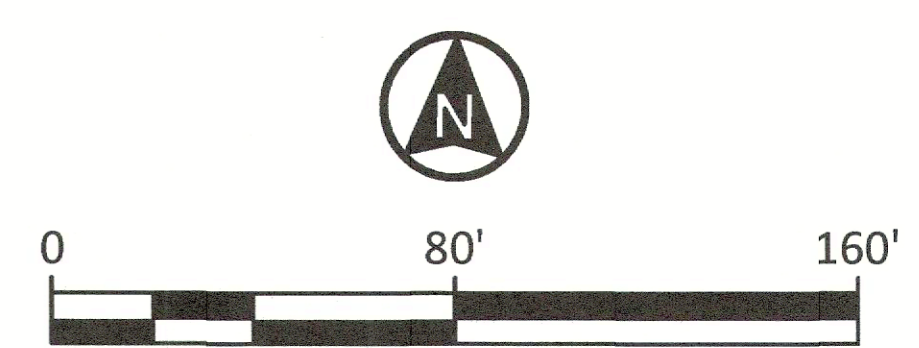
POOL HOUSE - 862 SQ FT





LEGEND

- RESIDENCE
- CONCRETE/STONE PATIO
- POOL/HOT TUB
- FIRE PIT
- PUTTING GREEN
- SYNTHETIC TURF
- STREAM
- STREAM BOULDERS
- RETAINING WALL
- NATURE TRAIL
- SWALE/DRAINAGE



6/22/2023

PLANNING AND LANDSCAPE ARCHITECTURE
 KENNY KOWIS, PLA | KENNY.KOWIS@STRANDAE.COM | 972.620.8204

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
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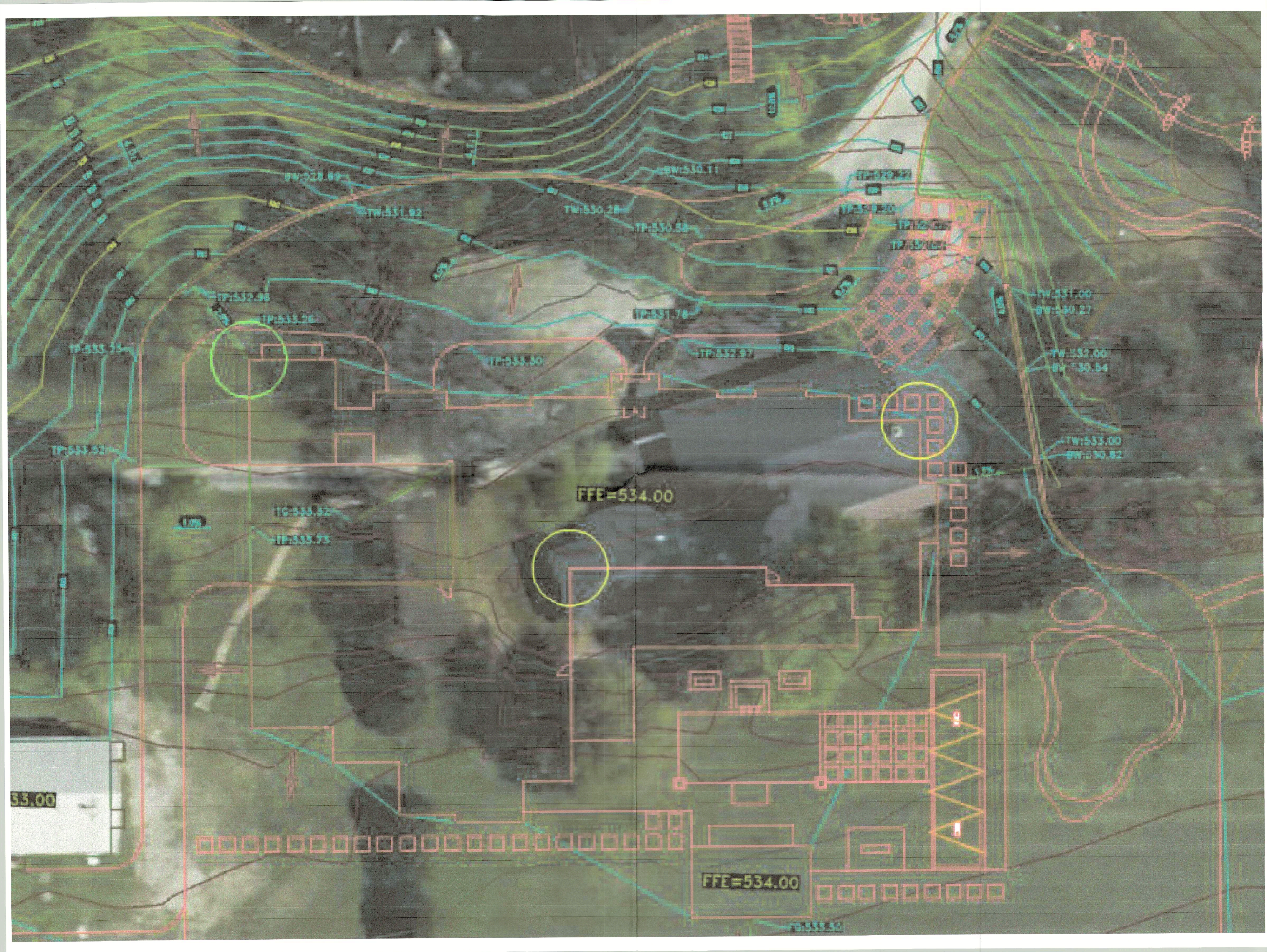
STRAND

