

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.

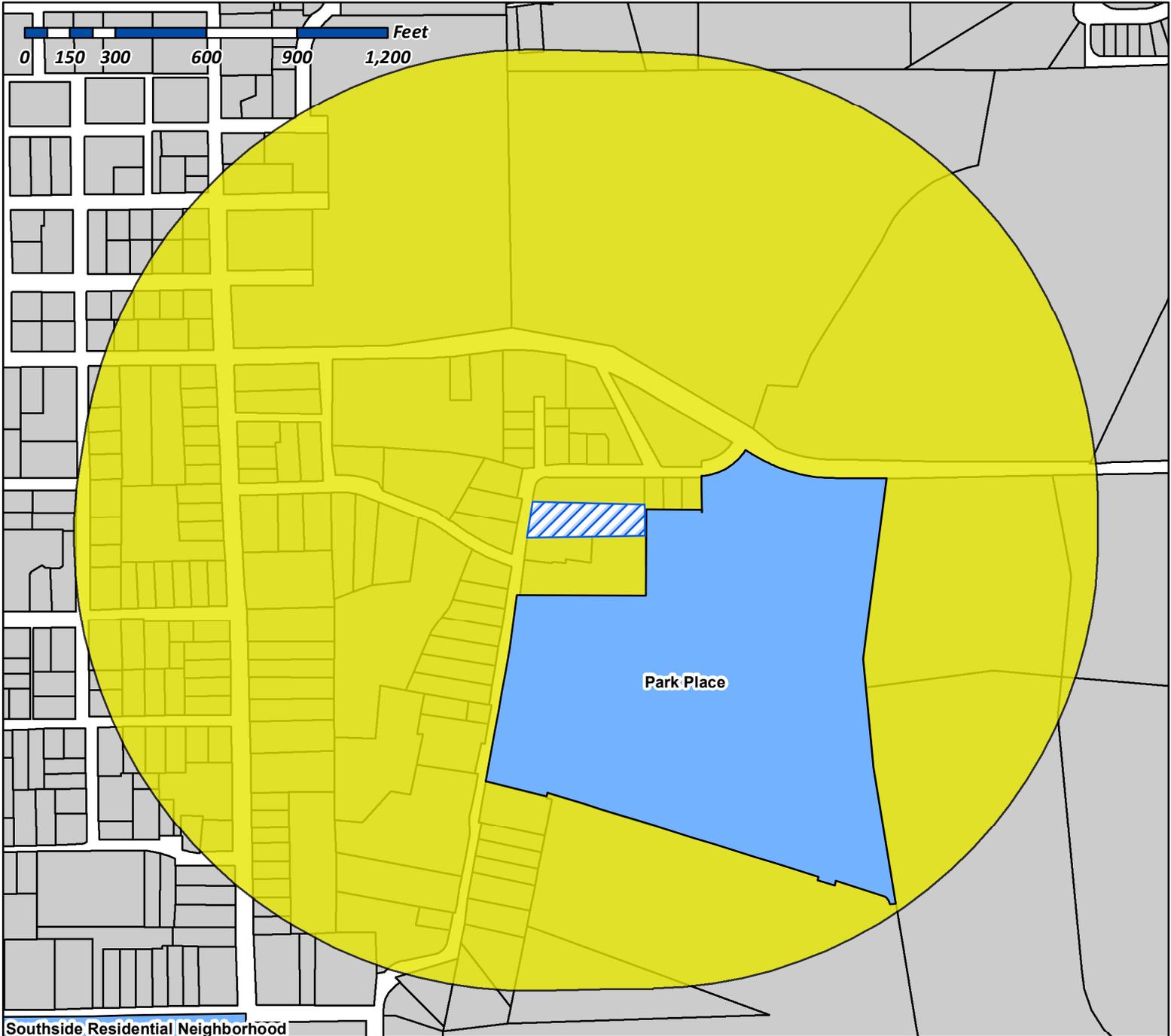




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Case Number: Z2016-006
Case Name: 303 Renfro St.
Case Type: Specific Use Permit
Zoning: Single Family 7 (SF-7)
Case Address: 303 Renfro St.



