



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-001 P&Z DATE 2/9/21 CC DATE 2/16/21 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☒ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-001

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
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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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2825 MARCIE LN

Subdivision Lago Vista

Lot 17 Block B

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Vacant lot

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

☐ **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 OTONIEL JARAMILLO

☐ Applicant

Contact Person

Contact Person

Address 10951 OAKVIEW DR

Address

City, State & Zip Balch Springs TX

City, State & Zip

Phone 972-839-6065

Phone

E-Mail Tnmconstructionsupply@yahoo.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

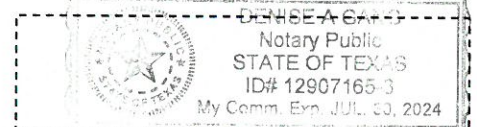
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of January, 20 21. By signing this application, 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 15 day of January, 20 21.

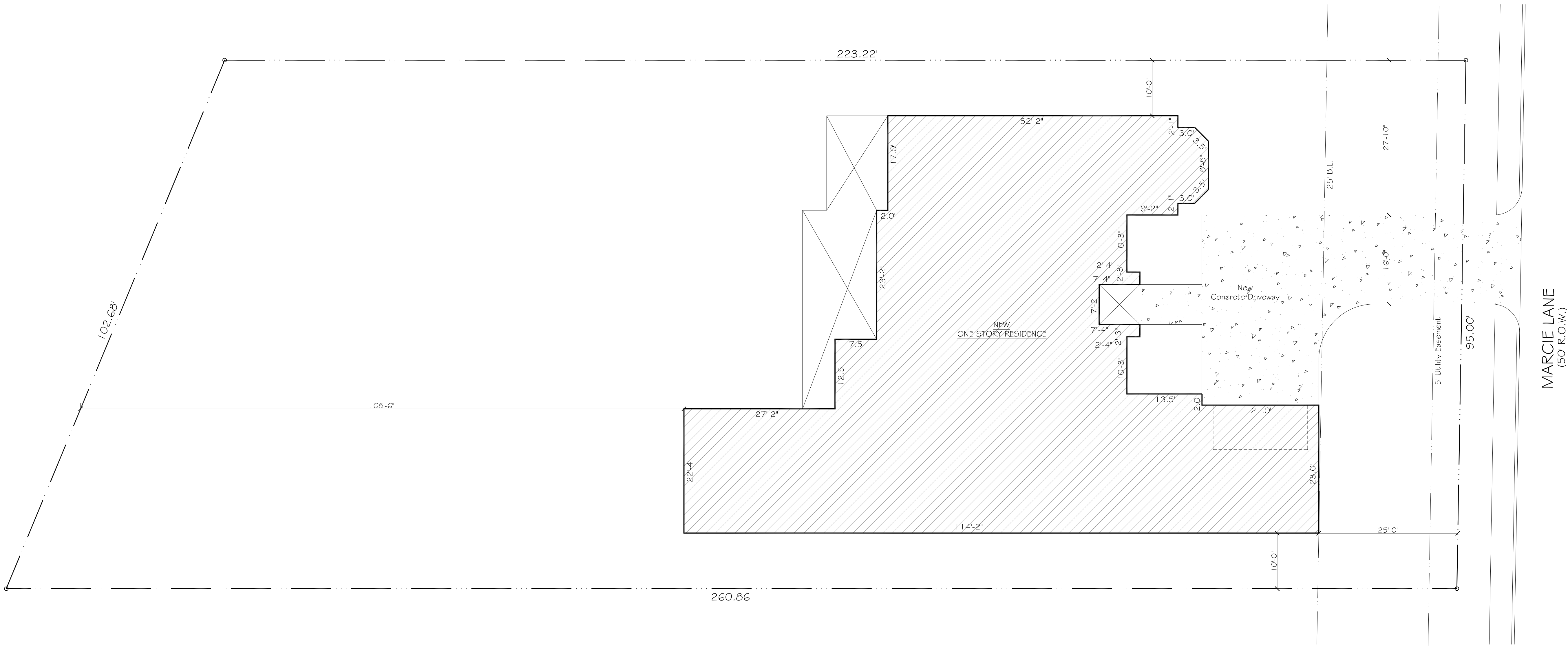
Owner's Signature

Otoniel Jaramillo

Notary Public in and for the State of Texas



My Commission Expires July 30, 2024



GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

SITE PLAN INFORMATION

LOT SIZE	22,990 S.F.
BUILDING AREA	5,657 S.F.
PERCENT LOT COVERED	25.4%

A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

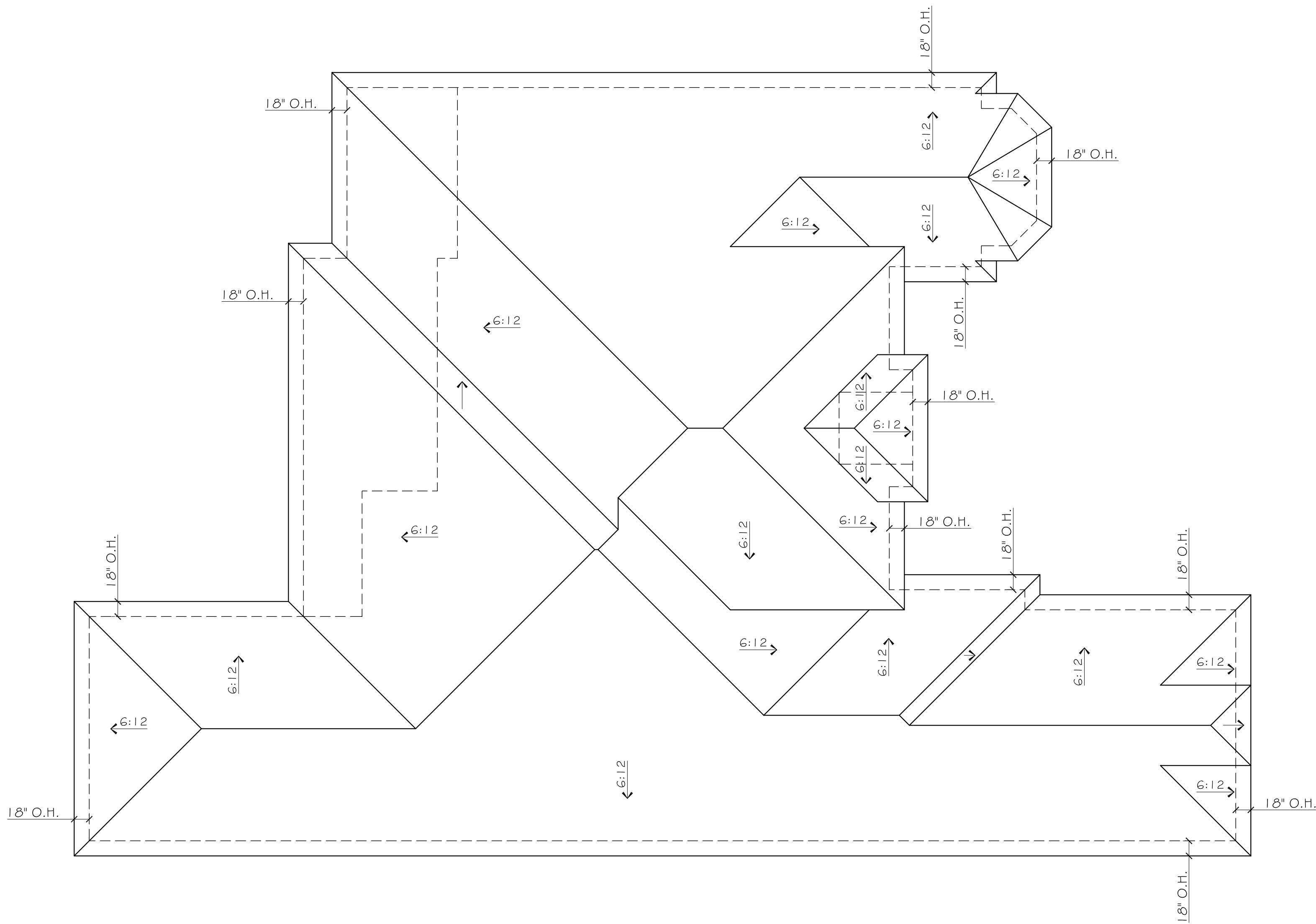
Sheet Title

SITE PLAN

Scale
1" =10'-0"

Sheet No.

A0.00



ROOF PLAN

SCALE: 1/8" = 1'-0"

- GENERAL NOTES
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.

3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

6. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

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Block B Lot 17
Rockwall, Texas 75032

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Sheet Title

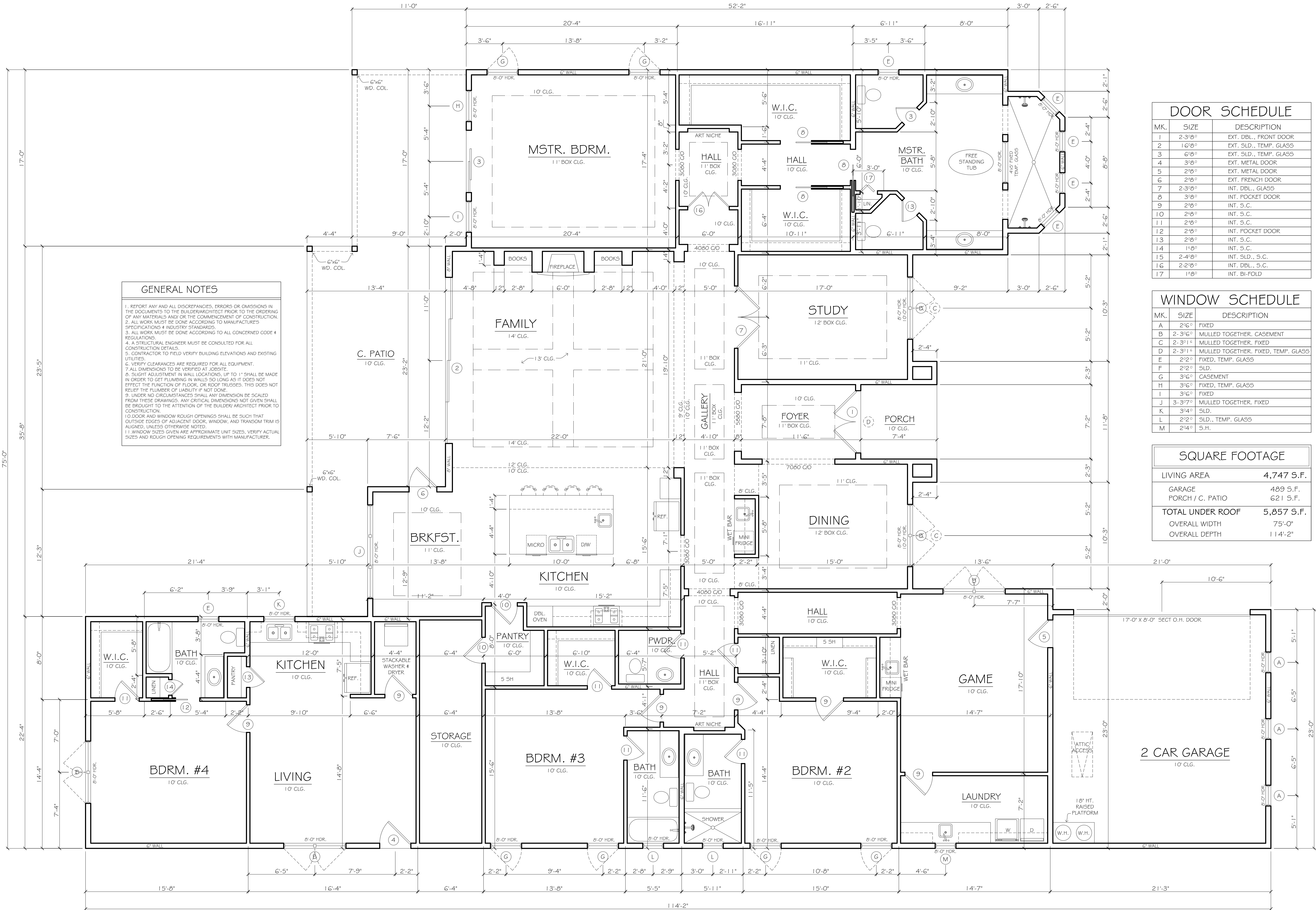
ROOF PLAN

Scale

1/8" = 1'-0"

Sheet No.

A1.01



GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.

2. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.

3. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.

4. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.

5. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

6. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

7. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.

8. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.

9. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.

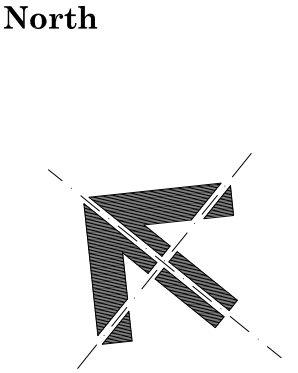
10. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED UNLESS OTHERWISE NOTED.

11. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.

DOOR SCHEDULE		
MK.	SIZE	DESCRIPTION
1	2-3'8"	EXT. DBL., FRONT DOOR
2	1'6"8"	EXT. SLD., TEMP. GLASS
3	6'8"	EXT. SLD., TEMP. GLASS
4	3'8"	EXT. METAL DOOR
5	2'8"	EXT. METAL DOOR
6	2'8"	EXT. FRENCH DOOR
7	2-3'8"	INT. DBL., GLASS
8	3'8"	INT. POCKET DOOR
9	2'8"	INT. S.C.
10	2'8"	INT. S.C.
11	2'8"	INT. S.C.
12	2'8"	INT., POCKET DOOR
13	2'8"	INT. S.C.
14	1'8"	INT. S.C.
15	2-4'8"	INT. SLD., S.C.
16	2-2'8"	INT. DBL., S.C.
17	1'8"	INT. BI-FOLD

WINDOW SCHEDULE		
MK.	SIZE	DESCRIPTION
A	2'6"	FIXED
B	2-3'6"	MULLED TOGETHER, CASEMENT
C	2-3'1"	MULLED TOGETHER, FIXED
D	2-3'1"	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
J	3-3'7"	MULLED TOGETHER, FIXED
K	3'4"	SLD.
L	2'2"	SLD., TEMP. GLASS
M	2'4"	S.H.

SQUARE FOOTAGE	
LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES, ORDINANCES, LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

INDICATES

Scale
INDICATES

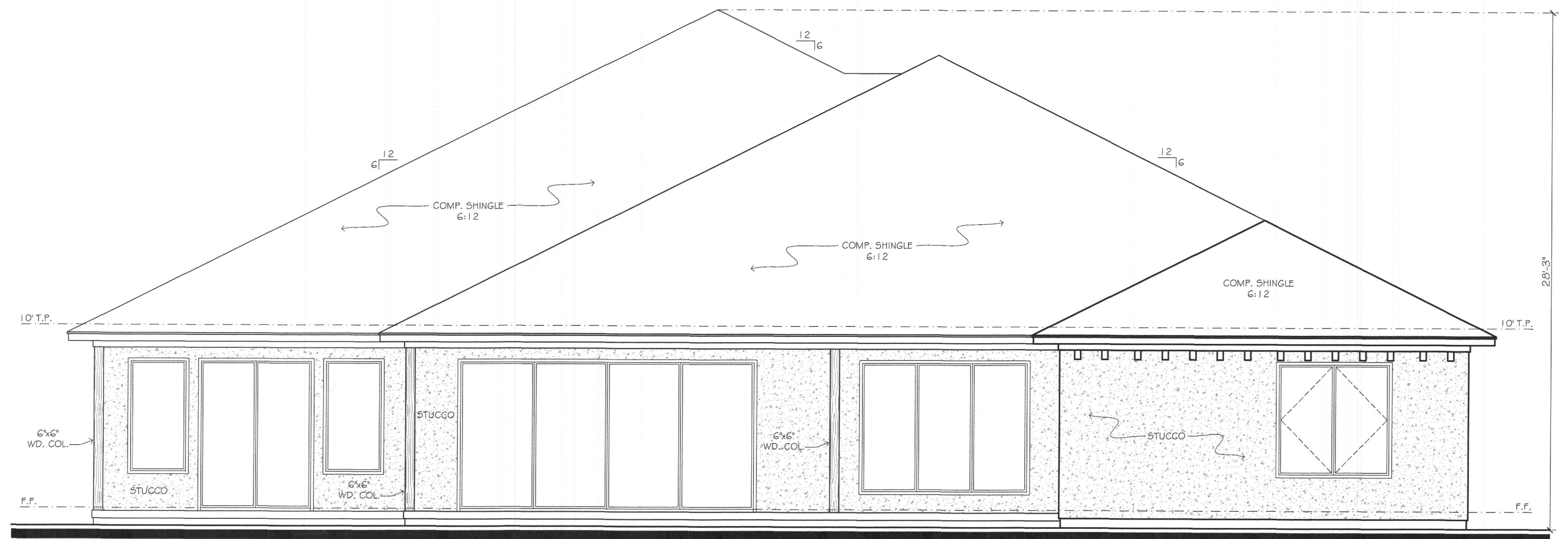
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FRONT ELEVATION

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



REAR ELEVATION

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

North

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Rockwall, Texas 75032

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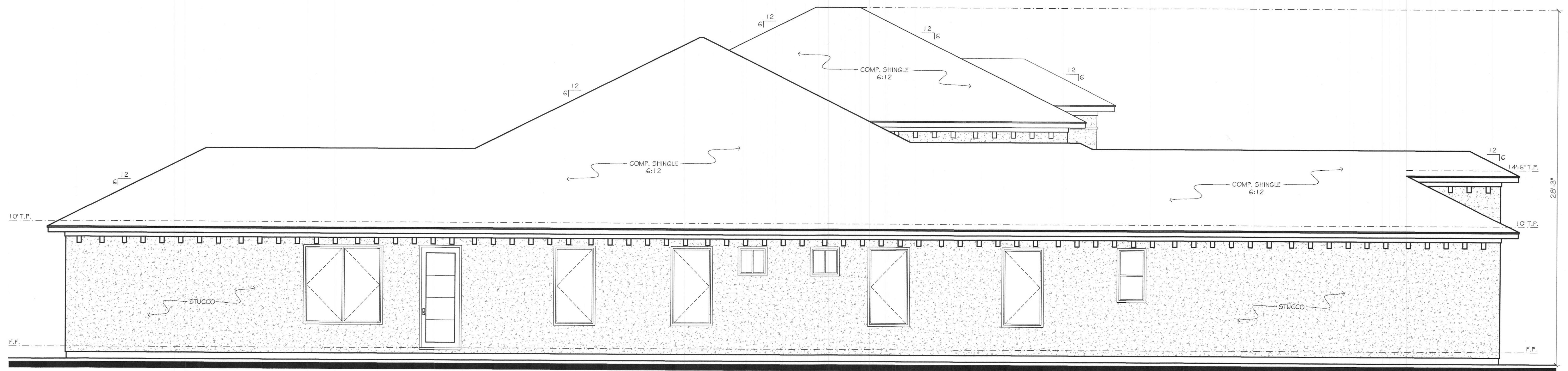
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

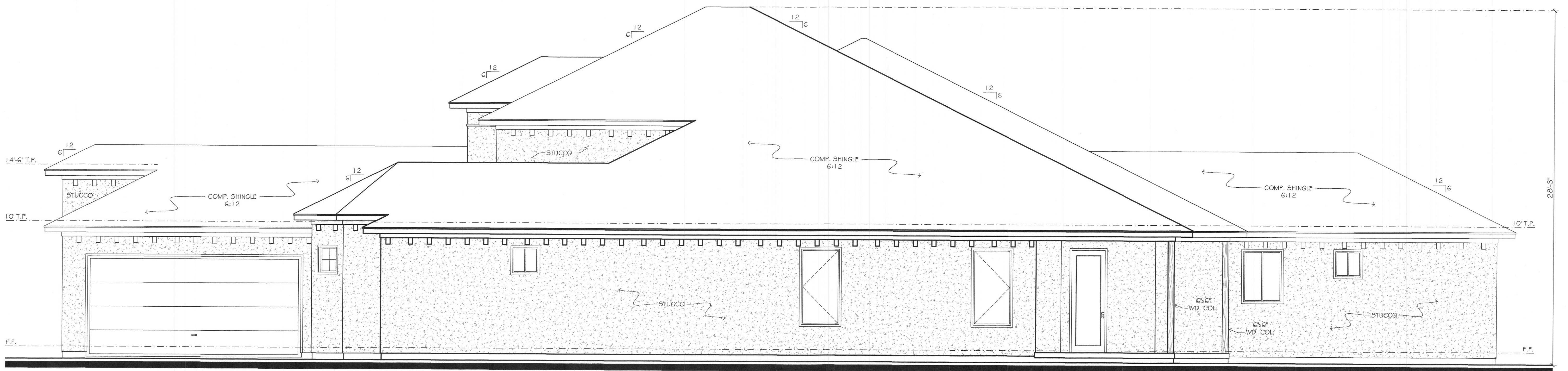
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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2825 MARCIE LANE
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Date
JANUARY, 2021

Sheet Title
ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

Sheet No.

A2.01



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-001

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

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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
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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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2825 MARCIE LN

Subdivision Lago Vista

Lot 17 Block B

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Vacant lot

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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☐ Owner OTONIEL JARAMILLO

☐ Applicant

Contact Person

Contact Person

Address 10951 OAKVIEW DR

Address

City, State & Zip Balch Springs TX

City, State & Zip

Phone 972-839-6065

Phone

E-Mail Tnmconstructionsupply@yahoo.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

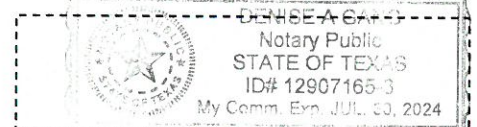
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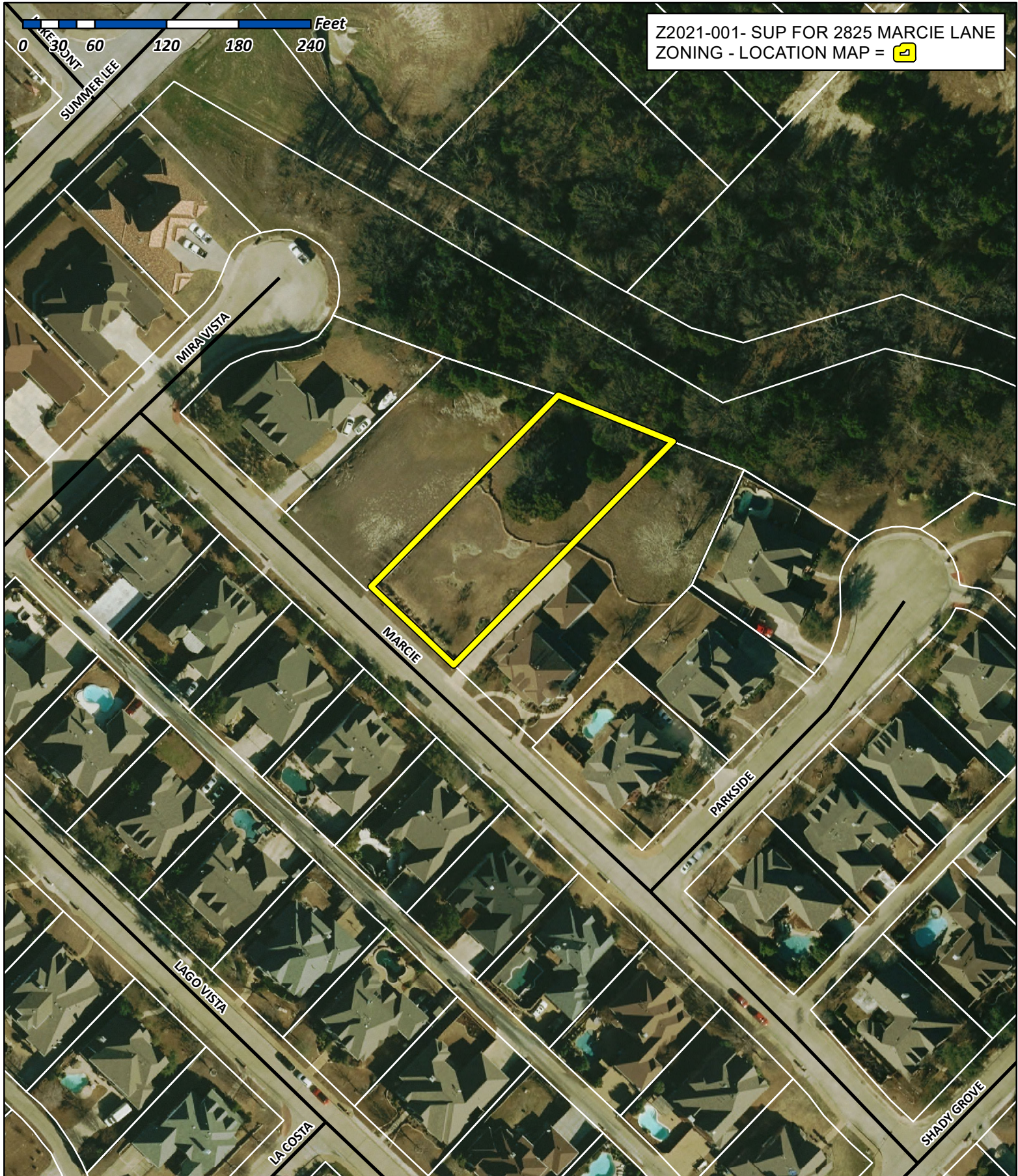
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Notary Public in and for the State of Texas



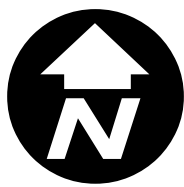
My Commission Expires July 30, 2024



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.

