



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22020-033
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (SELECT ONLY ONE BOX):

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Restatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:
1. In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

\$215.00 check

PROPERTY INFORMATION (PLEASE PRINT)

Address: 210 Wade STREET Rockwall TX 75087
 Subdivision: RICHARD HARRIS NO. 3 ADDITION Lot 3 Block A
 General Location: Hartman + Wade

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

Current Zoning	<u>Residential</u>	Current Use	<u>Residential</u>
Proposed Zoning	<u>Residential</u>	Proposed Use	<u>Residential</u>
9411 ft ² = Acreage	<u>0.22</u>	Lots [Current]	<u>LOT 3</u>
		Lots [Proposed]	<u>LOT 3</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB2167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

<input checked="" type="checkbox"/> Owner	<u>PATRICK S. WELLS</u>	<input type="checkbox"/> Applicant	<u>SAME AS OWNER INFO</u>
Contact Person	<u>PATRICK S. WELLS</u>	Contact Person	<u>"</u>
Address	<u>711 Stillwater Dr.</u>	Address	<u>"</u>
City, State & Zip	<u>Rockwall, Tx. 75087</u>	City, State & Zip	<u>"</u>
Phone	<u>214-280-6469</u>	Phone	<u>"</u>
E-Mail	<u>pwells9@icloud.com</u>	E-Mail	<u>PWELLS9@icloud.com</u> <u>PWELLS9@ICLOUD.COM</u>

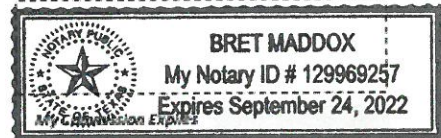
NOTARY VERIFICATION (REQUIRED)

Before me, the undersigned authority, on this day personally appeared Patrick Wells [Owner] the undersigned, who stated the information on this application to be true and certified the following.


"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct, and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 3rd day of August, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 3rd day of August, 2020.

Owner's Signature: Patrick S. Wells
Notary Public in and for the State of Texas: [Signature]



0 15 30 60 90 120 Feet

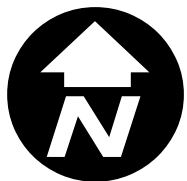
Z2020-033- SUP FOR 210 WADE DRIVE
ZONING - LOCATION MAP = 



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.

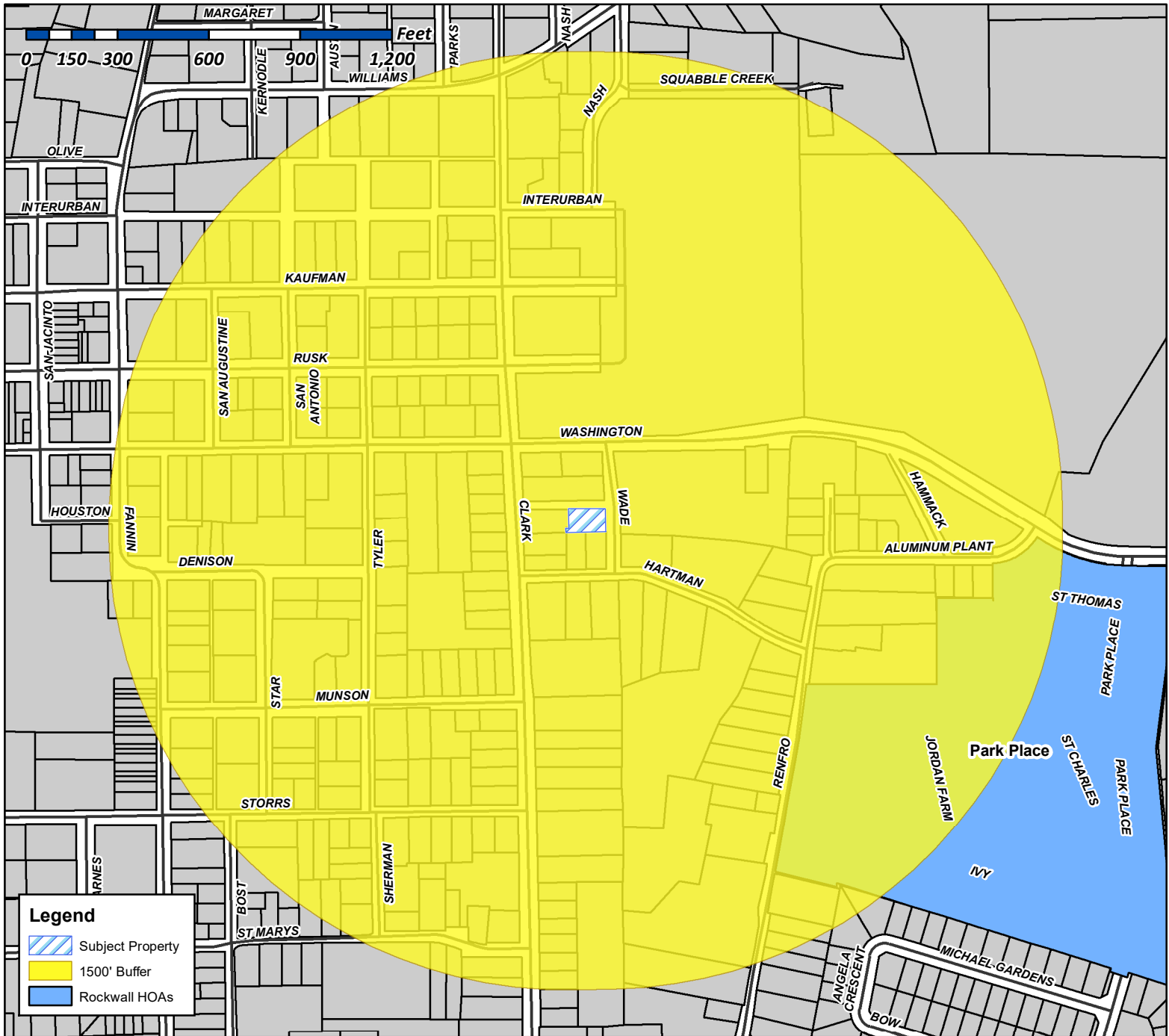




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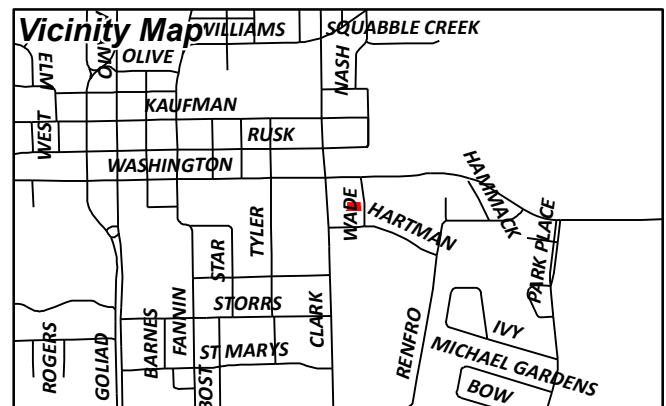
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Case Number: Z2020-033
Case Name: SUP for 210 Wade Drive
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 210 Wade Drive

Date Created: 8/14/2020

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

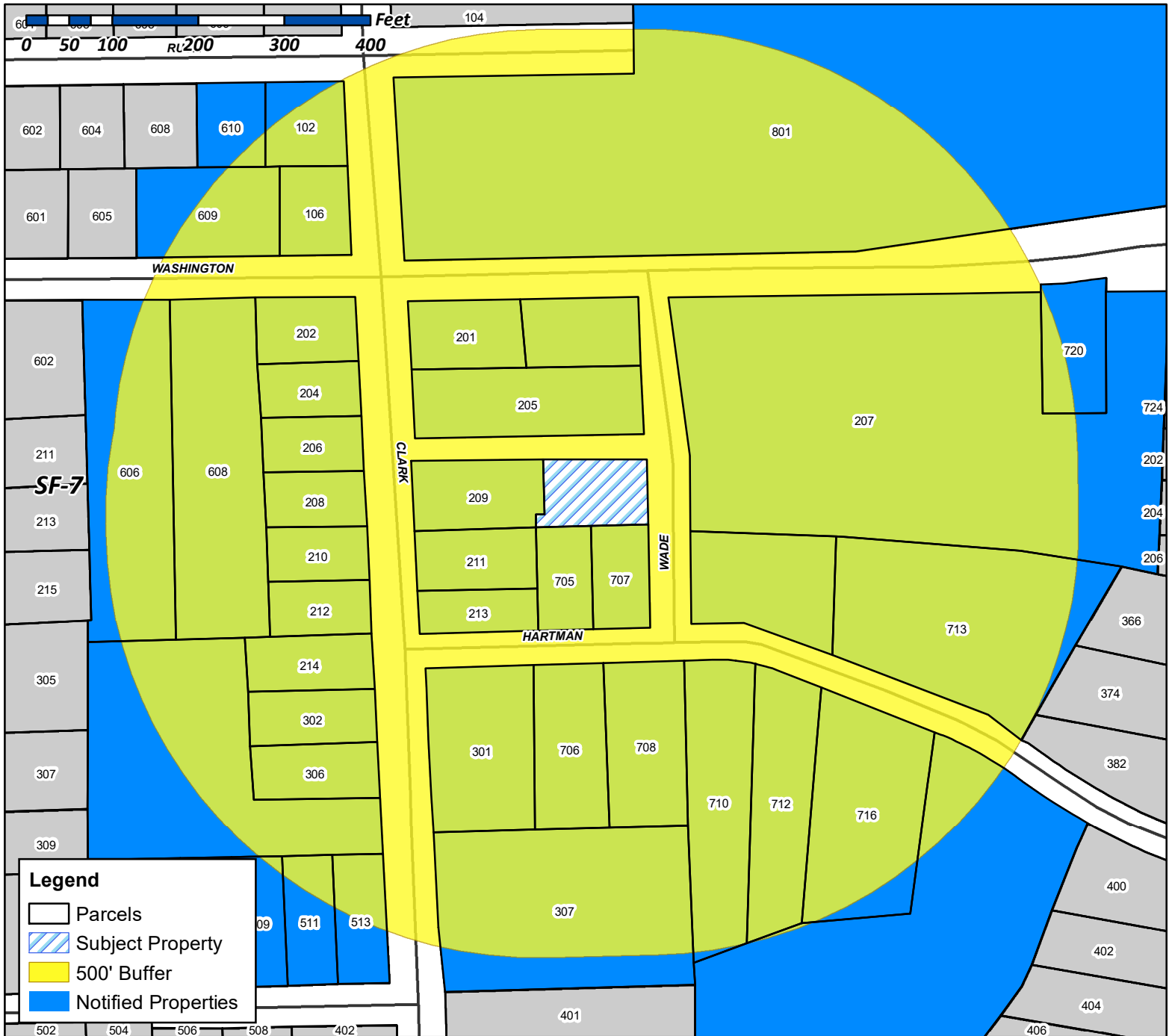




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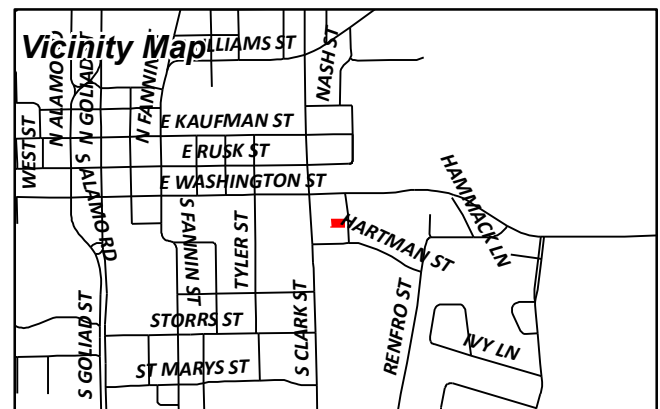
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Legend

