


0 100 200 300 400 500 Feet

Z2020-003- SUP FOR 610 PARKS AVE
ZONING - LOCATION MAP = 



PARKS AVE

N CLARK ST

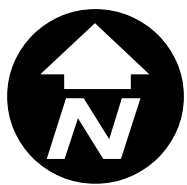
SF-7



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.

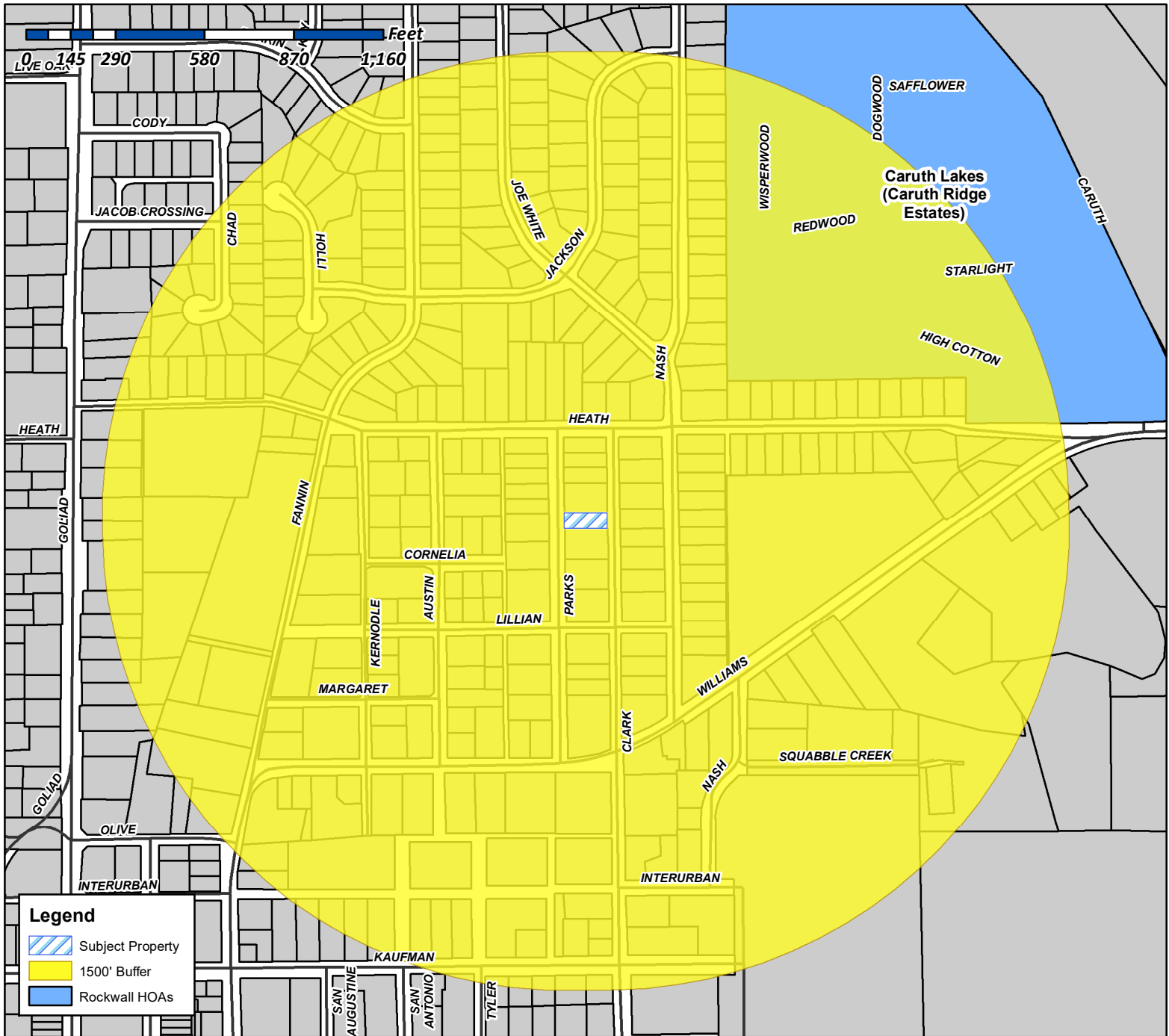




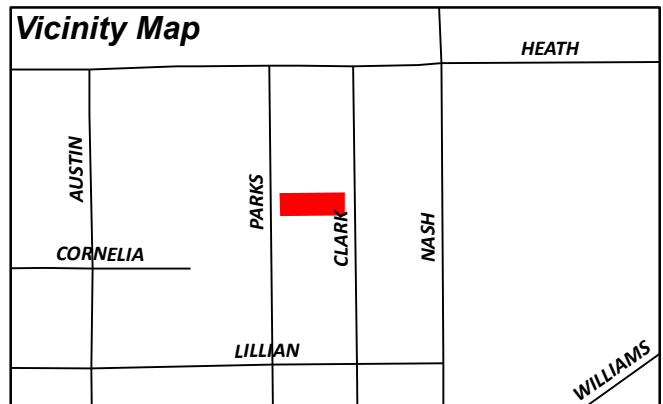
City of Rockwall