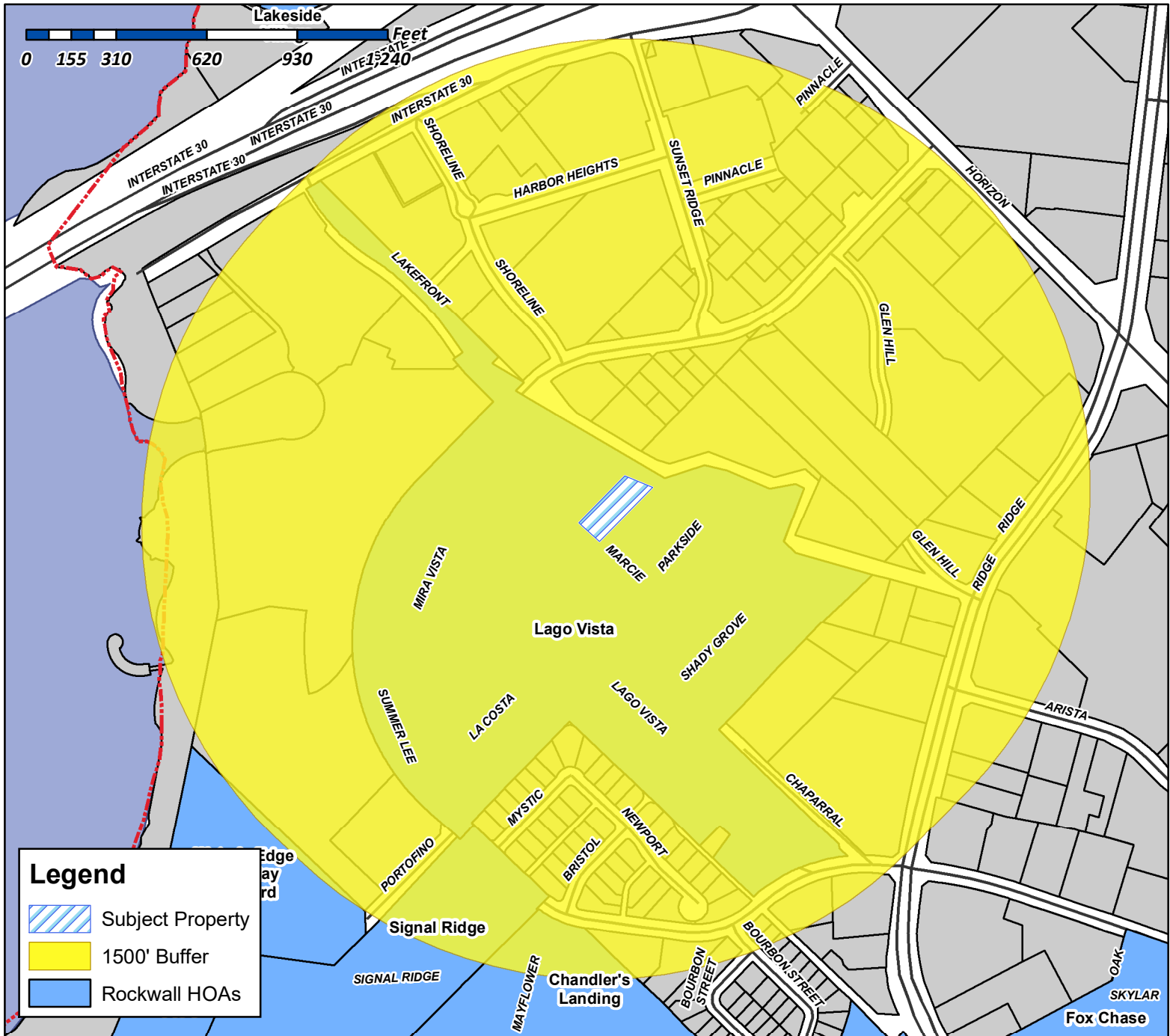
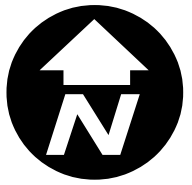




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Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021

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

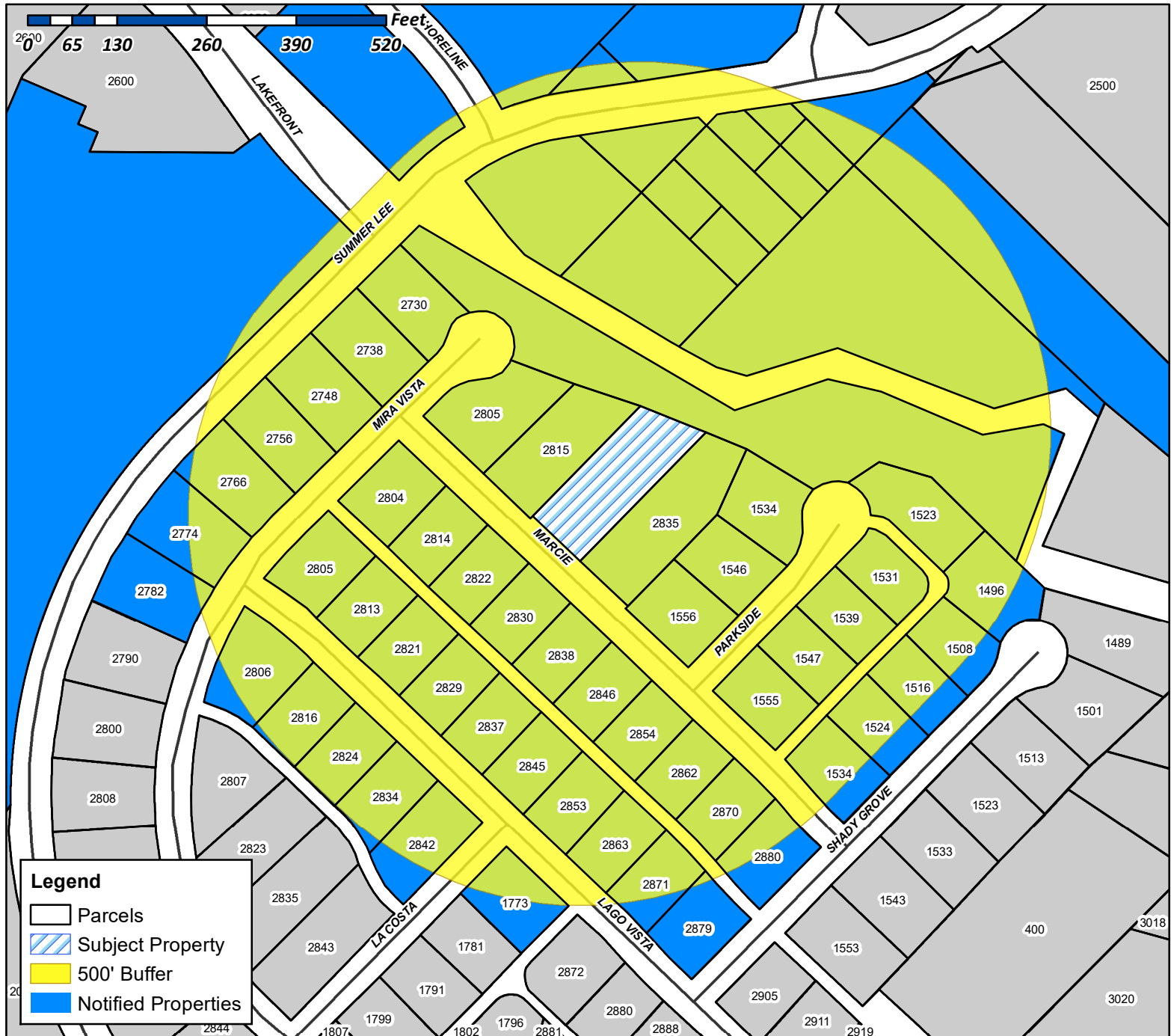
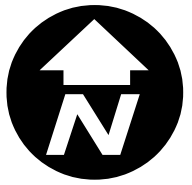




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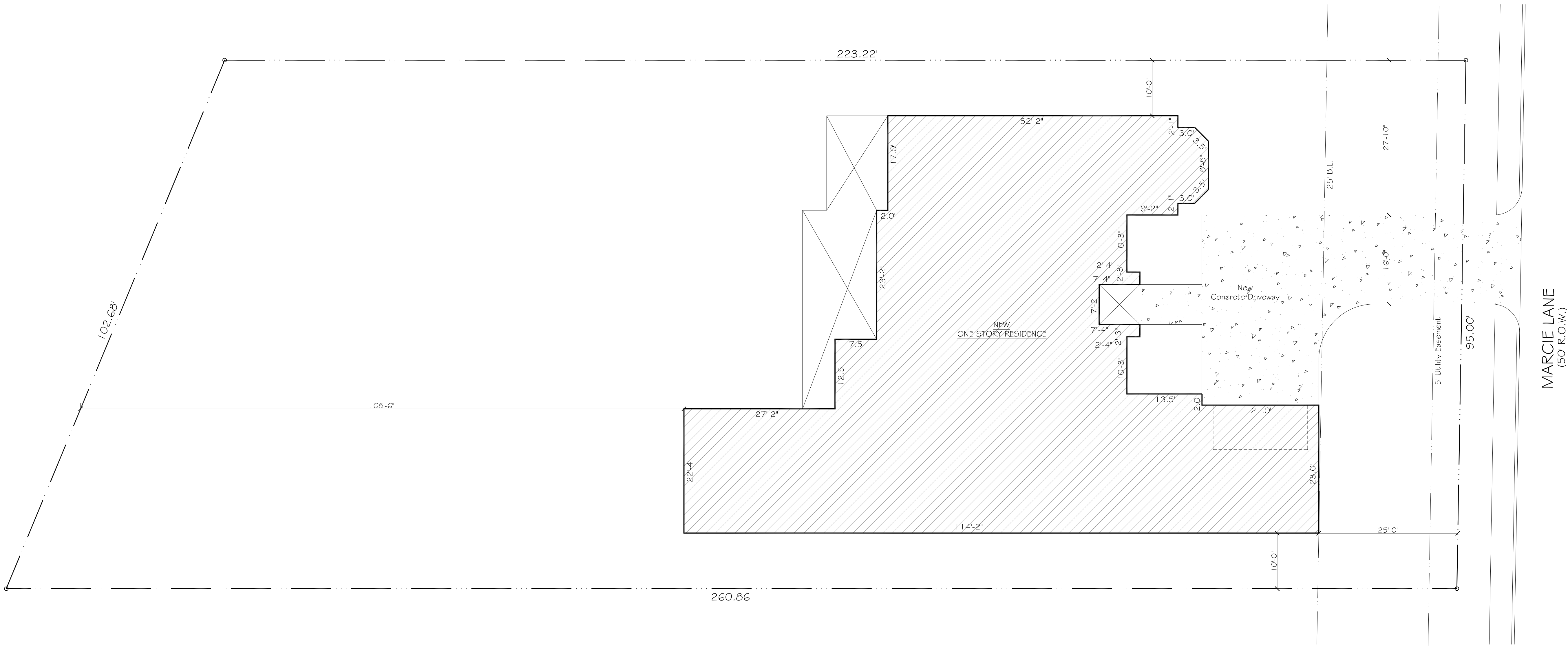
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A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

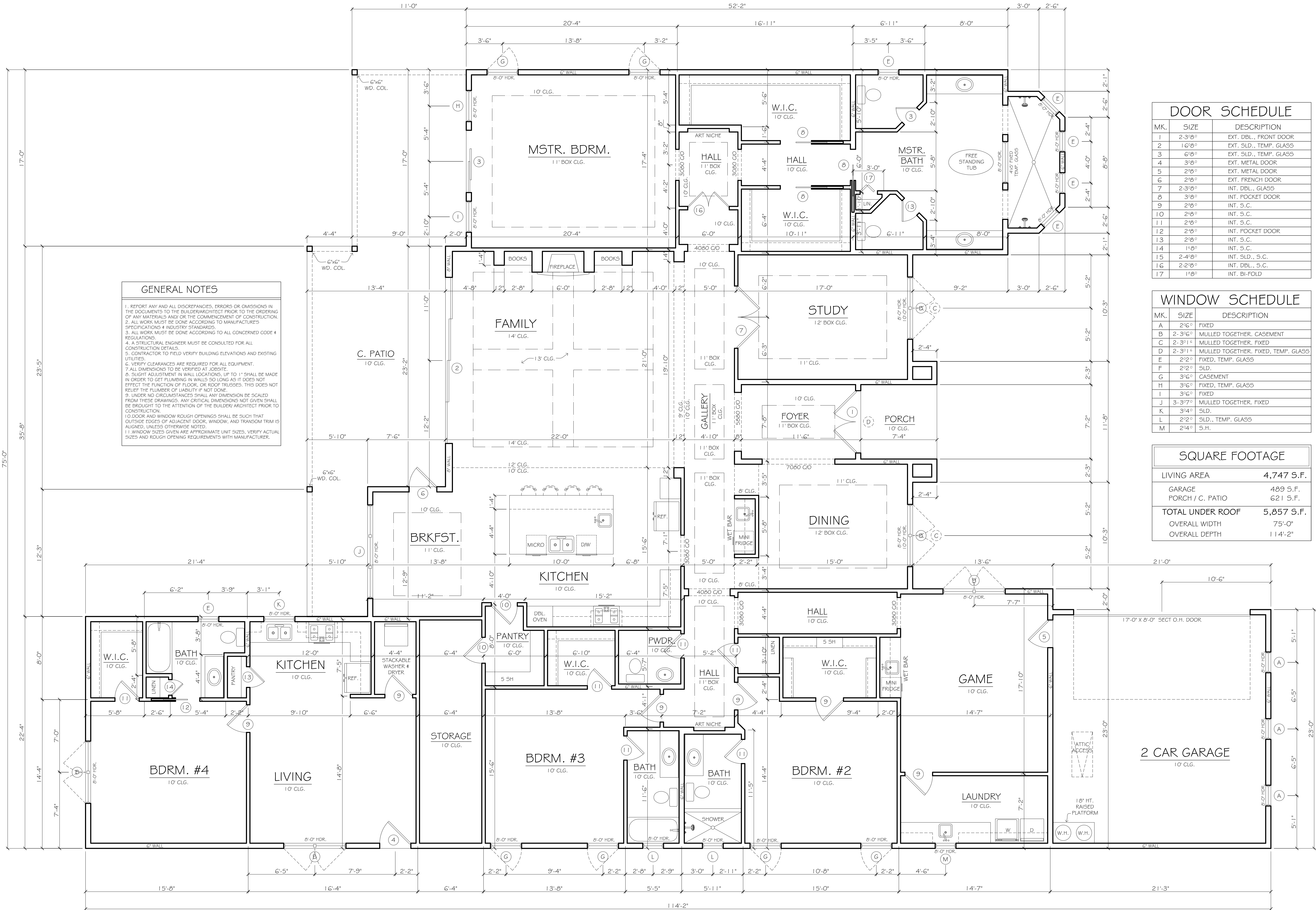
Sheet Title

SITE PLAN

Scale
1" =10'-0"

Sheet No.

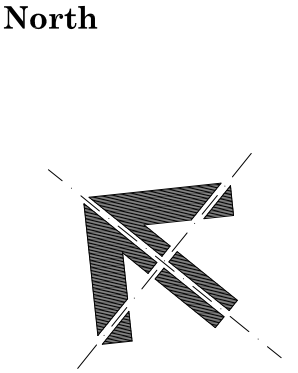
A0.00



DOOR SCHEDULE		
MK.	SIZE	DESCRIPTION
1	2-3'8"	EXT. DBL., FRONT DOOR
2	1'6"8"	EXT. SLD., TEMP. GLASS
3	6'8"	EXT. SLD., TEMP. GLASS
4	3'8"	EXT. METAL DOOR
5	2'8"	EXT. METAL DOOR
6	2'8"	EXT. FRENCH DOOR
7	2-3'8"	INT. DBL., GLASS
8	3'8"	INT. POCKET DOOR
9	2'8"	INT. S.C.
10	2'8"	INT. S.C.
11	2'8"	INT. S.C.
12	2'8"	INT., POCKET DOOR
13	2'8"	INT. S.C.
14	1'8"	INT. S.C.
15	2-4'8"	INT. SLD., S.C.
16	2-2'8"	INT. DBL., S.C.
17	1'8"	INT. BI-FOLD

WINDOW SCHEDULE		
MK.	SIZE	DESCRIPTION
A	2'6"	FIXED
B	2-3'6"	MULLED TOGETHER, CASEMENT
C	2-3'1"	MULLED TOGETHER, FIXED
D	2-3'1"	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
J	3-3'7"	MULLED TOGETHER, FIXED
K	3'4"	SLD.
L	2'2"	SLD., TEMP. GLASS
M	2'4"	S.H.

SQUARE FOOTAGE	
LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES, ORDINANCES, LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

INDICATES

Scale
INDICATES

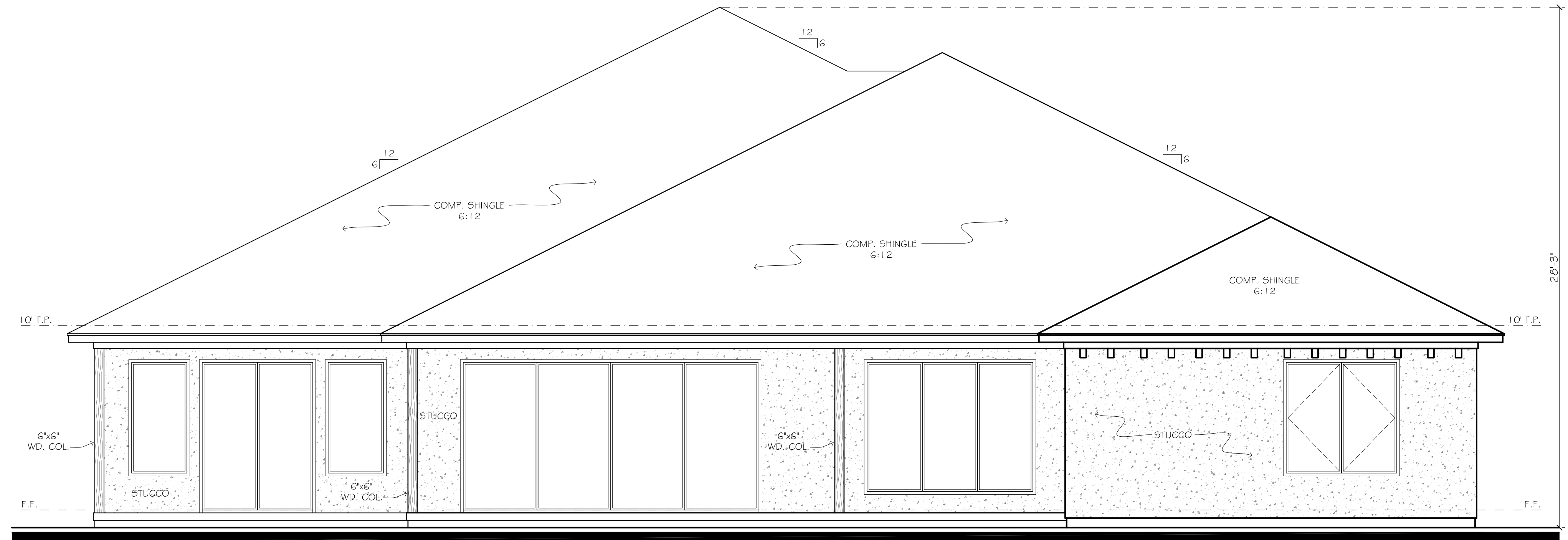
Sheet No.

A1.00



FRONT ELEVATION

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



REAR ELEVATION

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

North

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

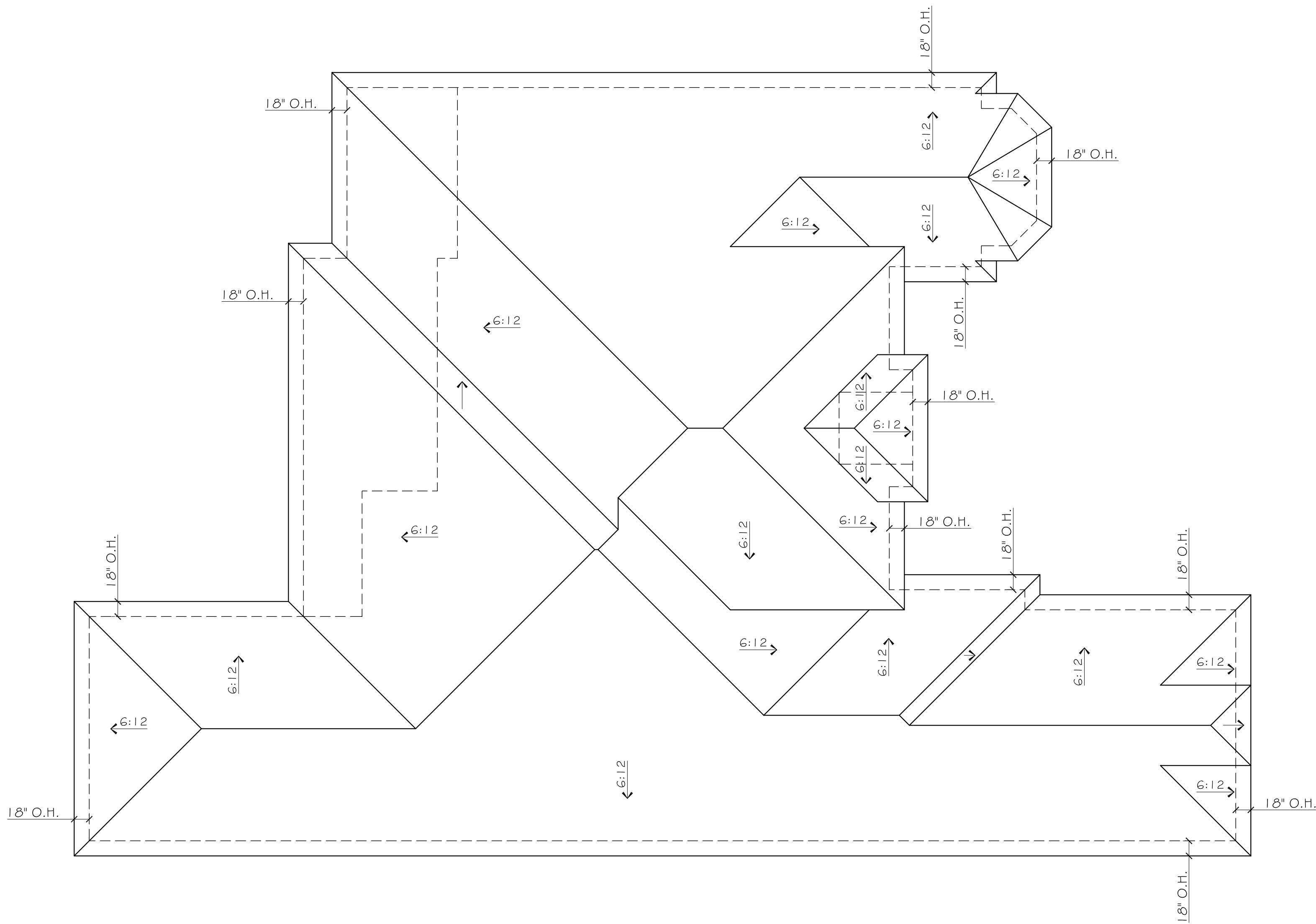
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

Sheet No.

A2.00



ROOF PLAN

SCALE: 1/8" = 1'-0"

- GENERAL NOTES
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.

3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

6. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

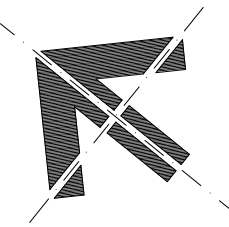
Sheet Title
ROOF PLAN

Scale
1/8" = 1'-0"

Sheet No.

A1.01

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.

2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.

3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.

4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.

5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.

6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.

7. LIGHT FIXTURES OVER VANITIES AT 6'-10" A.F.F.

8. EXTERIOR COACH LIGHT TO BE 6'-6" ABOVE HOUSE FINISH FLOOR.

9. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.

12. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.

13. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.

14. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.

15. WATER PIPES FOR SHOWERHEAD TO BE STUBBED OUT AT 6'-6" A.F.F.

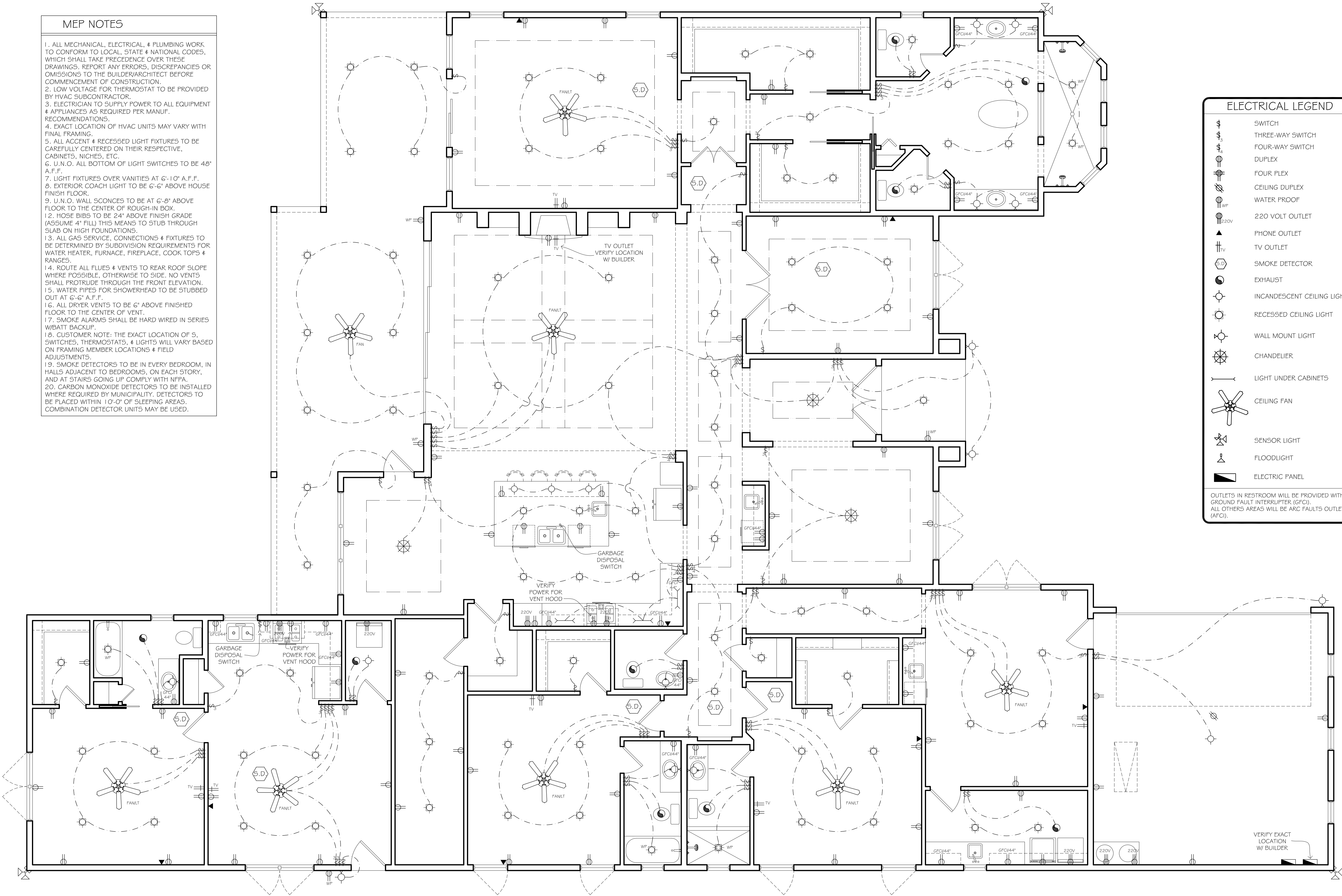
16. ALL DRYER VENTS TO BE 6" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.

17. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WBATT BACKUP.

18. CUSTOMER NOTE: THE EXACT LOCATION OF S, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.

19. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP COMPLY WITH NFPA.

20. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.



ELECTRICAL LEGEND

SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

DUPLEX

FOUR PLEX

CEILING DUPLEX

WATER PROOF

220 VOLT OUTLET

PHONE OUTLET

TV OUTLET

SMOKE DETECTOR

EXHAUST

INCANDESCENT CEILING LIGHT

RECESSED CEILING LIGHT

WALL MOUNT LIGHT

CHANDELIER

LIGHT UNDER CABINETS

CEILING FAN

SENSOR LIGHT

FLOODLIGHT

ELECTRIC PANEL

OUTLETS IN RESTROOM WILL BE PROVIDED WITH GROUND FAULT INTERRUPTER (GFI).

ALL OTHERS AREAS WILL BE ARC FAULTS OUTLETS (AFCI).

