



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-046

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [Signature]  
CITY ENGINEER: [Signature]

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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

#### Site Plan Application Fees:

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

#### Zoning Application Fees:

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

#### Other Application Fees:

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

#### Notes:

<sup>1</sup>: 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.

### PROPERTY INFORMATION [PLEASE PRINT]

Address 295 Victory Lane

Subdivision Chandler's Landing

Lot 16 Block E

General Location Yacht Club Dr. & Victory Lane

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use none

Proposed Zoning SUP-SF1

Proposed Use home dwelling

Acreage 0.15

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Whittle & Johnson Custom Homes

Applicant Mike Whittle

Contact Person Mike Whittle

Contact Person Mike Whittle

Address 6525 Horizon Rd. Ste. 130

Address 6525 Horizon Rd. Ste. 130

City, State & Zip Heath, TX 75032

City, State & Zip Heath, TX 75032

Phone 972-816-5404

Phone 972-816-5404

E-Mail mike@wjcustomhomes.com

E-Mail mike@wjcustomhomes.com

### NOTARY VERIFICATION [REQUIRED]

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

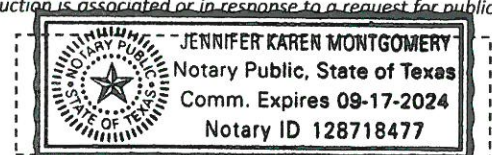
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of October, 20 20. By signing this application, 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 16th day of October, 20 20.

Owner's Signature

[Signature]  
Jennifer Montgomery

Notary Public in and for the State of Texas



My Commission Expires 9-17-2024



0 12.5 25 50 75 100 Feet

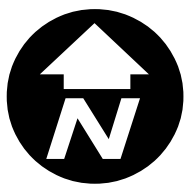
Z2020-046- SUP FOR RESIDENTIAL INFILL AT 295 VICTORY LANE  
ZONING - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



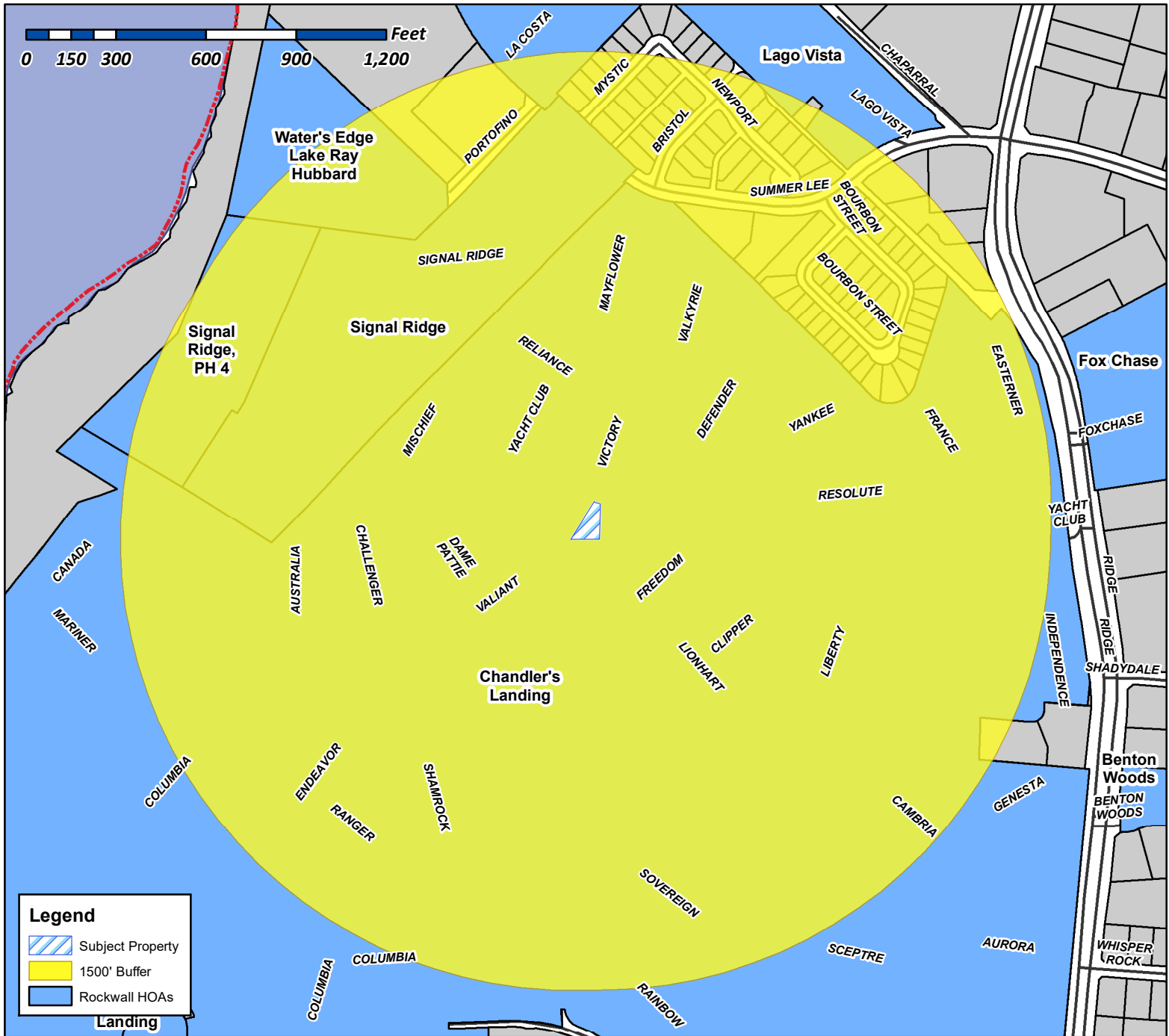




# City of Rockwall

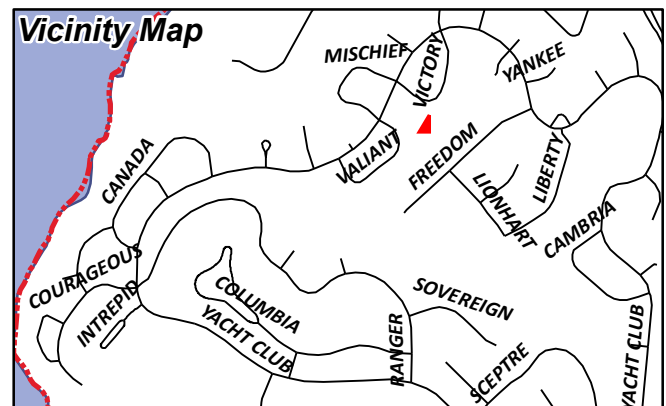
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Rockwall, Texas 75087  
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**Case Number:** Z2020-046  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 295 Victory Lane

**Date Created:** 10/19/2020  
 For Questions on this Case Call (972) 771-7745



## Miller, Ryan

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**From:** Gamez, Angelica  
**Sent:** Wednesday, October 21, 2020 2:20 PM  
**Cc:** Miller, Ryan; Gonzales, David; Lee, Henry  
**Subject:** Neighborhood Notification Program  
**Attachments:** Public Notice (10.20.2020).pdf; HOA Map Z2020-046.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 was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 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 [Planning@rockwall.com](mailto:Planning@rockwall.com) 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:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2020-046 Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