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2020-033
Case Name: SUP for 210 Wade Drive
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 210 Wade Drive



Date Created: 8/14/2020
 For Questions on this Case Call (972) 771-7745

MASSEY GREGORY
102 S CLARK
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
106 S CLARK
ROCKWALL, TX 75087

BOREN TERRY L ETUX
113 S BERNICE DR
GARLAND, TX 75042

CASEY CAMPBELL
201 S CLARK
ROCKWALL, TX 75087

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
204 S CLARK
ROCKWALL, TX 75087

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
206 S CLARK
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
207 WADEDR
ROCKWALL, TX 75087

KOCH JEAN
208 S CLARK
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

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

MUNSON PARTNERS 1 LLC
210 S CLARK
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
213 S CLARK
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
306 S CLARK
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L
307 S CLARK
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
509 MUNSON
ROCKWALL, TX 75087

FLORES JAMES AND
511 MUNSON
ROCKWALL, TX 75087

BOREN TERRY L ETUX
513 MUNSON
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP A TEXAS LTD
PARTNERSHIP
705 HARTMANST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
706 HARTMAN
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP A TEXAS LTD
PARTNERSHIP
707 HARTMANST
ROCKWALL, TX 75087

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

WELLS PATRICK S & RHONDA C
711 STILLWATER DR
ROCKWALL, TX 75087

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

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
720 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND STE 100
ROCKWALL, TX 75087

RIDDLE TYLER AND MEGAN L
8660 COLONY CLUB DR
ALPHARETTA, GA 30022

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

ABBREVIATIONS:

A/C	AIR CONDITIONED	MC	MEDICINE CABINET
ADJ	ADJUSTABLE	MICRO	MICROWAVE
A.F.F.	ABOVE FINISHED FLOOR	MIN	MINIMUM
BD	BOARD	N.T.S.	NOT TO SCALE
BLDG	BUILDING	O.H.	OVERHEAD
B.O.	BOTTOM OF	O.C.	ON CENTER
CAB	CABINET	O.C.E.W.	ON CENTER EACH WAY
CER	CERAMIC	PL	PLATE
CL	CENTER LINE	PLAS	PLASTIC
CLG	CEILING	PWRD	POWDER
CLO	CLOSET	REF	REFERENCE
C.O.	CASED OPENING	REFG	REFRIGERATOR
COL	COLUMN	REQ	REQUIRED
CONC	CONCRETE	RM	ROOM
CONT	CONTINUOUS	R/S	ROD & SHELF
COORD	COORDINATE	SCHED	SCHEDULE
DBLE	DOUBLE	S.F.	SQUARE FEET
DM	DIMENSION	SH	SHelf
DN	DOWN	SHLVS	SHELVES
D.S.	DOWN SPOUT	SIM	SIMILAR
DW	DISH WASHER	SL	SLOPE
DWR	DRAWER	SPR	SPRINKLER
ELEC	ELECTRIC	S.S.	STAINLESS STEEL
ELEV	ELEVATION	STL	STEEL
EO	EQUAL	STOR	STORAGE
ESMT	EASEMENT	STRUCT	STRUCTURAL
EXT	EXTERIOR	T&G	TONGUE & GROOVE
EXIST	EXISTING	THK	THICK
F.F.E.	FINISH FLOOR ELEVATION	T.O.	TOP OF
FLR	FLOOR	T/R	TREAD & RISER
FREZ	FREEZER	TV	TELEVISION
GALV	GALVANIZED	TYP	TYPICAL
GFI	GROUND FAULT INTERRUPTER	U.C.	UNDER COUNTER
GL	GLASS	U.M.	UNDER MOUNT
GYP	GYPsum	UTIL	UTILITY
Hb	HOSE BIB	VEST	VESTIBULE
H.C.	HANDICAPPED	V.I.F.	VERIFY IN FIELD
HT	HEIGHT	W.C.	WATER CLOSET
INSUL	INSULATION	W/D	WASHER & DRYER
LAV	LAVATORY	WD	WOOD
LAM	LAMINATE	W.H.	WATER HEATER
MANUF	MANUFACTURER	W.I.	WROUGHT IRON
MAX	MAXIMUM	WP	WATER PROOF
MECH	MECHANICAL	WRM	WARMING

GRAPHIC SYMBOLS:

1. ---	INDICATES HIDDEN, FUTURE, ABOVE OR EXISTING	7. [Symbol]	INDICATES STEP
2. X/AX.X	INDICATES SECTION	8. [Symbol]	DOOR MARK
3. X/AX.X	INDICATES BUILDING SECTION	9. [Symbol]	WINDOW MARK
4. X/AX.X	INDICATES ELEVATION VIEW	10. [Symbol]	INDICATES BREAK LINE
5. [Symbol]	INDICATES DETAIL	11. #Hb	FROST PROOF HOSE BIB
6. [Symbol]	INDICATES ELEVATION CONTROL	12. X.G.K.	GAS KEY @ FIREPLACE

NOT ALL SYMBOLS USED

DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION: PROPERTY IS LOCATED AT 210 WADE DRIVE, RICHARD HARRIS SUBDIVISION NO.3 ADDITION, NASH STREET, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087 BEING A REPLAT OF LOTS 1 & 2 BLOCK A, A RICHARD HARRIS SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SIDE 44, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

ZONING: FRONT YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 6'-0"
REAR YARD SETBACK: 8'-0"

LOT COVERAGE: SITE SQUARE FOOTAGE: 9,411 S.F.
ACTUAL COVERAGE: 2,907 S.F.

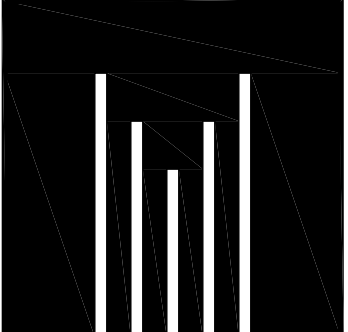
AREA CALCULATIONS:

AREAS:

1ST FLOOR A/C SQ. FT.:	1,872 S.F.
2ND FLOOR A/C SQ. FT.:	546 S.F.
TOTAL HOUSE A/C SQ. FT.:	2,418 S.F.
COVERED PATIO SQ. FT.:	595 S.F.
TOTAL HOUSE SQ. FT.:	3,013 S.F.
DETACHED GARAGE SQ. FT.:	440 S.F.

SHEET INDEX:

SHEET	CONTENTS
ARCHITECTURAL DRAWINGS	
A1.1	SITE PLAN / ROOF PLAN / GENERAL NOTES
A2.1	FLOOR PLANS
A3.1	REFLECTED CEILING PLAN & SCHEDULE
A4.1	EXTERIOR ELEVATIONS / WALL SECTION
A4.2	EXTERIOR ELEVATIONS / WALL SECTION
A4.3	BUILDING SECTION / WALL SECTION
A5.1	INTERIOR ELEVATIONS



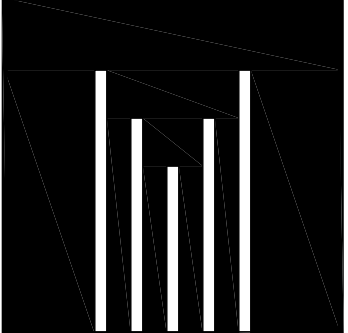
ISSUED DATE:
24, JUNE 2020

REVISION:

DRAWINGS PREPARED BY:
Modern Craft Construction, LLC
2102 FM 1141, Rockwall, Texas 75087
Wiley Gilliam - 214.477.7443

BEING ARCHITECTURAL DRAWINGS FOR A NEW RENOVATION AT:
WELLS RESIDENCE
210 WADE DRIVE, ROCKWALL, TX 75087
RICHARD HARRIS SUBDIVISION, BLOCK A LOT 3

