

## **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      | CITY COUNCIL READING #2 |
|--------------------------------|-------------------------|
| PLANNING AND ZONING COMMISSION | CONDITIONS OF APPROVAL  |
| CITY COUNCIL READING #1        | NOTES                   |
|                                |                         |



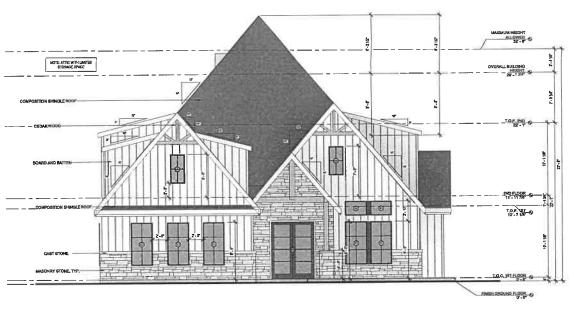
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

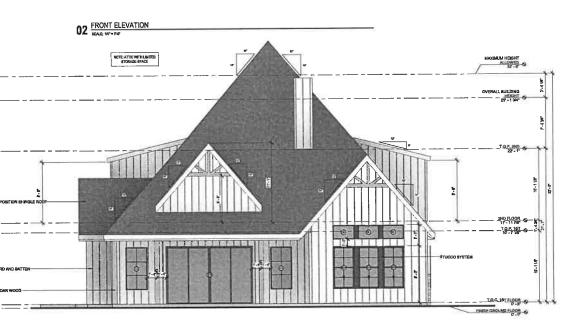
# **DEVELOPMENT APPLICATION**

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

| PLANNING & ZONING CASI  | ENO.  |
|---|---|
| <u>NOTE:</u> THE APPLICATION IS<br>CITY UNTIL THE PLANNING<br>SIGNED BELOW. | S NOT CONSIDERED ACCEPTED BY THE<br>DIRECTOR AND CITY ENGINEER HAVE |
| DIRECTOR OF PLANNING:   |   |
| CITY ENGINEER:  | 一个写真USEUSEUSEUSE  |

|   | 1100kWall, 10xas 10001  | CHYE   | :NGINEER:   |  | F18/ 5 785                                      | Name of Street            |
|---|---|--|---|--|---|---------------------------|
| PLEASE CHECK THE AF   | PPROPRIATE BOX BELOW TO INDICATE THE TYPE OF  | DEVELOPMENT REQ  | UEST [SELECT C  | NLY 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: |   | ☐ SPECIFIC USI ☐ PD DEVELOP  OTHER APPLICA ☐ TREE REMOV                | NGE (\$200.00 + \$<br>E PERMIT (\$200.0<br>MENT PLANS (\$2<br>ATION FEES: | 00+\$15.00 ACR<br>00.00+\$15.00 A                              | AĈRE) 1   |                           |
| ☐ SITE PLAN (\$250.   | 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. 1: 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 INFOR  | RMATION [PLEASE PRINT]  |  |   |  |   |                           |
| ADDRESS   | 902 Aluminum Plan   | +RA RO   | danall;   | Tx 75  | 087   |                           |
| SUBDIVISION   |   |  | LOT   |  | BLOCK   |                           |
| GENERAL LOCATION  |   |  |   |  |   |                           |
| ZONING. SITE PLA  | AN AND PLATTING INFORMATION (PLEASE   | PRINT1   |   |  |   |                           |
| CURRENT ZONING  |   | CURRENT USE  |   |  |   |                           |
| PROPOSED ZONING   |   | PROPOSED USE   |   |  |   |                           |
| ACREAGE   | LOTS [CURRENT]  |  | LOTS  | [PROPOSED]   |   | 26 76                     |
| REGARD TO ITS AP  | PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA<br>PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST<br>WAL OF YOUR CASE.  | AT DUE TO THE PASSA<br>FAFF'S COMMENTS BY T                            | GE OF <u>HB3167</u> TH<br>THE DATE PROVID                                 | E CITY NO LONG<br>ED ON THE DEVE                               | GER HAS FLEXI<br>ELOPMENT CAL                   | BILITY WITH<br>ENDAR WILL |
|   | NT/AGENT INFORMATION [PLEASE PRINT/CHE  | CK THE PRIMARY CONT.   | ACT/ORIGINAL SIG  | NATURES ARE R  | EQUIRED]  |                           |
| Ø OWNER ■   |   | ☐ APPLICANT  |   |  |   |                           |
| CONTACT PERSON  | 1. july lutcherson  | ONTACT PERSON  |   |  |   |                           |
| ADDRESS   |   | ADDRESS  |   |  |   |                           |
| CITY, STATE & ZII   |   | CITY, STATE & ZIP 🚪  |   |  |   |                           |
| PHONI   |   | PHONE  |   |  |   |                           |
| E-MAI   |   | E-MAIL   |   |  |   |                           |
|   | ATION [REQUIRED]<br>IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED<br>IN ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE F   |  | huson   | [ <i>OWNER</i> ] 1   | THE UNDERSIG                                    | ined, who                 |
| SEPTEM PUR  | M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL, TO COVER THE COST OF THIS APPLICATION, HAS, 20 <u>z s</u> By SIGNING THIS APPLICATION, I AGREE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS A N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCI   | BEEN PAID TO THE CITY (<br>THAT THE CITY OF ROC<br>I SO AUTHORIZED AND | OF ROCKWALL ON T<br>KWALL (I.E. "CITY") :<br>PERMITTED TO BE              | HIS THE/ IS AUTHORIZED A PRODUCE ANY C PUBLIC INFORMA TO SHAPE | ND PERMITTED<br>COPYRIGHTED IN<br>HON ESTRADA C | DAY OF                    |
|   | ND SEAL OF OFFICE ON THIS THE 10 <sup>th</sup> day ofSe   | tenser, 20 25.   | 0 //5   | ST.  | Notary Public<br>ATE OF TEXA                    | <i>\s</i>                 |
|   | OWNER'S SIGNATURE   |  | N X V   | My Co  | omm. Exp. 05-2                                  | 26-26                     |





01 REAR ELEVATION



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

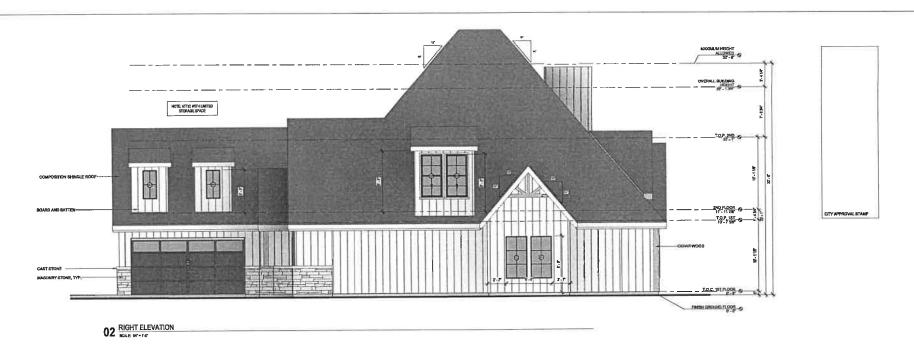
CURRENT REVISIO

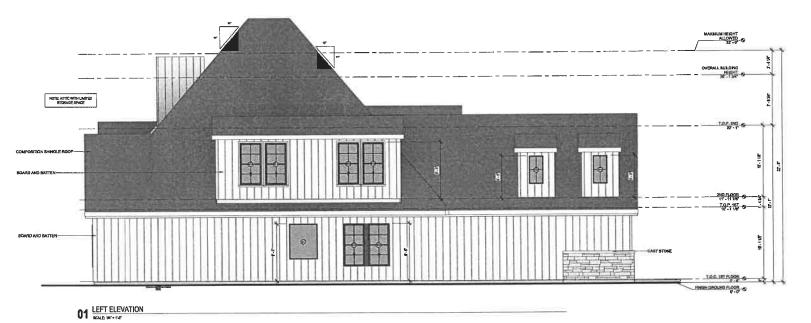


9/9/2025 5:22:19 PM EXTERIOR ELEVATIONS

A5.1

Project # Scale 1111-01 HT = 1'-0"







VIZUA L ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
Info@vizualerchitecture.com
www.yizualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

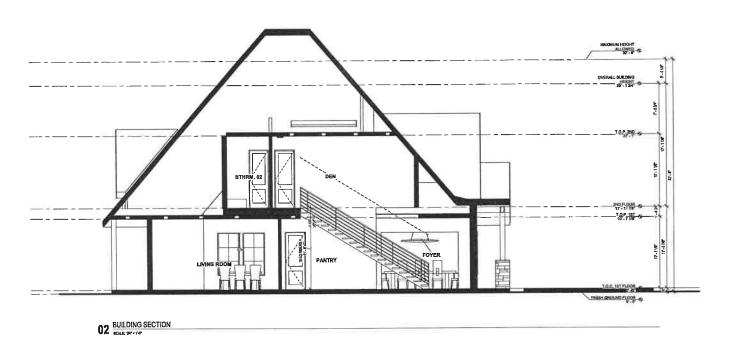
CURRENT REVISION



9/9/2025 5:22:25 PM EXTERIOR ELEVATIONS

A5.2

Project # Scale 1111-01 180 - 1'47



VIZUA L ARCHITECTURE

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

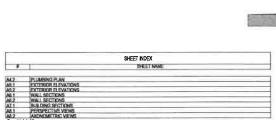
CURRENT REVISION



8/9/2025 5:22:26 PM BUILDING SECTIONS

A7.1





#### ARCHITECT

VIZUAL ARCHITECTURE LLC 1430 DRAGON ST, SUITE 25 DALLAS, TX, 75207 CONTACT: JOHNNY LIMONES E: JOHNNY@VIZUALARCHITECTURE.COM

COMER SHEET! NOTCH.
SCHEDALES COCK ANN YES
MANDOW DOOR SCHEDALE.
SITE RAN
FLOMBATION PROBILE.
FLOMBATION P

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX





# PROJECT NOTES

BITE AREA: BINGS AN SF 0,15 ACRE BULDING FOOT PRINT: 2,000 0100085 AND GARAGED 0100085 AND GARAGED

| NET AR         | EA SQUARE F         | OOTAGES |
|----------------|---------------------|---------|
| ROOM NAME      | LEVEL.              | AREA    |
| LEVEL 1        | T.O.C. 1ST<br>FLOOR | En#     |
| LEVEL 2        | 2ND FLOOR           | 102 SF  |
| Grand total: 2 |                     | 3073 SF |

| GROSS /                | AREA SQUARE | FOOTAGES            |
|------------------------|-------------|---------------------|
| Nome                   | Area        | Lovel               |
| PORCH                  | 51 SF       | T.D.C. 1ST<br>FLOOR |
| PATIO                  | 145 SF      | T,O,C, 1ST<br>FLOOR |
| 2 CAR GARAGE           | 531 SF      | T.D.C. 1ST<br>FLOOR |
| LEVEL 1                | 2171 SF     | T,O,C, 1ST<br>FLOOR |
| T.O.C. 1ST<br>FLOOR: 4 | 2897 SF     |                     |
| LEVEL 2                | 902 SF      | 2ND FLOOR           |
| 2ND FLOOR: 1           | 802 SF      |                     |

Grand total: 5 3799 SF

CURRENT REVISION

VIZUAL ARCHITECTURE

> ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087



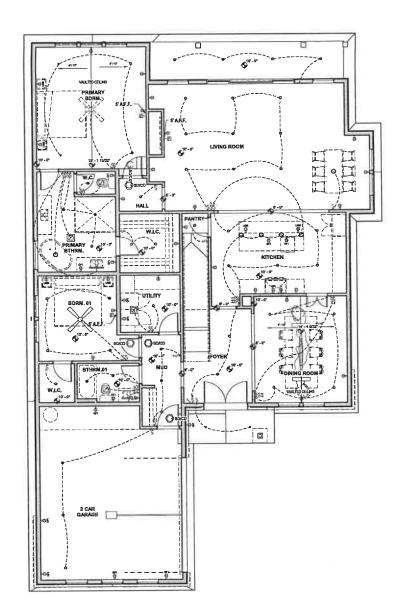
9/9/2025 5:22:08 PM COVER SHEET/ INDEX

A0.1

Project #

1111-01

| LIGHT FIX                                   | TURE SCHED | ULE      |
|---|------------|----------|
| Туре  | Count      | Comments |
| 4" RECESSED CAN LIGHT                       | 77         |          |
| BATHROOM SCONCE LIGHT -<br>OVERHEAD FIXTURE | 4          |          |
| CEILING FAN                                 | 4          |          |
| GARAGE DOOR OPENER                          | 1          |          |
| PENDANT LAMP - DINING ROOM<br>FIXTURE       | 1          |          |
| PENDANT LIGHT                               | 6          |          |
| SMOKE DETECTOR                              | 9          |          |



#### ELEC, LEGEND

4

è 



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CITY APPROVAL STAMP

#### RCP LEGEND

Ø

WALL WASHER BCONCE

2 2 HVAC SUPPLY CELING SPEAKER

## xx

**RCP NOTES** 

#### MEP PLAN NOTES





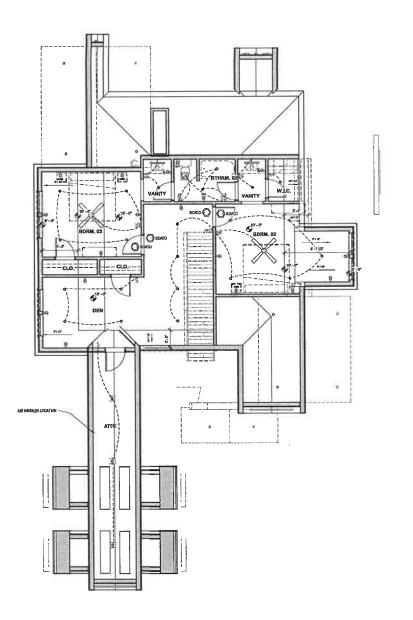




REFLECTED CEILING PLAN/ A3.1

Project # Scale

| LIGHT FD                                    | CTURE SCHED | ULE      |
|---|-------------|----------|
| Type  | Count       | Comments |
| 4° RECESSED CAN LIGHT                       | π           |          |
| BATHROOM SCONCE LIGHT -<br>OVERHEAD FIXTURE | 4           |          |
| CEILING FAN                                 | 4           |          |
| GARAGE DOOR OPENER                          | 1           |          |
| PENDANT LAMP - DINING ROOM<br>FIXTURE       | 1           |          |
| PENDANT LIGHT                               | 6           |          |
| SMOKE DETECTOR                              | 9           |          |



#### ELEC. LEGEND

THREE-WAY SWITCH 9

DUPLEX 

]e• [¤] TYOUTLET 220 VOLT OUTLET ELECTRICAL PANEL



CITY APPROVAL STAMP

## **RCP LEGEND**

O SD/CD SMOKE / CARBON MONOXIDE DETECTOR

Ø • 💿

HALL WASHER SCONCE 오

0<sub>5</sub> HVAC BUPPLY

#### **RCP NOTES**

 $\mathbf{x}$ 

#### MEP PLAN NOTES

# MECHANICAL 1. ALL MECHANICAL DUCTS TO BE INSULATED

ENSTONG SHOWN HERE ARE TO CENTERLINE OF CENTACLE AND/ OR FACE OF WALL TYP.

ALL DUTLETS TO BE THE COLOR: WHITE ALL REPRODUCED TO BE ARC PROTECTED.

ALL BATHROOM AND KITCHEN OUTLIETS TO BE GROUND HALL! PROTECTED, DOGROMATE POWER REQUIREMENTS AND LOCATIONS FOR ALL APPLIANCES AND EQUIPMENT,

VERIFY COLD WATER LINES, SEWER LINES AND GAS LINES TO ALLOW FOR NEW CONSTRUCTION.

WASTE, DRUIN, CONDENSIATE AND YEAT PIPMO TO BE SERVICE WEIGHT PAC. POTAMEE WATER (HIT AND COLD) SUPPLY PIPMAS SHALL BE PEX [CROSS-LINGED POLYETH-SLYNE] PIPMAG.

EXTERIOR HOSE ABS TO SE SZ ALF, UNLESS NOTED OTHERWISE, INSIGATE ALL CLEARCUTS IN STORM AND BUILDING DRAIN PIPMS AS REQUIRED BY LOCAL CODES.





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Info@vlossinchilecture.com

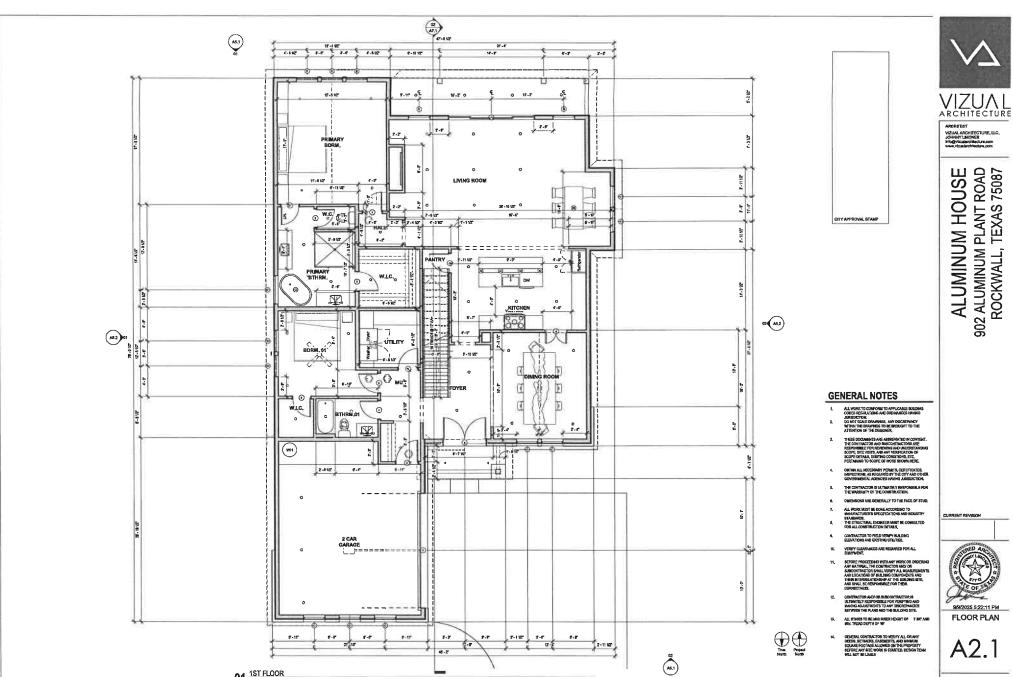
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



REFLECTED CEILING PLAN/ A3.2

01 RCP LEVEL 2



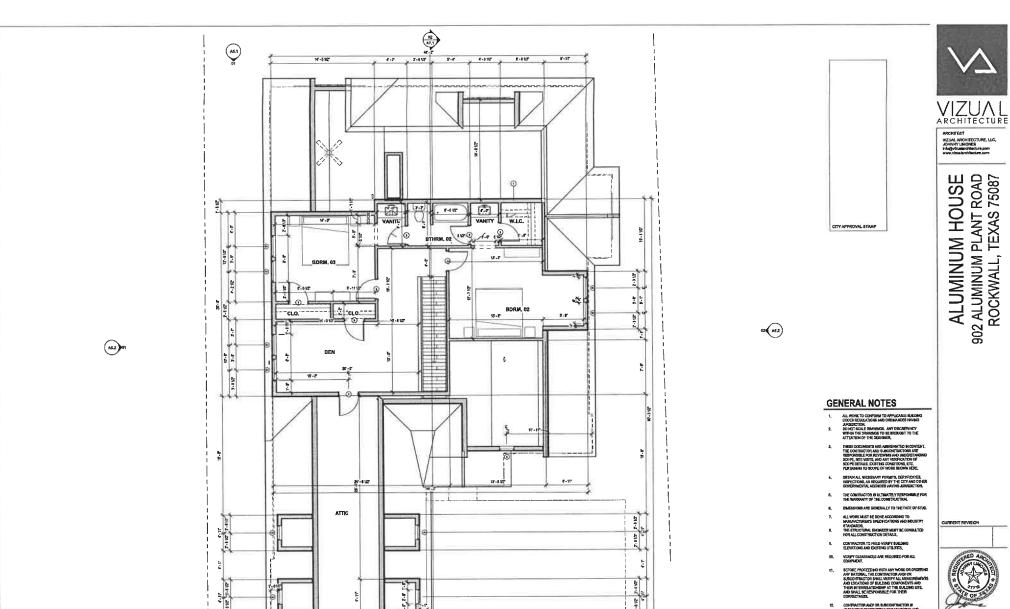
01 SCALE WELL





FLOOR PLAN

1111-01 As indicated



01 2ND FLOOR



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FLOOR PLAN

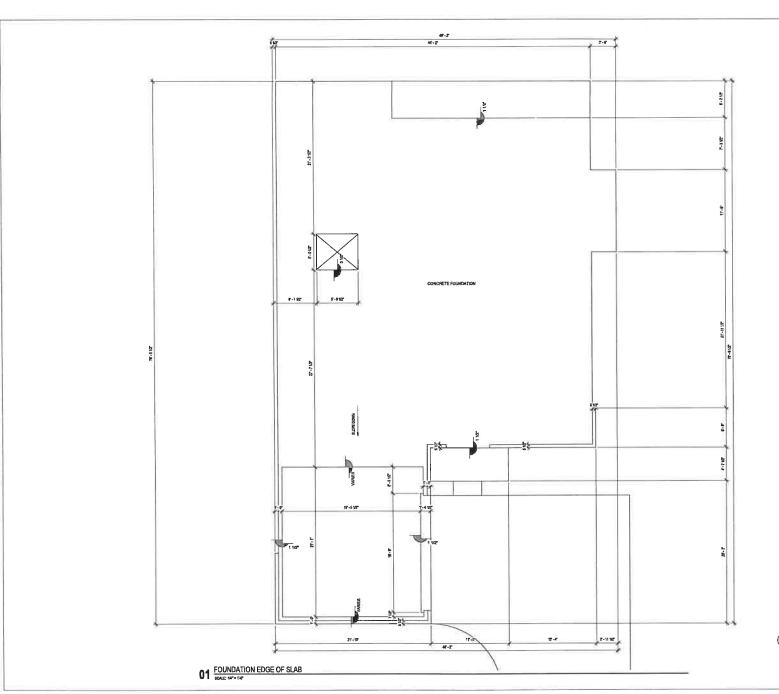
True Project North North

AS.1

A2.2

Project # Scale

1111-01 As Indicated





ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CITY APPROVAL STAMP

#### **GENERAL NOTES**

True Project North

CURRENT REVISION



FOUNDATION PROFILE

Project # Scale

#### **MATERIAL TAKEOFFS**

NOTE: MATERIAL TAKEOFFS ARW TAKEN FROM A 3-D MODEL AND SHOULD BE USED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ACTUAL MATERIAL AREAS, RECOMMEND ADDING A 5% CONTIGENCY FOR WASTE AND DISCREPENCIES

|                       | WALL           | MATERIAL TAKEOFF                    |
|-----------------------|----------------|-------------------------------------|
| Material: Description | Material: Area | Meterial: Comments                  |
| BOARD AND BATTEN      | 3424 SF        |                                     |
| GYPSUM BOARD          | 11225 SF       |                                     |
| MASONRY STONE, TYP.   | 316 SF         | Rendering appositance not appraised |
| STUCCO SYSTEM         | 244 SF         |                                     |
| Grand total           | 15209 SF       |                                     |

|                       | FLOOR MATERIAL | TAKEOFF            |
|-----------------------|----------------|--------------------|
| Material: Description | Material: Area | Malarial: Comments |
| CONCRETE DRIVEWAY     | 965 SF         |                    |
| CONCRETE FOUNDATION   | 2897 SF        |                    |
| PLYWOOD               | 902 SF         |                    |
| Grand total           | 4765 SF        |                    |

|                                     | ROOF MATERIAL  | TAKEOFF            |
|-------------------------------------|----------------|--------------------|
| Material: Description               | Material: Aree | Materiel: Comments |
|                                     | Toronto I'     |                    |
| COMPOSITION SHINGLE ROOF            | 5089 SF        |                    |
| COMPOSITION SHINGLE ROOF<br>PLYWOOD | 5086 SF        |                    |

|                       | CEILING MATERIAL | TAKEOFF            |  |
|-----------------------|------------------|--------------------|--|
| Meterial: Description | Material: Area   | Mederial: Comments |  |
| GYPSUM BOARD          | 3330 SF          |                    |  |
| Grand lotal           | 3330 SF          |                    |  |

#### **PROJECT NOTES**

|    | INDICATED BY DRAWINGS OR SPECIFICATIONS,   |
|----|--|
| 2. | ALL WORK INCLUDING CIVIL NECHANICAL        |
|    | PLIMBING & PLECTRICAL SHALL SE PERFORMED   |
|    | IN STRICT COMPLIANCE WITH ALL APPLICABLE   |
|    | FEDERAL STATE, A LOCAL CODE REQUIREMENTS.  |
|    | AND IN ACCORDANCE WITH ACCEPTED            |
|    | CONSTRUCTION INDUSTRY STANDARDS,           |
| 3. | CONTRACTOR SHALL ORTAIN AND PAY FOR ALL    |
| -  | APPLICABLE PERMITS, INSPECTIONS AND        |
|    | APPROVAUS, INCLUDING THOSE RELATED TO      |
|    | BUILDING AND CONTRACTOR SKINAGE.           |
| 4. | PRIOR TO TURNING BUILDING OVER TO DWINER.  |
| -  | REPAIR ON REPLACE ALL MATERIALS, GLASS, OR |
|    | ASSEMBLIES DAMAGED OR BROKEH DURING        |
|    | CONSTRUCTION.                              |
| 5. | BMOKE DETECTORS SHALL BE HARDWIRED INTO    |
| -  | ELECTRICAL POWER SOURCE AND SHALL SE       |
|    |  |

- EQUIPPED WITH BATTERY BACKUP, SMOKE
  DETECTORS SHALL BE TESTED FOR COMPLIANCE
  UPON COMPLETION OF WORK
- AT ALL PARTED WALLS, PLOORS AND RATED DELINISE, ALL PLUMBING, ELECTRICAL & HAVE PENETRATIONS SHALL BE SEALED WITH APPROVED FRESTORPING MATERIAL.