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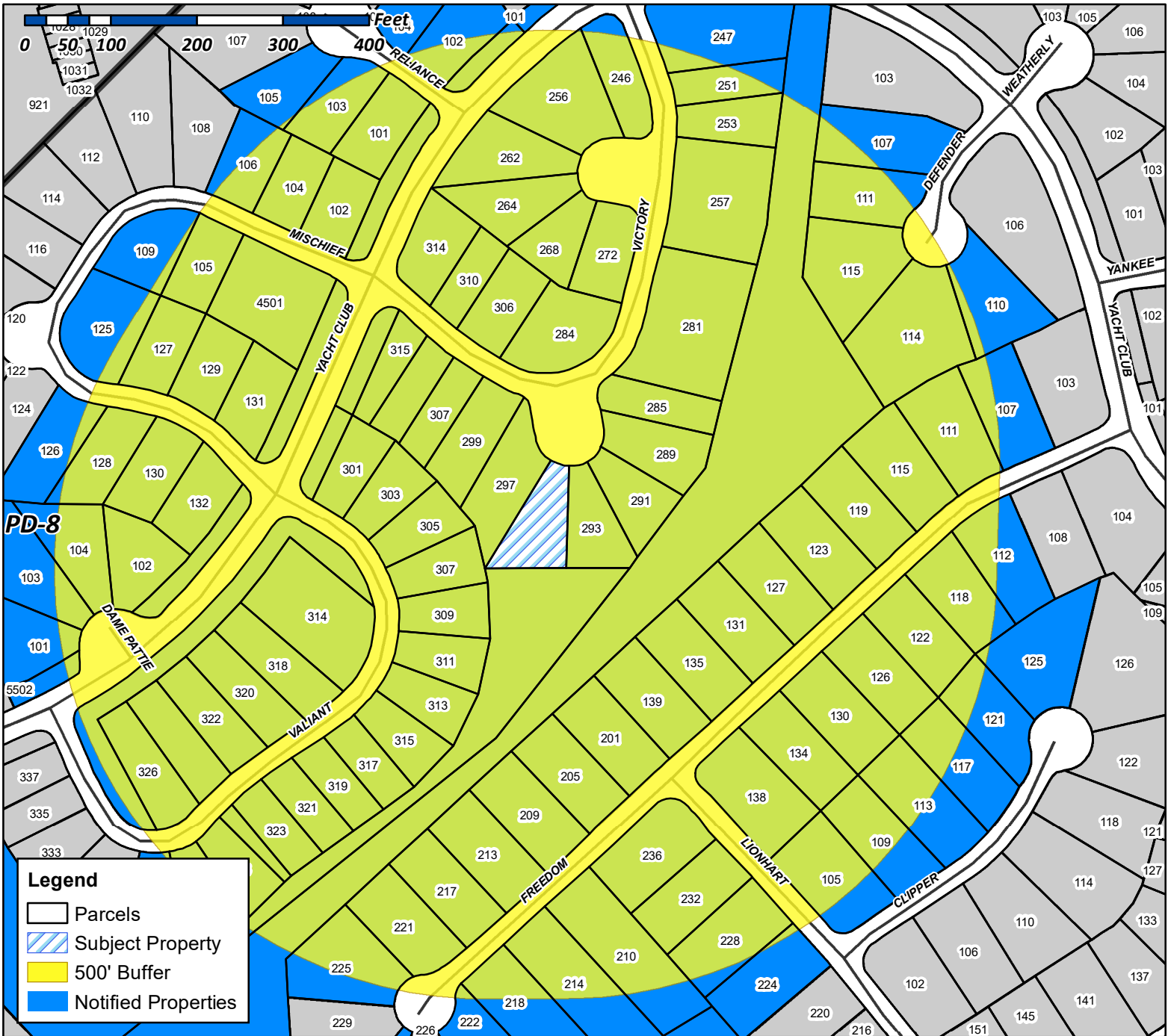




# City of Rockwall

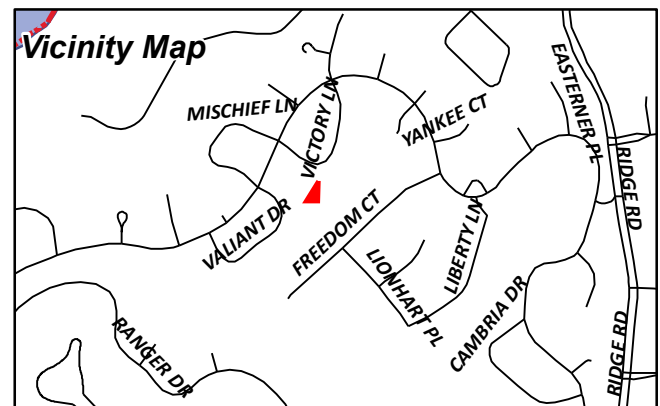
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CHANDLERS LANDING COMMUNITY  
ASSOCIATION  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A  
101 DAME PATTIE DR  
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R  
101 RELIANCE CT  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
1017 NATIVE TR  
HEATH, TX 75032

HUNTER STEVEN R AND KAREN J  
102 DAME PATTIE DRIVE  
ROCKWALL, TX 75032

HALL JASON & CORI  
102 MISCHIEF LN  
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE  
102 RELIANCE COURT  
ROCKWALL, TX 75032

THOMAS VELIA  
103 DAME PATTIE  
ROCKWALL, TX 75032

SINCLAIR SUE AND  
JEREMY LEE SINCLAIR  
103 RELIANCE CT  
ROCKWALL, TX 75032

FAYAD HUSSAIN  
104 DAME PATTIE DRIVE  
ROCKWALL, TX 75032

CARR LORI  
104 MISCHIEF LN  
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC  
104 RELIANCE CT  
ROCKWALL, TX 75032

SPOKES JULIE  
105 CLIPPER COURT  
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES  
105 MISCHIEF LN  
ROCKWALL, TX 75032

HAYES BRANDON  
105 RELIANCE CT  
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA  
106 MISCHIEF LANE  
ROCKWALL, TX 75032

ROARK BOBBIE ETAL  
107 DEFENDER CT  
ROCKWALL, TX 75032

ALLEN REGINALD  
107 FREEDOM CT  
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E  
109 CLIPPER CT  
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE  
109 MISCHIEF LN  
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC  
110 DEFENDERCT  
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN  
111 DEFENDER CT  
ROCKWALL, TX 75032

HEBERT EARL T & LANA G  
111 FREEDOM CT  
ROCKWALL, TX 75032

RUSSELL DEBORA J AND  
JOSEPH A JR & EDNA J JERMAN  
112 FREEDOM COURT  
ROCKWALL, TX 75032

SMITH THOMAS M  
113 CLIPPER COURT  
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR  
114 DEFENDER CT  
ROCKWALL, TX 75032

WEBSTER LIDIA  
115 DEFENDER CT  
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK  
115 FREEDOM CT  
ROCKWALL, TX 75032

PALMER TONY & JUDY  
117 CLIPPER CT  
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST  
EMIL EDWARD & MARGARET O JASTER  
TRUSTEES  
118 FREEDOM COURT  
ROCKWALL, TX 75032



JONES FELICIA M  
119 FREEDOM COURT  
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC  
120 SOUTH RIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S  
121 CLIPPER CT  
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC  
122 FREEDOMCT  
ROCKWALL, TX 75032

THOMAS ALAN AND DANA  
123 FREEDOM COURT  
ROCKWALL, TX 75032

CASHMAN GINA L AND  
JOEY L RIVER  
125 CLIPPER CT  
ROCKWALL, TX 75032

ODOM LACEY AND JOSH  
125 MISCHIEFLN  
ROCKWALL, TX 75032

BOLES ALAN L & DANA M  
126 FREEDOM CT  
ROCKWALL, TX 75032

HUIE LONDON DARNELL AND KRISTIN NOEL  
126 MISCHIEF LANE  
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA  
127 FREEDOM CT  
ROCKWALL, TX 75032

MARTIN NAN YI  
127 MICHIEF LANE  
ROCKWALL, TX 75032

HALAMA STEVEN  
128 MISCHIEF LN  
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J  
129 MISCHIEF LANE  
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER  
130 FREEDOM CT  
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN  
130 MISCHIEF LANE  
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN  
131 FREEDOM CT  
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D  
131 MISCHIEF LANE  
ROCKWALL, TX 75032

ROSHAN KC  
132 MISCHIEFLN  
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P  
134 FREEDOM CT  
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON  
135 FREEDOM COURT  
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA  
138 FREEDOM CT  
ROCKWALL, TX 75032

HENDRICKS LORI L  
139 FREEDOMCT  
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE  
148 OXFORD  
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE  
148 OXFORD DR  
HEATH, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN SST SUITE 2000  
DALLAS, TX 75201

MAXCEY THOMAS AND KIRSTEN  
201 FREEDOM CT  
ROCKWALL, TX 75032

FRITZ AND KATHY MCKINSTRY LIVING TRUST  
205 FREEDOM CT  
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B  
209 FREEDOM COURT  
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND  
SARAH MARIE GOOCH  
210 FREEDOM CT  
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D  
213 FREEDOM CT  
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA  
214 FREEDOM COURT  
ROCKWALL, TX 75032

NORRIS KIMBERLY S  
217 FREEDOM CT  
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET  
218 FREEDOM CT  
ROCKWALL, TX 75032