2825 MARCIE LANE

Block B Lot 17

Rockwall, Texas 75032

Date

JANUARY, 2021

Sheet Title

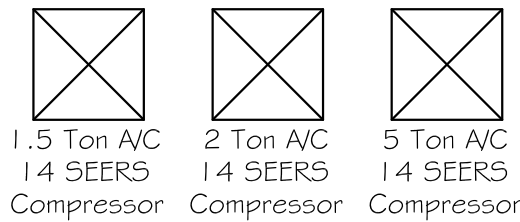
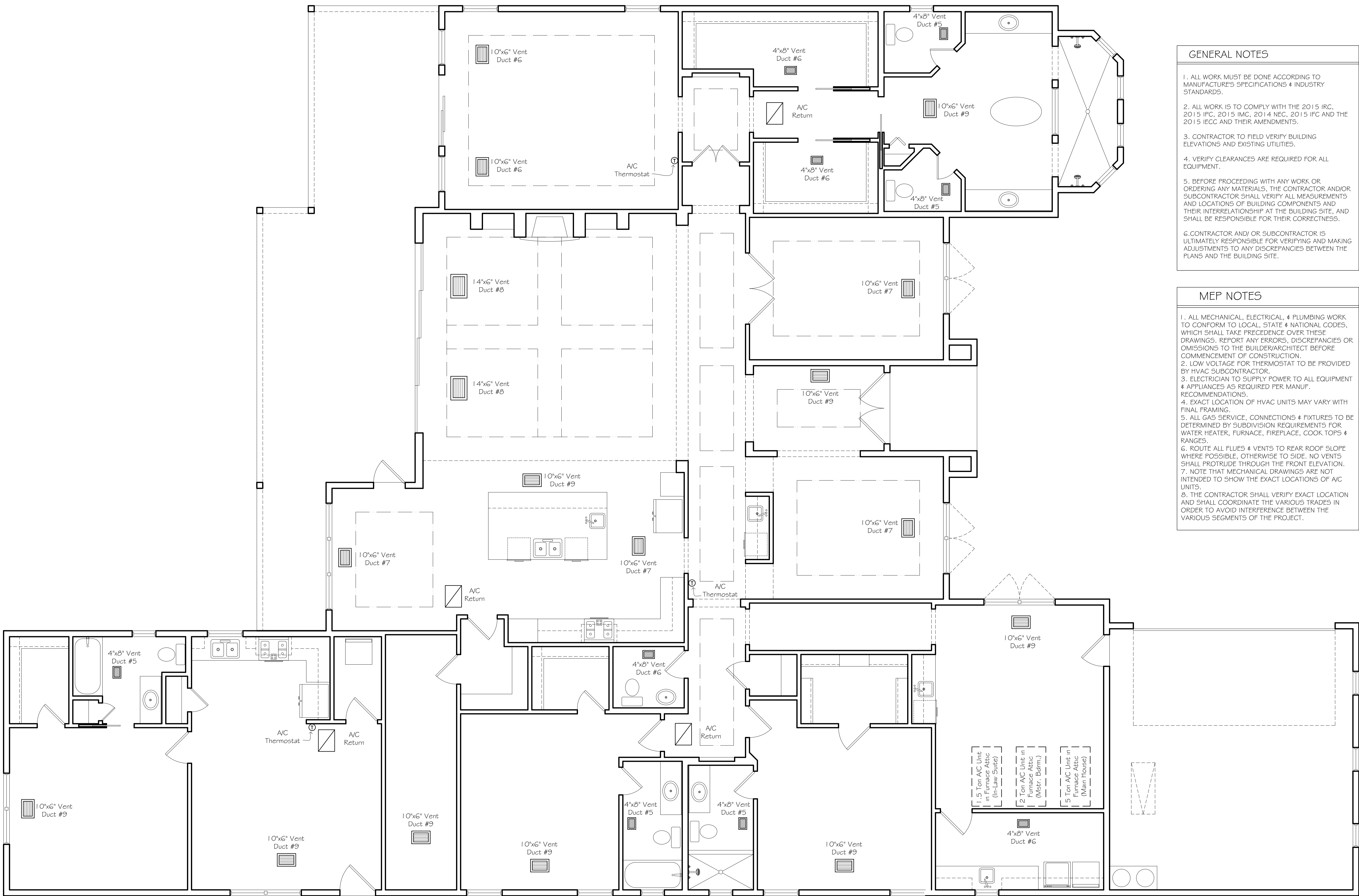
ELECTRICAL PLAN

Scale

1/4" = 1'-0"

Sheet No.

E2.01



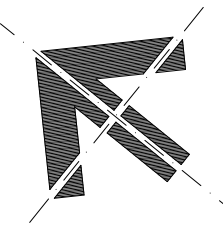
GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.
3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
6. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
6. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
7. NOTE THAT MECHANICAL DRAWINGS ARE NOT INTENDED TO SHOW THE EXACT LOCATIONS OF A/C UNITS.
8. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND SHALL COORDINATE THE VARIOUS TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS SEGMENTS OF THE PROJECT.

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

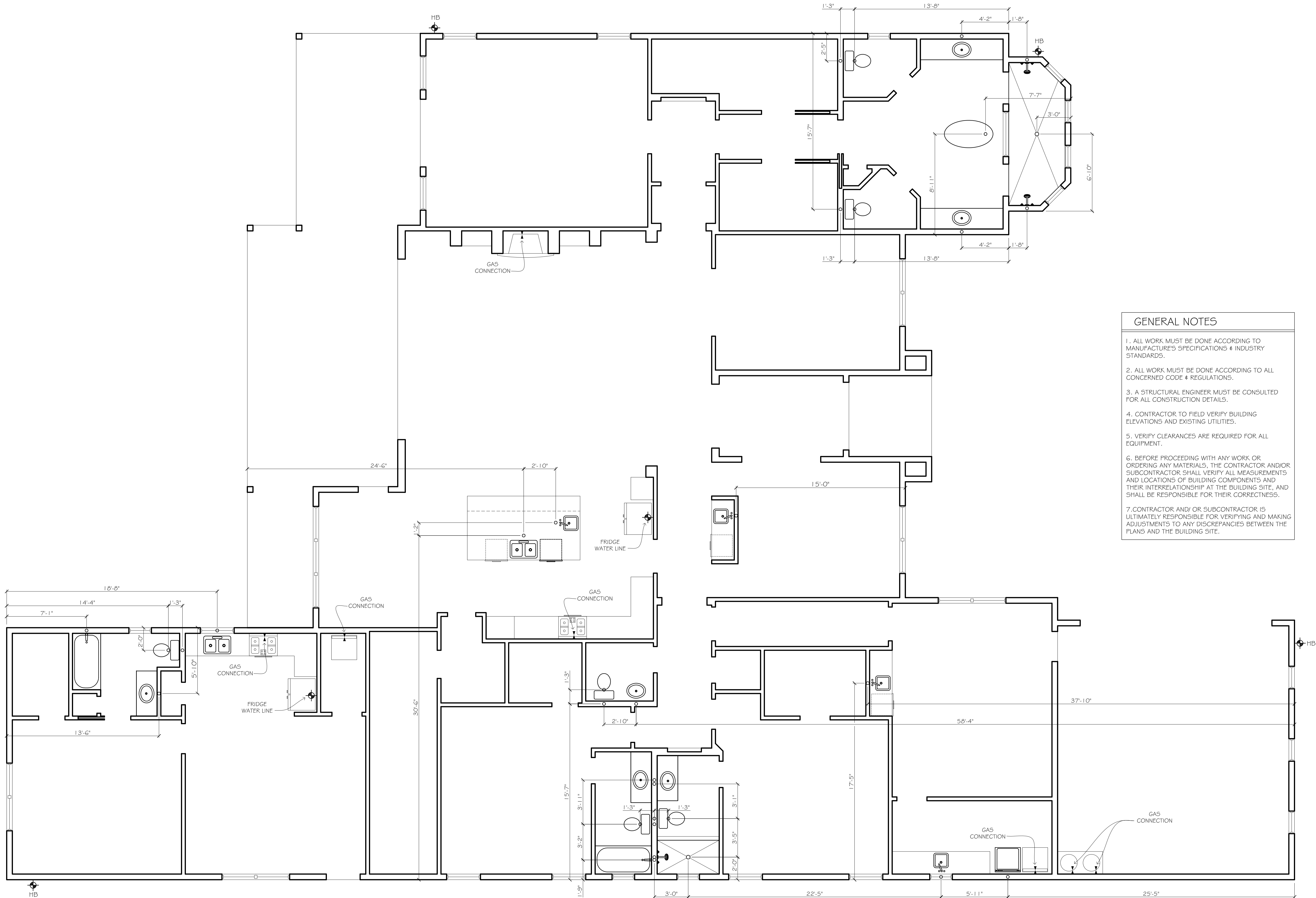
Sheet Title

MECHANICAL
PLAN

Scale
1/4" = 1'-0"

Sheet No.

M2.01



GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.

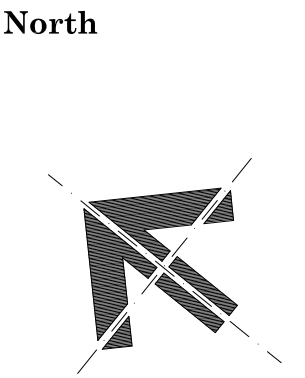
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.

4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.

5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.

7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.



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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

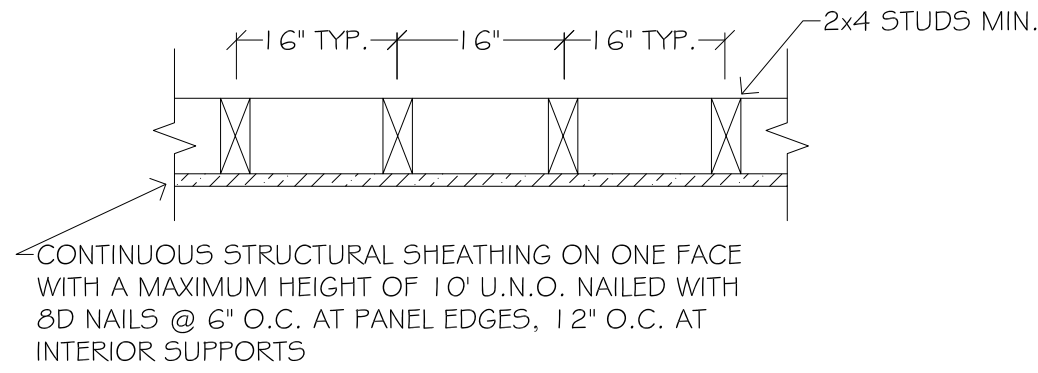
Sheet Title

PLUMBING PLAN

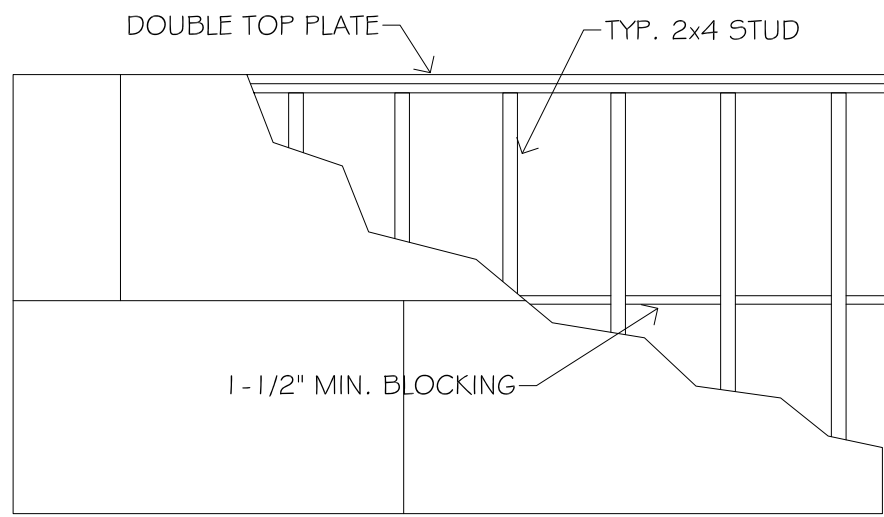
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1/4" = 1'-0"

Sheet No.

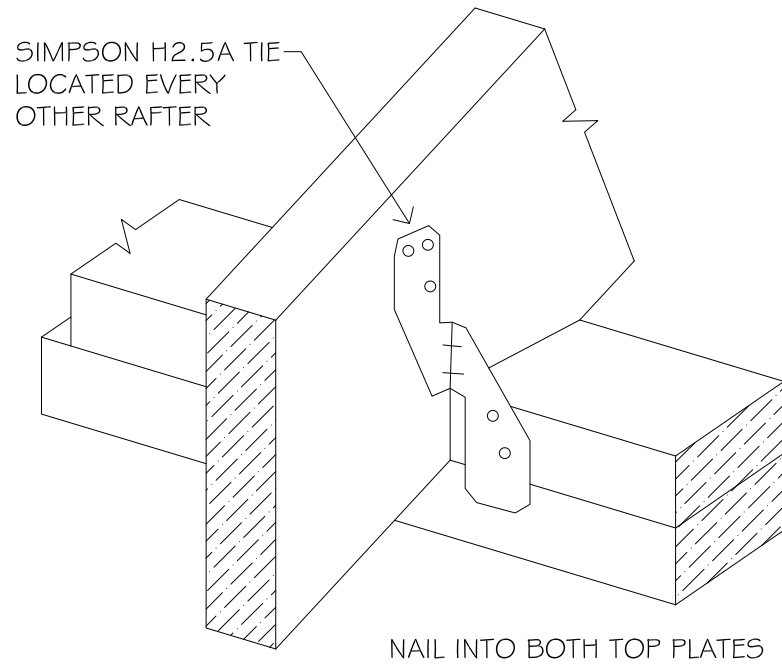
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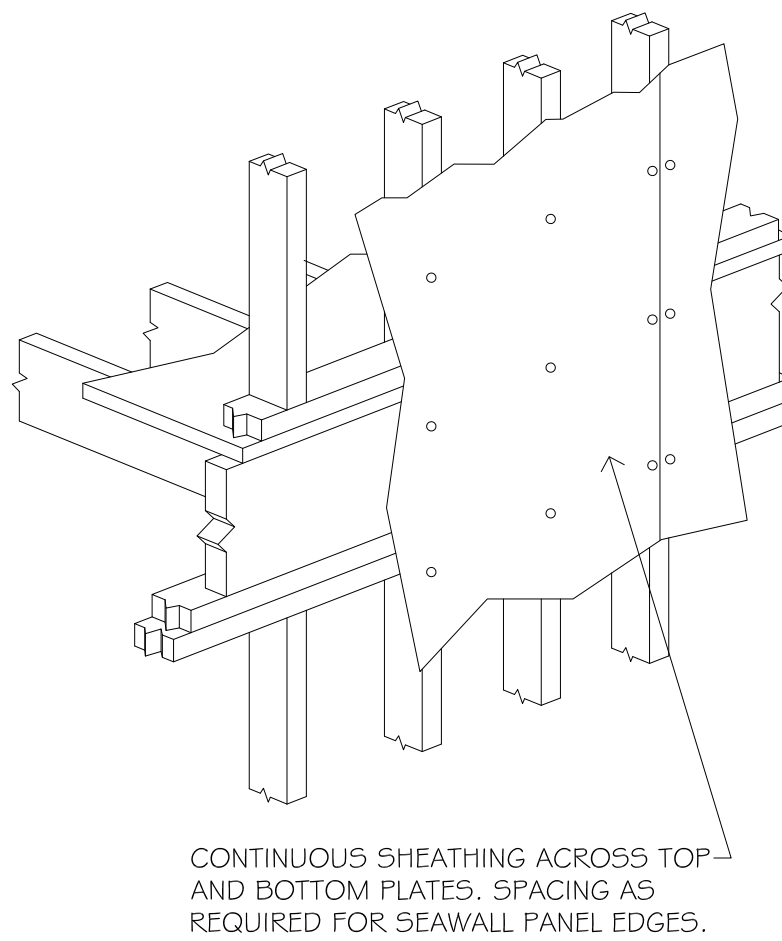
1 SECTION DETAIL
N.T.S.



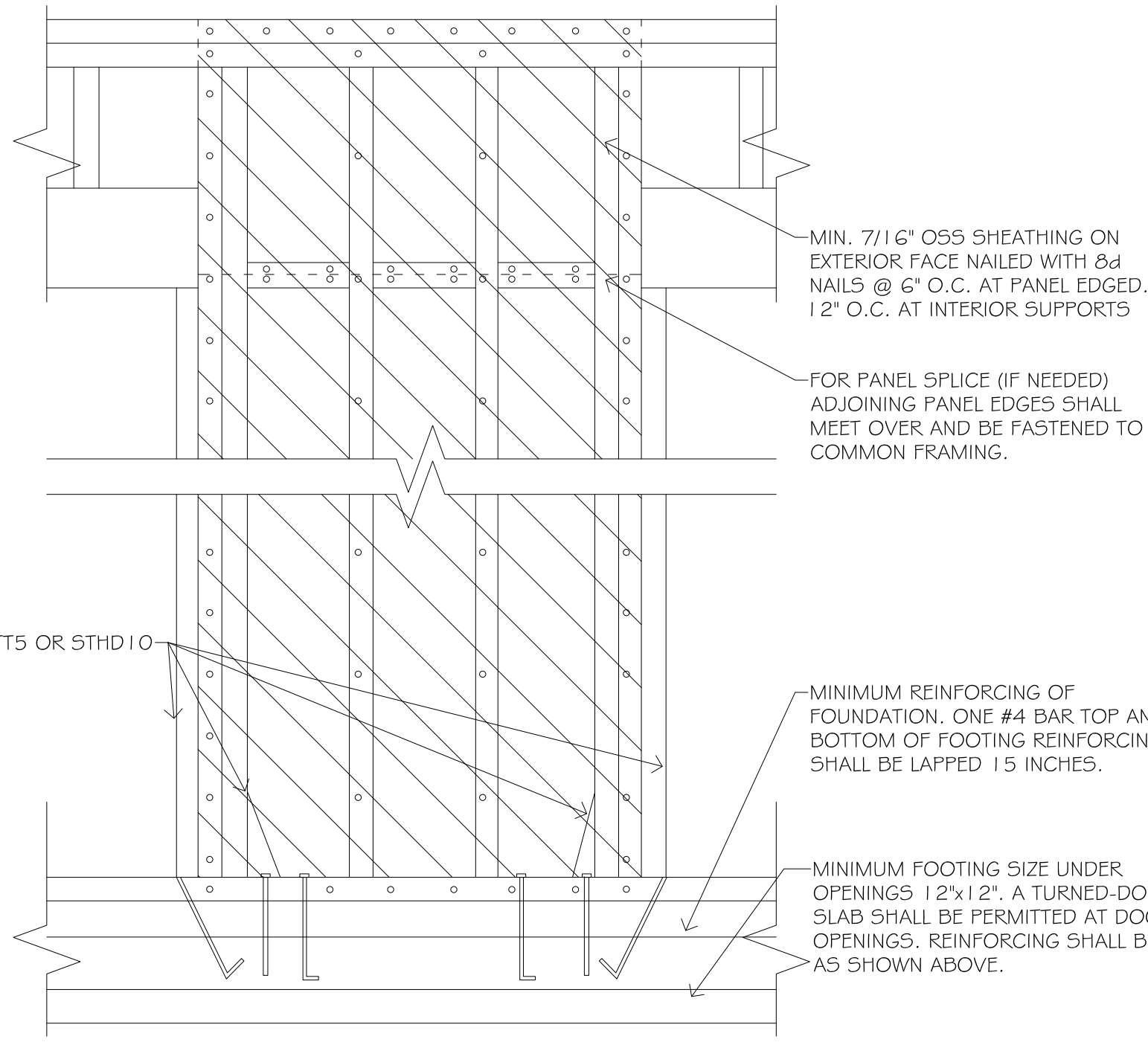
PANEL BLOCKING DETAIL
N.T.S.



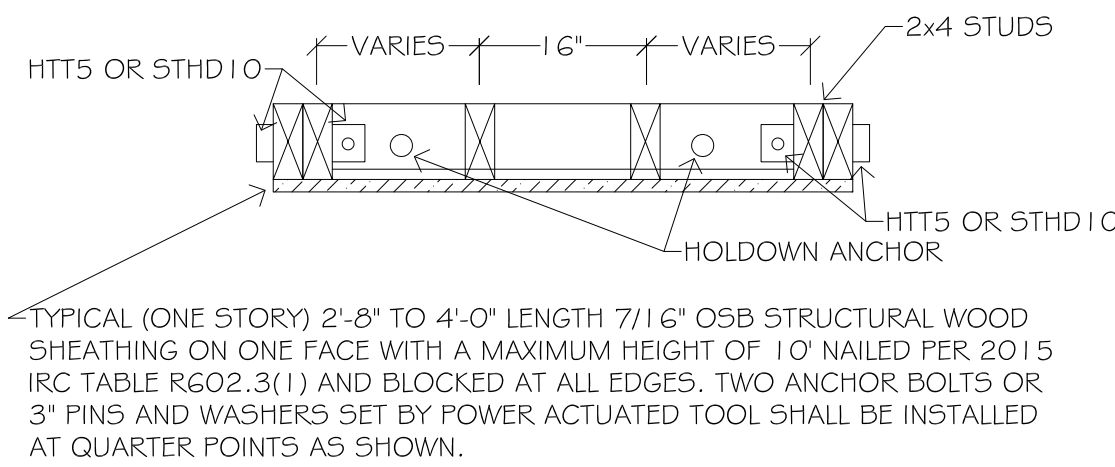
RAFTER TO TOP PLATE DETAIL
N.T.S.



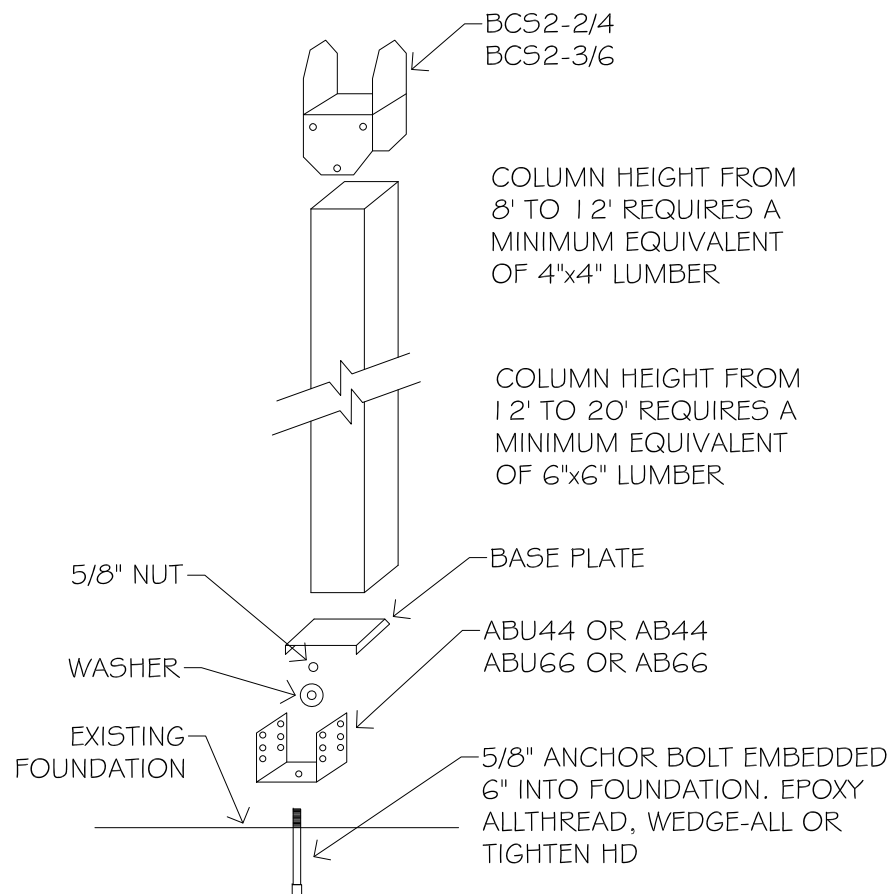
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
N.T.S.



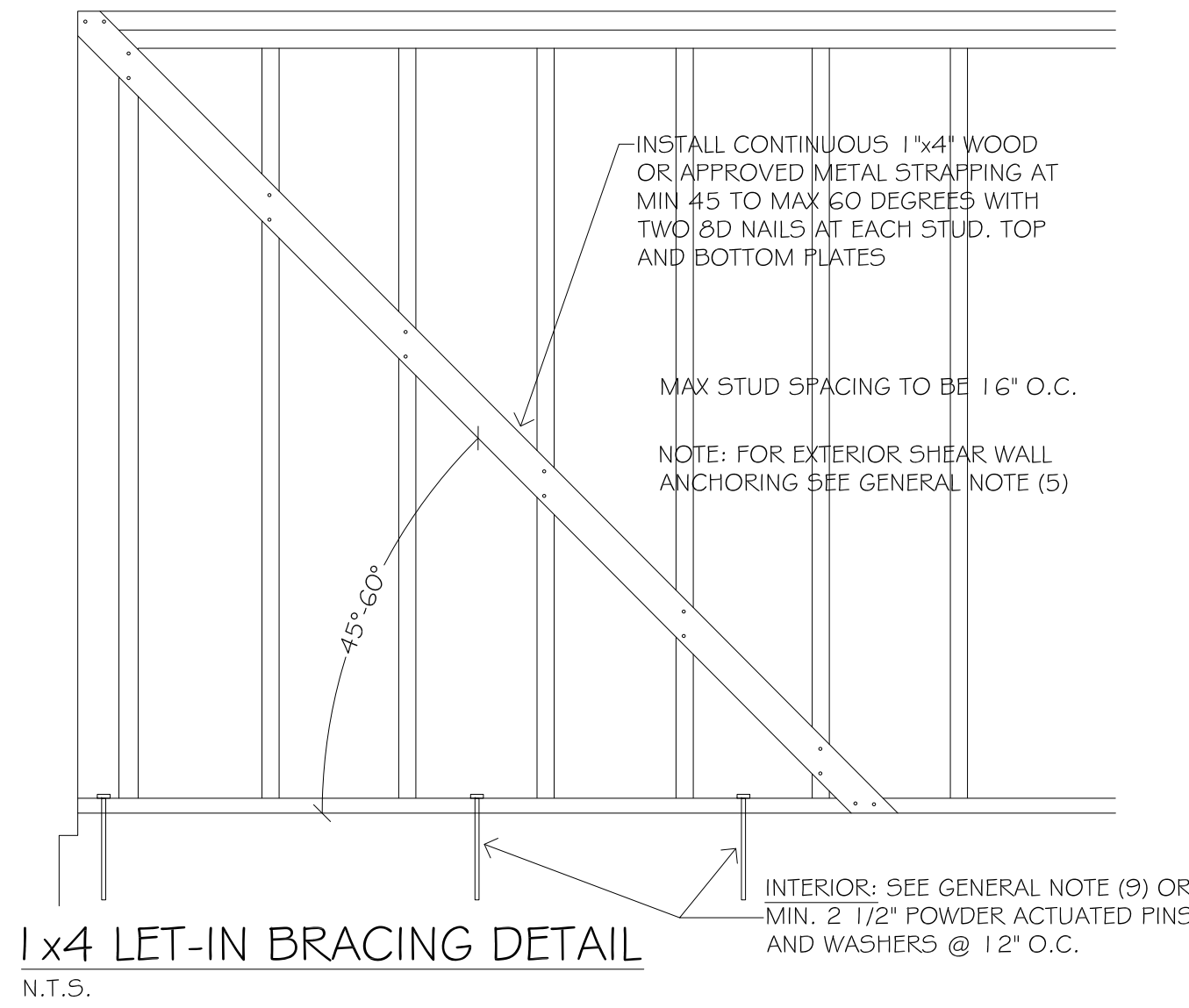
2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.



