



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)

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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 3601 HIGHPOINT

SUBDIVISION LAKE SIDE VILLAGE

LOT N 38-39-40 BLOCK TRACT N-40

GENERAL LOCATION HIGH POINT + HILLTOP CIRCLE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF1

CURRENT USE LOT

PROPOSED ZONING _____

PROPOSED USE NEW HOME

ACREAGE 1.66

LOTS [CURRENT] _____

3

LOTS [PROPOSED] _____

1

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

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

OWNER CHRIS + CHARLA MALEK

APPLICANT DEAN CATHEY CUSTOM HOMES

CONTACT PERSON CHRIS MALEK

CONTACT PERSON DEAN CATHEY

ADDRESS 3022 HARBOR DR.

ADDRESS 3066 ROCHELLE RD

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 713-819-1811

PHONE 972-571-1630

E-MAIL CCONTHE ROCK@YAHOO.COM

E-MAIL DEAN@DEANCATHEY.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF Dec. 20 23 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."

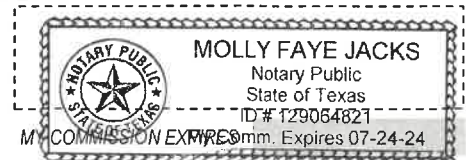
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF Dec, 20 23

OWNER'S SIGNATURE

Chris Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Molly Faye Jacks





LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY, STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:
 10/20/23

SCALE:

SHEET:

1



214-831-0241
 ARCHIMATRIX.ORG

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS FLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 34-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (MVSREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

- ATTIC R-38
- WALLS R-21
- FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:

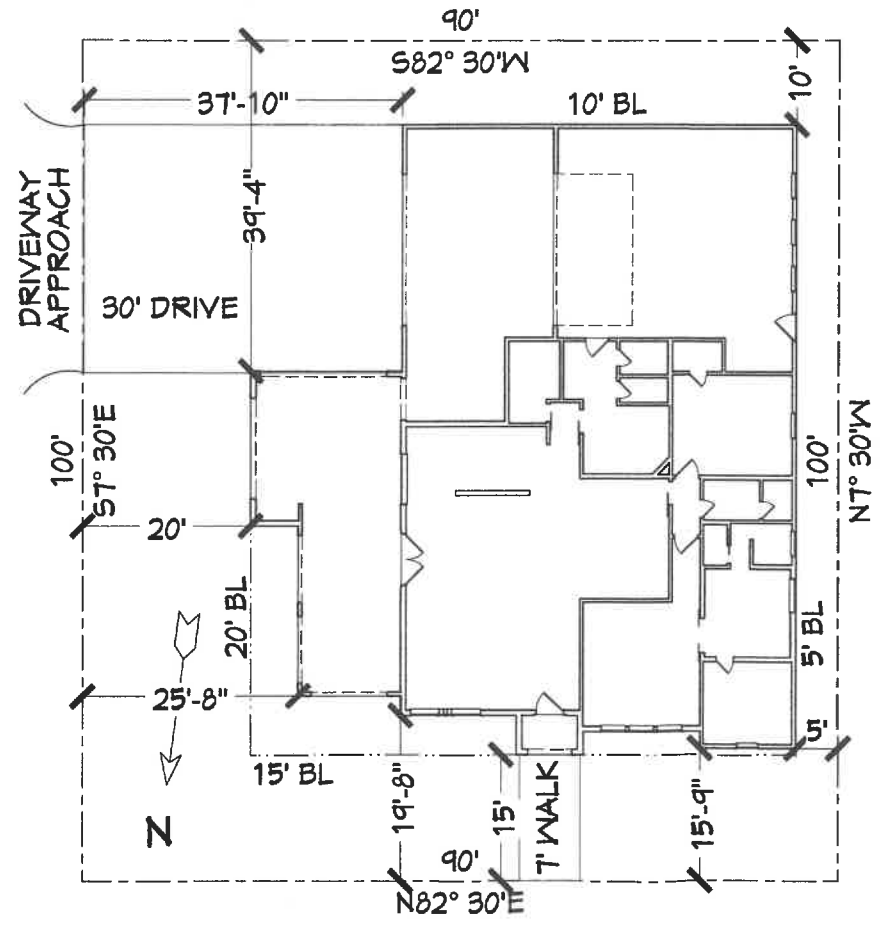
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.

PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

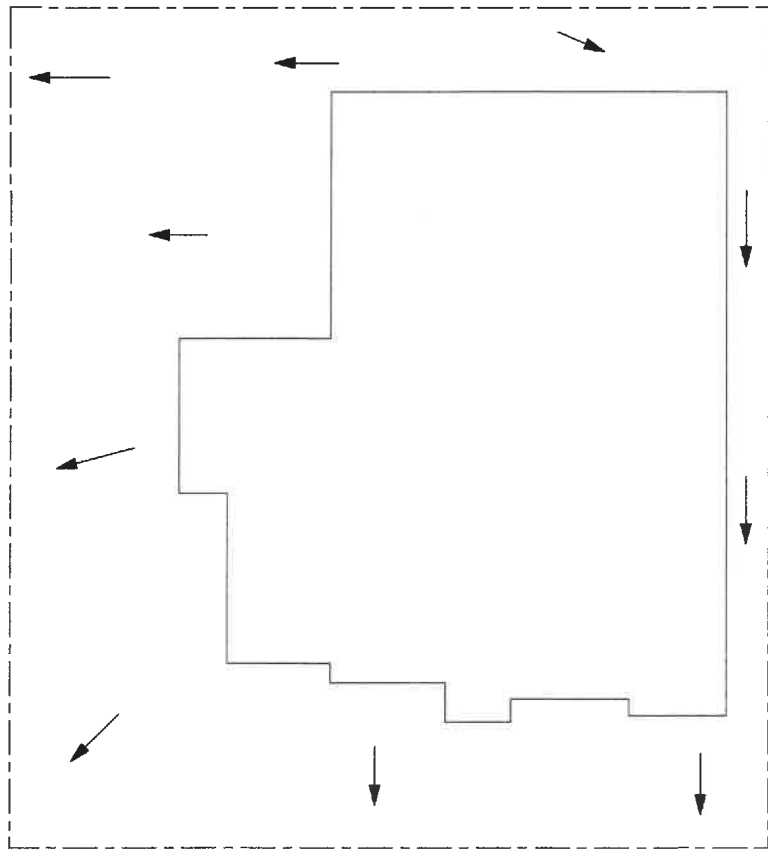


LOT= 9,000
 FOOTPRINT= 3,998
 COVERAGE = 44%



PLOT PLAN
 1"= 10'-0"

DRAINAGE



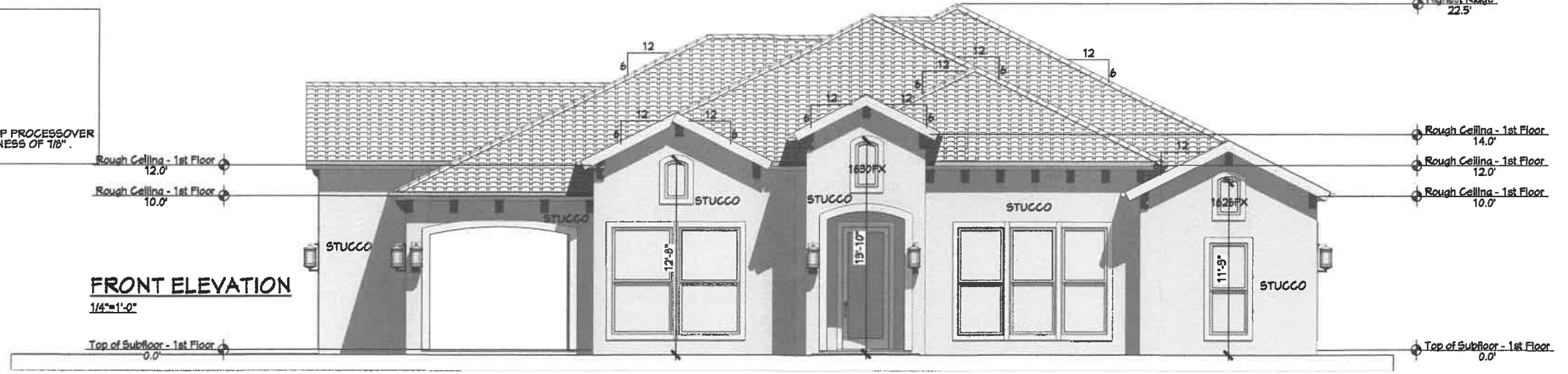
DRAINAGE PLAN
 1"= 10'-0"

NOTES:

COVERAGES:

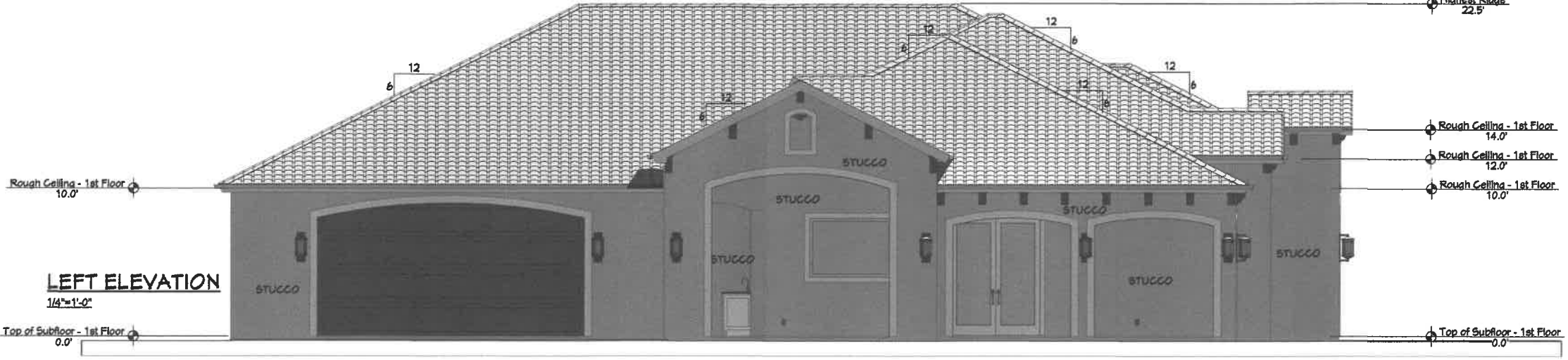
FRONT: 100% STUCCO
 REAR: 100% STUCCO
 LEFT: 100% STUCCO
 RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESS OVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 1/8".



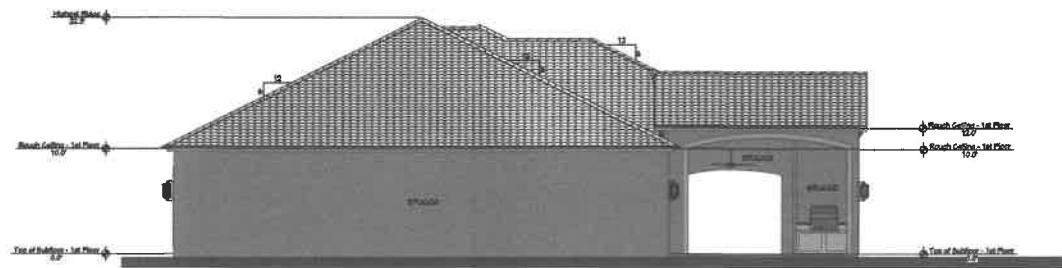
FRONT ELEVATION

1/4"=1'-0"



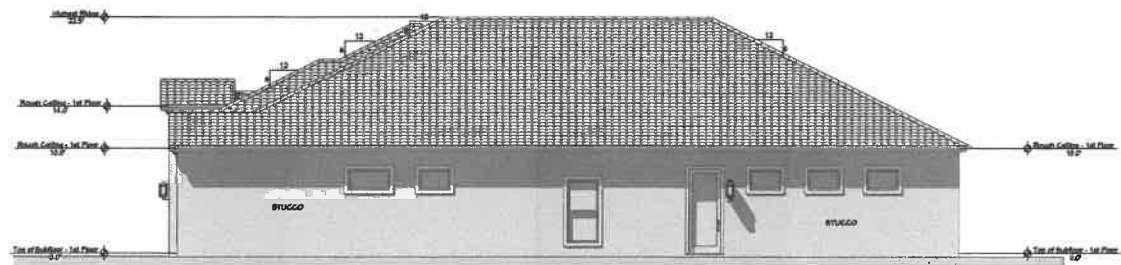
LEFT ELEVATION

1/4"=1'-0"



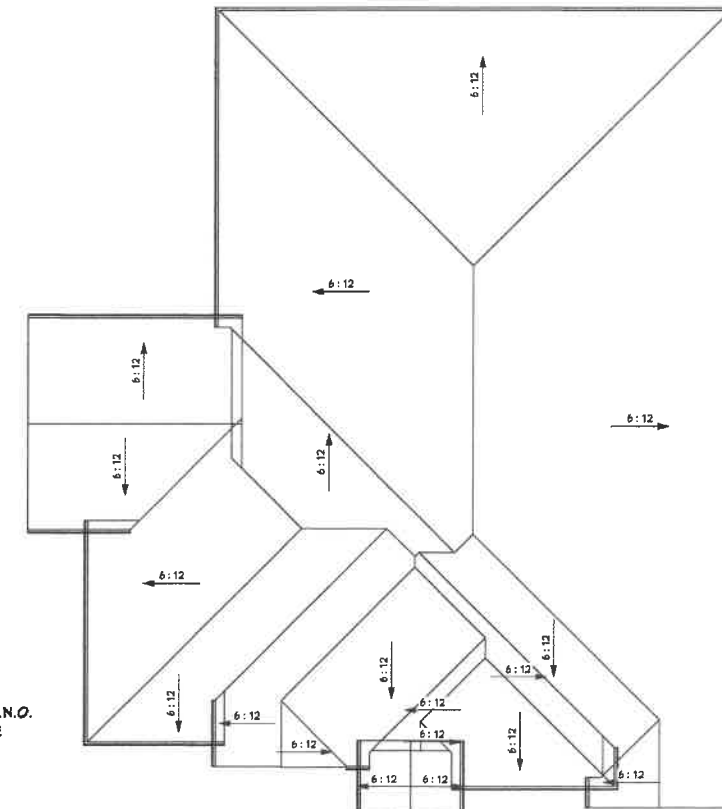
RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"
 *ALL ROOF PITCHES TO BE 6:12 U.N.O.
 *ALL ROOF SURFACES TO BE TILE



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY: STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:

10/20/23

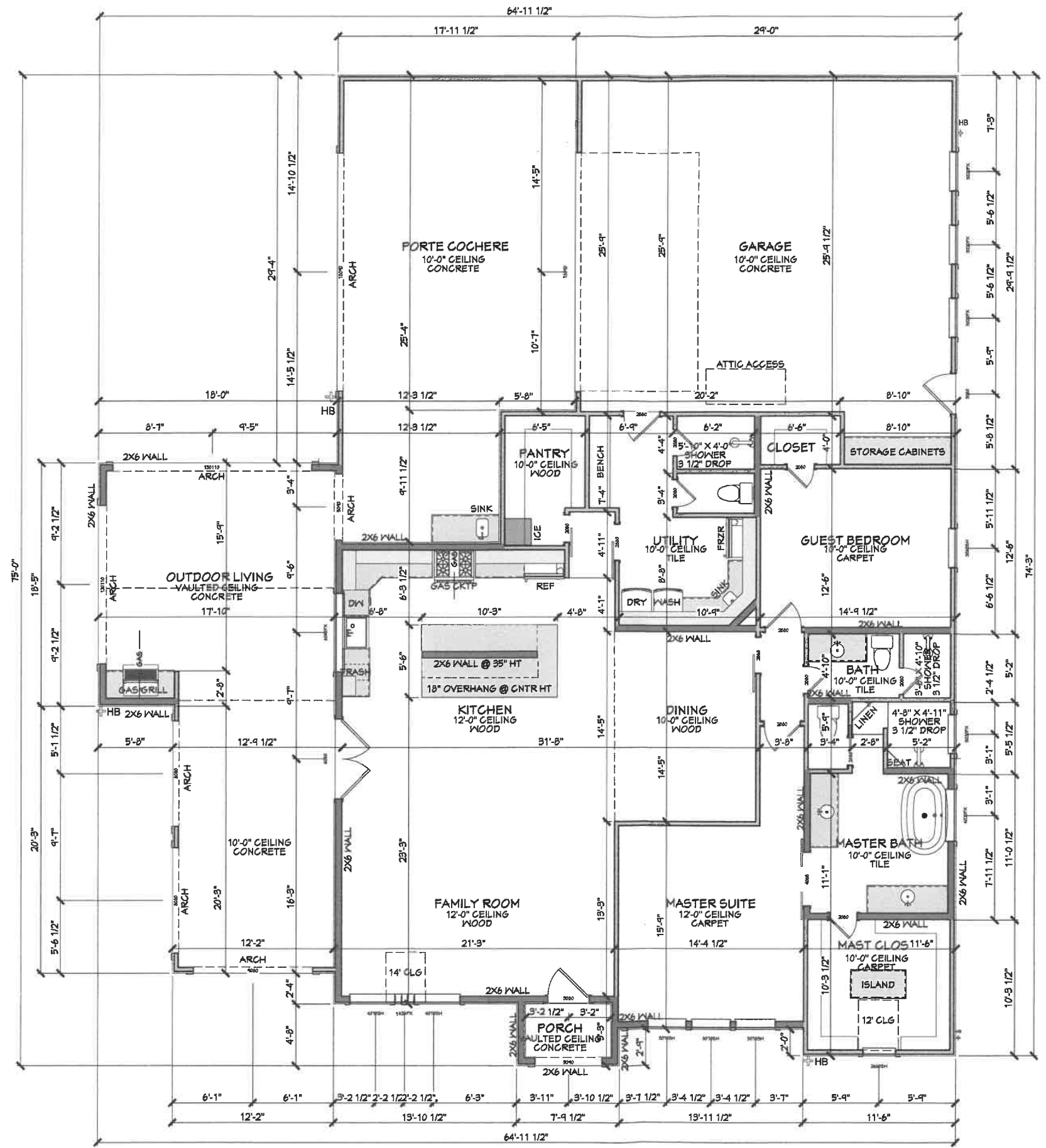
SCALE:

SHEET:

4



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DOOR SCHEDULE		
LABEL	QTY	DESCRIPTION
18090	1	18090 GARAGE-PANEL
2080	1	2080 L BARN-DOOR P03
2080	1	2080 L POCKET-DOOR P03
2080	1	2080 L SHOWER-GLASS SLAB
2080	1	2080 L IN HINGED-DOOR P03
2080	1	2080 R SHOWER-GLASS SLAB
2080	3	2080 R IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
2888	3	2888 L IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
3080	1	3080 L EX EXT. HINGED-GLASS PANEL
3080	1	3080 R EX EXT. HINGED-GLASS PANEL
4068	1	4068 L/R DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	148"
1626FX	1	FIXED GLASS-AT	1626FX	115 1/2"
1620FX	1	FIXED GLASS-AT	1620FX	15 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	136"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3493

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

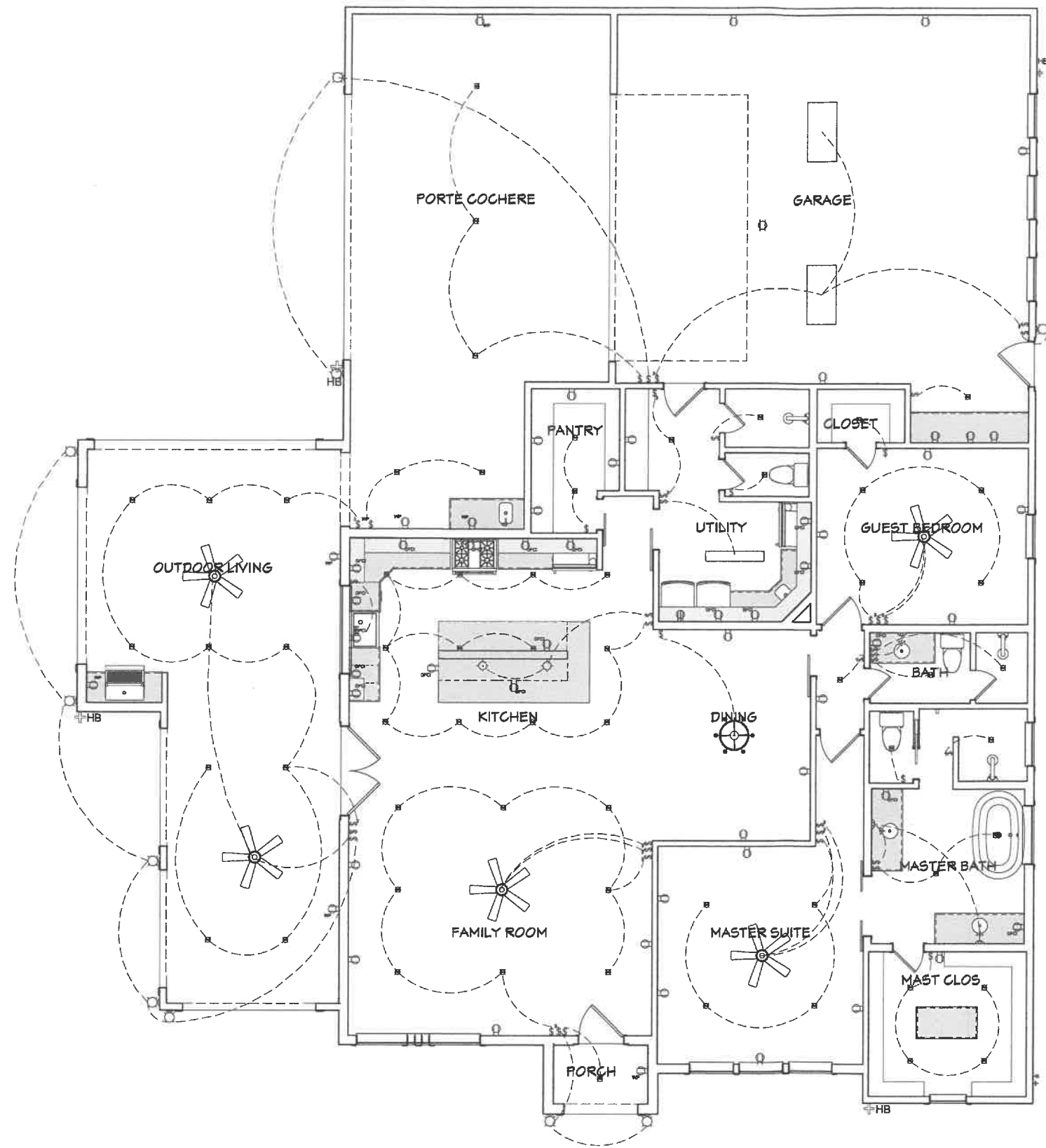


LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23
SCALE:
SHEET:
2P-1





Electrical Schedule		
2D Symbol	Qty	Description
⊖	1	220V
◇	2	Brimmed Pendant
⊗	5	Ceiling Fan
⊖	30	Duplex
⊖	7	Duplex (weatherproof)
⊖	1	Duplex, Ceiling Mounted
⊖	19	GFCI
⊖	10	Low Wall Sconce
⊖	2	Medium Double Surface Mounted Tube Light [48Vx21D] [48Vx21D]
⊖	1	Medium Surface Mounted Tube Light [48Vx19D] [48Vx19D]
⊖	3	Nicosia
⊖	62	Recessed Down Light 4
⊖	1	Ring Chandelier
⊖	28	Single Pole
⊖	14	Three Way
⊖	1	Weatherproof

ELECTRICAL PLAN
1/4"=1'-0"



LOT: N-40
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3



214-897-0241
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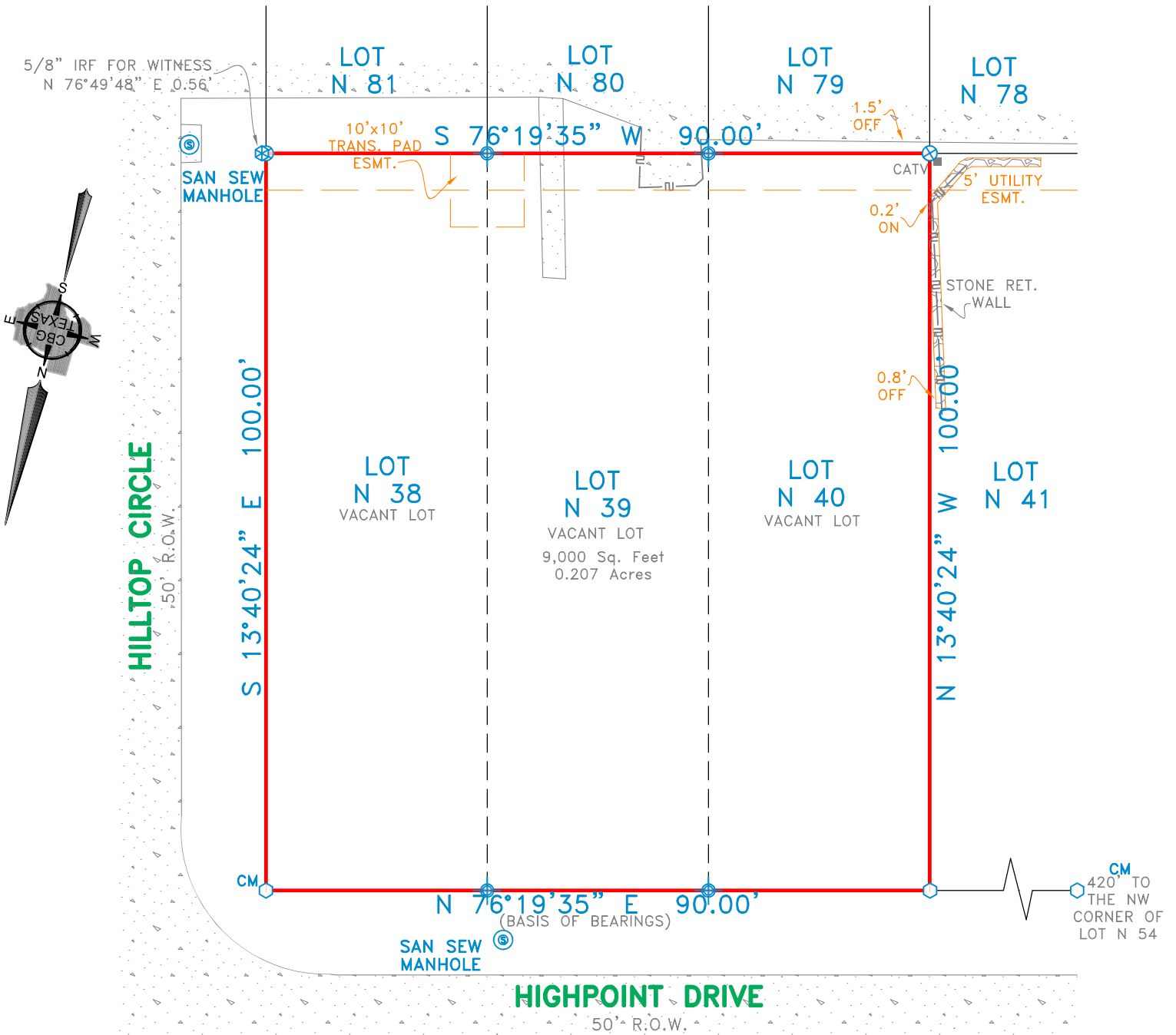
3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN

Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1; Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192; Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185; Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284; Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298; Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317, 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY

Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254



419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3601 HIGHPOINT

SUBDIVISION LAKE SIDE VILLAGE LOT N 38-39-40 BLOCK TRACT N-40

GENERAL LOCATION HIGH POINT + HILLTOP CIRCLE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF1 CURRENT USE LOT

PROPOSED ZONING _____ PROPOSED USE NEW HOME

ACREAGE 1.66 LOTS [CURRENT] 3 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	<u>CHRIS + CHARLA MALEK</u>	<input type="checkbox"/> APPLICANT	<u>DEAN CATHEY CUSTOM HOMES</u>
CONTACT PERSON	<u>CHRIS MALEK</u>	CONTACT PERSON	<u>DEAN CATHEY</u>
ADDRESS	<u>3022 HARBOR DR.</u>	ADDRESS	<u>3066 ROCHELLE RD</u>
CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>713-819-1811</u>	PHONE	<u>972-571-1630</u>
E-MAIL	<u>CCONTHE ROCK@YAHOO.COM</u>	E-MAIL	<u>DEAN@DEANCATHEY.COM</u>

NOTARY VERIFICATION [REQUIRED]

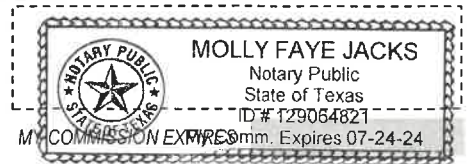
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Malek [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF Dec. 20 23 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 12 DAY OF Dec, 20 23