Date Created: 02/16/2016

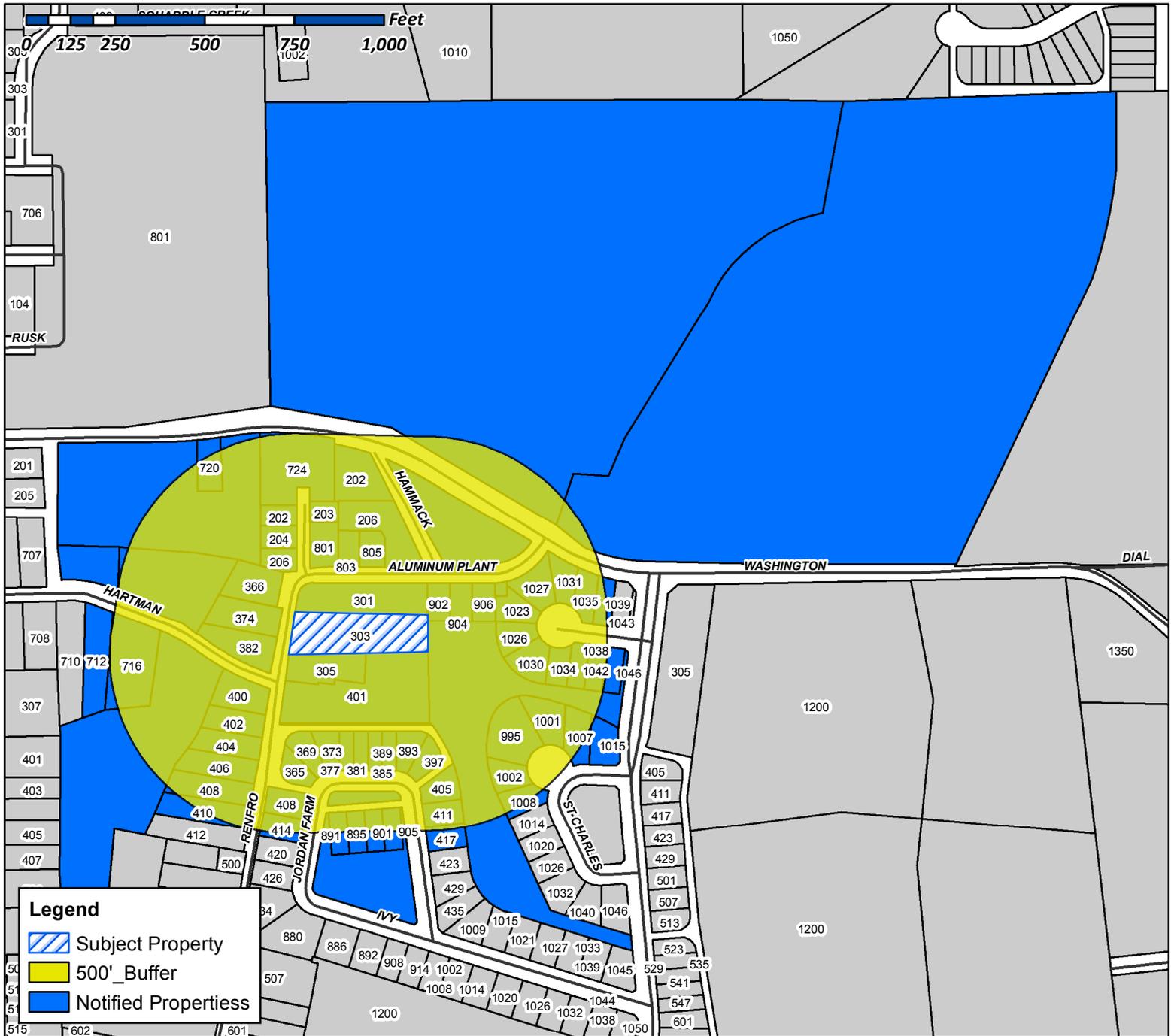
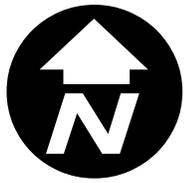
For Questions on this Case Call (972) 771-7745



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Legend

- Subject Property
- 500'_ Buffer
- Notified Properties

Case Number: Z2016-006
Case Name: 303 Renfro St.
Case Type: Specific Use Permit
Zoning: Single Family 7 (SF-7)
Case Address: 303 Renfro St.