STANDARD COLUMN DETAIL
N.T.S.



1x4 LET-IN BRACING DETAIL
N.T.S.

STRUCTURAL SHEATHING

IS CONSIDER ONE OF THE FOLLOWING:

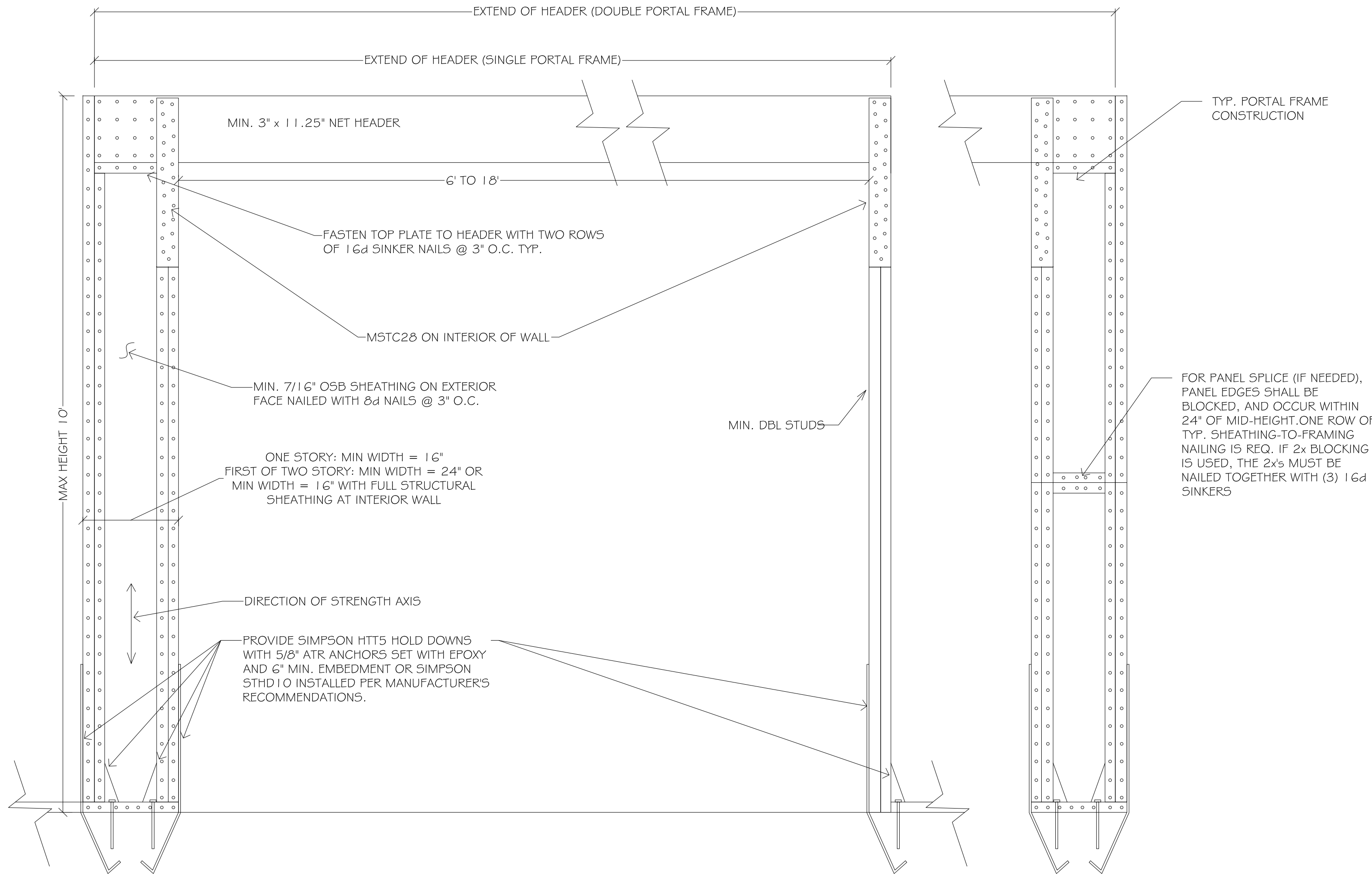
- MIN 7/16" OSB
- RED THERMOPLY
- BLUE THERMOPLY

GENERAL NOTES

1. REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
2. ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 IRC TABLE R602.3(1), UNLESS OTHERWISE NOTED.
3. SEAWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSLIDE THROUGH THE DOUBLE TOP PLATE.
4. BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
5. MUDSLIDE AT ALL EXTERIOR WALLS SHLL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSLIDE ANCHORS @ 6'-0" O.C.
6. WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
7. ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2000, 2003, 2006, 2009, 2012 & 2015 IRC.
8. LET-IN BRACING MAY BE SUBSTITUTED WITH 4x8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR C516 X-BRACING.
9. ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - 9.1 INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - 9.2 MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



2 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.

North

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

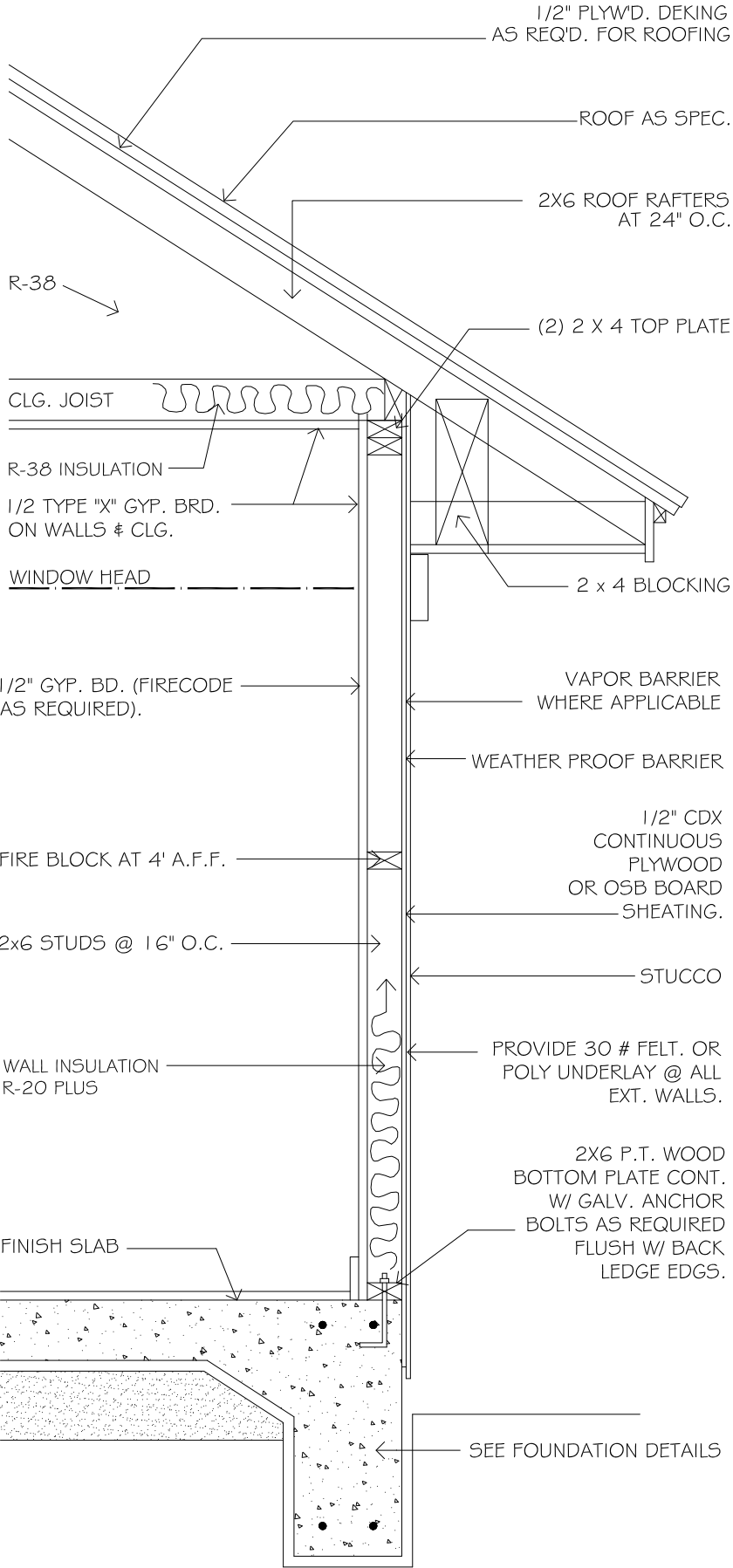
Sheet Title

WIND BRACING
DETAILS

Scale
INDICATES

Sheet No.

S1



North

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

WALL SECTION

Scale
N.T.S.

Sheet No.

S2

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/22/2021

PROJECT NUMBER: Z2021-001
PROJECT NAME: SUP for Residential Infill at 2825 Marcie Lane
SITE ADDRESS/LOCATIONS: 2825 MARCIE LN, ROCKWALL, 75032

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	01/22/2021	Approved w/ Comments
<p>01/22/2021: I.1 This request is 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 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane.</p> <p>I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email Hlee@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2021-001) in the lower right-hand corner of all pages on future submittals.</p> <p>I.4 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 located within the Lago Vista Subdivision, which was established on September 24, 1994, and consists of 92 lots, and is 99% developed.</p> <p>I.5 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." Conformance to this requirement will be evaluated by staff and acted upon by the Planning and Zoning Commission and City Council.</p> <p>M.6 Please correct the elevations, currently there are two elevations labeled left elevation.</p> <p>M.7 With the proposed home being located in a single-family district the home is allowed only one kitchen. For this case the stove would need to be removed (Subsection 02.01, Words, Terms, and Land Uses Defined, of Article 13 Definitions).</p> <p>"(37) Dwelling unit. (d) The determination of whether one family is living independently of another is based on one or more of the following criteria:...(2) Separate kitchen facilities...."</p> <p>M.8 Please review the attached Draft Ordinance prior to the January 26, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 2, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.</p> <p>I.9 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 February 2, 2021; 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 February 9, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 26, 2021.</p> <p>I.10 The projected City Council meeting dates for this case will be February 16, 2021 (1st Reading) and March 1, 2021 (2nd Reading).</p>			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Approved w/ Comments
01/21/2021: Zoning is approved. The building permit will need a grading plan for review.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/22/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-001

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 Reinstatement 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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2825 MARCIE LN

Subdivision Lago Vista

Lot 17 Block B

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Vacant Lot

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

☐ **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 OTONIEL JARAMILLO

☐ Applicant

Contact Person

Contact Person

Address 10951 OAKVIEW DR

Address

City, State & Zip Balch Springs TX

City, State & Zip

Phone 972-839-6065

Phone

E-Mail Tnmconstructionsupply@yahoo.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

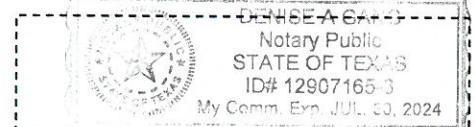
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of January, 20 21. By signing this application, 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 15 day of January, 20 21.

Owner's Signature

Otoniel Jaramillo

Notary Public in and for the State of Texas



My Commission Expires July 30, 2024



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.

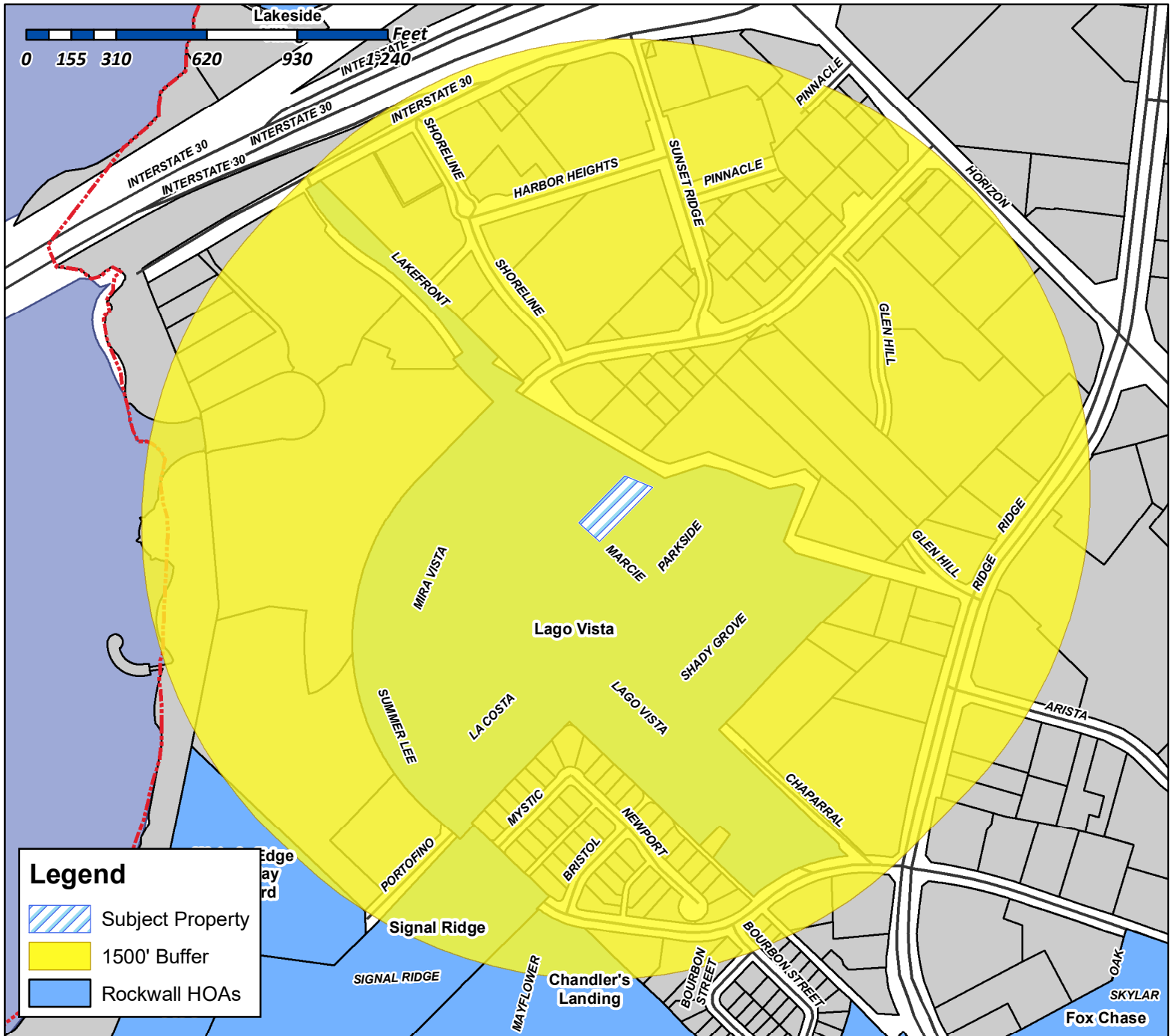







City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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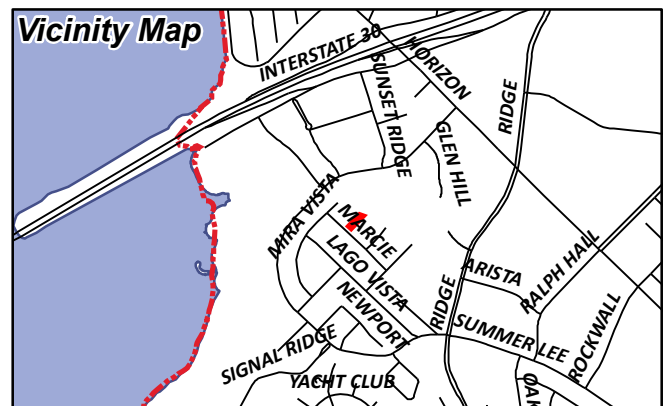
Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021

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



Lee, Henry

From: Gamez, Angelica
Sent: Friday, January 22, 2021 9:00 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-001]
Attachments: Public Notice (01.19.2021).pdf; HOA Map Z2021-001.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 January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 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 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>.

Z2021-001 SUP for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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/>

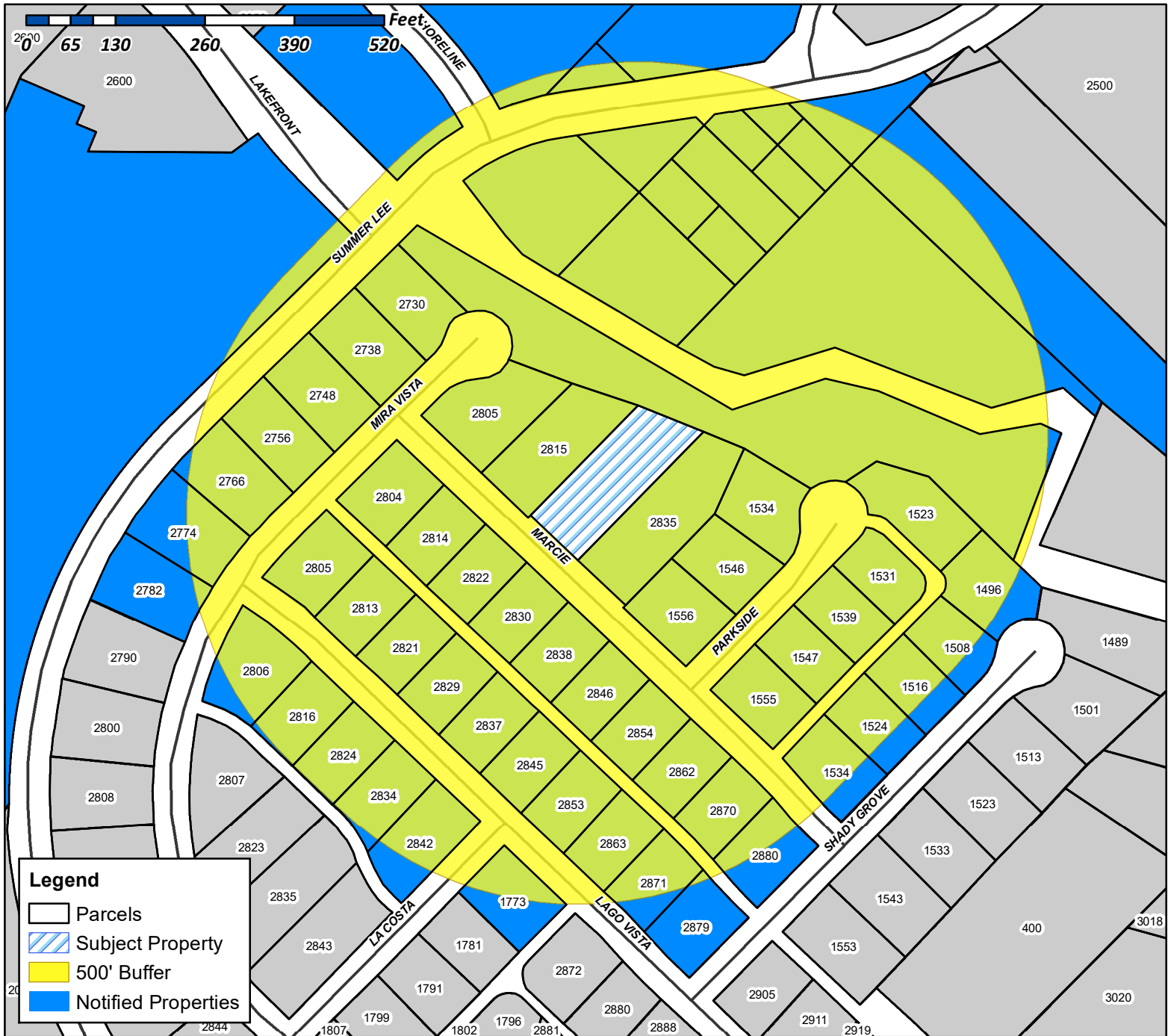
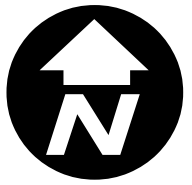
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City of Rockwall

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

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Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021
For Questions on this Case Call (972) 771-7745



FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

FRIEDEL JOHN M & SANDRA G
1531 PARKSIDE CIR
ROCKWALL, TX 75032

PICKENS ROBERT AND
LINDA MURPHY
1534 PARKSIDE CIRCLE
ROCKWALL, TX 75032

CONFIDENTIAL
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

WEISSERT JOHN
1546 PARKSIDE CIR
ROCKWALL, TX 75032

BRUCE LINDSAY R
1547 PARKSIDE CIRCLE
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

RIKE RHONDA D & GARRY
1773 LA COSTA DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F
2829 LAGO VISTA LN
ROCKWALL, TX 75032

GOEN EVAN AND DIANE RAMSEY
2830 MARCIE LANE
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

SOUSA BRIAN
2835 MARCIE LN
ROCKWALL, TX 75032

DAVIDSON DAVID LEE & LINDA
2837 LAGO VISTA LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

KURIAN P K & THANKAMA
2842 LAGO VISTA LN
ROCKWALL, TX 75032

GIBSON KAREN R & BRUCE K
2845 LAGO VISTA LANE
ROCKWALL, TX 75032

WILONSKY MICHAEL F & HOLLY L HAMMOND-
WILONSKY
2846 MARCIE LANE
ROCKWALL, TX 75032

MEADE BRENDA S
2853 LAGO VISTA LN
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

KIM YONG WOO
2863 LAGO VISTA LN
ROCKWALL, TX 75032

TOWNES KEVIN AND
JAN HICKS
2870 MARCI LN
ROCKWALL, TX 75032

MILLER JIMMIE D II & KELLI R
2871 LAGO VISTA LN
ROCKWALL, TX 75032

SHUPP TERRY & BETTY
2879 LAGO VISTA LN
ROCKWALL, TX 75032

CRUZ WILLIAM
2880 MARCI LN
ROCKWALL, TX 75032

WEISSERT JOHN
579 RS COUNTY ROAD 3388
ALBA, TX 75410

CRUZ WILLIAM
820 FAITH TRL
HEATH, TX 75032

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BOSSEY JOE AND LESLIE
P.O. BOX 1381
SANGER, TX 76266

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

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. Z2021-001: Specific Use Permit Residential Infill

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 16, 2021 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. Z2021-001: 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.

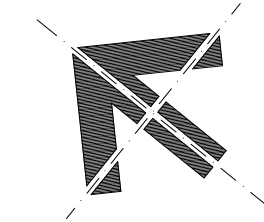
Name:

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

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

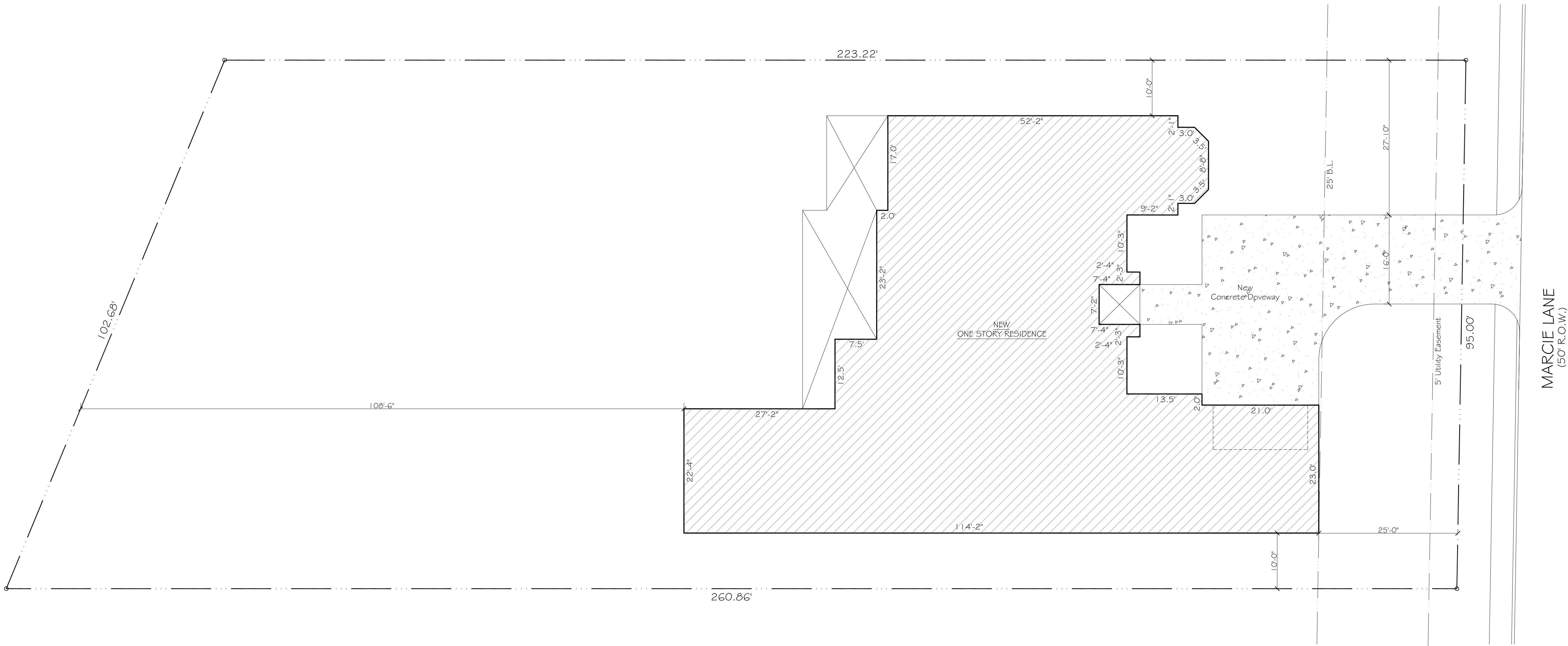
Sheet Title

SITE PLAN

Scale
1" =10'-0"

Sheet No.