OWNER'S SIGNATURE Chris Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Faye Jacks




0 12.5 25 50 75 100 Feet

Z2023-055: Specific Use Permit for Residential Infill at 3601 Highpoint Drive



PD-2

Case Location Map = 



City of Rockwall

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

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

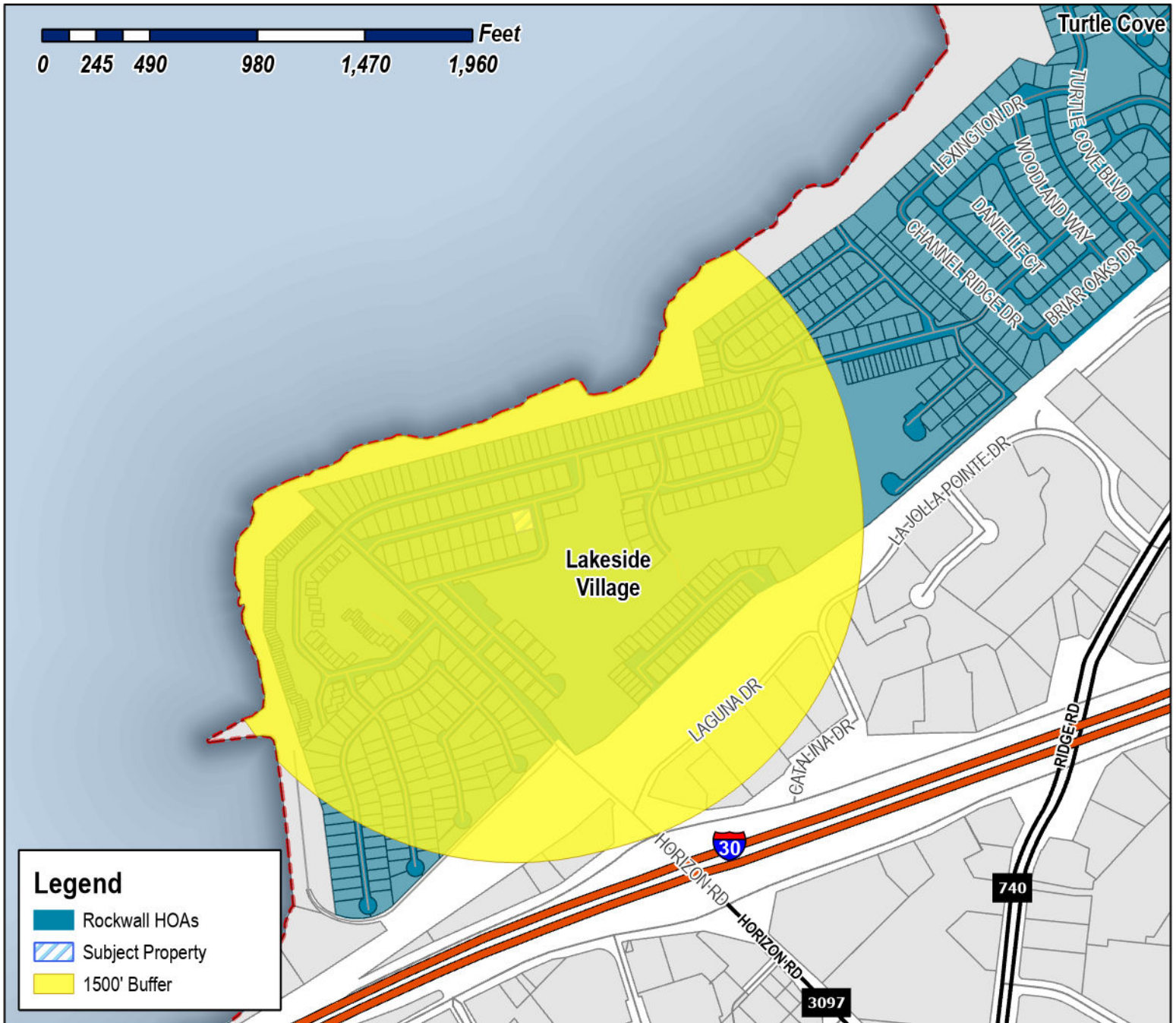




City of Rockwall

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Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/14/2023

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

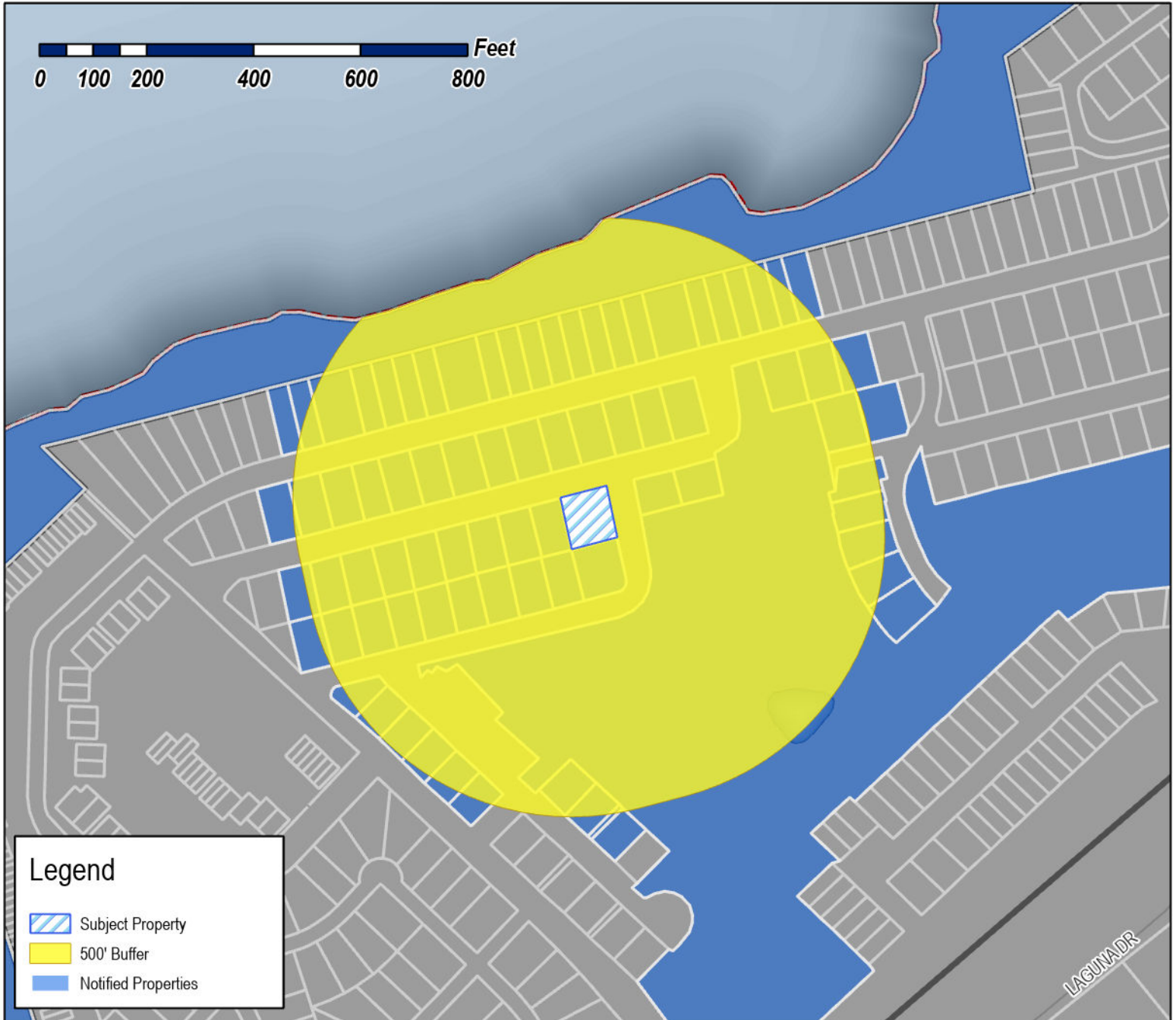




City of Rockwall

Planning & Zoning Department
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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/13/2023

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



KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY, STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:
 10/20/23

SCALE:

SHEET:

1



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 ARCHIMATRIX.ORG

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 34-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
 WALLS R-21
 FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

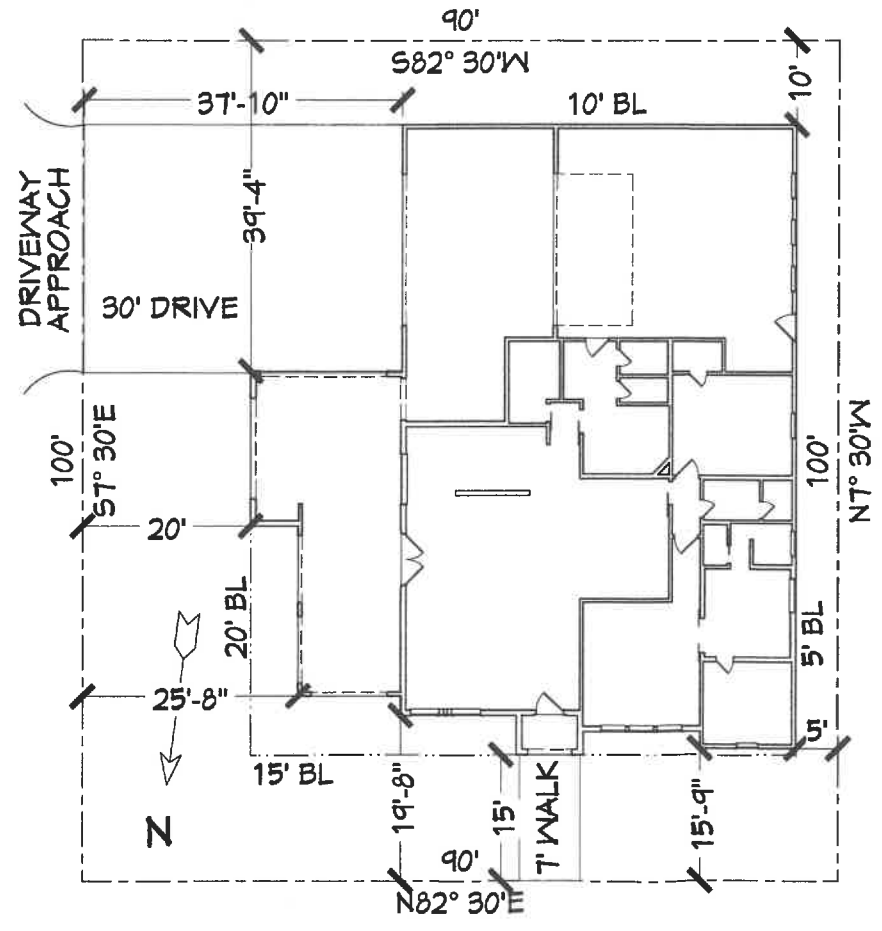
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

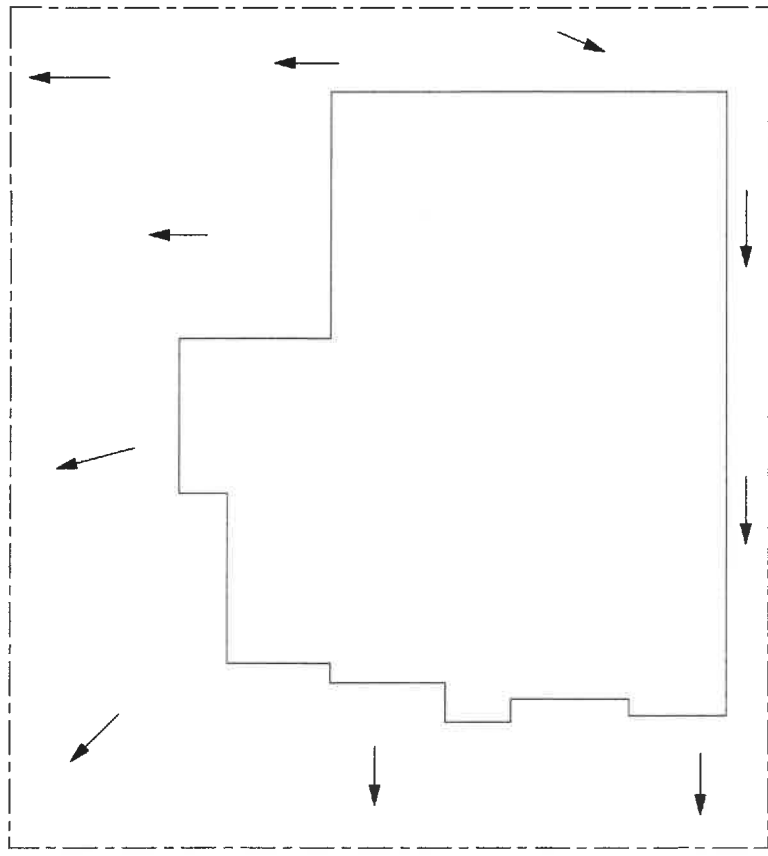


LOT= 9,000
 FOOTPRINT= 3,998
 COVERAGE = 44%



PLOT PLAN
 1"= 10'-0"

DRAINAGE



DRAINAGE PLAN
 1"= 10'-0"

NOTES:

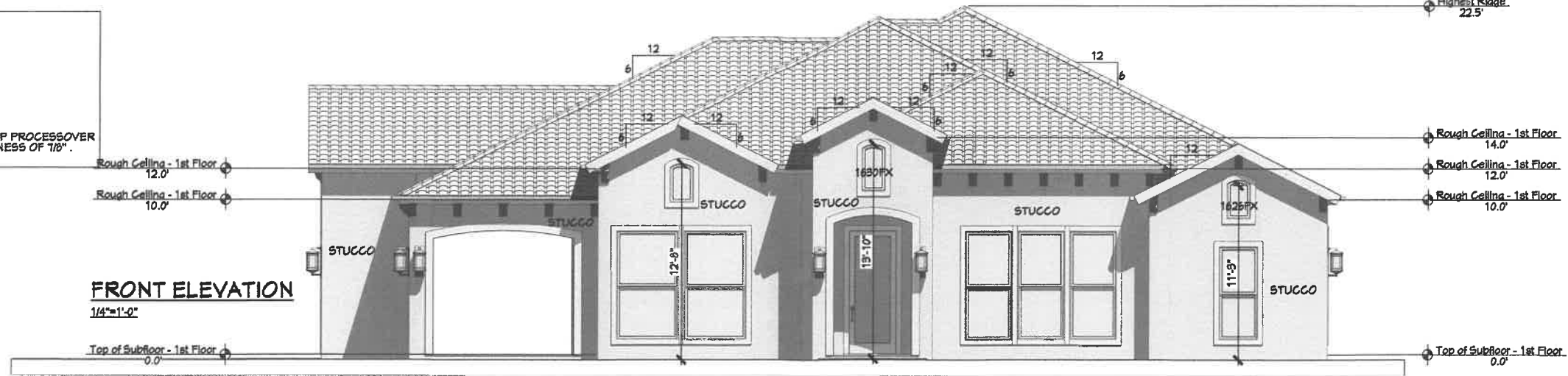
COVERAGES:

FRONT: 100% STUCCO
 REAR: 100% STUCCO
 LEFT: 100% STUCCO
 RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESS OVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 1/8".

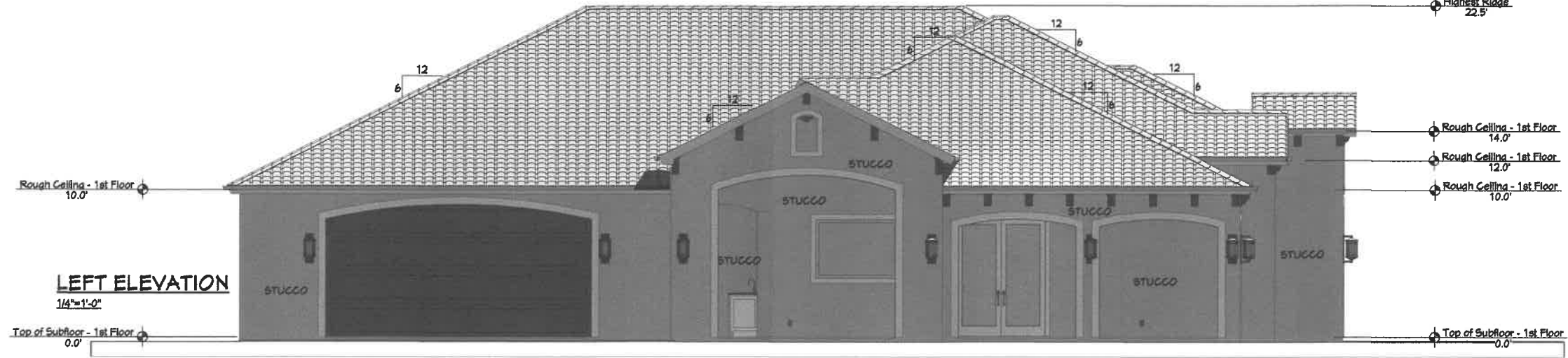
FRONT ELEVATION

1/4"=1'-0"



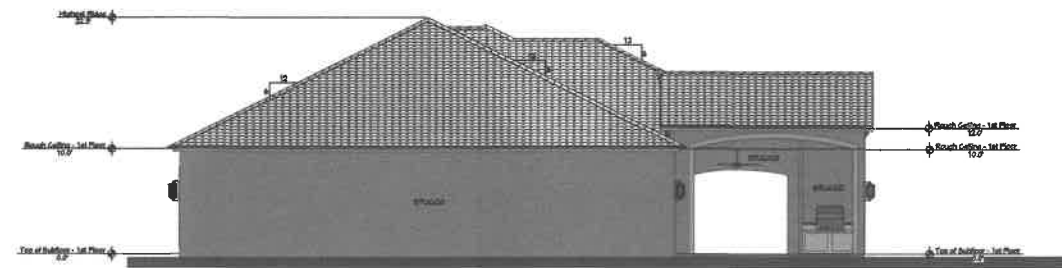
LEFT ELEVATION

1/4"=1'-0"



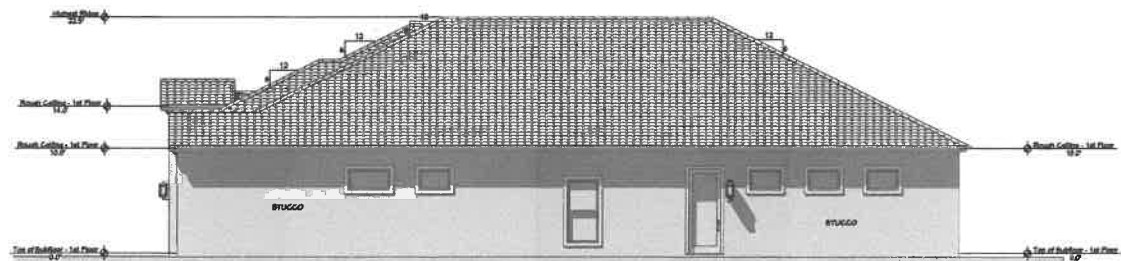
RIGHT ELEVATION

1/8"=1'-0"



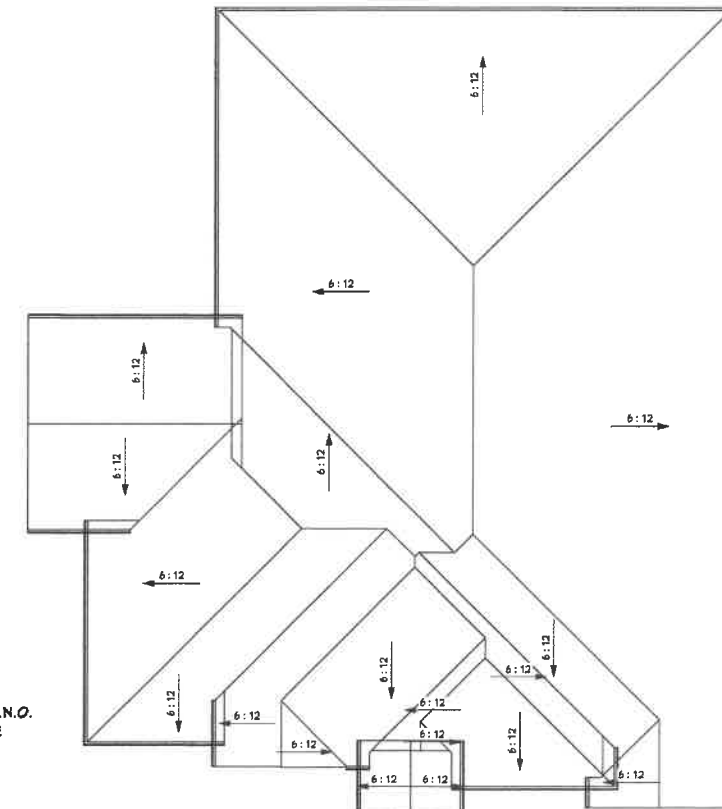
REAR ELEVATION

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"
 *ALL ROOF PITCHES TO BE 6:12 U.N.O.
 *ALL ROOF SURFACES TO BE TILE



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY: STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:

10/20/23

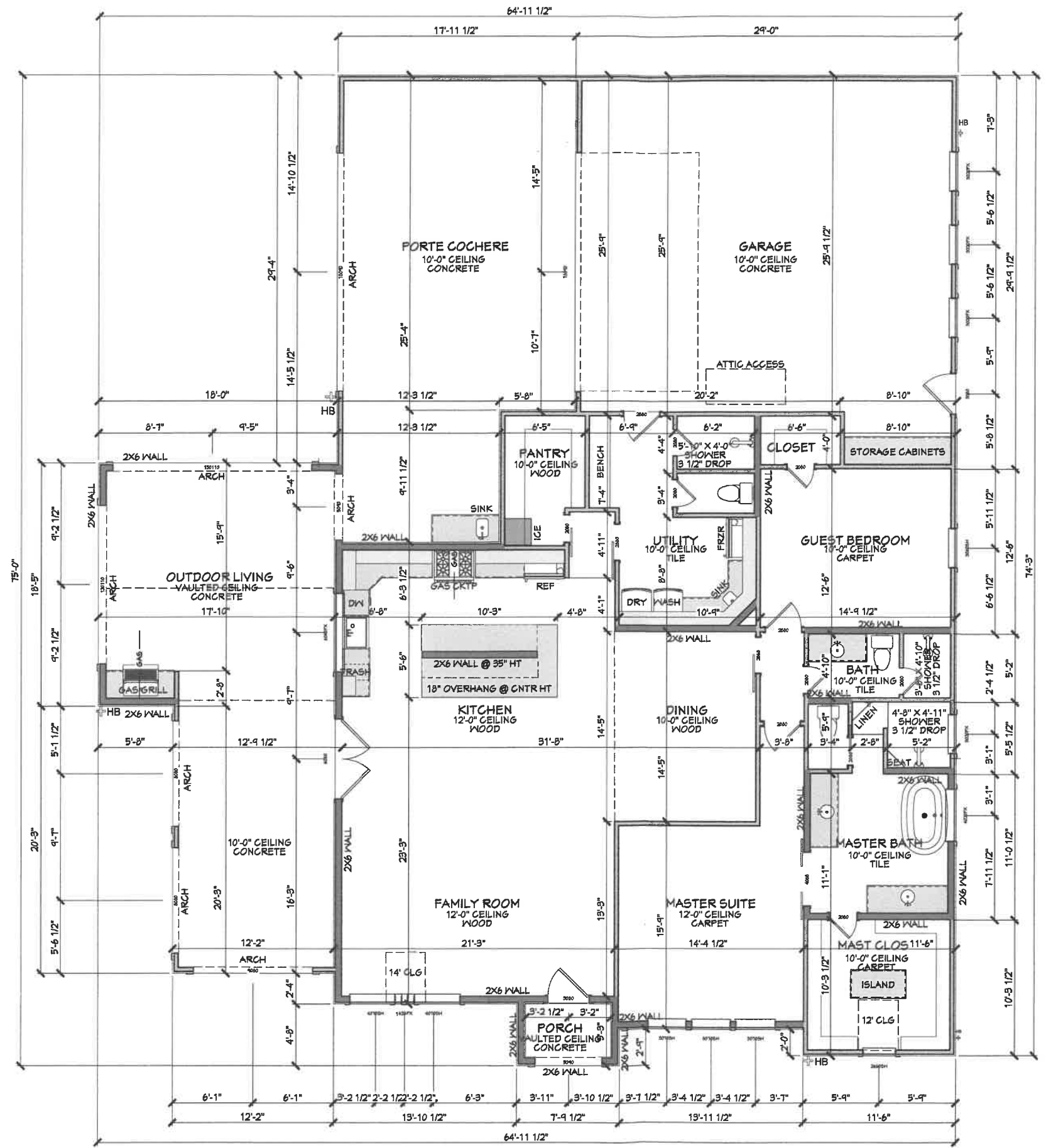
SCALE:

SHEET:

4



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 ARCHIMATRIX.ORG



DOOR SCHEDULE		
LABEL	QTY	DESCRIPTION
18090	1	18090 GARAGE-PANEL
2080	1	2080 L BARN-DOOR P03
2080	1	2080 L POCKET-DOOR P03
2080	1	2080 L SHOWER-GLASS SLAB
2080	1	2080 L IN HINGED-DOOR P03
2080	1	2080 R SHOWER-GLASS SLAB
2080	3	2080 R IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
2888	3	2888 L IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
3080	1	3080 L EX EXT. HINGED-GLASS PANEL
3080	1	3080 R EX EXT. HINGED-GLASS PANEL
4068	1	4068 L/R DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	148"
1626FX	1	FIXED GLASS-AT	1626FX	115 1/2"
1620FX	1	FIXED GLASS-AT	1620FX	15 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	136"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3493

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



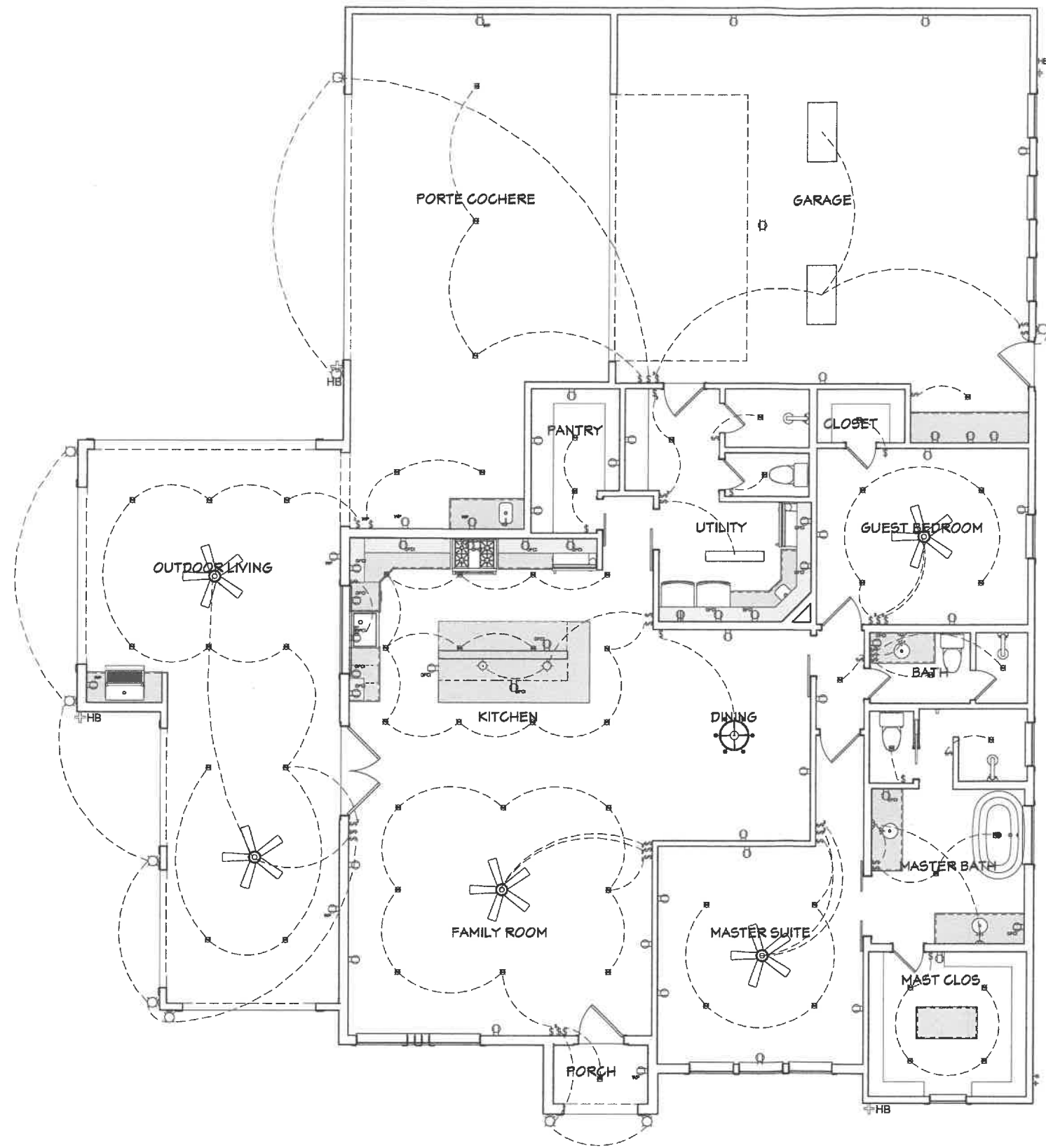
LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23
SCALE:
SHEET:
2P-1