A1.1



DOOR SCHEDULE

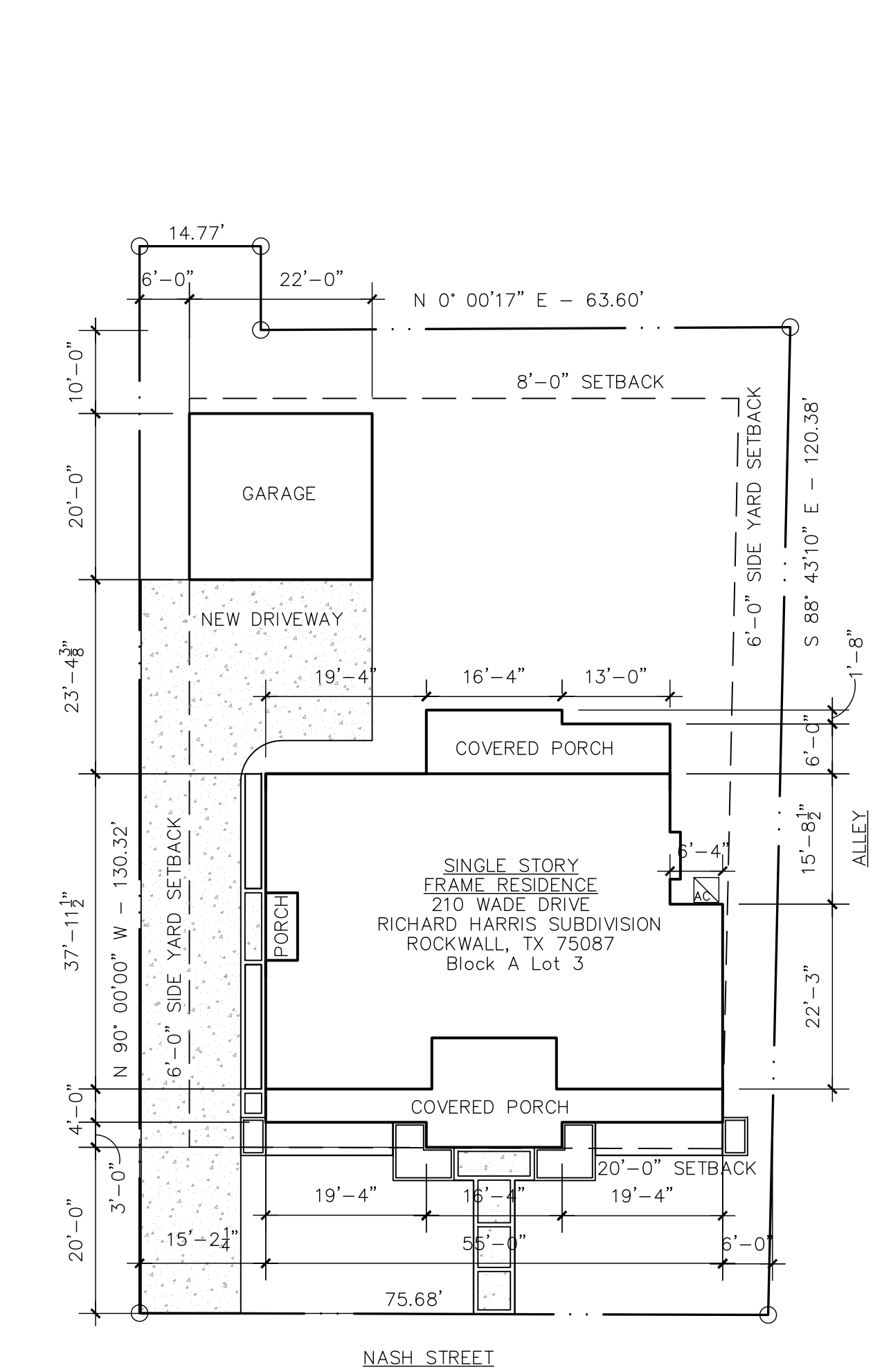
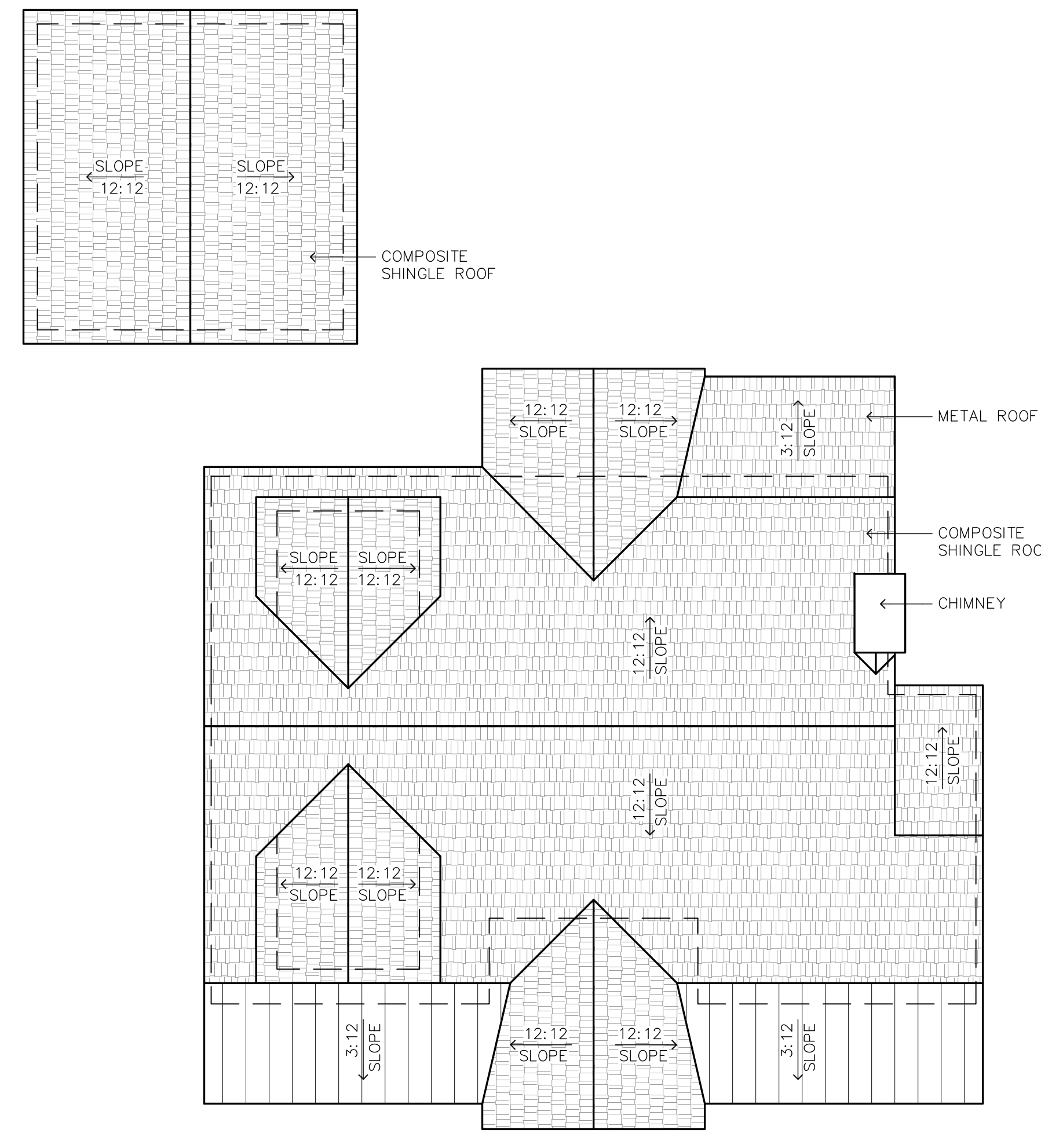
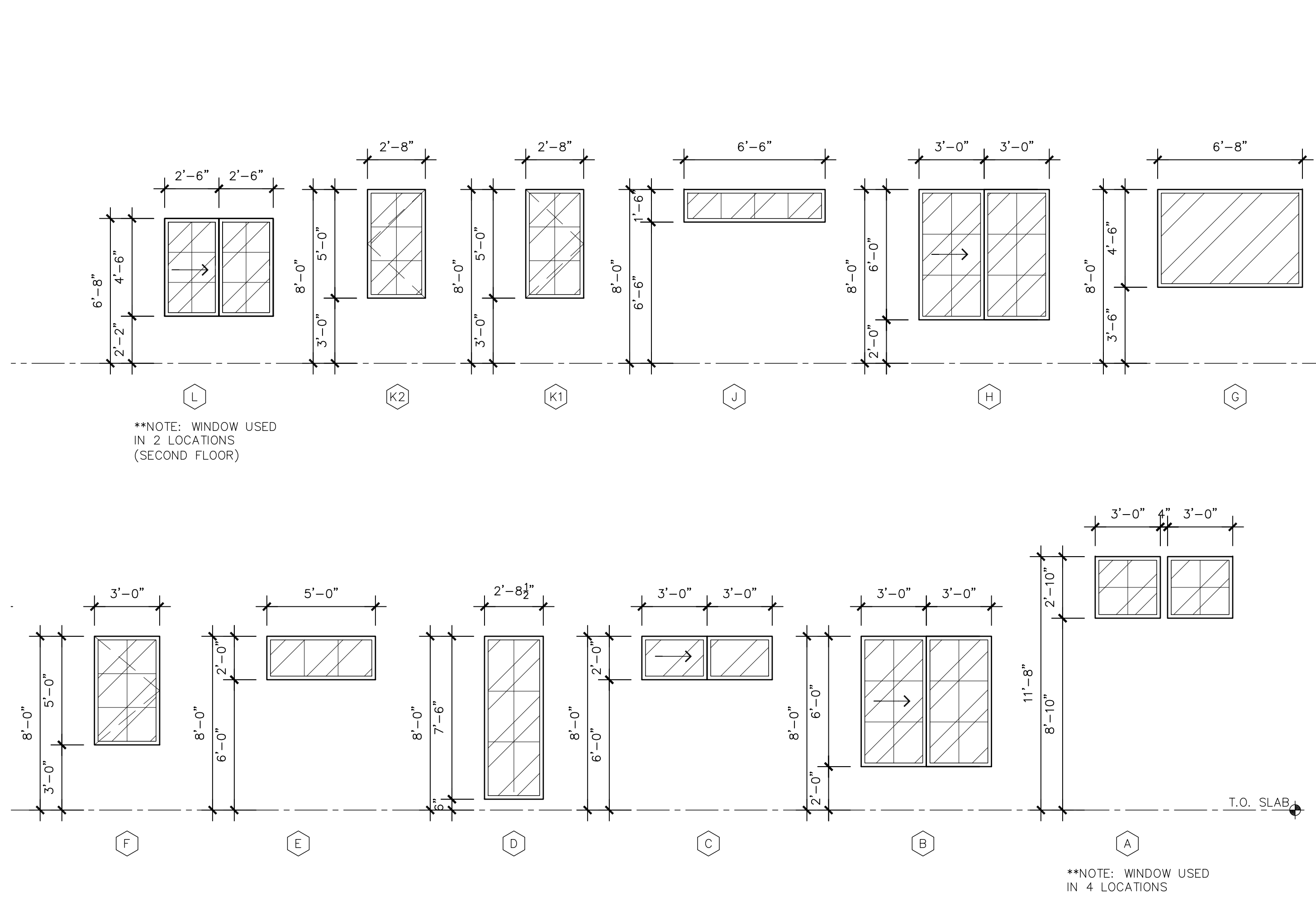
FIRST FLOOR		DOOR			
NO.	NAME	SIZE	TYPE	HARDWARE	REMARKS
1	FOYER	(2) 3'-0" x 8'-0" x 1 3/4"	A	LOCKSET	
2	HALL	3'-0" x 8'-0" x 1 3/4"	B	LOCKSET	
3	DINING	(2) 3'-0" x 8'-0" x 1 3/4"	A	LOCKSET	
4	MASTER BEDROOM	2'-8" x 8'-0" x 1 3/4"	C	PRIVACY	
5	MASTER CLOSET	(2) 3'-0" x 8'-0" x 1 3/4"	D	-	
6	MASTER BATH	2'-8" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
7	MASTER SHOWER	2'-6" x 8'-0" x 1/2"	E	-	
8	MASTER CLOSET	2'-6" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
9	LAUNDRY	3'-0" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
10	CRAFT ROOM	3'-0" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
11	POWDER	2'-4" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
12	STORAGE	2'-6" x 8'-0" x 1 3/4"	C	PASSAGE	POCKET
13	BEDROOM #1	3'-0" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
14	BATH #1	3'-0" x 8'-0" x 1 3/4"	C	PRIVACY	POCKET
SECOND FLOOR		DOOR			
15	LOFT CLOSET	2'-8" x 6'-8" x 1 3/4"	C	PASSAGE	
16	BATH #2	2'-8" x 6'-8" x 1 3/4"	C	PRIVACY	
17	BEDROOM #2	2'-8" x 6'-8" x 1 3/4"	C	PRIVACY	
18	BEDROOM #2 CLOSET	(2) 3'-0" x 6'-8" x 1 3/4"	D	-	