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

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



Case Number: Z2020-003
Case Name: SUP for 610 Parks Ave.
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 610 Parks Ave.



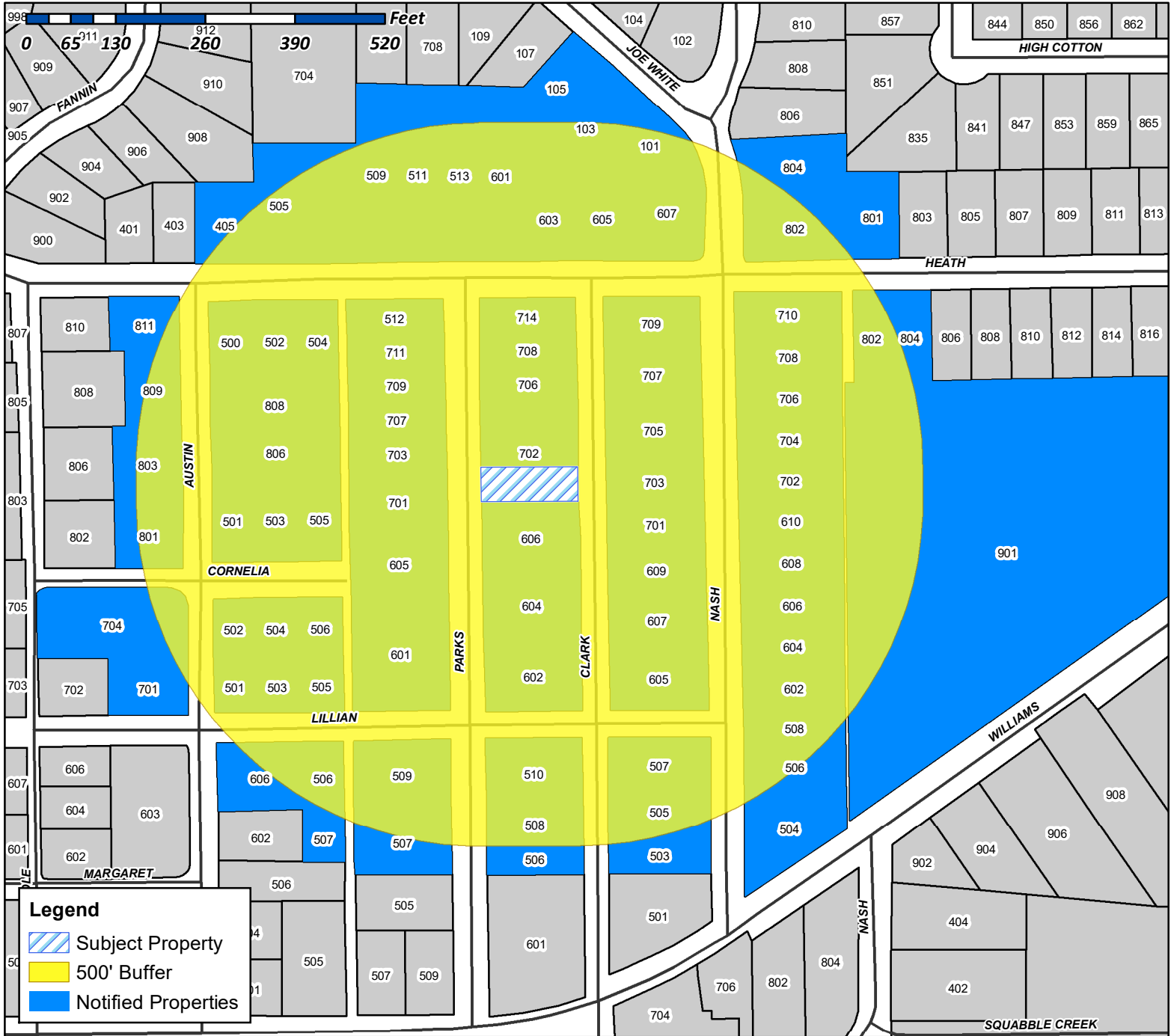
Date Created: 2/19/2020
 For Questions on this Case Call (972) 771-7745