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CAIN RESIDENCE

CONCEPTUAL DESIGN DEVELOPMENT OVERALL LAYOUT

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FFE=534.00

FFE=534.00

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1.0%

TP:533.82

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TW:533.00

TW:530.82



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
335 Dalton Road	Single-Family Home	2002	3,420	N/A	Brick
803 Dalton Road	Vacant	N/A	N/A	N/A	N/A
3077 N. Goliad Street	Single-Family Home	1993	6,848	1980	Brick
3079 N. Goliad Street	Single-Family Home	1993	4,161	N/A	Siding
2720 Fern Valley Lane	Single-Family Home	2005	2,535	N/A	Brick
2730 Fern Valley Lane	Single-Family Home	2005	2,829	N/A	Brick
2740 Fern Valley Lane	Single-Family Home	2005	2,816	N/A	Brick
2750 Fern Valley Lane	Single-Family Home	2005	2,494	N/A	Brick
2760 Fern Valley Lane	Single-Family Home	2005	2,764	N/A	Brick
2770 Fern Valley Lane	Single-Family Home	2005	2,525	N/A	Brick
2780 Fern Valley Lane	Single-Family Home	2005	3,029	N/A	Brick
2800 Fern Valley Lane	Single-Family Home	2006	2,718	N/A	Brick
	AVERAGES:	2003	3,285	1,980	



CITY OF ROCKWALL

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335 Dalton Road



803 Dalton Road



CITY OF ROCKWALL

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3077 N. Goliad Street



3079 N. Goliad Street



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2720 Fern Valley Lane



2730 Fern Valley Lane



CITY OF ROCKWALL

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2740 Fern Valley Lane



2750 Fern Valley Lane



CITY OF ROCKWALL

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2760 Fern Valley Lane



2770 Fern Valley Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



2780 Fern Valley Lane



2800 Fern Valley Lane

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 12.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 8-01 & 8-02 OF THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed 2,830 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have full kitchen facilities.
- 5) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed one-story in height.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF SEPTEMBER, 2023.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