#### **ABBREVIATION**

| ۷.      | AMGLE                 | FT.    | FOOT OR FEET         | RFF.   | REFERENCE               |  |
|---------|-----------------------|--------|----------------------|--------|-------------------------|--|
| e ·     | AT                    | PURR.  | PURRUNG              | REFR   | REFRIGERATOR            |  |
|         | CENTERI ME            | RA.    |                      |        |                         |  |
| a. ·    |                       |        | GAUGE                | REINF, | REINFORCING             |  |
| 0 .     | DIMMETER              | GAFNG  | GAF MATERIALS CORP.  | REQ.   | REQUIRED                |  |
|         | MAKER                 | GC     | GENERAL CONTRACTOR   | RESI_  | RESILIENT               |  |
| •       |                       |        |                      |        |                         |  |
| ACDUST. | ADDUBTICAL.           | GALV.  | GALVANIZED           | RAL    | ROOM                    |  |
| A.D.    | AREA DRAIN            | 8.8.   | GRAB BAR             | RO.    | ROUGH OPENING           |  |
|         |                       |        |                      |        |                         |  |
| ADL     | ADJUSTABLE            | GYP.   | GYPSLAM              | RAR    | REMOVE AND REPLACE      |  |
| AFF.    | ABOVE FINISH FLOOR    | H.B.   | HOSE BISIS           | В,     | SOUTH                   |  |
| AGO,    | AGGREGATE             | H,C,   | HOLLOW CORE          | S,C,   | SOLD CORE               |  |
|         |                       |        |                      | SCHED. | <b>BCHEDULE</b>         |  |
| ALUM.   | ALIMANA               | HDWR.  | HARDWARE             |        |                         |  |
| APPROX. | APPROXIMATELY         | HJA.   | HOLLOW METAL         | SECT.  | SECTION                 |  |
| ND.     | BOARD                 | HORIZ. | HORIZONTAL           | SHIL   | SHEET                   |  |
|         |                       |        |                      |        |                         |  |
| BLDG.   | BULDING               | HGT,   | KEGHT                | SHWR   | SHOWER                  |  |
| B.      | BOTTOM                | LO,    | INSIDE DIAMETER      | 81M.   | FARMS                   |  |
| BA      | BUILDING AREA         |        |                      | SPEC.  | SPECIFICATIONS          |  |
| GJ.     | CONTROL JOINT         | NSU.   | INSULATION           |        |                         |  |
| CER.    | CERMIC                | NT.    | INTERIOR             | 80.    | ROLLARF                 |  |
| a.e.    | CELNG                 | л.     | THEOL                | STR    | STANDARD                |  |
|         |                       |        |                      |        |                         |  |
| CKT.    | CHOUT                 | KIT.   | KITCHEN              | STL    | STEEL                   |  |
| CLO.    | CLOSE!                | LAK.   | LAMINATE             | STOR.  | STORAGE                 |  |
|         |                       |        |                      | SUSP.  | SUSPEND                 |  |
| O.R.    | CLEAR                 | LAV.   | LAVATORY             |        |                         |  |
| COL     | COLUMN                | UGI.   | LOCKER               | SYM.   | SYMMETRICAL.            |  |
| CONSTR. | CONSTRUCTION          | LT.    | HOHE                 | 780.   | TREAD                   |  |
|         | CONTINUOUS            | LTG.   | LIGHTING             | 7.0.   | TOP OF CURB             |  |
| CONT.   |                       |        |                      |        |                         |  |
| CTR.    | CENTER                | N.V.D. | WANUAL YOLUME DAMPER | TELE.  | TELEPHONE               |  |
|         |                       |        |                      | TMG    | TONGUE & GROOVE         |  |
| DBL     | DOUBLE                | MAX    | MAXIMUM              |        |                         |  |
| DTL     | DETAIL                | MECH.  | MEDIANICAL.          | THK.   | THICK                   |  |
| DIA     | DHAGTER               | NEMEL. | MEMBRANE             | T.P.   | TOP OF PAYEMENT         |  |
| DIM     | DIMENSION             | MTL.   | METAL.               | T.V.   | TELEVISION              |  |
|         |                       |        |                      |        |                         |  |
| DIL     | DOWN                  | MFR.   | MANUFACTURER         | T.W.   | TOP OF WALL             |  |
|         |                       |        |                      | TPO,   | THERMOPLASTIC OLEFIN    |  |
| D.S.    | DOWNSPOUT             | MIN.   | MINMUM               | TYP.   | TYPICAL                 |  |
| DWFL    | ORAWER                | MBC    | MISCELLANEOUS        |        |                         |  |
| DWG.    | DRAYING               | M.O.   | MASONRY OPENING      | UNF.   | (ANEMISHED)             |  |
| E       | FAST                  | MNT.   | MOUNT                | LLNO.  | LINLESS NOTED OTHERWISE |  |
|         |                       |        |                      |        |                         |  |
| EA.     | EACH                  | MTD,   | MICUNTED             | WERT,  | VERTICAL                |  |
|         |                       |        |                      | VEST,  | VESTBULE                |  |
| E.I.    | EXPANSION JOINT       | К.     | NORTH                | ₩.     | WEST                    |  |
| ELEV.   | ELEVATION             | NJC.   | NOT IN CONTRACT      |        |                         |  |
| ELEC.   | BECTRICAL             | NO.    | MANKER               | ***    | WITH                    |  |
|         | ELECTRICAL PANELBOARD | NOW.   | HOMINAL.             | W.C.   | WATER OLDSET            |  |
| EP.     |                       |        |                      |        |                         |  |
| EQ      | EQUAL                 | W.T.S. | NOT TO SCALE         | MD.    | WOOD                    |  |
|         |                       |        |                      | WD     | WITHOUT                 |  |
| EQUIP.  | ECUPMENT              | .20    | ON CENTER            | WP.    | WATERPROOF              |  |
| EXET.   | EXECUTE               | D.D.   | DUTRIDE DIAMETER     |        |                         |  |
| EXT.    | EXTERIOR              | OPH.   | OPPOSITE HAND        | WSCT.  | WANSCOT                 |  |
| F.D.    | F. GOR DRAN           | OPP.   | OPPOSITE             | WT.    | WEIGHT                  |  |
|         |                       |        |                      | W1.    | HENRI                   |  |
| F.E.    | FIRE EXTINGUISHER     | PL.    | PLATE                |        |                         |  |
|         | ******                |        |                      |        |                         |  |
| FIN.    | FINISH                | PLAS.  | PLASTIC              |        |                         |  |
| FL,     | FL00R                 | PLYWD, | PLYWOOD              |        |                         |  |
| FLASH   | FLASHING              | PR.    | PAR                  |        |                         |  |
| FLLVOR. | FLUORESCENT           | PVC    | POLYWAYL CHLORIDE    |        |                         |  |
| F.O.C.  | FACE OF CONCRETE      | R.     | RADIUS               |        |                         |  |
| F.O.S.  | FACE OF STUD          | RD.    | ROOF DRAIN           |        |                         |  |
|         |                       |        | INVI VIDIO           |        |                         |  |
| F.P.    | FREEZE PROCE          |        |                      |        |                         |  |

#### ZONING

| _ | DISTRICT | FRONT SETUNCIOS | SIDE SETBACKS | REAR SETBACKS | DENSITY                  | HEIGHT | LOT COVERAGE | SPECIAL<br>STANDARDS | PRIMARY USES  |  |
|---|----------|-----------------|---------------|---------------|--------------------------|--------|--------------|----------------------|---------------|--|
|   | RJ       | 20              | •             | 10            | 1 DWELLING UNIT/ 7,000SF | 17     | 45%          |                      | SORGLE FAMILY |  |

#### **GREEN/ ENERGY CODE**

- ALLIAN, FAUCETS TO HAVE AN AVERAGE FLOW OF 20 GALINAN, OR LOWER ALS MOMER HEARS TO HAVE AN AVERAGE FLOW OF 2.0 GALIANE, OR LOWER, ALL TOLES TO BE 1.3 GALLON PER JUSIN OR DUL FLUSH OR WATER BEYERE UTLZZ DEFENY STAFLASELED DER HAMMENS THAT USE AL GALLIANG ON LESS PER CYCLE

RESIDENCE TO BE ETHER PASSING 2021 IDCC LIGHO ICT BOFTWARE OR BE ENERGY STAR RATED HERD ITS
 NEW RESIDENCE TO COMPLY WITH THE APPLICABLE CODE ADOPTED BY THE CITY WHERE THE PROPERTY IS LOCATED.

- \$12.00 CREATED BLOTCH OWNER MUST HE EMERITY STAN CHARLETED OR HAY USE A PARAMET MANNER OR USE SHIVLY FORM HOULAT DHIAT THE FOOF DECK OR SEA HOULATED HER, HE IN MULLE WITH HIS A DEZ 2000 F. HOUCH HE TO BE HE HITH LICENTE LESS THAN LOW AND SHOCE MANDERS 42.2 AND UP ACTION LESS THAN 20.

ELEC. LEGEND

DUPLEX

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CFICURLEX

ELECTRICAL PANEL

- NIDODR AR CUMLITY
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  CONDITIONED SPACES AND DOORS WHETHER PRITE PRISE

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RCP LEGEND

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• (0) WALLWASHER

Ø SCONCE 오

Ø HVAC SUPPLY

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BMOKE / CARBON MONOXIDE DETECTOR BATHRIDON VERTICAL SCONCE

BATHROOM HORIZONTAL SCONCE

CELLING FAN WITH LIGHT FECTURE

PENDANT LIGHT RUTURE! CHANDELIER

RECESSED CAN LIGHT

BATHROOM FOULURT FAN HVAC RETURN

#### STORM WATER

1. 10% OF NON-ROOF AFFA MUST BE LANDSCAPED, HAVE PERMEABLE PAVING AND BLOPED FOR BLINOFF TO FILITRATION FEATURE 2. NO BY REGISTER, IF SYMBAT DIA SYSTEM IS NOTALLED, IT MUST MEET THE CITIES ADDITION SYSTEM, IF SYMBAT DIA SYSTEM IS NOTALLED, IT MUST MEET THE CITIES ADDITION.

#### **MATERIAL LEGEND**

| EARTH .              | P LAM                        |
|----------------------|------------------------------|
| GRAVEL/STONE         | NULTY FINISHED WOOD          |
| BAUCK                | PARTICLE BOARD               |
| ZZZ STONE            | CARPET                       |
| SANDAJORTAR          | BATT INSULATION              |
| ALUMINUM.            | RIGID INSULATION             |
| STEEL.               | CYPSUM WALLBOARD             |
| CONCRETE PRECAST     | PLYWOOD                      |
| CONCRETE-CAST IN PLA | CE                           |
| CONCRETE MASONRY L   | NET                          |
|                      | KEY IS PROVIDED AS A GENERAL |

LEGENDS FOR ACTUAL MATERIAL DESIGNATIONS. HATCHES PROVIDED ON FINISH PLANE, RCP'S, OR ANY OTHER DRAWNS

# **GENERAL NOTES**

ALL WORK TO CONFORM TO APPLICABLE BUILDING CODES REGULATIONS AND ORDINANCES HAVING

CITY APPROVAL STAMP

- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE WARRANTY OF THE CONSTRUCTION.
- DIMENSIONS ARE GENERALLY TO THE FACE OF STUD.
- ALL WORK WAST BE DONE ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INDUSTRY
- STANDARDS,
  THE STRUCTURAL ENGINEER MUST BE CONSULTED
  FOR ALL CONSTRUCTION DETAILS,
- CONTRACTOR TO FIELD VERFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT,
- SEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIAL. THE CONTRACTOR MED OR SECONTRACTOR SHALL VERY PLAL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR MITERIES TORKING AT THE BUILDING SITE, AND SHALL SE PERFONDIS BEE FOR THEIR
- ALL STARS TO BE MAX RIBER HEIGHT OF 1 THY AND MIN, TREAD DEPTH OF 10"



ARCHITECTURE ARCHITECT

ALUMINUM HOUSE

22 ALUMINUM PLANT ROAD

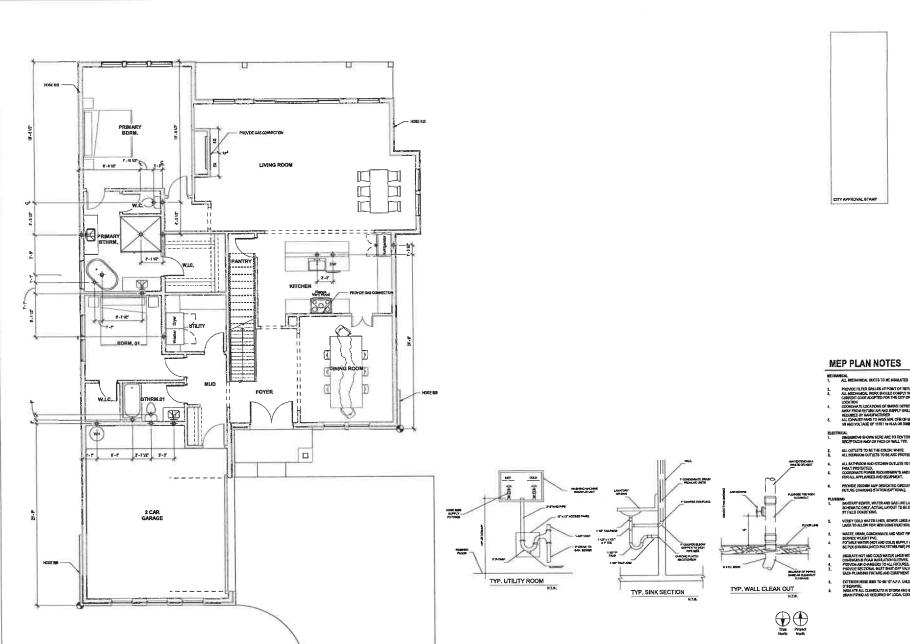
ROCKWALL, TEXAS 75087 902



9/9/2025 5:22:09 PM SCHEDULES/

CODE ANALYSIS

1111-01 As indicated



01 PLUMBING PLAN LEVEL 1



VIZUAL ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONE
Info@vizualsordifacture.com
www.ytzualsordificcture.com

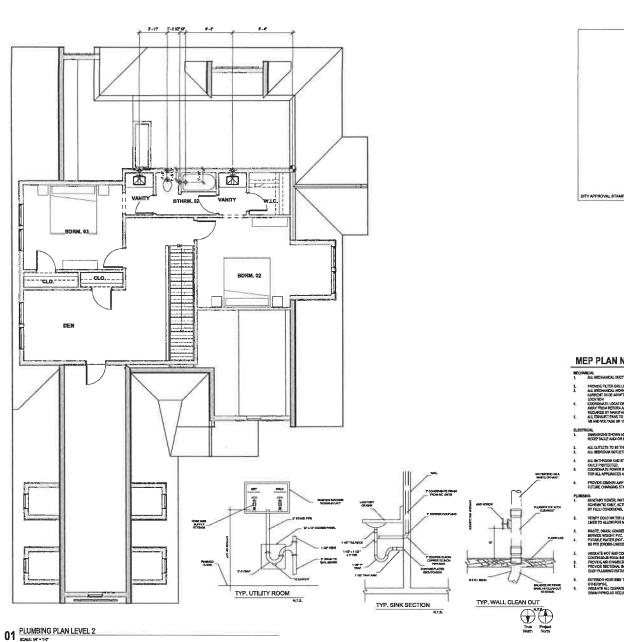
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

ALL OUTLETS TO BE THE COLOR: WHITE ALL BEDROOM DUTLETS TO SE ARC PROTE

EXTERIOR HOSE BIRS TO 9E 12" A.F.F. UNLESS NOTED OTHERWISE.
NEULATE ALL CLEARDUTS IN STORM AND BUILDING DRAIN PIPING AS REQUIRED BY LOCAL CODES.

9/9/2025 5:22:14 PM PLUMBING PLAN

1111-01 As indicated





ARCHITECT
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JOHNNY LIMONES
Intogritzusiarchisecture.com
www.ycissiarchisecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

#### **MEP PLAN NOTES**

ALL METHANISAL DICTS TO SE DIBLIATED 
PROPOSOE CHIEF GOLLES AT FOOK OF SECURIN 
ALL METHANISAL MORK BROAD COMPTY MITH 
LOCATION 
COORDINATE LOCATIONS OF SMARK DETECTORS—39' 
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PROPERTY COOK SECURINS OF MADE AND CONTROL OF A 
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MAD YOUTHER OF 1199/1 In MAD OR SMEAR.

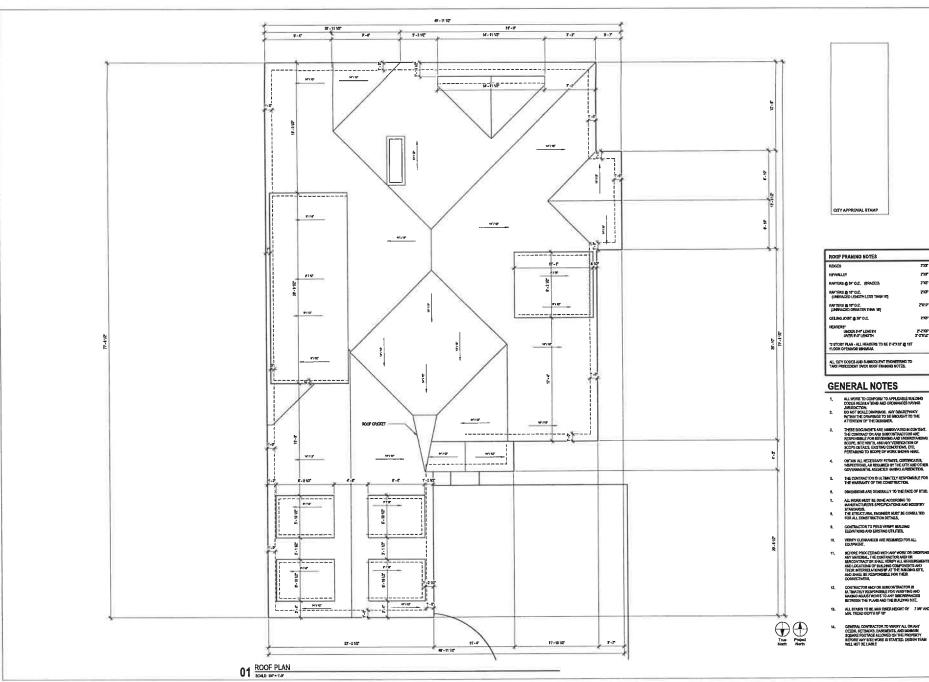
CAL DIMENSIONS SHOWN HERE ARE TO CENTERLINE O RECEPTACLE AND OR FACE OF WALL TYP.

ALL CUTLETS TO BE THE COLOR: WHITE ALL BEIGGON OUTLETS TO BE ARC PROTECTED.

WASTE, DRAIN, CONDENSATE AND VENT PIPMS TO BE

EXTERIOR HOSE BIRS TO BE 12" A.F.F. UNLESS NOTED OTHERWISE.
INSURATE ALL CLEARDLITS IN STORM AND BUILDING DRAW PIPING AS REQUIRED BY LOCAL CODES.

9/9/2025 5:22:14 PM PLUMBING PLAN





ARCHITECT
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JOHNNY LAKONES
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www.vtzusierchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

2301 2302 2302 2302 2302 2707 7-2705° 2-2702° "2 STORY PLAN - ALL HEADERS TO BE T-Z'XLT @ 1ST FLOOR OPENINGS MINUMAN.

- DIMENSIONS ARE GENERALLY TO THE FACE OF STUD.

- ALL STARS TO SE WAX RISER HEIGHT OF 7 MF AND WIN, TREAD DEPTH OF 10"
- CEMERAL CONTRACTOR TO VERIFY ALL OR ANY CEEDS, RETEACHS, EASEMENTS, AND MANIOUM SQUARE FOOTAGE ALLOWED ON THE PROPERTY BEFORE MY STEW WORK IS STATTED, DESIGN YEAR WILL NOT BE LARKE

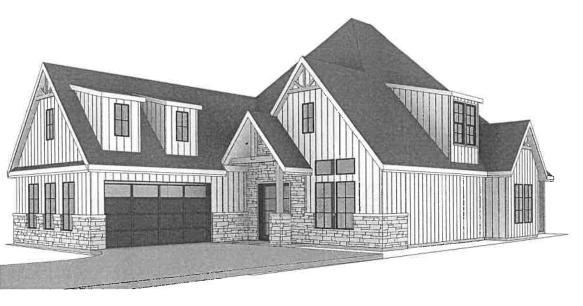
SURRENT REVISION

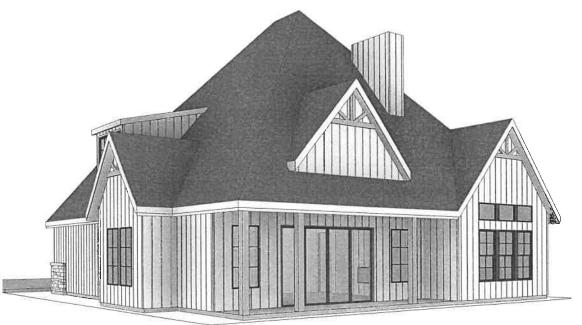


ROOF PLAN

Project # Scale

1111-01 As indicated







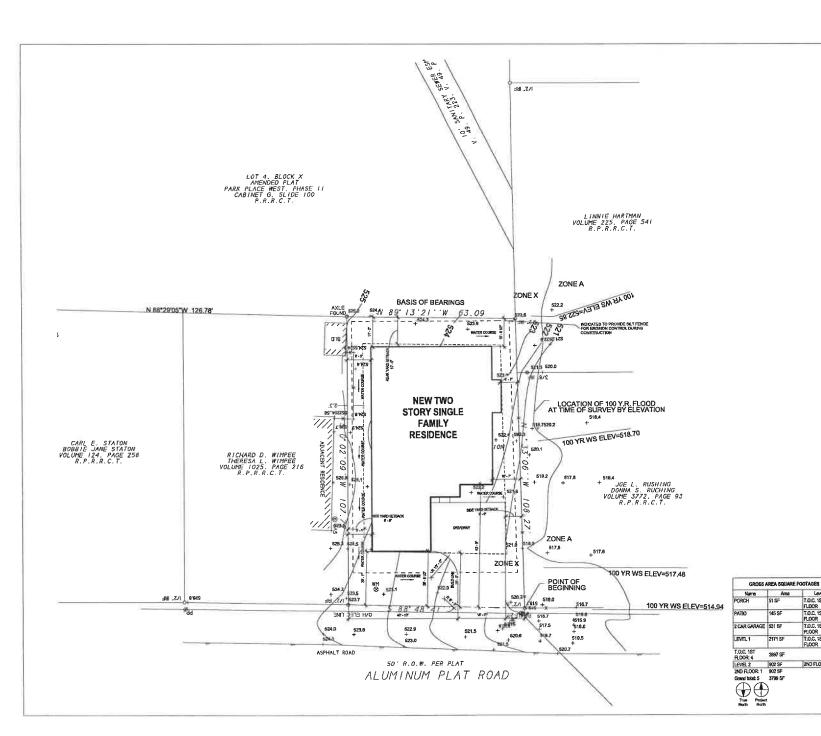
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



9/9/2025 5:22:33 PM PERSPECTIVE VIEWS

A8.1





VIZUAL ARCHITECTURE

ALUMINUM HOUSE 02 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

902/

ARCHITECT VIZUAL ARCHITECTURE, LLC, JOHNNYLMONES http://www.htmlarchinecture.com

# SITE NOTES

# DESKIN TEAM WALL NOT BE HELD LABILE PRIOR TO ANY BRUANCE OF BUILDING PERMIT AND THE OFDERAL CONTRACTOR WILL HAVE FIELL LABILITY AND NESPONSIBILITY FOR ANY WORK THAT IS DONE. PROJECT NOTES

SITE AREA: 8,988,43 SF 0,15 ACRE BUILDING FOOT FRIMT: 2,987 SF (HOUSE AND GARAGES) LOT COVERAGE: 41,5%

| ROOM NAME | LEVEL               | AREA    |
|-----------|---------------------|---------|
| LEVEL 1   | T.O.C, 1ST<br>FLOOR | 2171 SF |
| LEVEL 2   | 2ND FLOOR           | 902 SF  |

FLOOR T.O.C. 1ST FLOOR

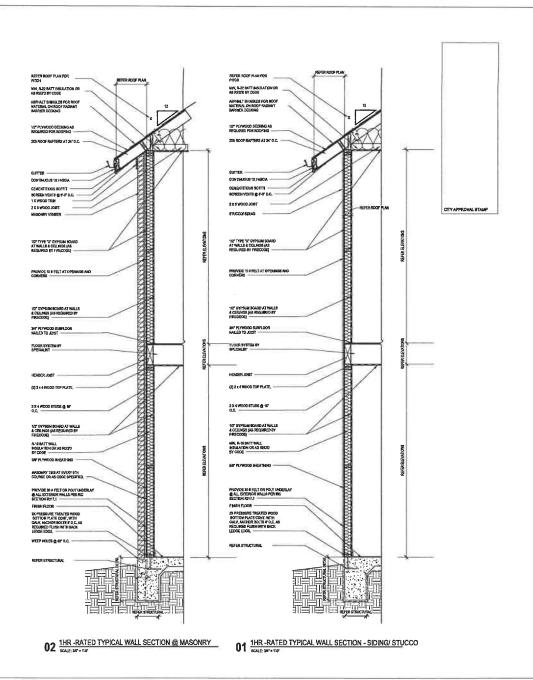
T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR

2ND FLOOR



9/9/2025 5:22:10 PM SITE PLAN

1111-01 As indicated





VIZUAL ARCHITECTURE, LLC, JOHNNY LMONES Info@vizueisruhischure.com www.yizuaisruhischure.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



A6.1

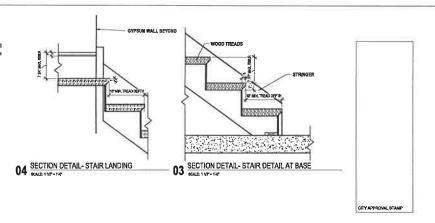
Project # Scale

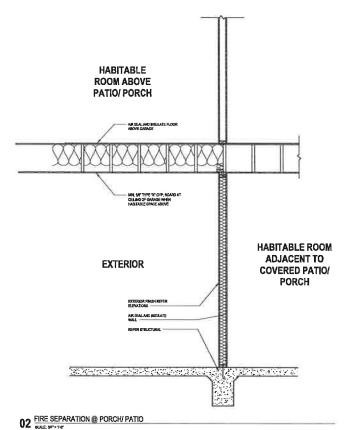
The riser height shall be not more than 7% inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than % inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

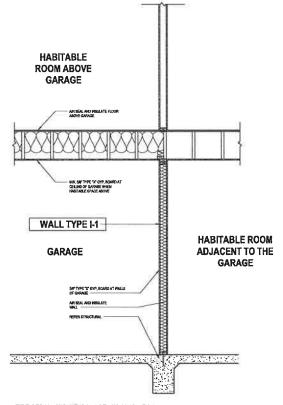
#### R311 7.5.2 Treads.