DOOR TYPES

A CUSTOM FRONT DOOR- REFER. WINDOW & DOOR ELEVATIONS (2/A1.2)
 B EXTERIOR SWING DOOR
 C SOLID CORE INTERIOR DOOR
 D INTERIOR SLIDING DOOR
 E GLASS SWING DOOR

ENERGY SPECIFICATIONS:

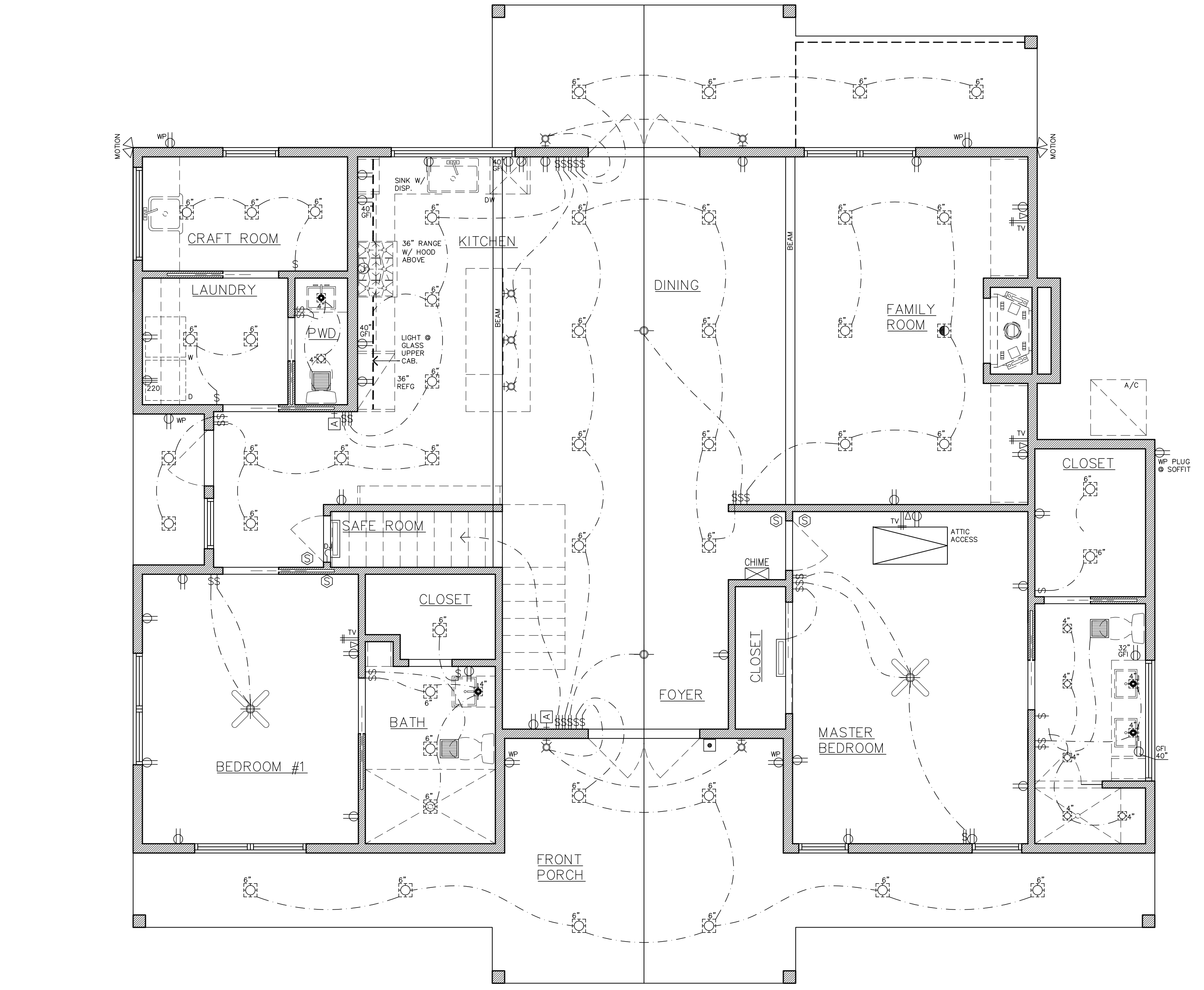
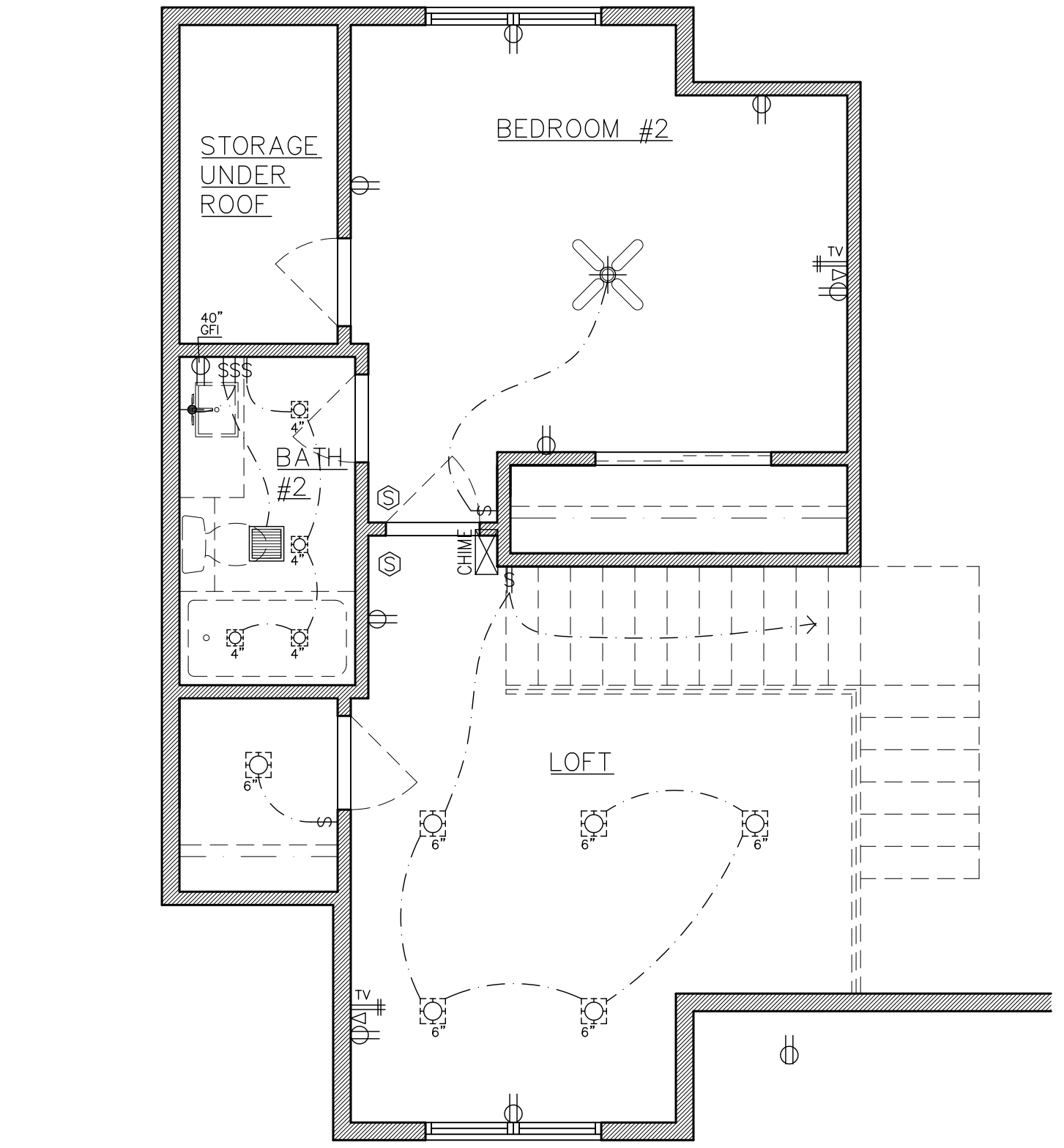
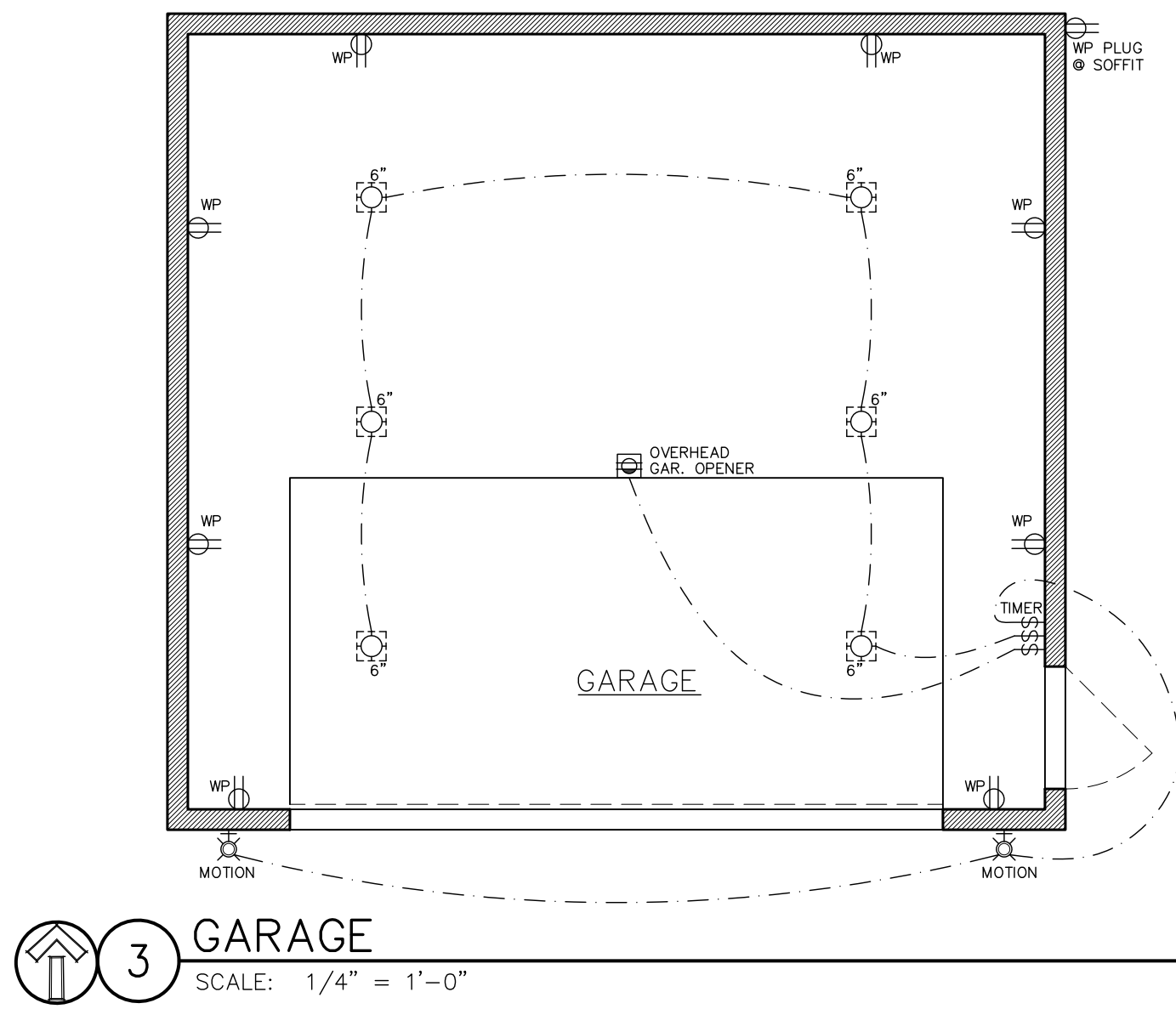
1	ALL FRAMED ENVELOPE:
	2X4 WALLS: 3.5" OPEN CELL FOAM
	SLAB FLOOR SYSTEM
	8" DEEP CEILING SYSTEM: 6" OPEN CELL
2	WINDOWS AND DOORS:
	LOW E GLAZING- UF# = .30 SHGV# = .20
3	HVAC: 16 SEER
4	GAS FURNACE
5	TANKLESS WATER HEATER: GAS