A0.00



GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

SITE PLAN INFORMATION

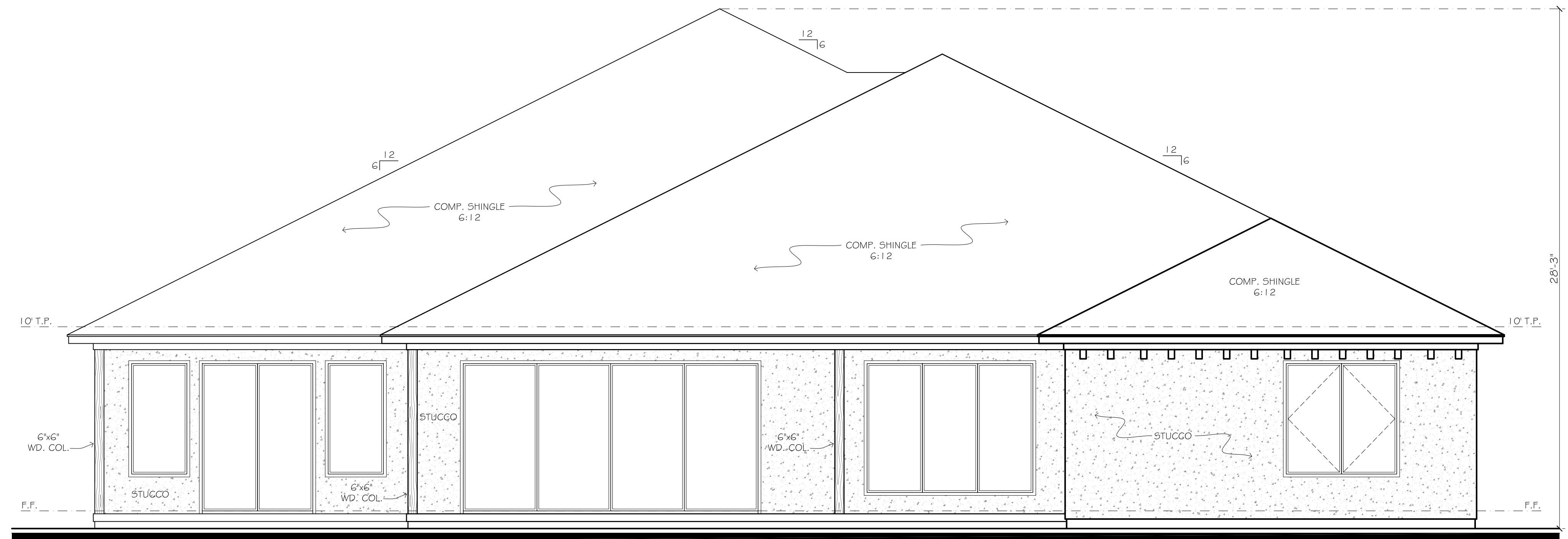
LOT SIZE	22,990 S.F.
BUILDING AREA	5,657 S.F.
PERCENT LOT COVERED	25.4%

A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)



FRONT ELEVATION

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



REAR ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL CODES, ORDINANCES, AND RESTRICTIONS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

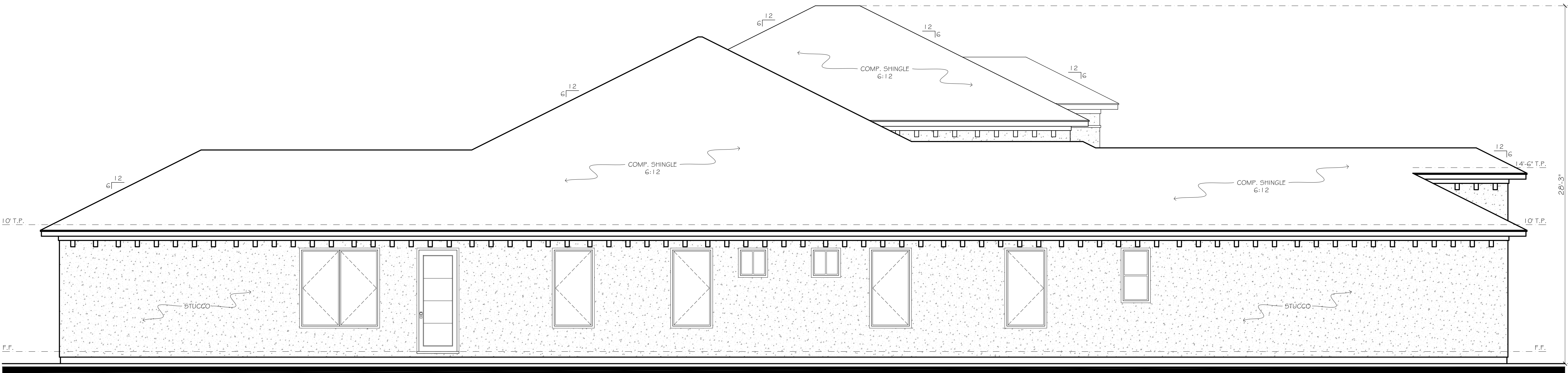
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

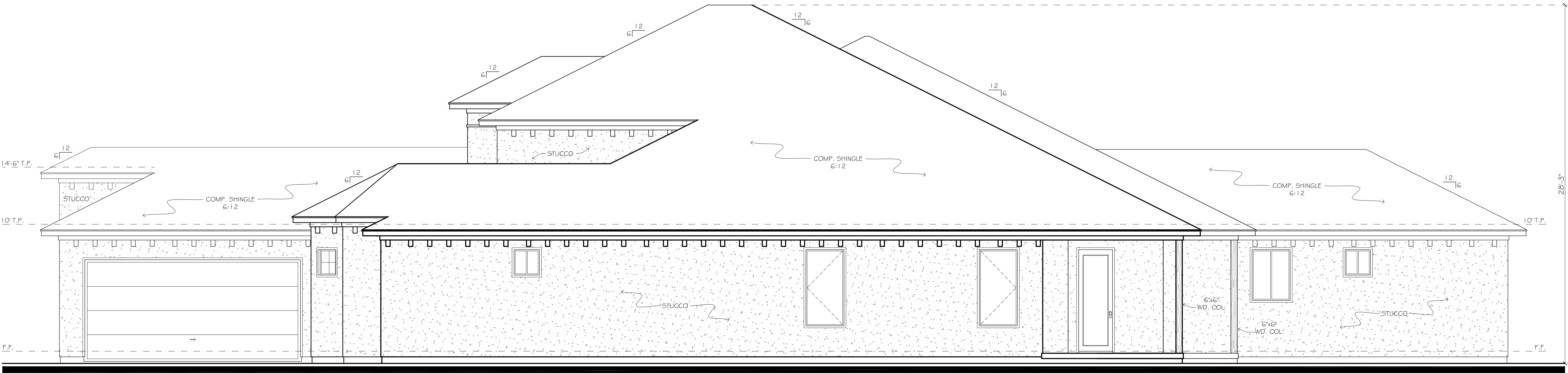
Sheet No.

A2.00



LEFT ELEVATION

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



LEFT ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR RESOLVING ANY DISCREPANCY OR CONFLICT BETWEEN THE PLANS AND LOCAL, STATE, OR NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR RESOLVING ANY DISCREPANCY OR CONFLICT BETWEEN THE PLANS AND LOCAL, STATE, OR NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR RESOLVING ANY DISCREPANCY OR CONFLICT BETWEEN THE PLANS AND LOCAL, STATE, OR NATIONAL CODES.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

Sheet No.

A2.01

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.

2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.

3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.

4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.

5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHES, ETC.

6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.

7. LIGHT FIXTURES OVER VANITIES AT 6'-10" A.F.F.

8. EXTERIOR COACH LIGHT TO BE 6'-6" ABOVE HOUSE FINISH FLOOR.

9. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.

12. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.

13. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.

14. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.

15. WATER PIPES FOR SHOWERHEAD TO BE STUBBED OUT AT 6'-6" A.F.F.

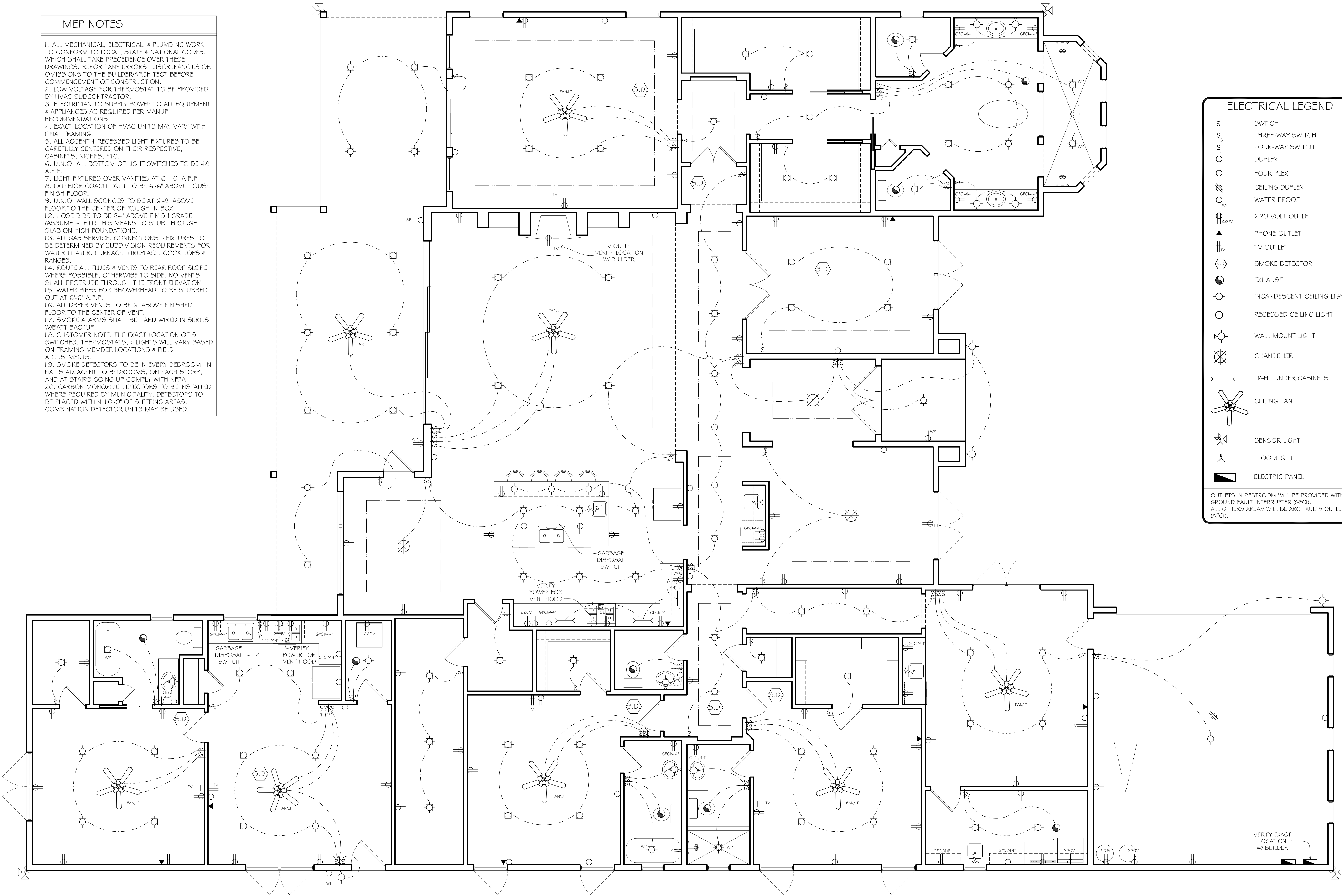
16. ALL DRYER VENTS TO BE 6" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.

17. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WBATT BACKUP.

18. CUSTOMER NOTE: THE EXACT LOCATION OF S, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.

19. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP COMPLY WITH NFPA.

20. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.



ELECTRICAL LEGEND

SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

DUPLEX

FOUR PLEX

CEILING DUPLEX

WATER PROOF

220 VOLT OUTLET

PHONE OUTLET

TV OUTLET

SMOKE DETECTOR

EXHAUST

INCANDESCENT CEILING LIGHT

RECESSED CEILING LIGHT

WALL MOUNT LIGHT

CHANDELIER

LIGHT UNDER CABINETS

CEILING FAN

SENSOR LIGHT

FLOODLIGHT

ELECTRIC PANEL

OUTLETS IN RESTROOM WILL BE PROVIDED WITH GROUND FAULT INTERRUPTER (GFCI). ALL OTHERS AREAS WILL BE ARC FAULTS OUTLETS (AFCI).

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

2825 MARCIE LANE

Block B Lot 17

Rockwall, Texas 75032

Date

JANUARY, 2021

Sheet Title

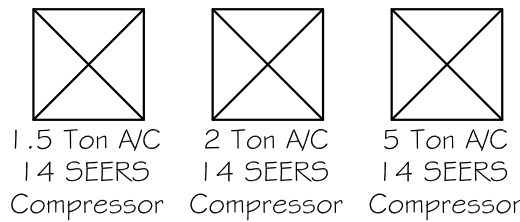
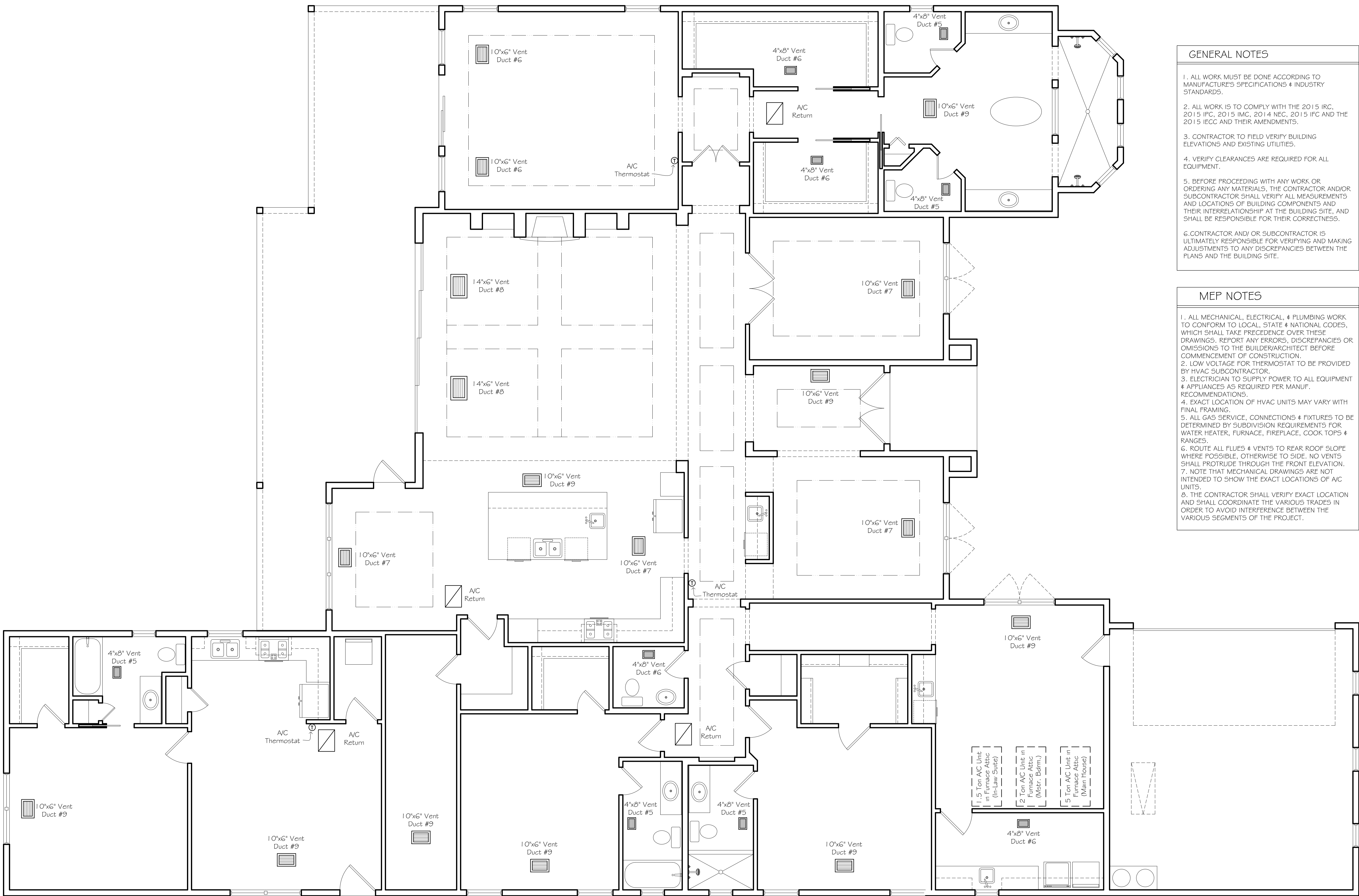
ELECTRICAL PLAN

Scale

1/4" = 1'-0"

Sheet No.

E2.01



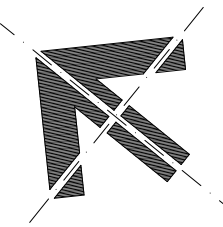
GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.
3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
6. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
6. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
7. NOTE THAT MECHANICAL DRAWINGS ARE NOT INTENDED TO SHOW THE EXACT LOCATIONS OF A/C UNITS.
8. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND SHALL COORDINATE THE VARIOUS TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS SEGMENTS OF THE PROJECT.

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

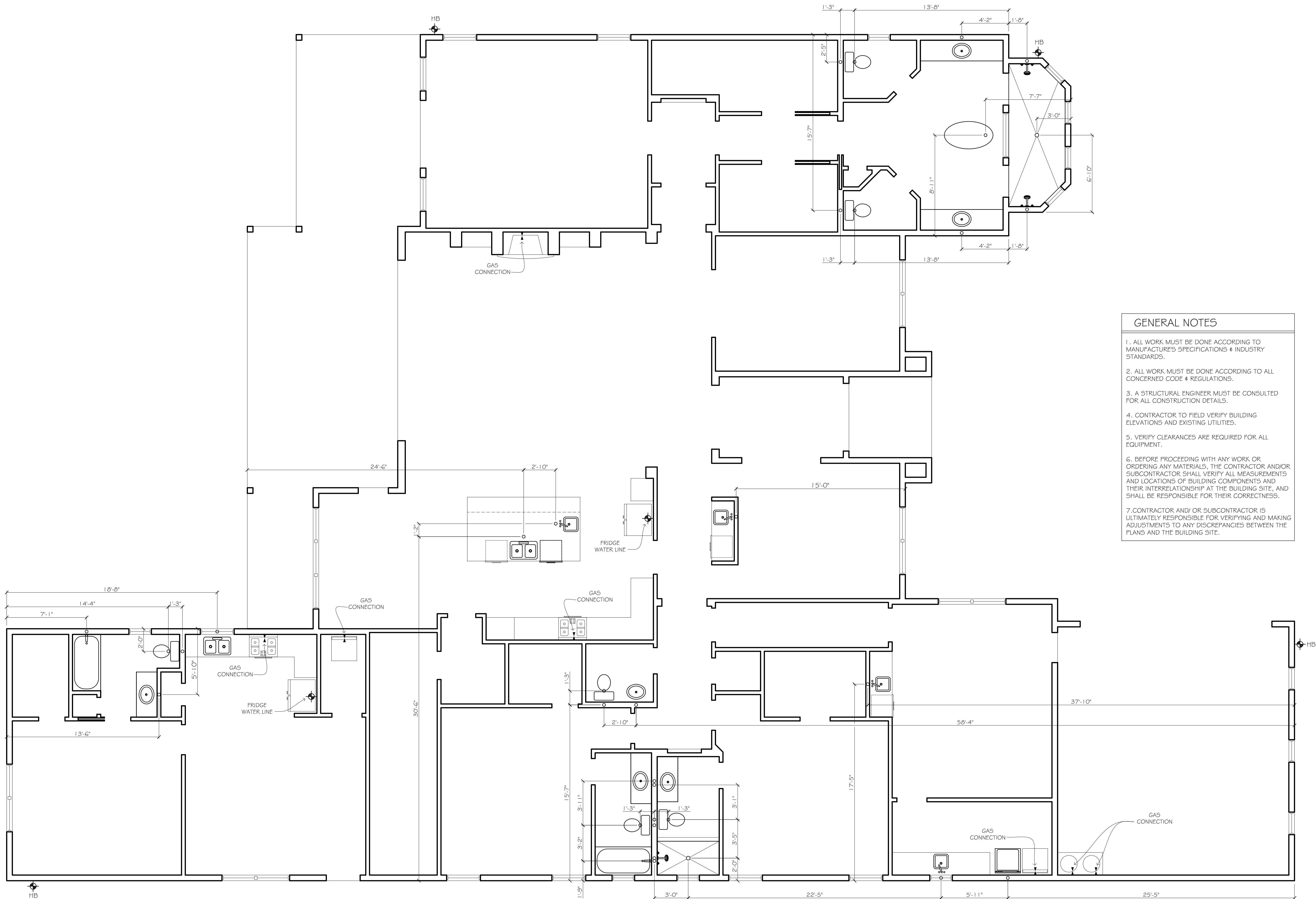
Sheet Title

MECHANICAL
PLAN

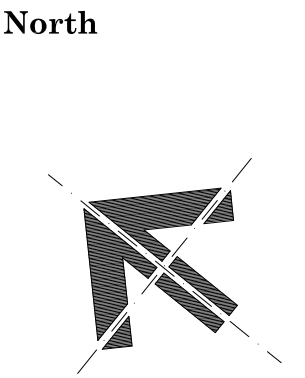
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1/4" = 1'-0"

Sheet No.

M2.01



GENERAL NOTES
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

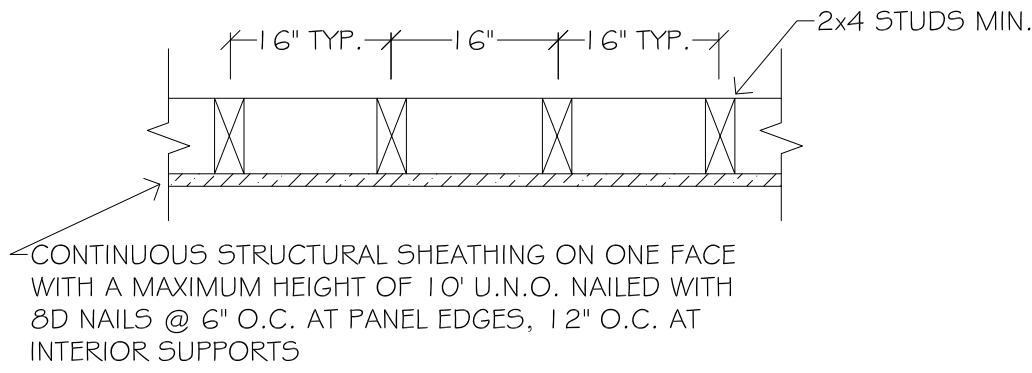
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PLUMBING PLAN

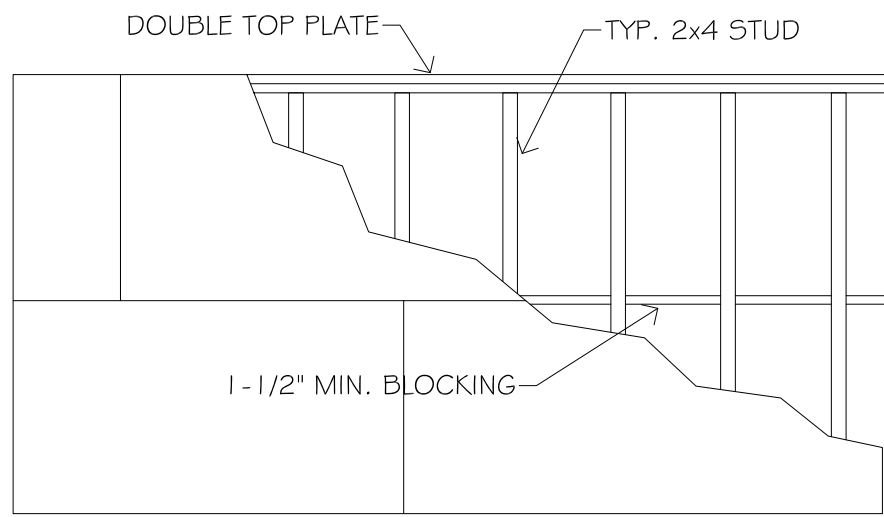
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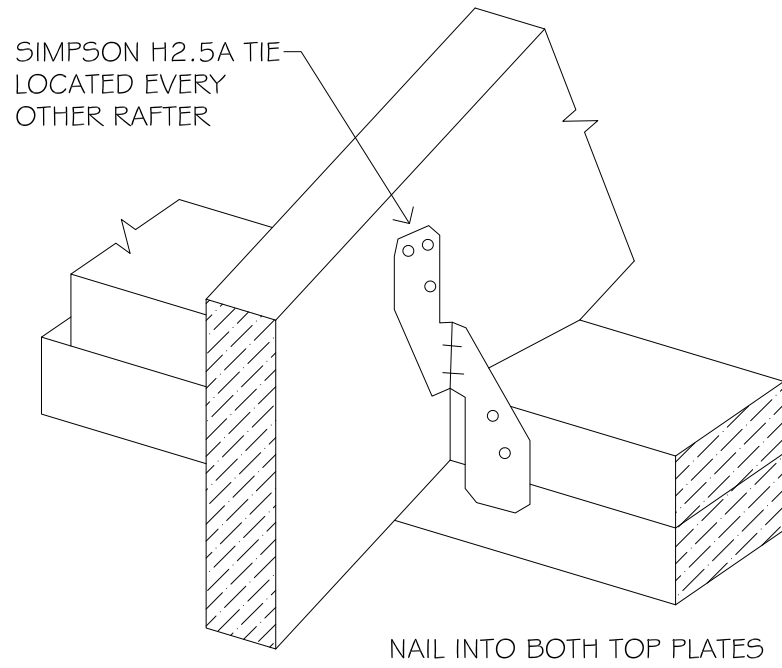
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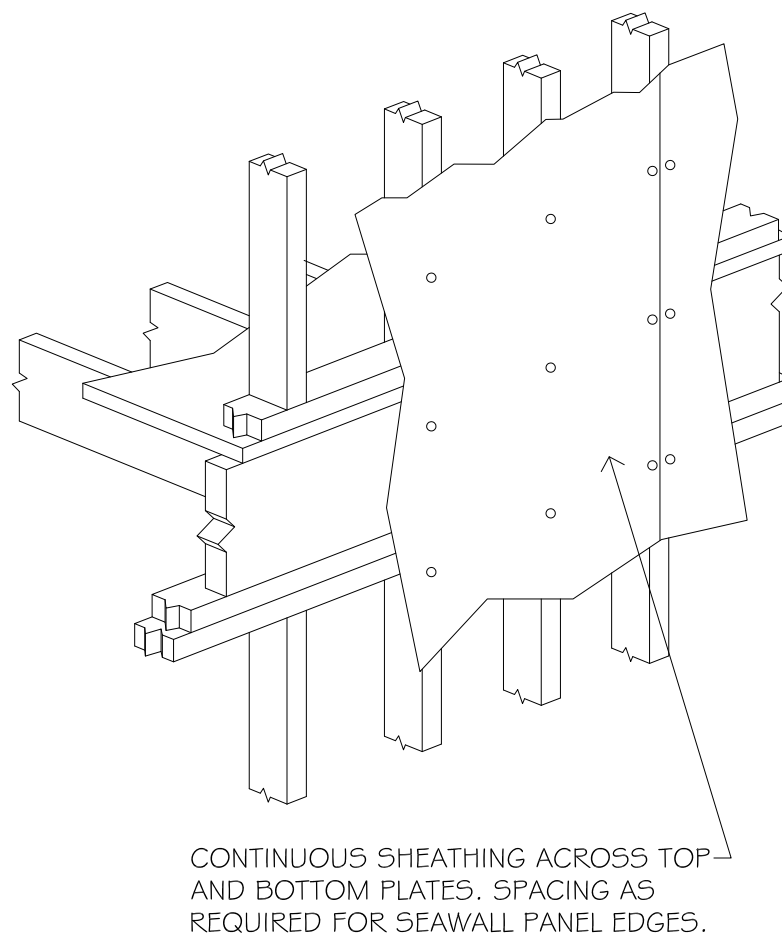
1 SECTION DETAIL
N.T.S.