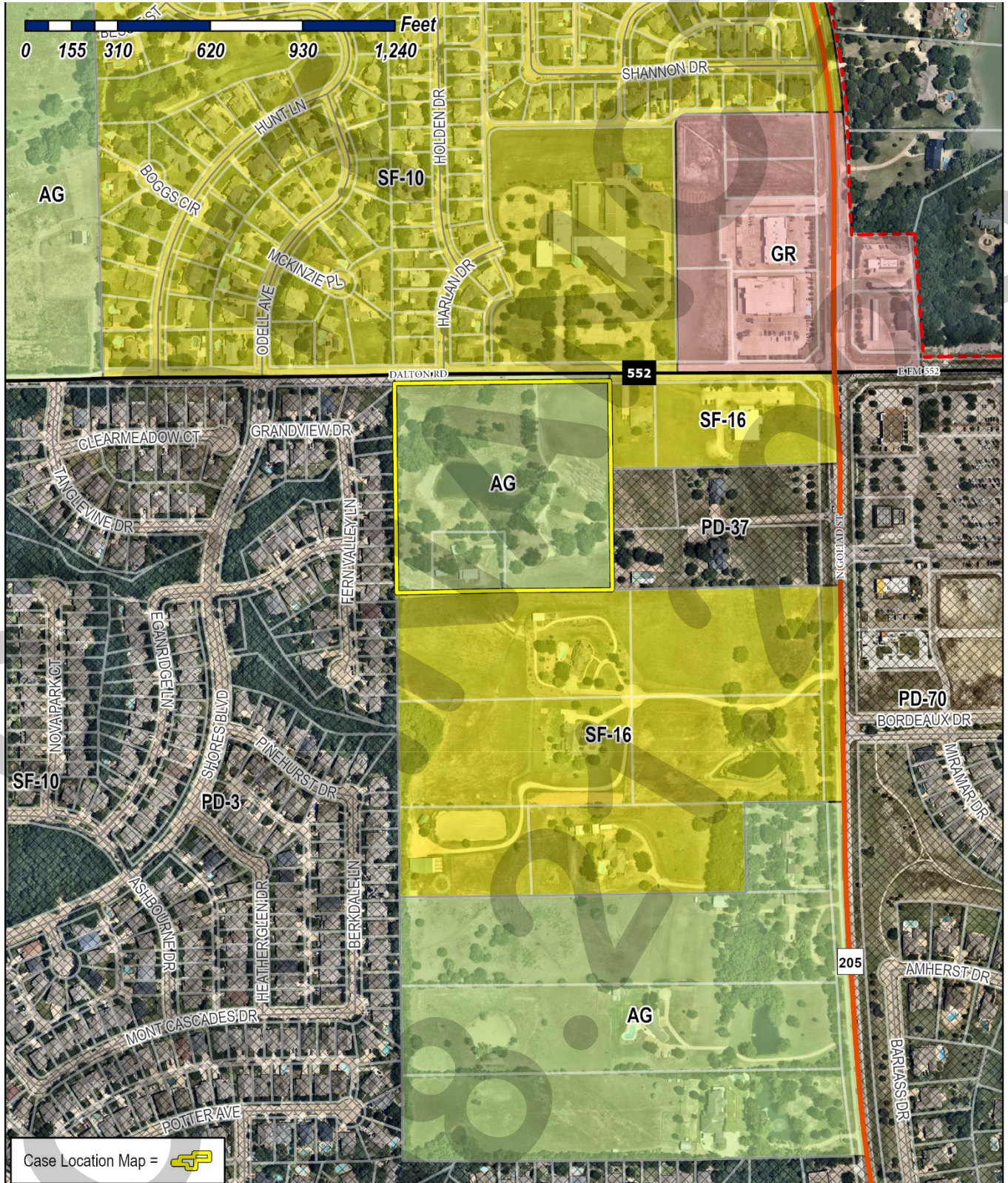
1st Reading: August 21, 2023

2nd Reading: September 5, 2023

**Exhibit 'A':
Location Map**

Address: 803 Dalton Road