3 WINDOW & DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

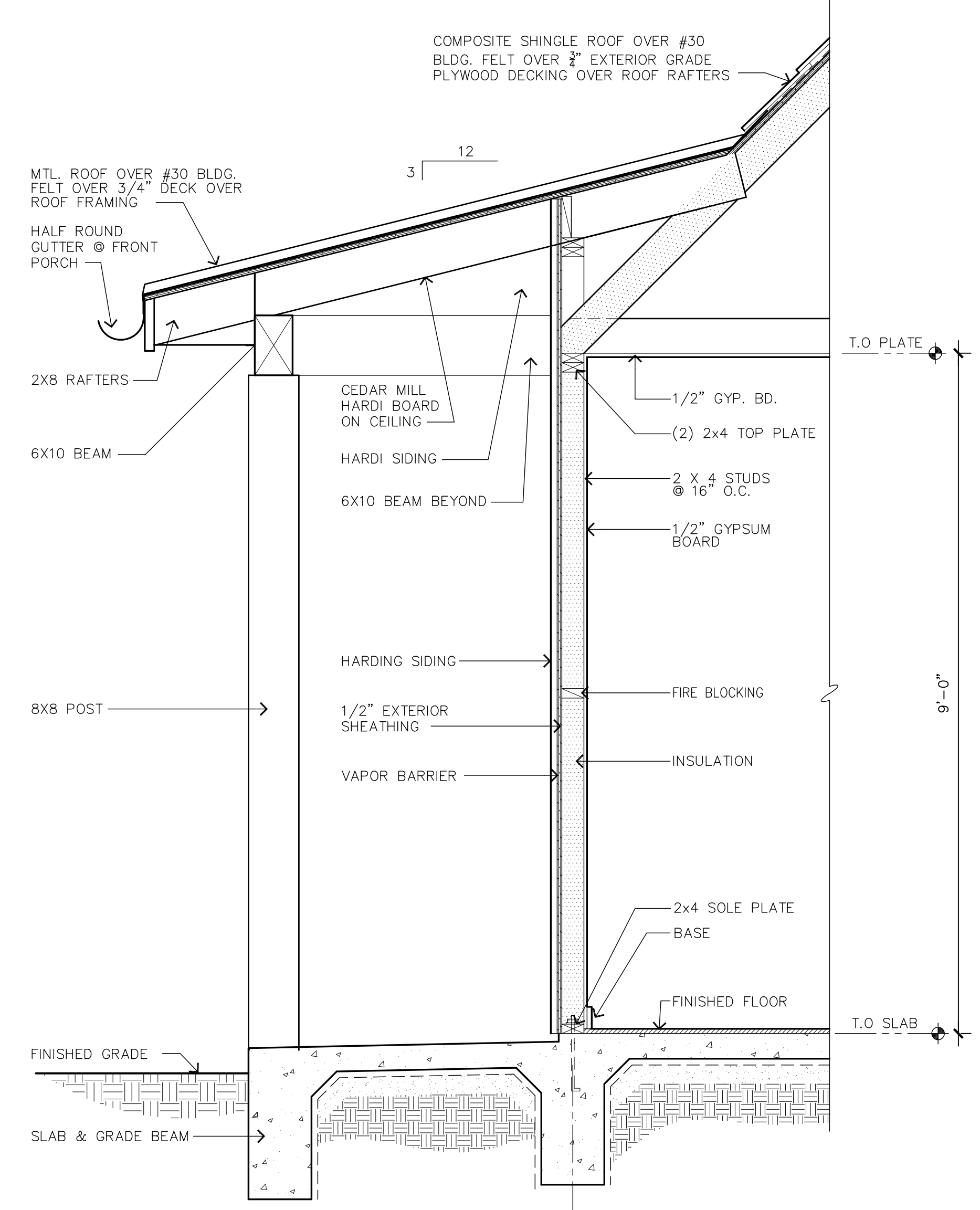
2 ROOF PLAN
SCALE: 1/8" = 1'-0"

1 SITE PLAN
SCALE: 1/16" = 1'-0"

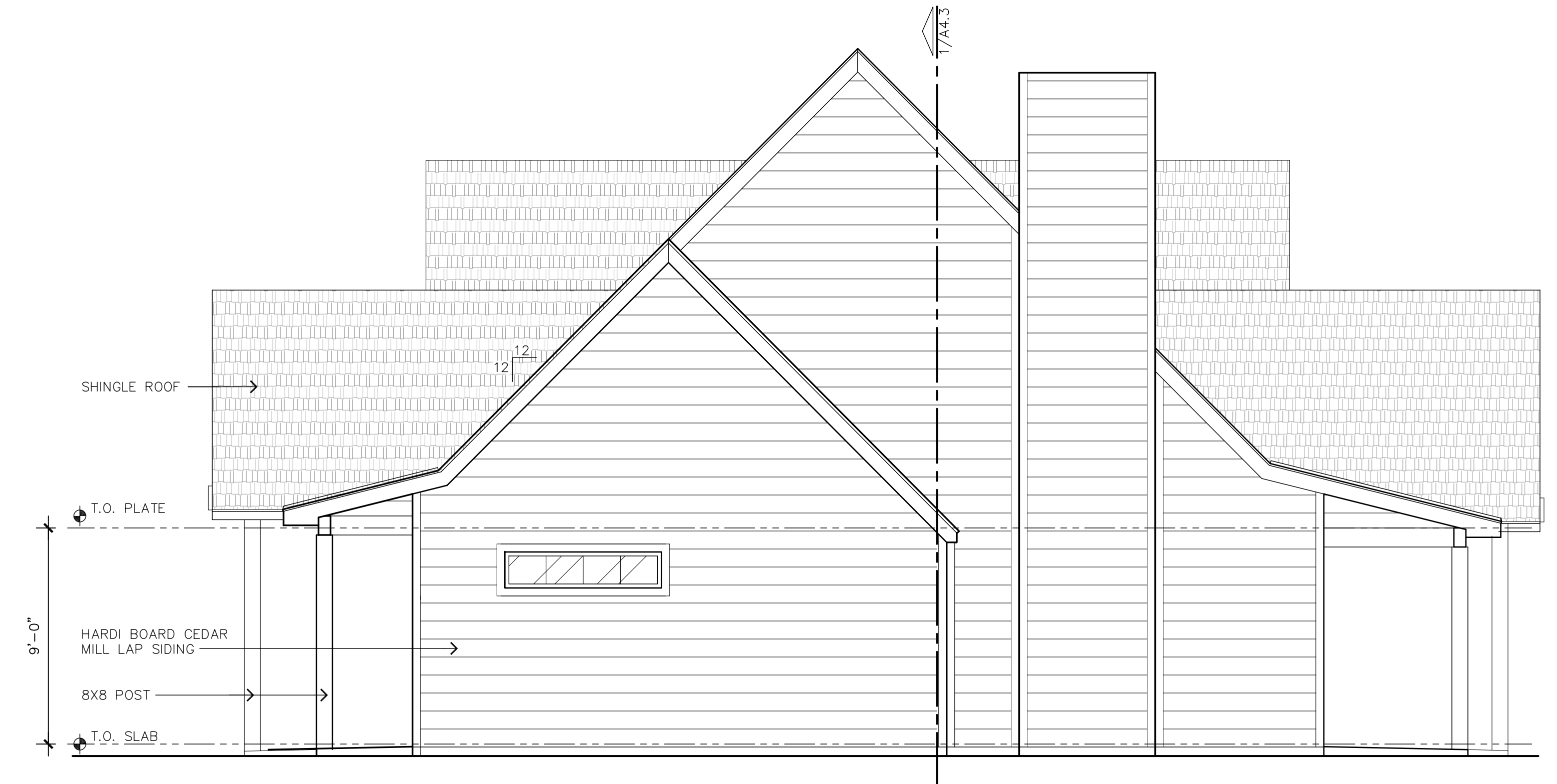


ELECTRICAL SCHEDULE:

DUPLEX @ 12" A.F.F., OTHERS NOTED. WP - WATERPROOF HOUSING HZL - HORIZONTAL FACEPLATE GFI - GROUND FAULT	
220V OUTLET	JUNCTION BOX
4" RECESSED INCANDESCENT FIXTURE W/ 2" SPOT APERTURE	6" RECESSED INCANDESCENT FIXTURE
4" RECESSED INCANDESCENT FIXTURE W/ SLOTTED APERTURE	4" RECESSED INCANDESCENT FIXTURE
SINGLE POLE SWITCH (ROCKER) - VERIFY COLOR D - DIMMERS DJ - DOOR JAMB SWITCH 3-WAY SWITCH	
T.V. CABLE G6 WIRE	ALARM KEYPAD
SMOKE DETECTOR W/110V. JUNCTION BOX	CHIME DOOR BELL CHIME
DOOR BELL	CEILING EXHAUST FAN
CEILING MOUNTED FIXTURE TO BE SELECTED	WALL MOUNTED SCONCE TO BE SELECTED
DECORATIVE PENDANT- TO BE SELECTED	EXTERIOR FLOOD LIGHT ON MOTION DETECTOR / PHOTO CELL
CEILING MOUNTED FLUORESCENT FIXTURE	
1 LAMP FLUORESCENT, W/ LENS COVER AT CLOSET	
CEILING FAN	
NOTE: SOME SYMBOLS MAY NOT BE USED.	