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Electrical Schedule		
2D Symbol	Qty	Description
⊖	1	220V
◇	2	Brimmed Pendant
⊗	5	Ceiling Fan
⊖	30	Duplex
⊖	7	Duplex (weatherproof)
⊖	1	Duplex, Ceiling Mounted
⊖	19	GFCI
⊖	10	Low Wall Sconce
⊖	2	Medium Double Surface Mounted Tube Light [48Vx21D] [48Vx21D]
⊖	1	Medium Surface Mounted Tube Light [48Vx19D] [48Vx19D]
⊖	3	Nicosia
⊖	62	Recessed Down Light 4
⊖	1	Ring Chandelier
⊖	28	Single Pole
⊖	14	Three Way
⊖	1	Weatherproof

ELECTRICAL PLAN
1/4"=1'-0"



LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 9601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:

10/20/23

SCALE:

SHEET:

3



214-897-0241
ARCHIMATRIX.ORG



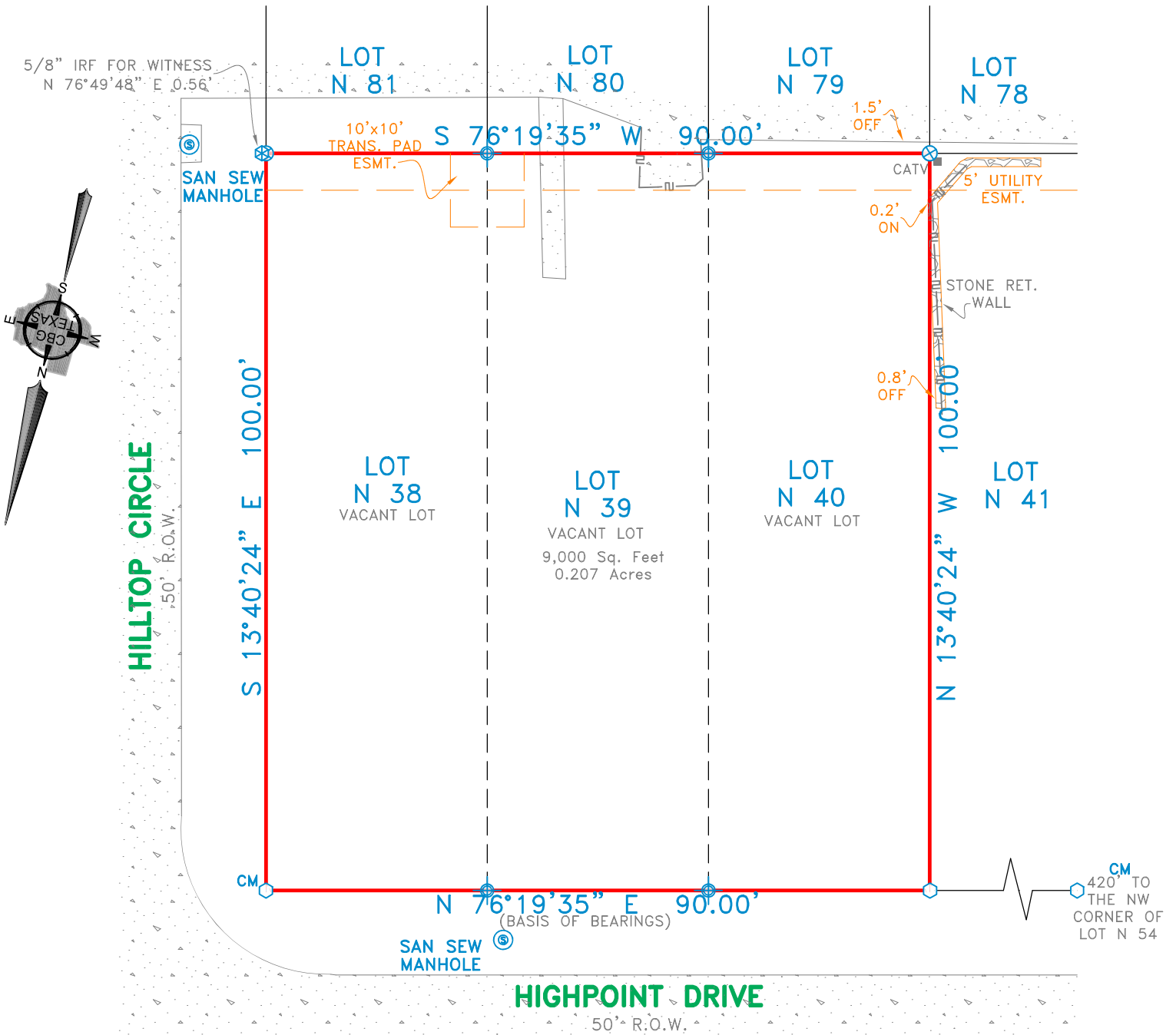
3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1; Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192; Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185; Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284; Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298; Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317, 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
 Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254



419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgtxllc.com



Z2023-055: Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 3601 Highpoint Drive

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive.
- I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.
- M.3 For reference, include the case number (Z2023-055) 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 situated within the Lakeside Village, Phase 4 Subdivision which has been in existence since 1973, consists of 61 lots, and is considered to be approximately 96% developed.
- I.5 Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the *Established Subdivision* ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the *Established Subdivision*.”
- I.6 In this case, the proposed request appears to meet most of the requirements for *Residential Infill Adjacent to an Established Subdivision*, the zoning requirements for a property in Planned Development District 2 (PD-2).
- M.7 Please review the attached *Draft Ordinance* prior to the December 27, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 3, 2024.
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 3, 2024; 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 January 9, 2024, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 27, 2023.
- I.9 The projected City Council meeting dates for this case will be January 16, 2024 (1st Reading) and February 5, 2024 (2nd Reading).

Engineering Department:

- Plot plan, including grading showing swales and drainage pattern, shall be required with the Building Permit.



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: 3601 HIGHPOINT
 SUBDIVISION: LAKE SIDE VILLAGE LOT N 38-39-40 BLOCK TRACT N-40
 GENERAL LOCATION: HIGH POINT + HILLTOP CIRCLE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF1 CURRENT USE: LOT
 PROPOSED ZONING: PROPOSED USE: NEW HOME
 ACREAGE: 1.66 LOTS [CURRENT]: 3 LOTS [PROPOSED]: 1

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

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

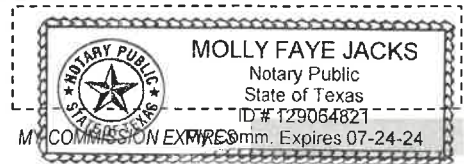
<input type="checkbox"/> OWNER	CHRIS CHARLA MALEK	<input type="checkbox"/> APPLICANT	DEAN CATHEY CUSTOM HOMES
CONTACT PERSON	CHRIS MALEK	CONTACT PERSON	DEAN CATHEY
ADDRESS	3022 HARBOR DR.	ADDRESS	3066 ROCHELLE RD
CITY, STATE & ZIP	ROCKWALL TX 75087	CITY, STATE & ZIP	ROCKWALL TX 75087
PHONE	713-819-1811	PHONE	972-571-1630
E-MAIL	CCONTHE ROCK@YA.HOO.COM	E-MAIL	DEAN@DEANCATHEY.COM

NOTARY VERIFICATION [REQUIRED]

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

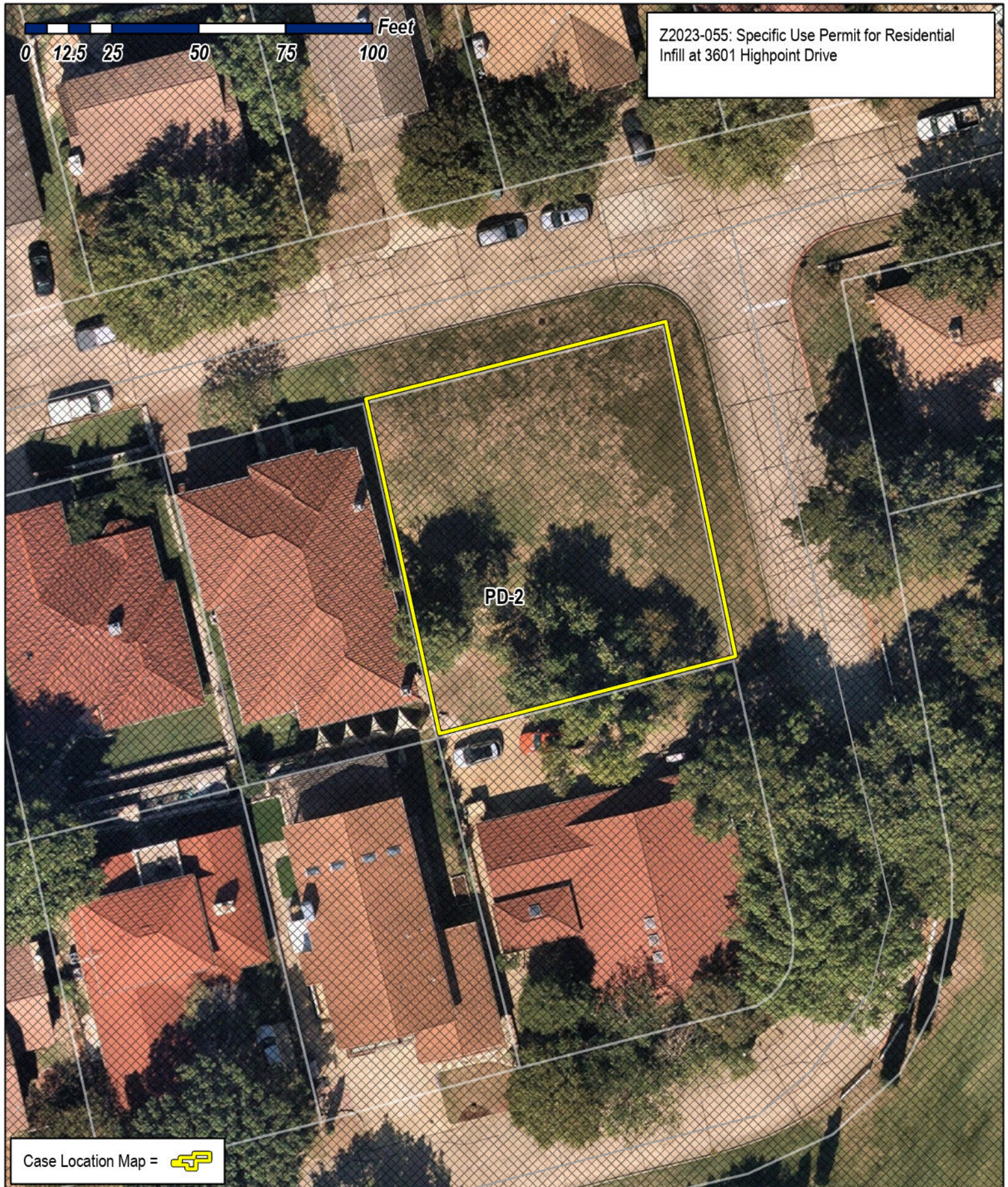
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF Dec. 2023 BY SIGNING THIS APPLICATION, 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 12 DAY OF Dec, 2023
 OWNER'S SIGNATURE: Chris Malek
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Molly Faye Jacks




0 12.5 25 50 75 100 Feet

Z2023-055: Specific Use Permit for Residential Infill at 3601 Highpoint Drive



PD-2

Case Location Map = 



City of Rockwall

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

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

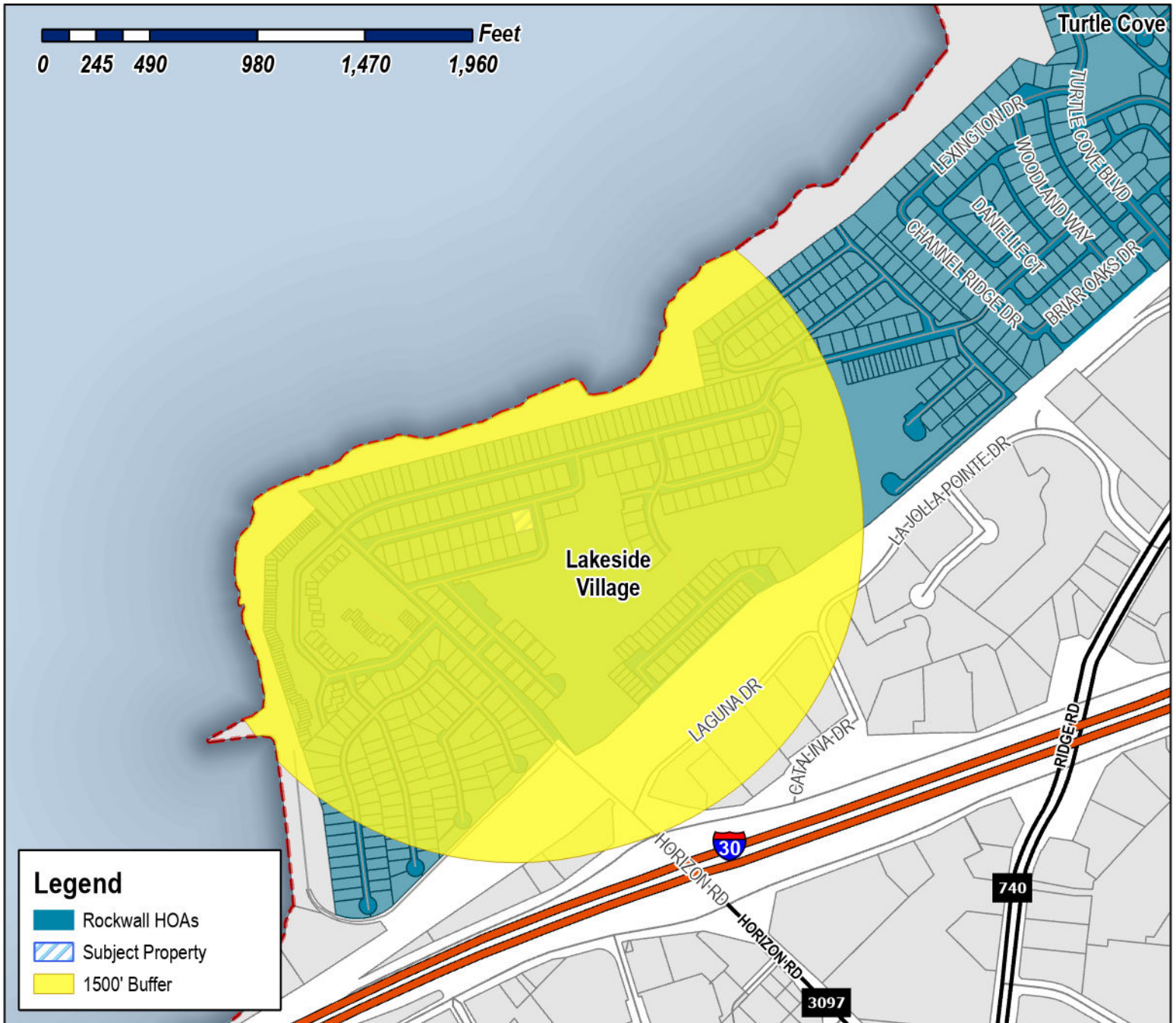




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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/14/2023
 For Questions on this Case Call (972) 771-7745

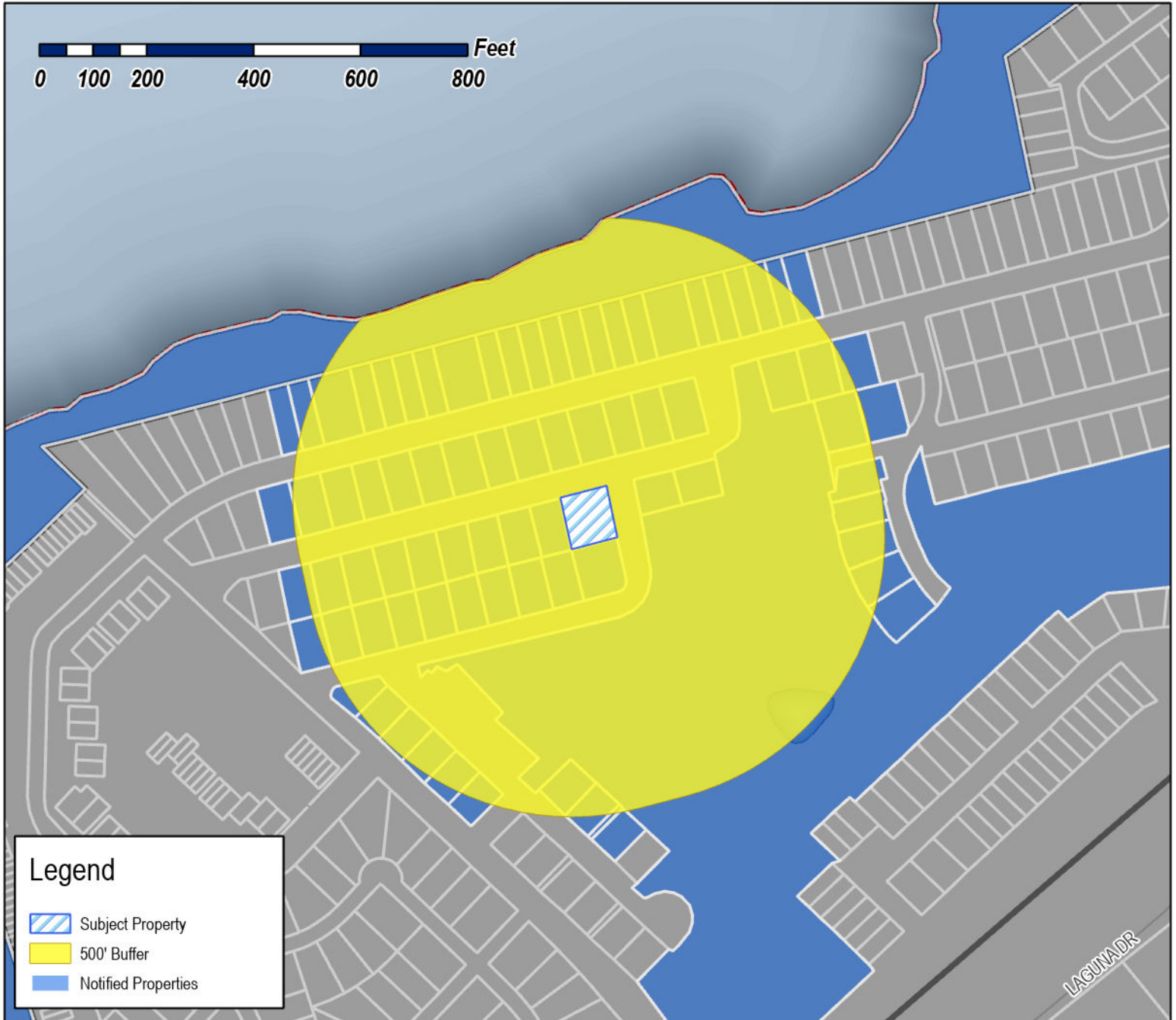




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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/13/2023

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



KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

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:

Z2023-055: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 16, 2024 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 Tuesday, January 16, 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. Z2023-055: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

[Empty text input area]

Name: [Text input field]

Address: [Text input field]

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

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



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY, STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:
 10/20/23

SCALE:
 1" = 10'-0"

SHEET:
 1

ARCHIMATRIX
 Design • Plan • Visual

214-831-0241
 ARCHIMATRIX.ORG

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 34-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
 WALLS R-21
 FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

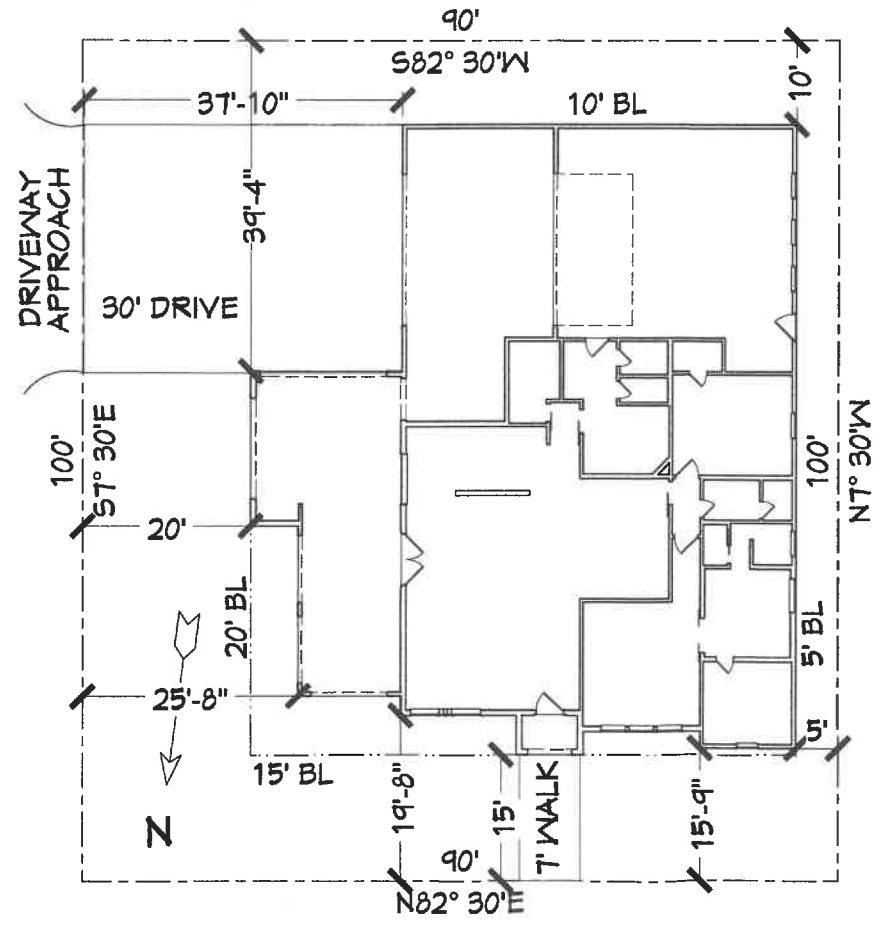
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
 CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
 PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

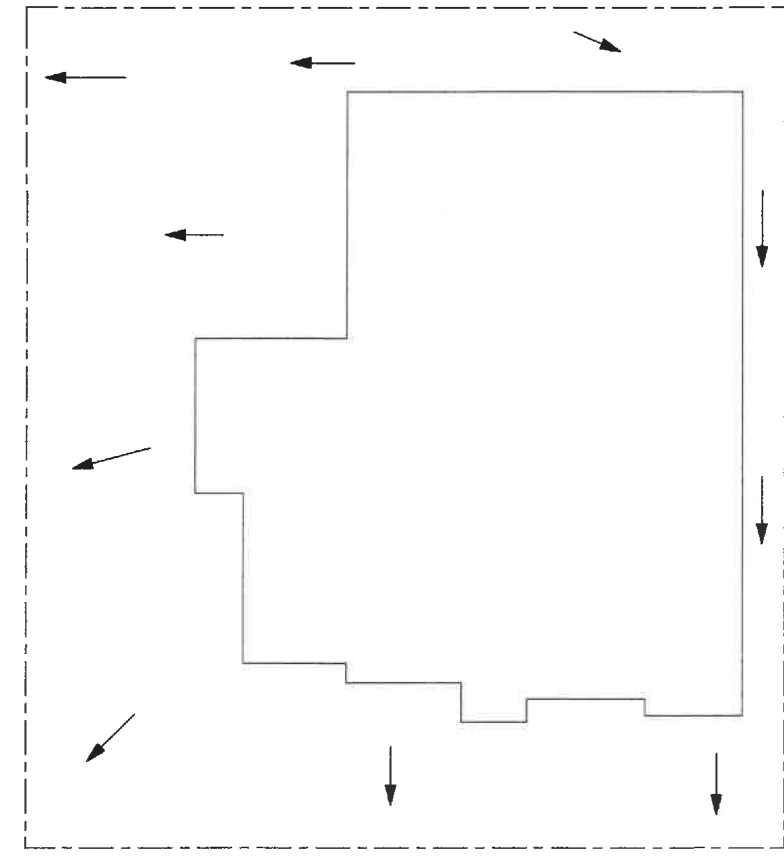


LOT = 9,000
 FOOTPRINT = 3,998
 COVERAGE = 44%



PLOT PLAN
 1" = 10'-0"

DRAINAGE



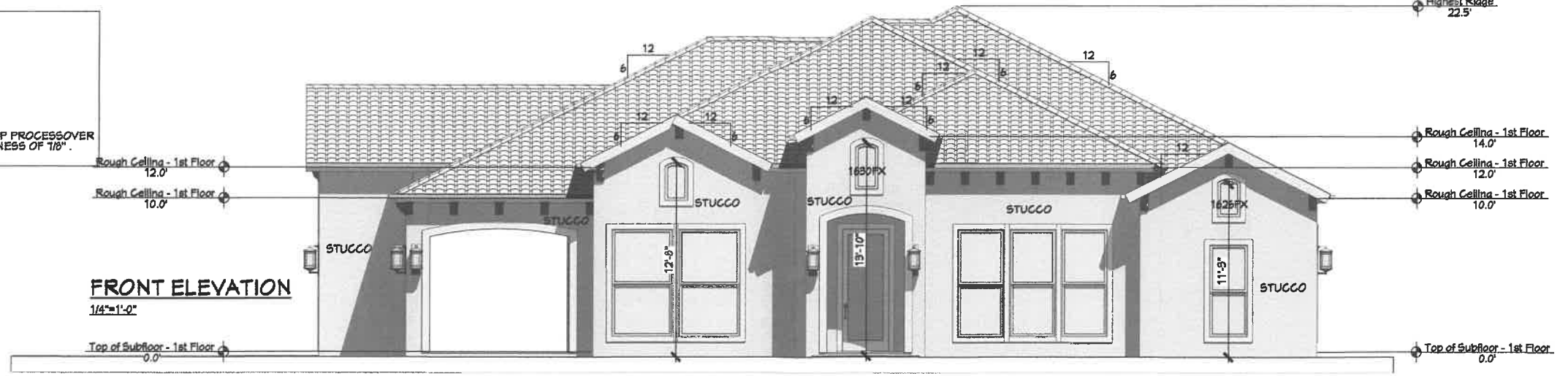
DRAINAGE PLAN
 1" = 10'-0"

NOTES:

COVERAGES:

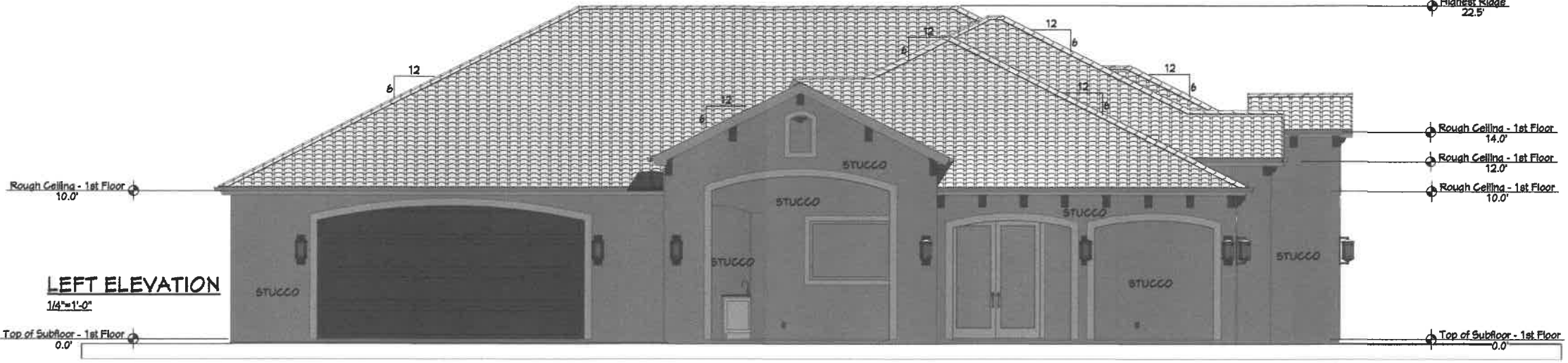
FRONT: 100% STUCCO
 REAR: 100% STUCCO
 LEFT: 100% STUCCO
 RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESS OVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 1/8".