MCCASKILL KRISTOFER  
221 FREEDOM COURT  
ROCKWALL, TX 75032

NICHOLLS HARRY E JR  
222 FREEDOM CT  
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E  
224 LIONHART PLACE  
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA  
225 FREEDOM CT  
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN  
228 LIONHART PLACE  
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR  
232 LIONHART PL  
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R  
236 LIONHART PL  
ROCKWALL, TX 75032

ODOM LACEY AND JOSH  
2402 YACHT CLUB DR  
ROCKWALL, TX 75032

PARRISH WENDY R  
246 VICTORY LN  
ROCKWALL, TX 75032

GATZKE LISA AND JAMES  
247 VICTORY LANE  
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE  
251 VICTORY LN  
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY  
253 VICTORY LN  
ROCKWALL, TX 75032

TONA CHAD J & MARTI  
256 VICTORY LANE  
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST  
257 VICTORYLN  
ROCKWALL, TX 75032

THOMAS VELIA  
2612 GULL LAKE DRIVE  
PLANO, TX 75025

HANSEN J D & PATRICIA  
262 VICTORY LN  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
264 VICTORYLN  
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN  
268 VICTORY LN  
ROCKWALL, TX 75032

MADSON RICHARD ARLEN  
2710 ROUTH CREEK PKWY APT 3202  
RICHARDSON, TX 75082

FRANCISCO CAROLYN ELLISON  
272 VICTORY LN  
ROCKWALL, TX 75032

WILLIAMS ROBERT C  
281 VICTORY LN  
ROCKWALL, TX 75032

HALL JASON M & CORI M  
284 VICTORY LN  
ROCKWALL, TX 75032

BROWN TERRI LYNN  
285 VICTORY LN  
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L  
289 VICTORY LN  
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE  
291 VICTORY LANE  
ROCKWALL, TX 75032

BILLITER KENT A  
291 VICTORY LN  
ROCKWALL, TX 75032



WOOD JOHN S & LISA MARIE  
293 VICTORY LN  
ROCKWALL, TX 75032

SEEDS DAVID R  
2961 S CHERRY WAY  
DENVER, CO 80222

LYNN JASON AND DANIELLE  
297 VICTORYLN  
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE  
299 VICTORY LN  
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH  
301 VALIANT  
ROCKWALL, TX 75032

WARD ANDREA N  
303 VALIANT DRIVE  
ROCKWALL, TX 75032

DEAL ROBERT  
305 VALIANT DRIVE  
ROCKWALL, TX 75032

MCMINN KIMBERLY  
306 VICTORYLN  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

MADSON RICHARD ARLEN  
307 VALIANT DR  
ROCKWALL, TX 75032

MCAIR KELLY  
307 VICTORY LN  
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B  
309 VALIANT DR  
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B  
309 VALIANT DR  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
310 VICTORYLN  
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B  
311 VALIANTDR  
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H  
313 VALIANT DR  
ROCKWALL, TX 75032

SMITH JOSHUA AND  
MAEGAN HOLLOWAY  
314 VALIANT DR  
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY  
314 VICTORY LN  
ROCKWALL, TX 75032

JOHNSTON CAROLINE  
315 VALIANT DR  
ROCKWALL, TX 75032

LOREDO SARAHI  
315 VICTORY LN  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
317 VALIANT DR  
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA  
318 VALIANT DRIVE  
ROCKWALL, TX 75032

COPPLER GERALD  
319 VALIANT DR  
ROCKWALL, TX 75032

SINCLAIR SUE AND  
JEREMY LEE SINCLAIR  
32 LAKEWAY DRIVE  
HEATH, TX 75032

HANSEN JOSH AND  
RACHEL THORNQUIST  
320 VALIANT DRIVE  
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCIN  
321 VALIANT DR  
ROCKWALL, TX 75032

CONDIT TINA  
322 VALIANT DRIVE  
ROCKWALL, TX 75032

OWENS MICHAEL V  
323 VALIANT DR  
ROCKWALL, TX 75032

GUNDERSON BLAKE AND  
CASEY MARIE VICKERS  
325 VALIANT DR  
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE  
326 VALIANTDR  
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN  
327 VALIANT DR  
ROCKWALL, TX 75032

IMBURGIA JAMES  
329 VALIANT DR  
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND  
GINA L STRICKLIN  
4501 YACHT CLUB DR  
ROCKWALL, TX 75032

ROSHAN KC  
5335 BROADWAY BLVD #210  
GARLAND, TX 75043

HENDRICKS LORI L  
5903 VOLUNTEER PL  
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST  
P.O. BOX 2195  
TELLURIDE, CO 81435

MCMINN KIMBERLY  
PMB 239 11654 PLAZA AMERICA DR  
RESTON, VA 20190

WHITTLE & JOHNSON CUSTOM HOMES INC  
PO BOX 369  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2020-046: Specific Use Permit for Residential Infill**

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.15-acre parcel of land identified as Lot 24, Block E, Chandler’s Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, 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, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 2020 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:

**Henry Lee**  
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](mailto: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, November 16, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-046: Specific Use Permit for Residential Infill**

**Please place a check mark on the appropriate line below:**

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

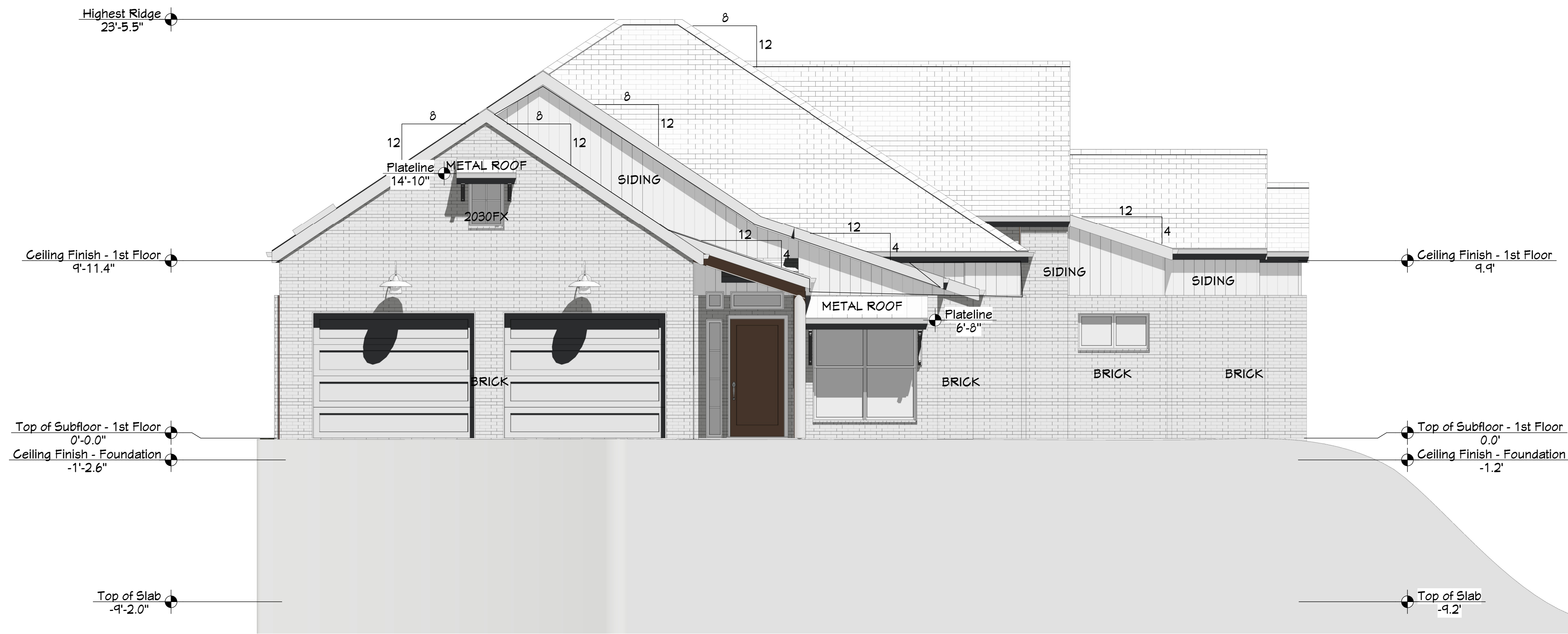
Name:

Address:

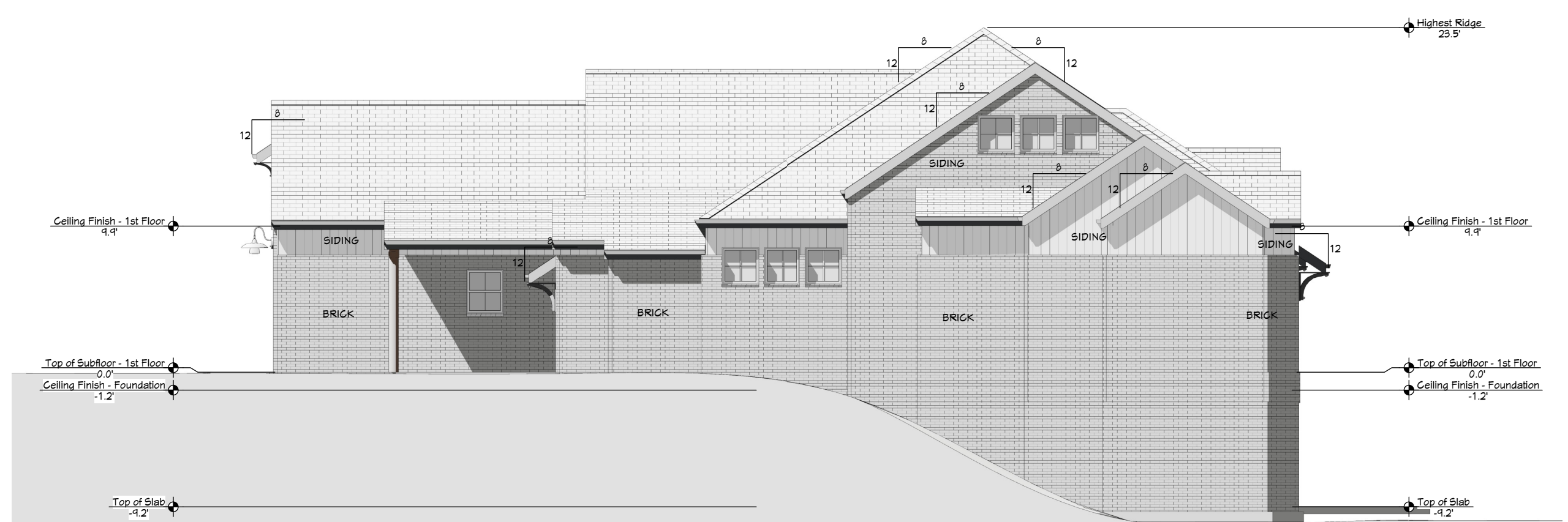
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

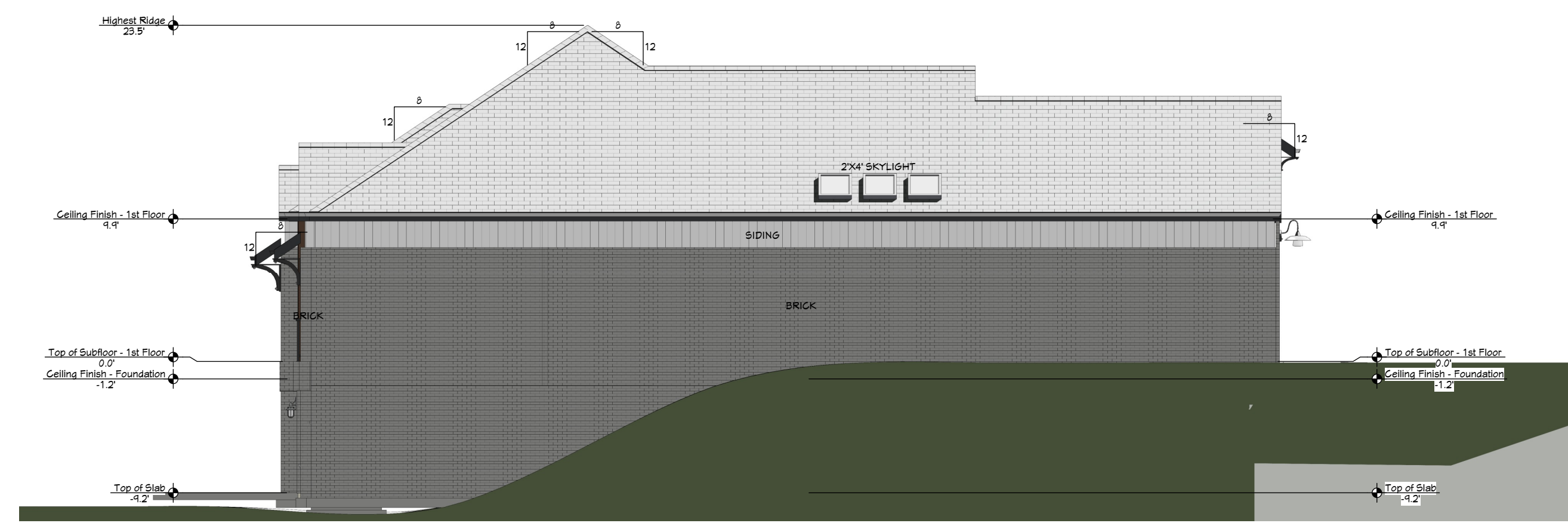




**FRONT ELEVATION**  
1/4"=1'-0"



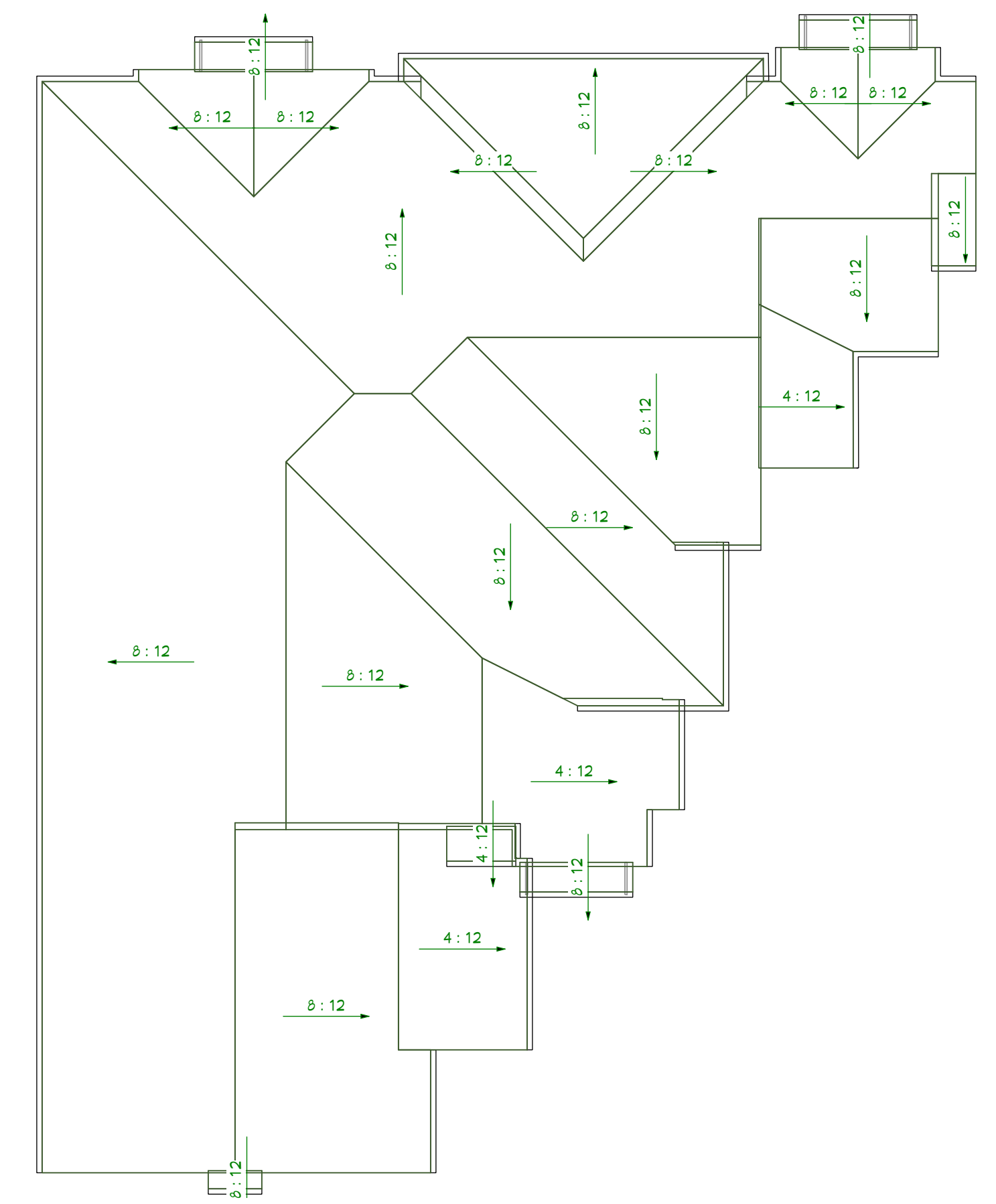
**RIGHT ELEVATION**  
1/4"=1'-0"