Legal Description: Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71



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

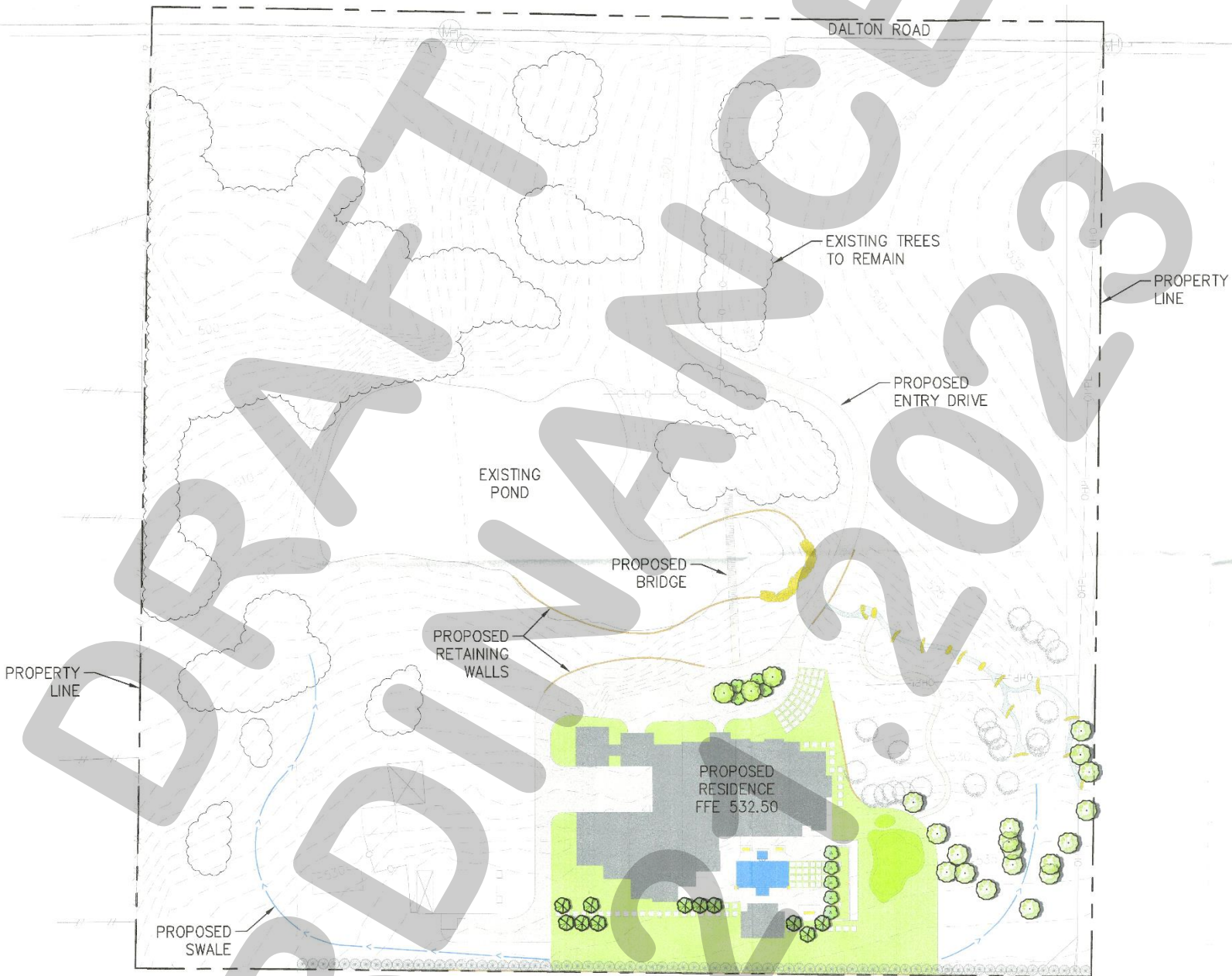