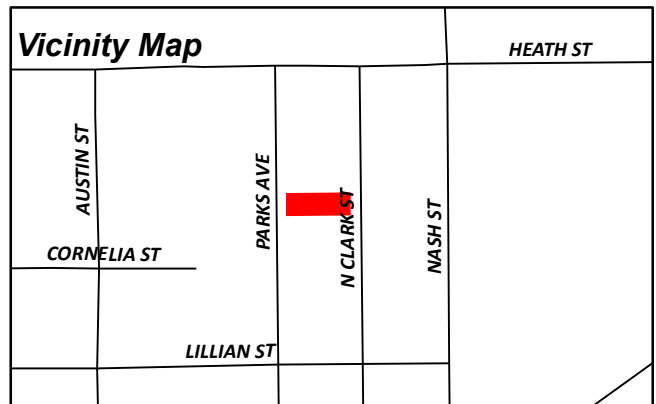
City of Rockwall

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

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



Case Number: Z2020-003
Case Name: SUP for 610 Parks Ave.
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 610 Parks Ave.



Date Created: 2/19/2020
 For Questions on this Case Call (972) 771-7745



February 13, 2020

**City of Rockwall
Planning & Zoning Department
385 S. Goliad St.
Rockwall, TX 75087**

Dear Planning & Zoning Department,

We are requesting a Special Use Permit (SUP) for **610 Parks Ave. Rockwall, TX 75087** due to the new City ordinance on September 1, 2019 to address the changes imposed by HB2439 to protect existing neighborhoods that don't have the same protections as Planned Development Districts.