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than % inch (9.5 mm)

03 STAIR NOTES







01 FIRE SEPARATION @ GARAGE - WALL TYPE I-1

**ALUMINUM HOUSE** 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087



WALL SECTIONS

#### NOTE: REFER TO ELEVATIONS FOR WINDOW DESIGN

|           | WINDOWSCHEDULE |        |       |  |   |  |  |
|-----------|----------------|--------|-------|--|---|--|--|
| TYPE MARK | WIDTH          | HEIGHT | COUNT | Type Comments                          |   |  |  |
| A         | 2-0*           | 4-0    | 6     | LOW-E FIXED WINDOW                     |   |  |  |
| В         | 3'-0"          | 2-T    | 5     | LOW-E FIXED WINDOW                     |   |  |  |
| С         | 3'-0"          | 8'-0"  | 9     | LOW-E FIXED WINDOW                     |   |  |  |
| D         | 3'-0"          | 6'-0"  | 11    | LOW-E SINGLE HUNG WINDOW               | _ |  |  |
| Ē         | 4'-9"          | 5'-0"  | 1     | LOW-E FIXED WINDOW WITH TEMPERED GLASS |   |  |  |

#### R3TB.2 Emergency escape and rescue openings.

Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

#### R310.2.1 Minimum opening area.

Emergency except and recover openings shall have a net clear opening of not less than 5.7 square feet (0.500 m²). This net clear opening dimensions required by the section shall be volumed by the normal operation of the emergency except and rescripe opening from the hadde. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear moth shall be not less than 20 inches (600 mm).

Exception: Grade floor openings or below grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m²).

#### 9310.2.2 Window all height.

Where a window is provided as the emergency escape and rescue operating, it shall have a still height of not more than 44 inches (1118 mm) above the floor, where the still height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

|           | DOOR SCHEDULE |        |       |   |               |  |  |
|-----------|---------------|--------|-------|---|---------------|--|--|
| TYPE MARK | WIDTH         | HEIGHT | COUNT |   | Type Comments |  |  |
| 1         | 2 - 0*        | 4'-0"  | 1     | ATTIC INTERIOR DOOR                               |               |  |  |
| 2         | 2'-6"         | 8'-0"  | 7     | INTERIOR DOOR                                     |               |  |  |
| 3         | 2'-8"         | B'-0"  | 10    | INTERIOR DOOR                                     |               |  |  |
| 4         | 3-0           | 8'-0"  | 1     | INTERIOR DOUBLE DOOR                              |               |  |  |
| 5         | 3-0           | 8'-0"  | 1     | 90-MIN FIRE RATED INTERIOR GARAGE DOOR            |               |  |  |
| 5         | 6-0           | 8'-0"  | 1     | EXTERIOR DOUBLE DOOR WITH GLASS PANEL             |               |  |  |
| 7         | 12'-0"        | 8-0    | 1     | EXTERIOR 4 PANEL SLIDING DOOR WITH TEMPERED GLASS |               |  |  |
| 8         | 16'-0"        | 8-0    | 1     | EXTERIOR GARAGE DOOR                              |               |  |  |

NOTE: REFER TO ELEVATIONS FOR EXTERIOR DOOR DESIGN

#### WINDOW NOTES

- ALL WINDOWS WITH A SILL LESS THAN SY ABOVE THE FINSHED FLOOR AT THE INCEPOR AND MORE THAN GAP ABOVE FINSHED GRADE AT EXTERIOR SHALL MEET CODE REQUIRED HALL PROTECTION REQUIRED HAT OF THE 2016 SYTEMATIONAL RESIDENTIAL CODE AND LOCAL CITY SULDING CODE.
- RESIDENTIAL COOK AND LINES SECURION STORE OF THE STATE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STATE OF THE THE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE S

- PRINCIPLE COMMENT AND A DISCUSSIONAL REGISTRANCE.

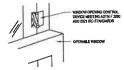
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- WINDOWS ARE TO BE LOW-E WITH U-FACTOR LESS THAN 0.20 AND SHOC BARRIER 0.23 AND U-FACTOR LESS THAN 30.

FOR ANY OPERABLE WINDOWS WITH A SILL BELOW 2-0" ABOVE THE FINISHED FLOOR AT THE SECOND FLOOR IN A BUILDING COVERED BY THE IRC.

ALL DEPARLE WHODWS LESS THAN SY ALF, SHALL HAVE WHOOM OPENING COMPRO, DEMCES THAN 1665 F221 RD REQUIREMENTS (ANDEL MERITLOCK OF ECULL), DEMCES MAY REPERFORMENT CONSELT WITH MEMORETURES AND WISDOM MALEACTURES FOR APPROPRIATE DEMCE FOR THE WISDOM, ONE OPTION FOR DEMCES FOR THE WISDOM, ONE OPTION FOR THE DEMCES FIT WHOOM AND ALLOW FIRE MOYERING THE SAMES.

WINDOW OPENING CONTROL DEVICE



CITY APPROVAL STAMP



ARCHITECT

VIZUAL ARCHITECTURE, LLC. JOHNNY LIMONES Info@yfzualerchitecture.com www.yfzualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



Project# Scale



# **DEVELOPMENT APPLICATION**

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

| PLANNING & ZONING CASI  | NO.   |
|---|---|
| <u>NOTE:</u> THE APPLICATION IS<br>CITY UNTIL THE PLANNING<br>SIGNED BELOW. | S NOT CONSIDERED ACCEPTED BY THE<br>DIRECTOR AND CITY ENGINEER HAVE |
| DIRECTOR OF PLANNING:   |   |
| CITY ENGINEER:  | nd 等 8 以 8 均 以 8 以 8 以 8 以 8 以 8 以 8 以 8 以 8                        |

|   |  | OIT ENGIN  | The same of the sa |  |
|---|--|--|--|--|
| PLEASE CHECK THE APPROX   | PRIATE BOX BELOW TO INDICATE THE TYPE OF DE  | VELOPMENT REQUES   | T [SELECT ONLY ONE BOX]:   |  |
| PLATTING APPLICATION  MASTER PLAT (\$ 100.00  PRELIMINARY PLAT (\$ 200.00 + \$ 20.00 + \$ | 0 + \$15.00 ACRE) 1<br>200.00 + \$15.00 ACRE) 1<br>\$20.00 ACRE) 1<br>.00 ACRE) 1<br>PLAT (\$150.00)<br>TREQUEST (\$100.00)  | ☐ SPECIFIC USE PE ☐ PD DEVELOPMEN  OTHER APPLICATION ☐ TREE REMOVAL (\$ ☐ VARIANCE REQUE | (\$200.00 + \$15.00 ACRE) 1<br>RMIT (\$200.00 + \$15.00 ACRE) 1<br>T PLANS (\$200.00 + \$15.00 ACRI<br>N FEES:   | E) 1                                       |
| SITE PLAN APPLICATION  SITE PLAN (\$250.00 + \$   |  | PER ACRE AMOUNT. FOR RE<br>2: A \$1,000.00 FEE WILL BE                                   | , PLEASE USE THE EXACT ACREAGE WHE<br>EQUESTS ON LESS THAN ONE ACRE, ROUN<br>E ADDED TO THE APPLICATION FEE FOI<br>WITHOUT OR NOT IN COMPLIANCE TO A   | D UP TO ONE (1) ACRE. R ANY REQUEST THAT   |
| PROPERTY INFORMAT   | TION [PLEASE PRINT]  |  |  |  |
| ADDRESS GC  | 2 Aluminum Plant   | Rd Rock  | wall Tx 7508   | \$7  |
| SUBDIVISION   |  |  | The second second  | OCK  |
| GENERAL LOCATION  |  |  |  |  |
| ZONING. SITE PLAN A   | ND PLATTING INFORMATION (PLEASE PRI  | NTI  |  |  |
| CURRENT ZONING  |  | CURRENT USE  |  |  |
| PROPOSED ZONING   |  | PROPOSED USE   |  |  |
| ACREAGE   | LOTS [CURRENT]   |  | LOTS [PROPOSED]  |  |
| SITE PLANS AND PLATS: REGARD TO ITS APPROVA RESULT IN THE DENIAL OF   | BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT D<br>AL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF<br>FYOUR CASE.  | DUE TO THE PASSAGE OF S COMMENTS BY THE D  | OF <u>HB3167</u> THE CITY NO LONGER<br>DATE PROVIDED ON THE DEVELOP  | HAS FLEXIBILITY WITH<br>MENT CALENDAR WILL |
| OWNER/APPLICANT/A   | GENT INFORMATION (PLEASE PRINT/CHECK T   | THE PRIMARY CONTACT/   | ORIGINAL SIGNATURES ARE REQU   | IRED]                                      |
| OWNER OWNER   |  | ☐ APPLICANT  |  |  |
| CONTACT PERSON  | Mutcherson con   | TACT PERSON  |  |  |
| ADDRESS   | in III   | ADDRESS  |  |  |
| CITY, STATE & ZII   | OIT  | Y, STATE & ZIP   |  |  |
| PHONI   |  | PHONE  |  |  |
| E-MAI   |  | E-MAIL   |  |  |
|   | N [REQUIRED] AUTHORITY, ON THIS DAY PERSONALLY APPEARED HIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLL  | T Mutche   | <u>√ S O ✓ [OWNER]</u> THE   | undersigned, who                           |
| SEPTON PUR<br>INFORMATION CONTAINED WITHIN  | OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFO<br>TO COVER THE COST OF THIS APPLICATION, HAS BEE<br>2075: BY SIGNING THIS APPLICATION, I AGREE THA<br>THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO<br>THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATE | N PAID TO THE CITY OF RO<br>AT THE CITY OF ROCKWAL<br>AUTHORIZED AND PERN                | OCKWALL ON THIS THE / 6 /<br>LL (I.E. 'CITY') IS AUTHORIZED AND F<br>MITTED TO REPRODUCE ANY COPY<br>BEOLUSIST FOR FORTIC INFORMATION  | DAY OF PERMITTED TO PROVIDE                |
| GIVEN UNDER MY HAND AND SEA   | AL OF OFFICE ON THIS THE 10th DAY OF Sup la  | mber, 20 25.   | Note<br>STATE  | ry Public<br>OF TEXAS                      |
| owi   | NER'S SIGNATURE  |  | My Comm  | . Exp. 05-26-26 8                          |





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

(P): (972) 771-7745 (W): www.rockwall.com

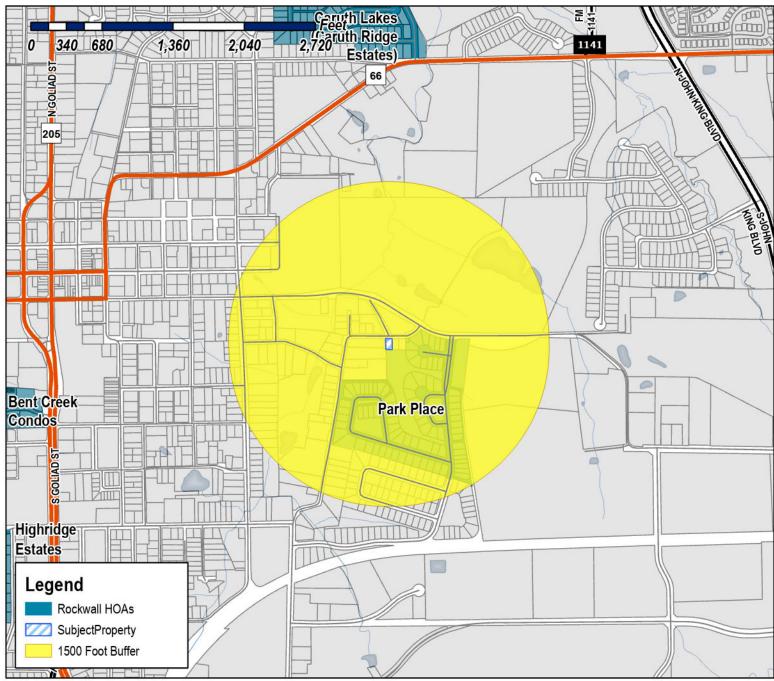
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

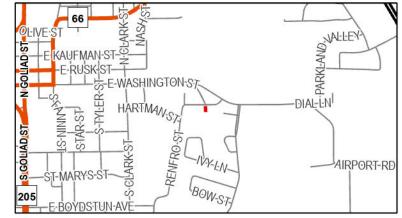
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District Case Address: 902 Aluminum Plant Road

Date Saved: 9/12/2025

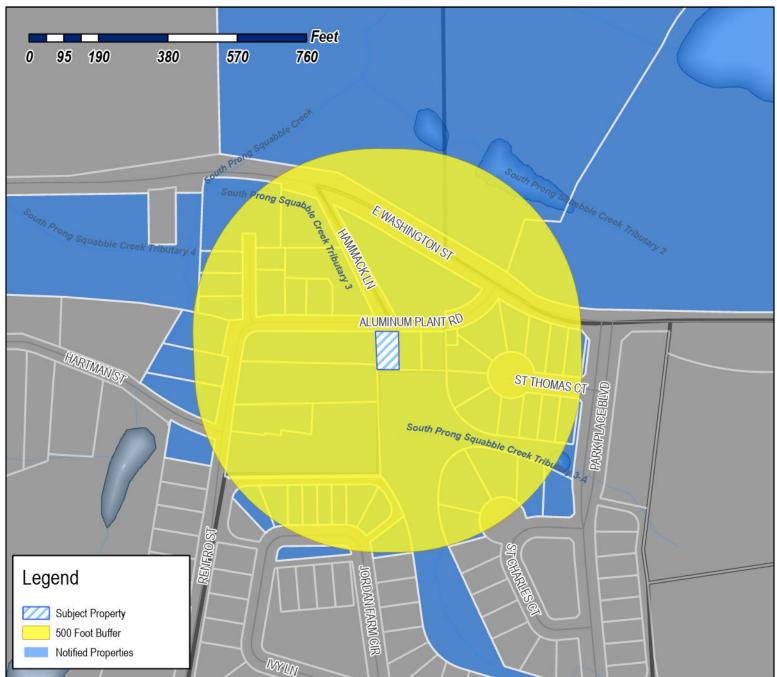
For Questions on this Case Call (972) 771-7745





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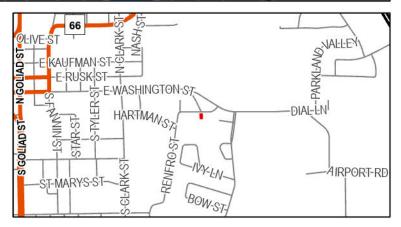
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



HONER PENNY MCNEIL **RESIDENT** LEE WILLIAM R & DEBRA 1001 SAINT CHARLES CT 1002 ST CHARLES CT 1002 SAINT CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TROSPER MARK AND GLORIA TROSPER MARK AND GLORIA RESIDENT 1007 ST. CHARLES CT 1007 ST. CHARLES CT 1015 ST CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAYLOR TIMOTHY DAVID AND **IVEY BRUCE AND TINA** FOX DENNIS AND KAREN JUDY HELENE DUBREUIL 1026 ST THOMAS CT 1027 ST THOMAS CT 1023 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 **BCL REAL ESTATE LLC** RESIDENT WHITWORTH JULIE A 103 GROSS RD 1030 ST THOMAS CT **1031 ST THOMAS COURT** MESQUITE, TX 75149 ROCKWALL, TX 75087 ROCKWALL, TX 75087 EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST **EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE** 1034 ST THOMAS CT 1034 ST THOMAS CT 1034 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 BFFR TFRRY LAND JOHNSON RICHARD ERIC AND DIANNA MUNRO RESIDENT CYNTHIA OLSON 1035 SAINT THOMAS CT 1038 ST THOMAS CT 1039 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 SOMMER RICHELLE AND RICHARD SOUTHERLAND CHRISTOPHER AND JENNIFER RESIDENT 1046 ST THOMAS CT 1042 SAINT THOMAS CT 1043 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAH MS BORROWER LLC RESIDENT RESIDENT C/O TRICON AMERICAN HOMES LLC 202 HAMMACK LN 202 RENFRO ST 15771 RED HILL AVE ROCKWALL, TX 75087 ROCKWALL, TX 75087 **TUSTIN, CA 92780** 

RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND 206 RENFRO ST ROCKWALL, TX 75087

RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 207 WADE DRIVE ROCKWALL, TX 75087

206 HAMMACK LN ROCKWALL, TX 75087

RESIDENT

COLUMBIA EXTRUSIONS CORP ATTN BILL BRICKER 2235 RIDGE RD STE 201 ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN 256 WINDY LN ROCKWALL, TX 75087 LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087 RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC 3021 RIDGE ROAD A66 ROCKWALL, TX 75032 CHERRY JOHN T 303 RENFRO STREET ROCKWALL, TX 75087 RESIDENT 305 RENFRO ST ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC 305 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 3514 LAKESIDE DR ROCKWALL, TX 75087 STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY 369 JORDAN FARM CIR ROCKWALL, TX 75087 JOHNSON DANA 373 JORDAN FARM CIRCLE ROCKWALL, TX 75087 RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

YOUNT STEPHEN & PHYLLIS J 377 JORDAN FARM CIR ROCKWALL, TX 75087 SIKES MARK EUGENE AND AMY CHRISTINE 381 JORDAN FARM CIR ROCKWALL, TX 75087 RESIDENT 382 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

MOSBY CYNTHIA ANN BURTON 385 JORDAN FARM CIRCLE ROCKWALL, TX 75087 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

FAUCON SERGE AND JENNIFER 389 JORDAN FARM CIRCLE ROCKWALL, TX 75087 PEURIFOY REBECCA 393 JORDAN FARM CIR ROCKWALL, TX 75087

LADD CHARLES 397 Jordan Farm Cir Rockwall, TX 75087 RESIDENT 400 RENFRO ST ROCKWALL, TX 75087 CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

MARSHA FREDERICK FAMILY LIVING TRUST
MARSHA R FREDERICK - TRUSTEE
405 JORDAN FARM CIR
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 428 COACHLIGHT TRL ROCKWALL, TX 75087 RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

HARNED CHRISTOPHER SHAWN & SHONDA AND RHONDA SUSAN CASKEY 701 LONE RIDER CT ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M 724 E WASHINGTON STREET ROCKWALL, TX 75087 RESIDENT 801 ALUMINUM PLANT RD ROCKWALL, TX 75087 WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087 RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087 RESIDENT 815 E WASHINGTON ST ROCKWALL, TX 75087

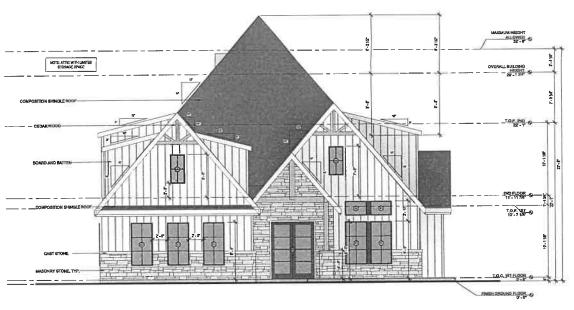
WARDELL JOHN AND JAKE WARDELL 880 IVY LN ROCKWALL, TX 75087

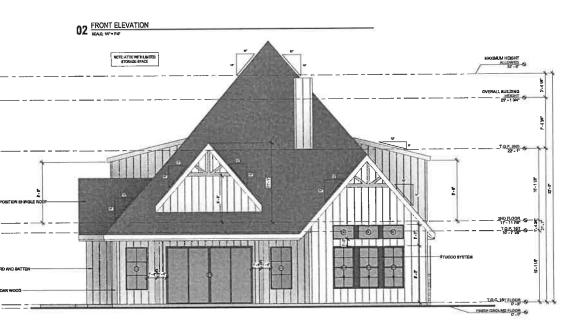
WARDELL JAKE P AND MEREDITH K 880 SHORES BLVD ROCKWALL, TX 75087 RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

RESIDENT 904 ALUMINUM PLANT RD ROCKWALL, TX 75087 STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

RESIDENT 945 E WASHINGTON ST ROCKWALL, TX 75087 2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

HARRIS HOLLI J PO BOX 2191 ROCKWALL, TX 75087





01 REAR ELEVATION



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

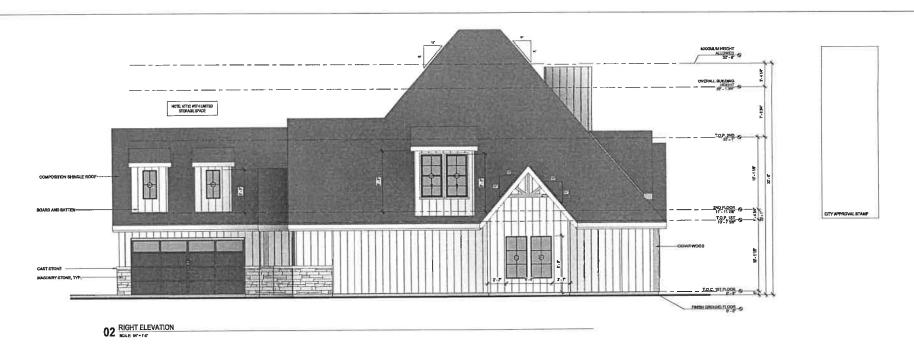
CURRENT REVISIO



9/9/2025 5:22:19 PM EXTERIOR ELEVATIONS

A5.1

Project # Scale 1111-01 HT = 1'-0"







VIZUA L ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
Info@vizualerchitecture.com
www.yizualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION

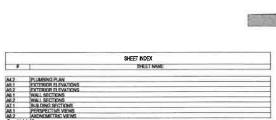


9/9/2025 5:22:25 PM EXTERIOR ELEVATIONS

A5.2

Project # Scale 1111-01 180 - 1'47





#### ARCHITECT

VIZUAL ARCHITECTURE LLC 1430 DRAGON ST, SUITE 25 DALLAS, TX, 75207 CONTACT: JOHNNY LIMONES E: JOHNNY@VIZUALARCHITECTURE.COM

COMER SHEET! NOTCH.
SCHEDALES COCK ANN YES
MANDOW DOOR SCHEDALE.
SITE RAN
FLOMBATION PROBILE.
FLOMBATION P

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX





# PROJECT NOTES

BITE AREA: BINGS AN SF 0,15 ACRE BULDING FOOT PRINT: 2,000 0100085 AND GARAGED 0100085 AND GARAGED

| NET AREA SQUARE FOOTAGES |                     |         |  |  |  |
|--------------------------|---------------------|---------|--|--|--|
| ROOM NAME                | LEVEL.              | AREA    |  |  |  |
| LEVEL 1                  | T.O.C. 1ST<br>FLOOR | En#     |  |  |  |
| LEVEL 2                  | 2ND FLOOR           | 102 SF  |  |  |  |
| Grand total: 2           |                     | 3073 SF |  |  |  |

| GROSS /                | AREA SQUARE | FOOTAGES            |
|------------------------|-------------|---------------------|
| Nome                   | Area        | Lovel               |
| PORCH                  | 51 SF       | T.D.C. 1ST<br>FLOOR |
| PATIO                  | 145 SF      | T,O,C, 1ST<br>FLOOR |
| 2 CAR GARAGE           | 531 SF      | T.D.C. 1ST<br>FLOOR |
| LEVEL 1                | 2171 SF     | T,O,C, 1ST<br>FLOOR |
| T.O.C. 1ST<br>FLOOR: 4 | 2897 SF     |                     |
| LEVEL 2                | 902 SF      | 2ND FLOOR           |
| 2ND FLOOR: 1           | 802 SF      |                     |

Grand total: 5 3799 SF

CURRENT REVISION

VIZUAL ARCHITECTURE

> ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

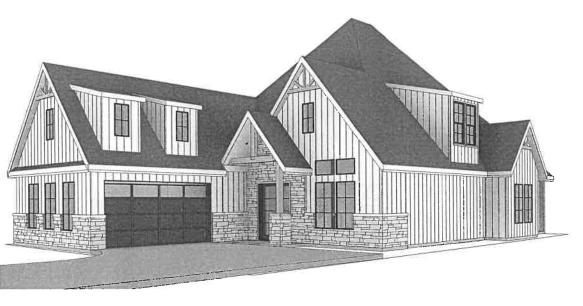


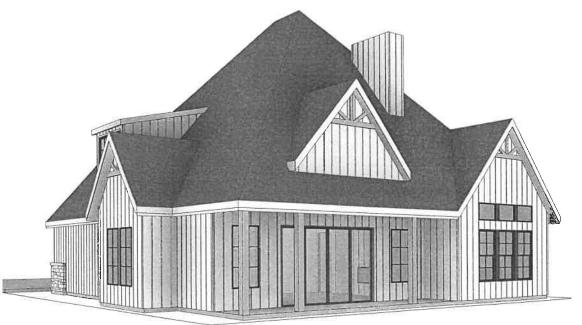
9/9/2025 5:22:08 PM COVER SHEET/ INDEX

A0.1

Project #

1111-01







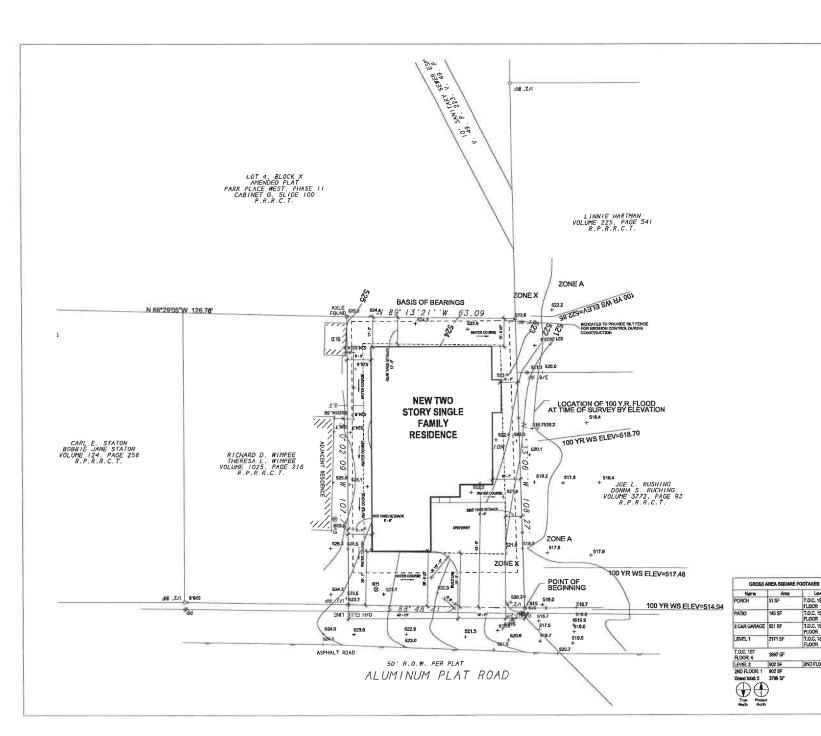
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



9/9/2025 5:22:33 PM PERSPECTIVE VIEWS

A8.1





VIZUAL ARCHITECTURE

ALUMINUM HOUSE 02 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

902/

ARCHITECT VIZUAL ARCHITECTURE, LLC, JOHNNYLMONES http://www.htmlarchinecture.com

# SITE NOTES

# DESKIN TEAM WALL NOT BE HELD LABILE PRIOR TO ANY BRUANCE OF BUILDING PERMIT AND THE OFDERAL CONTRACTOR WILL HAVE FIELL LABILITY AND NESPONSIBILITY FOR ANY WORK THAT IS DONE.

# PROJECT NOTES

SITE AREA: B,MB,44 SF 0,15 ACRE BUILDING POOT FROM: 2,MF SF (HOUSE M/D GARAGES) LOT COVERAGE: 41,5%

| NET AREA SQUARE FOOTAGES |                     |         |  |  |
|--------------------------|---------------------|---------|--|--|
| ROOM NAME                | LEVEL               | AREA    |  |  |
| LEVEL 1                  | T.O.C, 1ST<br>FLOOR | 2171 SF |  |  |
| LEVEL 2                  | 2ND FLOOR           | 902 SF  |  |  |
| Grand total: 2           |                     | 3073 SF |  |  |

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR

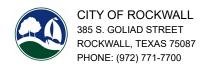
2ND FLOOR



9/9/2025 5:22:10 PM SITE PLAN

1111-01 As indicated

# PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: Z2025-063

PROJECT NAME: SUP for a Residential Infill

SITE ADDRESS/LOCATIONS: 902 Aluminum Plant Road, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by T. J. Mutcherson 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7

(SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT    |  |
|------------|--------------|----------------|----------------------|--|
|            | Bethany Ross | 09/19/2025     | Approved w/ Comments |  |

09/19/2025: Z2025-063; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision at 902 Aluminum Plant Road Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 902 Aluminum Plant Road.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6438 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2025-063) in the lower right-hand corner of all pages on future submittals.
- I.4 Prior to the issuance of a Building Permit, the applicant shall replat the property to establish the floodplain area.
- I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated adjacent to Park Place West Phase 2 which has been in existence since August 8, 2005, consists of 92 lots, and is considered to be more than 90.00% developed.
- I.6 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
- M.7 Ordinances. Please review the attached draft ordinance prior to the October 14, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by October 7, 2025.
- 1.8 Revisions. 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 October 7, 2025; 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 October 14, 2025 Planning and Zoning Commission Public Hearing Meeting.

- I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on October 14, 2025.
- I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).
- I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

| DEPARTMENT  | REVIEWER      | DATE OF REVIEW | STATUS OF PROJECT    |
|-------------|---------------|----------------|----------------------|
| ENGINEERING | Madelyn Price | 09/17/2025     | Approved w/ Comments |

09/17/2025: 1. House pad must be above the highest adjacent roadway elevation.

2. Water/drainage doesn't flow to Aluminum Plant Road. It is to flow to the west.

#### General Items:

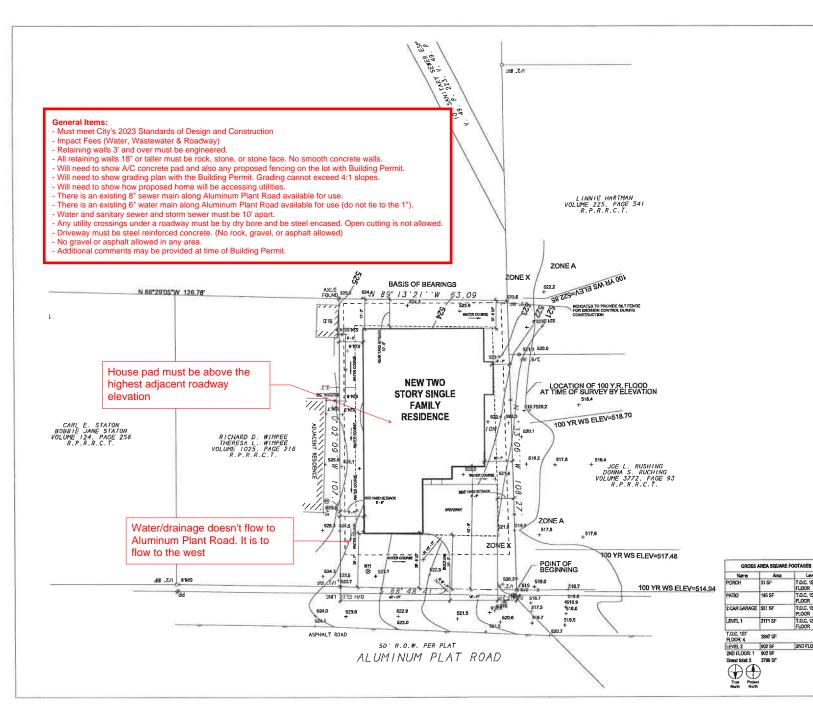
#### General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along Aluminum Plant Road available for use.
- There is an existing 6" water main along Aluminum Plant Road available for use (do not tie to the 1").
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

| DEPARTMENT               | REVIEWER                              | DATE OF REVIEW | STATUS OF PROJECT |  |
|--------------------------|---------------------------------------|----------------|-------------------|--|
| BUILDING                 | Craig Foshee                          | 09/19/2025     | Approved          |  |
| 09/19/2025: ONCE APPROVE | D THEY WILL NEED TO SUBMIT FOR A BUIL | DING PERMIT    |                   |  |
| DEPARTMENT               | REVIEWER                              | DATE OF REVIEW | STATUS OF PROJECT |  |
| FIRE                     | Ariana Kistner                        | 09/17/2025     | Approved          |  |
| No Comments              |                                       |                |                   |  |
| DEPARTMENT               | REVIEWER                              | DATE OF REVIEW | STATUS OF PROJECT |  |
| GIS                      | Lance Singleton                       | 09/15/2025     | Approved          |  |
| No Comments              |                                       |                |                   |  |
| DEPARTMENT               | REVIEWER                              | DATE OF REVIEW | STATUS OF PROJECT |  |
| POLICE                   | Chris Cleveland                       | 09/15/2025     | Approved          |  |
| No Comments              |                                       |                |                   |  |

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| PARKS      | Travis Sales | 09/15/2025     | Approved          |

No Comments





VIZUA L ARCHITECTURE

ALUMINUM HOUSE
02 ALUMINUM PLANT ROAD
ROCKWALL, TEXAS 75087

ARCHITECT

VIZUAL ARCHITECTURE, L JOHNNY LIMONES Info@vizualirchitecture.com

#### SITE NOTES

POOL DESIGN SHALL REQUESE A REPARATE PERMIT

DENERAL CONTRACTOR TO VERIFY ALL OR ANY

DESKIN TEAM WALL NOT BE HELD LAWLE PRIOR TO ANY ISBUANCE OF BULDING PENUT AND THE GENERAL CONTRACTOR WILL NAVE FIELL LUSBLITY AND RESPONSIBILITY FOR ANY WORK THAT IS DONE.

#### PROJECT NOTES

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR

2ND FLOOR

SITE AREA: ILANGAS SF 0,15 ACRE IULDHO POOT FROM: 2,887 S (HOUSE AND GARAGES) LOT COVERAGE: 41.5%

| NET AREA SQUARE FOOTAGES |                     |         |  |  |
|--------------------------|---------------------|---------|--|--|
| ROOM NAME                | LEVEL               | AREA    |  |  |
| LEVEL 1                  | T.O.C, 1ST<br>FLOOR | 2171 SF |  |  |
| LEVEL 2                  | 2ND FLOOR           | 902 SF  |  |  |
| Grand total: 2           |                     | 3073 SF |  |  |



9/9/2025 5:22:10 PM SITE PLAN

CURRENT REVISIO

1111-01



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### **DEVELOPMENT APPLICATION**

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

| PLANNING & ZONING CASI  | ENO.  |
|---|---|
| <u>NOTE:</u> THE APPLICATION IS<br>CITY UNTIL THE PLANNING<br>SIGNED BELOW. | S NOT CONSIDERED ACCEPTED BY THE<br>DIRECTOR AND CITY ENGINEER HAVE |
| DIRECTOR OF PLANNING:   |   |
| CITY ENGINEER:  | 一个写真USEUSEUSEUSE  |

|   | 1100kWall, 10xas 10001  | CITY  | ENGINEER:   |  | LLIS/12 SERV                              | Alexander St.             |
|---|---|---|---|--|---|---------------------------|
| PLEASE CHECK THE AF   | PPROPRIATE BOX BELOW TO INDICATE THE TYPE OF  | DEVELOPMENT REQ   | UEST [SELECT (  | ONLY ONE BOX                           | ]:  |                           |
| ☐ PRELIMINARY PL ☐ FINAL PLAT (\$300 ☐ REPLAT (\$300.00 ☐ AMENDING OR M | 100.00 + \$15.00 ACRE) 1<br>AT (\$200.00 + \$15.00 ACRE) 1<br>0.00 + \$20.00 ACRE) 1<br>+ \$20.00 ACRE) 1<br>INOR PLAT (\$150.00)<br>MENT REQUEST (\$100.00)  | ZONING APPLICA  ZONING CHAI  SPECIFIC US  PD DEVELOP  OTHER APPLICA  TREE REMOV  VARIANCE RE        | NGE (\$200.00 + \$<br>E PERMIT (\$200.<br>MENT PLANS (\$2<br>ATION FEES:<br>(AL (\$75.00) | 00 + \$15.00 ACR<br>200.00 + \$15.00 A | AĈRE) 1                                   |                           |
| ☐ SITE PLAN (\$250.   |   | 1: IN DETERMINING TH<br>PER ACRE AMOUNT. F<br>1: A \$1,000.00 FEE W<br>INVOLVES CONSTRUC<br>PERMIT. | ILL BE ADDED TO T   | SS THAN ONE ACRE,<br>HE APPLICATION FE | ROUND UP TO ONE<br>E FOR ANY REQU         | (1) ACRE.<br>JEST THAT    |
| PROPERTY INFOR  | RMATION [PLEASE PRINT]  |   |   |  |   |                           |
| ADDRESS   | 902 Aluminum Plan   | + Rd Ro   | dayall;   | Tx 75                                  | 5087                                      |                           |
| SUBDIVISION   |   |   | LOT   |  | BLOCK                                     |                           |
| GENERAL LOCATION  |   |   |   |  | Se Walter                                 |                           |
| ZONING, SITE PLA  | AN AND PLATTING INFORMATION (PLEASE   | PRINT]  |   |  |   | No.                       |
| CURRENT ZONING  |   | CURRENT USE   | A225  |  |   |                           |
| PROPOSED ZONING   |   | PROPOSED USE  |   |  |   |                           |
| ACREAGE   | LOTS [CURRENT]  |   | LOTS  | [PROPOSED]                             |   |                           |
| REGARD TO ITS AP  | PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA<br>PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST<br>WAL OF YOUR CASE.  | AT DUE TO THE PASSA<br>FAFF'S COMMENTS BY   | GE OF <u>HB3167</u> TH<br>THE DATE PROVID   | HE CITY NO LOND<br>DED ON THE DEV      | GER HAS FLEXI<br>ELOPMENT CAL             | BILITY WITH<br>ENDAR WILL |
|   | NT/AGENT INFORMATION [PLEASE PRINT/CHE  | 10  | ACT/ORIGINAL SIG  | SNATURES ARE F                         | REQUIRED]                                 | William William William   |
| Ø OWNER ■   |   | ☐ APPLICANT   |   |  |   |                           |
| CONTACT PERSON  | 1. july lutcherson  | ONTACT PERSON   |   |  |   |                           |
| ADDRESS   |   | ADDRESS   |   |  |   |                           |
| CITY, STATE & ZII   |   | CITY, STATE & ZIP   |   | All the state of                       |   |                           |
| PHONI   |   | PHONE   |   |  |   |                           |
| E-MAI   |   | E-MAIL  |   |  |   |                           |
|   | ATION [REQUIRED]<br>IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED<br>IN ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE F   |   | cherson   | [OWNER]                                | THE UNDERSIG                              | NED, WHO                  |
| SEPTEM PUR  | M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL, TO COVER THE COST OF THIS APPLICATION, HAS, 20 <u>z</u> . BY SIGNING THIS APPLICATION, I AGREE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS A N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCI | BEEN PAID TO THE CITY (<br>THAT THE CITY OF ROC<br>LSO AUTHORIZED AND                               | OF ROCKWALL ON I<br>KWALL (I.E. "CITY")<br>PERMITTED TO BI                                | THIS THE                               | / ひ *シ<br>AND PERMITTED<br>COPYRIGHTED IN | DAY OF<br>TO PROVIDE      |
| GIVEN UNDER MY HAND AN  | ND SEAL OF OFFICE ON THIS THE 10 <sup>th</sup> day of   | tenser, 20 25.  | 8 (*(-  | ST                                     | Notary Public<br>ATE OF TEXA              | AS X                      |
|   | OWNER'S SIGNATURE   |   | N N N   | My C                                   | omm. Exp. 05-                             | 26-26                     |





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

(P): (972) 771-7745 (W): www.rockwall.com

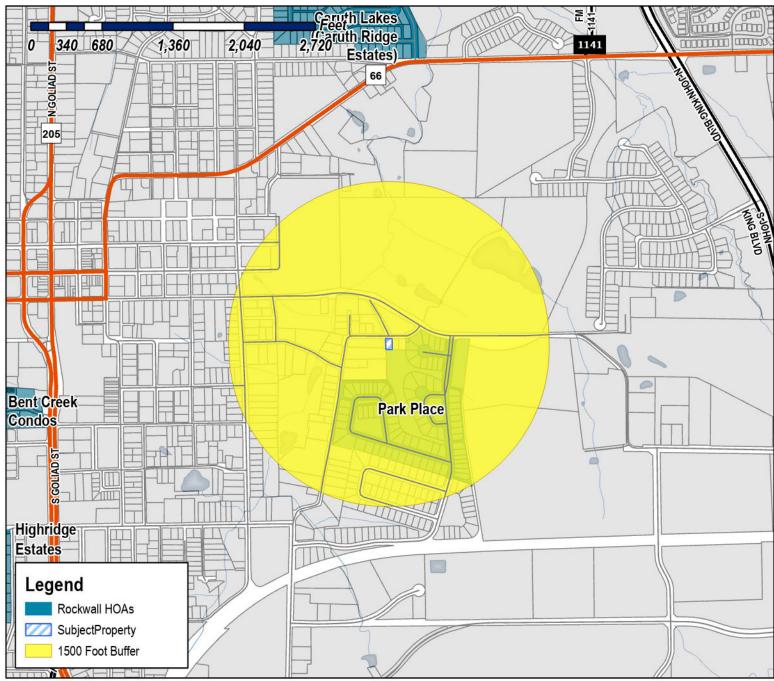
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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

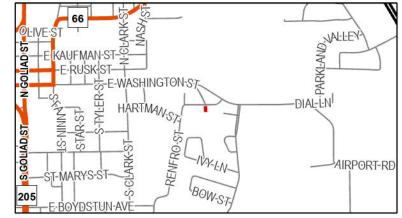
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District Case Address: 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-063]Date:Wednesday, September 17, 2025 11:08:35 AM

Attachments: Public Notice (09.16.2025).pdf

HOA Map (09.16.2025).pdf

### HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Thank you,

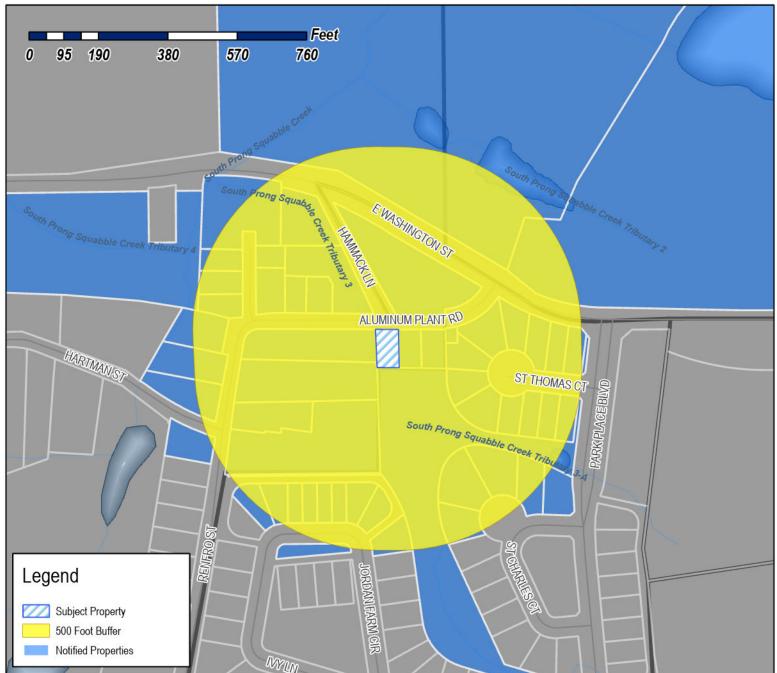
Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 | Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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





Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

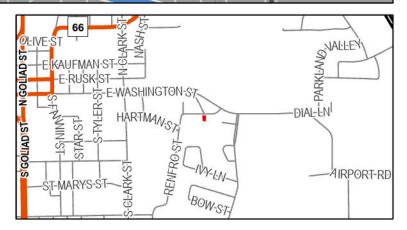
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



HONER PENNY MCNEIL **RESIDENT** LEE WILLIAM R & DEBRA 1001 SAINT CHARLES CT 1002 ST CHARLES CT 1002 SAINT CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TROSPER MARK AND GLORIA TROSPER MARK AND GLORIA RESIDENT 1007 ST. CHARLES CT 1007 ST. CHARLES CT 1015 ST CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAYLOR TIMOTHY DAVID AND **IVEY BRUCE AND TINA** FOX DENNIS AND KAREN JUDY HELENE DUBREUIL 1026 ST THOMAS CT 1027 ST THOMAS CT 1023 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 **BCL REAL ESTATE LLC** RESIDENT WHITWORTH JULIE A 103 GROSS RD 1030 ST THOMAS CT **1031 ST THOMAS COURT** MESQUITE, TX 75149 ROCKWALL, TX 75087 ROCKWALL, TX 75087 EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST **EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE** 1034 ST THOMAS CT 1034 ST THOMAS CT 1034 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 BFFR TFRRY LAND JOHNSON RICHARD ERIC AND DIANNA MUNRO RESIDENT CYNTHIA OLSON 1035 SAINT THOMAS CT 1038 ST THOMAS CT 1039 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 SOMMER RICHELLE AND RICHARD SOUTHERLAND CHRISTOPHER AND JENNIFER RESIDENT 1046 ST THOMAS CT 1042 SAINT THOMAS CT 1043 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAH MS BORROWER LLC RESIDENT RESIDENT C/O TRICON AMERICAN HOMES LLC 202 HAMMACK LN 202 RENFRO ST 15771 RED HILL AVE ROCKWALL, TX 75087 ROCKWALL, TX 75087 **TUSTIN, CA 92780** 

RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND 206 RENFRO ST ROCKWALL, TX 75087

RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 207 WADE DRIVE ROCKWALL, TX 75087