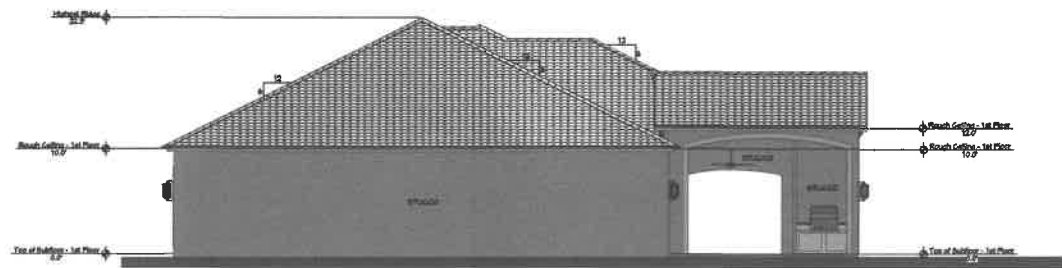
FRONT ELEVATION

1/4"=1'-0"



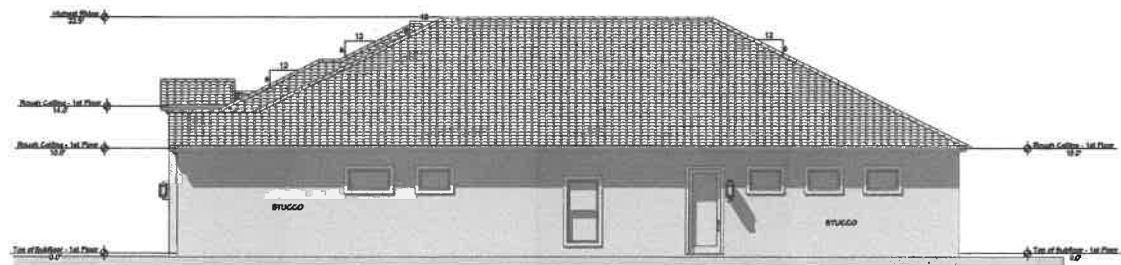
LEFT ELEVATION

1/4"=1'-0"



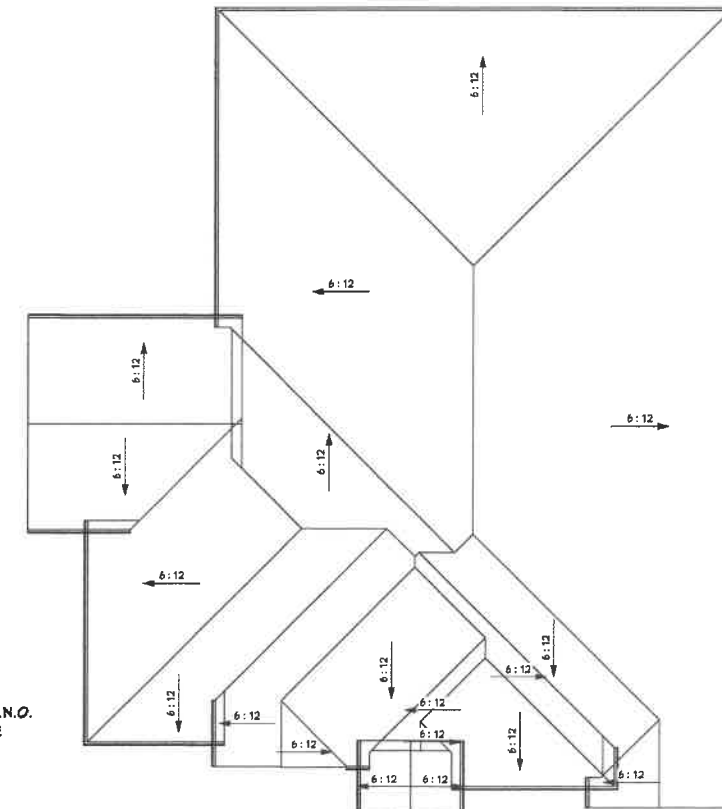
RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"
 *ALL ROOF PITCHES TO BE 6:12 U.N.O.
 *ALL ROOF SURFACES TO BE TILE



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY: STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:

10/20/23

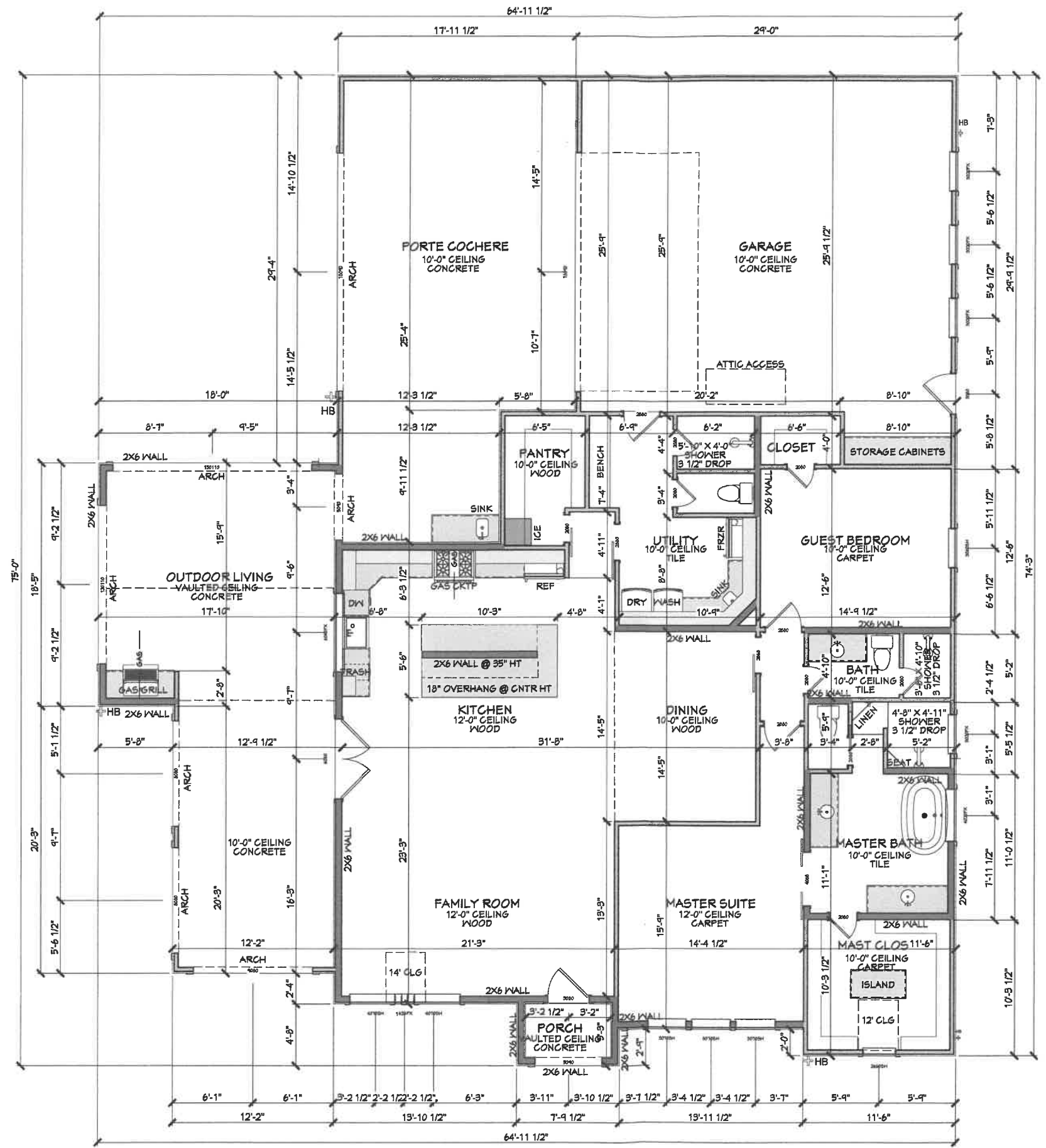
SCALE:

SHEET:

4



214-837-0241
 ARCHIMATRIX.ORG



DOOR SCHEDULE		
LABEL	QTY	DESCRIPTION
18090	1	18090 GARAGE-PANEL
2080	1	2080 L BARN-DOOR P03
2080	1	2080 L POCKET-DOOR P03
2080	1	2080 L SHOWER-GLASS SLAB
2080	1	2080 L IN HINGED-DOOR P03
2080	1	2080 R SHOWER-GLASS SLAB
2080	3	2080 R IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
2888	3	2888 L IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
3080	1	3080 L EX EXT. HINGED-GLASS PANEL
3080	1	3080 R EX EXT. HINGED-GLASS PANEL
4068	1	4068 L/R DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	148"
1626FX	1	FIXED GLASS-AT	1626FX	115 1/2"
1620FX	1	FIXED GLASS-AT	1620FX	15 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	136"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3493

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



LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:

10/20/23

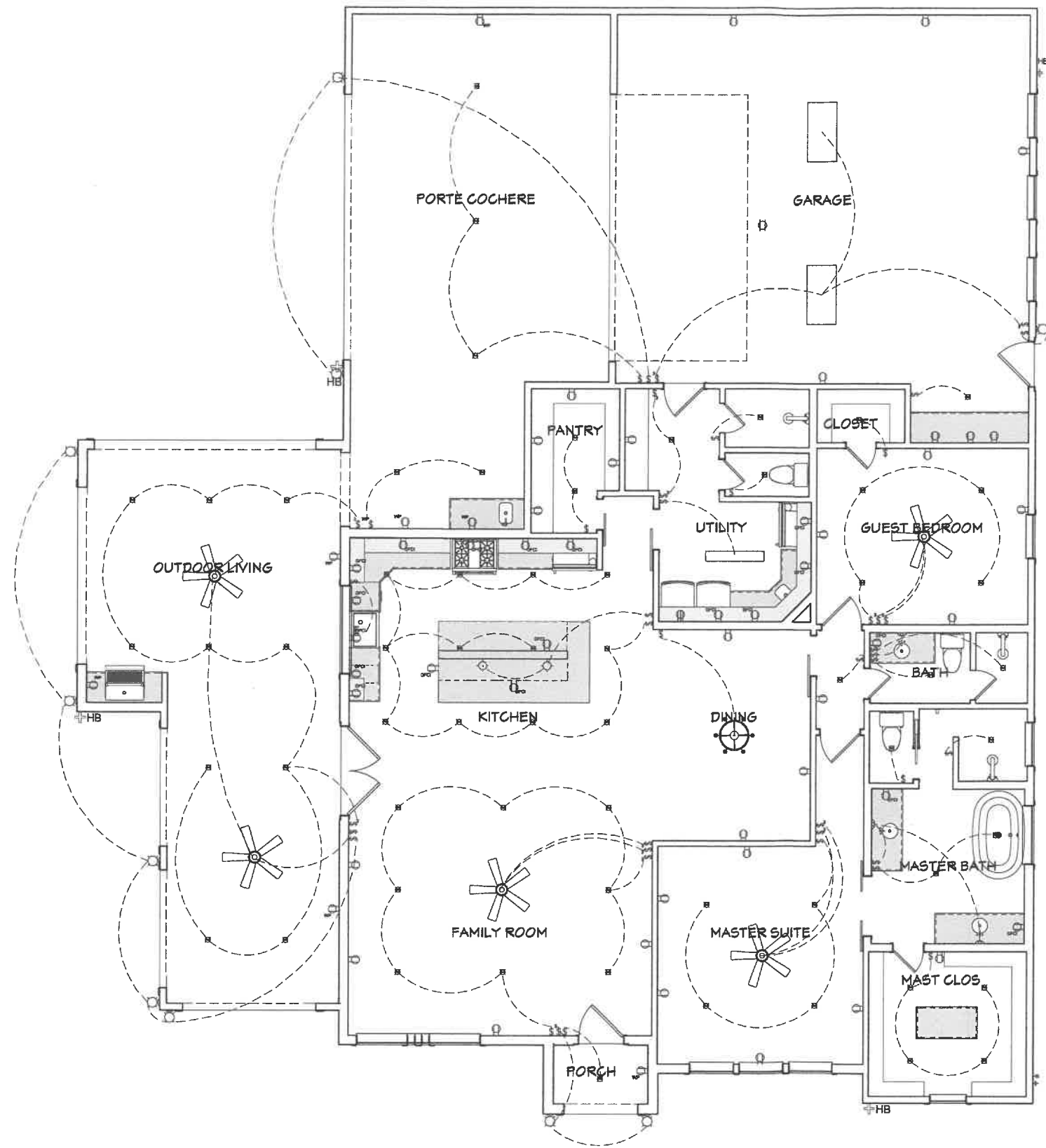
SCALE:

SHEET:

2P-1



214-837-0241
ARCHIMATRIX.ORG



Electrical Schedule		
2D Symbol	Qty	Description
⊖	1	220V
◇	2	Brimmed Pendant
⊗	5	Ceiling Fan
⊖	30	Duplex
⊖	7	Duplex (weatherproof)
⊖	1	Duplex, Ceiling Mounted
⊖	19	GFCI
⊖	10	Low Wall Sconce
⊖	2	Medium Double Surface Mounted Tube Light [48Vx21D] [48Vx21D]
⊖	1	Medium Surface Mounted Tube Light [48Vx19D] [48Vx19D]
⊖	3	Nicosia
⊖	62	Recessed Down Light 4
⊖	1	Ring Chandelier
⊖	28	Single Pole
⊖	14	Three Way
⊖	1	Weatherproof

ELECTRICAL PLAN
1/4"=1'-0"



LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 9601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:

10/20/23

SCALE:

SHEET:

3



214-897-0241
ARCHIMATRIX.ORG



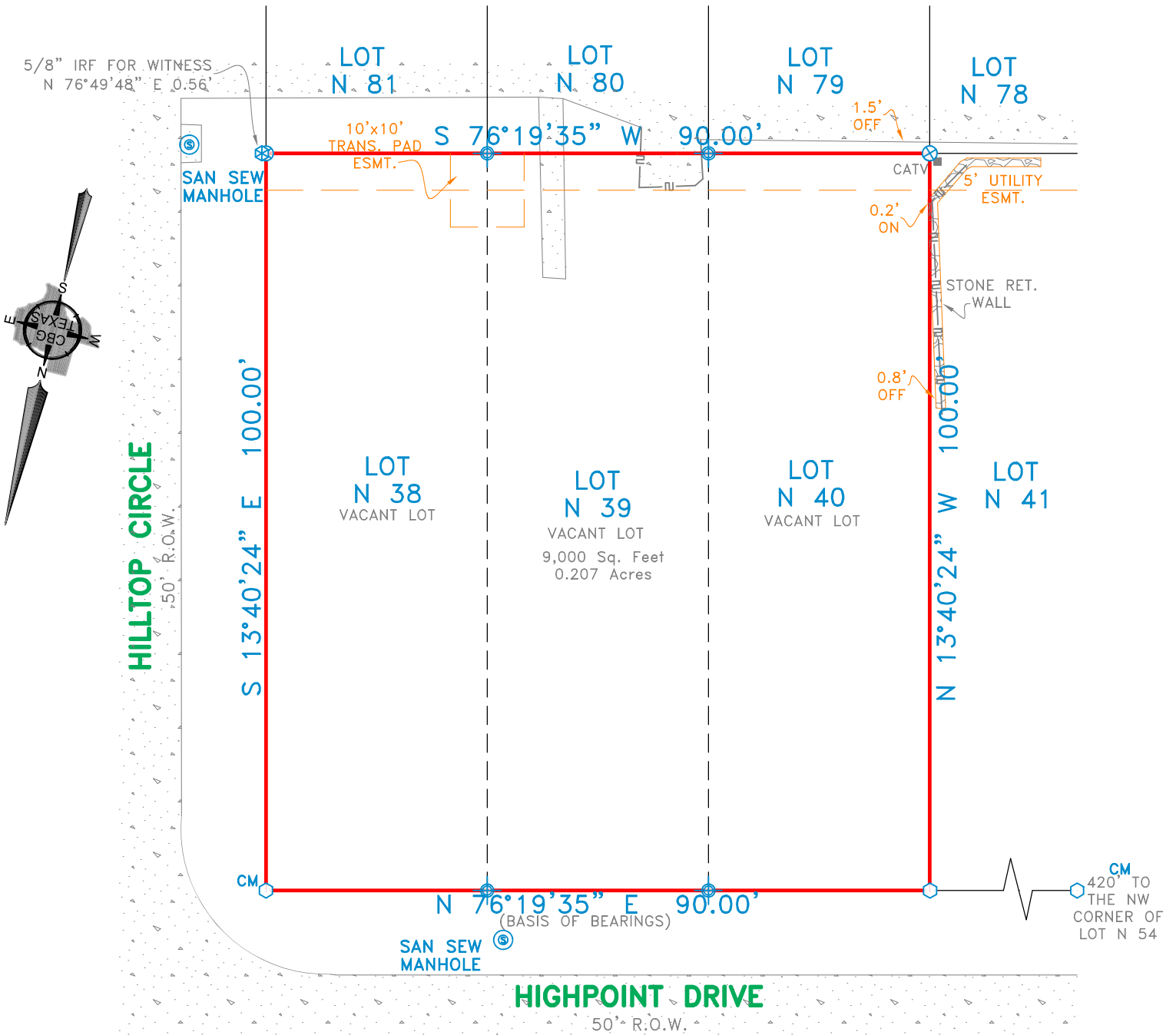
3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1; Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192; Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185; Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284; Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298; Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317, 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
 Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254



419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgtllc.com



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2070-ACRE TRACT OF LAND, IDENTIFIED AS LOTS N38, N39 & N40 OF LAKESIDE VILLAGE, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dean Cathey of Dean Cathy Custom Homes, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.207-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 2 (PD-2) of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 2 (PD-2) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home adjacent to 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*, Planned Development District 2 (PD-2) -- 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 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 FEBRUARY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 16, 2024

2nd Reading: February 5, 2024

Exhibit 'A':
Location Map

Address: 3601 Highpoint Drive

Legal Description: Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition

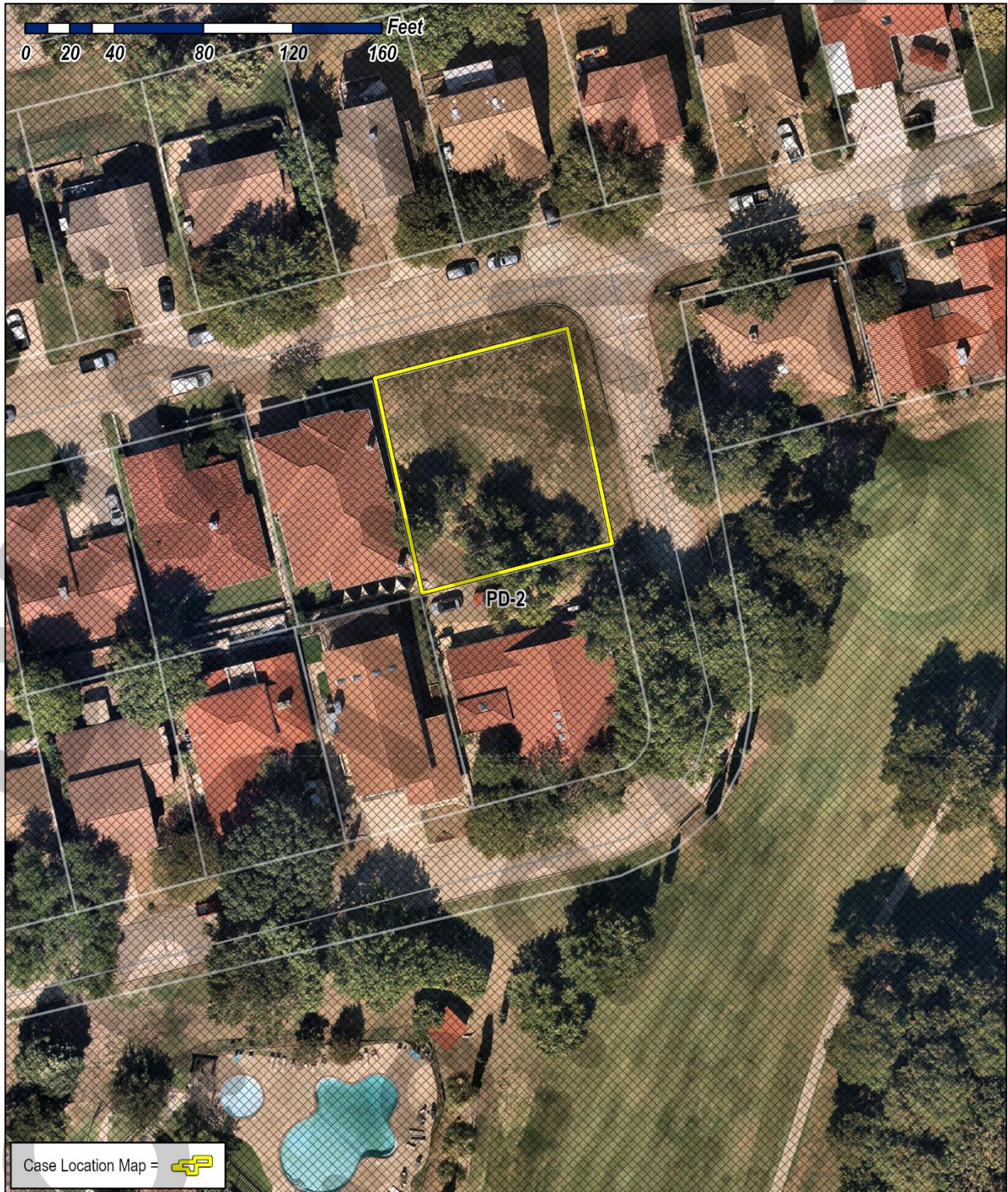
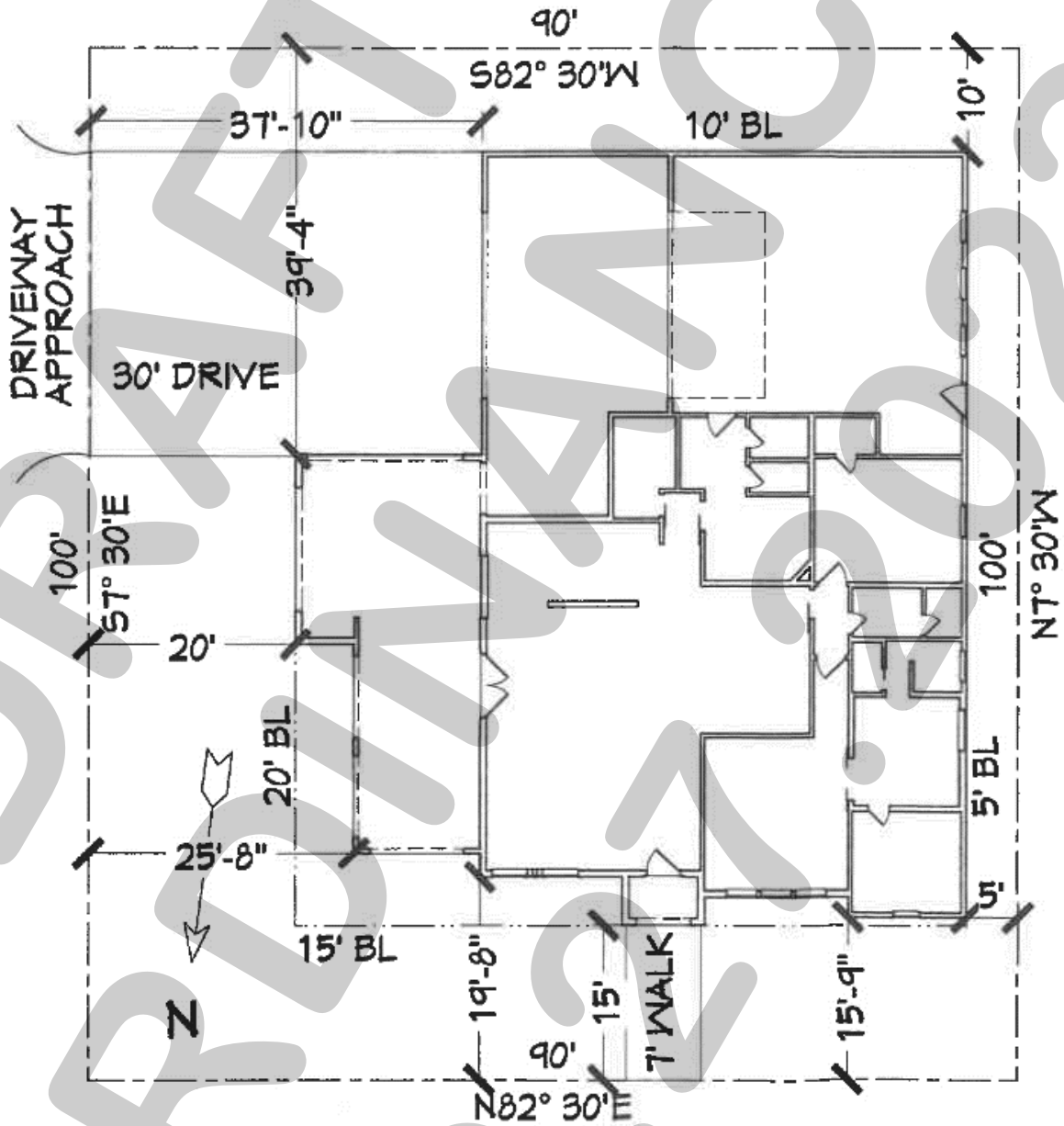


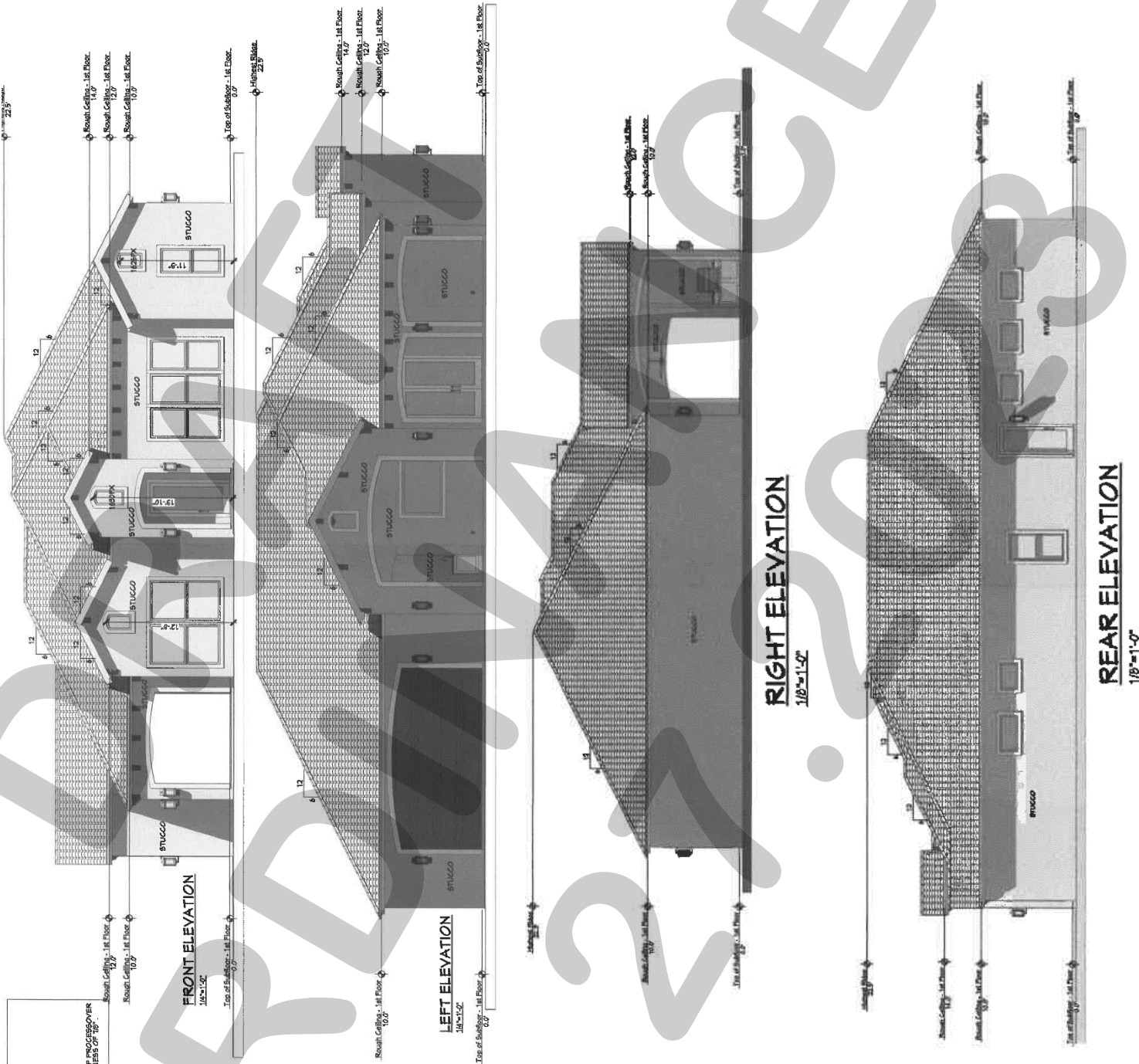
Exhibit 'B':
Residential Plot Plan

LOT = 9,000
FOOTPRINT = 3,998
COVERAGE = 44%



PLOT PLAN
1" = 10'-0"

**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: January 9, 2024

APPLICANT: Dean Cathey

CASE NUMBER: Z2023-055; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 3601 Highpoint Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04 [Case No. A1960-004]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Planned Development District 2 (PD-2) as of January 3, 1972. In 1973, the subject property was platted as Lots N38, N39 & N40 of the Lakeside Village Subdivision, Phase 4. On October 1, 1984, the City Council approved a site plan (*i.e. Case No. PZ1984-023-01*) for Phases 1-4 of the Lakeside Village Subdivision. On November 5, 1984 (*Ordinance No. 84-53*) and August 3, 1992 (*Ordinance No. 92-23*) the City Council adopted changes to the area requirements for Phases 1-4 of the Lakeside Village Subdivision. The subject property has remained zoned Planned Development District 4 (PD-4) for single-family detached land uses and has been vacant since annexation.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3601 Highpoint Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Highpoint Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several parcels of land developed with single-family homes that are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Beyond this is Lakeside Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a single-family home (*i.e. 3602 Hilltop Circle*). Beyond this is Hilltop Circle, which is identified as an *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 21.07-acre tract of land that belongs to the Lakeside Village Homeowners Association (HOA) and is part of the Lakeside Village #3 subdivision plat. All of these properties are zoned Planned Development District 2 (PD-2).