Exhibit 'C':
Building Elevations

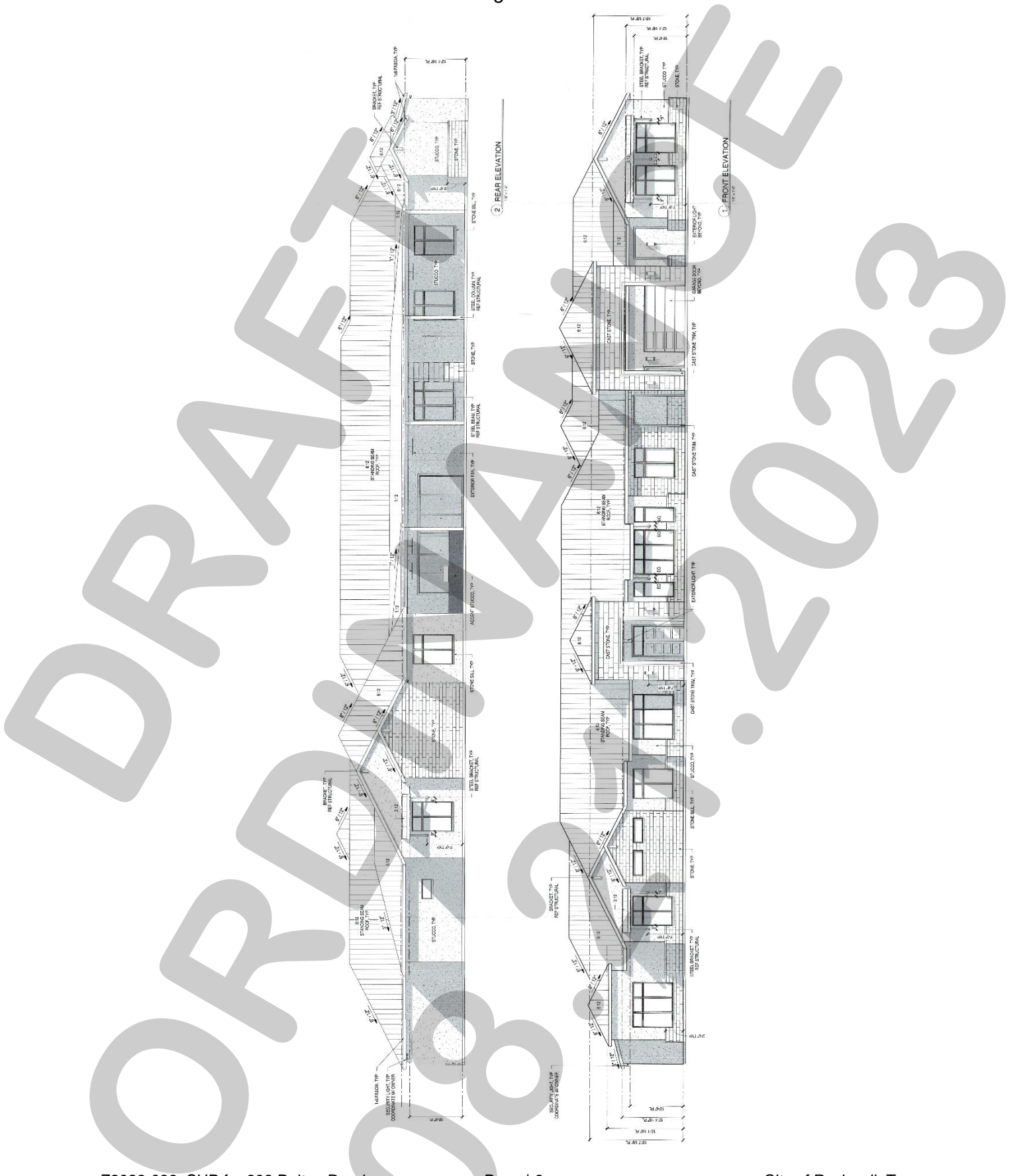
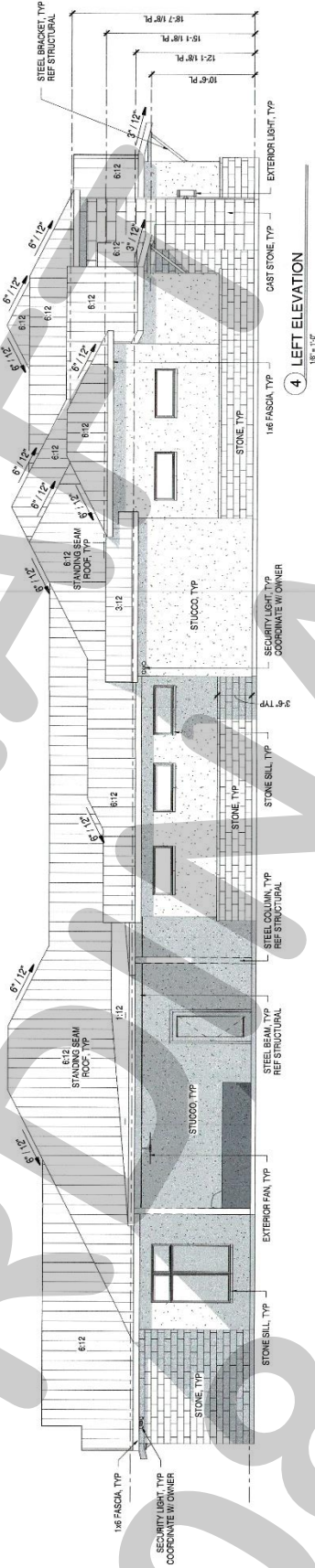
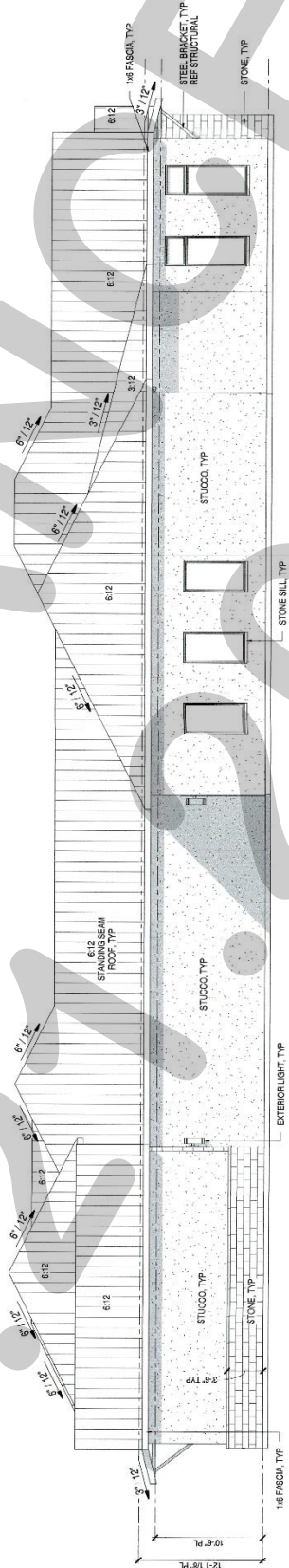