Date Created: 02/15/2016
 For Questions on this Case Call (972) 771-7745

CLINE MARK AND TRACY
1001 ST CHARLES
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 ST THOMAS CT
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

CURRENT RESIDENT
1030 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1031 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

B & W BUCHANAN FAMILY LP
15 MEADOWLAKE DR
HEATH, TX 75032

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75087

RUFF DAVID & ANNE
202 HAMMACK LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75087

SEYMORE BRITTANY N & TIMOTHY J
205 RUSH CREEK
HEATH, TX 75032

CURRENT RESIDENT
206 HAMMACK LN
ROCKWALL, TX 75087

LAUGHERY JAMES L
206 RENFRO ST
ROCKWALL, TX 75087

POWELL SEAN DAVID
208 DWYER CT
ROCKWALL, TX 75032

WILLIAM STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
256 WINDY LN
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
365 JORDAN FARM CIR
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
369 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
373 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
377 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
381 JORDAN FARM CIR
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
385 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
389 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
393 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
397 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75087

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75087

FREDERICK MARSHA
4034 KYNDRA CIR
RICHARDSON, TX 75082

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
405 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
406 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
411 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
414 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
417 JORDAN FARM CIR
ROCKWALL, TX 75087

KESSLAR MARILYNN
427 WYNDEMERE BLVD
ROCKWALL, TX 75032

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

HOOVER RICHARD W
716 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75087

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WILLIAMS KATHY ANN
803 ALUMINUM PLANT RD
ROCKWALL, TX 75087

SARTAIN VENITA C
805 ALUMINUM PLANT RD
ROCKWALL, TX 75087

PROFESSIONAL LAND SURVEYING SERVICES
8877 COUNTY RD 3609
QUINLAN, TX 75474

CURRENT RESIDENT
891 IVY LN
ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE
895 IVY LN
ROCKWALL, TX 75087

MASON MARSHA
901 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WILLMON WENDY LYNN
904 ALUMINUM PLANT RD
ROCKWALL, TX 75087

RHODES BRENDA
905 IVEY LN
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

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

PEURIFOY REBECCA
P O BOX 454
ROCKWALL, TX 75087

MASON MARSHA
PO BOX 1362
ROCKWALL, TX 75087

PEOPLES REALTORS INC
PO BOX 35
ROCKWALL, TX 75087

February 12, 2016

Letter of Explanation/Purpose of Zoning Application

Applicant: John T. Cherry, Property Owner 303 Renfro, Rockwall, Tx

Property Location: 303 Renfro, R. Ballard Survey, Abstract No. 29

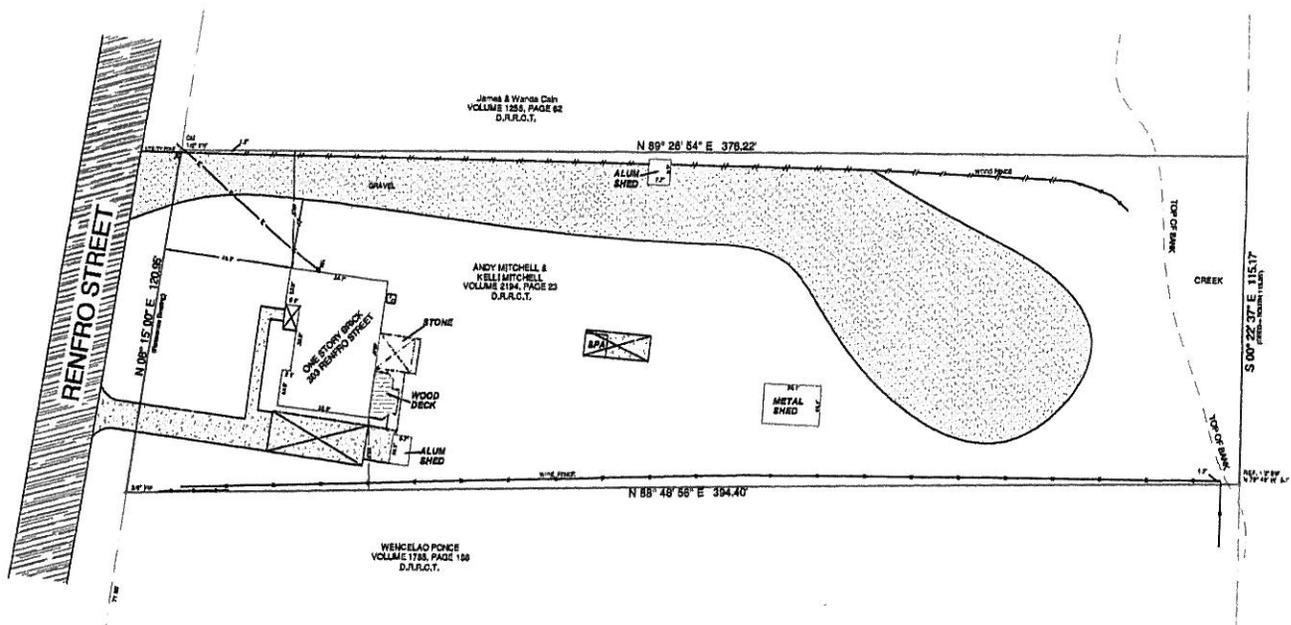
City of Rockwall, Rockwall County, Texas