East: Directly east of the subject property is Hilltop Circle, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 21.07-acre tract of land that belongs to the Lakeside Village Homeowners Association (HOA) and is part of the Lakeside Village #3 subdivision plat. Beyond this are five (5) parcels of land (*i.e. 3501, 3503, 3505, 3507, and 3509 Augusta Trail*) developed with single-family homes. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses.

West: Directly west of the subject property is are seven parcels of land (*i.e. 3603, 3605, 3607, 3609, 3611, 3613, & 3615 Hilltop Circle*) that are developed with single-family homes. Beyond this are two (2) vacant parcels of land (*i.e. 3617 & 3619 Hilltop Circle*) and an additional parcel of land (*i.e. 3621 Hilltop Circle*) that is developed with a single-family home. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Further east of this is Village Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 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 90.00% developed, and that has been in existence for more than ten (10) years.” The subject property is located in Phase 4 of the Lakeside Village Subdivision, which has been in existence since 1973, consists of 61 single-family residential lots, and is 95.08% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Highpoint Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Highpoint Drive are oriented towards Highpoint Drive.	The front elevation of the home will face onto Highpoint Drive.
Year Built	1979-2018	N/A
Building SF on Property	2,131 SF – 5,075 SF	3,993 SF
Building Architecture	Tuscan Homes	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback for homes with front entry garages and ten (10) feet for homes with rear or side yard entry garages.	15-Feet (<i>Required 10-Feet</i>)
Side	The side yard setbacks appear to conform to the required five (5) foot internal side yard setback and ten (10) foot adjacent to a street.	5-Feet Internal Side Yard 20-Feet Side Yard Adjacent to Hilltop Circle
Rear	The rear yard setbacks appear conform to the required 7½-foot rear yard setback.	10-Feet
Building Materials	Stucco	Stucco
Paint and Color	White, Cream	<i>Undefined by the Applicant</i>
Roofs	Tile	Tile

Driveways	Driveways are mostly in the front of the homes and visible from Highpoint Drive.	The garage will be a j-swing garage.
-----------	--	--------------------------------------

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for Planned Development District 2 (PD-2) 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 Highpoint Drive 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 existing subdivision.

NOTIFICATIONS

On December 19, 2023, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lakeside Village Homeowner’s Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one notice in favor of the applicant’s request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘B’* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit ‘C’* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this 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 3601 HIGHPOINT

SUBDIVISION LAKE SIDE VILLAGE

LOT N 38-39-40 BLOCK TRACT N-40

GENERAL LOCATION HIGH POINT + HILLTOP CIRCLE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF1

CURRENT USE LOT

PROPOSED ZONING

PROPOSED USE NEW HOME

ACREAGE 1.66

LOTS [CURRENT]

3

LOTS [PROPOSED]

1

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

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

OWNER CHRIS CHARLA MALEK

APPLICANT DEAN CATHEY CUSTOM HOMES

CONTACT PERSON CHRIS MALEK

CONTACT PERSON DEAN CATHEY

ADDRESS 3022 HARBOR DR.

ADDRESS 3066 ROCHELLE RD

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 713-819-1811

PHONE 972-571-1630

E-MAIL CC ON THE ROCK@YA.HOO.COM

E-MAIL DEAN@DEANCATHEY.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF Dec. 20 23 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."

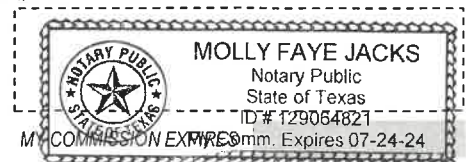
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF Dec, 20 23

OWNER'S SIGNATURE

Chris Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Molly Faye Jacks




0 12.5 25 50 75 100 Feet

Z2023-055: Specific Use Permit for Residential Infill at 3601 Highpoint Drive



PD-2

Case Location Map = 



City of Rockwall

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

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

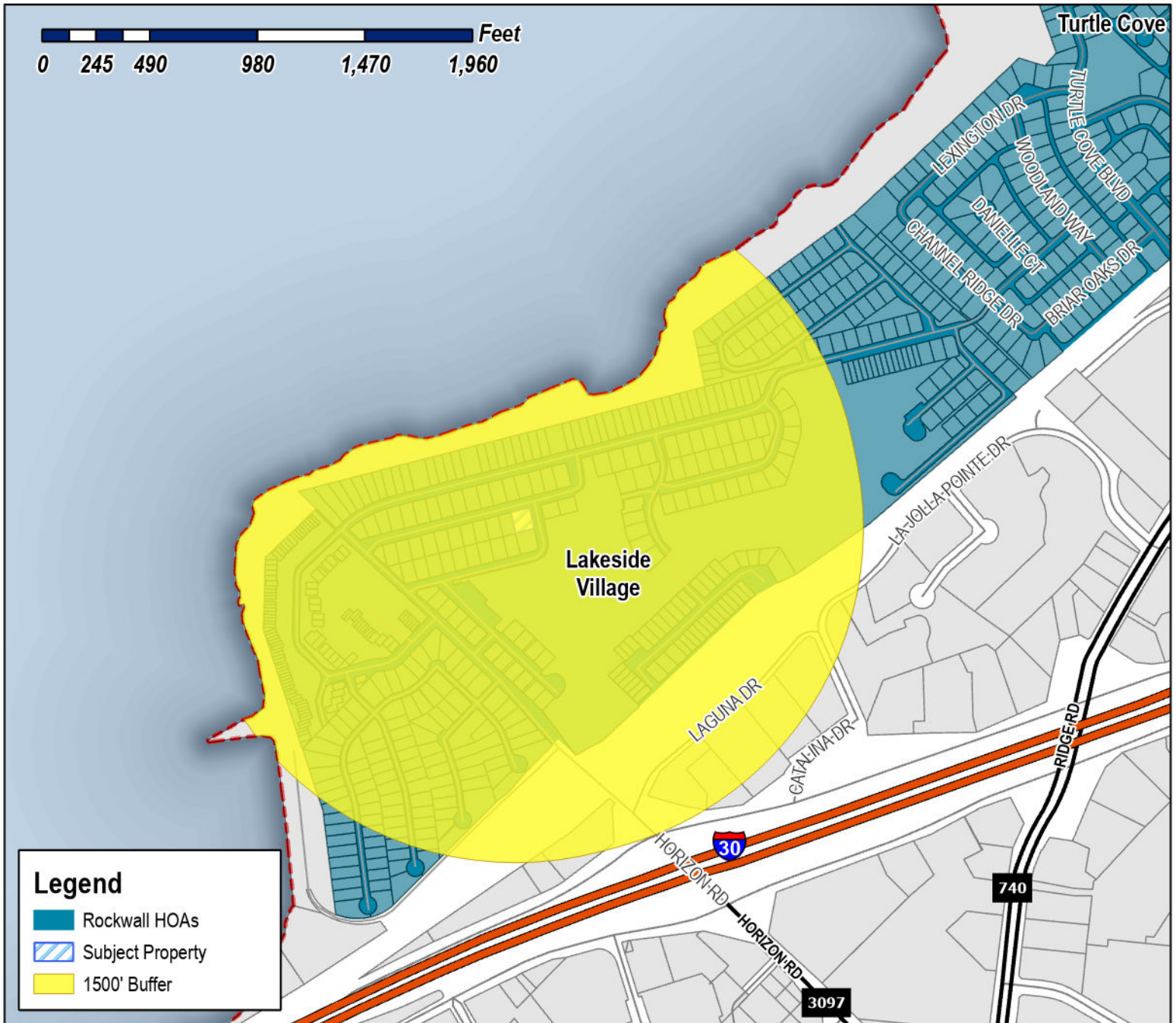




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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/14/2023
 For Questions on this Case Call (972) 771-7745

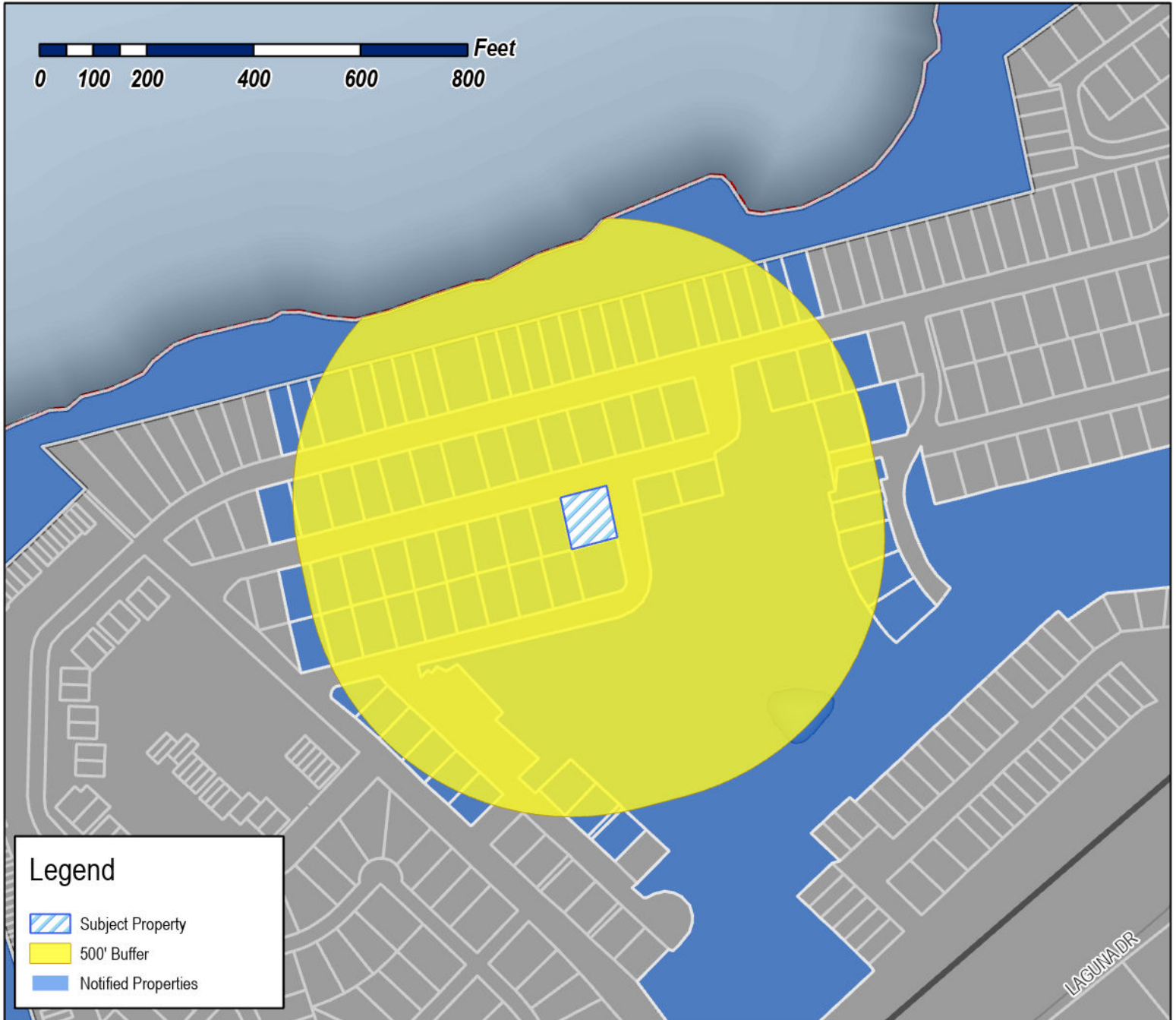




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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/13/2023

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



KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

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:

Z2023-055: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 16, 2024 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 Tuesday, January 16, 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. Z2023-055: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name: [Grey bar]
Address: [Grey bar]

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-055: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name: PATRICIA SPROULL

Address: [Redacted]

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

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



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY, STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:
 10/20/23
 SCALE:
 SHEET:
 1

DATE:
 10/20/23
 SCALE:
 SHEET:
 1



214-831-0241
 ARCHIMATRIX.ORG

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 34-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (MVSREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
 WALLS R-21
 FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

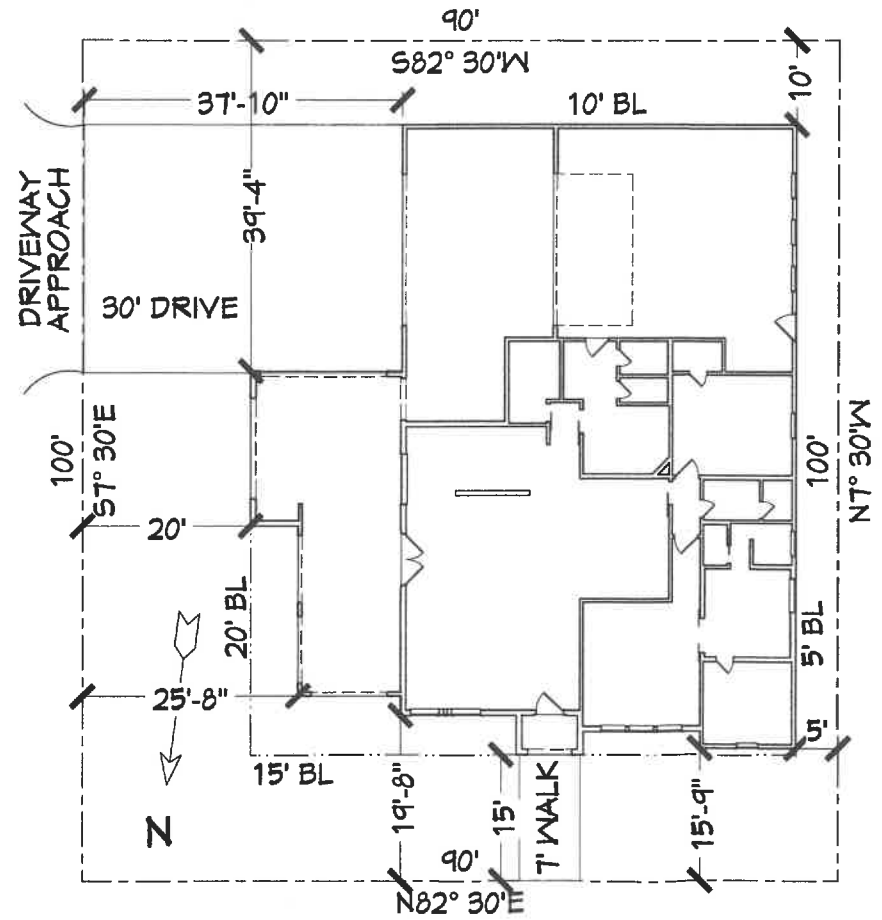
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
 CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
 PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

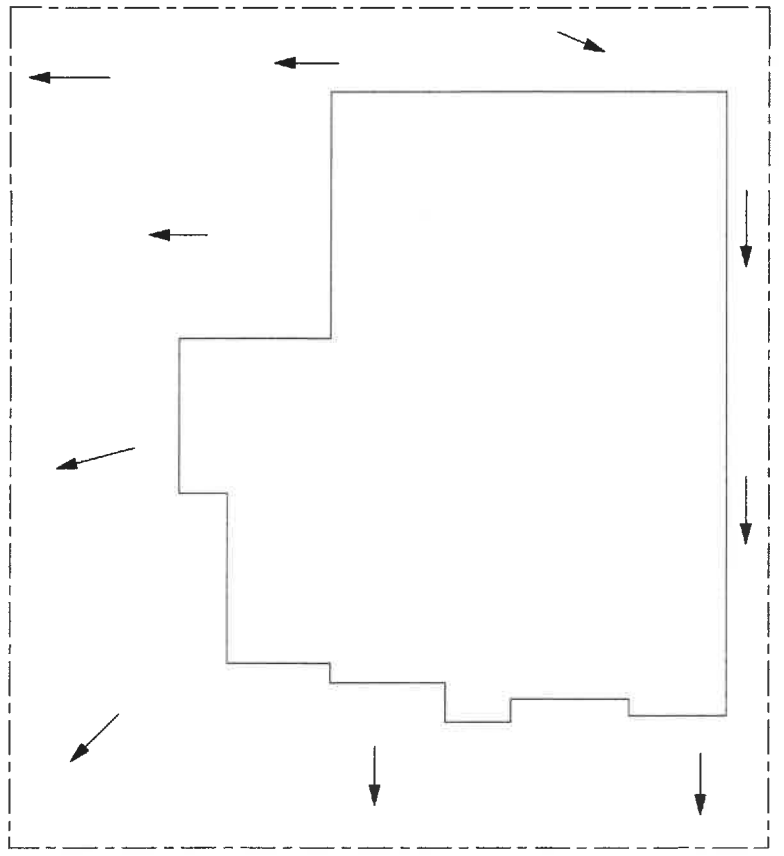


LOT= 9,000
 FOOTPRINT= 3,998
 COVERAGE = 44%



PLOT PLAN
 1"= 10'-0"

DRAINAGE



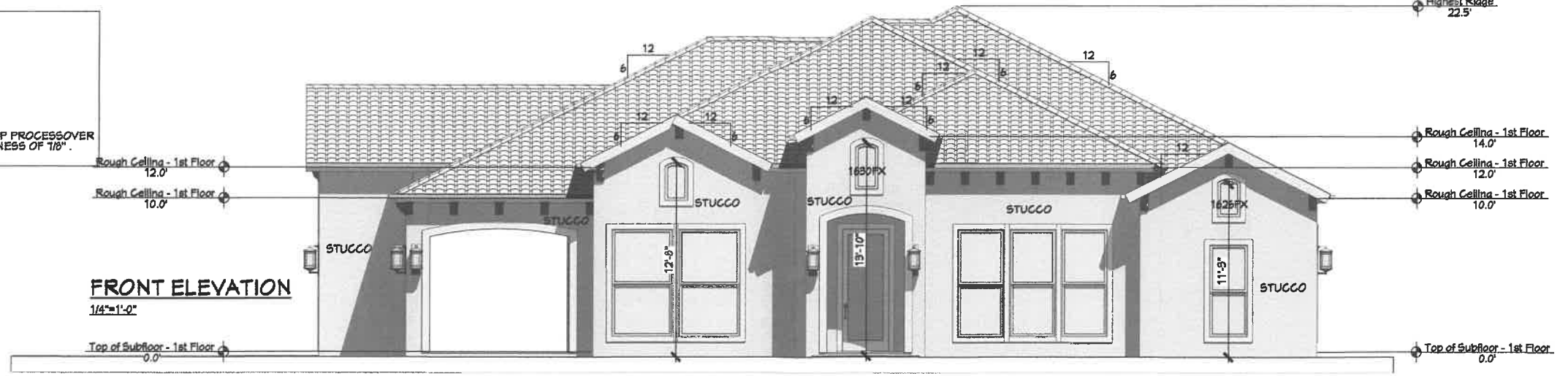
DRAINAGE PLAN
 1"= 10'-0"

NOTES:

COVERAGES:

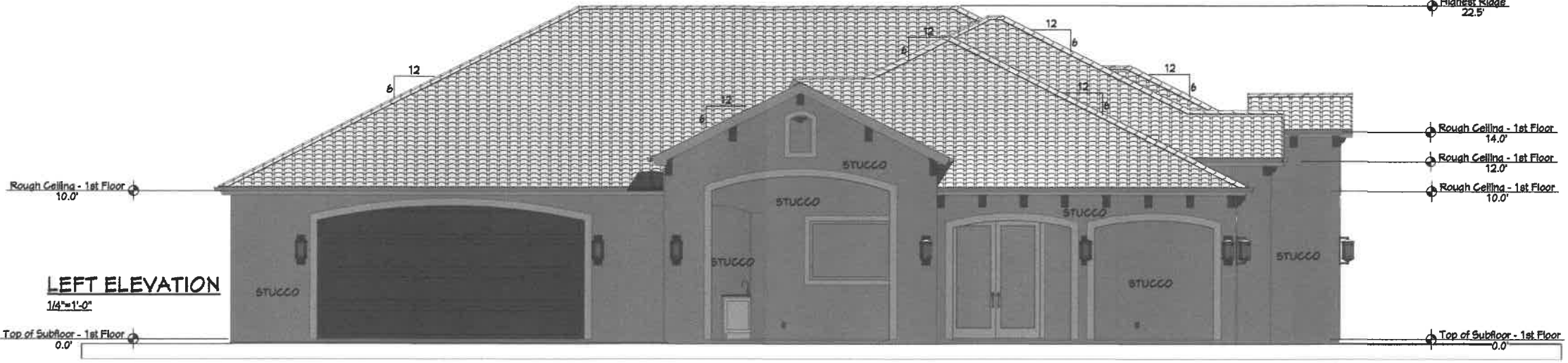
FRONT: 100% STUCCO
 REAR: 100% STUCCO
 LEFT: 100% STUCCO
 RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESS OVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 1/8".



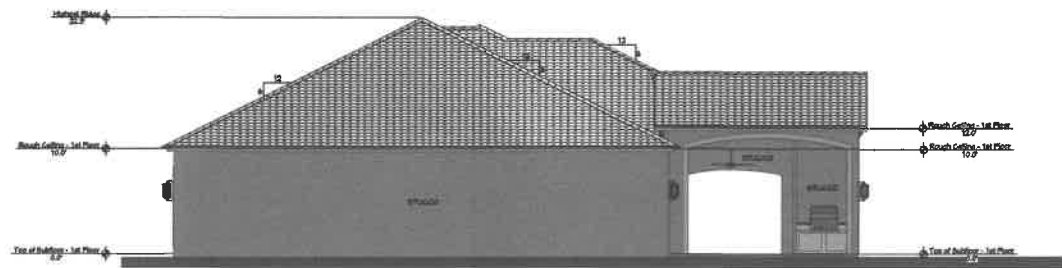
FRONT ELEVATION

1/4"=1'-0"



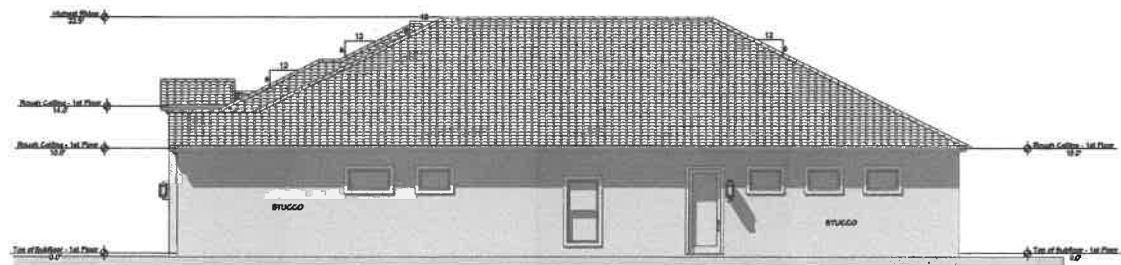
LEFT ELEVATION

1/4"=1'-0"



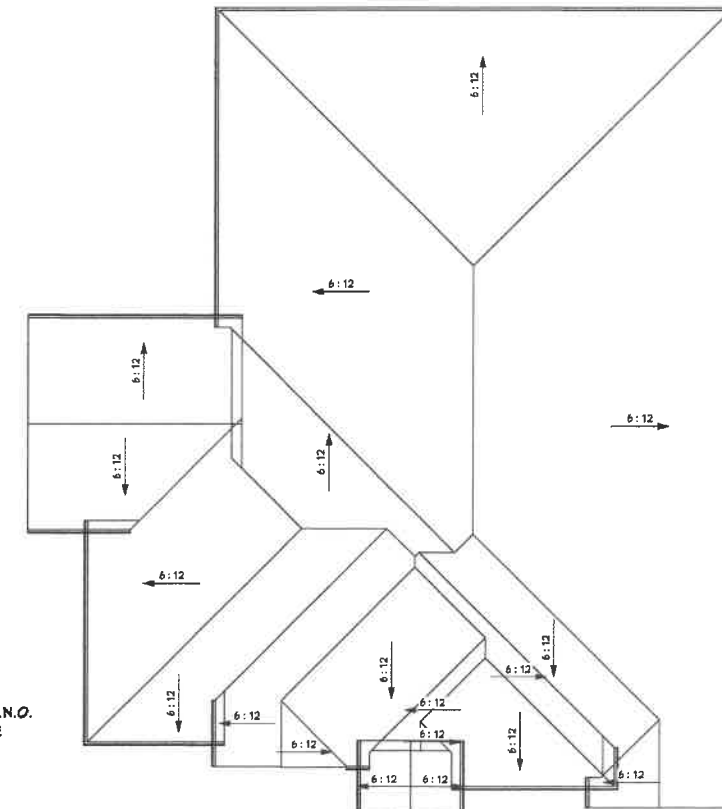
RIGHT ELEVATION

1/8"=1'-0"



REAR ELEVATION

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"
 *ALL ROOF PITCHES TO BE 6:12 U.N.O.
 *ALL ROOF SURFACES TO BE TILE



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY: STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:

10/20/23

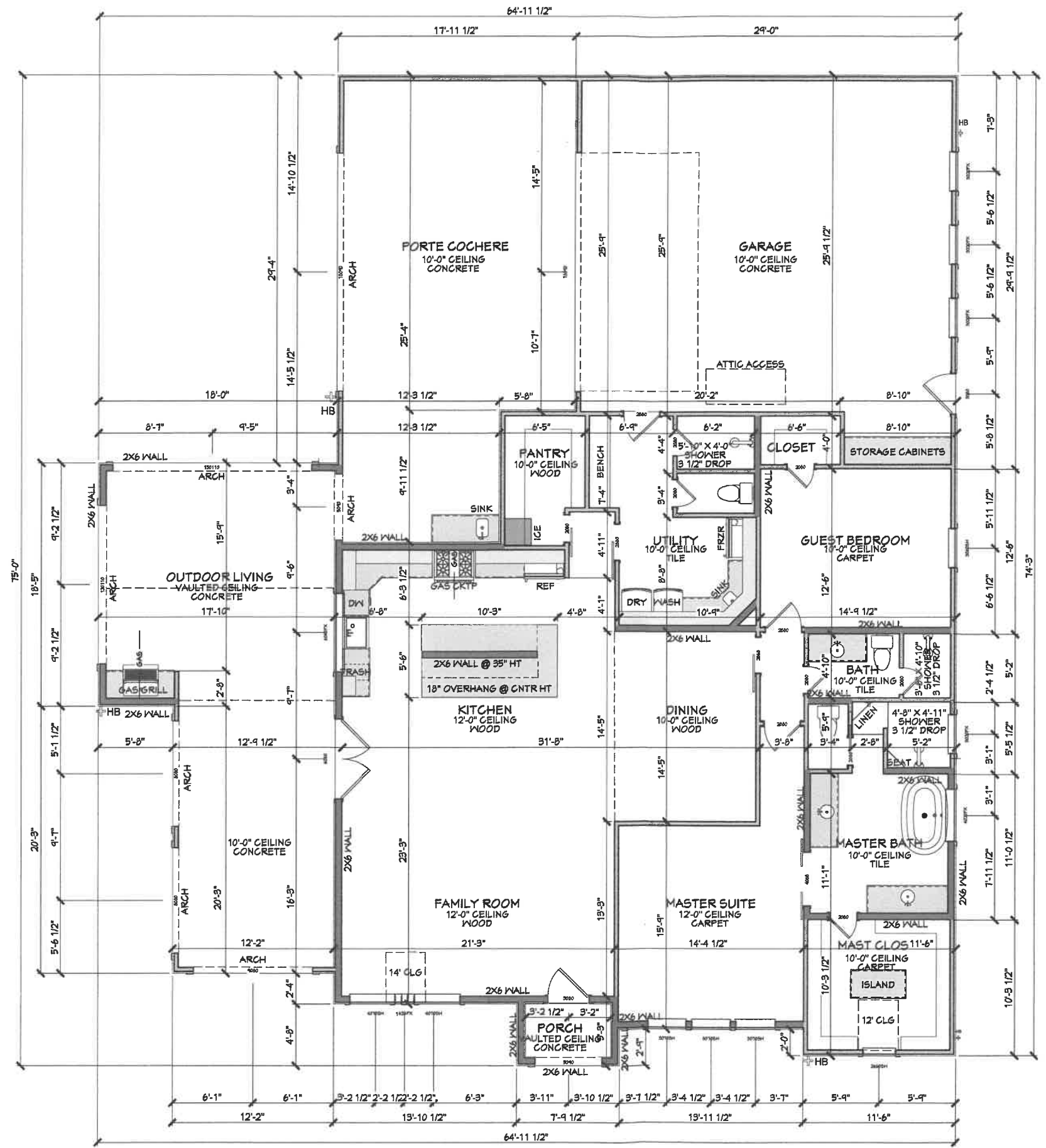
SCALE:

SHEET:

4



214-837-0241
 ARCHIMATRIX.ORG



DOOR SCHEDULE		
LABEL	QTY	DESCRIPTION
18090	1	18090 GARAGE-PANEL
2080	1	2080 L BARN-DOOR P03
2080	1	2080 L POCKET-DOOR P03
2080	1	2080 L SHOWER-GLASS SLAB
2080	1	2080 L IN HINGED-DOOR P03
2080	1	2080 R SHOWER-GLASS SLAB
2080	3	2080 R IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
2888	3	2888 L IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
3080	1	3080 L EX EXT. HINGED-GLASS PANEL
3080	1	3080 R EX EXT. HINGED-GLASS PANEL
4068	1	4068 L/R DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	148"
1626FX	1	FIXED GLASS-AT	1626FX	115 1/2"
1620FX	1	FIXED GLASS-AT	1620FX	15 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	136"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3493

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

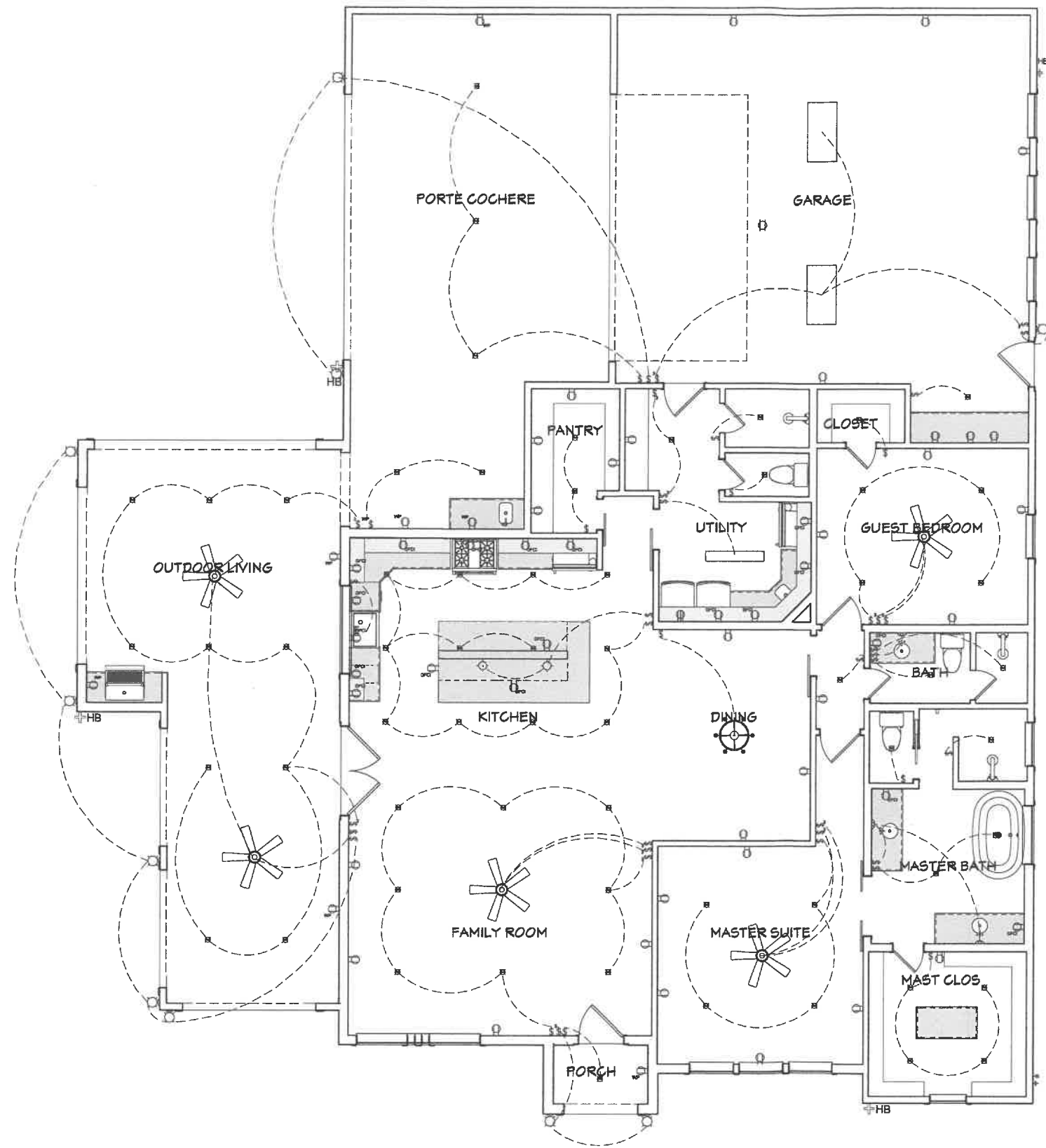


LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23
SCALE:
SHEET:
2P-1





Electrical Schedule		
2D Symbol	Qty	Description
⊖	1	220V
◇	2	Brimmed Pendant
⊗	5	Ceiling Fan
⊖	30	Duplex
⊖	7	Duplex (weatherproof)
⊖	1	Duplex, Ceiling Mounted
⊖	19	GFCI
⊖	10	Low Wall Sconce
⊖	2	Medium Double Surface Mounted Tube Light [48Vx21D] [48Vx21D]
⊖	1	Medium Surface Mounted Tube Light [48Vx19D] [48Vx19D]
⊖	3	Nicosia
⊖	62	Recessed Down Light 4
⊖	1	Ring Chandelier
⊖	28	Single Pole
⊖	14	Three Way
⊖	1	Weatherproof

ELECTRICAL PLAN
1/4"=1'-0"



LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 9601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:

10/20/23

SCALE:

SHEET:

3



214-897-0241
ARCHIMATRIX.ORG



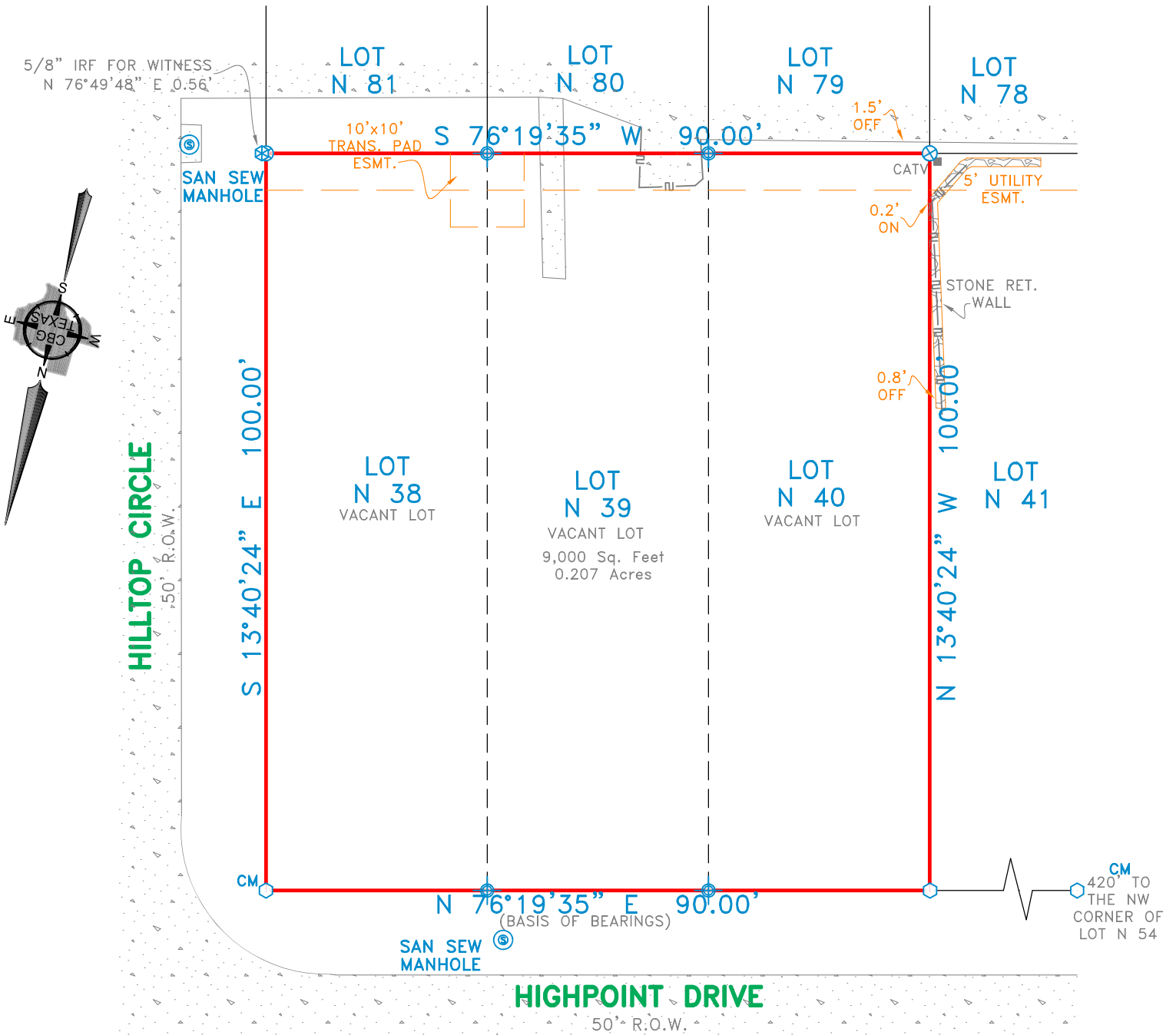
3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN

Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1; Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192; Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185; Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284; Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298; Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317, 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY

Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Date: _____ Accepted by: _____
Purchaser _____
Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254



419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

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
3501 Highpoint Drive	Single-Family Home	1979	3,197	N/A	Stucco
3502 Highpoint Drive	Single-Family Home	1984	5,075	N/A	Stucco
3503 Highpoint Drive	Single-Family Home	1984	2,702	N/A	Stucco
3504 Highpoint Drive	Single-Family Home	1986	2,427	N/A	Stucco
3506 Highpoint Drive	Single-Family Home	1986	2,178	N/A	Stucco
3508 Highpoint Drive	Single-Family Home	1986	2,625	100	Stucco
3601 Highpoint Drive	Vacant	N/A	N/A	N/A	N/A
3602 Highpoint Drive	Single-Family Home	1986	2,175	N/A	Stucco
3603 Highpoint Drive	Single-Family Home	2018	4,076	N/A	Stucco
3604 Highpoint Drive	Single-Family Home	1986	2,598	N/A	Stucco
3605 Highpoint Drive	Single-Family Home	2001	3,039	N/A	Stucco
3606 Highpoint Drive	Single-Family Home	1986	2,131	N/A	Stucco
3608 Highpoint Drive	Single-Family Home	1986	2,240	N/A	Stucco
AVERAGES:		1989	2,872	100	



CITY OF ROCKWALL

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3501 Highpoint Drive



3502 Highpoint Drive



CITY OF ROCKWALL

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3503 Highpoint Drive



3504 Highpoint Drive



CITY OF ROCKWALL

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3506 Highpoint Drive



3508 Highpoint Drive



CITY OF ROCKWALL

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3601 Highpoint Drive



3602 Highpoint Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



3603 Highpoint Drive



3604 Highpoint Drive



CITY OF ROCKWALL

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3605 Highpoint Drive



3606 Highpoint Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

PLANNING AND ZONING DEPARTMENT

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



3608 Highpoint Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2070-ACRE TRACT OF LAND, IDENTIFIED AS LOTS N38, N39 & N40 OF LAKESIDE VILLAGE, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dean Cathey of Dean Cathy Custom Homes, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.207-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 2 (PD-2) of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 2 (PD-2) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home adjacent to 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*, Planned Development District 2 (PD-2) -- 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 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 FEBRUARY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 16, 2024

2nd Reading: February 5, 2024

Exhibit 'A':
Location Map

Address: 3601 Highpoint Drive

Legal Description: Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition

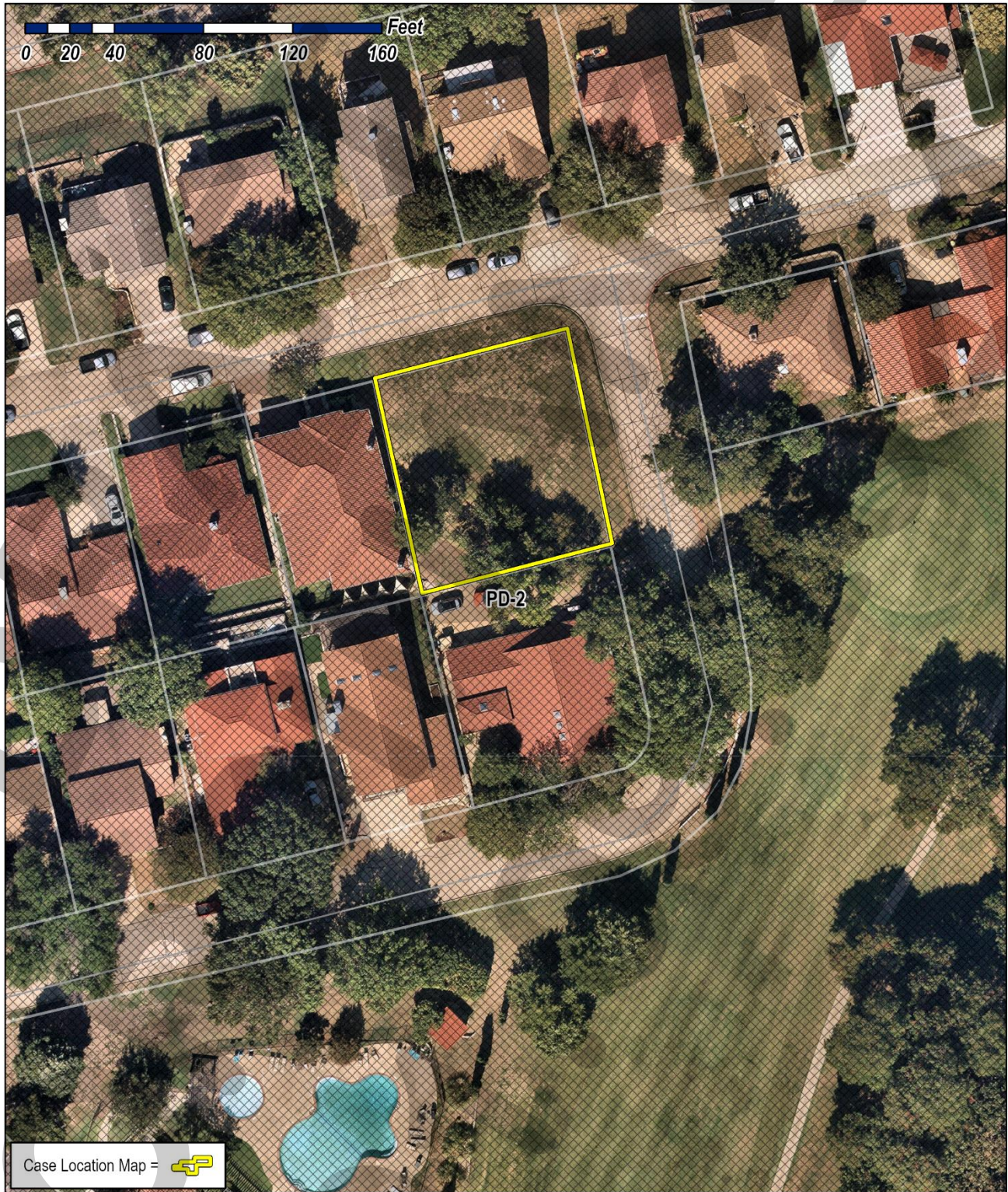
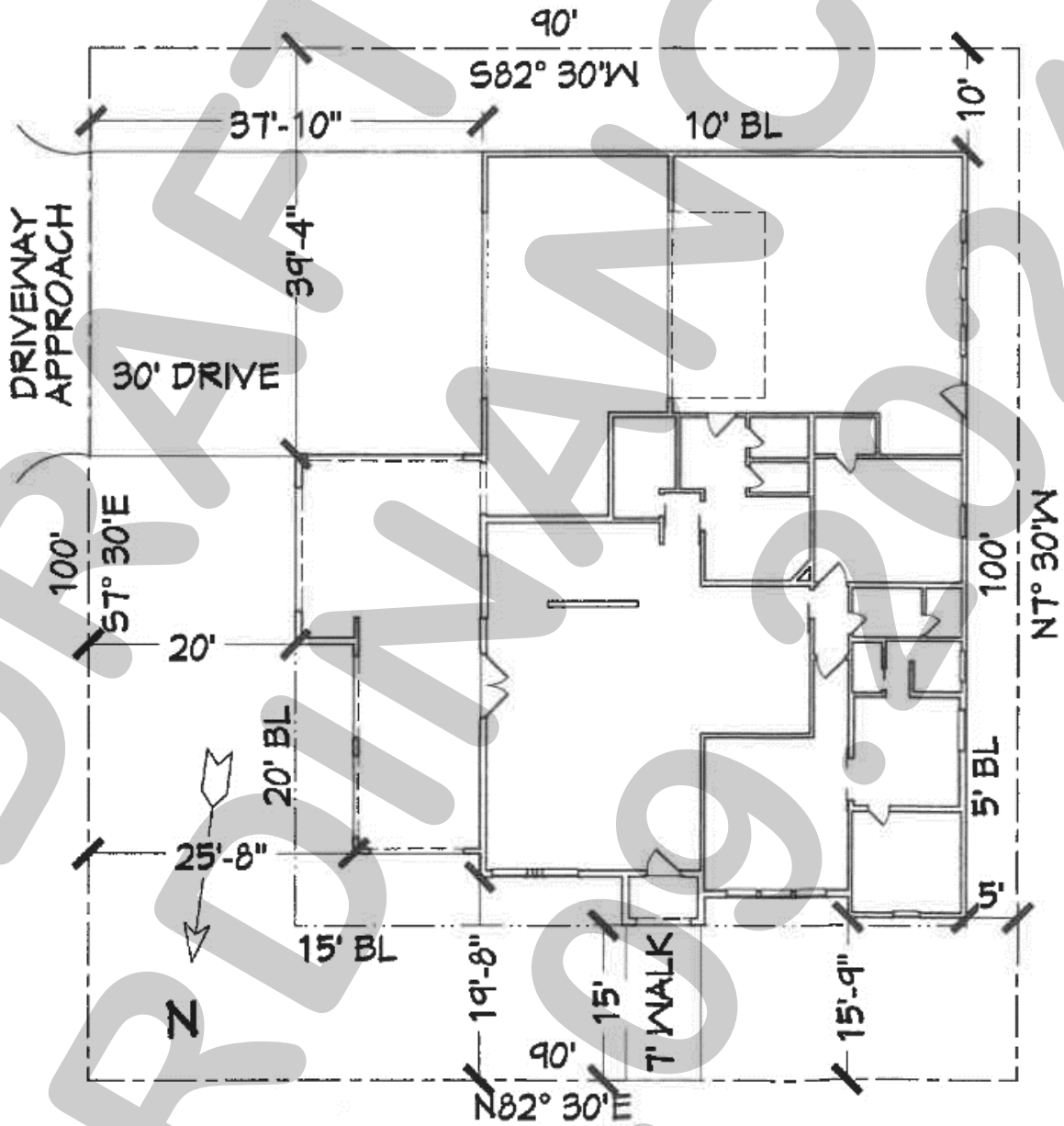


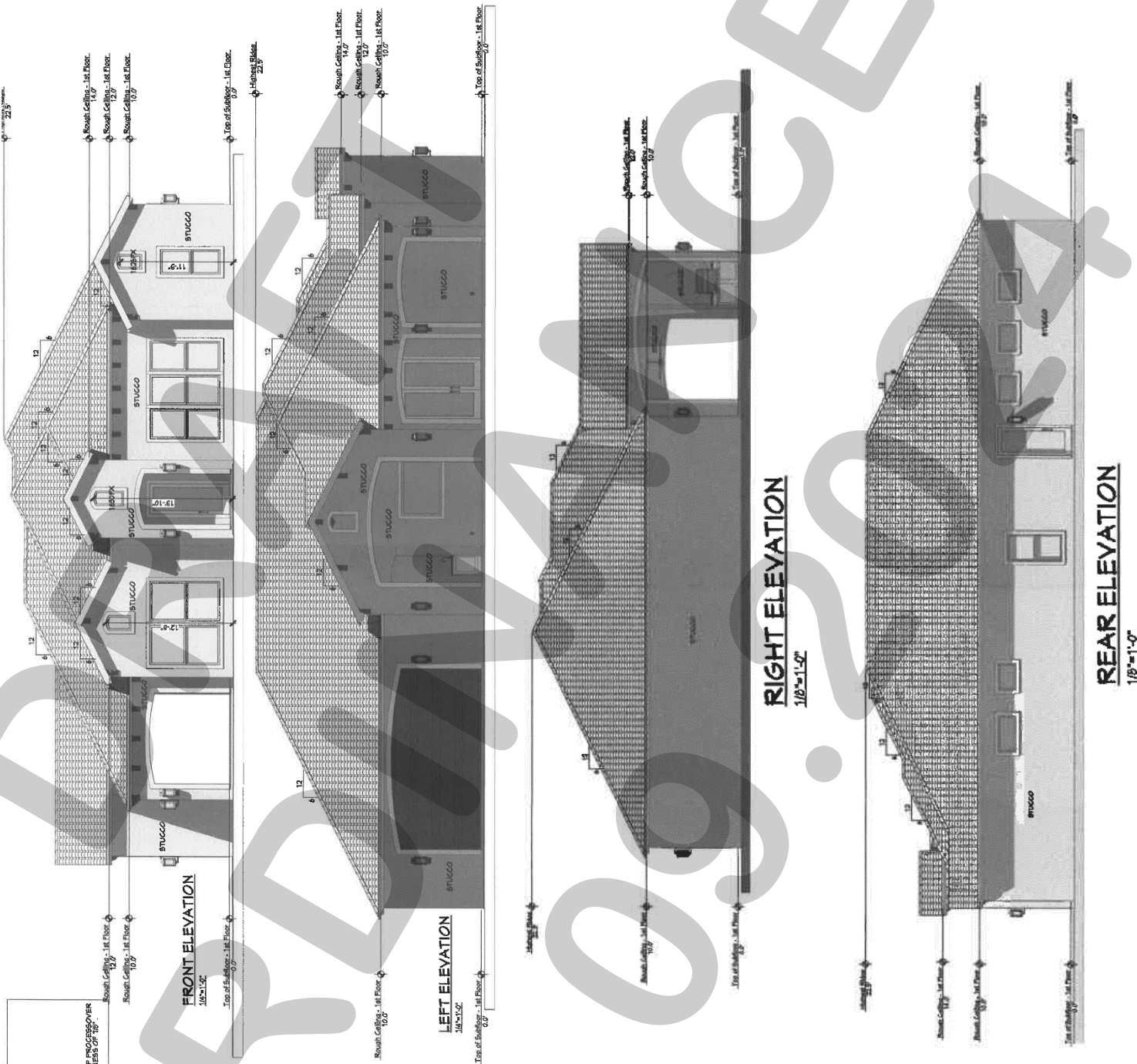
Exhibit 'B':
Residential Plot Plan

LOT = 9,000
FOOTPRINT = 3,998
COVERAGE = 44%



PLOT PLAN
1" = 10'-0"

**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 16, 2024
APPLICANT: Dean Cathey
CASE NUMBER: Z2023-055; *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 3601 Highpoint Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04 [Case No. A1960-004]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Planned Development District 2 (PD-2) as of January 3, 1972. In 1973, the subject property was platted as Lots N38, N39 & N40 of the Lakeside Village Subdivision, Phase 4. On October 1, 1984, the City Council approved a site plan (*i.e. Case No. PZ1984-023-01*) for Phases 1-4 of the Lakeside Village Subdivision. On November 5, 1984 (*Ordinance No. 84-53*) and August 3, 1992 (*Ordinance No. 92-23*) the City Council adopted changes to the area requirements for Phases 1-4 of the Lakeside Village Subdivision. The subject property has remained zoned Planned Development District 2 (PD-2) for single-family detached land uses and has been vacant since annexation.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3601 Highpoint Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Highpoint Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several parcels of land developed with single-family homes that are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Beyond this is Lakeside Drive, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a single-family home (*i.e. 3602 Hilltop Circle*). Beyond this is Hilltop Circle, which is identified as an *R2 (i.e. residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 21.07-acre tract of land that belongs to the Lakeside Village Homeowners Association (HOA) and is part of the Lakeside Village #3 subdivision plat. All of these properties are zoned Planned Development District 2 (PD-2).

East: Directly east of the subject property is Hilltop Circle, which is identified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 21.07-acre tract of land that belongs to the Lakeside Village Homeowners Association (HOA) and is part of the Lakeside Village #3 subdivision plat. Beyond this are five (5) parcels of land (*i.e. 3501, 3503, 3505, 3507, and 3509 Augusta Trail*) developed with single-family homes. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses.

West: Directly west of the subject property is are seven parcels of land (*i.e. 3603, 3605, 3607, 3609, 3611, 3613, & 3615 Hilltop Circle*) that are developed with single-family homes. Beyond this are two (2) vacant parcels of land (*i.e. 3617 & 3619 Hilltop Circle*) and an additional parcel of land (*i.e. 3621 Hilltop Circle*) that is developed with a single-family home. All of these properties are zoned Planned Development District 2 (PD-2) for single-family detached land uses. Further east of this is Village Drive, which is identified an R2 (*i.e. residential, two (2) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 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 90.00% developed, and that has been in existence for more than ten (10) years.” The subject property is located in Phase 4 of the Lakeside Village Subdivision, which has been in existence since 1973, consists of 61 single-family residential lots, and is 95.08% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Highpoint Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Highpoint Drive are oriented towards Highpoint Drive.	The front elevation of the home will face onto Highpoint Drive.
Year Built	1979-2018	N/A
Building SF on Property	2,131 SF – 5,075 SF	3,993 SF
Building Architecture	Tuscan Homes	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback for homes with front entry garages and ten (10) feet for homes with rear or side yard entry garages.	15-Feet (<i>Required 10-Feet</i>)
Side	The side yard setbacks appear to conform to the required five (5) foot internal side yard setback and ten (10) foot adjacent to a street.	5-Feet Internal Side Yard 20-Feet Side Yard Adjacent to Hilltop Circle
Rear	The rear yard setbacks appear conform to the required 7½-foot rear yard setback.	10-Feet
Building Materials	Stucco	Stucco
Paint and Color	White, Cream	<i>Undefined by the Applicant</i>
Roofs	Tile	Tile

Driveways	Driveways are mostly in the front of the homes and visible from Highpoint Drive.	The garage will be a j-swing garage.
-----------	--	--------------------------------------

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for Planned Development District 2 (PD-2) 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 Highpoint Drive 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 existing subdivision.