**LEFT ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



**ROOF PLAN**  
1/4"=1'-0"  
\* ALL PITCHES TO BE 12:12 U.N.O.



# ELEVATION NOTES:

## COVERAGES:

FRONT: MASONRY- 81%, SIDING- 19%

REAR: MASONRY -87% SIDING -13%

LEFT: MASONRY- 86%, SIDING- 14%

RIGHT: MASONRY- 89% SIDING- 11%

BRICK-PHOENIX (BILCO WHITE)

ROOF-ONYX BLACK

SIDING-TITANIUM WHITE

GUTTERS-BLACK

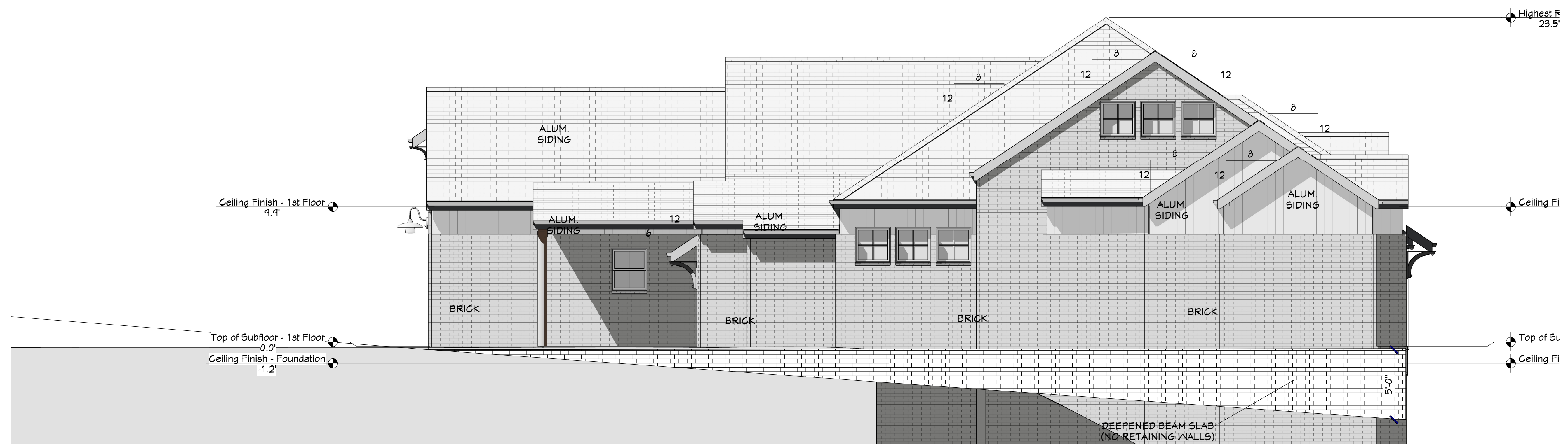
SOFFIT-PURE WHITE

EXT. PAINT-PURE WHITE

NO FENCING

NO RETAINING WALLS

NO POOLS



**RIGHT ELEVATION SECTION**  
 1/4"=1'-0"



**MISCELLANEOUS NOTES:**

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

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

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

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

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE FEEDHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

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

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

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

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

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

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

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

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

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

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

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:

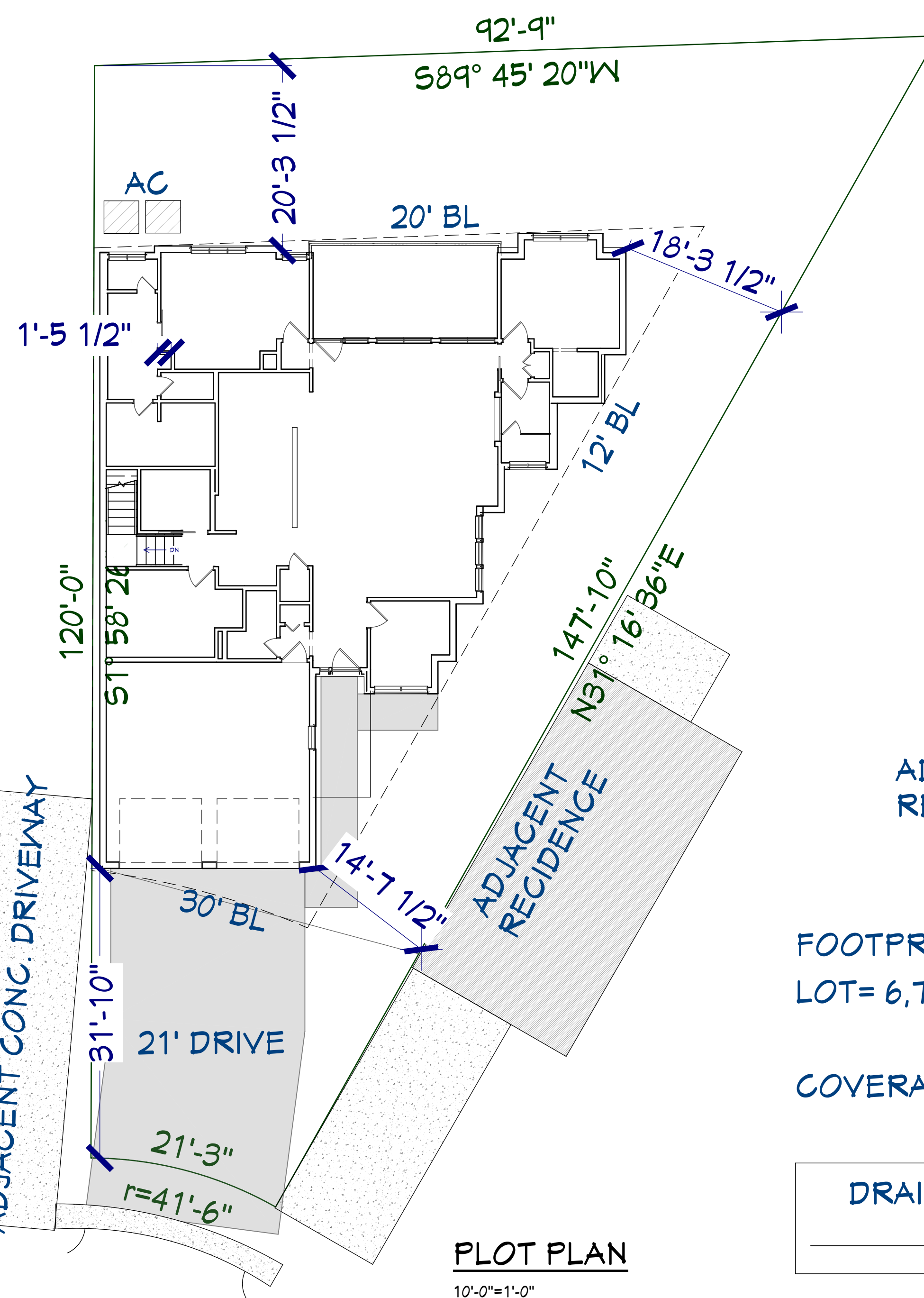
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.  
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.  
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