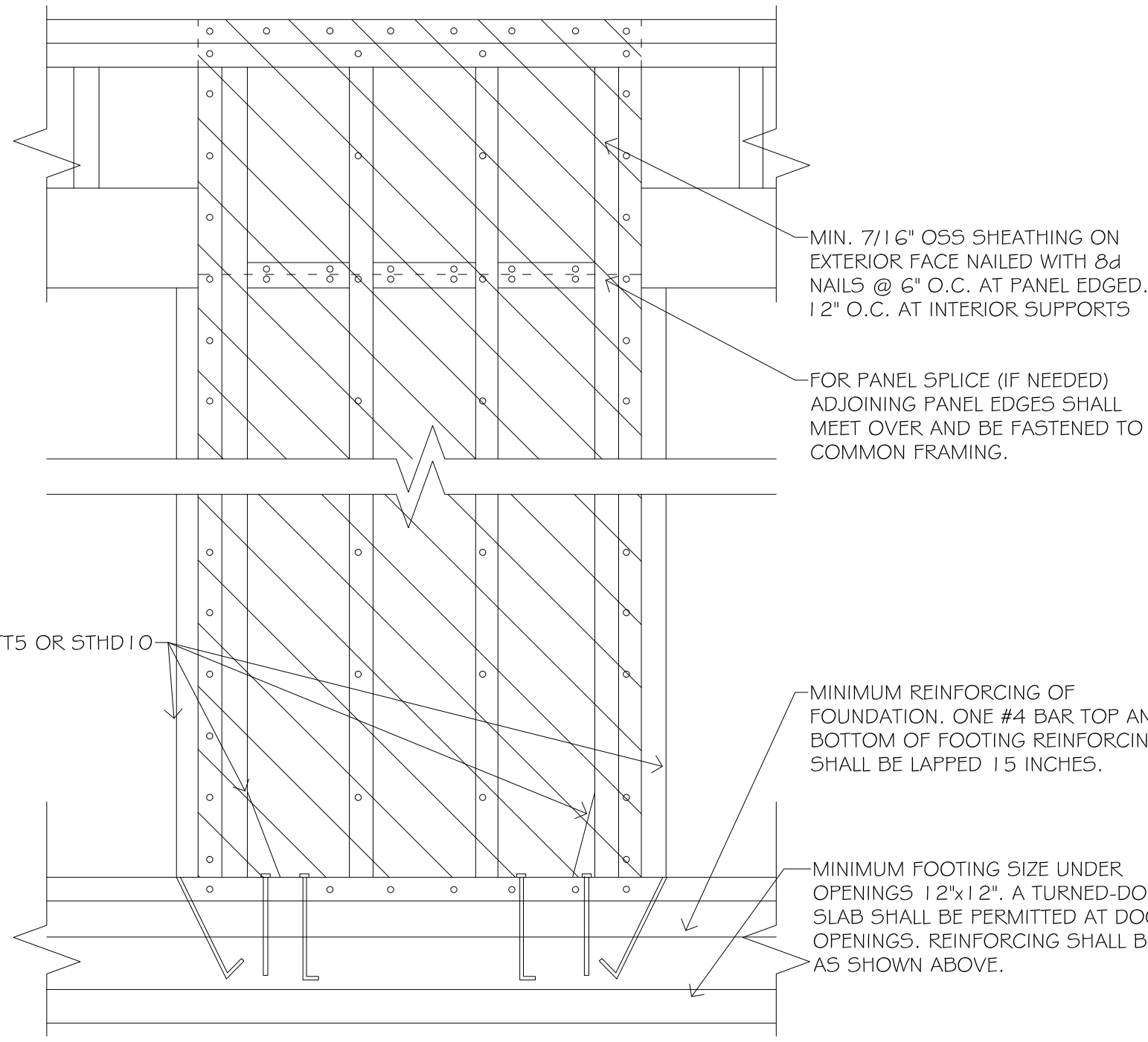
PANEL BLOCKING DETAIL
N.T.S.



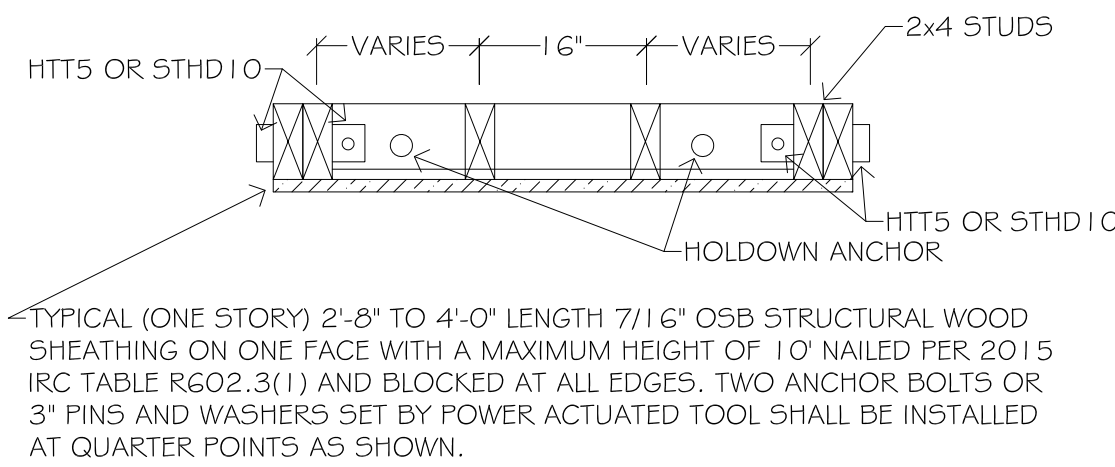
RAFTER TO TOP PLATE DETAIL
N.T.S.



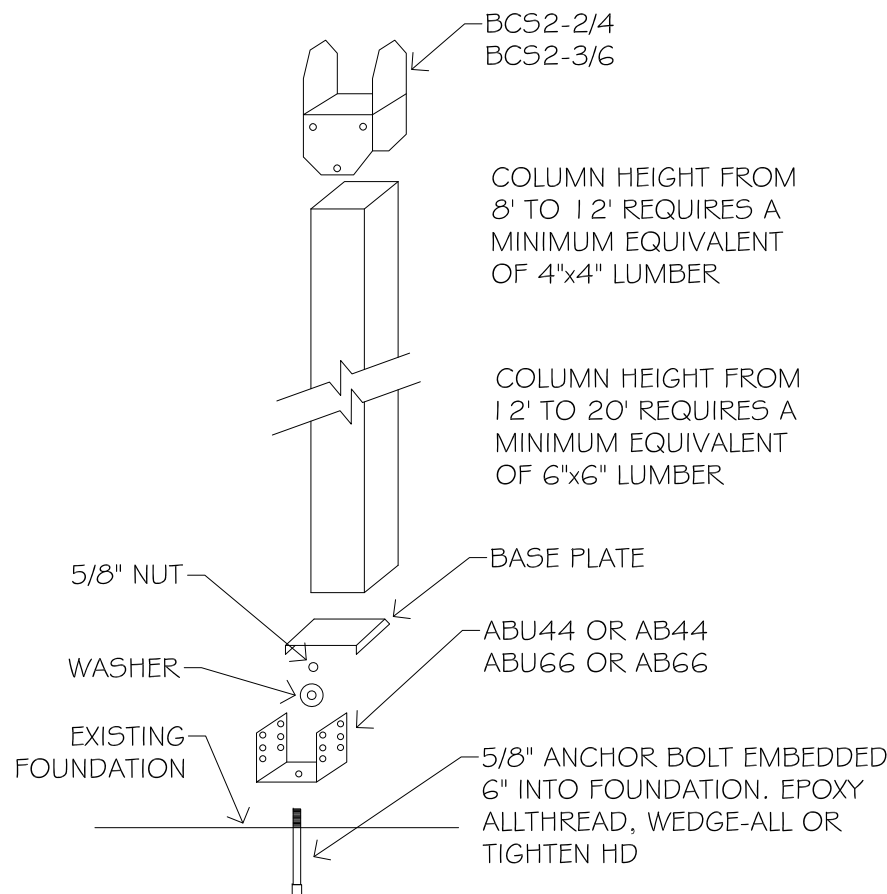
PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
N.T.S.



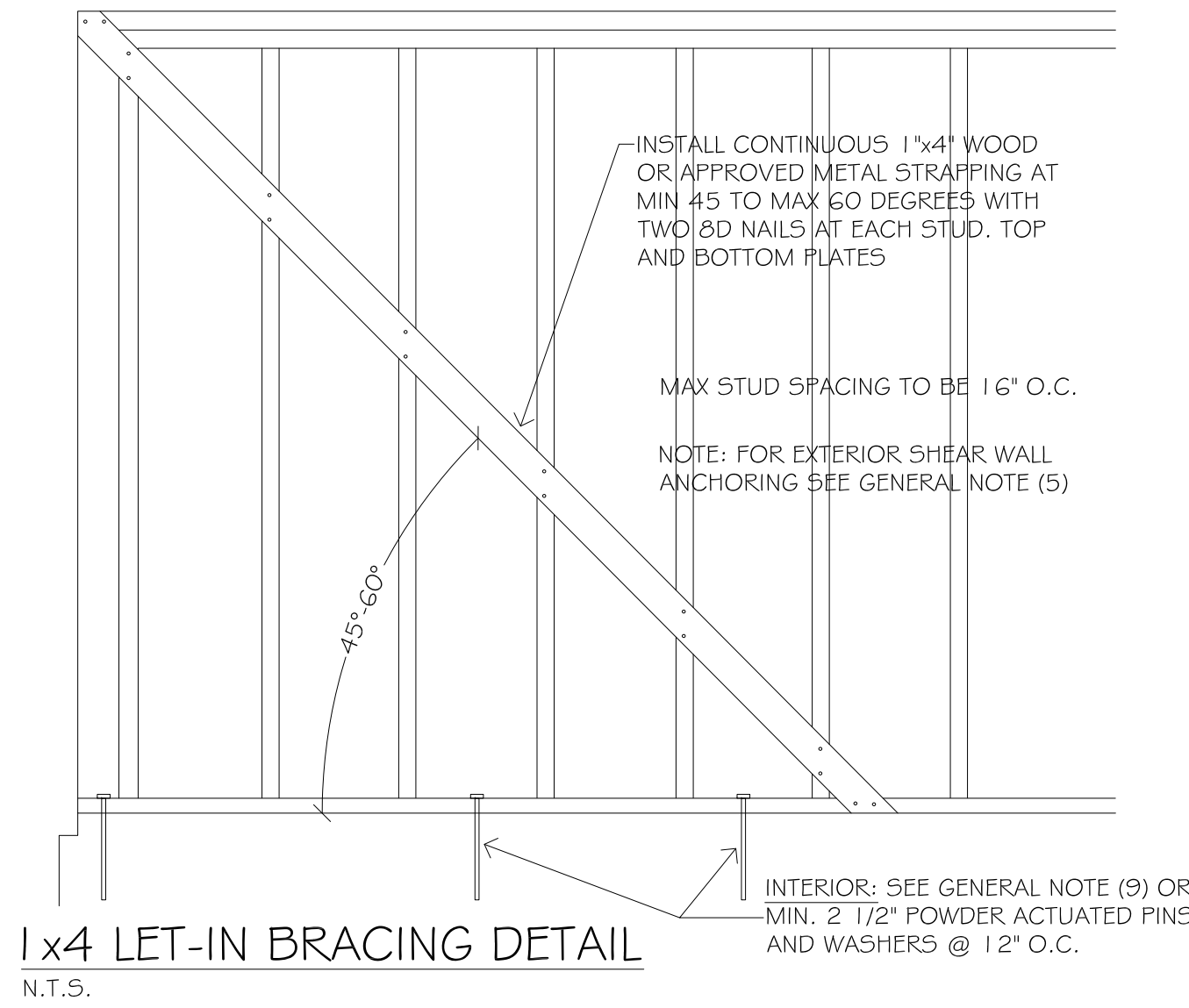
2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.



STANDARD COLUMN DETAIL
N.T.S.



1x4 LET-IN BRACING DETAIL
N.T.S.

STRUCTURAL SHEATHING

IS CONSIDER ONE OF THE FOLLOWING:

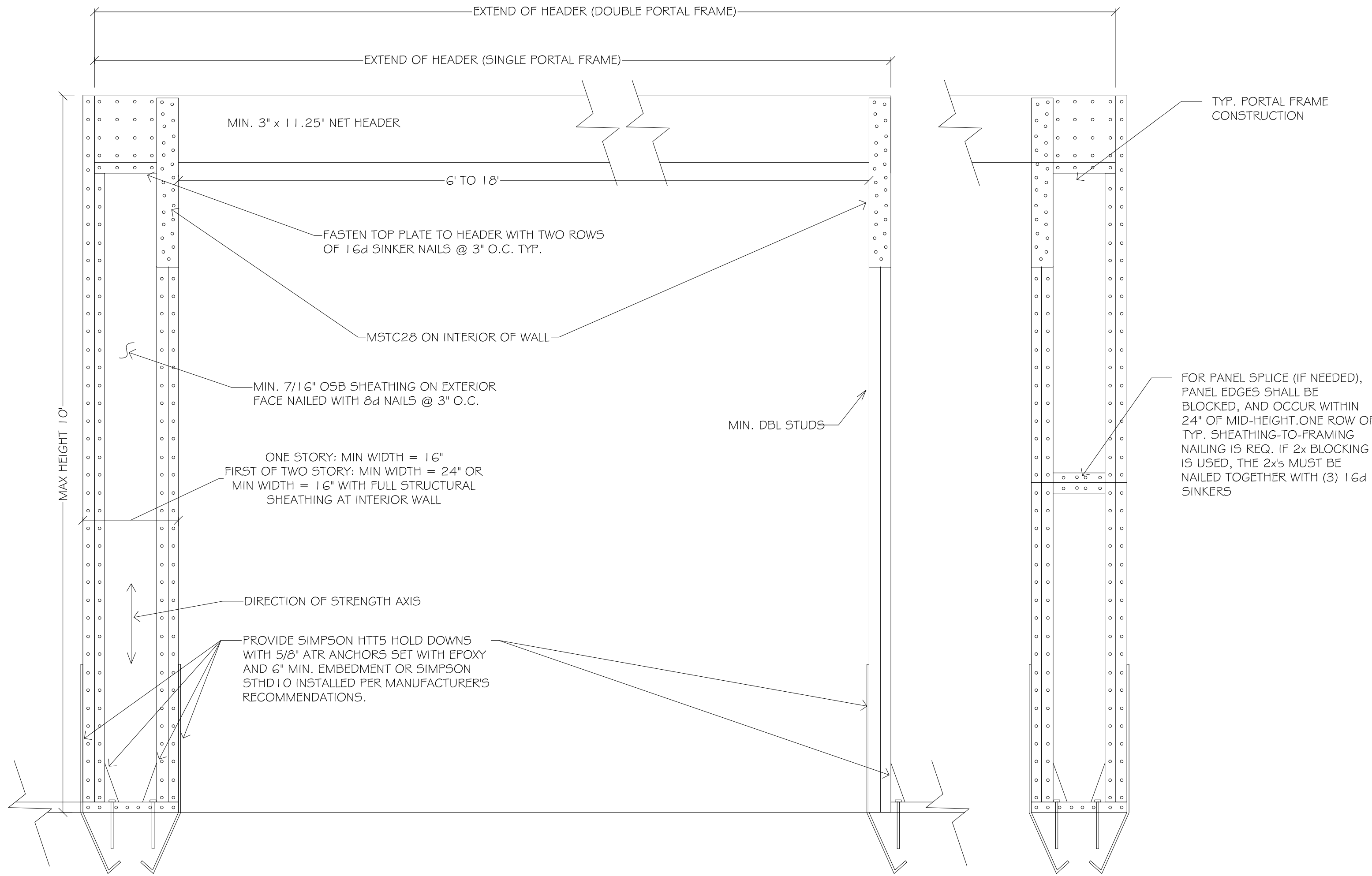
- MIN 7/16" OSB
- RED THERMOPLY
- BLUE THERMOPLY

GENERAL NOTES

1. REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
2. ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 IRC TABLE R602.3(1), UNLESS OTHERWISE NOTED.
3. SEAWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSLIDE THROUGH THE DOUBLE TOP PLATE.
4. BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
5. MUDSLIDE AT ALL EXTERIOR WALLS SHLL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSLIDE ANCHORS @ 6'-0" O.C.
6. WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
7. ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2000, 2003, 2006, 2009, 2012 & 2015 IRC.
8. LET-IN BRACING MAY BE SUBSTITUTED WITH 4x8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR C516 X-BRACING.
9. ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - 9.1 INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - 9.2 MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



2 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.

North

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

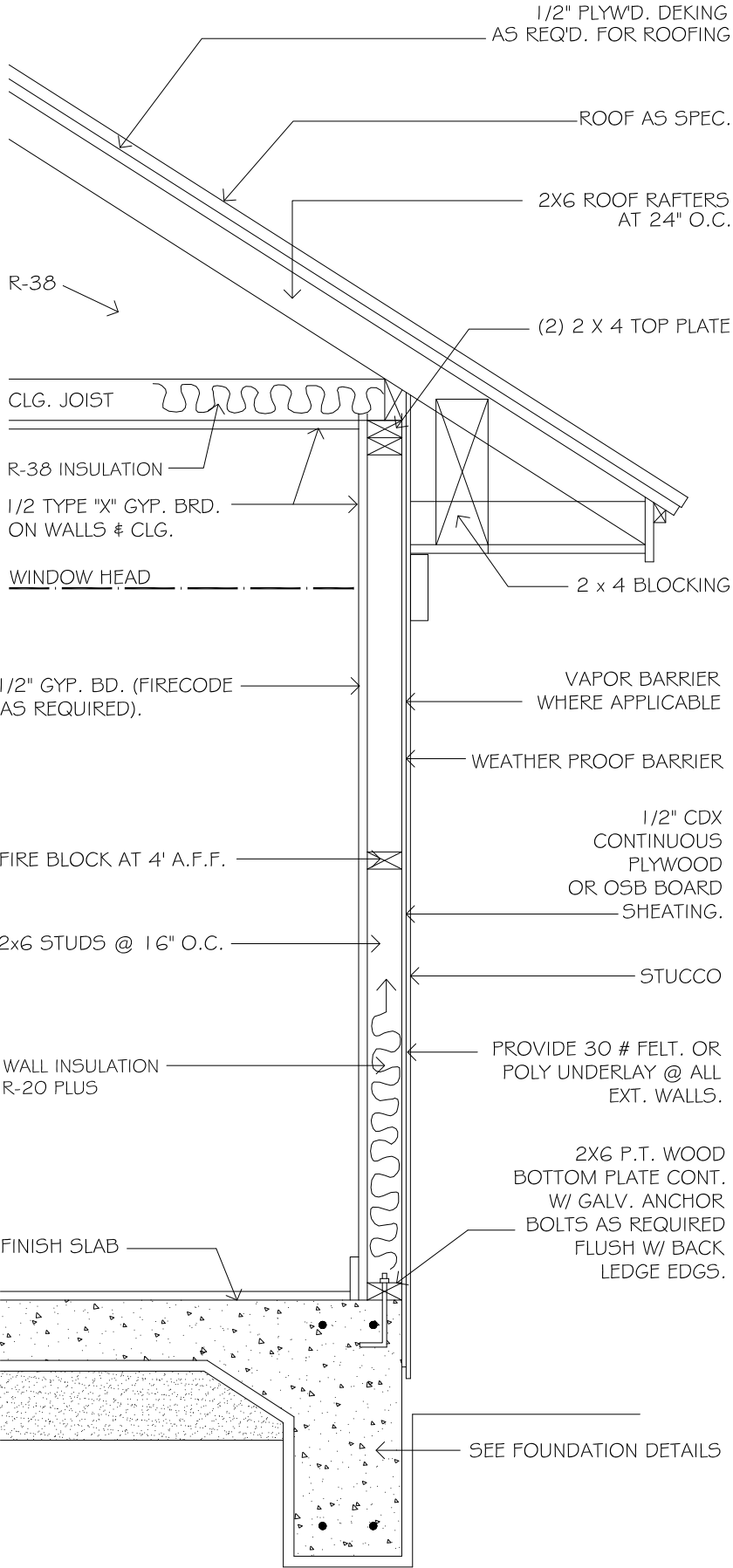
Sheet Title

WIND BRACING
DETAILS

Scale
INDICATES

Sheet No.

S1



North

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Date
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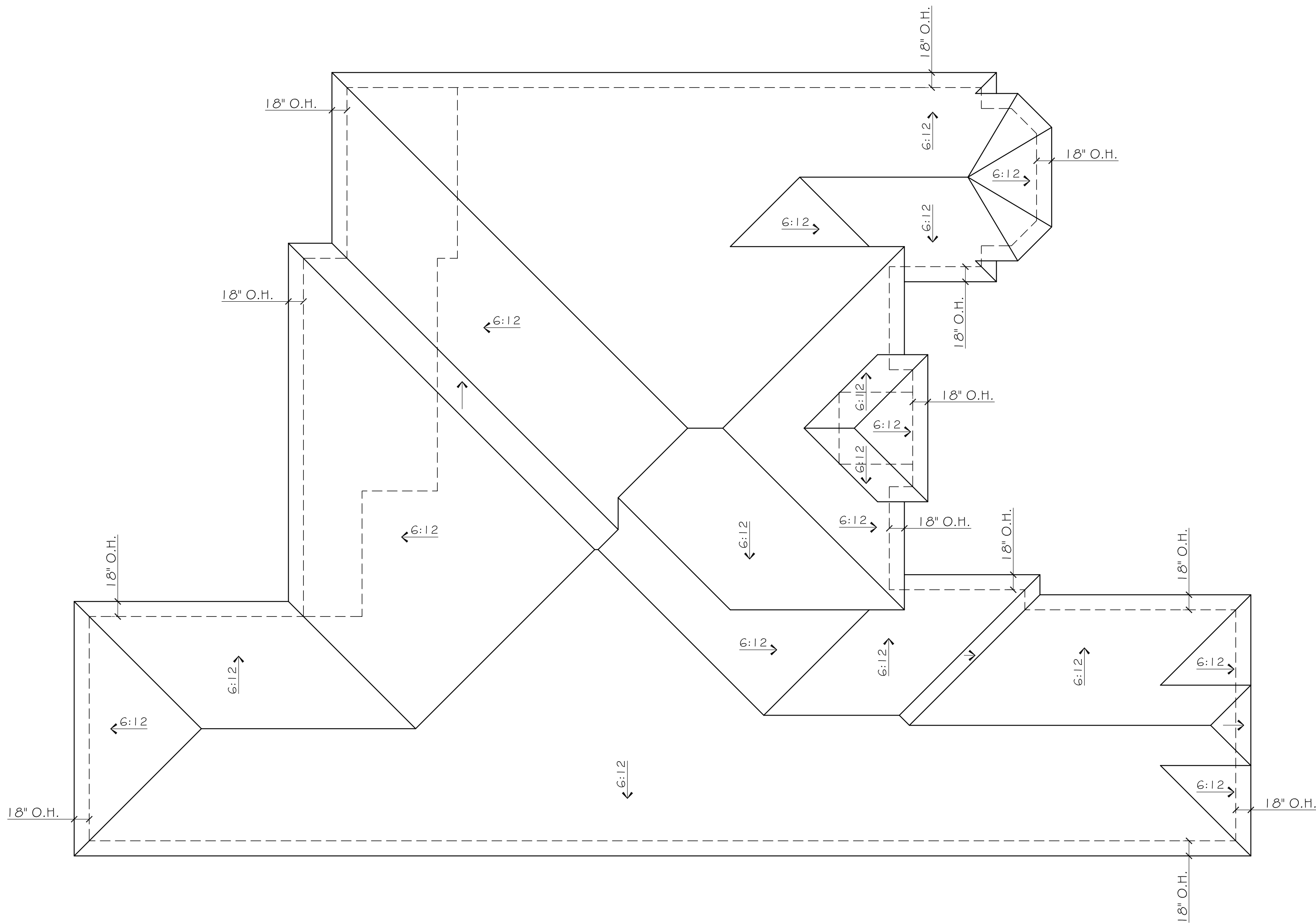
Sheet Title

WALL SECTION

Scale
N.T.S.

Sheet No.

S2



ROOF PLAN

SCALE: 1/8" = 1'-0"

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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

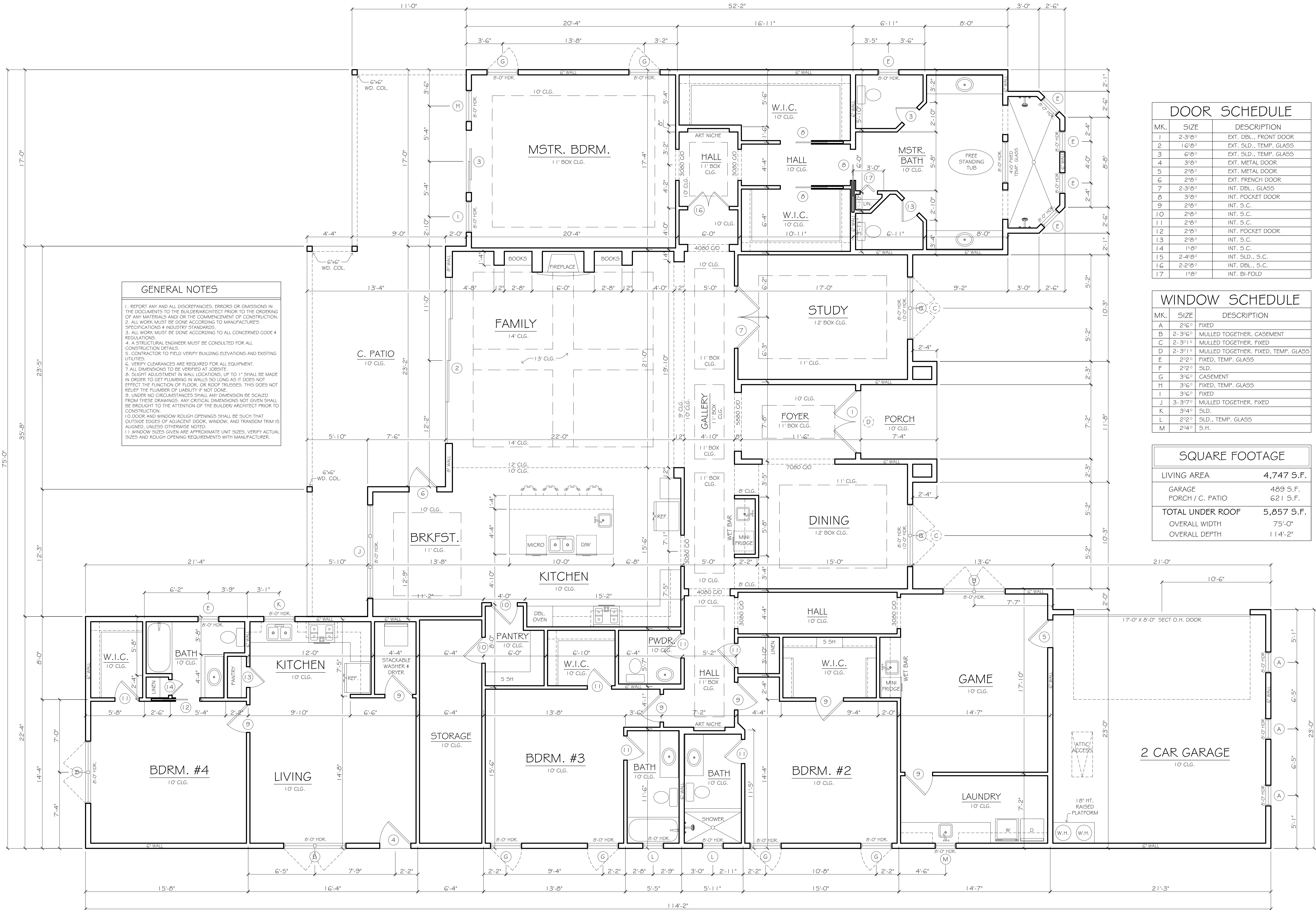
Date
JANUARY, 2021

Sheet Title
ROOF PLAN

Scale
1/8" = 1'-0"

Sheet No.