Applicant seeks to amend the City of Rockwall Unified Development Code Carport Guidelines as stated below:

1. Amend “at least 20 feet behind the corner of the front façade” to 10 feet.
 - a. A screening wall exists 6 feet back from front façade to prevent visibility from a public street (reference photo).
 - b. This is not a front entrance carport. Entrance to structure uses a “J-Swing” perpendicular to the street.
2. Amend requirements to construct of materials matching those of the primary residential structure (brick veneer and asphalt roof). Proposed detached structure constructed of steel building systems and components with standing seam metal roof as a continuation of back patio cover. (Reference 3D rendering)

All other Code Carport Guidelines will be met.

Johns Copy



PROPERTY DESCRIPTION:

Being all that certain tract of parcel of land situated in the P. Salary Survey, Abstract No. 28, City of Rockwall, Rockwall County, Texas, and being 1/4 of that certain tract described as contained in a deed to Andy & Gail Blahut as recorded in Volume 2184, Page 23 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINS at a 2 1/2 inch iron rod found for corner in the easterly right of way of Renfro Street, said rod and being at the northwest corner of that certain tract of land as described in a deed to Wencelao Ponce, as recorded in Volume 1788, Page 188 of said Deed Records and being the southwest corner of this tract and the aforementioned Mitchell tract;

THENCE North 08 degrees 13 minutes 00 seconds East, along the easterly right of way line of said Renfro Street, a distance of 133.88 feet to a 1/2 inch iron rod found for the northeast corner of this tract and the southwest corner of a 0.734 acre tract of land as described in a deed to James and Wanda Cain as recorded in Volume 1255, Page 62, of the Real Property Records of Rockwall County, Texas;

THENCE North 89 degrees 28 minutes 54 seconds East, along the common line between said Cain and Mitchell tracts, along the north line of this tract, bearing S 41° 43' East, the west bank of a creek and continuing for a total distance of 279.23 feet to a point for the northeast corner of 1/4 tract in said survey;

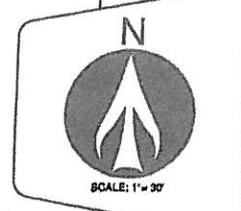
THENCE South along the east line of this tract, a distance of 115.05 feet to a point for the southeast corner of this tract in said survey;

THENCE South 08 degrees 48 minutes 56 seconds West, passing at 6.10 feet, a 1/2 inch iron rod for witness on the west bank of said creek, and continuing generally along a fence line (same recorded along the north line of aforementioned Ponce tract) and along the south line of the tract, a total distance of 296.40 feet to the POINT OF BEGINNING and containing 1.04 acres of land.

FEMA NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 1717171717, EFFECTIVE DATE 11/17/17, THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE X (NOT SHOWN ON PANEL) - DEFINED THEREIN AS "OTHER AREAS AFFECTED DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". RESEARCH PHASE OF THIS SURVEY, MODERN LAND SURVEYING AND MAPPING MADE NO REPRESENTATION AS TO THE ACCURACY OR CURRENT STATUS OF SAID MAP(S).