Exhibit 'C':
Building Elevations

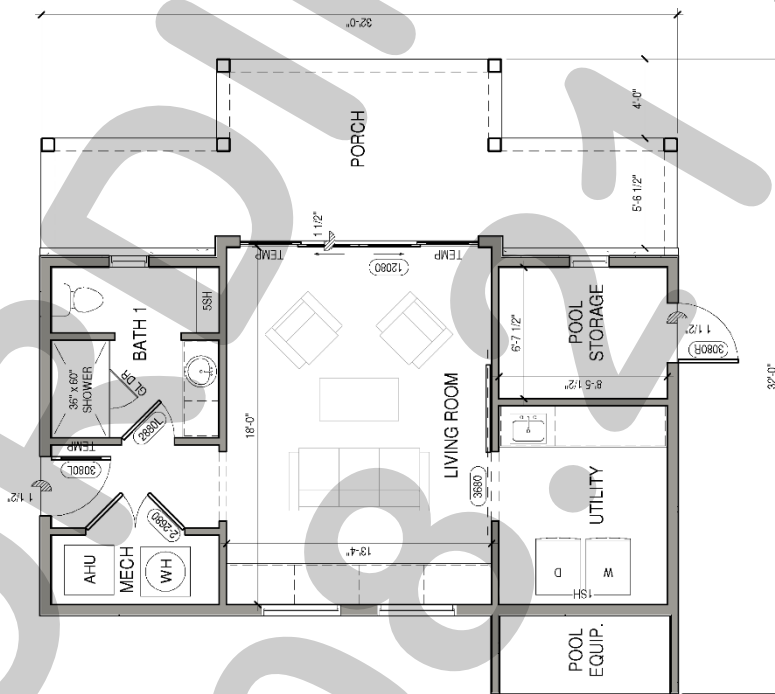
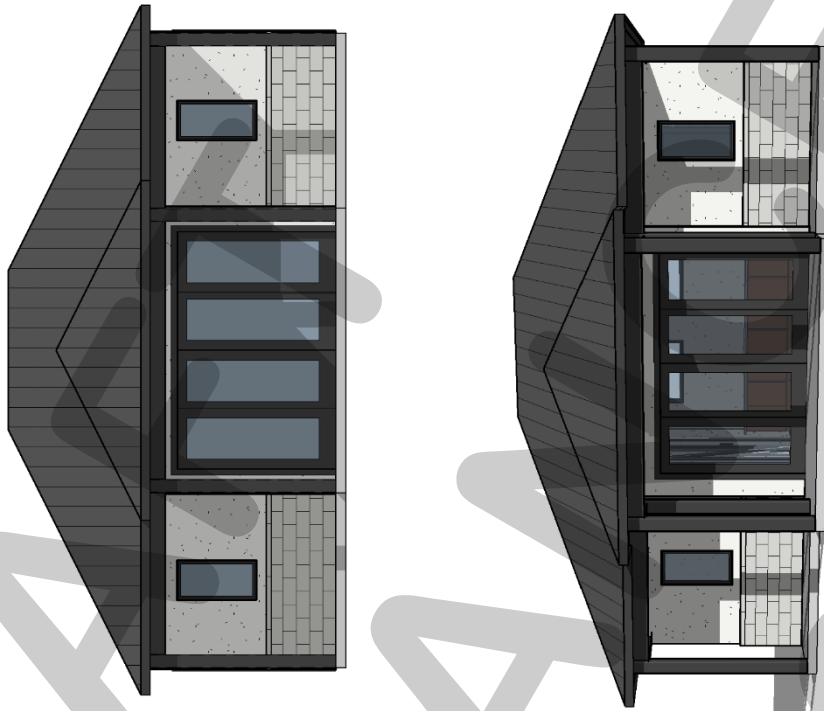


4 LEFT ELEVATION
1/8" = 1'-0"



3 RIGHT ELEVATION
1/8" = 1'-0"

Exhibit 'C':
Building Elevations



GROSS SQUARE FOOTAGE: 862SF
CONDITIONED SQUARE FOOTAGE: 598SF



September 6, 2023

TO: Dennis and Melissa Cain
1150 Crestcove Drive
Rockwall, TX 75087

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

SUBJECT: Z2023-033; *Specific Use Permit (SUP) For Residential Infill Adjacent to an Established Subdivision*

Mr. and Mrs. Cain:

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 September 5, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

- (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
- (b) Construction of a *single-family home* and *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
- (c) The *Guest Quarters/Secondary Living Unit* shall not exceed 2,830 SF.
- (d) The *Guest Quarters/Secondary Living Unit* shall not have full kitchen facilities.
- (e) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed one-story in height.

Planning and Zoning Commission

On August 15, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0.