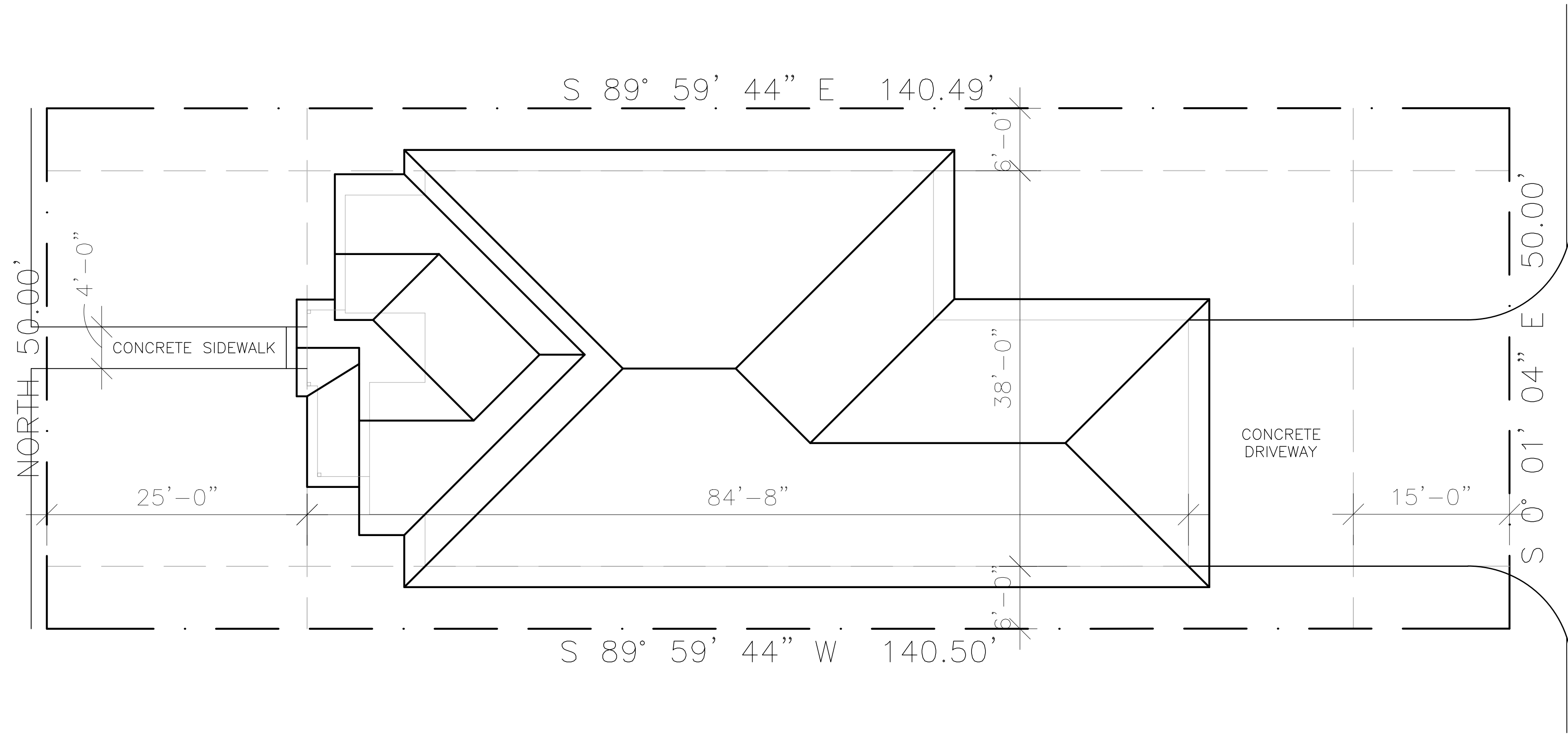
Please consider our proposal for requesting a zoning application.

Thank you,

A handwritten signature in black ink, appearing to read "Reese Baez", is written over a horizontal line.

**Reese Baez
Triton General Contractor
469-931-2267**

PARKS AVENUE
50' R.O.W. PER PLAT



0.16 ACRES
LOT 7
BLOCK D

CLARK STREET
40' R.O.W. PER PLAT



NORTH

1

ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

DATE: OCT 2019
PROJECT NO: 2019060
DRAWN BY:
CHECKED BY:

A100

ARCHITECTURAL SITE PLAN



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

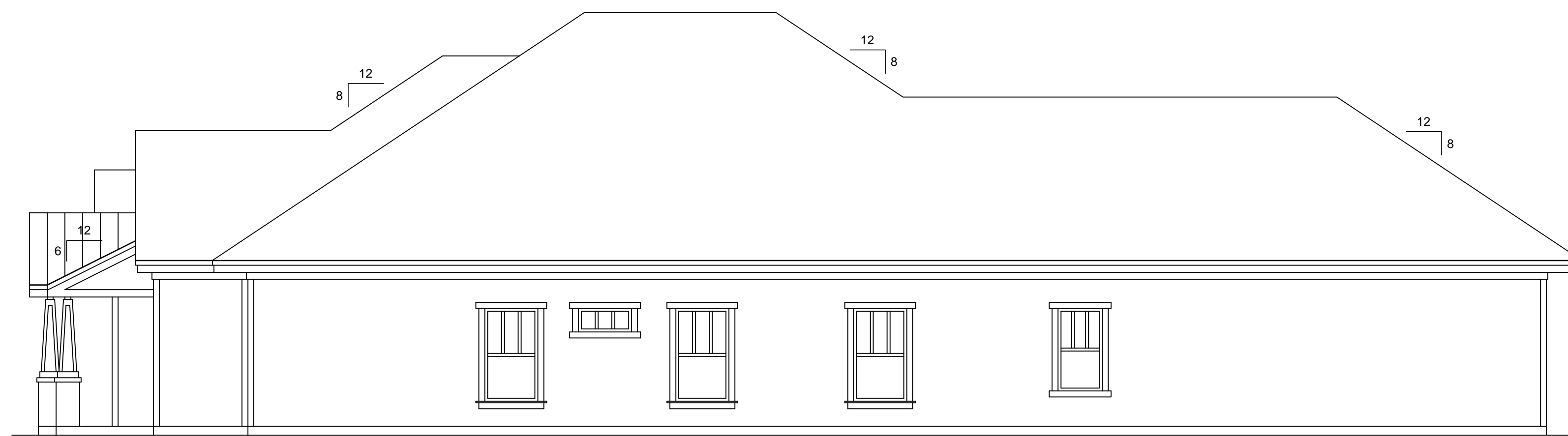
MR. SAM &
MEGAN MURPHY

Wild Oak
Rockwall, TX, 75087

PROPOSED RESIDENCE FOR
MURPHY
610 Parks Ave.
Rockwall, Texas 75087

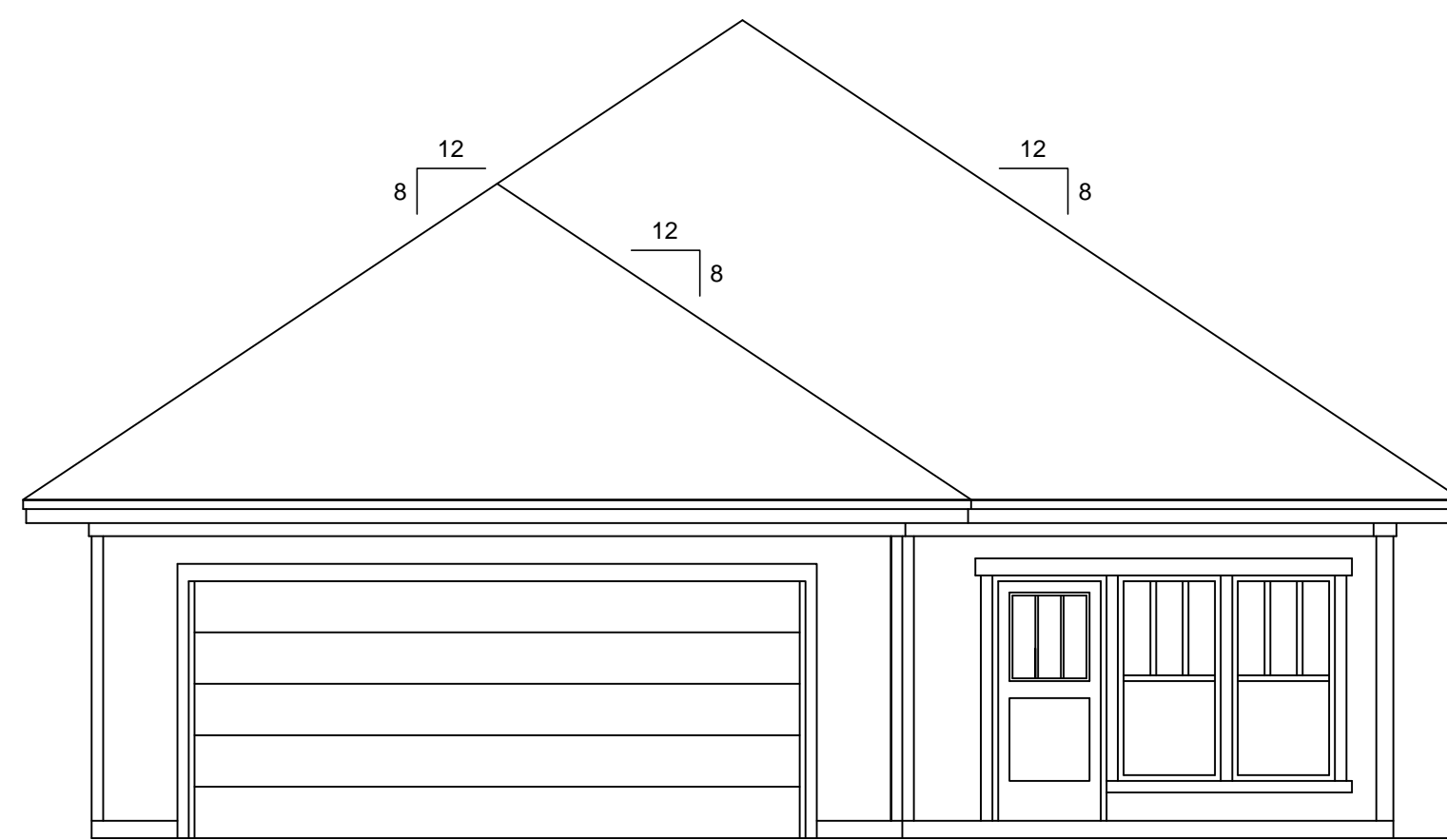
ISSUE: OWNER REVIEW:
10-25-2019
OWNER REVIEW:
11-12-2019