2 MASTER BEDROOM WALL SECTION
SCALE: 3/4" = 1'-0"

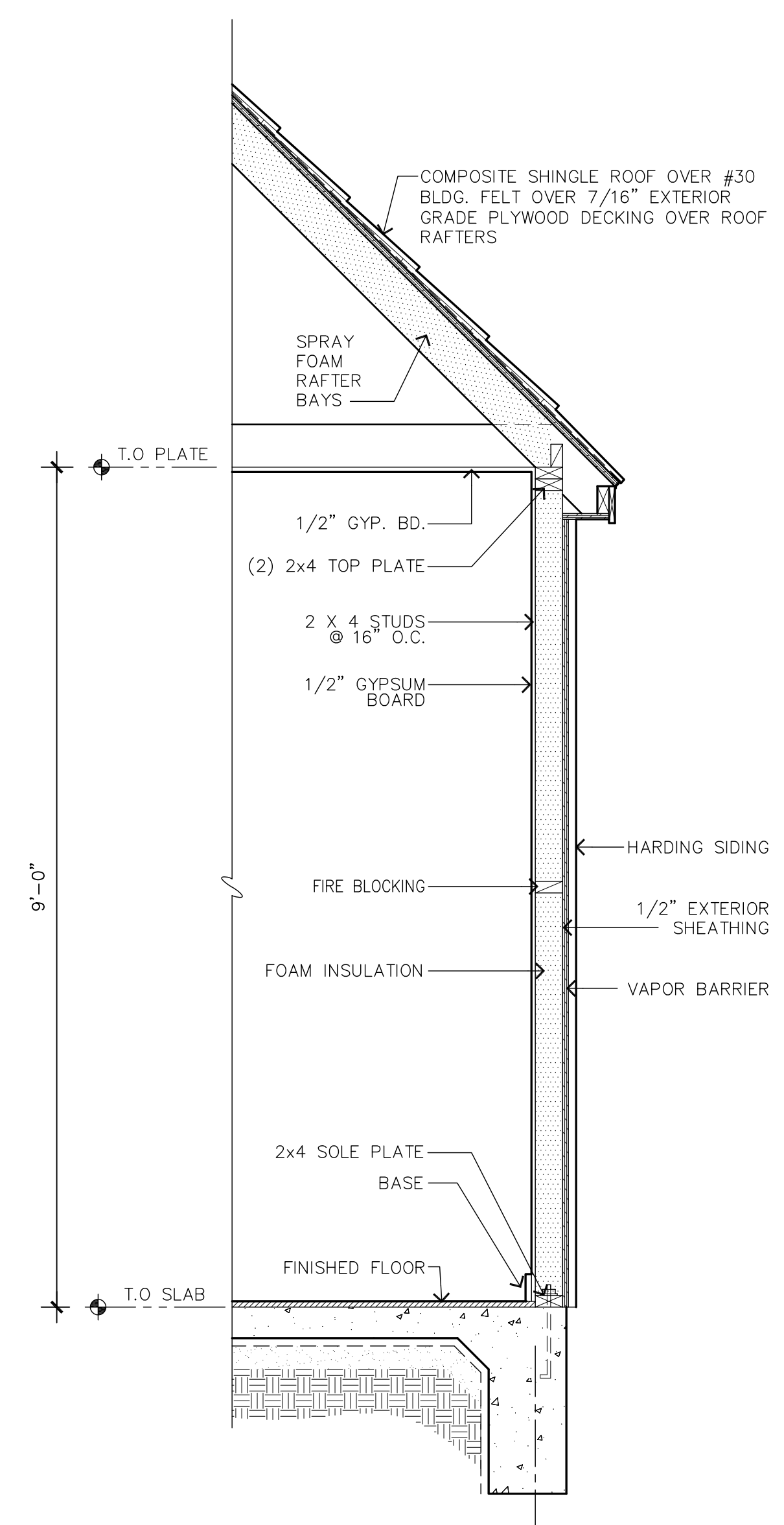


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

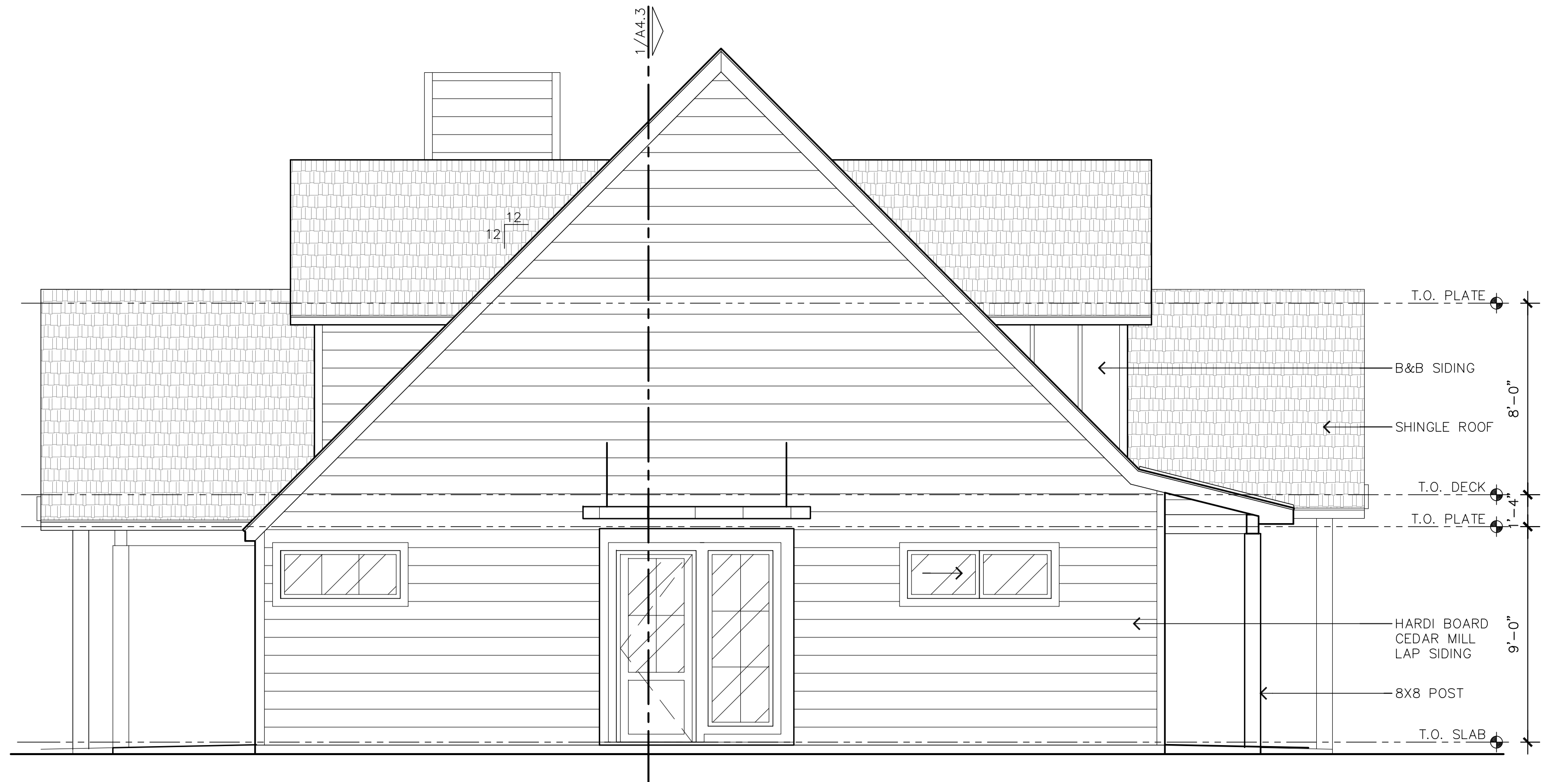
2 MASTER BEDROOM WALL SECTION
SCALE: 3/4" = 1'-0"

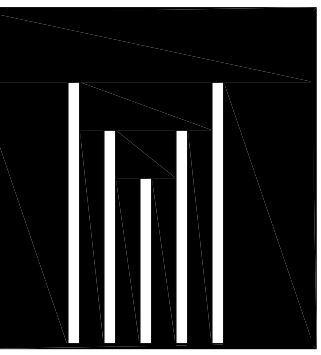


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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





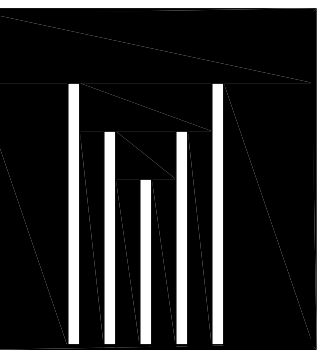
ISSUED DATE:
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REVISION:

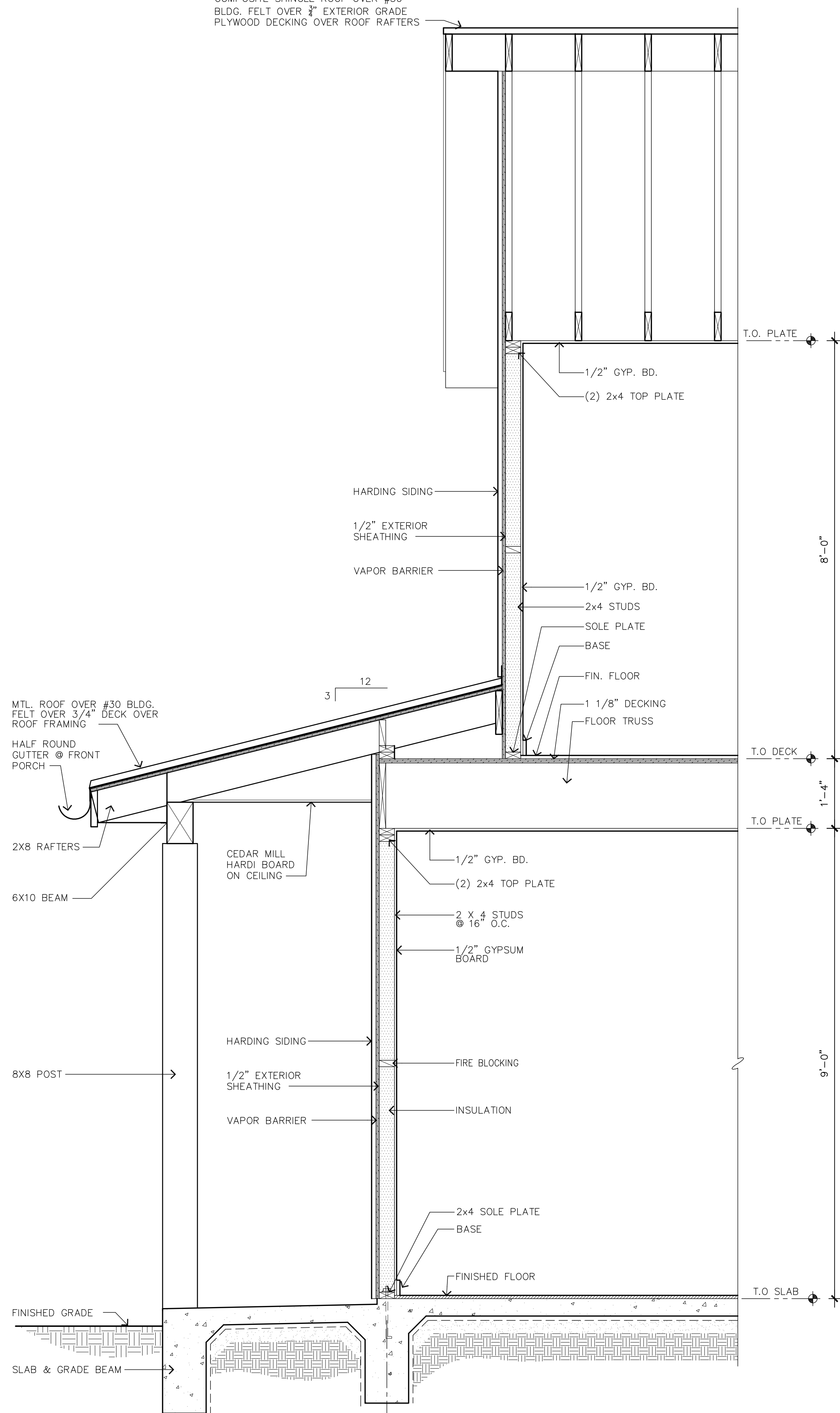
DRAWINGS PREPARED BY:
Modern Craft Construction, LLC
2102 FM 1141, Rockwall, Texas 75087
Wiley Gilliam - 214.477.7443