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

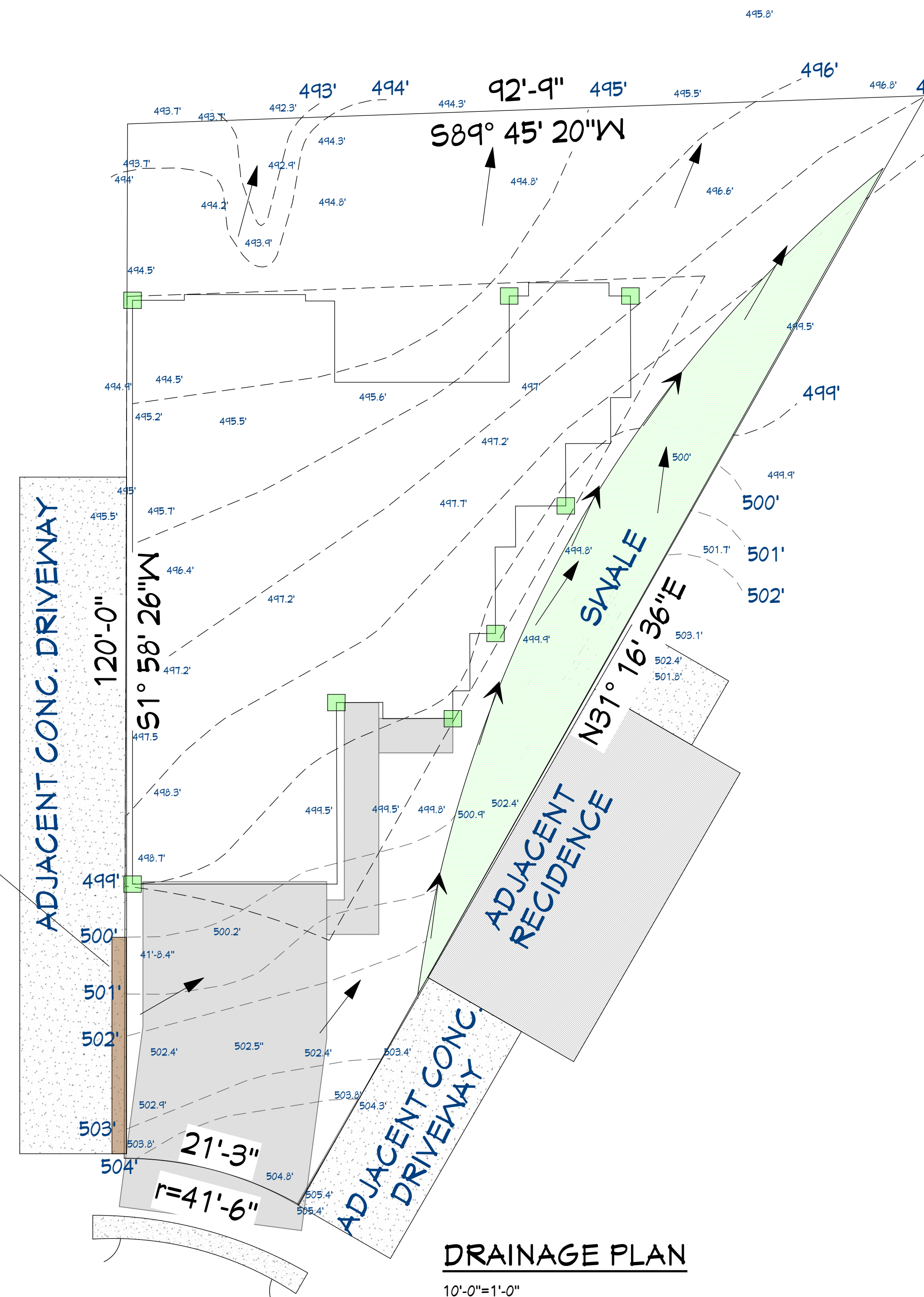
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.  
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.  
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.  
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

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

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



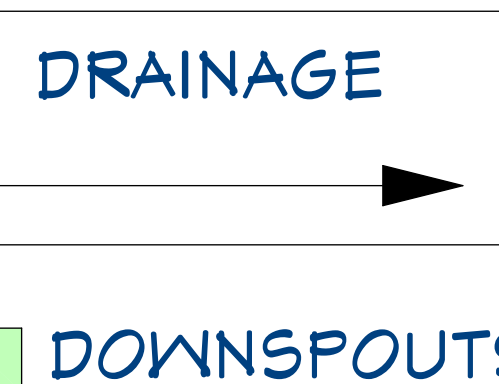
**PLOT PLAN**  
10'-0"=1'-0"



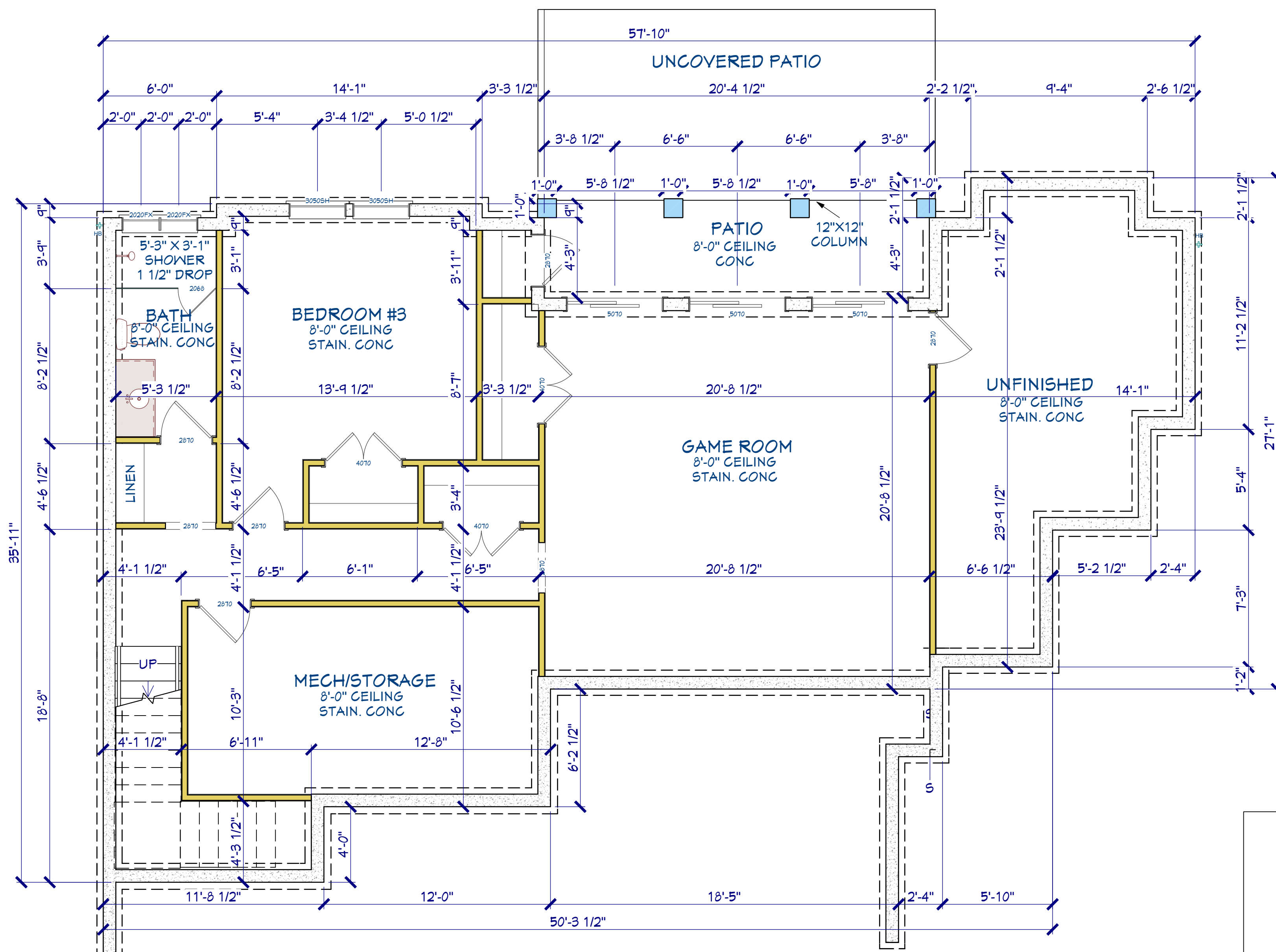
**DRAINAGE PLAN**  
10'-0"=1'-0"