NOTIFICATIONS

On December 19, 2023, staff mailed 94 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lakeside Village Homeowner’s Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one notice in favor of 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 within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit ‘B’* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit ‘C’* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this 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 January 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Conway 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 3601 HIGHPOINT

SUBDIVISION LAKE SIDE VILLAGE LOT N 38-39-40 BLOCK TRACT N-40

GENERAL LOCATION HIGH POINT + HILLTOP CIRCLE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF1 CURRENT USE LOT

PROPOSED ZONING _____ PROPOSED USE NEW HOME

ACREAGE 1.66 LOTS [CURRENT] 3 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	<u>CHRIS + CHARLA MALEK</u>	<input type="checkbox"/> APPLICANT	<u>DEAN CATHEY CUSTOM HOMES</u>
CONTACT PERSON	<u>CHRIS MALEK</u>	CONTACT PERSON	<u>DEAN CATHEY</u>
ADDRESS	<u>3022 HARBOR DR.</u>	ADDRESS	<u>3066 ROCHELLE RD</u>
CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>713-819-1811</u>	PHONE	<u>972-571-1630</u>
E-MAIL	<u>CCONTHE ROCK@YAHOO.COM</u>	E-MAIL	<u>DEAN@DEANCATHEY.COM</u>

NOTARY VERIFICATION [REQUIRED]

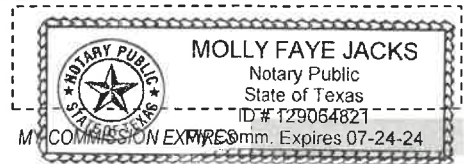
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Malek [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF Dec. 20 23 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 12 DAY OF Dec, 20 23

OWNER'S SIGNATURE Chris Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Faye Jacks




0 12.5 25 50 75 100 Feet

Z2023-055: Specific Use Permit for Residential Infill at 3601 Highpoint Drive



PD-2

Case Location Map = 



City of Rockwall

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

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

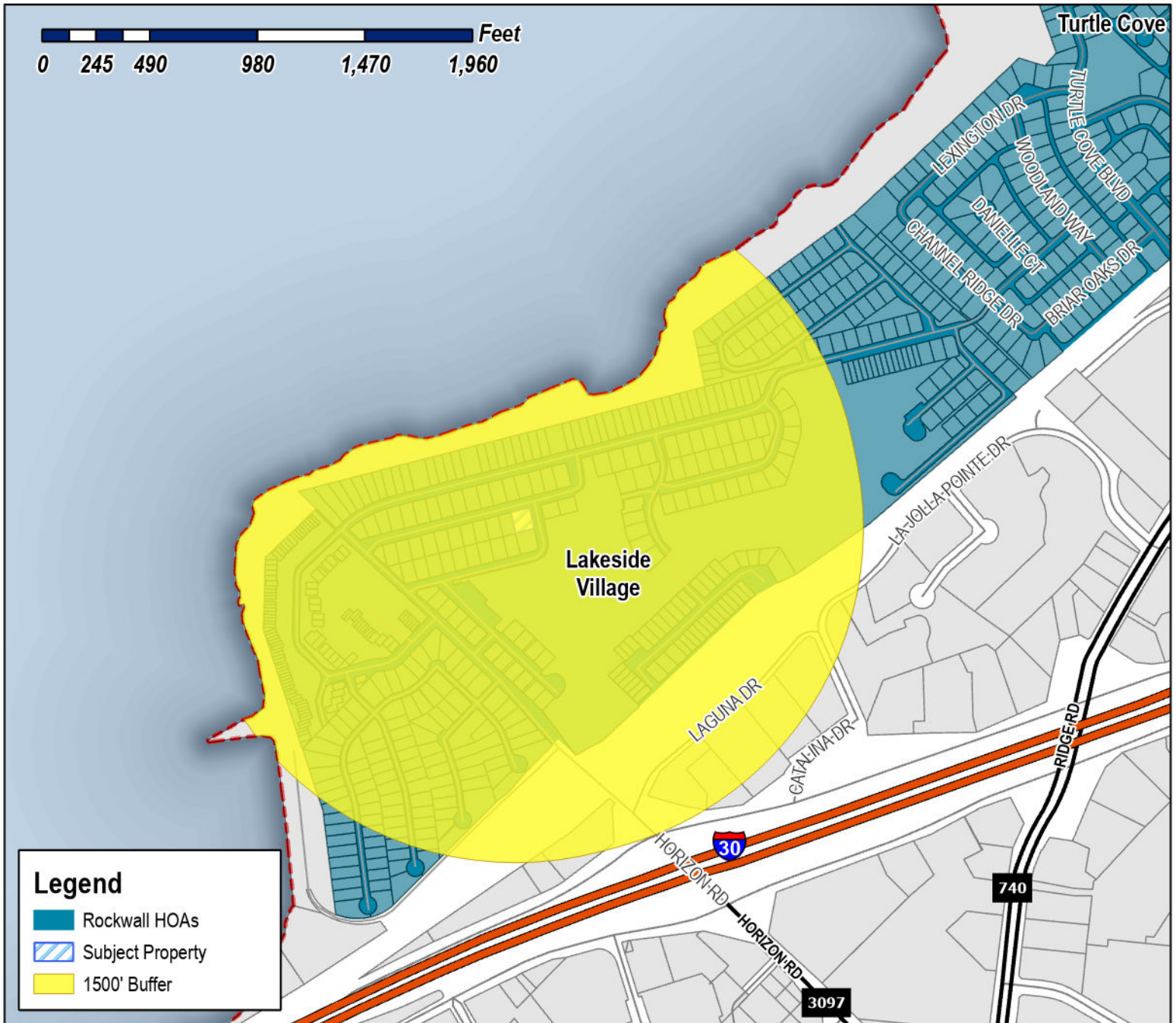




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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/14/2023
 For Questions on this Case Call (972) 771-7745

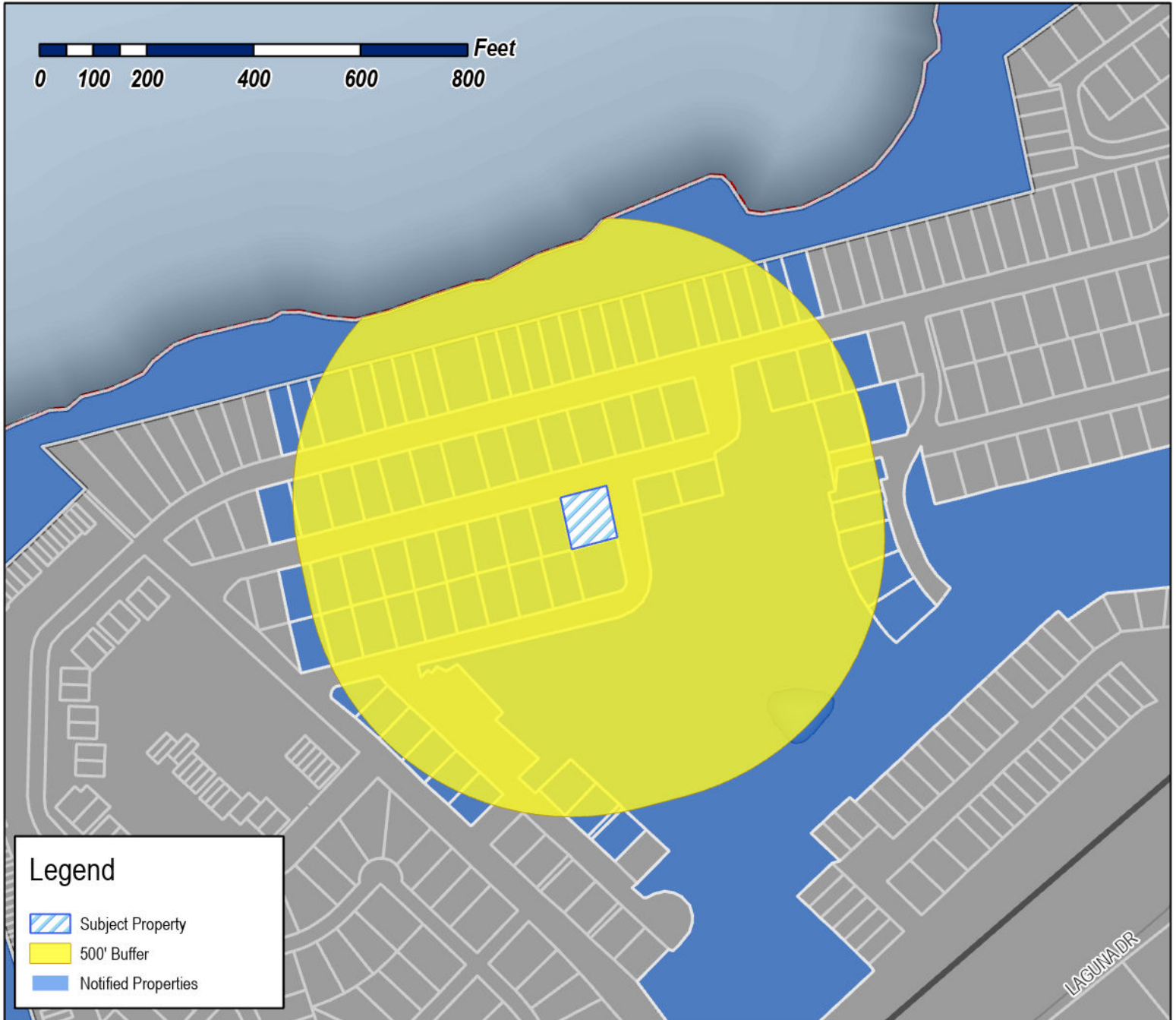




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Case Number: Z2023-055
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 2 (PD-2) District
Case Address: 3601 Highpoint Drive

Date Saved: 12/13/2023

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



KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

LAKESIDE VILLAGE H O ASSOC
P.O. BOX 650255
DALLAS, TX 75265

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:

Z2023-055: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 9, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 16, 2024 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 Tuesday, January 16, 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. Z2023-055: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-055: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name: PATRICIA SPROULL

Address: [Redacted]

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

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



LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY, STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:
 10/20/23

SCALE:

SHEET:
 1

1



214-831-0241
 ARCHIMATRIX.ORG

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 34-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (MVSREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
 WALLS R-21
 FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

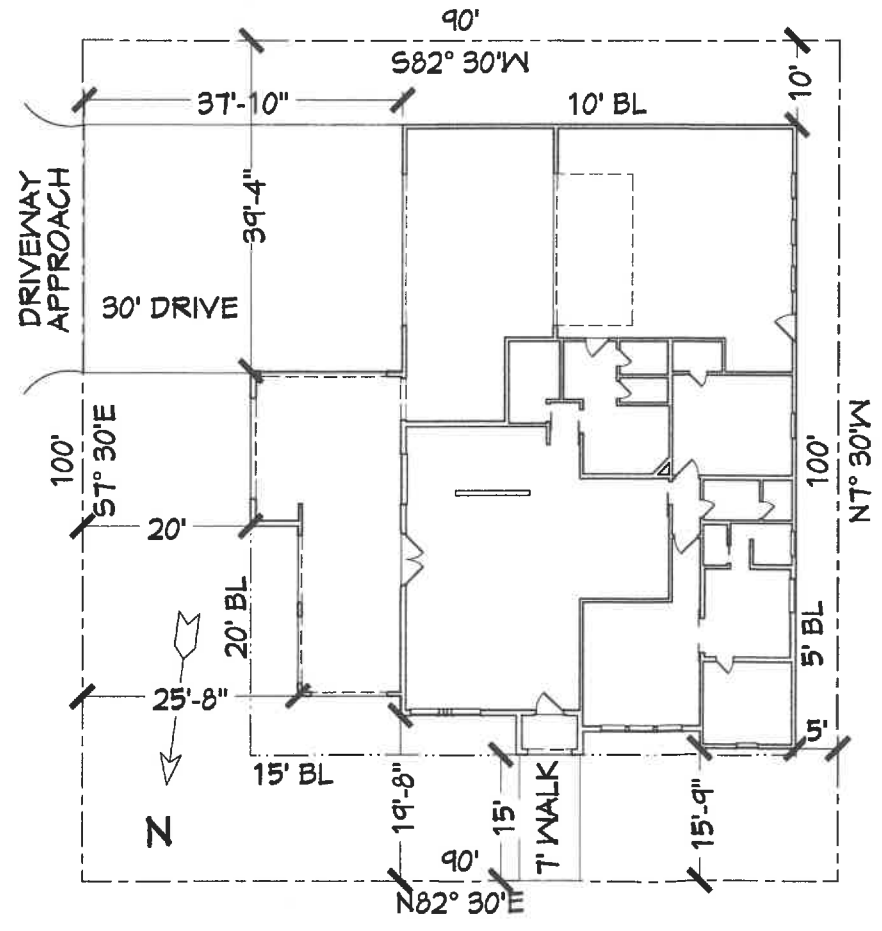
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
 CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
 PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ARCHIMATRIX IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

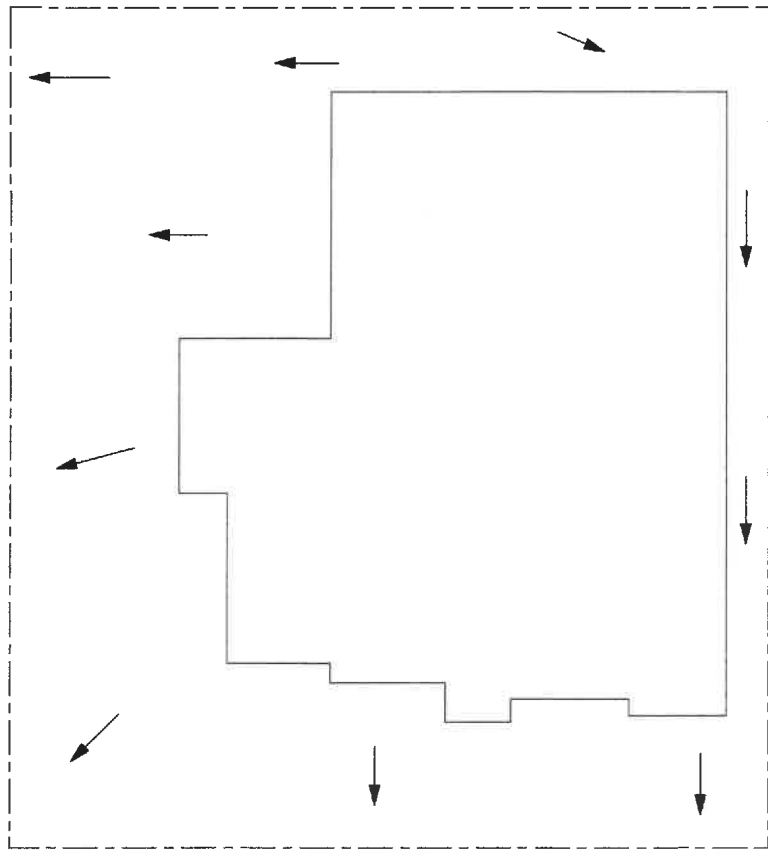


LOT = 9,000
 FOOTPRINT = 3,998
 COVERAGE = 44%



PLOT PLAN
 1" = 10'-0"

DRAINAGE



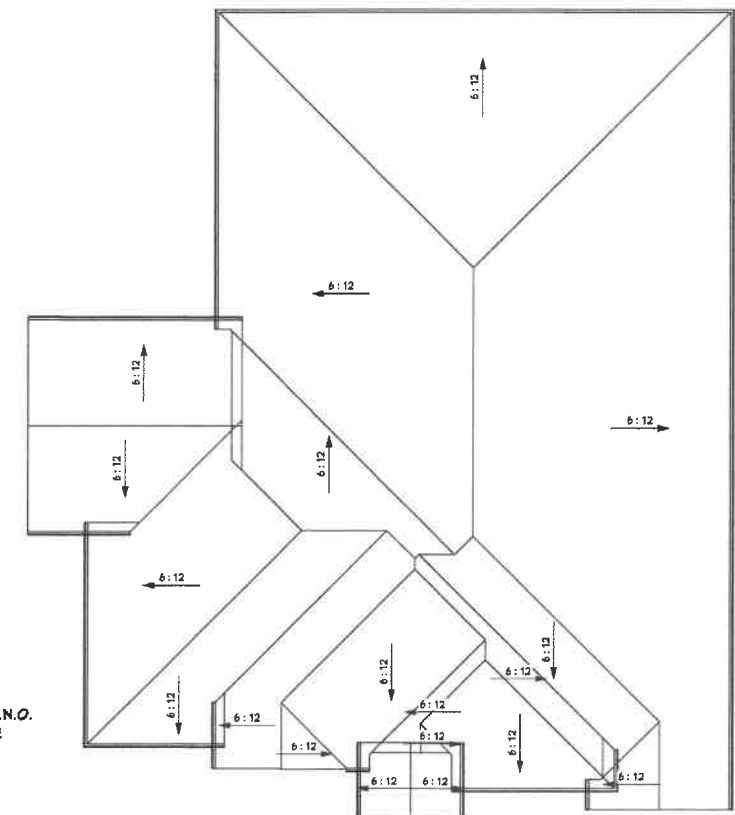
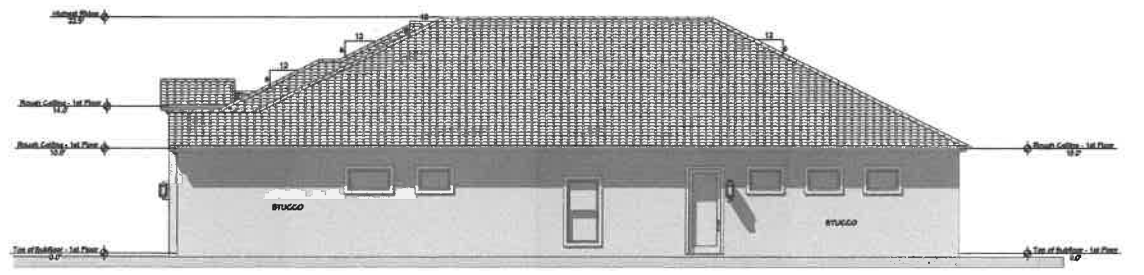
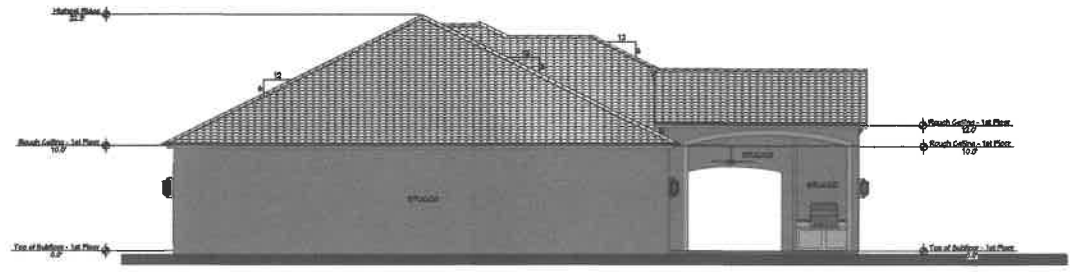
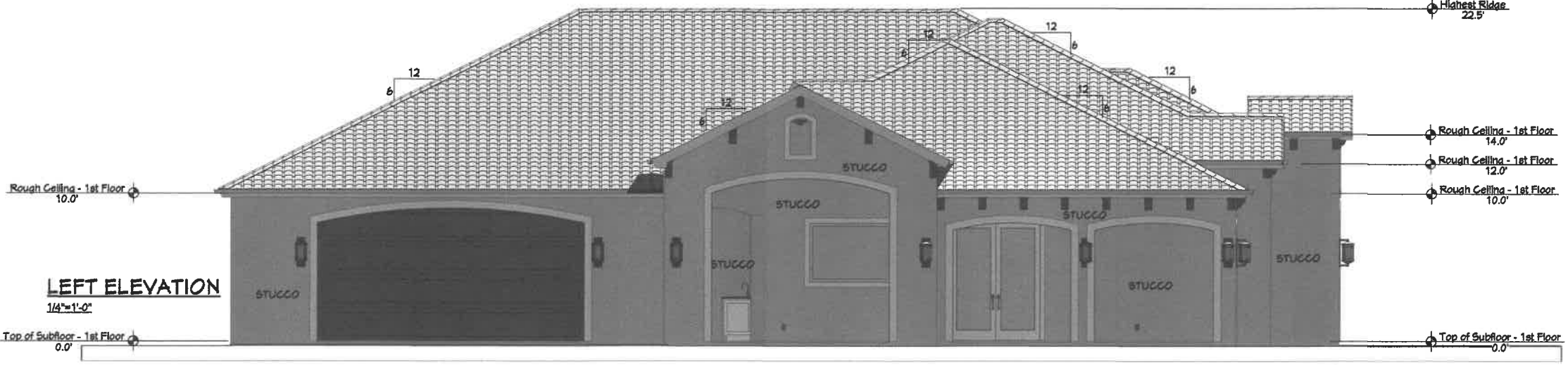
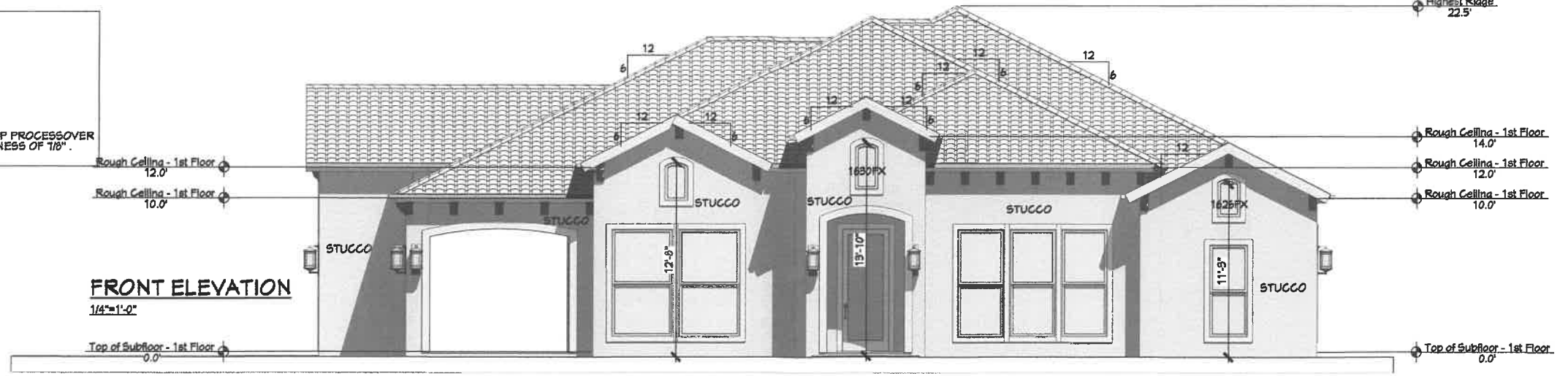
DRAINAGE PLAN
 1" = 10'-0"

NOTES:

COVERAGES:

FRONT: 100% STUCCO
 REAR: 100% STUCCO
 LEFT: 100% STUCCO
 RIGHT: 100% STUCCO

STUCCO MUST BE APPLIED IN A 3 STEP PROCESS OVER DIAMOND LAITH WITH A TOTAL THICKNESS OF 1/8".

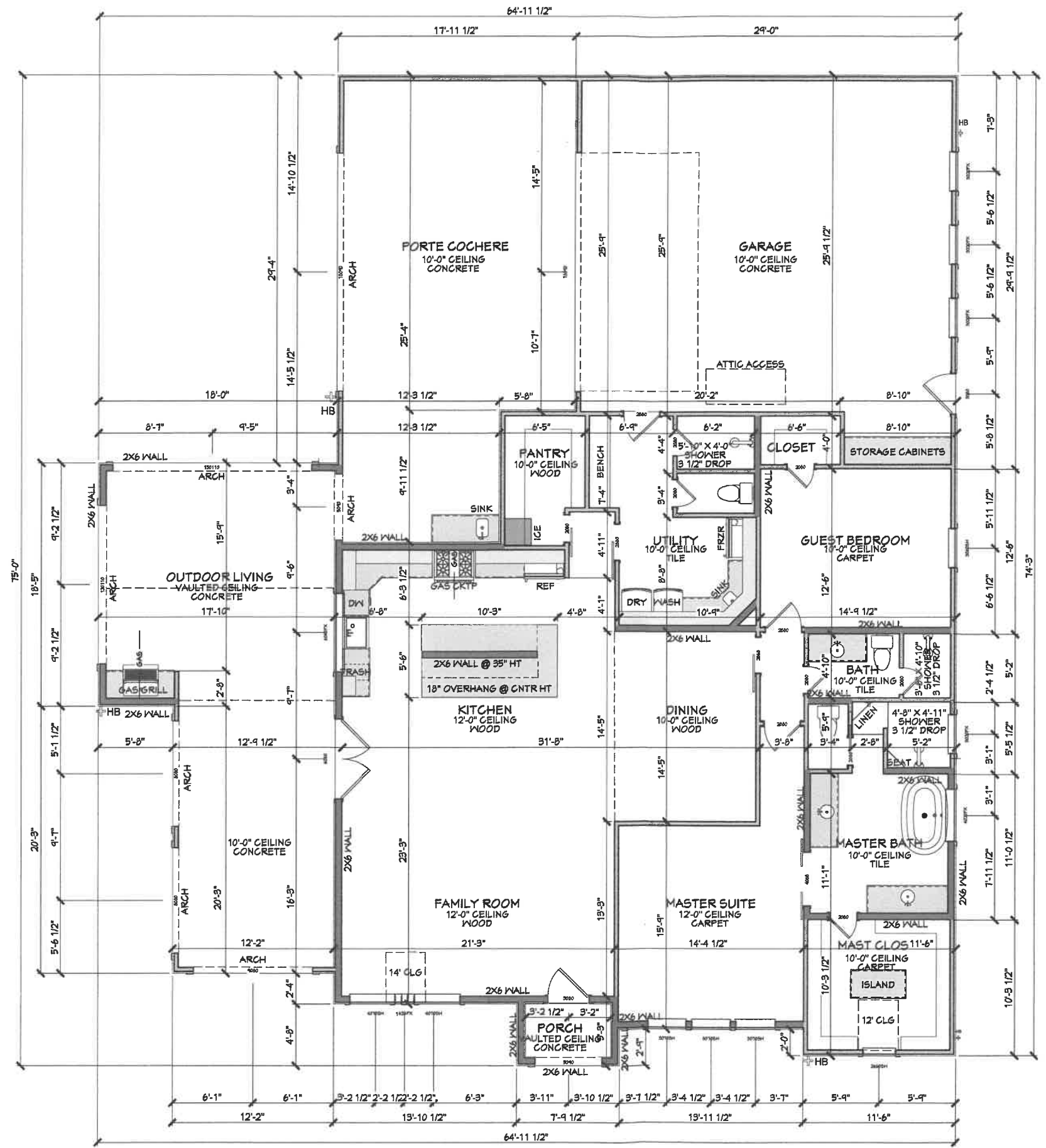


LOT: N-40
 SUBDIVISION: LAKESIDE VILLAGE, PH IV
 ADDRESS: 3601 HIGHPOINT DRIVE
 CITY: STATE: ROCKWALL, TX
 COUNTY: ROCKWALL

RESIDENCE FOR:
 CHRIS & CHARLA MALEK

DATE:
 10/20/23
 SCALE:
 SHEET:
 4





DOOR SCHEDULE		
LABEL	QTY	DESCRIPTION
18090	1	18090 GARAGE-PANEL
2080	1	2080 L BARN-DOOR P03
2080	1	2080 L POCKET-DOOR P03
2080	1	2080 L SHOWER-GLASS SLAB
2080	1	2080 L IN HINGED-DOOR P03
2080	1	2080 R SHOWER-GLASS SLAB
2080	3	2080 R IN HINGED-DOOR P03
2888	1	2888 R BARN-DOOR P03
2880	3	2880 L IN HINGED-DOOR P03
2880	1	2880 R BARN-DOOR P03
3080	1	3080 L EX EXT. HINGED-GLASS PANEL
5080	1	5080 R EX EXT. HINGED-GLASS PANEL
4068	1	4068 L/R DOUBLE BARN-DOOR P03
6080	1	6080 L/R EX EXT. DOUBLE HINGED-GLASS PANEL

WINDOW SCHEDULE				
LABEL	QTY	DESCRIPTION	SIZE	TOP
1626FX	1	FIXED GLASS-AT	1626FX	1'48"
1626FX	1	FIXED GLASS-AT	1626FX	1'5 1/2"
1620FX	1	FIXED GLASS-AT	1620FX	1'5 1/8"
2660SH	1	SINGLE HUNG	2660SH	84"
3020FX	4	FIXED GLASS	3020FX	96"
3060SH	1	SINGLE HUNG	3060SH	84"
3070SH	3	SINGLE HUNG	3070SH	96"
4070SH	2	SINGLE HUNG	4070SH	96"
6040FX	1	FIXED GLASS	6040FX	96"
4020FX	1	FIXED GLASS	4020FX	96"

SQUARE FOOTAGES	
TOTAL AIR CONDITIONED	2026
PORCH	36
OUTDOOR LIVING	580
GARAGE	766
PORTE COCHERE	585
TOTAL UNDER ROOF	3493