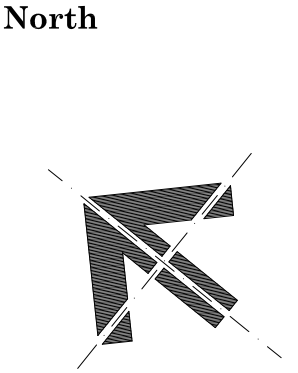
A1.01



DOOR SCHEDULE		
MK.	SIZE	DESCRIPTION
1	2-3'8"	EXT. DBL., FRONT DOOR
2	1'6"8"	EXT. SLD., TEMP. GLASS
3	6'8"	EXT. SLD., TEMP. GLASS
4	3'8"	EXT. METAL DOOR
5	2'8"	EXT. METAL DOOR
6	2'8"	EXT. FRENCH DOOR
7	2-3'8"	INT. DBL., GLASS
8	3'8"	INT. POCKET DOOR
9	2'8"	INT. S.C.
10	2'8"	INT. S.C.
11	2'8"	INT. S.C.
12	2'8"	INT., POCKET DOOR
13	2'8"	INT. S.C.
14	1'8"	INT. S.C.
15	2-4'8"	INT. SLD., S.C.
16	2-2'8"	INT. DBL., S.C.
17	1'8"	INT. BI-FOLD

WINDOW SCHEDULE		
MK.	SIZE	DESCRIPTION
A	2'6"	FIXED
B	2-3'6"	MULLED TOGETHER, CASEMENT
C	2-3'1"	MULLED TOGETHER, FIXED
D	2-3'1"	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
J	3-3'7"	MULLED TOGETHER, FIXED
K	3'4"	SLD.
L	2'2"	SLD., TEMP. GLASS
M	2'4"	S.H.

SQUARE FOOTAGE	
LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"



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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

INDICATES

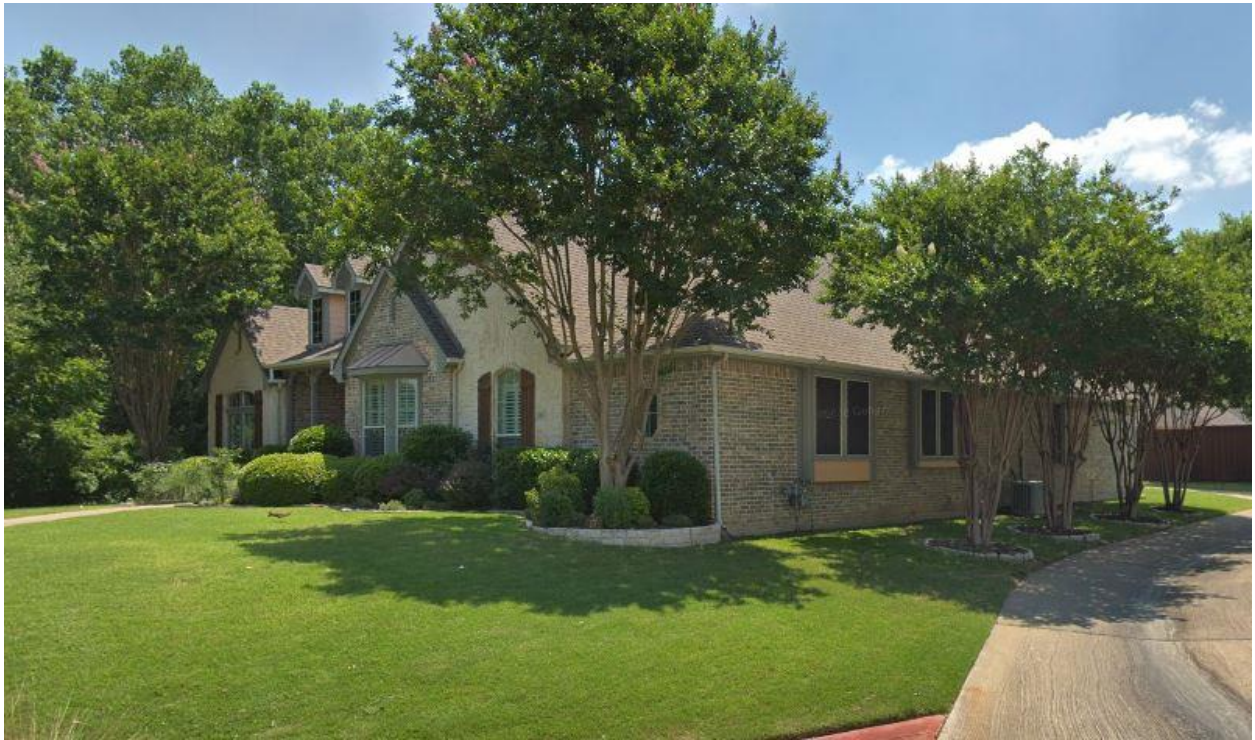
Scale
INDICATES

Sheet No.

A1.00

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
1523 Parkside Circle	Single-Family Home	2002	3,377	N/A	Brick
1531 Parkside Circle	Single-Family Home	2001	3,728	N/A	Brick
1534 Parkside Circle	Single-Family Home	2001	2,913	N/A	Brick
1539 Parkside Circle	Single-Family Home	2002	2,760	N/A	Brick
1546 Parkside Circle	Single-Family Home	2001	3,963	N/A	Brick
1547 Parkside Circle	Single-Family Home	2001	3,581	N/A	Brick
1555 Parkside Circle	Single-Family Home	2000	3,983	N/A	Brick
1556 Parkside Circle	Single-Family Home	2000	3,533	314	Brick
2804 Marcie Lane	Single-Family Home	2002	3,618	N/A	Brick
2805 Marcie Lane	Single-Family Home	2005	2,922	N/A	Brick
2814 Marcie Lane	Single-Family Home	2002	3,566	N/A	Brick
2815 Marcie Lane	Single-Family Home	2018	2,713	N/A	Brick
2822 Marcie Lane	Single-Family Home	2002	2,983	N/A	Brick
2825 Marcie Lane	RCAD Indicates Vacant		Subject Property		
2830 Marcie Lane	Single-Family Home	2002	3,839	356	Stone
2835 Marcie Lane	Single-Family Home	2005	4,055	N/A	Stucco
2838 Marcie Lane	Single-Family Home	2001	2,762	N/A	Brick
2846 Marcie Lane	Single-Family Home	2001	3,758	100	Brick
2854 Marcie Lane	Single-Family Home	1997	2,833	N/A	Brick
2862 Marcie Lane	Single-Family Home	2002	4,026	N/A	Brick
2870 Marcie Lane	Single-Family Home	2000	4,268	100	Brick
2880 Marcie Lane	Single-Family Home	1999	3,327	N/A	Brick
2730 Mira Vista Lane	Single-Family Home	2004	3,498	N/A	Stucco
2738 Mira Vista Lane	Single-Family Home	2011	3,646	N/A	Stone
2748 Mira Vista Lane	Single-Family Home	2003	3,902	N/A	Brick
2756 Mira Vista Lane	Single-Family Home	2002	3,724	N/A	Brick
Averages:		2003	3,491	218	



1523 Parkside Circle



1531 Parkside Circle



1534 Parkside Circle



1539 Parkside Circle



1546 Parkside Circle



1547 Parkside Circle



1555 Parkside Circle



1556 Parkside Circle



2730 Mira Vista Lane



2738 Mira Vista Lane



2748 Mira Vista Lane



2756 Mira Vista Lane



2804 Marcie Lane



2805 Marcie Lane



2814 Marcie Lane



2815 Marcie Lane



2822 Marcie Lane



2830 Marcie Lane



2835 Marcie Lane



2838 Marcie Lane



2846 Marcie Lane



2854 Marcie Lane



2862 Marcie Lane



2870 Marcie Lane



2880 Marcie Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.50-ACRE TRACT OF LAND, IDENTIFIED AS LOT 17, BLOCK B, LAGO VISTA ADDITION, 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 Otoniel Jaramillo 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 0.50-acre tract of land being described as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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] 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 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 03.09, *Single-Family 10 (SF-10) 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 18 (PD-18) -- 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 1TH DAY OF MARCH, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2021

2nd Reading: March 1, 2021

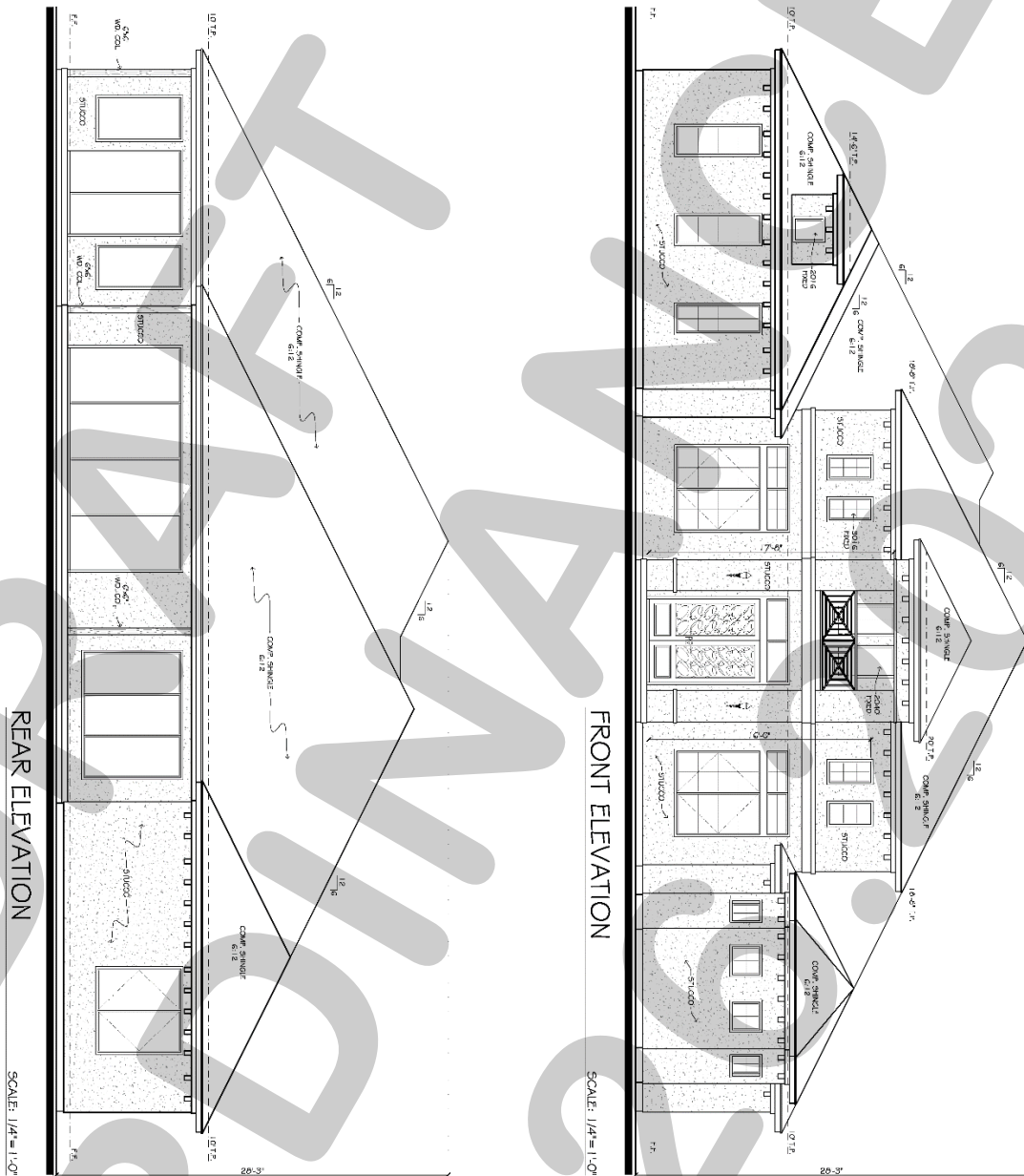
Exhibit 'A'
Location Map and Survey

Address: 2825 Marcie Lane

Legal Description: Lot 17, Block B, Lago Vista Addition



Exhibit 'C':
Building Elevations



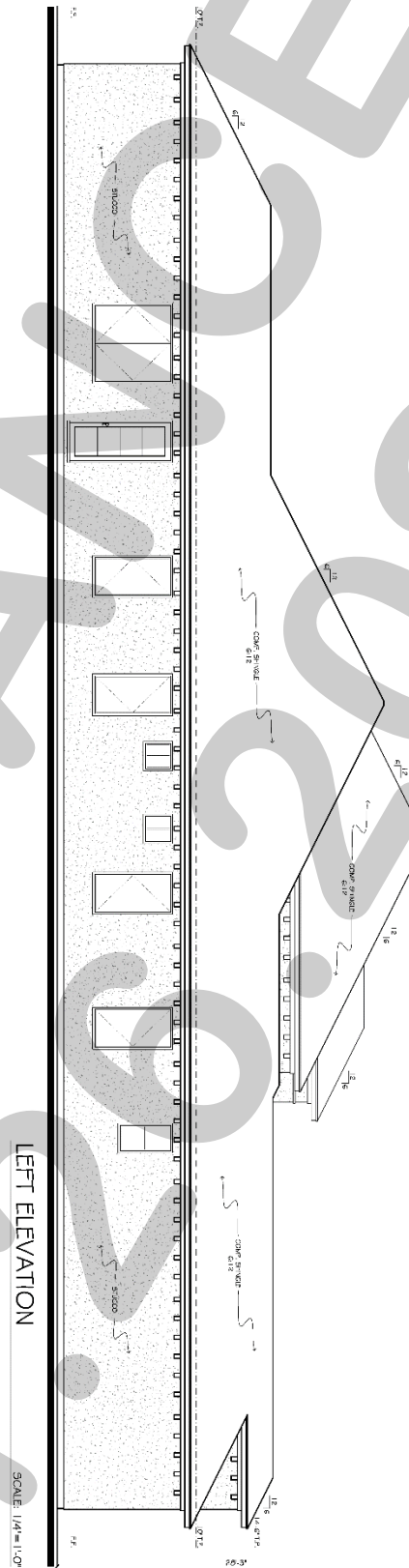
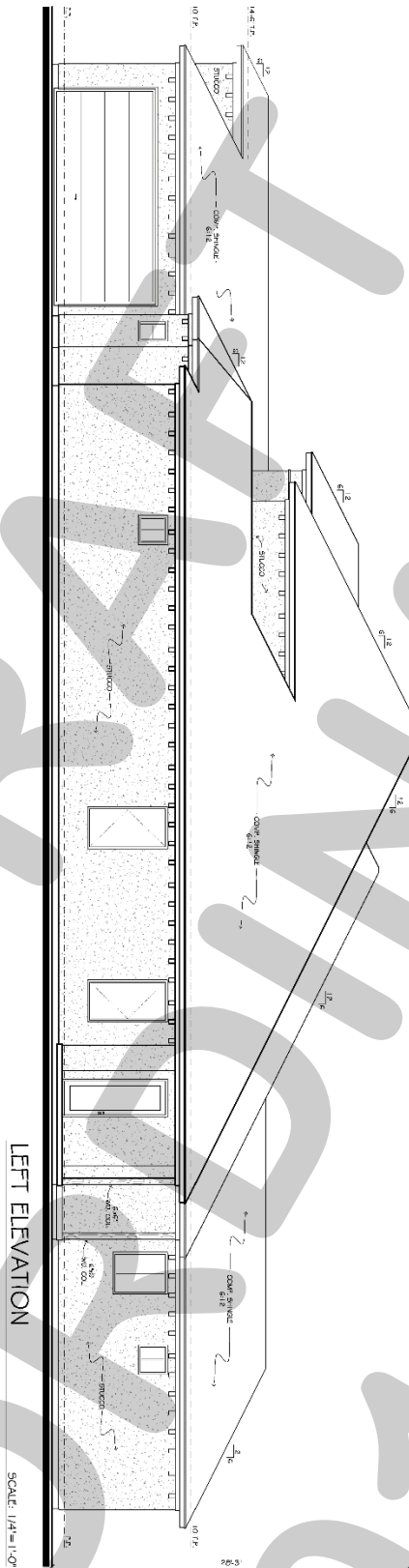
Date	JANUARY 2021
Sheet Title	ELEVATIONS
PLAN	
Scale	1/4" = 1'-0"
Sheet No.	A2.00

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

THESE PLANS ARE PREPARED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO CONSTRUCT THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF ROCKWALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY GUARANTEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROVIDING ALL NECESSARY GUARANTEES.

North

Exhibit 'C':
Building Elevations



A2.01

Z2021-001: SUP for 2825 Marcie Lane
Ordinance No. 21-XX; SUP # S-2XX

Page | 7

City of Rockwall, Texas

THESE PLANS ARE INTENDED TO PROVIDE BASIC
CONSTRUCTION/ERECTOR INFORMATION NECESSARY TO COMPLETE THE
ERECTOR'S
AND TO OBTAIN THE PERMITS, INCLUDING PERMITS, NECESSARY AND
PHYSICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL
MUNICIPAL CITY, COUNTY, STATE AND NATIONAL CODES
LOCAL DEPARTMENTS THE RIGHT TO MODIFY THESE PLANS AS REQUIRED
LOCAL CODES, ORDINANCES, AND REGULATIONS SHALL APPLY. IT IS
A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL
REQUIREMENTS.
METHODS OF CONSTRUCTION, AND EJECTION OF MATERIALS AND
AND TO OBTAIN THE PERMITS, INCLUDING PERMITS, NECESSARY AND



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: February 9, 2021

APPLICANT: Otoniel Jaramillo

CASE NUMBER: Z2021-001; *Specific Use Permit (SUP) for a Residential Infill for 2825 Marcie Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

BACKGROUND

The subject property was annexed circa 1982. On April 8, 1985, the City Council approved *Ordinance No. 85-23*, which rezoned the subject property from an Agricultural (AG) District to Planned Development District 18 (PD-18) for townhouses. Planned Development District 18 (PD-18) was amended in 1994 [*Ordinance No. 94-18*] to change the land uses permitted on the subject property to single-family detached land uses. On April 14, 1994, the City Council approved a final plat [Case No. *PZ-1994-052*], which established the Lago Vista Subdivision. In October 2005, the City Council approved Case No. *P2005-038*, which replatted Lots 17 & 18, Block B, Lago Vista Addition into Lot 19, Block B, Lago Vista Addition; however, this plat was later vacated by Case No. *P2019-024* on January 28, 2019. Based on the reviewed information, the subject property has remained vacant since its incorporation into the City of Rockwall.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) 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 located at 2825 Marcie Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.169-acre vacant tract of land identified as a public park and zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses. Beyond this is an unimproved right-of-way owned by the City of Rockwall. North of this are several vacant parcels of land zoned Planned Development District 32 (PD-32). Beyond this is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Marcie Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is Lago Vista Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are four (4) lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is Parkside Circle, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property are two lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is the intersection of Marcie Lane and Mira Vista Lane, which are both identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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." In this case, the subject property is located within the Lago Vista Subdivision. This subdivision has been in existence since 1994, consists of 92 lots, and is 98.91% 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 Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, 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 Parkside Circle, Marcie Lane, and Mira Vista Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Parkside Circle, Marcie Lane, Mira Vista Lane, and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face south-west towards Marcie Lane.
Year Built	1997-2018	N/A
Building SF on Property	2,713SF – 4,268 SF	5,857 SF (4,747 SF of Air-Conditioned Space)
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks are 25-Feet	25-Feet
Side	The side yard setbacks are greater than six (6) feet.	10-Feet
Rear	The rear yard setbacks are greater than ten (10) feet.	X>10-Feet
Building Materials	Siding, Stone, Brick, & Stucco	Stucco
Paint and Color	Red, Brown, Blue, Blonde, & White	<i>Not Specified by Applicant</i>
Roofs	Composite Shingles & Tile	Composite Shingle
Driveways/Garages	Most streets have rear entry garages, but homes along Marcie Lane are all situated in a J-Swing or Traditional Swing orientation.	The garage will be attached (J-Swing).

The proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated Planned Development District 18 (PD-18) and 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 Parkside Circle, Marcie Lane, and Mira Vista Lane. The proposed building elevations have also been provided 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 January 22, 2021, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista, Water's Edge Lake Ray Hubbard, Signal Ridge, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's/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 had received the following:

- (1) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) in favor 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 Specific Use Permit (SUP) for *Residential Infill in 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan 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, 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 Specific Use Permit (SUP) 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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-001

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 Reinstatement 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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2825 MARCIE LN

Subdivision Lago Vista

Lot 17 Block B

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Vacant Lot

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

- ☐ **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 OTONIEL JARAMILLO

☐ Applicant

Contact Person

Contact Person

Address 10951 OAKVIEW DR

Address

City, State & Zip Balch Springs TX

City, State & Zip

Phone 972-839-6065

Phone

E-Mail Tnmconstructionsupply@yahoo.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

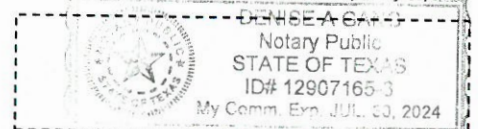
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of January, 20 21. By signing this application, 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 15 day of January, 20 21.

Owner's Signature

Otoniel Jaramillo

Notary Public in and for the State of Texas



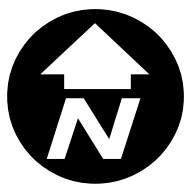
My Commission Expires July 30, 2024



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.

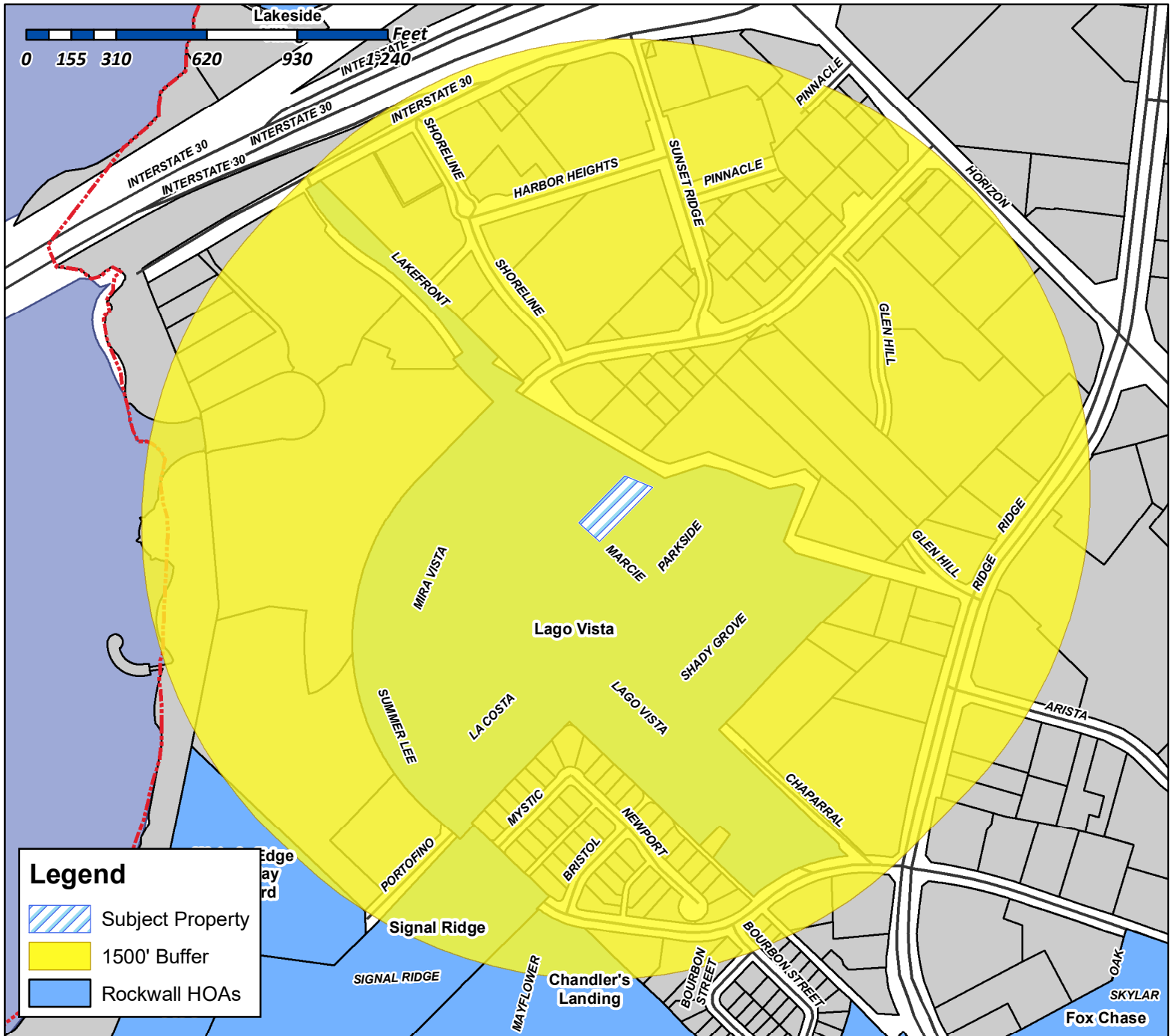







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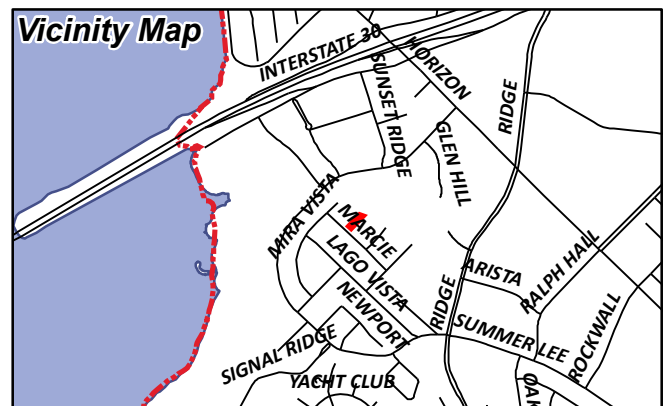
Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021

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



Lee, Henry

From: Gamez, Angelica
Sent: Friday, January 22, 2021 9:00 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-001]
Attachments: Public Notice (01.19.2021).pdf; HOA Map Z2021-001.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 January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 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 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>.