GENERAL NOTES

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN FENCES MAY BE MISLEADING.
- 3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE NUMBER LISTED HEREON.
- 4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN ON NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE BEST COPY OF THE TITLE REPORT AND SUPPORTING DOCUMENTS, ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPT TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS OR CHARGES THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MARKS APPROXIMATELY MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY, PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8) DIMENSIONS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



Premier
 Surveying LLC

2801 Regal Road, Suite 104
 Plano, Texas 75075
 Phone: 972-612-2601
 Fax: 972-964-7021



DATE: 01/12/2011
TECH: DT
CHECKED BY: RDR
JOB #: 11-008
GFF#: 10-108303-RW

BOUNDARY SURVEY
 303 RENFRO STREET
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

CONCRETE	WOOD FENCE
IRON	CHARACTER FENCE
STEEL	STAINLESS STEEL FENCE
ALUM	WIRE FENCE
WOOD	R.I. TIE RSTANDARD WALL
STONE	BRICK WALL
GRAVEL	BRICK WALL
COVERED AREA	SEWERING TELEPHONE LINE
CP = 2017 HOLLING MOORE HWY	STIFFWALL FENCE (S.W.)
	RF = IRON ROD FOUND
	IR = IRON ROD FOUND
	MF = METAL FENCE COR POST
	WF = WOOD FENCE COR POST

EXHIBIT "A"

Being all that certain tract of parcel of land situated In the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and being all of that certain tract described as described In a deed to Andy & Kelli Mitchell as recorded in Volume 2194, Page 23 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 3/8 inch iron rod found for corner in the easterly right of way of Renfro Street, said found rod being at the northwest corner of that certain tract of land as described in a deed to Wencelao Ponce, as recorded in Volume 1785, Page 158 of said Deed Records and being the southwest corner of this tract and the aforementioned Mitchell tract;

THENCE North 08 degrees 15 minutes 00 seconds East, along the easterly right of way line of said Renfro Street, a distance of 120.95 feet to a 1/2 inch iron rod found for the northwest corner of this tract and the southwest corner of a 0.734 acre tract of land as described in a deed to James and Wanda Cain as recorded in Volume 1255, Page 62, of the Real Property Records of Rockwall County, Texas;

Thence North 89 degrees 26 minutes 54 seconds East, along the common line between said Cain and Mitchell tracts, along the north line of this tract, passing at 341.42 feet, the west bank of a creek and continuing for a total distance of 376.22 feet to a point for the northeast corner of this tract in said creek;

THENCE South along the east line of this tract, a distance of 115.05 feet to a point for the southeast corner of this tract in said creek;

THENCE South 88 degrees 48 minutes 56 seconds West, passing at 6.10 feet, a 1/2 inch iron rod for witness on the west bank of said creek, and continuing generally along a fence line (fence meanders) along the north line of aforementioned Ponce tract and along the south line of this tract, a total distance of 394.40 feet to the POINT OF BEGINNING and containing 1.04 acres of land.









GF# 11-114445-RW

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ROCKWALL §

THAT THE UNDERSIGNED, ANDY MITCHELL A/K/A ANDREW PAUL MITCHELL AND MANDI MITCHELL, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of \$109,600.00, payable to the order of THE AMERICAN NATIONAL BANK OF TEXAS, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to JOHN DAVIDSON, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto JOHN T. CHERRY, herein referred to as the "Grantee," whose mailing address is 303 Renfro Street, Rockwall, Texas 75087, whether one or more, the real property described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Rockwall County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or

any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

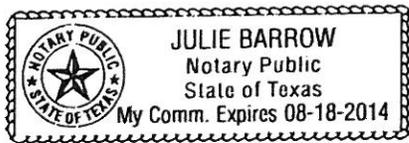
EXECUTED this 13th day of May, 2011.

Andrew Paul Mitchell
ANDREW PAUL MITCHELL

Mandi Mitchell
MANDI MITCHELL

THE STATE OF TEXAS §
 §
COUNTY OF Rockwall §

The foregoing instrument was acknowledged before me on the 13th day of May, 2011, by ANDREW PAUL MITCHELL AND MANDI MITCHELL.



Julie Barrow
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:
John T. Cherry
303 Renfro Street
Rockwall, Texas 75087

PREPARED IN THE LAW OFFICE OF
Shaddock Law Firm, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093