COPYRIGHT NOTICE
This drawing is the property of the architect and shall remain the property of the architect. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The protection of this drawing is the property of the architect. Any unauthorized use of this drawing, including but not limited to, copying, reproduction, or distribution, may result in civil and/or criminal liability.

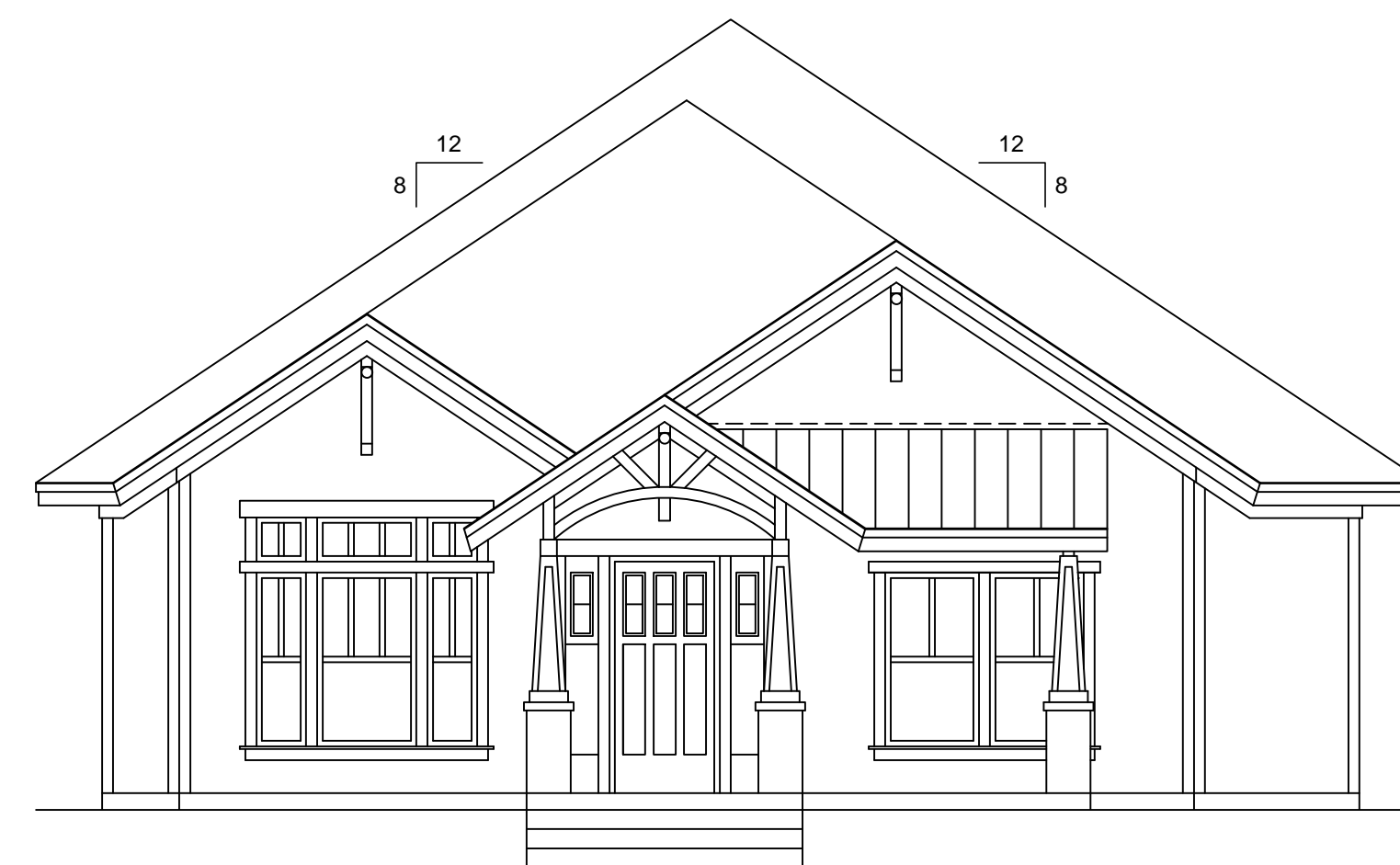


- 123'-4 1/2" T.O. ROOF
- 118'-7" T.O. ROOF
- 110'-1" T.O. PLATE
- 106'-8" T.O. WINDOW
- 100'-0" FINISH FLOOR

4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

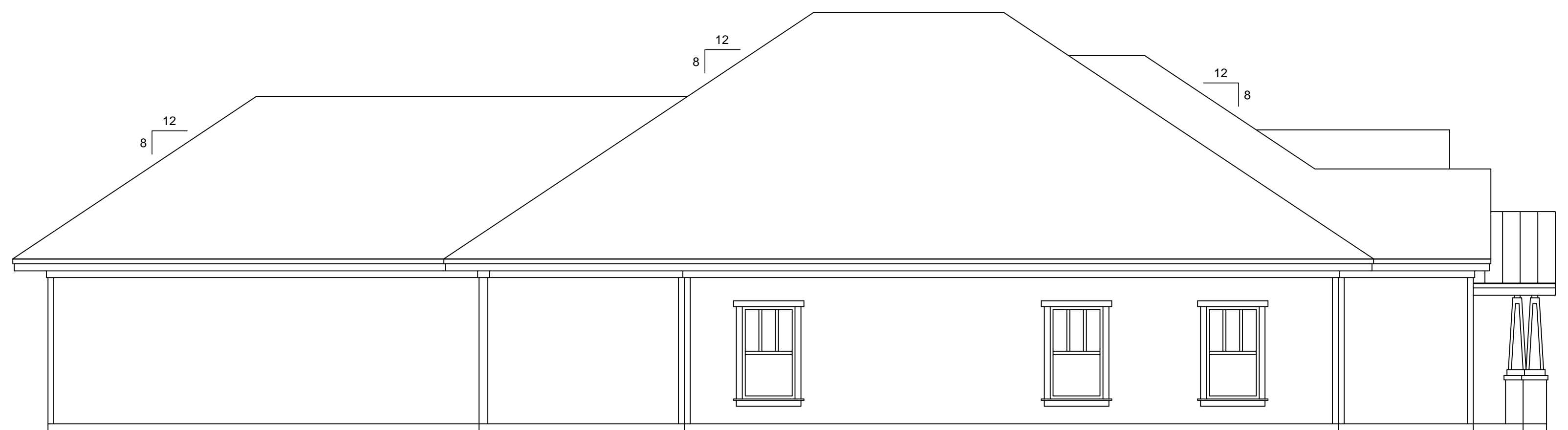


3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



- 123'-4 1/2" T.O. ROOF
- 110'-1" T.O. PLATE
- 107'-0" T.O. DOOR
- 102'-6" T.O. COLUMN BASE
- 100'-0" FINISH FLOOR

2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



- 123'-4 1/2" T.O. ROOF
- 120'-11" T.O. ROOF
- 116'-8 1/2" T.O. ROOF
- 114'-6" T.O. ROOF
- 110'-1" T.O. PLATE
- 108'-1" T.O. PLATE - PATIO
- 106'-8" T.O. WINDOW
- 102'-6" T.O. COLUMN BASE
- 100'-0" FINISH FLOOR

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE:	
A	HARDIE BOARD SIDING, FASCIA & TRIM, COLOR: GRAY
B	HARDIE BOARD SIDING, COLOR: GRAY
C	STANDING SEAM MTL. ROOF SYSTEM, BERRIDGE OR E.Q., COLOR: ZINC GREY
D	PREFINISHED ALUMINUM FLASHING, COLOR TO MATCH SIDING
E	ENTRY DOORS AS SELECTED
F	WINDOW - INSULATED, COLOR: BLACK
G	COMPOSITION ASPHALT ROOF, TYP., (270lbs)
H	4X6 GUTTER & DOWNSPOUT - PREFINISHED, COLOR: AS SELECTED BY OWNER
J	GABLE END, 8" DECOR. WOOD TRIM COLOR: WHITE
K	6X6 WOOD POST @ PATIO
L	1X WOOD TRIM @ DECOR. COLUMNS

OWNER REVIEW:	10-25-2019
ISSUE:	11-12-2019

COPYRIGHT NOTICE: This drawing is the property of the architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect. The protection of this drawing is not intended to be construed as a license to copy or to use the information contained herein for any purpose other than that for which it was prepared. The architect assumes no liability for construction or other errors or omissions in this drawing, and the contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided to the architect.