City Council

On August 21, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On September 5, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-45, S-311*, 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. 23-45

SPECIFIC USE PERMIT NO. S-311

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 12.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 8-01 & 8-02 OF THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dennis and Melissa Cain for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed 2,830 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have full kitchen facilities.
- 5) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed one-story in height.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

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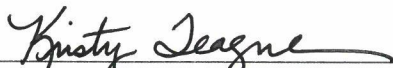
SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF SEPTEMBER, 2023.**



Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

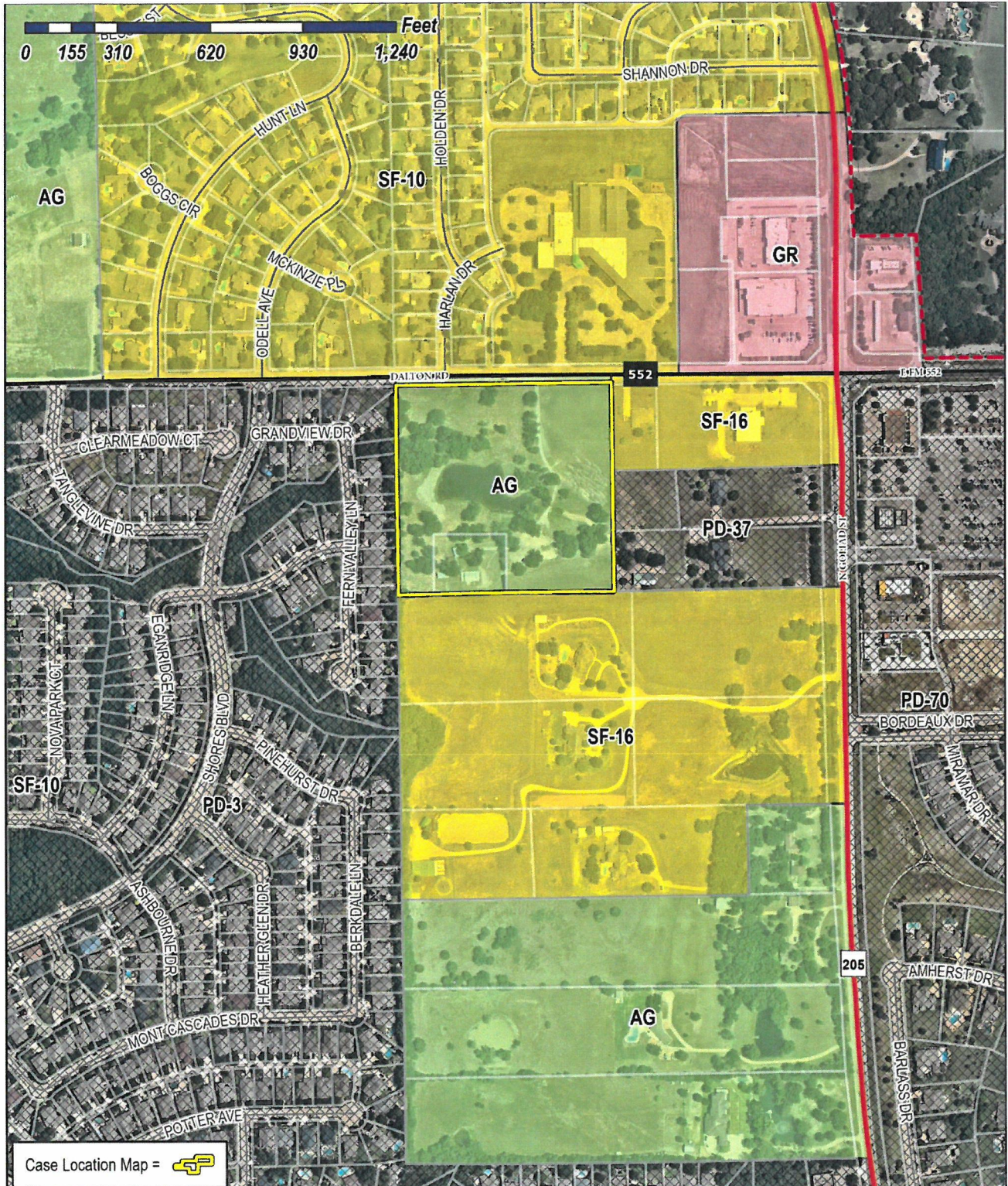
1st Reading: August 21, 2023

2nd Reading: September 5, 2023

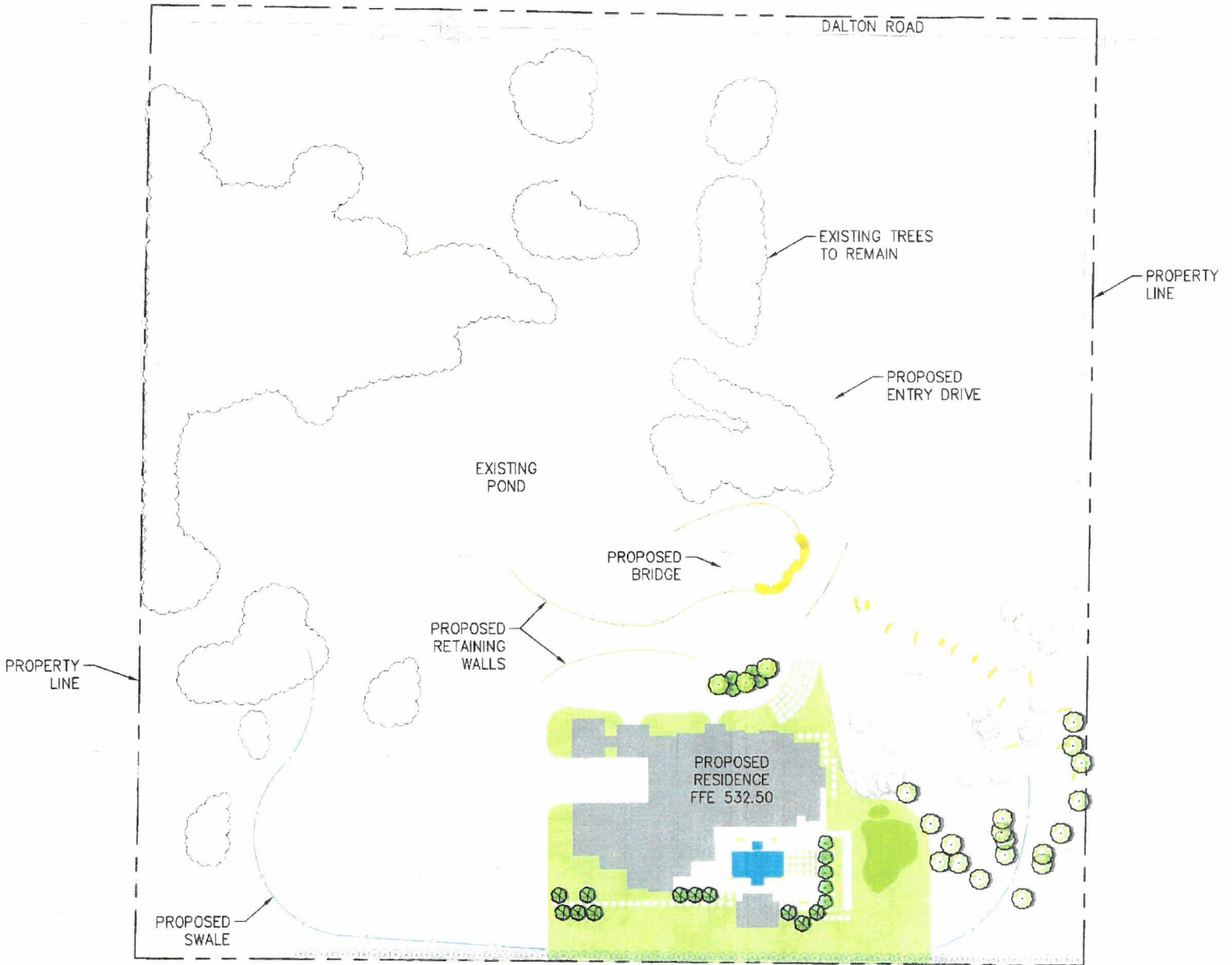
**Exhibit 'A':
Location Map**

Address: 803 Dalton Road

Legal Description: Tracts 8-01 & 8-02 of the W.T. DeWeese Survey, Abstract No. 71