FOOTPRINT= 2,609  
LOT= 6,784

COVERAGE= 38%







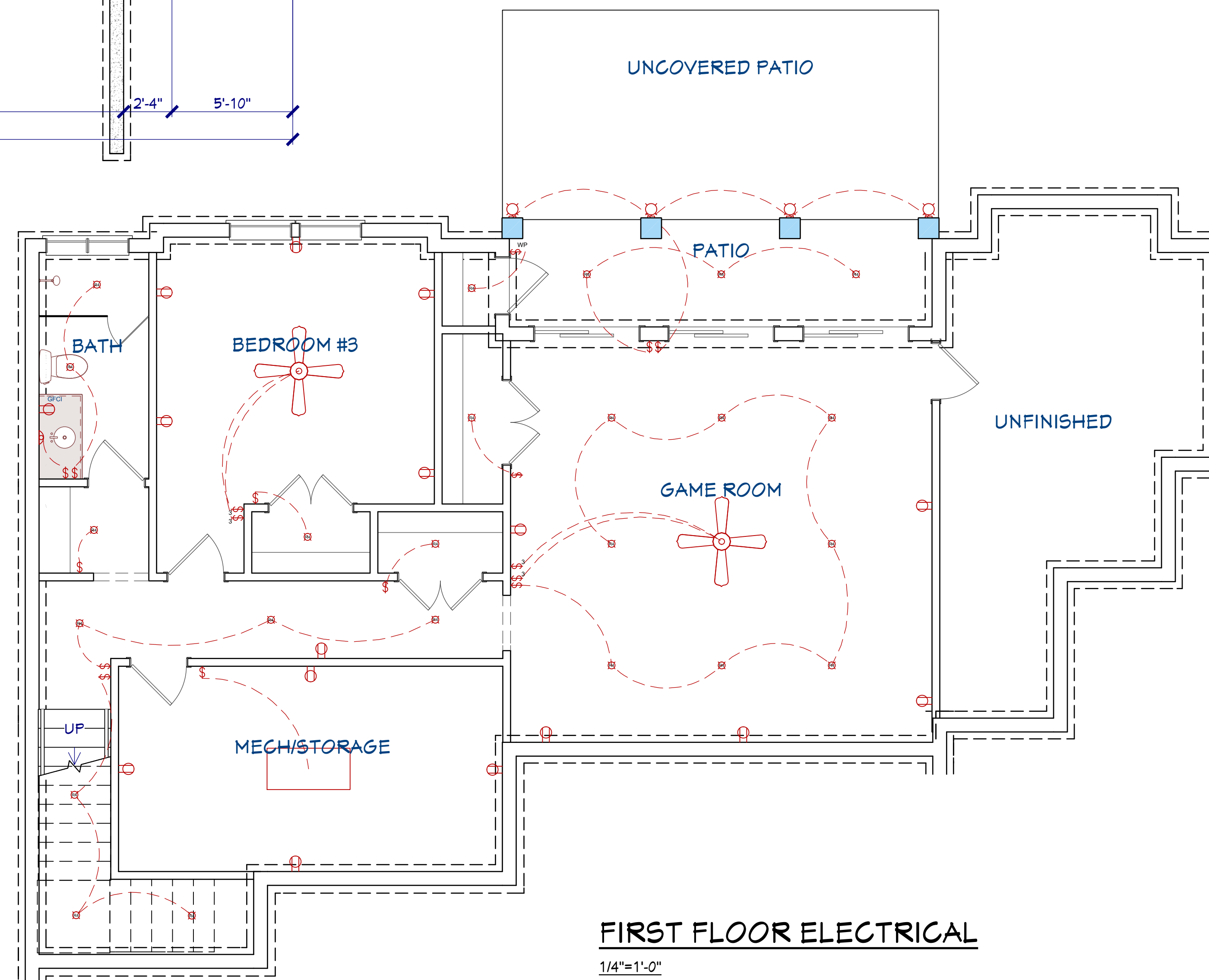
**FIRST FLOOR**

1/4"=1'-0"

SQUARE FOOTAGES	
1ST FLOOR	1498
2ND FLOOR	2010
TOTAL AIR CONDITIONED	3508
PORCH	90
PATIO	434
GARAGE	512
TOTAL UNDER ROOF	4544

DOOR SCHEDULE				
LABEL	QTY	FLOOR	SIZE	DESCRIPTION
2068	1	0	2068 L	SHOWER-GLASS SLAB
2068	1	1	2068 R	SHOWER-GLASS SLAB
2080	2	1	2080 L IN	HINGED-DOOR P03
2080	1	1	2080 L IN	HINGED-GLASS SLAB
2080	1	1	2080 R	2 DR. BIFOLD-LOUVERED
2080	2	1	2080 R IN	HINGED-DOOR P03
2680	1	1	2680 L/R IN	DOUBLE HINGED-DOOR P03
2868	1	1	2868 L	BARN-DOOR P03
2870	2	0	2870 L IN	HINGED-DOOR P03
2870	1	0	2870 R EX	EXT. HINGED-DOOR E02
2870	2	0	2870 R IN	HINGED-DOOR P03
2880	1	1	2880 L	POCKET-DOOR P03
2880	1	1	2880 L EX	EXT. HINGED-DOOR E02
2880	3	1	2880 L IN	HINGED-DOOR P03
2880	1	1	2880 R	POCKET-DOOR P03
2880	2	1	2880 R IN	HINGED-DOOR P03
3068	1	1	3068 R EX	EXT. HINGED-DOOR P01
3080	1	1	3080 R EX	EXT. HINGED-DOOR E02
4070	3	0	4070 L/R IN	DOUBLE HINGED-DOOR P03
5070	1	0	5070 L EX	EXT. SLIDER-GLASS PANEL
5070	2	0	5070 R EX	EXT. SLIDER-GLASS PANEL
9070	2	1	9070	GARAGE-PANEL

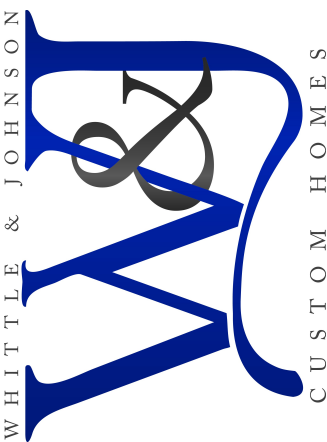
WINDOW SCHEDULE					
LABEL	QTY	FLOOR	SIZE	DESCRIPTION	TOP
1010FX	1	1	1010FX	FIXED GLASS	98 1/2"
1068FX	1	1	1068FX	FIXED GLASS	80"
2020FX	2	0	2020FX	FIXED GLASS	84"
2020FX	2	1	2020FX	FIXED GLASS	80"
2020FX	3	1	2020FX	FIXED GLASS	87"
2030FX	1	2	2030FX	FIXED GLASS	58"
2626SC	3	1	2626SC	SINGLE CASEMENT-HR	102"
2626SC	3	2	2626SC	SINGLE CASEMENT-HR	90"
2630SH	1	1	2630SH	SINGLE HUNG	84"
2660SH	1	1	2660SH	SINGLE HUNG	96"
2660SH	1	1	2660SH	SINGLE HUNG	80"
3010FX	6	1	3010FX	FIXED GLASS	111"
3010FX	1	1	3010FX	FIXED GLASS	98 1/2"
3050SH	2	0	3050SH	SINGLE HUNG	84"
3060DH	2	1	3060DH	DOUBLE HUNG	80"
3060SH	2	1	3060SH	SINGLE HUNG	84"
3060SH	4	1	3060SH	SINGLE HUNG	96"
4020DC	1	1	4020DC	DOUBLE CASEMENT-LHL/RHR	84"



**FIRST FLOOR ELECTRICAL**

1/4"=1'-0"

Electrical Schedule			
2D Symbol	Qty	Floor	Description
	2	0	Basic Ceiling Fan
	4	0	Caged Lantern Sconce
	15	0	Duplex
	1	0	GFCI
	1	0	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	1	0	Nicosia
	24	0	Recessed Down Light 4
	12	0	Single Pole
	4	0	Three Way
	1	0	Weatherproof
	3	1	Arts & Crafts Pendant
	5	1	Basic Ceiling Fan
	1	1	Clothes Dryer
	2	1	Drizzle Round Chandelier
	46	1	Duplex
	4	1	Duplex (weatherproof)
	3	1	Four Way
	3	1	GFCI
	1	1	Garbage Disposal
	2	1	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	2	1	Medium Surface Mounted Tube Light [48W4D] [48W4D]
	2	1	Narciss Sconce
	4	1	Nicosia
	50	1	Recessed Down Light 4
	28	1	Single Pole
	1	1	Single Pole Dimmer
	10	1	Three Way



LOT: 16, BLOCK: E  
 SUBDIVISION: CHANDLERS LANDING, PH. 16  
 ADDRESS: 2415 VICTORY LANE  
 CITY, STATE: ROCKWALL, TX  
 COUNTY: ROCKWALL