206 HAMMACK LN ROCKWALL, TX 75087

RESIDENT

COLUMBIA EXTRUSIONS CORP ATTN BILL BRICKER 2235 RIDGE RD STE 201 ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN 256 WINDY LN ROCKWALL, TX 75087 LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087 RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC 3021 RIDGE ROAD A66 ROCKWALL, TX 75032 CHERRY JOHN T 303 RENFRO STREET ROCKWALL, TX 75087 RESIDENT 305 RENFRO ST ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC 305 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 3514 LAKESIDE DR ROCKWALL, TX 75087 STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY 369 JORDAN FARM CIR ROCKWALL, TX 75087 JOHNSON DANA 373 JORDAN FARM CIRCLE ROCKWALL, TX 75087 RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

YOUNT STEPHEN & PHYLLIS J 377 JORDAN FARM CIR ROCKWALL, TX 75087 SIKES MARK EUGENE AND AMY CHRISTINE 381 JORDAN FARM CIR ROCKWALL, TX 75087 RESIDENT 382 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

MOSBY CYNTHIA ANN BURTON 385 JORDAN FARM CIRCLE ROCKWALL, TX 75087 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

FAUCON SERGE AND JENNIFER 389 JORDAN FARM CIRCLE ROCKWALL, TX 75087 PEURIFOY REBECCA 393 JORDAN FARM CIR ROCKWALL, TX 75087

LADD CHARLES 397 Jordan Farm Cir Rockwall, TX 75087 RESIDENT 400 RENFRO ST ROCKWALL, TX 75087 CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

MARSHA FREDERICK FAMILY LIVING TRUST
MARSHA R FREDERICK - TRUSTEE
405 JORDAN FARM CIR
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 428 COACHLIGHT TRL ROCKWALL, TX 75087 RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

HARNED CHRISTOPHER SHAWN & SHONDA AND RHONDA SUSAN CASKEY 701 LONE RIDER CT ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M 724 E WASHINGTON STREET ROCKWALL, TX 75087 RESIDENT 801 ALUMINUM PLANT RD ROCKWALL, TX 75087 WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087 RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087 RESIDENT 815 E WASHINGTON ST ROCKWALL, TX 75087

WARDELL JOHN AND JAKE WARDELL 880 IVY LN ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K 880 SHORES BLVD ROCKWALL, TX 75087 RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

RESIDENT 904 ALUMINUM PLANT RD ROCKWALL, TX 75087 STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

RESIDENT 945 E WASHINGTON ST ROCKWALL, TX 75087 2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

HARRIS HOLLI J PO BOX 2191 ROCKWALL, TX 75087 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:

### Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 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:

#### **Bethany Ross**

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 20, 2025 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



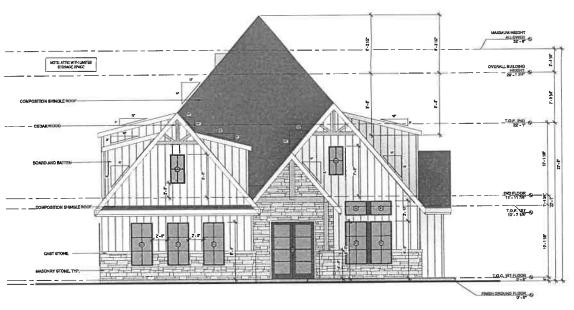


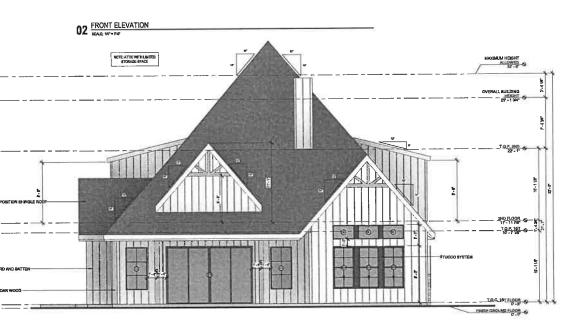
MODE INFORMATION ON THIS CASE CAN BE FOUND AT both as I/alta

| MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwaiipianning/development/development-cases |
|---|
| PLEASE RETURN THE BELOW FORM  |
| Case No. Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road   |
| Please place a check mark on the appropriate line below:  |
| ☐ I am in favor of the request for the reasons listed below.  |
| ☐ I am opposed to the request for the reasons listed below.   |
|   |
|   |
|   |
|   |
| Name:   |
| Address:  |

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

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





01 REAR ELEVATION



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

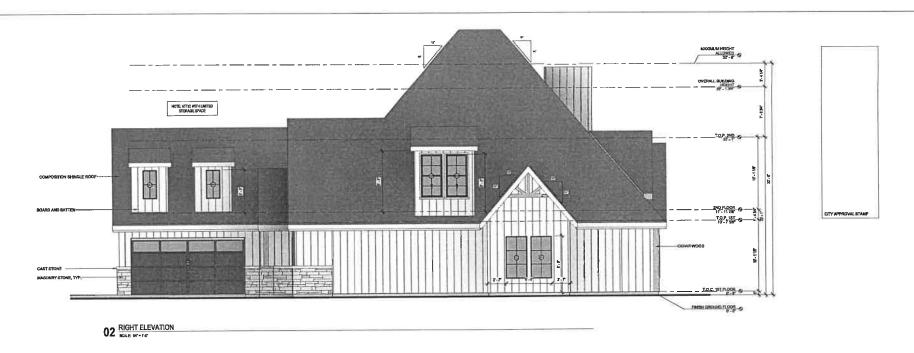
CURRENT REVISIO

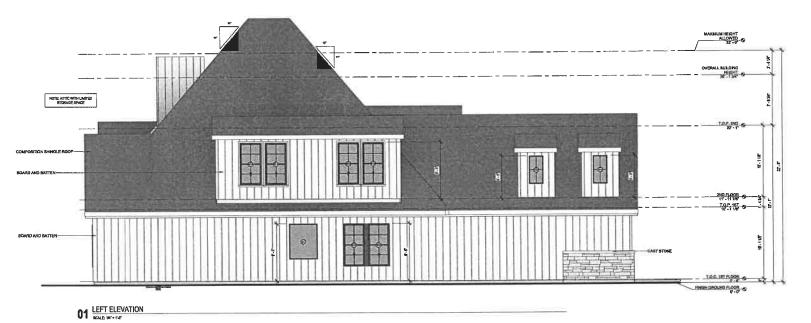


9/9/2025 5:22:19 PM EXTERIOR ELEVATIONS

A5.1

Project # Scale 1111-01 M\* = 1'-0"







VIZUA L ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
Info@vizualerchitecture.com
www.yizualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION

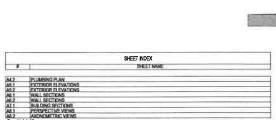


9/9/2025 5:22:25 PM EXTERIOR ELEVATIONS

A5.2

Project # Scale 1111-01 180 - 1'47





#### ARCHITECT

VIZUAL ARCHITECTURE LLC 1430 DRAGON ST, SUITE 25 DALLAS, TX, 75207 CONTACT: JOHNNY LIMONES E: JOHNNY@VIZUALARCHITECTURE.COM

COMER SHEET! NOTCH.
SCHEDALES COCK ANN YES
MANDOW DOOR SCHEDALE.
SITE RAN
FLOMBATION PROBILE.
FLOMBATION P

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX





### PROJECT NOTES

BITE AREA: BING AN SF 0,15 ACRE BULDING FOOT PRINT: 2,000 010008 AND GARAGED 01000 AND GARAGED

| NET AR         | EA SQUARE F         | POOTAGES |
|----------------|---------------------|----------|
| ROOM NAME      | LEVEL.              | AREA     |
| LEVEL 1        | T.O.C. 1ST<br>FLOOR | En#      |
| LEVEL 2        | 2ND FLOOR           | 102 SF   |
| Grand total: 2 |                     | 3073 SF  |

| GROSS /                | AREA SQUARE | FOOTAGES            |
|------------------------|-------------|---------------------|
| Nome                   | Area        | Lovel               |
| PORCH                  | 51 SF       | T.D.C. 1ST<br>FLOOR |
| PATIO                  | 145 SF      | T,O,C, 1ST<br>FLOOR |
| 2 CAR GARAGE           | 531 SF      | T.D.C. 1ST<br>FLOOR |
| LEVEL 1                | 2171 SF     | T,O,C, 1ST<br>FLOOR |
| T.O.C. 1ST<br>FLOOR: 4 | 2897 SF     |                     |
| LEVEL 2                | 902 SF      | 2ND FLOOR           |
| 2ND FLOOR: 1           | 802 SF      |                     |

Grand total: 5 3799 SF

CURRENT REVISION

VIZUAL ARCHITECTURE

> ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

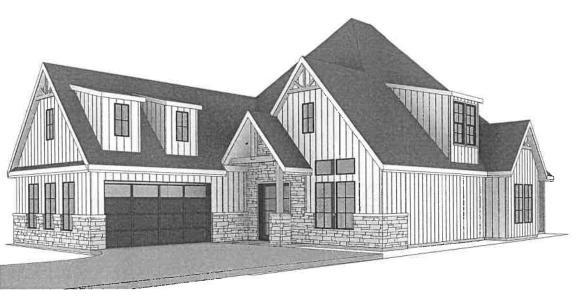


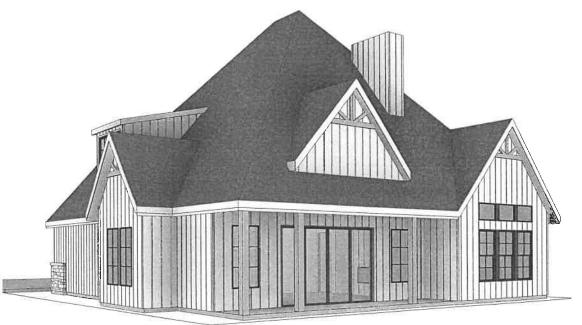
9/9/2025 5:22:08 PM COVER SHEET/ INDEX

A0.1

Project #

1111-01







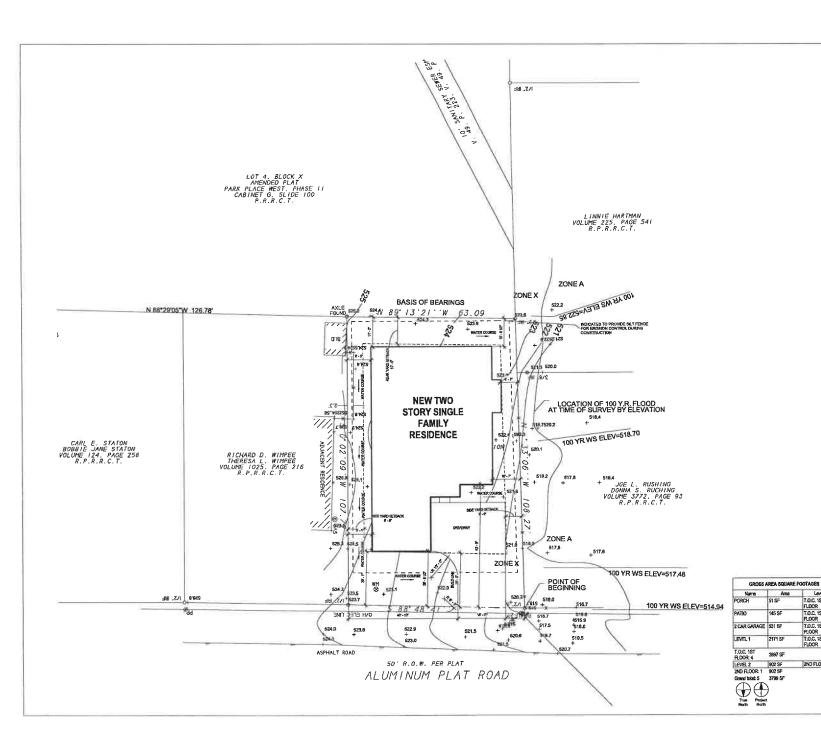
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



9/9/2025 5:22:33 PM PERSPECTIVE VIEWS

A8.1





VIZUAL ARCHITECTURE

ALUMINUM HOUSE 02 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

902/

ARCHITECT VIZUAL ARCHITECTURE, LLC, JOHNNYLMONES http://www.htmlarchinecture.com

### SITE NOTES

### DESKIN TEAM WALL NOT BE HELD LABILE PRIOR TO ANY BRUANCE OF BUILDING PERMIT AND THE OFDERAL CONTRACTOR WILL HAVE FIELL LABILITY AND NESPONSIBILITY FOR ANY WORK THAT IS DONE. PROJECT NOTES

SITE AREA: 8,988,43 SF 0,15 ACRE BUILDING FOOT FRIMT: 2,987 SF (HOUSE AND GARAGES) LOT COVERAGE: 41,5%

| ROOM NAME | LEVEL               | AREA    |
|-----------|---------------------|---------|
| LEVEL 1   | T.O.C, 1ST<br>FLOOR | 2171 SF |
| LEVEL 2   | 2ND FLOOR           | 902 SF  |

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR

2ND FLOOR



9/9/2025 5:22:10 PM SITE PLAN

1111-01 As indicated

### CITY OF ROCKWALL

### **ORDINANCE NO. 25-XX**

### SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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 T.J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.16-acre parcel of land identified as Tract 36 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

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

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

### 2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

## PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF NOVEMBER, 2025.

|                                      | Tim McCallum, <i>Mayor</i> |
|--------------------------------------|----------------------------|
| ATTEST:                              |                            |
| Kriety Teague City Secretary         |                            |
| Kristy Teague, City Secretary        |                            |
| APPROVED AS TO FORM:                 |                            |
| Frank J. Garza, <i>City Attorney</i> |                            |

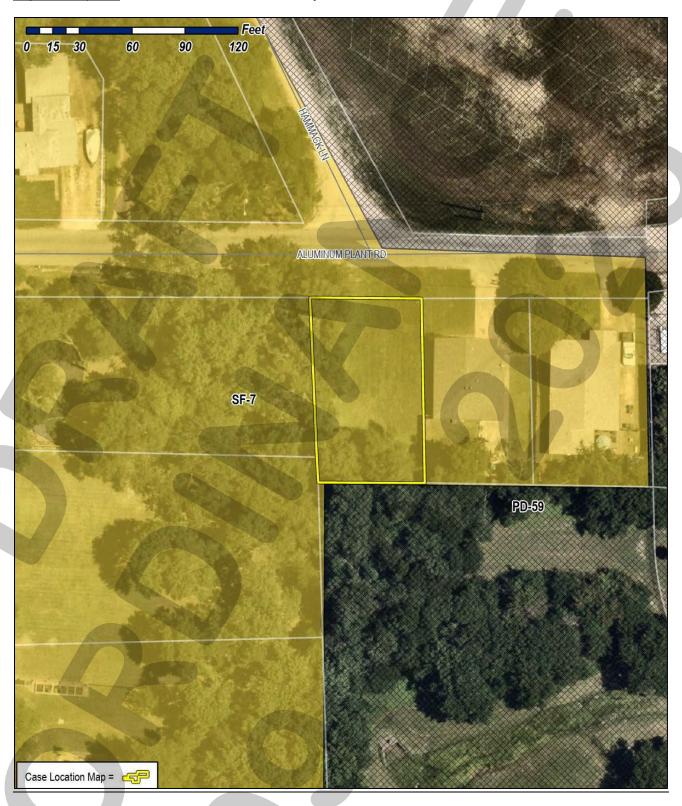
1st Reading: October 20, 2025

2<sup>nd</sup> Reading: *November 3, 2025* 

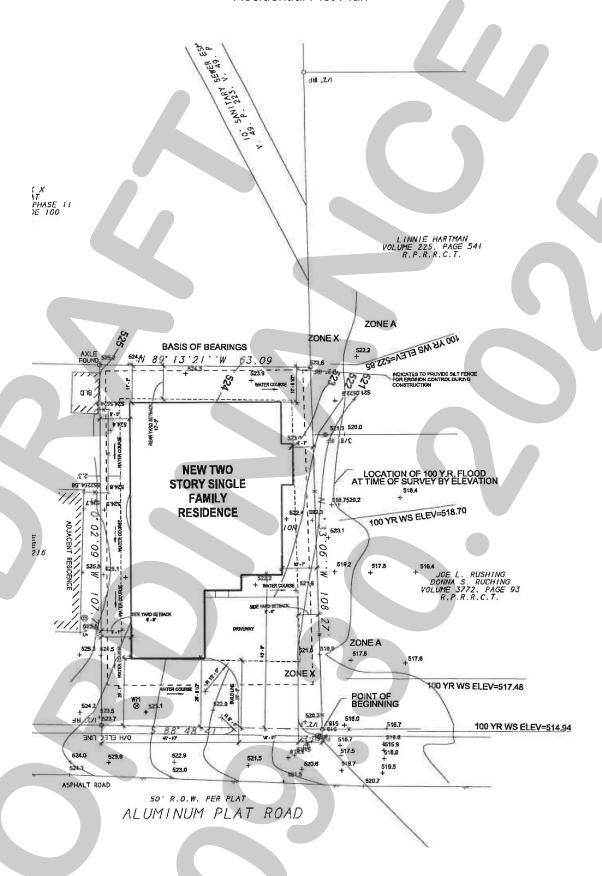
Exhibit 'A':
Location Map

Address: 902 Aluminum Plant Road

Legal Description: Tract 36, of the R. Ballard Survey, Abstract No. 29



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



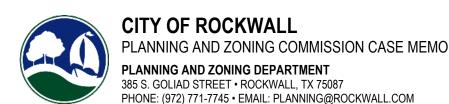
### **Exhibit 'C':**Building Elevations



Exhibit 'C':
Building Elevations



01 LEFT ELEVATION



**TO:** Planning and Zoning Commission

DATE: October 14, 2025
APPLICANT: T.J. Mutcherson

CASE NUMBER: Z2025-063; Specific Use Permit (SUP) for Residential Infill at 902 Aluminum Plant Road

### **SUMMARY**

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 60-01* [i.e. Case No. A1960-001]. According to the January 3, 1972 zoning map the subject property was zoned Single Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Single Family 7 (SF-7) District. The subject property has remained vacant since annexation.

### **PURPOSE**

The applicant -- *T.J. Mutcherson* -- is requesting the approval of a <u>Specific Use Permit (SUP)</u> 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 902 Aluminum Plant Road. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is Aluminum Plant Road, 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 is Hammack Lane, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 1.26-acre tract of land (i.e. Tract 32, of the R. Ballard Survey, Abstract No. 29) owned by the City of Rockwall, and zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District land uses. Beyond this is E. Washington Street, which is identified as an A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South:

Directly south of the subject property is a 3.77-acre parcel of land (i.e. Lot 4, Block X, Park Place West Phase 2 Addition), zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses and currently owned by the Park Place Homeowner's Association (HOA) and used as drainage/open space. South of this is the rest of Park Place, Phase 2 Addition which was established in 2005, has 92 residential lots, and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses. South of this is Park Place West, Phase 3 Addition which was established in 2018, has 82 residential lots, and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

East: Directly east of the subject property is a 0.159-acre tract of land (i.e. Tract 4-1, of R Ballard Survey, Abstract No. 29; 904 Aluminum Plant Road) which is developed with a single-family home, and zoned Single-Family 7 (SF-7) District. Beyond this is a 0.159-acre tract of land (i.e. Tract 4, of the R. Ballard Survey, Abstract No. 29; 906 Aluminum Plant Road) which is developed with a single-family home, and zoned Single-Family 7 (SF-7) District.

<u>West</u>: Directly west of the subject property are two (2) tracts of land (*i.e.* 301 and 303 Renfro Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is Renfro Street which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.36-acre parcel of land (*i.e.* Lot 2, Renfro Place North; 374 Renfro Street), which is zoned Single-Family 7 (SF-7) District and developed with a single-family home.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



### CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is adjacent to Park Place West Phase 2 Addition, which has been in existence since August 8, 2005, consists of 92 residential lots, and is considered to be more than 90% 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 Single Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

| Housing Design and<br>Characteristics | Existing Housing on Aluminum Plant Road and Renfro Street  | Proposed Housing  |
|---------------------------------------|--|---|
| Building Height                       | One (1)  | Two (2) Story (29' 1")  |
| Year Built                            | 1956-2002  | N/A   |
| Building SF on Property               | 936-3,400  | 3,073 SF  |
| Building Architecture                 | Traditional Suburban Residential & Newer Modern Residential Homes  | Comparable Architecture to the Newer Homes in the area as well as Park Place. |
| Building Setbacks:                    |  |   |
| Front                                 | The front yard setbacks appear to conform to the required 20-foot front yard setback.  | >20-Feet  |
| Side                                  | The side yard setbacks appear to conform to the required five (6) foot side yard setback.                                    | X>6   |
| Rear                                  | The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.                                       | X=10  |
| <b>Building Materials</b>             | Brick and Siding   | Hardie Board Siding   |
| Paint and Color                       | White, Cream, Brown, Blue, Red, and Grey   | White   |
| Roofs                                 | Composite Shingles   | Composite Shingles  |
| Driveways/Garages                     | Driveways are all in the front with the orientations being flat front entry, side entry, and 'J' or traditional swing entry. | 'J' Swing   |

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Aluminum Plant Road and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

### **NOTIFICATIONS**

On September 19, 2025, staff mailed 72 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Park Place Homeowner's Associations (HOAs), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) email notice in opposition 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 <u>Specific Use Permit</u> (<u>SUP</u>) to construct a single-family home as a <u>Residential Infill Adjacent to an Established Subdivision</u>, 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 <u>Specific</u> <u>Use Permit (SUP)</u> ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> 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 of Rockwall, 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 <u>Specific Use Permit (SUP)</u> 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.