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

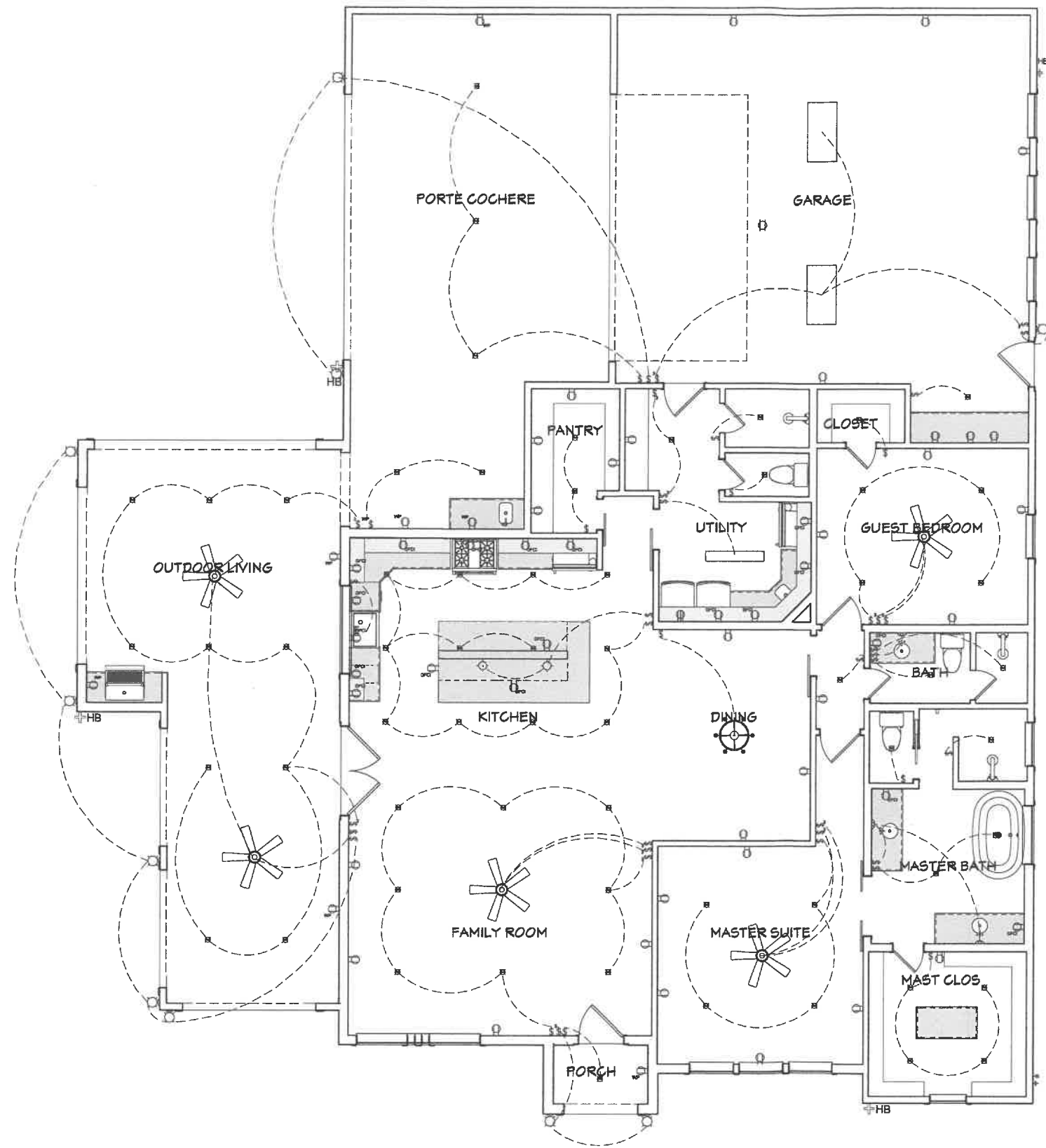


LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 3601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:
10/20/23
SCALE:
SHEET:
2P-1





Electrical Schedule		
2D Symbol	Qty	Description
⊖	1	220V
◇	2	Brimmed Pendant
⊗	5	Ceiling Fan
⊖	30	Duplex
⊖	7	Duplex (weatherproof)
⊖	1	Duplex, Ceiling Mounted
⊖	19	GFCI
⊖	10	Low Wall Sconce
⊖	2	Medium Double Surface Mounted Tube Light [48Vx21D] [48Vx21D]
⊖	1	Medium Surface Mounted Tube Light [48Vx19D] [48Vx19D]
⊖	3	Nicosia
⊖	62	Recessed Down Light 4
⊖	1	Ring Chandelier
⊖	28	Single Pole
⊖	14	Three Way
⊖	1	Weatherproof

ELECTRICAL PLAN
1/4"=1'-0"



LOT: N-40
SUBDIVISION: LAKESIDE VILLAGE, PH IV
ADDRESS: 9601 HIGHPOINT DRIVE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
CHRIS & CHARLA MALEK

DATE:

10/20/23

SCALE:

SHEET:

3



214-897-0241
ARCHIMATRIX.ORG



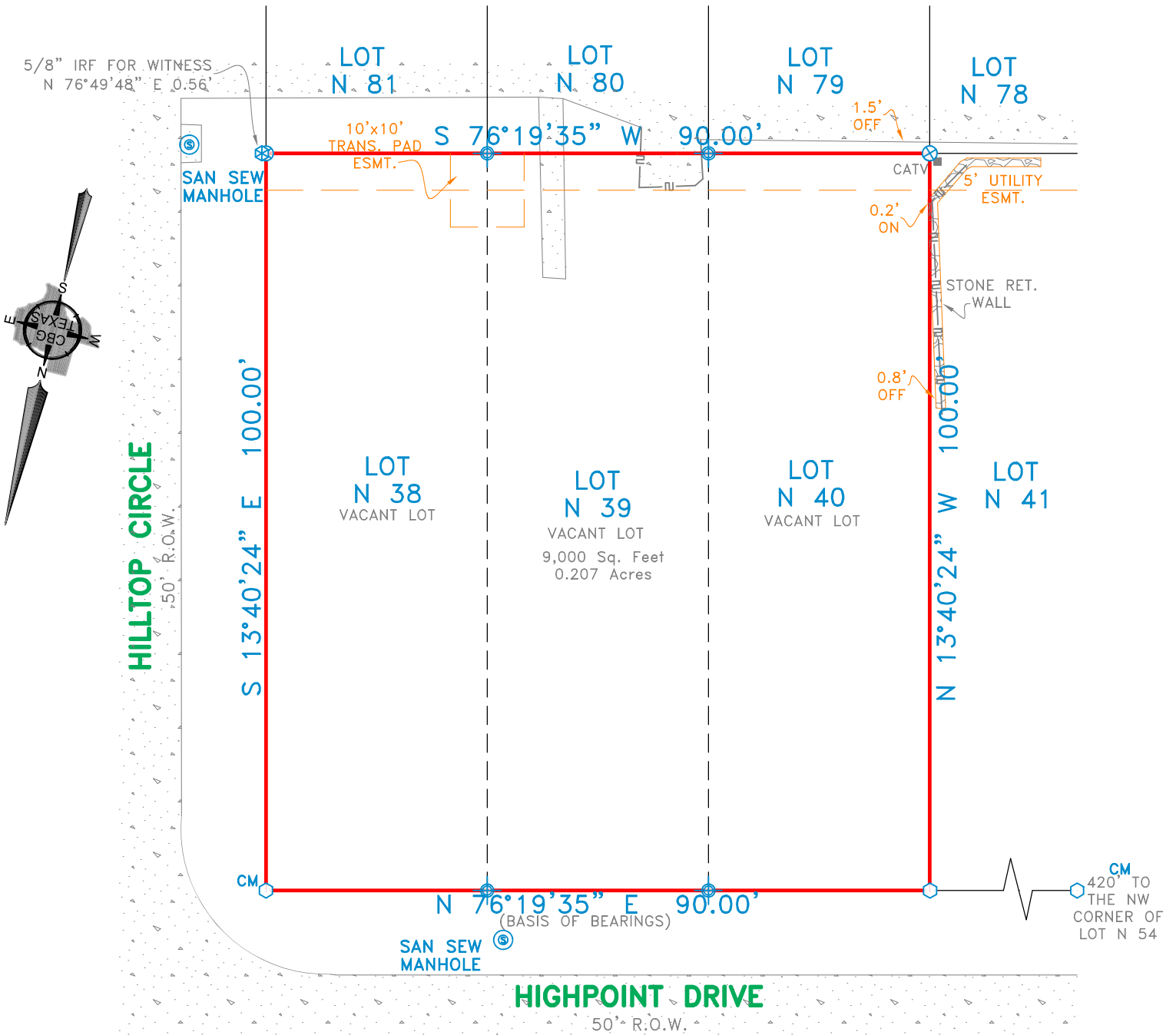
3601 Highpoint Drive

Tract N-40 Highpoint Drive being all of Lots N-38, N-39 and N-40, of Lakeside Village Phase IV, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 164, Plat Records, Rockwall County, Texas.



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- |— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN
 Volume 99, Page 130; Volume 116, Page 784; Volume 131, Page 1;
 Volume 3398, Page 161; Volume 3412, Page 117; Volume 3476, Page 192;
 Volume 4302, Page 277; Volume 4546, Page 158; Volume 5059, Page 185;
 Volume 5392, Page 222; Volume 6254, Page 134; Volume 6785, Page 284;
 Volume 6785, Page 289; Volume 6785, Page 293; Volume 6785, Page 298;
 Volume 6785, Page 301; Volume 6785, Page 308; Volume 6785, Page 317,
 2014-13247; 2018-12323; and 2020-132

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
 Volume 48, Page 390, Volume 56, Page 183, Volume 99, Page 154, Volume 128 Page 343

Date: _____ Accepted by: _____
 Purchaser _____
 Purchaser _____

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram POU and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: DC

Scale: 1" = 20'

Date: 08/21/2023

GF No.: 782301485

Job No. 2313254



419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 281.443.9288
 F 281.443.9224
 Firm No. 10194280
 www.cbgtllc.com





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

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
3501 Highpoint Drive	Single-Family Home	1979	3,197	N/A	Stucco
3502 Highpoint Drive	Single-Family Home	1984	5,075	N/A	Stucco
3503 Highpoint Drive	Single-Family Home	1984	2,702	N/A	Stucco
3504 Highpoint Drive	Single-Family Home	1986	2,427	N/A	Stucco
3506 Highpoint Drive	Single-Family Home	1986	2,178	N/A	Stucco
3508 Highpoint Drive	Single-Family Home	1986	2,625	100	Stucco
3601 Highpoint Drive	Vacant	N/A	N/A	N/A	N/A
3602 Highpoint Drive	Single-Family Home	1986	2,175	N/A	Stucco
3603 Highpoint Drive	Single-Family Home	2018	4,076	N/A	Stucco
3604 Highpoint Drive	Single-Family Home	1986	2,598	N/A	Stucco
3605 Highpoint Drive	Single-Family Home	2001	3,039	N/A	Stucco
3606 Highpoint Drive	Single-Family Home	1986	2,131	N/A	Stucco
3608 Highpoint Drive	Single-Family Home	1986	2,240	N/A	Stucco
AVERAGES:		1989	2,872	100	



CITY OF ROCKWALL

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3501 Highpoint Drive



3502 Highpoint Drive



CITY OF ROCKWALL

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3503 Highpoint Drive



3504 Highpoint Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

PLANNING AND ZONING DEPARTMENT

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3506 Highpoint Drive



3508 Highpoint Drive



CITY OF ROCKWALL

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3601 Highpoint Drive



3602 Highpoint Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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3603 Highpoint Drive



3604 Highpoint Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

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3605 Highpoint Drive



3606 Highpoint Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-055

PLANNING AND ZONING DEPARTMENT

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



3608 Highpoint Drive

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2070-ACRE TRACT OF LAND, IDENTIFIED AS LOTS N38, N39 & N40 OF LAKESIDE VILLAGE, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dean Cathey of Dean Cathy Custom Homes, LLC for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* on a 0.207-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 2 (PD-2) of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 2 (PD-2) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home adjacent to 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*, Planned Development District 2 (PD-2) -- 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 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 FEBRUARY, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 16, 2024

2nd Reading: February 5, 2024

Exhibit 'A':
Location Map

Address: 3601 Highpoint Drive

Legal Description: Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition

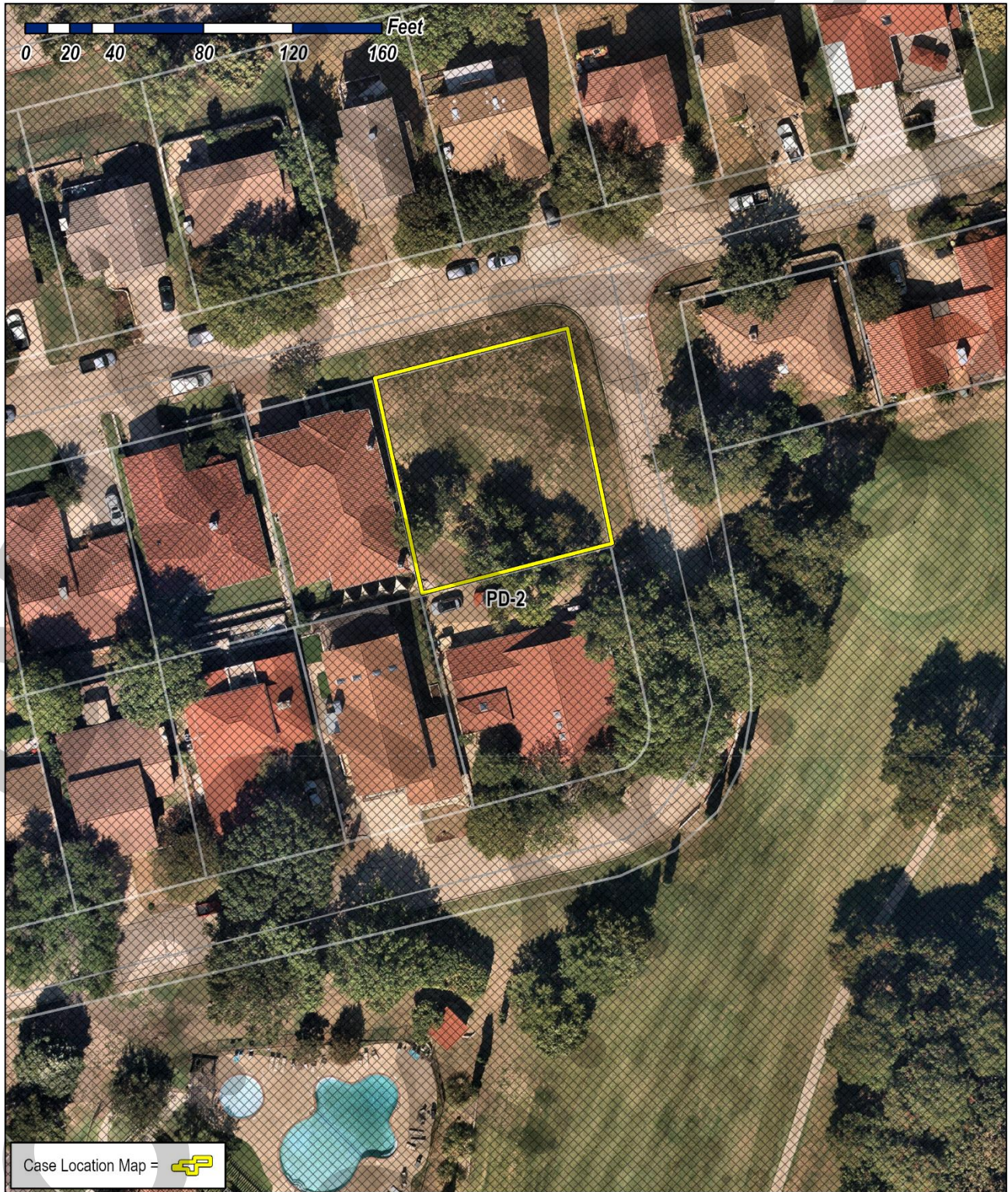
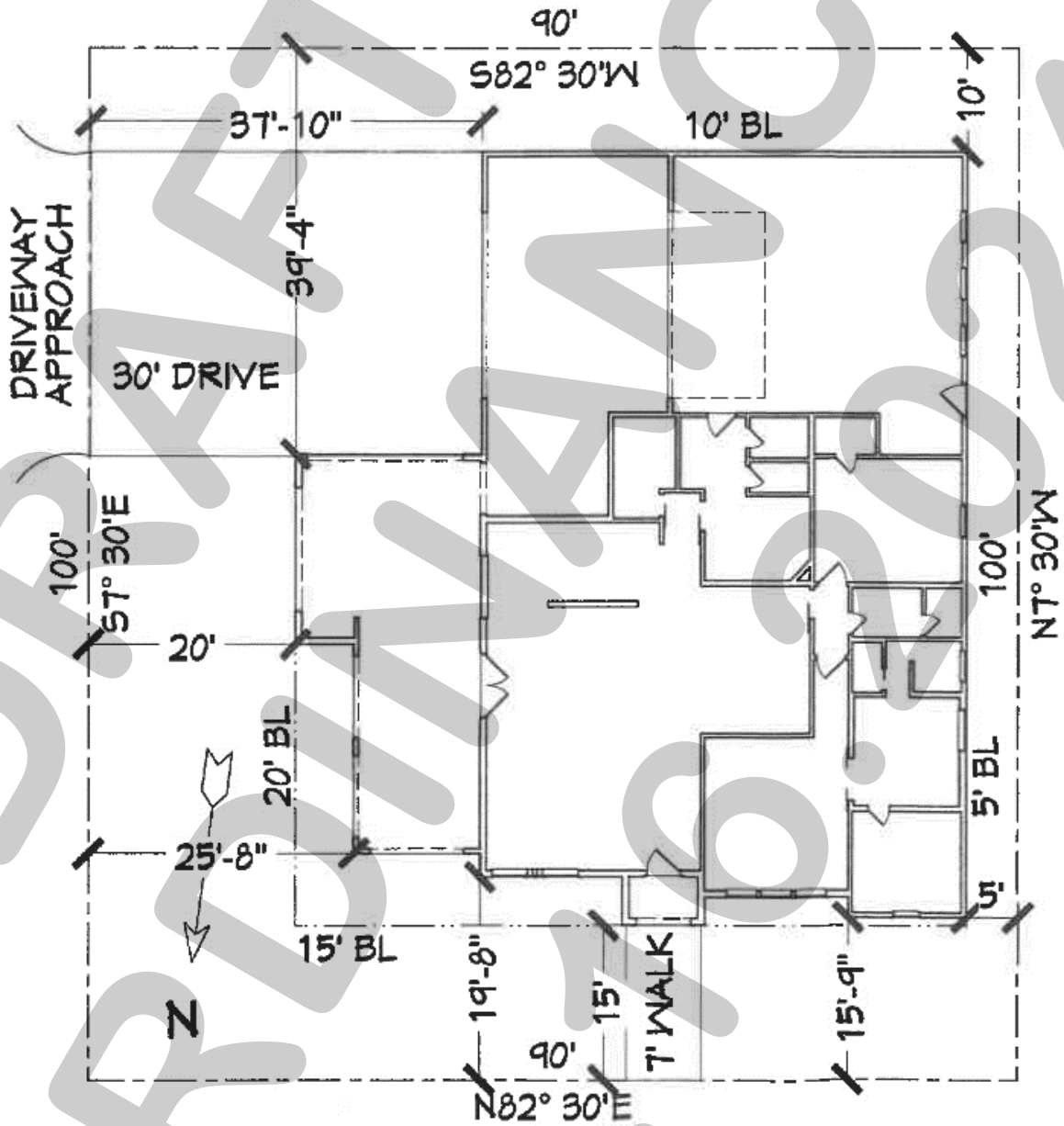


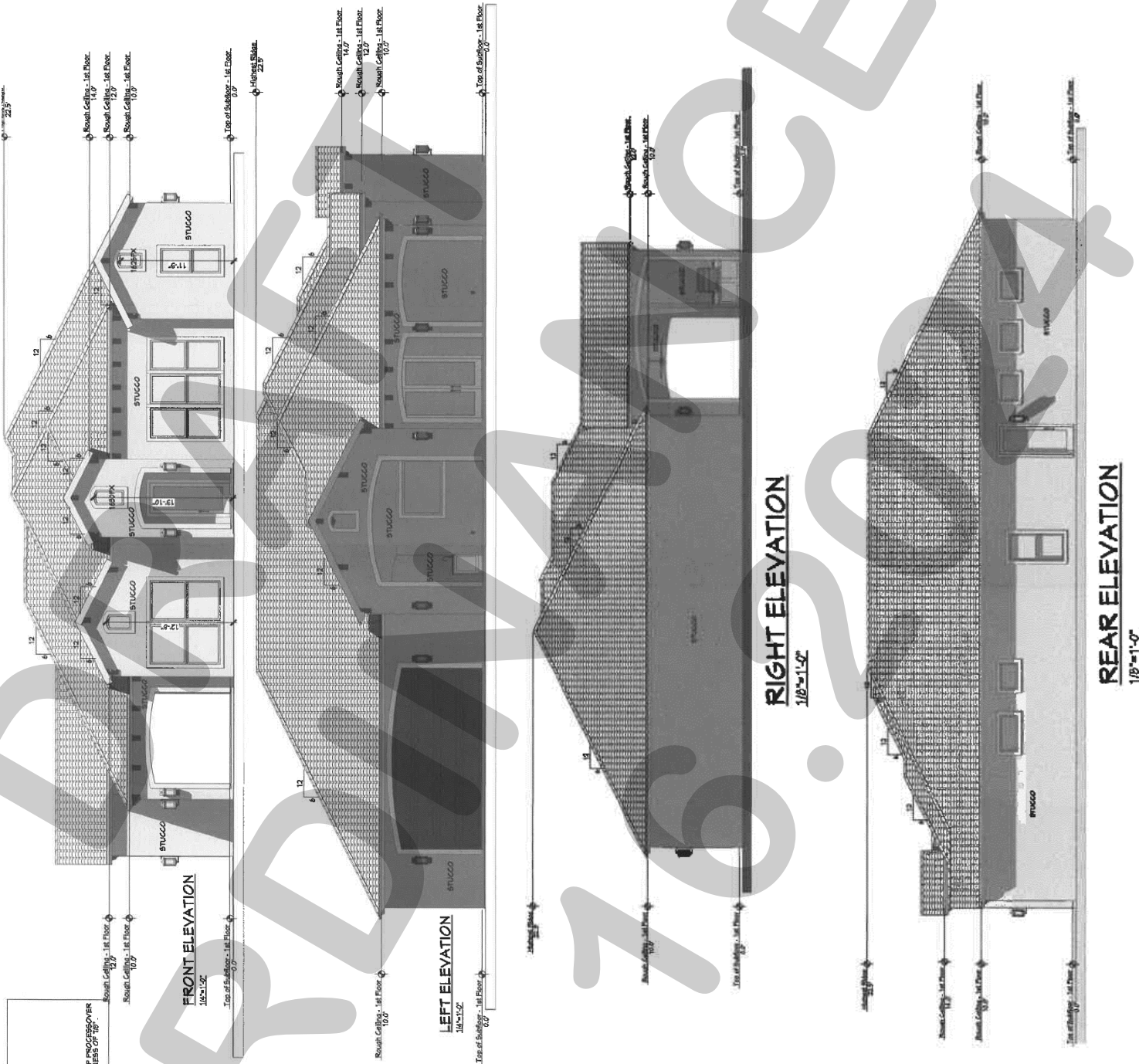
Exhibit 'B':
Residential Plot Plan

LOT = 9,000
FOOTPRINT = 3,998
COVERAGE = 44%



PLOT PLAN
1" = 10'-0"

Exhibit 'C':
Building Elevations



NOTES:
 COORANGE:
 FRONT: 100% STUCCO
 REAR: 100% STUCCO
 LEFT: 100% STUCCO
 RIGHT: 100% STUCCO
 STUCCO MUST BE APPLIED IN A 3 STEP PROGRESSOVER
 DIRECTION WITH FINISH TOTAL THICKNESS OF 1/2"



February 6, 2024

TO: Dean Cathey; Dean Cathey Custom Homes
3066 Rochelle Road
Rockwall, TX 75032

CC: Chris Malek
3022 Harbor Drive
Rockwall, TX 75087

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

SUBJECT: Z2023-055; *Specific Use Permit (SUP) For Residential Infill in an Established Subdivision*

Mr. Cathey:

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 February 5, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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 this ordinance.
- (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; and,
- (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

Planning and Zoning Commission

On January 9, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.

City Council

On January 16, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On February 5, 2024, 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. 24-04, S-324*, 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. 24-04

SPECIFIC USE PERMIT NO. S-324

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2070-ACRE TRACT OF LAND, IDENTIFIED AS LOTS N38, N39 & N40 OF LAKESIDE VILLAGE, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dean Cathey of Dean Cathy Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.207-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 2 (PD-2) of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 2 (PD-2) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home adjacent to 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*, Planned Development District 2 (PD-2) -- 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 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 FEBRUARY, 2024.**



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: January 16, 2024

2nd Reading: February 5, 2024

**Exhibit 'A':
Location Map**

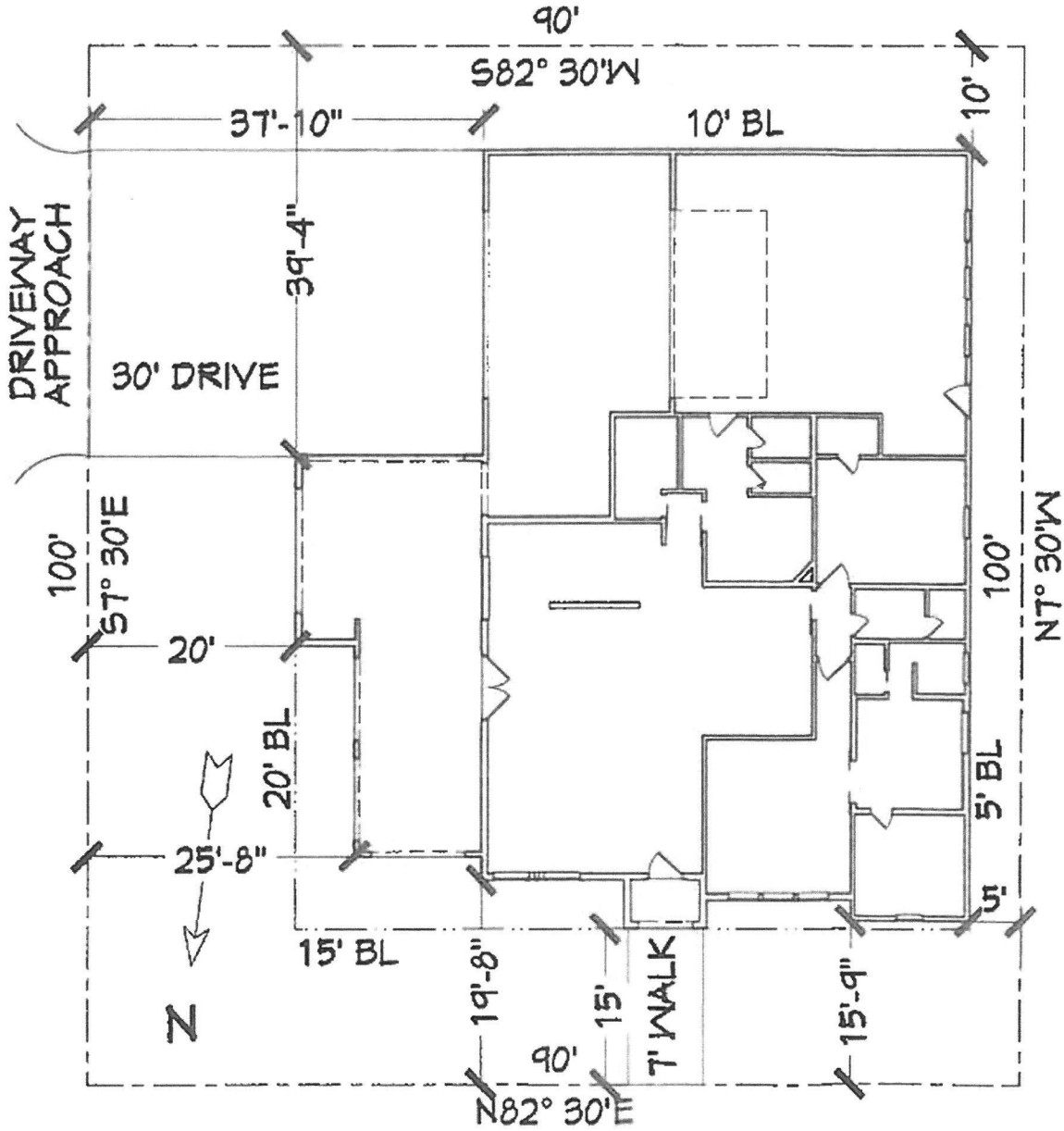
Address: 3601 Highpoint Drive

Legal Description: Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition



Exhibit 'B':
Residential Plot Plan

LOT = 9,000
FOOTPRINT = 3,998
COVERAGE = 44%



PLOT PLAN
1" = 10'-0"

**Exhibit 'C':
Building Elevations**