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



**Exhibit 'C':
Building Elevations**

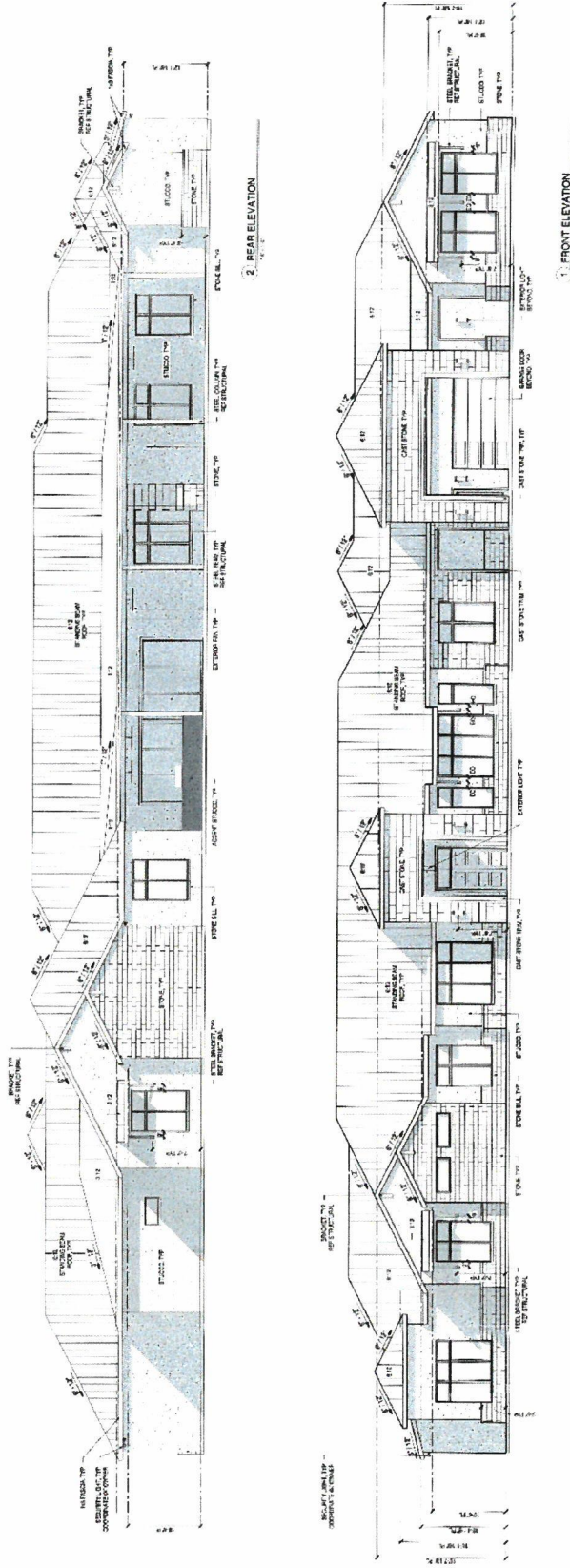
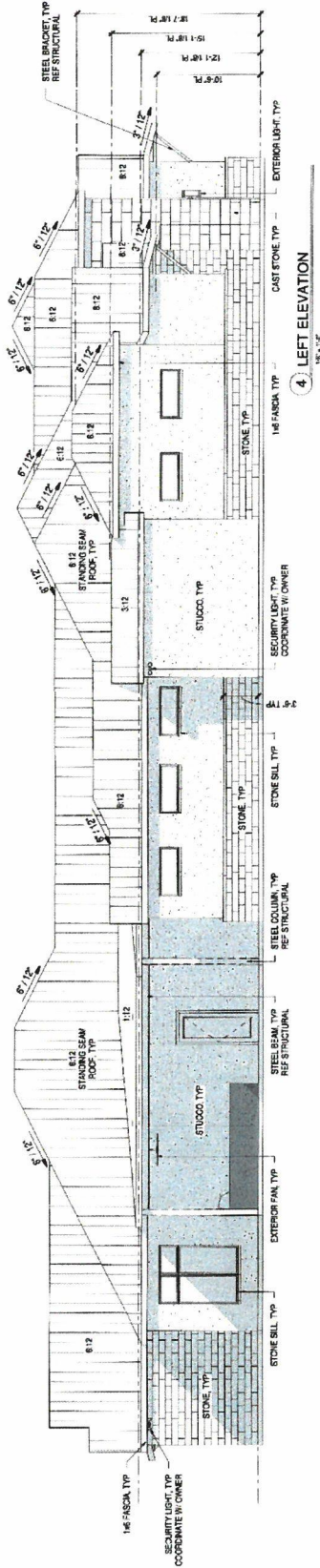
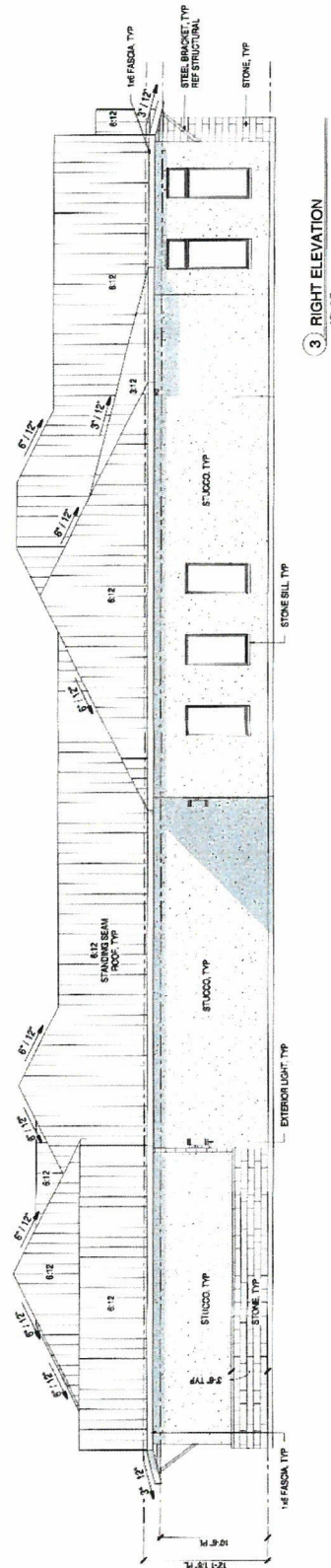


Exhibit 'C':
Building Elevations

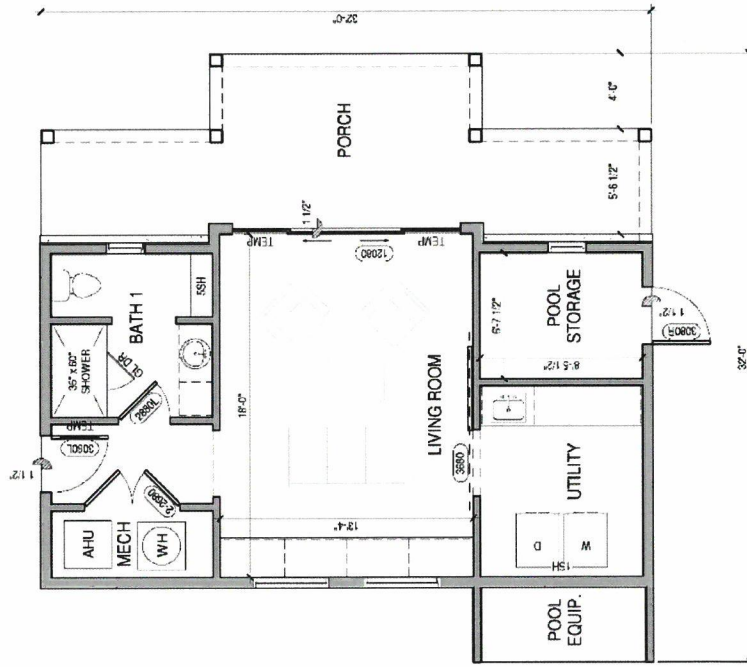


4 LEFT ELEVATION
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3 RIGHT ELEVATION
1/8" = 1'-0"

Exhibit 'C':
Building Elevations



GROSS SQUARE FOOTAGE: 862SF
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