PROPOSED RESIDENCE FOR
MURPHY
610 Parks Ave.
Rockwall, Texas 75087

MR. SAM &
MEGAN MURPHY

Wild Oak
Rockwall, TX, 75087



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR
ELEVATIONS

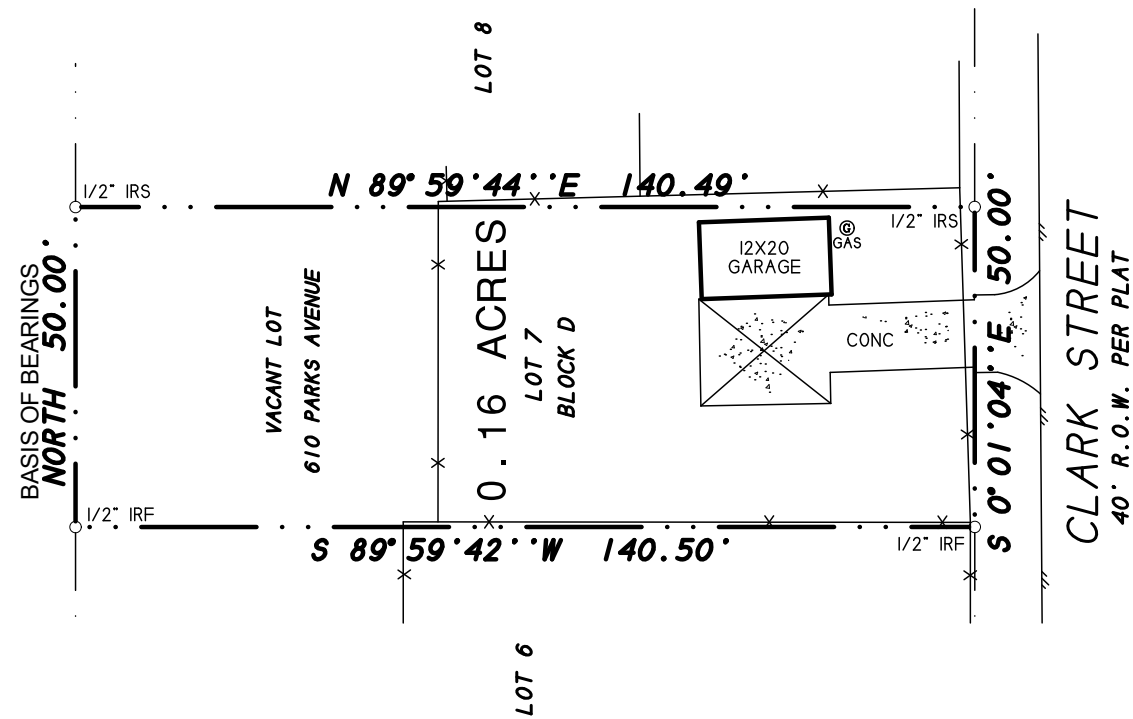
DATE: OCT 2019
PROJECT NO: 2019060
DRAWN BY:
CHECKED BY:

SHEET NO:
A501

PLAT OF SURVEY



PARKS AVENUE
50' R.O.W. PER PLAT



DESCRIPTION

BEING Lot 7, Block D, Forees Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, of the Map Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company, Inwood National Bank, John P. and Julie Ann C. Wardell at 610 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of October, 2018.

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



SYMBOL LEGEND				
⊙	⊕	⊞	⊞	⊞
TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
▲	⊞	⊞	⊞	⊞
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	⊞ 1/2" IRF IRON ROD FOUND (CORNER)
—	—	—	—	—
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 1, 2018
SCALE 1" = 30' FILE # 20180297-7
CLIENT WARDELL GF # 1884847-10GH

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____