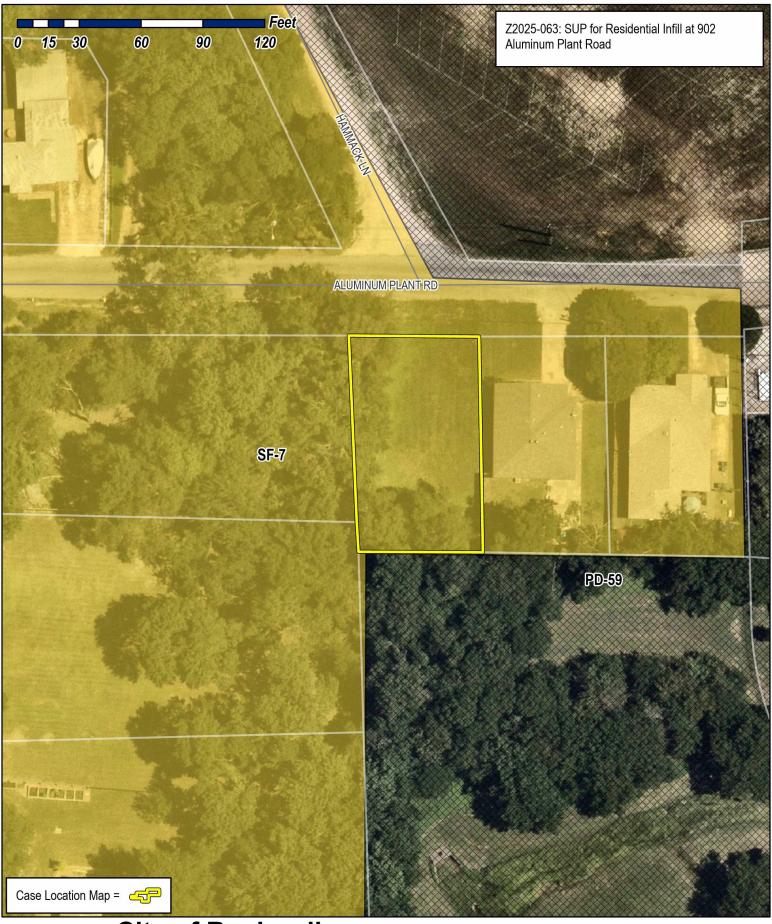


### **DEVELOPMENT APPLICATION**

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

| PLANNING & ZONING CASI  | ENO.  |
|---|---|
| <u>NOTE:</u> THE APPLICATION IS<br>CITY UNTIL THE PLANNING<br>SIGNED BELOW. | S NOT CONSIDERED ACCEPTED BY THE<br>DIRECTOR AND CITY ENGINEER HAVE |
| DIRECTOR OF PLANNING:   |   |
| CITY ENGINEER:  | · 心等。SUS内US IX  |

|   |   | OH F ENG  |   |   |
|---|---|---|---|---|
| PLEASE CHECK THE APPE   | ROPRIATE BOX BELOW TO INDICATE THE TYPE OF DI   | EVELOPMENT REQUE  | ST [SELECT ONLY ONE BOX]:   |   |
| ☐ FINAL PLAT (\$300.00<br>☐ REPLAT (\$300.00 + \$<br>☐ AMENDING OR MINO<br>☐ PLAT REINSTATEME | 0.00 + \$15.00 ACRE) 1<br>(\$200.00 + \$15.00 ACRE) 1<br>0 + \$20.00 ACRE) 1<br>220.00 ACRE) 1<br>DR PLAT (\$150.00)<br>ENT REQUEST (\$100.00)  | ☐ SPECIFIC USE P ☐ PD DEVELOPME OTHER APPLICATIO ☐ TREE REMOVAL ☐ VARIANCE REQU | E (\$200.00 + \$15.00 ACRE) 1<br>ERMIT (\$200.00 + \$15.00 ACRE) 1 # R<br>NT PLANS (\$200.00 + \$15.00 ACRE) 1<br>ON FEES:  |   |
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| PROPERTY INFORM   | IATION [PLEASE PRINT]   |   |   |   |
| ADDRESS (   | 102 Aluminum Plant  | Rd Rod  | Chall Tx 7508   | 7                                       |
| SUBDIVISION   |   |   | LOT BLOO  | CK                                      |
| GENERAL LOCATION  |   |   |   |   |
| ZONING. SITE PLAN   | AND PLATTING INFORMATION (PLEASE PR   | INTI  |   |   |
| CURRENT ZONING  |   | CURRENT USE   |   |   |
| PROPOSED ZONING   |   | PROPOSED USE  |   |   |
| ACREAGE   | LOTS [CURRENT]  |   | LOTS [PROPOSED]   |   |
| SITE PLANS AND PLA REGARD TO ITS APPRI RESULT IN THE DENIAL                                   | I <u>TS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT I<br>OVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAF<br>L OF YOUR CASE.  | DUE TO THE PASSAGE<br>F'S COMMENTS BY THE                                       | OF <u>HB3167</u> THE CITY NO LONGER HA<br>DATE PROVIDED ON THE DEVELOPME  | S FLEXIBILITY WITH<br>ENT CALENDAR WILL |
| OWNER/APPLICANT   | AGENT INFORMATION (PLEASE PRINT/CHECK   | THE PRIMARY CONTACT   | T/ORIGINAL SIGNATURES ARE REQUIRE   | ED]                                     |
| M OWNER   |   | ☐ APPLICANT   |   |   |
| CONTACT PERSON  | imutcherson con   | NTACT PERSON  |   |   |
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| E-MAI   |   | E-MAIL  |   |   |
|   | ION [REQUIRED]<br>ED AUTHORITY, ON THIS DAY PERSONALLY APPEARED   | TJ Mutch  | CVSOV [OWNER] THE UN  | NDERSIGNED, WHO                         |
| September September   | THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INF<br>TO COVER THE COST OF THIS APPLICATION, I AS BEI<br>20 2 5 BY SIGNING THIS APPLICATION, I AGREE TH<br>THIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO<br>ITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATE | EN PAID TO THE CITY OF I<br>IAT THE CITY OF ROCKW.<br>O AUTHORIZED AND PER      | ROCKWALL ON THIS THE / & <u>*</u><br>ALL (I.E. "CITY") IS AUTHORIZED AND PER<br>RMITTED TO REPRODUCE ANY COPYRIG<br>A REQUISE FOR PUBLIC WED AMATICAL                 | DAY_OF<br>NMITTED TO PROVIDE            |
| GIVEN UNDER MY HAND AND   | SEAL OF OFFICE ON THIS THE 10 <sup>th</sup> DAY OFScp.4   | inser, 20 25.   | X((★(★)★)) STATE O  | Public                                  |
| (   | OWNER'S SIGNATURE   |   | My Comm. E  | xp. 05-26-26 8 1<br>13378409-2          |





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

(P): (972) 771-7745 (W): www.rockwall.com

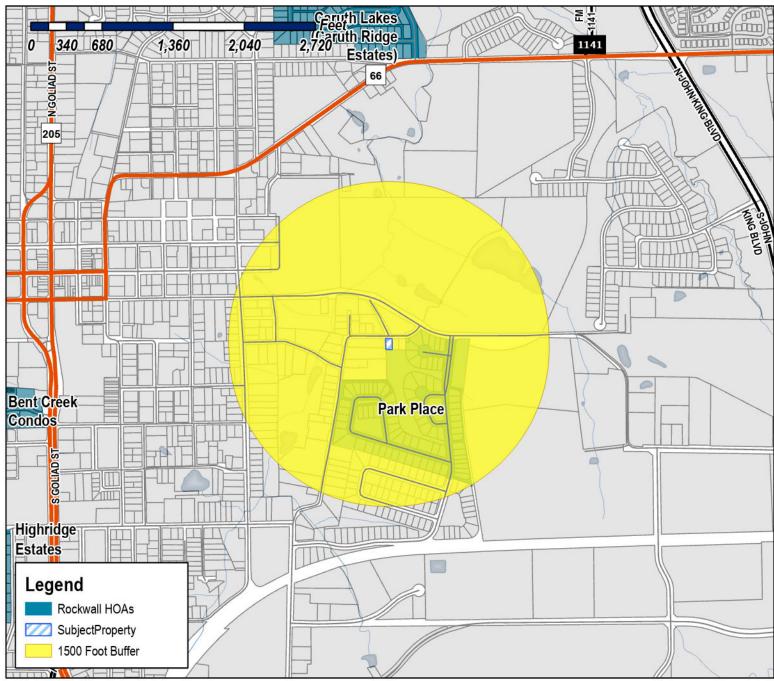
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

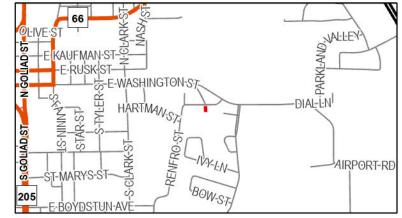
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District Case Address: 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-063]Date:Wednesday, September 17, 2025 11:08:35 AM

Attachments: Public Notice (09.16.2025).pdf

HOA Map (09.16.2025).pdf

### HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

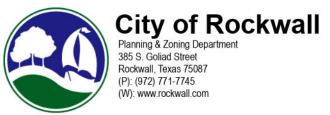
Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Thank you,

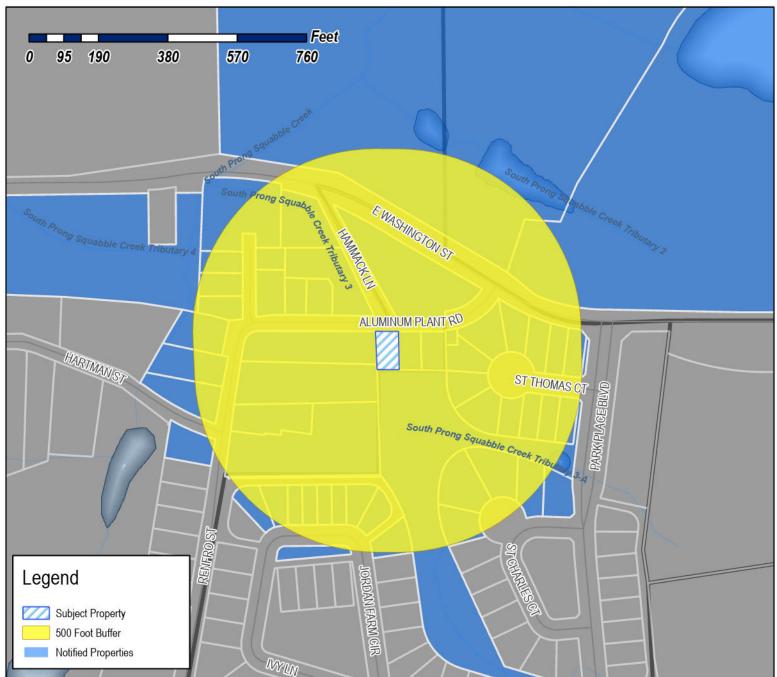
Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 | Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

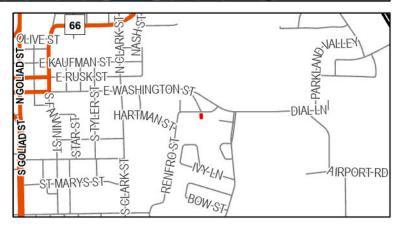
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



HONER PENNY MCNEIL **RESIDENT** LEE WILLIAM R & DEBRA 1001 SAINT CHARLES CT 1002 ST CHARLES CT 1002 SAINT CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TROSPER MARK AND GLORIA TROSPER MARK AND GLORIA RESIDENT 1007 ST. CHARLES CT 1007 ST. CHARLES CT 1015 ST CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAYLOR TIMOTHY DAVID AND **IVEY BRUCE AND TINA** FOX DENNIS AND KAREN JUDY HELENE DUBREUIL 1026 ST THOMAS CT 1027 ST THOMAS CT 1023 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 **BCL REAL ESTATE LLC** RESIDENT WHITWORTH JULIE A 103 GROSS RD 1030 ST THOMAS CT **1031 ST THOMAS COURT** MESQUITE, TX 75149 ROCKWALL, TX 75087 ROCKWALL, TX 75087 EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST **EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE** 1034 ST THOMAS CT 1034 ST THOMAS CT 1034 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 BFFR TFRRY LAND JOHNSON RICHARD ERIC AND DIANNA MUNRO RESIDENT CYNTHIA OLSON 1035 SAINT THOMAS CT 1038 ST THOMAS CT 1039 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 SOMMER RICHELLE AND RICHARD SOUTHERLAND CHRISTOPHER AND JENNIFER RESIDENT 1046 ST THOMAS CT 1042 SAINT THOMAS CT 1043 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAH MS BORROWER LLC RESIDENT RESIDENT C/O TRICON AMERICAN HOMES LLC 202 HAMMACK LN 202 RENFRO ST 15771 RED HILL AVE ROCKWALL, TX 75087 ROCKWALL, TX 75087 **TUSTIN, CA 92780** 

RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND 206 RENFRO ST ROCKWALL, TX 75087

RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 207 WADE DRIVE ROCKWALL, TX 75087

206 HAMMACK LN ROCKWALL, TX 75087

RESIDENT

COLUMBIA EXTRUSIONS CORP ATTN BILL BRICKER 2235 RIDGE RD STE 201 ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN 256 WINDY LN ROCKWALL, TX 75087 LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087 RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC 3021 RIDGE ROAD A66 ROCKWALL, TX 75032 CHERRY JOHN T 303 RENFRO STREET ROCKWALL, TX 75087 RESIDENT 305 RENFRO ST ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC 305 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 3514 LAKESIDE DR ROCKWALL, TX 75087 STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY 369 JORDAN FARM CIR ROCKWALL, TX 75087 JOHNSON DANA 373 JORDAN FARM CIRCLE ROCKWALL, TX 75087 RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

YOUNT STEPHEN & PHYLLIS J 377 JORDAN FARM CIR ROCKWALL, TX 75087 SIKES MARK EUGENE AND AMY CHRISTINE 381 JORDAN FARM CIR ROCKWALL, TX 75087 RESIDENT 382 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

MOSBY CYNTHIA ANN BURTON 385 JORDAN FARM CIRCLE ROCKWALL, TX 75087 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

FAUCON SERGE AND JENNIFER 389 JORDAN FARM CIRCLE ROCKWALL, TX 75087 PEURIFOY REBECCA 393 JORDAN FARM CIR ROCKWALL, TX 75087

LADD CHARLES 397 Jordan Farm Cir Rockwall, TX 75087 RESIDENT 400 RENFRO ST ROCKWALL, TX 75087 CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

MARSHA FREDERICK FAMILY LIVING TRUST
MARSHA R FREDERICK - TRUSTEE
405 JORDAN FARM CIR
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 428 COACHLIGHT TRL ROCKWALL, TX 75087 RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

HARNED CHRISTOPHER SHAWN & SHONDA AND RHONDA SUSAN CASKEY 701 LONE RIDER CT ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M 724 E WASHINGTON STREET ROCKWALL, TX 75087 RESIDENT 801 ALUMINUM PLANT RD ROCKWALL, TX 75087 WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087 RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087 RESIDENT 815 E WASHINGTON ST ROCKWALL, TX 75087

WARDELL JOHN AND JAKE WARDELL 880 IVY LN ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K 880 SHORES BLVD ROCKWALL, TX 75087 RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

RESIDENT 904 ALUMINUM PLANT RD ROCKWALL, TX 75087 STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

RESIDENT 945 E WASHINGTON ST ROCKWALL, TX 75087 2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

HARRIS HOLLI J PO BOX 2191 ROCKWALL, TX 75087 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:

### Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 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:

#### **Bethany Ross**

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 20, 2025 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





MODE INFORMATION ON THIS CASE CAN BE FOUND AT both as I/alta

| MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwaiipianning/development/development-cases |
|---|
| PLEASE RETURN THE BELOW FORM  |
| Case No. Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road   |
| Please place a check mark on the appropriate line below:  |
| ☐ I am in favor of the request for the reasons listed below.  |
| ☐ I am opposed to the request for the reasons listed below.   |
|   |
|   |
|   |
|   |
| Name:   |
| Address:  |

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

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

 From:
 John Cherry

 To:
 Miller, Ryan

 Cc:
 Planning

**Subject:** Case No. Z2025-063 SUP at 902 Aluminum Plant Road

**Date:** Thursday, October 2, 2025 8:44:46 AM

### Hi Ryan and Planning Department,

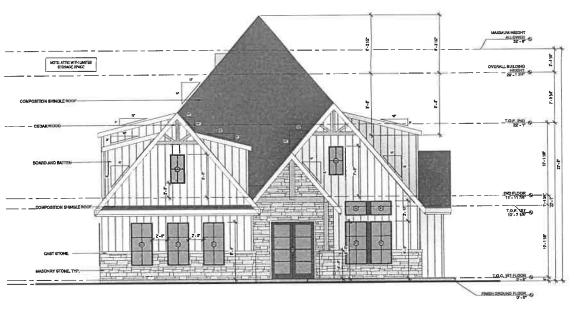
I am writing regarding the SUP request for a Residential Infill at 902 Aluminum Plant Road (Case No. Z2025-063). I am opposed to the request as currently proposed.

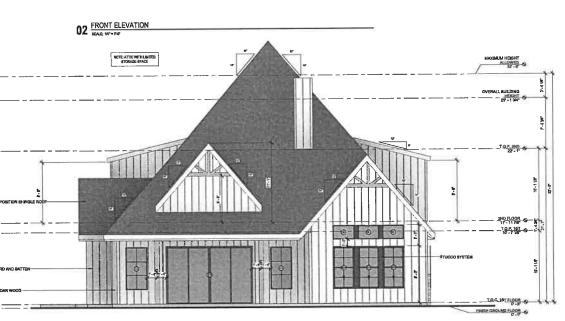
This lot is substandard in size at 6,969 sq ft, below the 7,000 sq ft minimum required for SF-7. The proposed home design is too large in massing for a lot of this size. While it may meet the technical height measurement standard of 32' at the midpoint of the pitched roof, the overall height shown on the plans is over 37'. This scale feels disproportionate for such a small lot and does not fit the established character of the street, where all existing homes are modest, single-story residences.

Allowing this two-story design would introduce a structure that is both out of scale and out of step with the aesthetics of the neighborhood. I respectfully request that the City require a home design more appropriate in size and massing to the lot and consistent with the surrounding one-story homes.

Thank you for your consideration, John Cherry 303 Renfro Street Rockwall, TX 75087

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





01 REAR ELEVATION



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

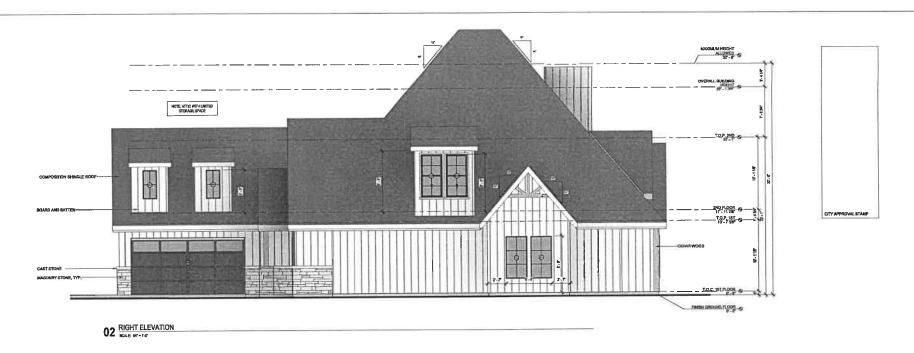
CURRENT REVISIO

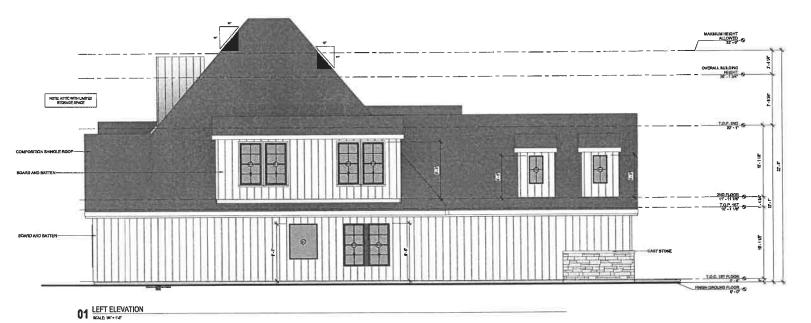


9/9/2025 5:22:19 PM EXTERIOR ELEVATIONS

A5.1

Project # Scale 1111-01 M\* = 1'-0"







VIZUA L ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
Info@vizualerchitecture.com
www.yizualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION

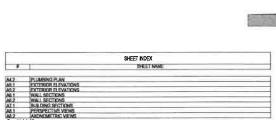


9/9/2025 5:22:25 PM EXTERIOR ELEVATIONS

A5.2

Project # Scale 1111-01 180 - 1'47





#### ARCHITECT

VIZUAL ARCHITECTURE LLC 1430 DRAGON ST, SUITE 25 DALLAS, TX, 75207 CONTACT: JOHNNY LIMONES E: JOHNNY@VIZUALARCHITECTURE.COM

COMER SHEET! NOTCH.
SCHEDALES COCK ANN YES
MANDOW DOOR SCHEDALE.
SITE RAN
FLOMBATION PROBILE.
FLOMBATION P

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX





#### PROJECT NOTES

BITE AREA: BINGS AN SF 0,15 ACRE BULDING FOOT PRINT: 2,000 0100085 AND GARAGED 0100085 AND GARAGED

| NET AR         | EA SQUARE F         | POOTAGES |
|----------------|---------------------|----------|
| ROOM NAME      | LEVEL.              | AREA     |
| LEVEL 1        | T.O.C. 1ST<br>FLOOR | En#      |
| LEVEL 2        | 2ND FLOOR           | 102 SF   |
| Grand total: 2 |                     | 3073 SF  |

| GROSS /                | AREA SQUARE | FOOTAGES            |
|------------------------|-------------|---------------------|
| Nome                   | Area        | Lovel               |
| PORCH                  | 51 SF       | T.D.C. 1ST<br>FLOOR |
| PATIO                  | 145 SF      | T,O,C, 1ST<br>FLOOR |
| 2 CAR GARAGE           | 531 SF      | T.D.C. 1ST<br>FLOOR |
| LEVEL 1                | 2171 SF     | T,O,C, 1ST<br>FLOOR |
| T.O.C. 1ST<br>FLOOR: 4 | 2897 SF     |                     |
| LEVEL 2                | 902 SF      | 2ND FLOOR           |
| 2ND FLOOR: 1           | 802 SF      |                     |

Grand total: 5 3799 SF

CURRENT REVISION

VIZUAL ARCHITECTURE

> ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

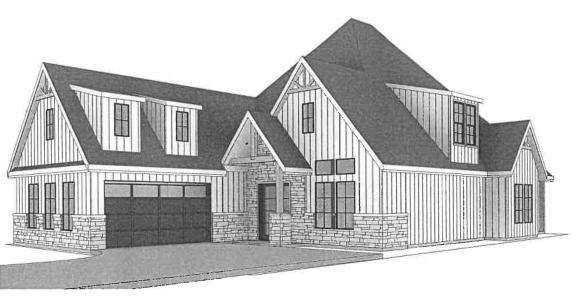


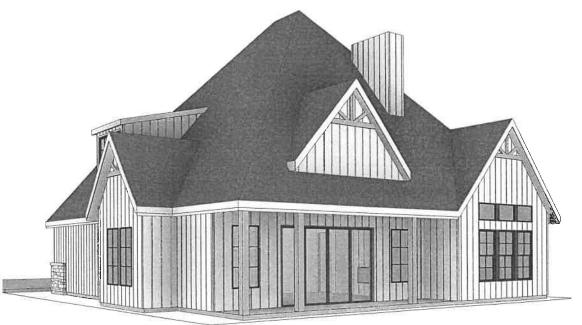
9/9/2025 5:22:08 PM COVER SHEET/ INDEX

A0.1

Project #

1111-01







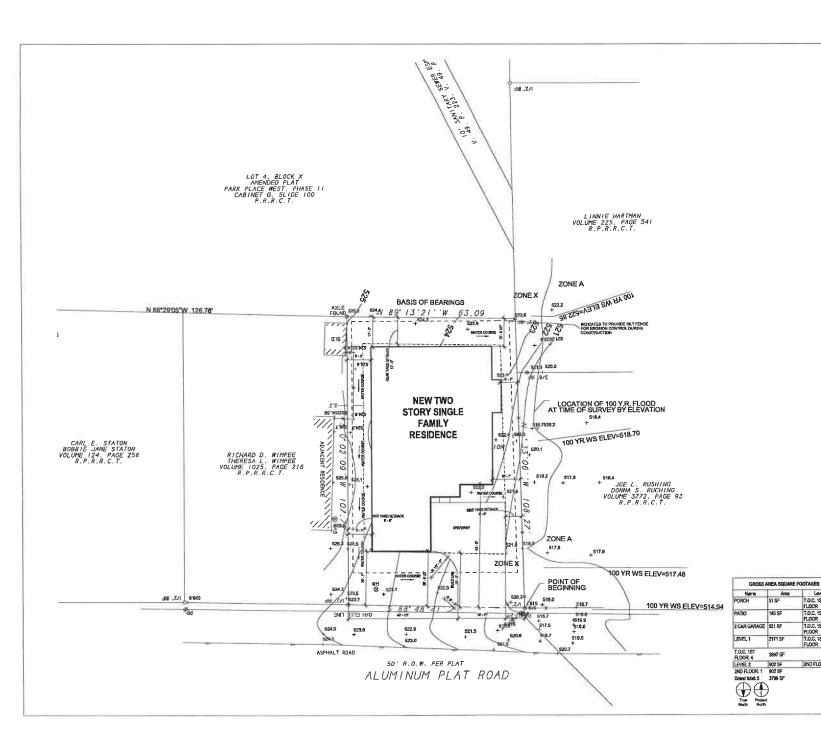
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



9/9/2025 5:22:33 PM PERSPECTIVE VIEWS

A8.1





VIZUAL ARCHITECTURE

ALUMINUM HOUSE 02 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

902/

ARCHITECT VIZUAL ARCHITECTURE, LLC, JOHNNYLMONES http://www.htmlarchinecture.com

### SITE NOTES

#### DESKIN TEAM WALL NOT BE HELD LABILE PRIOR TO ANY BRUANCE OF BUILDING PERMIT AND THE OFDERAL CONTRACTOR WILL HAVE FIELL LABILITY AND NESPONSIBILITY FOR ANY WORK THAT IS DONE. PROJECT NOTES

SITE AREA: 8,988,43 SF 0,15 ACRE BUILDING FOOT FRIMT: 2,987 SF (HOUSE AND GARAGES) LOT COVERAGE: 41,5%

| ROOM NAME | LEVEL               | AREA    |
|-----------|---------------------|---------|
| LEVEL 1   | T.O.C, 1ST<br>FLOOR | 2171 SF |
| LEVEL 2   | 2ND FLOOR           | 902 SF  |

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR

2ND FLOOR



9/9/2025 5:22:10 PM SITE PLAN

1111-01 As indicated



HOUSING ANALYSIS FOR CASE NO. **Z2025-063** 

#### 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 SF | EXTERIOR MATERIAL |
| 801 Aluminum Plant Road     | Single-Family home | 1965       | 1,572    | 120                   | Siding            |
| 803 Aluminum Plant Road     | Single-Family home | 1975       | 1,592    | 240; 100              | Siding            |
| 805 Aluminum Plant Road     | Single-Family home | 1958       | 2,392    | N/A                   | Siding            |
| 906 Aluminum Plant Road     | Single-Family home | 1975       | 1,998    | 140                   | Siding            |
| 904 Aluminum Plant Road     | Single-Family home | 1977       | 1,654    | 100                   | Brick [Painted]   |
| 203 Renfro Street           | Single-Family home | 1988       | 1,224    | N/A                   | Siding            |
| 204 Renfro Street           | Single-Family home | 1975       | 936      | 24                    | Siding            |
| 206 Renfro Street           | Single-Family home | 1975       | 1,796    | 104                   | Siding            |
| 303 Renfro Street           | Single-Family home | 1975       | 3,400    | N/A                   | Brick [Painted]   |
| 305 Renfro Street           | Single-Family home | 1965       | 1,614    | N/A                   | Brick [Painted]   |
| 366 Renfro Street           | Single-Family home | 2002       | 1,817    | N/A                   | Siding            |
| 374 Renfro Street           | Single-Family home | 2002       | 1,848    | N/A                   | Siding            |
| 382 Renfro Street           | Single-Family home | 1998       | 1,888    | N/A                   | Brick and Siding  |
| 400 Renfro Street           | Single-Family home | 1983       | 1,491    | N/A                   | Brick [Painted]   |
| 401 Renfro Street           | Single-Family home | 1956       | 2,818    | 300; 1600             | Siding            |
| 402 Renfro Street           | Single-Family home | 1983       | 1,457    | N/A                   | Brick and Siding  |
| 404 Renfro Street           | Single-Family home | 1983       | 1,356    | N/A                   | Brick             |
| 406 Renfro Street           | Single-Family home | 1983       | 1,356    | N/A                   | Brick             |
| 408 Renfro Street           | Single-Family home | 1983       | 1,457    | N/A                   | Brick and Siding  |
| 410 Renfro Street           | Single-Family home | 1983       | 1,466    | N/A                   | Brick             |
|                             | AVERAGES:          | 1980       | 1,757    |                       |                   |