BEING ARCHITECTURAL DRAWINGS FOR A NEW RENOVATION AT:
WELLS RESIDENCE
210 WADE DRIVE, ROCKWALL, TX 75087
RICHARD HARRIS SUBDIVISION, BLOCK A LOT3

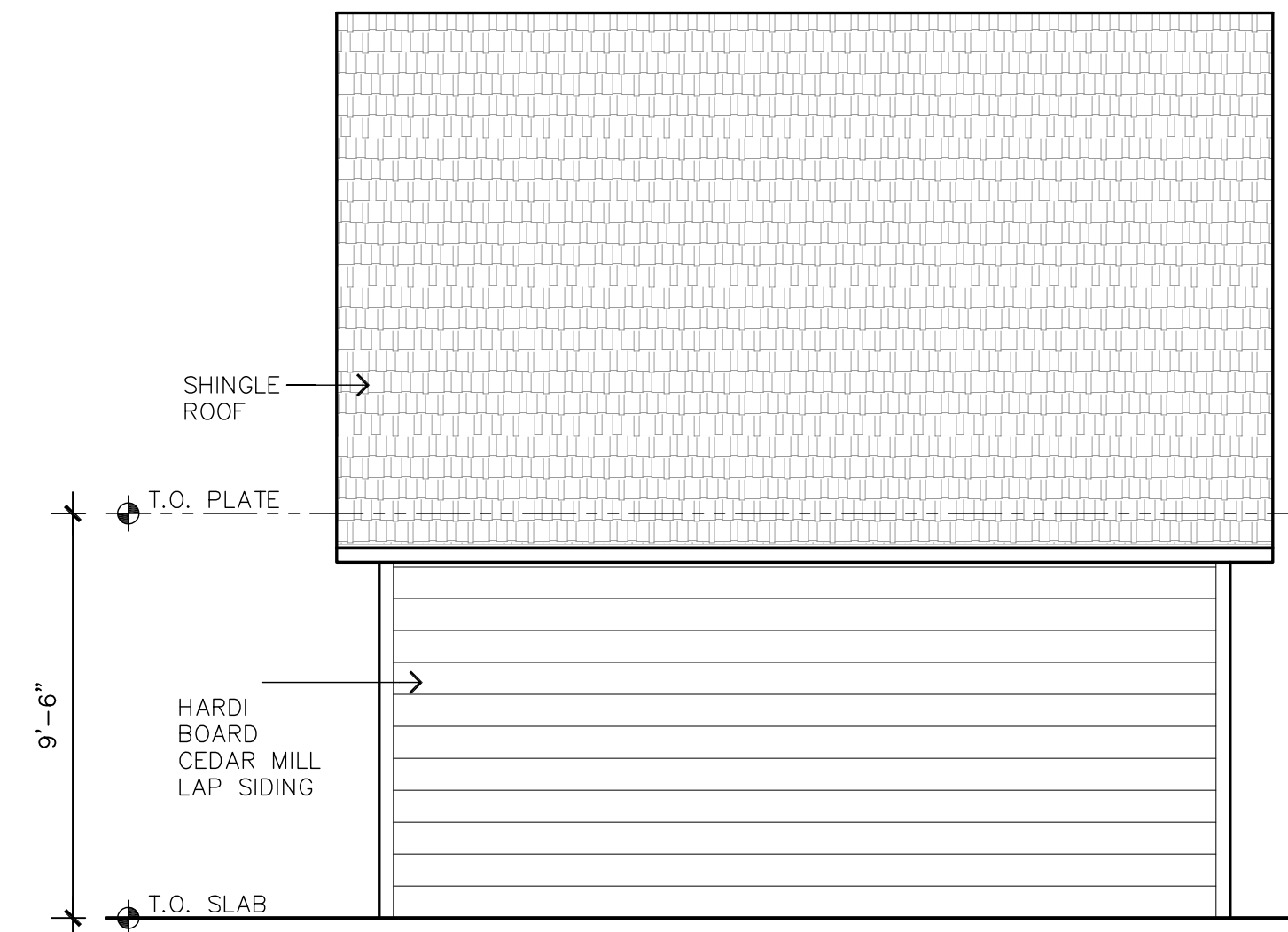
A4.3



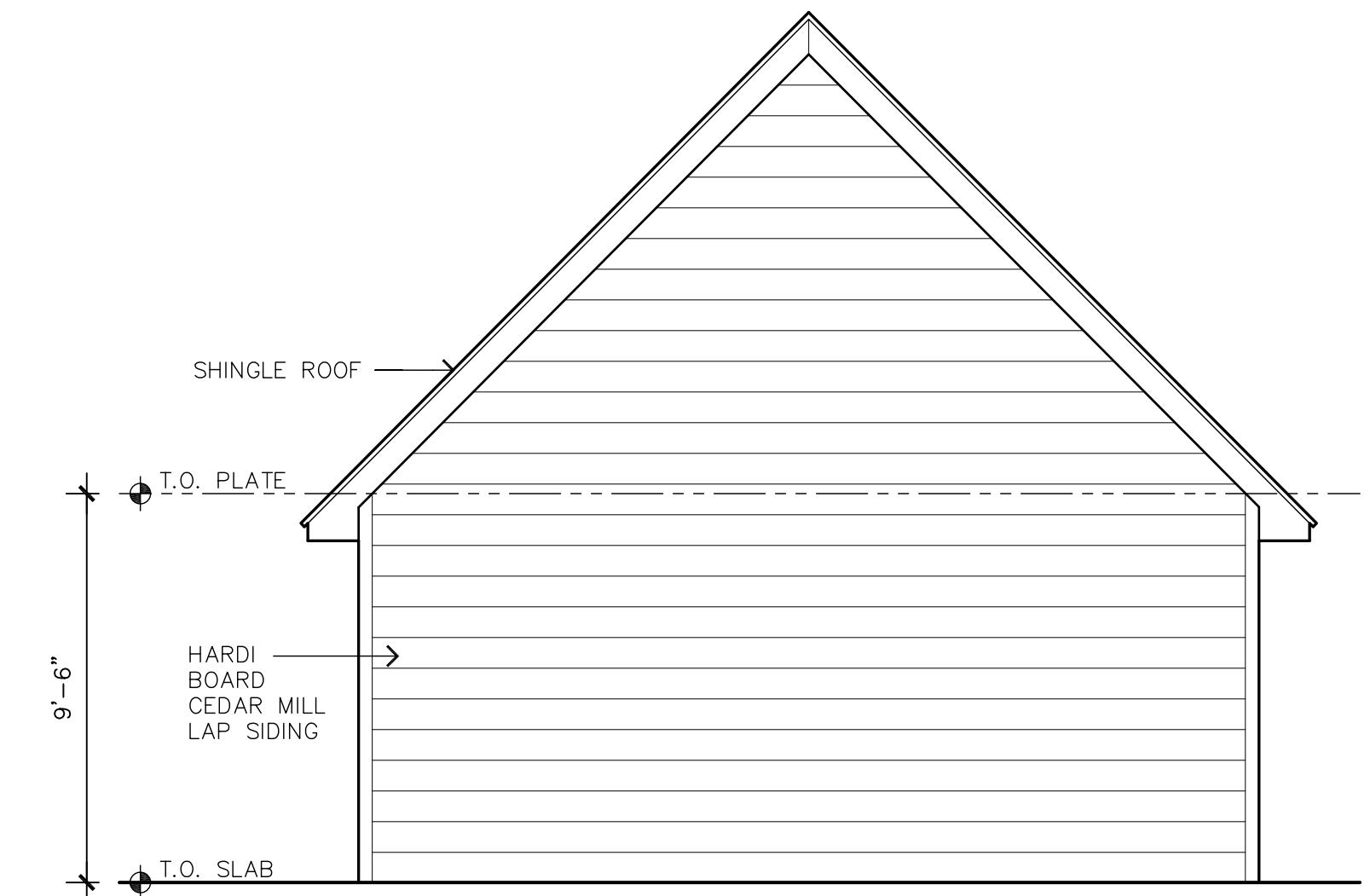
COMPOSITE SHINGLE ROOF OVER #30
BLDG. FELT OVER 3/4" EXTERIOR GRADE
PLYWOOD DECKING OVER ROOF RAFTERS