RESIDENCE FOR:  
**WARDLOW**

WHITTLE & JOHNSON  
 CUSTOM HOMES

DATE:

5/3/20

SCALE:

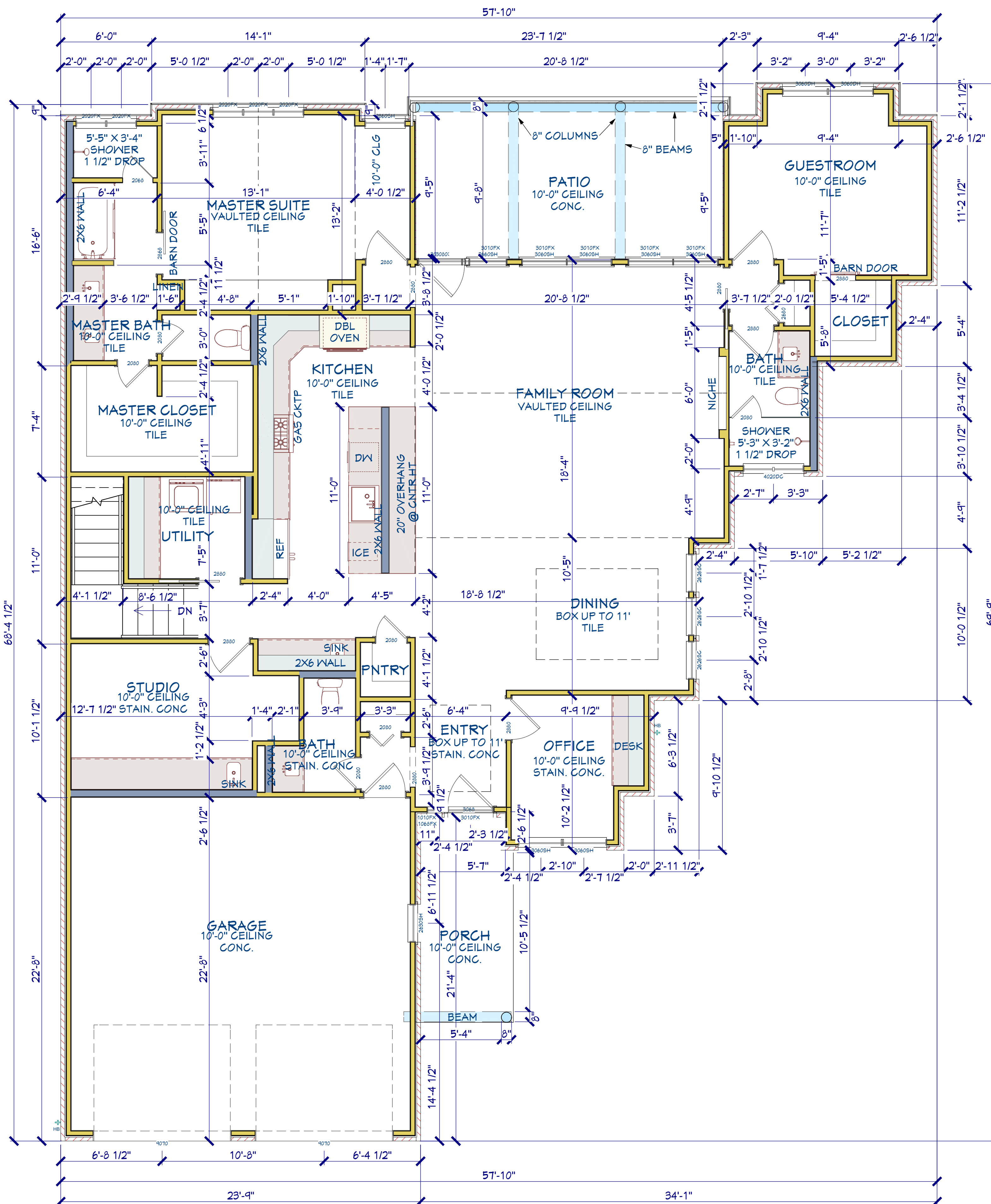
SHEET:

2P-1

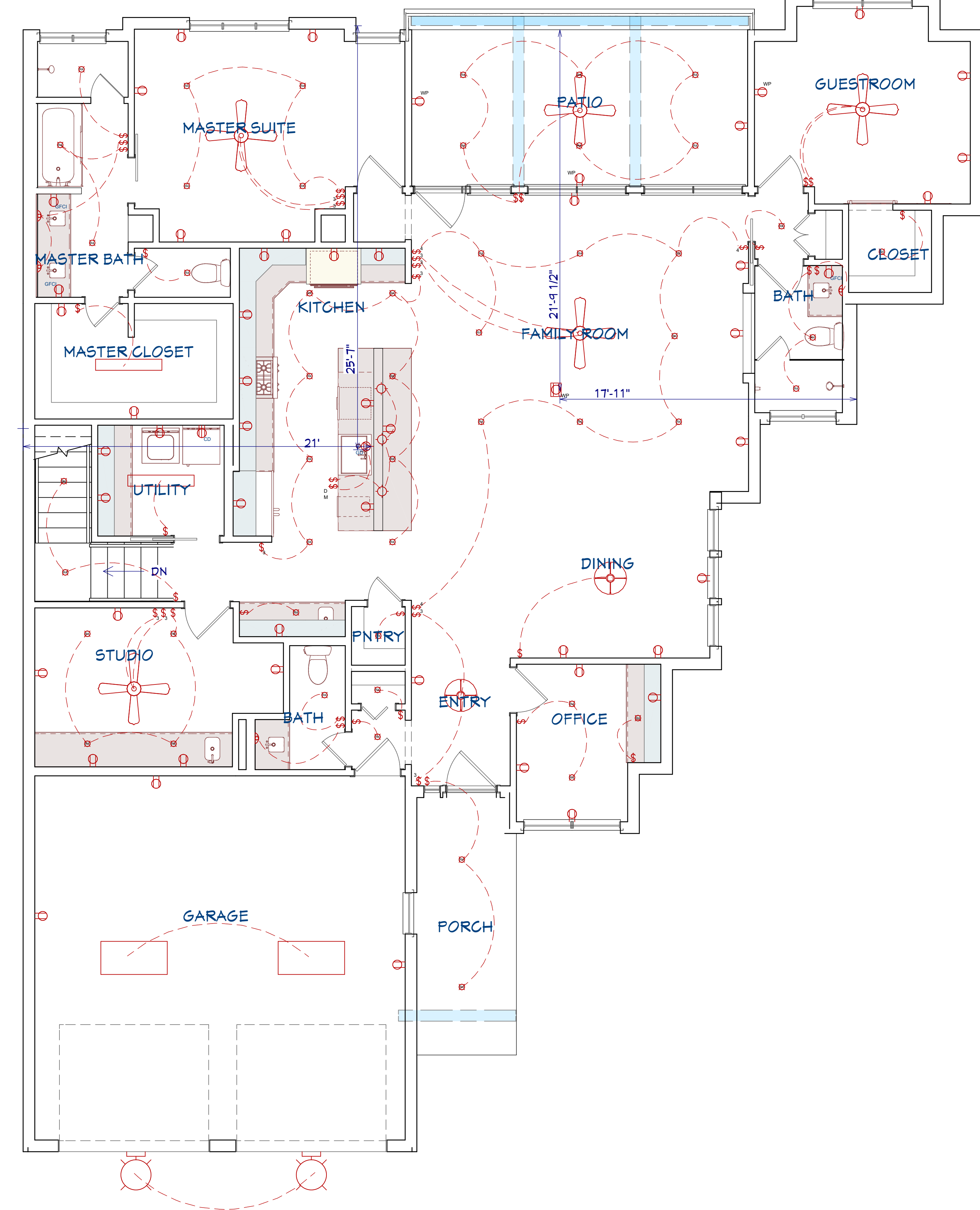


214-837-0241  
 ARCHIMATRIX.ORG





**SECOND FLOOR**  
1/4"=1'-0"



**SECOND FLOOR ELECTRICAL**  
1/4"=1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 from Major Rush for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 8 (PD-8) 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*] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- 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 7<sup>TH</sup> DAY OF DECEMBER, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: November 16, 2020

2<sup>nd</sup> Reading: December 7, 2020

**Exhibit 'A'**  
*Location Map and Survey*

Address: 295 Victory Lane

Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16









**Exhibit 'C':  
Building Elevations**