HOUSING ANALYSIS FOR CASE NO. Z2025-063



801 Aluminum Plant Road



803 Aluminum Plant Road



HOUSING ANALYSIS FOR CASE NO. **Z2025-063** 



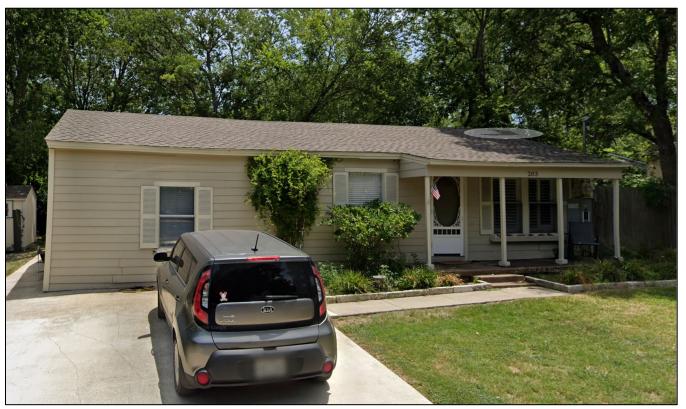
805 Aluminum Plant road



906 Aluminum Plant Road



HOUSING ANALYSIS FOR CASE NO. **Z2025-063** 



203 Renfro Street



204 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



206 Renfro Street



303 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



305 Renfro Street



366 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



382 Renfro Street



400 Renfro Street



HOUSING ANALYSIS FOR CASE NO. Z2025-063



401 Renfro Street



402 Renfro Street



HOUSING ANALYSIS FOR CASE NO. Z2025-063



404 Renfro Street



406 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



408 Renfro Street



410 Renfro Street

#### ORDINANCE NO. 25-XX

#### SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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 T.J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.16-acre parcel of land identified as Tract 36 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

#### 2.1 OPERATIONAL CONDITIONS

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

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

#### 2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

# PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $3^{\rm RD}$ DAY OF NOVEMBER, 2025.

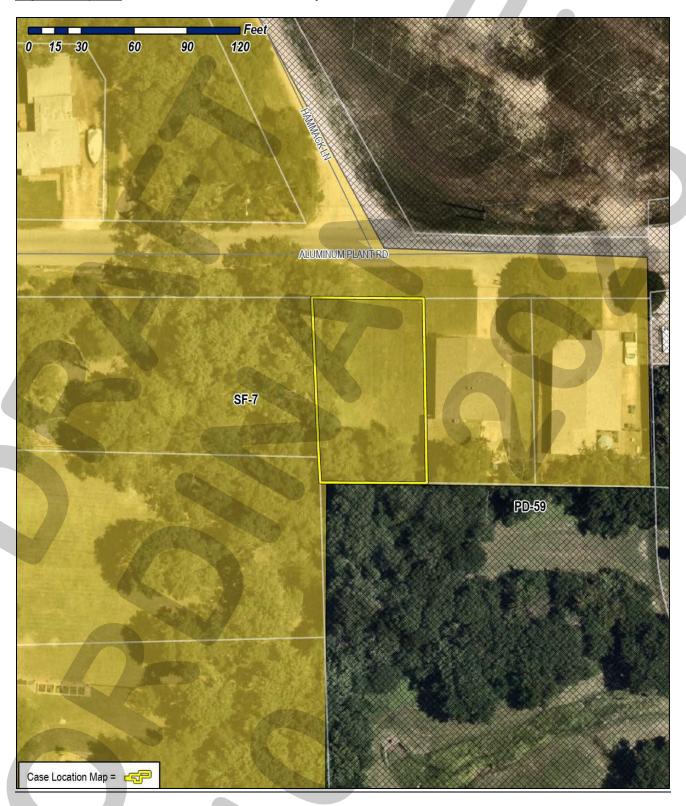
|  | Tim McCallum, <i>Mayor</i> |
|--|----------------------------|
| ATTEST:  |                            |
| Kristy Teague, City Secretary                    |                            |
| APPROVED AS TO FORM:                             |                            |
| Frank J. Garza, City Attorney                    |                            |
| 1 <sup>st</sup> Reading: <u>October 20, 2025</u> |                            |

2<sup>nd</sup> Reading: *November 3, 2025* 

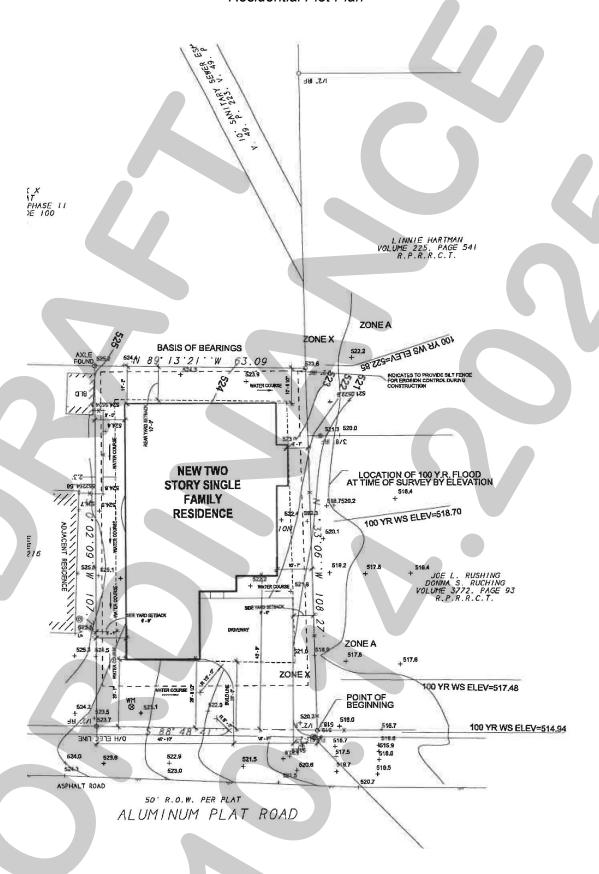
Exhibit 'A':
Location Map

Address: 902 Aluminum Plant Road

Legal Description: Tract 36, of the R. Ballard Survey, Abstract No. 29



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



# **Exhibit 'C':**Building Elevations



Exhibit 'C':
Building Elevations



01 LEFT ELEVATION

385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: October 20, 2025
APPLICANT: T.J. Mutcherson

CASE NUMBER: Z2025-063; Specific Use Permit (SUP) for Residential Infill at 902 Aluminum Plant Road

#### **SUMMARY**

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

#### **BACKGROUND**

The subject property was annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 60-01* [i.e. Case No. A1960-001]. According to the January 3, 1972 zoning map the subject property was zoned Single Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Single Family 7 (SF-7) District. The subject property has remained vacant since annexation.

#### **PURPOSE**

The applicant -- *T.J. Mutcherson* -- is requesting the approval of a <u>Specific Use Permit (SUP)</u> 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 902 Aluminum Plant Road. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is Aluminum Plant Road, 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 is Hammack Lane, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 1.26-acre tract of land (i.e. Tract 32, of the R. Ballard Survey, Abstract No. 29) owned by the City of Rockwall, and zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District land uses. Beyond this is E. Washington Street, which is identified as an A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South:

Directly south of the subject property is a 3.77-acre parcel of land (i.e. Lot 4, Block X, Park Place West Phase 2 Addition), zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses and currently owned by the Park Place Homeowner's Association (HOA) and used as drainage/open space. South of this is the rest of Park Place, Phase 2 Addition which was established in 2005, has 92 residential lots, and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses. South of this is Park Place West, Phase 3 Addition which was established in 2018, has 82 residential lots, and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

East: Directly east of the subject property is a 0.159-acre tract of land (i.e. Tract 4-1, of R Ballard Survey, Abstract No. 29; 904 Aluminum Plant Road) which is developed with a single-family home, and zoned Single-Family 7 (SF-7) District. Beyond this is a 0.159-acre tract of land (i.e. Tract 4, of the R. Ballard Survey, Abstract No. 29; 906 Aluminum Plant Road) which is developed with a single-family home, and zoned Single-Family 7 (SF-7) District.

<u>West</u>: Directly west of the subject property are two (2) tracts of land (*i.e.* 301 and 303 Renfro Street) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. Beyond this is Renfro Street which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.36-acre parcel of land (*i.e.* Lot 2, Renfro Place North; 374 Renfro Street), which is zoned Single-Family 7 (SF-7) District and developed with a single-family home.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



#### CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is adjacent to Park Place West Phase 2 Addition, which has been in existence since August 8, 2005, consists of 92 residential lots, and is considered to be more than 90% 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 Single Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

| Housing Design and<br>Characteristics | Existing Housing on Aluminum Plant Road and Renfro Street  | Proposed Housing  |
|---------------------------------------|--|---|
| Building Height                       | One (1)  | Two (2) Story (29' 1")  |
| Year Built                            | 1956-2002  | N/A   |
| Building SF on Property               | 936-3,400  | 3,073 SF  |
| Building Architecture                 | Traditional Suburban Residential & Newer Modern Residential Homes  | Comparable Architecture to the Newer Homes in the area as well as Park Place. |
| Building Setbacks:                    |  |   |
| Front                                 | The front yard setbacks appear to conform to the required 20-foot front yard setback.  | >20-Feet  |
| Side                                  | The side yard setbacks appear to conform to the required five (6) foot side yard setback.                                    | X>6   |
| Rear                                  | The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.                                       | X=10  |
| <b>Building Materials</b>             | Brick and Siding   | Hardie Board Siding   |
| Paint and Color                       | White, Cream, Brown, Blue, Red, and Grey   | White   |
| Roofs                                 | Composite Shingles   | Composite Shingles  |
| Driveways/Garages                     | Driveways are all in the front with the orientations being flat front entry, side entry, and 'J' or traditional swing entry. | 'J' Swing   |

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Aluminum Plant Road and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

#### **NOTIFICATIONS**

On September 19, 2025, staff mailed 72 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Park Place Homeowner's Associations (HOAs), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) email notice in opposition of the applicant's request.

#### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request for a <u>Specific Use Permit (SUP)</u> to construct a single-family home as a *Residential Infill Adjacent to 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 <u>Specific</u> <u>Use Permit (SUP)</u> ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> 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 of Rockwall, 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 <u>Specific Use Permit (SUP)</u> 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 October 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of a <u>Specific Use</u> <u>Permit (SUP)</u> by a vote of 7-0.



# **DEVELOPMENT APPLICATION**

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

| PLANNING & ZONING CASI  | ENO.  |
|---|---|
| <u>NOTE:</u> THE APPLICATION IS<br>CITY UNTIL THE PLANNING<br>SIGNED BELOW. | S NOT CONSIDERED ACCEPTED BY THE<br>DIRECTOR AND CITY ENGINEER HAVE |
| DIRECTOR OF PLANNING:   |   |
| CITY ENGINEER:  | · 心等。SUS内US IX  |

|   |   | OH F ENG  |   |   |
|---|---|---|---|---|
| PLEASE CHECK THE APPE   | ROPRIATE BOX BELOW TO INDICATE THE TYPE OF DI   | EVELOPMENT REQUE  | ST [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) |   | ZONING APPLICATION FEES:  ZONING CHANGE (\$200.00 + \$15.00 ACRE)  SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)  OTHER APPLICATION FEES:  TREE REMOVAL (\$75.00)  VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  PARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) |   |   |
| SITE PLAN APPLICATION SITE PLAN (\$250.00) AMENDED SITE PLA   |   | PER ACRE AMOUNT. FOR I<br>2: A \$1,000.00 FEE WILL  | EE, PLEASE USE THE EXACT ACREAGE WHEN M<br>REQUESTS ON LESS THAN ONE ACRE, ROUND U<br>BE ADDED TO THE APPLICATION FEE FOR A<br>N WITHOUT OR NOT IN COMPLIANCE TO AN A | IP TO ONE (1) ACRE.                     |
| PROPERTY INFORM   | IATION [PLEASE PRINT]   |   |   |   |
| ADDRESS (   | 102 Aluminum Plant  | Rd Rod  | Chall Tx 7508   | 7                                       |
| SUBDIVISION   |   |   | LOT BLOO  | CK                                      |
| GENERAL LOCATION  |   |   |   |   |
| ZONING. SITE PLAN   | AND PLATTING INFORMATION (PLEASE PR   | INTI  |   |   |
| CURRENT ZONING  |   | CURRENT USE   |   |   |
| PROPOSED ZONING   |   | PROPOSED USE  |   |   |
| ACREAGE   | LOTS [CURRENT]  |   | LOTS [PROPOSED]   |   |
| SITE PLANS AND PLA REGARD TO ITS APPRI RESULT IN THE DENIAL   | I <u>TS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT I<br>OVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAF<br>L OF YOUR CASE.  | DUE TO THE PASSAGE<br>F'S COMMENTS BY THE   | OF <u>HB3167</u> THE CITY NO LONGER HA<br>DATE PROVIDED ON THE DEVELOPME  | S FLEXIBILITY WITH<br>ENT CALENDAR WILL |
| OWNER/APPLICANT   | AGENT INFORMATION (PLEASE PRINT/CHECK   | THE PRIMARY CONTACT   | T/ORIGINAL SIGNATURES ARE REQUIRE   | ED]                                     |
| M OWNER   |   | ☐ APPLICANT   |   |   |
| CONTACT PERSON  | imutcherson con   | NTACT PERSON  |   |   |
| ADDRESS .   |   | ADDRESS   |   |   |
| 0.77.07.177.079   |   |   |   |   |
| CITY, STATE & ZII   | Ch  | TY, STATE & ZIP   |   |   |
| PHONI   |   | PHONE   |   |   |
| E-MAI   |   | E-MAIL  |   |   |
|   | ION [REQUIRED]<br>ED AUTHORITY, ON THIS DAY PERSONALLY APPEARED   | TJ Mutch  | CVSOV [OWNER] THE UN  | NDERSIGNED, WHO                         |
| September September   | THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INF<br>TO COVER THE COST OF THIS APPLICATION, I AS BEI<br>20 2 5 BY SIGNING THIS APPLICATION, I AGREE TH<br>THIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO<br>ITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATE | EN PAID TO THE CITY OF I<br>IAT THE CITY OF ROCKW.<br>O AUTHORIZED AND PER  | ROCKWALL ON THIS THE / & <u>*</u><br>ALL (I.E. "CITY") IS AUTHORIZED AND PER<br>RMITTED TO REPRODUCE ANY COPYRIG<br>A REQUISE FOR PUBLIC WED AMATICAL                 | DAY_OF<br>NMITTED TO PROVIDE            |
| GIVEN UNDER MY HAND AND   | SEAL OF OFFICE ON THIS THE 10 <sup>th</sup> DAY OFScp.4   | inser, 20 25.   | Ø ((★(★)★)) STATE O   | Public                                  |
| (   | OWNER'S SIGNATURE   |   | My Comm. E  | xp. 05-26-26 8 1<br>13378409-2          |





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

(P): (972) 771-7745 (W): www.rockwall.com

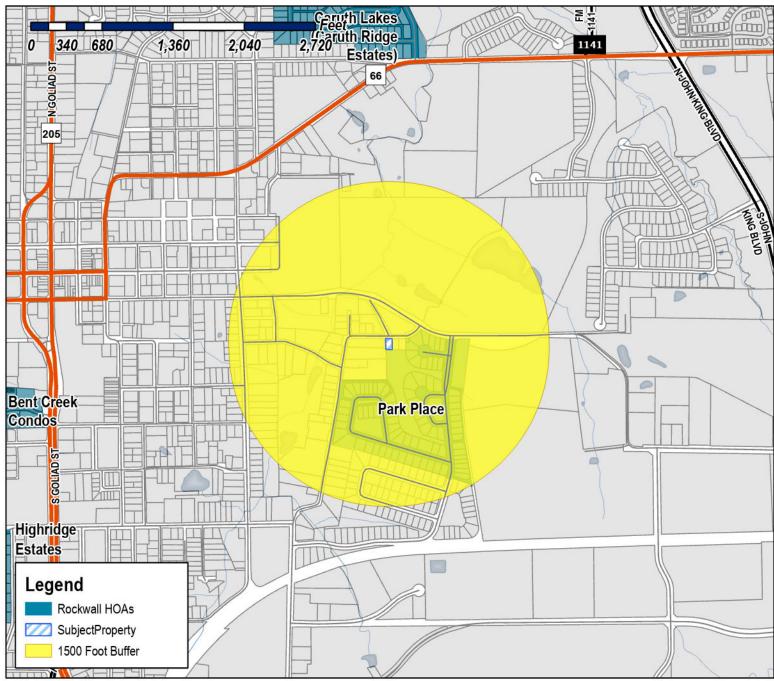
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

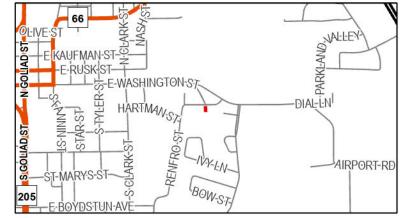
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District Case Address: 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-063]Date:Wednesday, September 17, 2025 11:08:35 AM

Attachments: Public Notice (09.16.2025).pdf

HOA Map (09.16.2025).pdf

#### HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

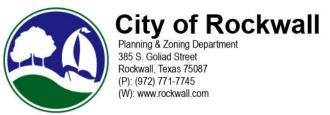
Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 | Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

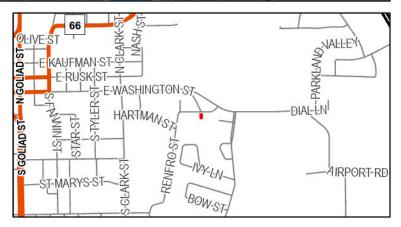
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



HONER PENNY MCNEIL **RESIDENT** LEE WILLIAM R & DEBRA 1001 SAINT CHARLES CT 1002 ST CHARLES CT 1002 SAINT CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TROSPER MARK AND GLORIA TROSPER MARK AND GLORIA RESIDENT 1007 ST. CHARLES CT 1007 ST. CHARLES CT 1015 ST CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAYLOR TIMOTHY DAVID AND **IVEY BRUCE AND TINA** FOX DENNIS AND KAREN JUDY HELENE DUBREUIL 1026 ST THOMAS CT 1027 ST THOMAS CT 1023 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 **BCL REAL ESTATE LLC** RESIDENT WHITWORTH JULIE A 103 GROSS RD 1030 ST THOMAS CT **1031 ST THOMAS COURT** MESQUITE, TX 75149 ROCKWALL, TX 75087 ROCKWALL, TX 75087 EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST **EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE** 1034 ST THOMAS CT 1034 ST THOMAS CT 1034 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 BFFR TFRRY LAND JOHNSON RICHARD ERIC AND DIANNA MUNRO RESIDENT CYNTHIA OLSON 1035 SAINT THOMAS CT 1038 ST THOMAS CT 1039 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 SOMMER RICHELLE AND RICHARD SOUTHERLAND CHRISTOPHER AND JENNIFER RESIDENT 1046 ST THOMAS CT 1042 SAINT THOMAS CT 1043 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAH MS BORROWER LLC RESIDENT RESIDENT C/O TRICON AMERICAN HOMES LLC 202 HAMMACK LN 202 RENFRO ST 15771 RED HILL AVE ROCKWALL, TX 75087 ROCKWALL, TX 75087 **TUSTIN, CA 92780** 

RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND 206 RENFRO ST ROCKWALL, TX 75087

RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 207 WADE DRIVE ROCKWALL, TX 75087

206 HAMMACK LN ROCKWALL, TX 75087

RESIDENT

COLUMBIA EXTRUSIONS CORP ATTN BILL BRICKER 2235 RIDGE RD STE 201 ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN 256 WINDY LN ROCKWALL, TX 75087 LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087 RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC 3021 RIDGE ROAD A66 ROCKWALL, TX 75032 CHERRY JOHN T 303 RENFRO STREET ROCKWALL, TX 75087 RESIDENT 305 RENFRO ST ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC 305 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 3514 LAKESIDE DR ROCKWALL, TX 75087 STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY 369 JORDAN FARM CIR ROCKWALL, TX 75087 JOHNSON DANA 373 JORDAN FARM CIRCLE ROCKWALL, TX 75087 RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

YOUNT STEPHEN & PHYLLIS J 377 JORDAN FARM CIR ROCKWALL, TX 75087 SIKES MARK EUGENE AND AMY CHRISTINE 381 JORDAN FARM CIR ROCKWALL, TX 75087 RESIDENT 382 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

MOSBY CYNTHIA ANN BURTON 385 JORDAN FARM CIRCLE ROCKWALL, TX 75087 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

FAUCON SERGE AND JENNIFER 389 JORDAN FARM CIRCLE ROCKWALL, TX 75087 PEURIFOY REBECCA 393 JORDAN FARM CIR ROCKWALL, TX 75087

LADD CHARLES 397 Jordan Farm Cir Rockwall, TX 75087 RESIDENT 400 RENFRO ST ROCKWALL, TX 75087 CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

MARSHA FREDERICK FAMILY LIVING TRUST
MARSHA R FREDERICK - TRUSTEE
405 JORDAN FARM CIR
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 428 COACHLIGHT TRL ROCKWALL, TX 75087 RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

HARNED CHRISTOPHER SHAWN & SHONDA AND RHONDA SUSAN CASKEY 701 LONE RIDER CT ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M 724 E WASHINGTON STREET ROCKWALL, TX 75087 RESIDENT 801 ALUMINUM PLANT RD ROCKWALL, TX 75087 WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087 RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087 RESIDENT 815 E WASHINGTON ST ROCKWALL, TX 75087

WARDELL JOHN AND JAKE WARDELL 880 IVY LN ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K 880 SHORES BLVD ROCKWALL, TX 75087 RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

RESIDENT 904 ALUMINUM PLANT RD ROCKWALL, TX 75087 STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

RESIDENT 945 E WASHINGTON ST ROCKWALL, TX 75087 2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

HARRIS HOLLI J PO BOX 2191 ROCKWALL, TX 75087 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:

#### Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson 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 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 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:

#### **Bethany Ross**

Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, October 20, 2025 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





MODE INFORMATION ON THIS CASE CAN BE FOUND AT both as I/alta

| MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwaiipianning/development/development-cases |
|---|
| PLEASE RETURN THE BELOW FORM  |
| Case No. Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road   |
| Please place a check mark on the appropriate line below:  |
| ☐ I am in favor of the request for the reasons listed below.  |
| ☐ I am opposed to the request for the reasons listed below.   |
|   |
|   |
|   |
|   |
| Name:   |
| Address:  |

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

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

 From:
 John Cherry

 To:
 Miller, Ryan

 Cc:
 Planning

**Subject:** Case No. Z2025-063 SUP at 902 Aluminum Plant Road

**Date:** Thursday, October 2, 2025 8:44:46 AM

#### Hi Ryan and Planning Department,

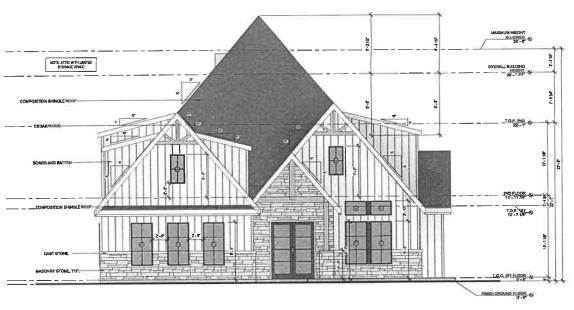
I am writing regarding the SUP request for a Residential Infill at 902 Aluminum Plant Road (Case No. Z2025-063). I am opposed to the request as currently proposed.

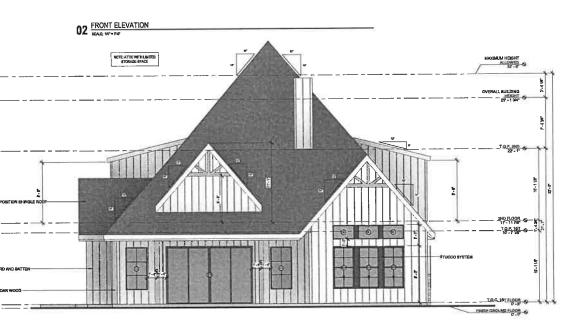
This lot is substandard in size at 6,969 sq ft, below the 7,000 sq ft minimum required for SF-7. The proposed home design is too large in massing for a lot of this size. While it may meet the technical height measurement standard of 32' at the midpoint of the pitched roof, the overall height shown on the plans is over 37'. This scale feels disproportionate for such a small lot and does not fit the established character of the street, where all existing homes are modest, single-story residences.