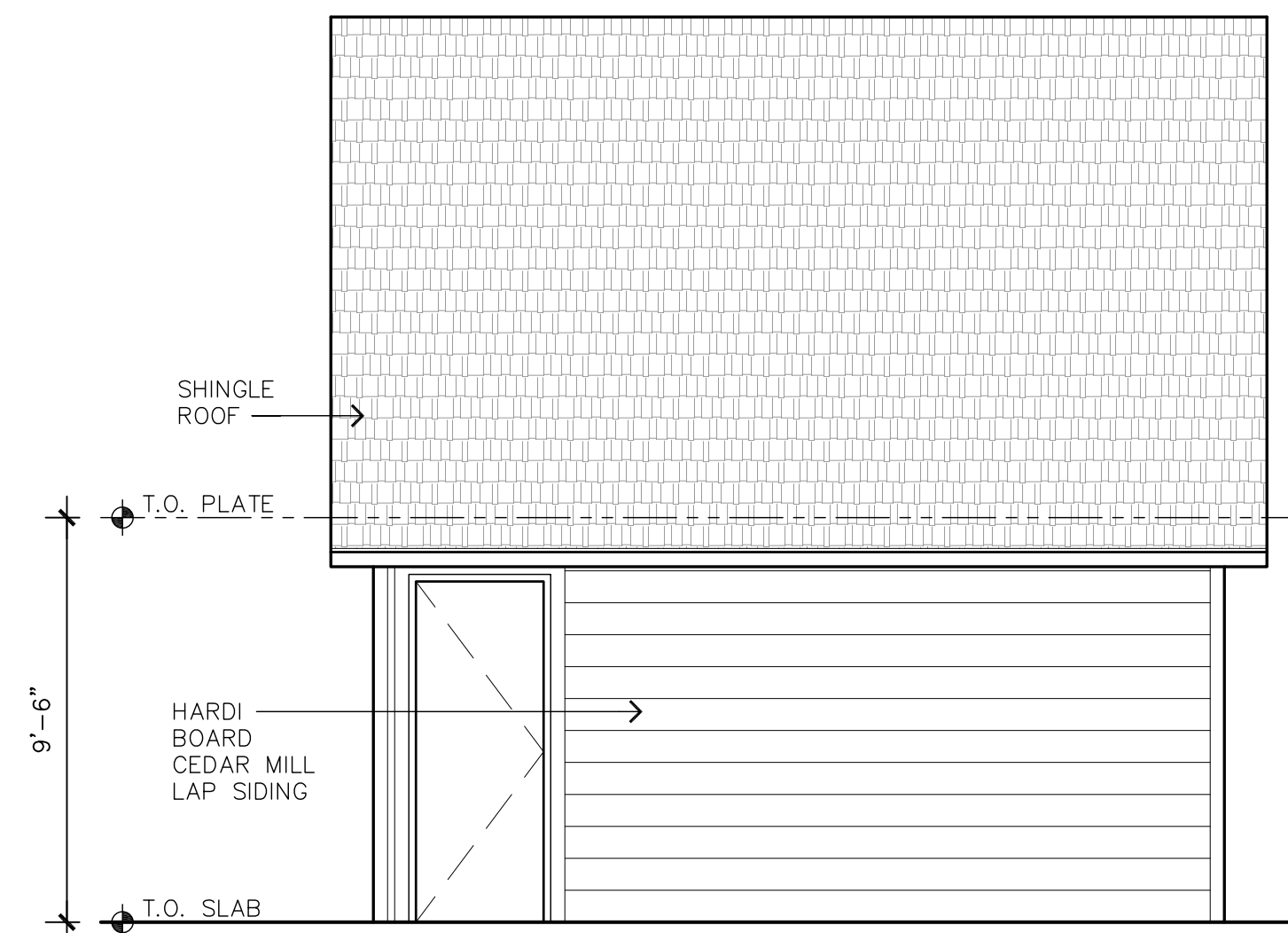
2 MASTER BEDROOM WALL SECTION
SCALE: 3/4" = 1'-0"



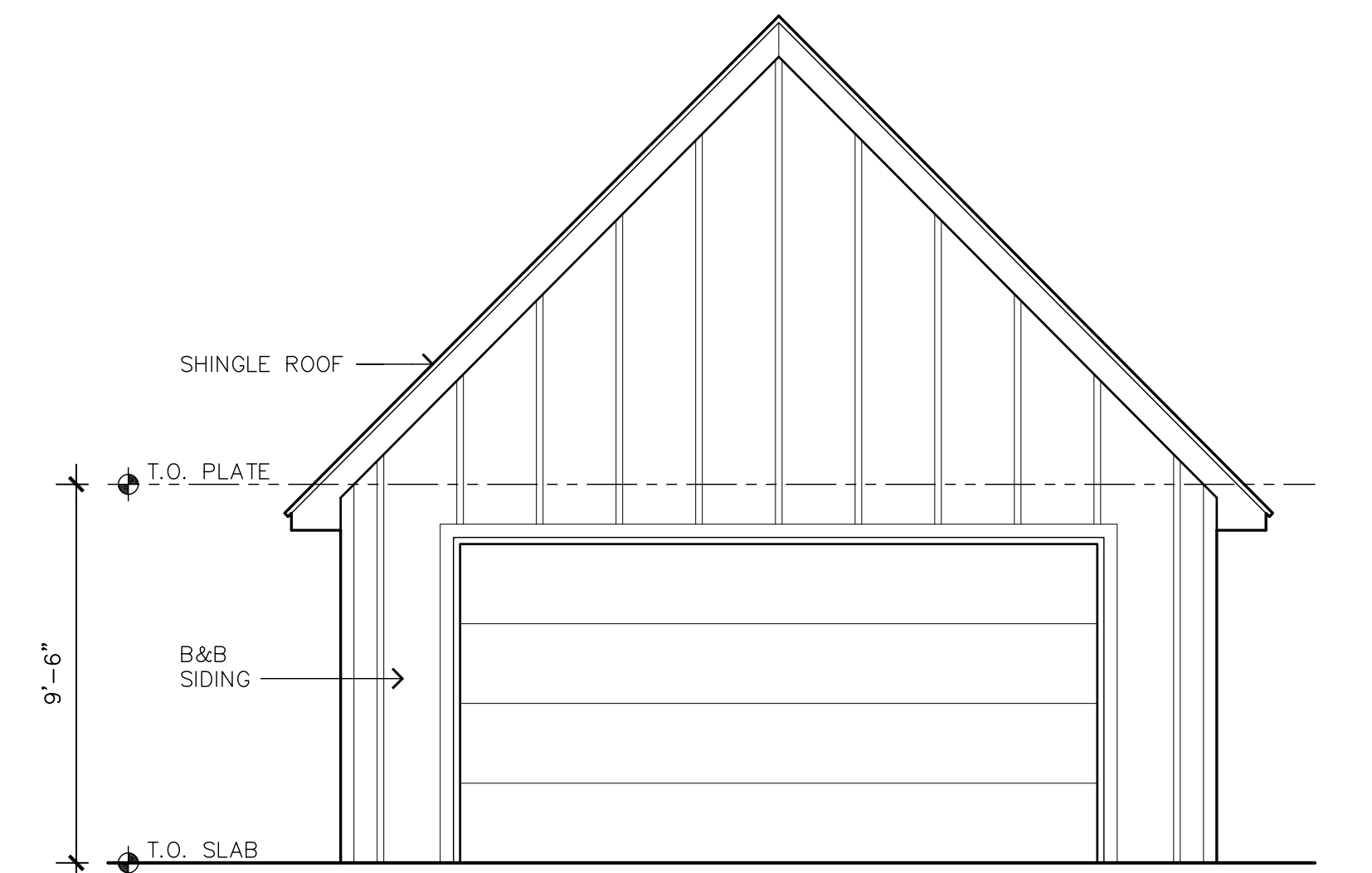
6 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



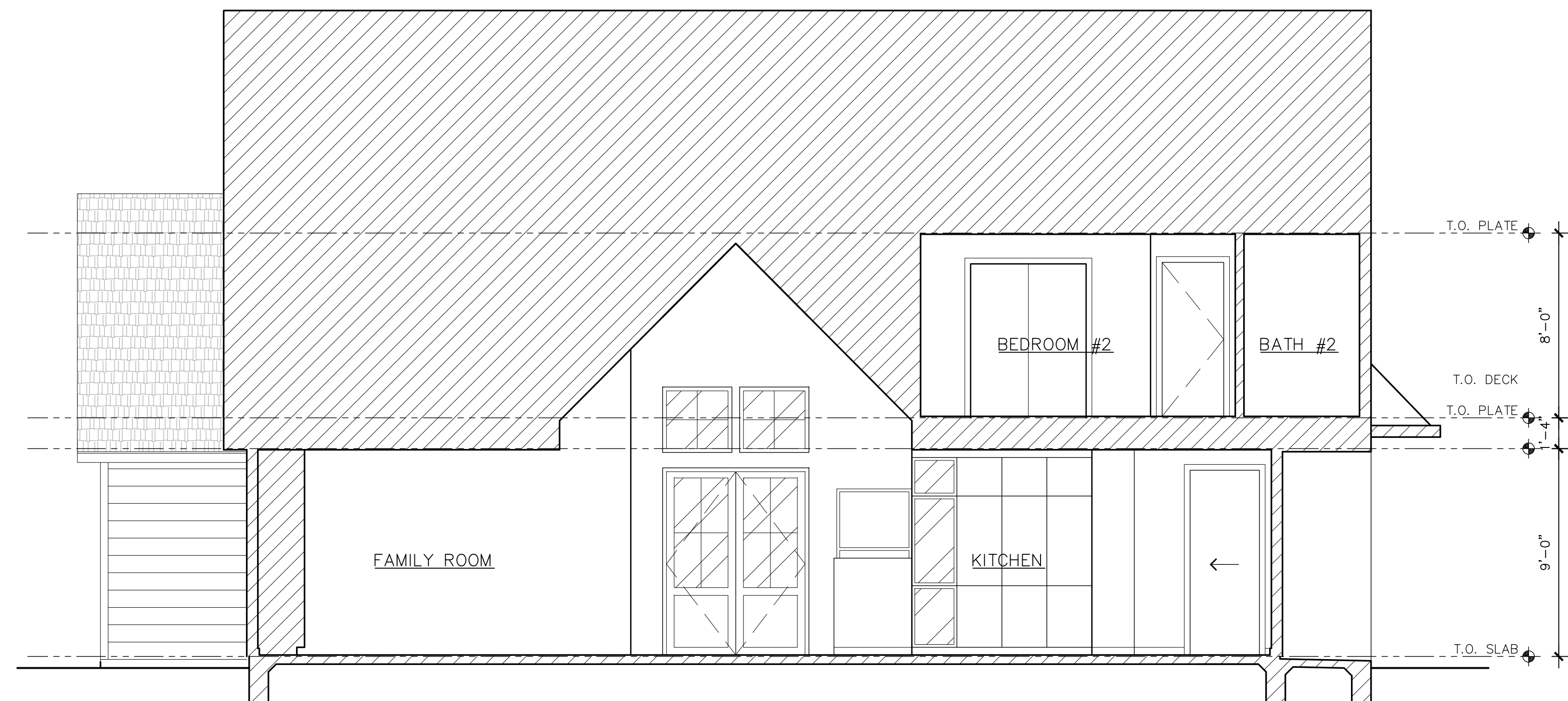
5 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST BUILDING SECTION / ELEVATION
SCALE: 1/4" = 1'-0"