Allowing this two-story design would introduce a structure that is both out of scale and out of step with the aesthetics of the neighborhood. I respectfully request that the City require a home design more appropriate in size and massing to the lot and consistent with the surrounding one-story homes.

Thank you for your consideration, John Cherry 303 Renfro Street Rockwall, TX 75087

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





01 REAR ELEVATION



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

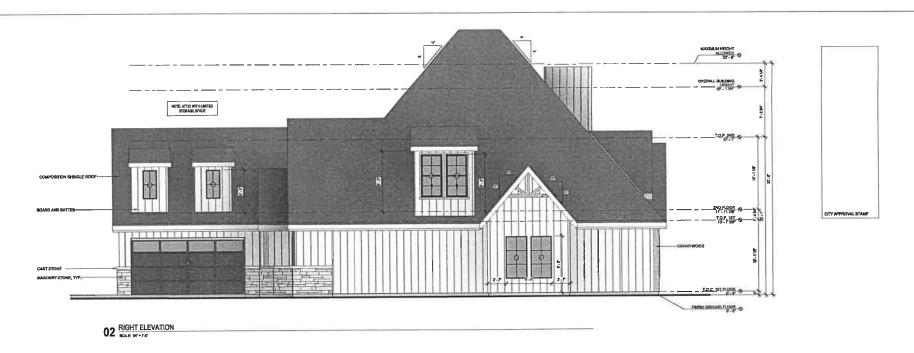
CURRENT REVISIO



9/9/2025 5:22:19 PM EXTERIOR ELEVATIONS

A5.1

Project # Scale 1111-01 HT = 1'-0"







VIZUA L ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
Info@vizualerchitecture.com
www.yizualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION

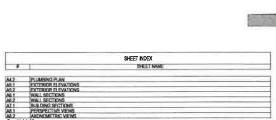


9/9/2025 5:22:25 PM EXTERIOR ELEVATIONS

A5.2

Project # Scale 1111-01 180 - 1'47





### ARCHITECT

VIZUAL ARCHITECTURE LLC 1430 DRAGON ST, SUITE 25 DALLAS, TX, 75207 CONTACT: JOHNNY LIMONES E: JOHNNY@VIZUALARCHITECTURE.COM

COMER SHEET! NOTCH.
SCHEDALES COCK ANN YES
MANDOW DOOR SCHEDALE.
SITE RAN
FLOMBATION PROBILE.
FLOMBATION P

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX





## PROJECT NOTES

BITE AREA: BINGS AN SF 0,15 ACRE BULDING FOOT PRINT: 2,000 0100085 AND GARAGED 0100085 AND GARAGED

| NET AR         | EA SQUARE F         | POOTAGES |
|----------------|---------------------|----------|
| ROOM NAME      | LEVEL.              | AREA     |
| LEVEL 1        | T.O.C. 1ST<br>FLOOR | En#      |
| LEVEL 2        | 2ND FLOOR           | 102 SF   |
| Grand total: 2 |                     | 3073 SF  |

| GROSS /                | AREA SQUARE    | FOOTAGES            |  |
|------------------------|----------------|---------------------|--|
| Nome                   | Area           | T.D.C. 1ST<br>FLOOR |  |
| PORCH                  | 51 SF          |                     |  |
| PATIO                  | 145 SF         | T,O,C, 1ST<br>FLOOR |  |
| 2 CAR GARAGE           | 531 SF         | T.D.C. 1ST<br>FLOOR |  |
| LEVEL 1                | 2171 SF        | T,O,C, 1ST<br>FLOOR |  |
| T.O.C. 1ST<br>FLOOR: 4 | 2897 SF        |                     |  |
| LEVEL 2                | 902 SF 2ND FLO |                     |  |
| 2ND FLOOR: 1           | 802 SF         |                     |  |

Grand total: 5 3799 SF

CURRENT REVISION

VIZUAL ARCHITECTURE

> ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

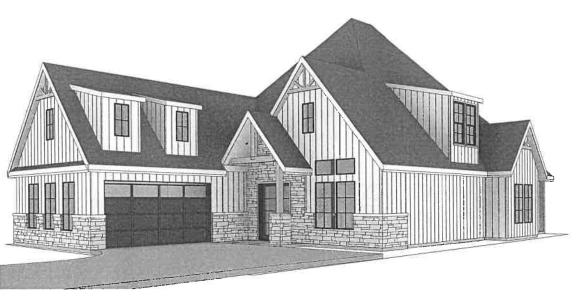


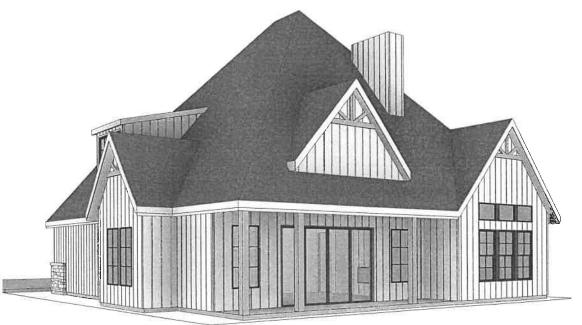
9/9/2025 5:22:08 PM COVER SHEET/ INDEX

A0.1

Project #

1111-01







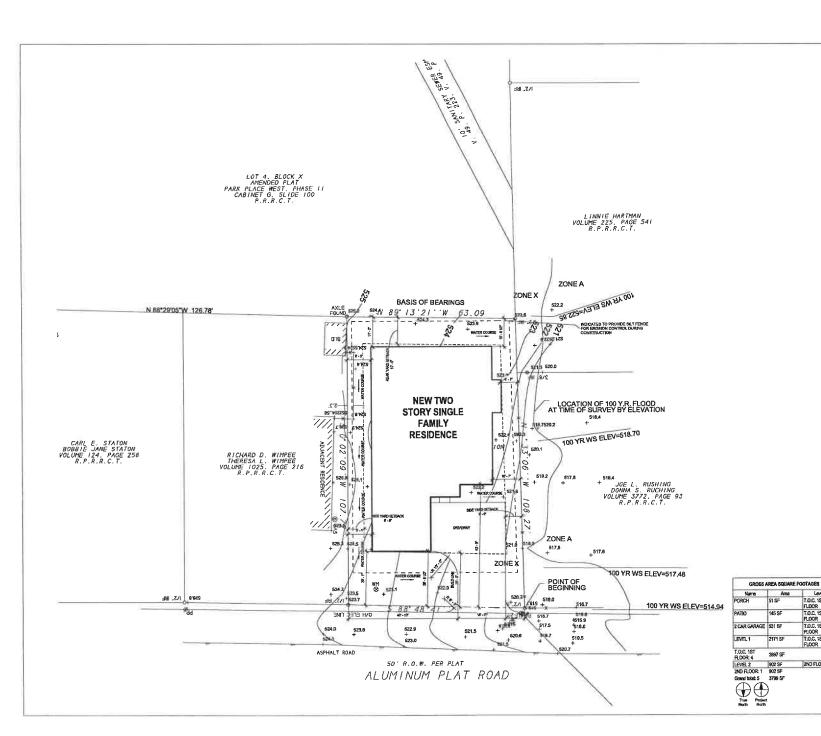
ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION



9/9/2025 5:22:33 PM PERSPECTIVE VIEWS

A8.1





VIZUAL ARCHITECTURE

ALUMINUM HOUSE 02 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

902/

ARCHITECT VIZUAL ARCHITECTURE, LLC, JOHNNYLMONES http://www.htmlarchinecture.com

## SITE NOTES

## DESKIN TEAM WALL NOT BE HELD LABILE PRIOR TO ANY BRUANCE OF BUILDING PERMIT AND THE OFDERAL CONTRACTOR WILL HAVE FIELL LABILITY AND NESPONSIBILITY FOR ANY WORK THAT IS DONE. PROJECT NOTES

SITE AREA: 8,988,43 SF 0,15 ACRE BUILDING FOOT FRIMT: 2,987 SF (HOUSE AND GARAGES) LOT COVERAGE: 41,5%

| ROOM NAME | LEVEL               | AREA    |
|-----------|---------------------|---------|
| LEVEL 1   | T.O.C, 1ST<br>FLOOR | 2171 SF |
| LEVEL 2   | 2ND FLOOR           | 902 SF  |

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR

2ND FLOOR



9/9/2025 5:22:10 PM SITE PLAN

1111-01 As indicated



HOUSING ANALYSIS FOR CASE NO. **Z2025-063** 

## 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 SF | EXTERIOR MATERIAL |
| 801 Aluminum Plant Road     | Single-Family home | 1965       | 1,572    | 120                   | Siding            |
| 803 Aluminum Plant Road     | Single-Family home | 1975       | 1,592    | 240; 100              | Siding            |
| 805 Aluminum Plant Road     | Single-Family home | 1958       | 2,392    | N/A                   | Siding            |
| 906 Aluminum Plant Road     | Single-Family home | 1975       | 1,998    | 140                   | Siding            |
| 904 Aluminum Plant Road     | Single-Family home | 1977       | 1,654    | 100                   | Brick [Painted]   |
| 203 Renfro Street           | Single-Family home | 1988       | 1,224    | N/A                   | Siding            |
| 204 Renfro Street           | Single-Family home | 1975       | 936      | 24                    | Siding            |
| 206 Renfro Street           | Single-Family home | 1975       | 1,796    | 104                   | Siding            |
| 303 Renfro Street           | Single-Family home | 1975       | 3,400    | N/A                   | Brick [Painted]   |
| 305 Renfro Street           | Single-Family home | 1965       | 1,614    | N/A                   | Brick [Painted]   |
| 366 Renfro Street           | Single-Family home | 2002       | 1,817    | N/A                   | Siding            |
| 374 Renfro Street           | Single-Family home | 2002       | 1,848    | N/A                   | Siding            |
| 382 Renfro Street           | Single-Family home | 1998       | 1,888    | N/A                   | Brick and Siding  |
| 400 Renfro Street           | Single-Family home | 1983       | 1,491    | N/A                   | Brick [Painted]   |
| 401 Renfro Street           | Single-Family home | 1956       | 2,818    | 300; 1600             | Siding            |
| 402 Renfro Street           | Single-Family home | 1983       | 1,457    | N/A                   | Brick and Siding  |
| 404 Renfro Street           | Single-Family home | 1983       | 1,356    | N/A                   | Brick             |
| 406 Renfro Street           | Single-Family home | 1983       | 1,356    | N/A                   | Brick             |
| 408 Renfro Street           | Single-Family home | 1983       | 1,457    | N/A                   | Brick and Siding  |
| 410 Renfro Street           | Single-Family home | 1983       | 1,466    | N/A                   | Brick             |
|                             | AVERAGES:          | 1980       | 1,757    |                       |                   |



HOUSING ANALYSIS FOR CASE NO. Z2025-063



801 Aluminum Plant Road



803 Aluminum Plant Road



HOUSING ANALYSIS FOR CASE NO. **Z2025-063** 



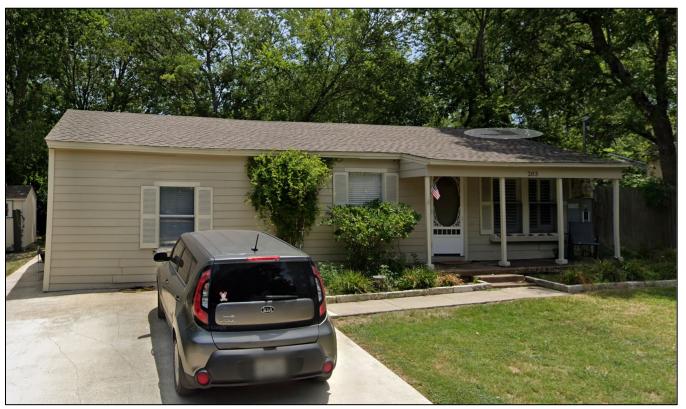
805 Aluminum Plant road



906 Aluminum Plant Road



HOUSING ANALYSIS FOR CASE NO. **Z2025-063** 



203 Renfro Street



204 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



206 Renfro Street



303 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



305 Renfro Street



366 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



382 Renfro Street



400 Renfro Street



HOUSING ANALYSIS FOR CASE NO. Z2025-063



401 Renfro Street



402 Renfro Street



HOUSING ANALYSIS FOR CASE NO. Z2025-063



404 Renfro Street



406 Renfro Street



HOUSING ANALYSIS FOR CASE NO. <u>Z2025-063</u>



408 Renfro Street



410 Renfro Street

## ORDINANCE NO. 25-XX

## SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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 T.J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.16-acre parcel of land identified as Tract 36 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

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

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

### 2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF NOVEMBER, 2025.

|                                      | Tim McCallum, <i>Mayor</i> |
|--------------------------------------|----------------------------|
| ATTEST:                              |                            |
| Kristy Teague, City Secretary        |                            |
| APPROVED AS TO FORM:                 |                            |
| Frank J. Garza, <i>City Attorney</i> |                            |

1<sup>st</sup> Reading: October 20, 2025

2<sup>nd</sup> Reading: *November 3, 2025* 

Exhibit 'A':
Location Map

Address: 902 Aluminum Plant Road

Legal Description: Tract 36, of the R. Ballard Survey, Abstract No. 29

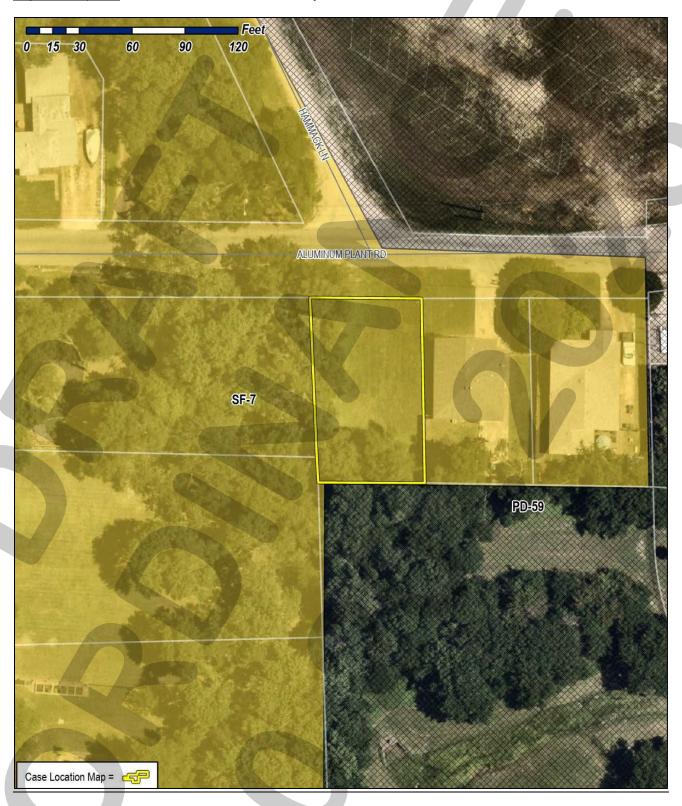
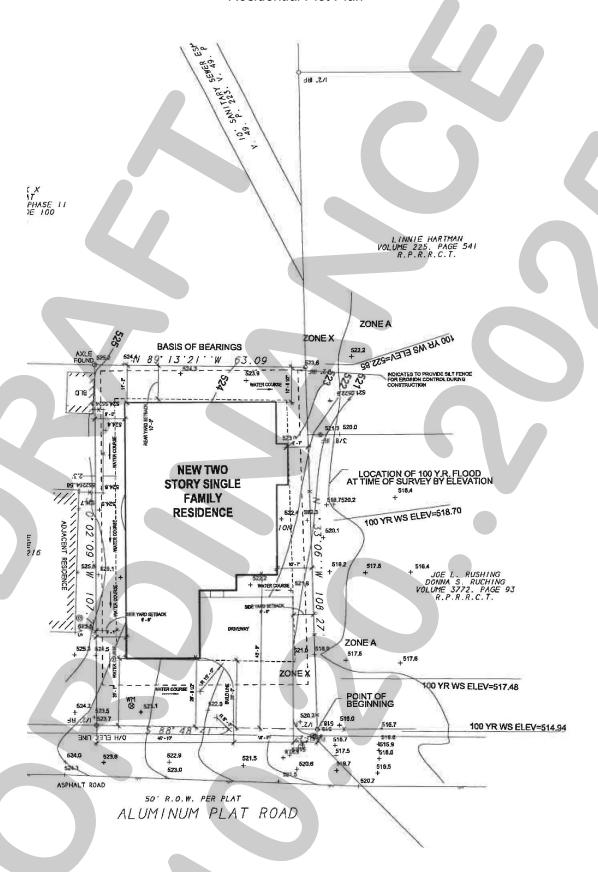


Exhibit 'B': Residential Plot Plan



# **Exhibit 'C':**Building Elevations





Exhibit 'C':
Building Elevations





November 12, 2025

TO:

T.J. Mutcherson

1549 Wyler Drive Forney, Texas 75126

FROM:

**Bethany Ross** 

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, Texas 75087

SUBJECT:

Z2025-063; Specific Use Permit for Residential Infill Adjacent to an Established Subdivision at 902

Aluminum Plant Road

T.J.:

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 November 3, 2025. The following is a record of all recommendations, voting records and conditions of approval:

## Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the <u>Specific</u> Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the <u>Residential Plot Plan</u> 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 <u>Building Elevations</u> 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 of Rockwall, 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 <u>Specific Use Permit (SUP)</u> 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 October 14,2025, the Planning and Zoning Commission approved a motion to approve the <u>Specific Use Permit</u> (SUP) by a vote of 7-0,

### City Council

On October 20, 2025, the City Council approved a motion to approve the <u>Specific Use Permit (SUP)</u> by a vote of 7-0.

On November 3, 2025, the City Council approved a motion to approve the <u>Specific Use Permit (SUP)</u> by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-72, S-384*, 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) 772-6488.

Sincerely,

Bethany Ross

Senior Planner

Planning and Zoning Department

## **ORDINANCE NO. 25-72**

## SPECIFIC USE PERMIT NO. <u>S-384</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION ON A 0.16-ACRE PARCEL OF LAND. IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, 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 T.J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.16-acre parcel of land identified as Tract 36 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

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

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

### 2.2 COMPLIANCE

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

- 1) Upon obtaining a Building Permit, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), Revocation, of Article 11, Development Applications and Revision Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02].
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- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE 3<sup>RD</sup> DAY OF <u>NOVEMBER</u>, <u>2025</u>.

Tim McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

OF ROCK

APPROVED AS TO FORM:

Frank J. Garza City Attorney

1st Reading: October 20, 2025

2<sup>nd</sup> Reading: November 3, 2025

Exhibit 'A':
Location Map

Address: 902 Aluminum Plant Road

Legal Description: Tract 36, of the R. Ballard Survey, Abstract No. 29

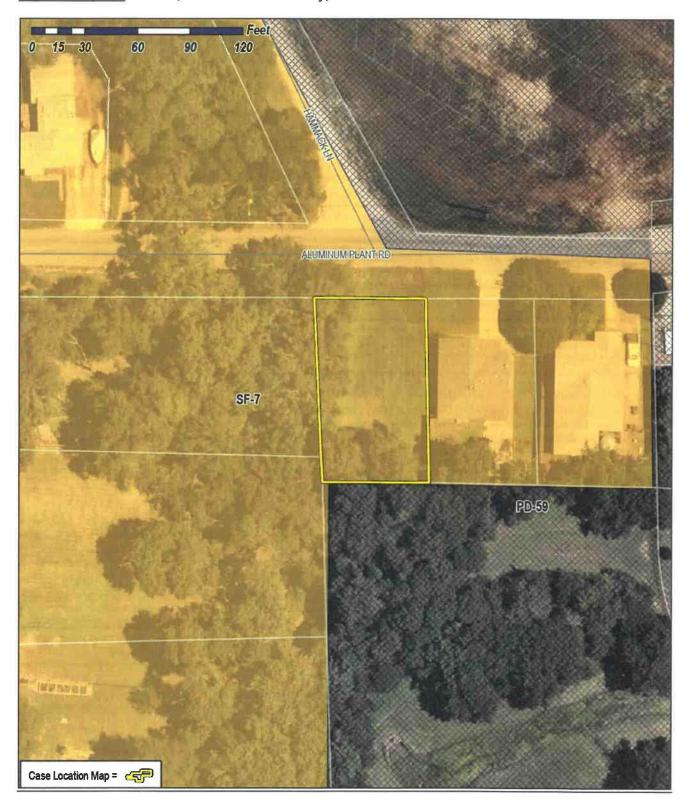


Exhibit 'B': Residential Plot Plan

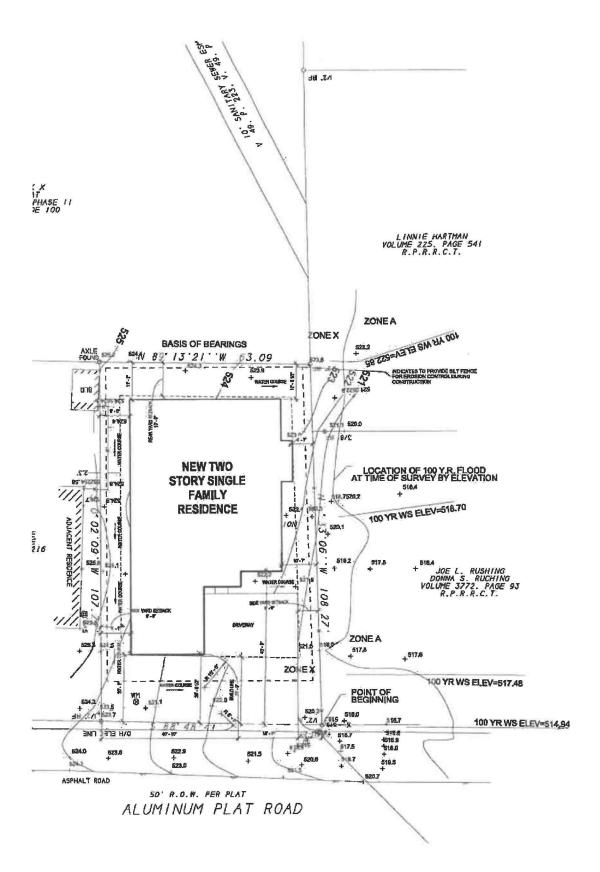
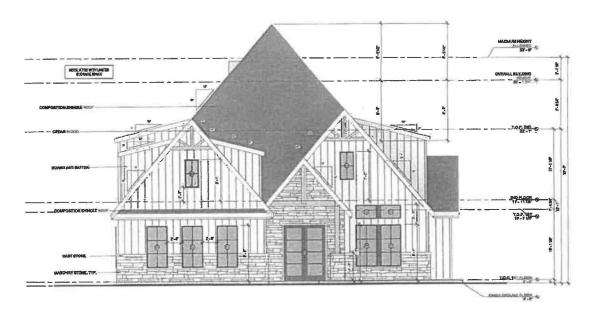
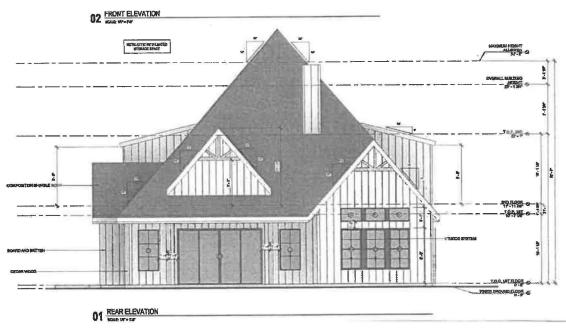
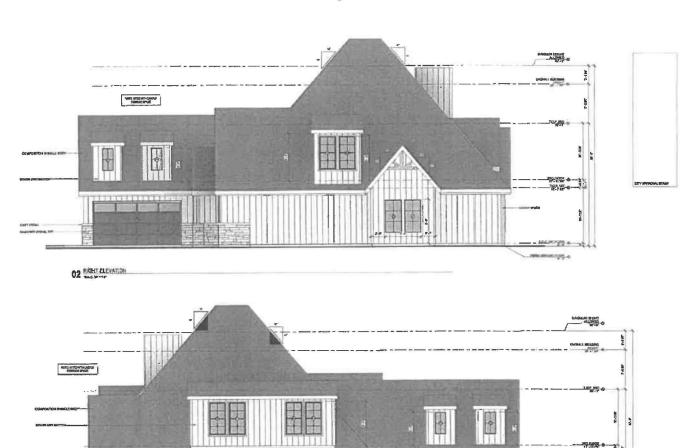


Exhibit 'C':
Building Elevations





# Exhibit 'C': Building Elevations



01 LEFT ELEVATION