Z2021-001 SUP for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

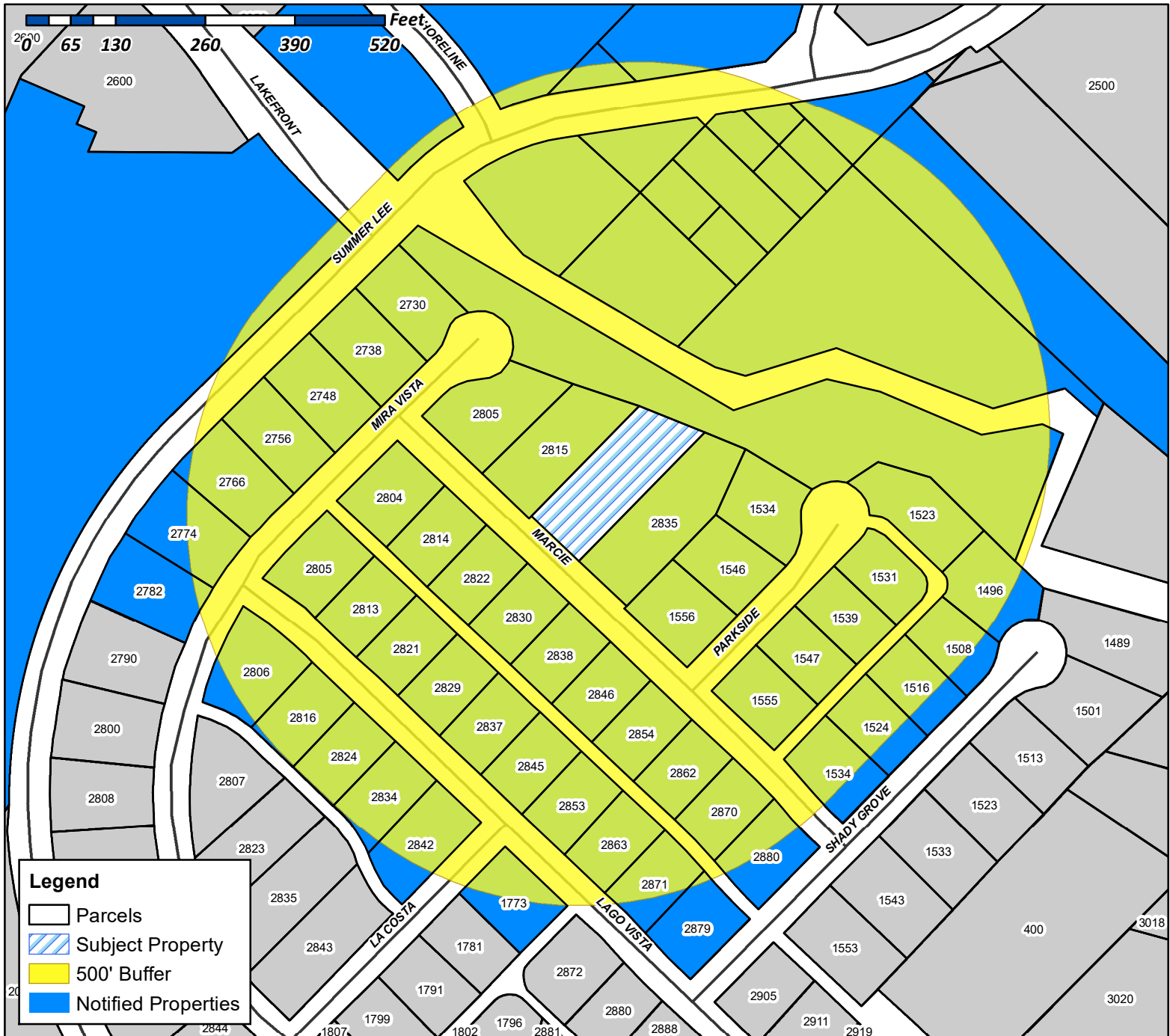
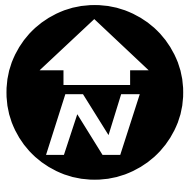
<http://www.rockwall.com/planning/>

This email was scanned by Bitdefender

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: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021
For Questions on this Case Call (972) 771-7745



FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

FRIEDEL JOHN M & SANDRA G
1531 PARKSIDE CIR
ROCKWALL, TX 75032

PICKENS ROBERT AND
LINDA MURPHY
1534 PARKSIDE CIRCLE
ROCKWALL, TX 75032

CONFIDENTIAL
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

WEISSERT JOHN
1546 PARKSIDE CIR
ROCKWALL, TX 75032

BRUCE LINDSAY R
1547 PARKSIDE CIRCLE
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

RIKE RHONDA D & GARRY
1773 LA COSTA DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F
2829 LAGO VISTA LN
ROCKWALL, TX 75032

GOEN EVAN AND DIANE RAMSEY
2830 MARCIE LANE
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

SOUSA BRIAN
2835 MARCIE LN
ROCKWALL, TX 75032

DAVIDSON DAVID LEE & LINDA
2837 LAGO VISTA LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

KURIAN P K & THANKAMA
2842 LAGO VISTA LN
ROCKWALL, TX 75032

GIBSON KAREN R & BRUCE K
2845 LAGO VISTA LANE
ROCKWALL, TX 75032

WILONSKY MICHAEL F & HOLLY L HAMMOND-
WILONSKY
2846 MARCIE LANE
ROCKWALL, TX 75032

MEADE BRENDA S
2853 LAGO VISTA LN
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

KIM YONG WOO
2863 LAGO VISTA LN
ROCKWALL, TX 75032

TOWNES KEVIN AND
JAN HICKS
2870 MARCI LN
ROCKWALL, TX 75032

MILLER JIMMIE D II & KELLI R
2871 LAGO VISTA LN
ROCKWALL, TX 75032

SHUPP TERRY & BETTY
2879 LAGO VISTA LN
ROCKWALL, TX 75032

CRUZ WILLIAM
2880 MARCI LN
ROCKWALL, TX 75032

WEISSERT JOHN
579 RS COUNTY ROAD 3388
ALBA, TX 75410

CRUZ WILLIAM
820 FAITH TRL
HEATH, TX 75032

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BOSSEY JOE AND LESLIE
P.O. BOX 1381
SANGER, TX 76266

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

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. Z2021-001: Specific Use Permit Residential Infill

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 16, 2021 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. Z2021-001: 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

From: John Friedel <[REDACTED]>
Sent: Saturday, January 30, 2021 11:24 AM
To: Planning
Subject: Specific Use Permit (SUP) - Case No. Z2021-001 (Residential Infill)

Gentlemen:

My name is John M. Friedel and our address in the Lago Vista Subdivision is [REDACTED]

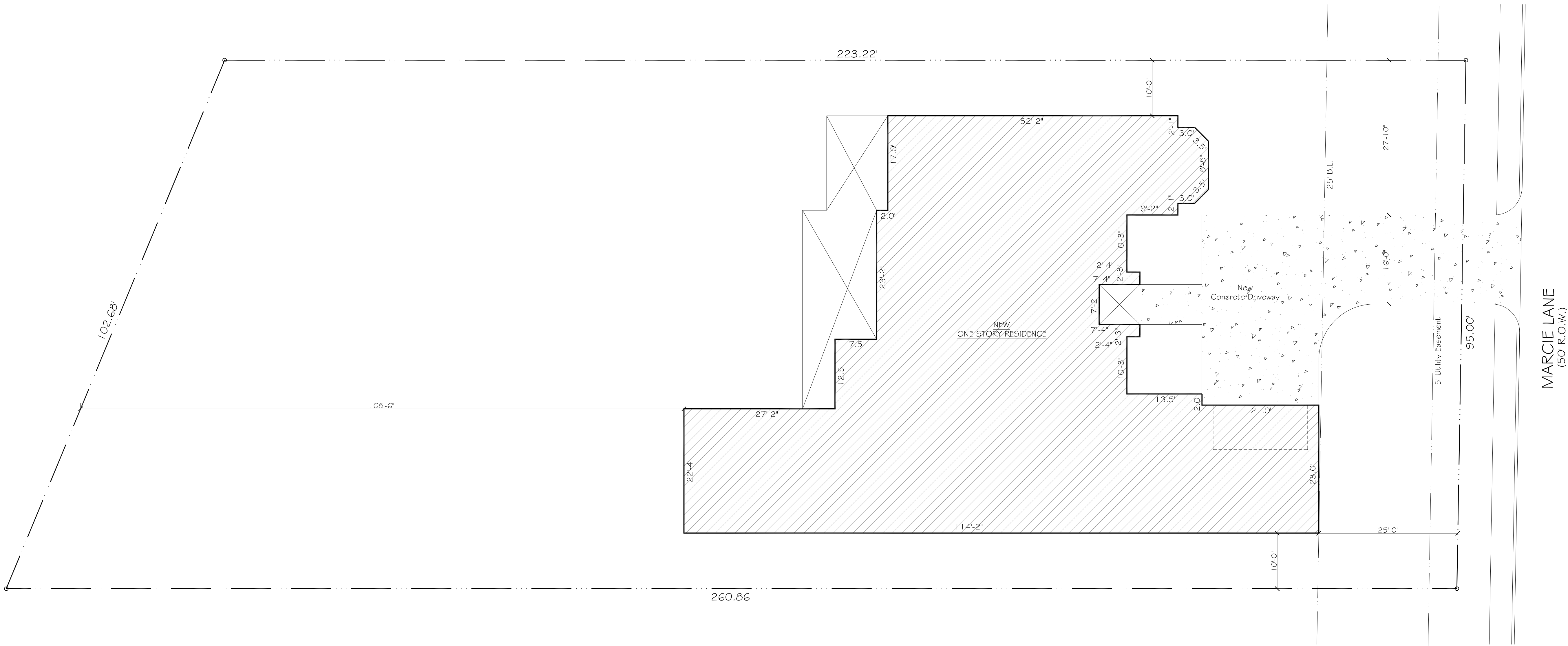
My concurrence with the proposed Lago Vista Addition is contingent on compliance with the City of Rockwall Planning and Zoning development standards, and any supplemental development restrictions levied by the Lago Vista Home Owners Association By-Laws.

For any questions, please email me or call [REDACTED]

Sincerely,
John M. Friedel

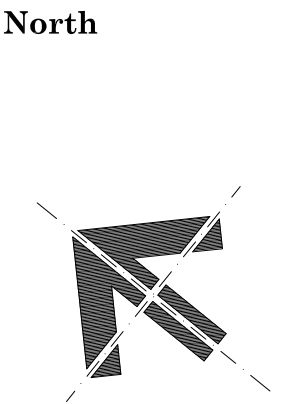
This email was scanned by Bitdefender

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.



GENERAL NOTES	
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.	
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.	
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.	
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.	
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.	
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.	
7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.	

SITE PLAN INFORMATION	
LOT SIZE	22,990 S.F.
BUILDING AREA	5,657 S.F.
PERCENT LOT COVERED	25.4%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

SITE PLAN

Scale
1" =10'-0"

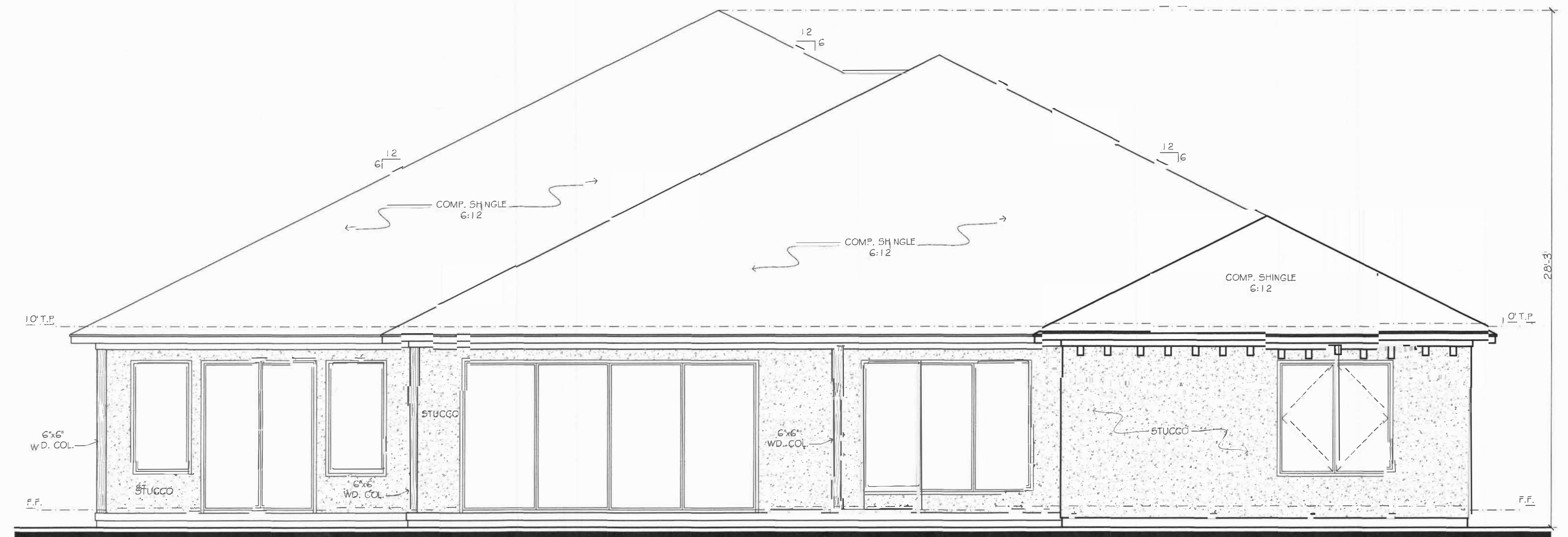
Sheet No.

A0.00



FRONT ELEVATION

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



REAR ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO COMPLETE THIS PROJECT. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND RESTRICTIONS AS REQUIRED. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD REQUIREMENTS OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS. METHODS OF CONSTRUCTION AND SELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

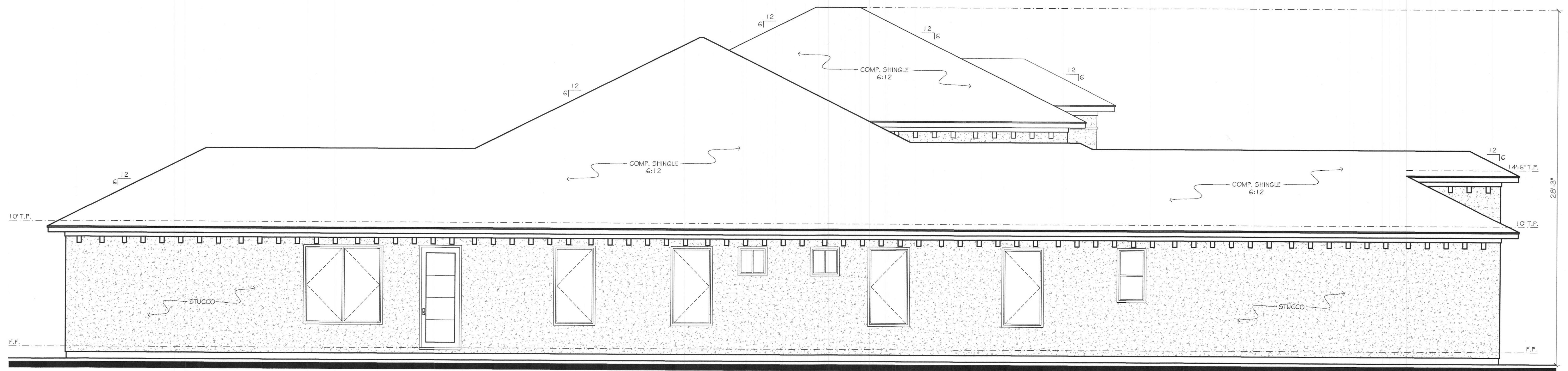
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

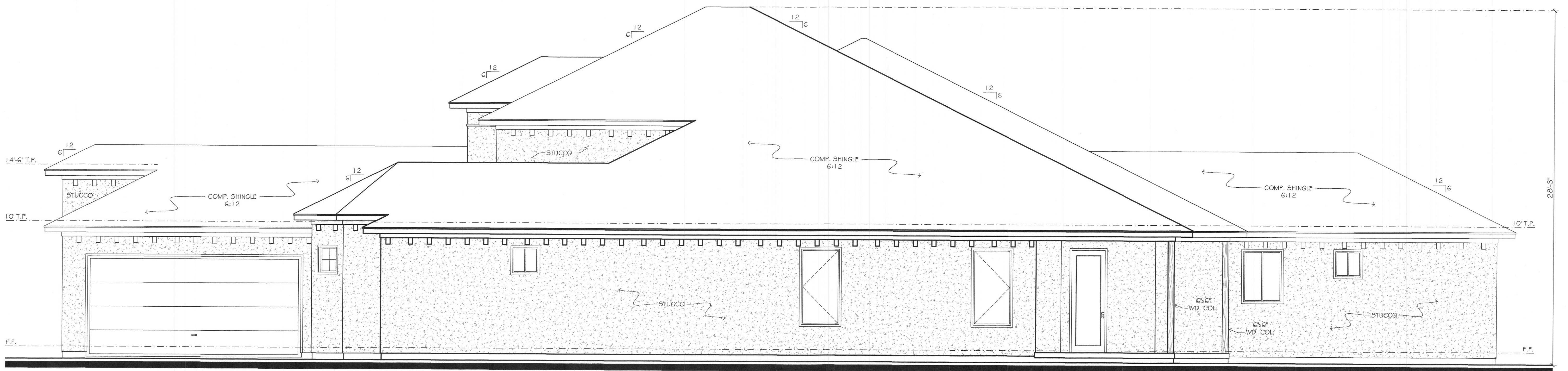
Sheet No.

A2.00



LEFT ELEVATION

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



RIGHT ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. DETAILS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

Sheet No.

A2.01

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.

2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.

3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.

4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.

5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHE, ETC.

6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.

7. LIGHT FIXTURES OVER VANITIES AT 6'-10" A.F.F.

8. EXTERIOR COACH LIGHT TO BE 6'-6" ABOVE HOUSE FINISH FLOOR.

9. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.

12. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.

13. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.

14. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.

15. WATER PIPES FOR SHOWERHEAD TO BE STUBBED OUT AT 6'-6" A.F.F.

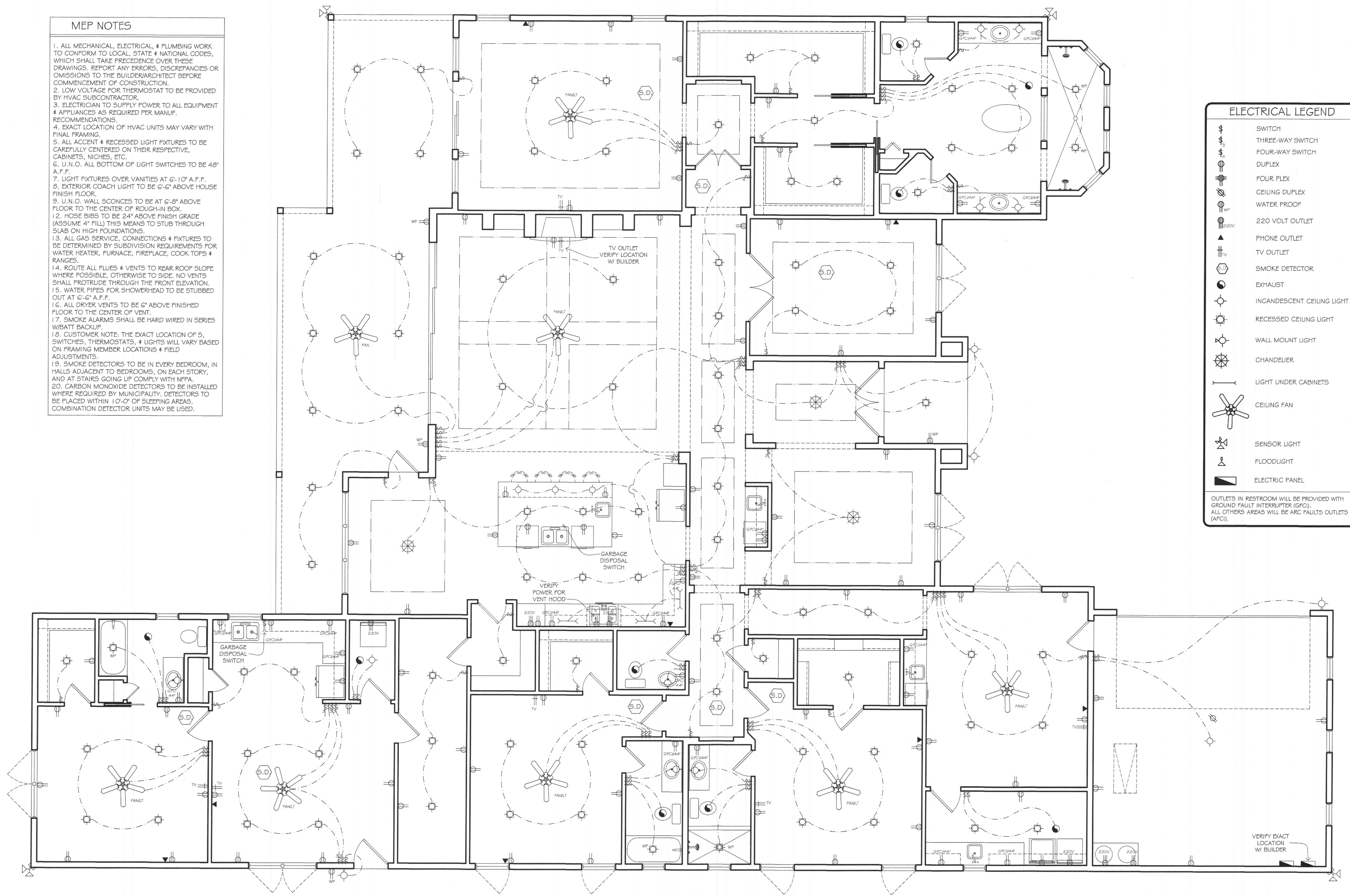
16. ALL DRYER VENTS TO BE 6" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.

17. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/ BATT BACKUP.

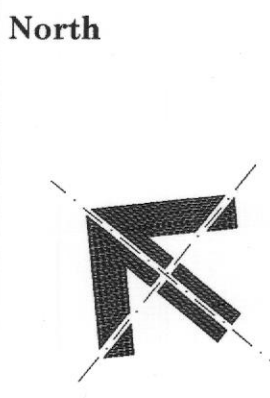
18. CUSTOMER NOTE: THE EXACT LOCATION OF S, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.

19. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP COMPLY WITH NFPA.

20. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.



ELECTRICAL LEGEND	
	SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX
	FOUR PLEX
	CEILING DUPLEX
	WATER PROOF
	220 VOLT OUTLET
	PHONE OUTLET
	TV OUTLET
	SMOKE DETECTOR
	EXHAUST
	INCANDESCENT CEILING LIGHT
	RECESSED CEILING LIGHT
	WALL MOUNT LIGHT
	CHANDELIER
	LIGHT UNDER CABINETS
	CEILING FAN
	SENSOR LIGHT
	FLOODLIGHT
	ELECTRIC PANEL
OUTLETS IN RESTROOM WILL BE PROVIDED WITH GROUND FAULT INTERRUPTER (GFCI). ALL OTHERS AREAS WILL BE ARC FAULTS OUTLETS (AFCI).	



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION OR ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

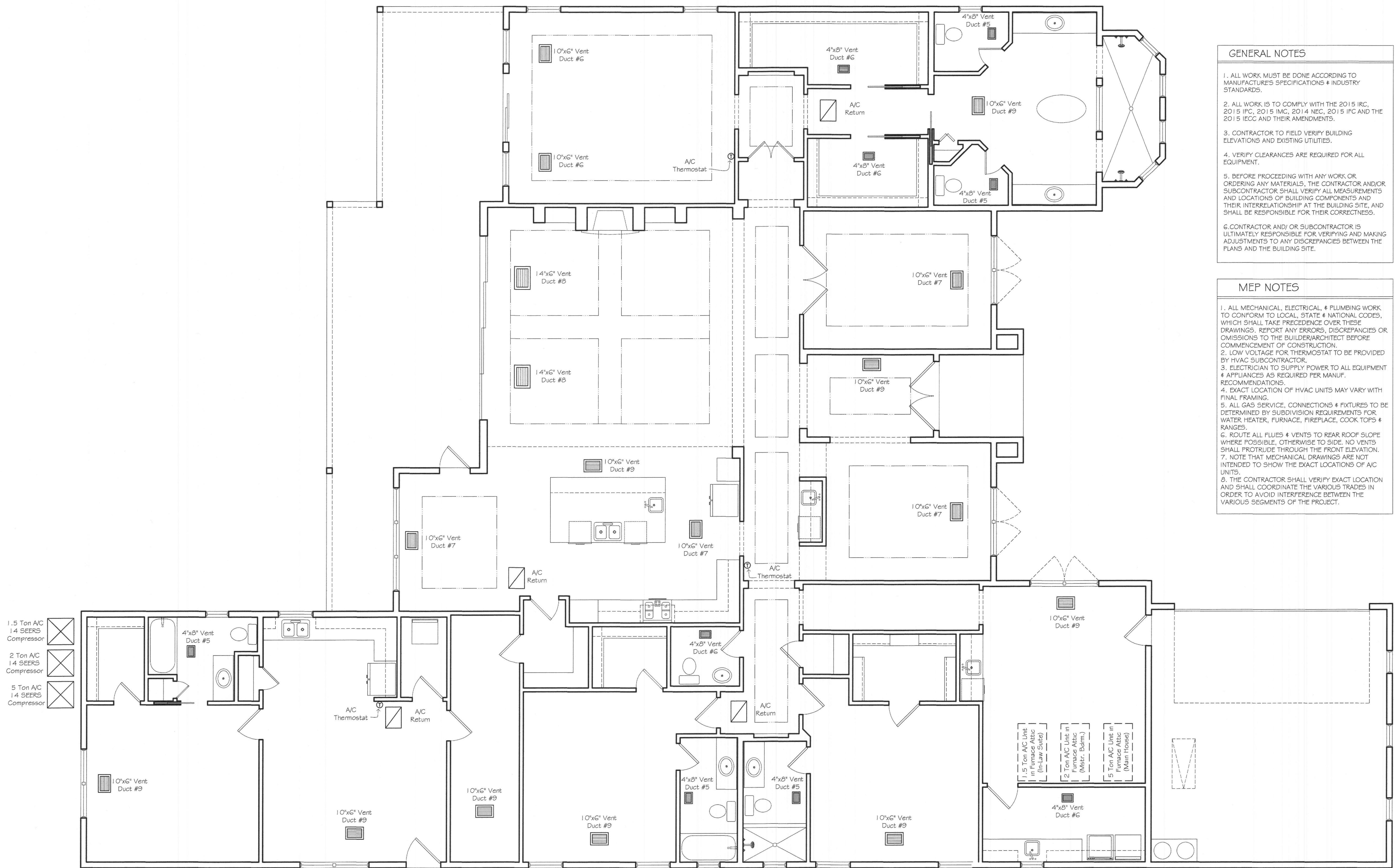
Sheet Title

ELECTRICAL
PLAN

Scale
1/4" = 1'-0"

Sheet No.

E2.01



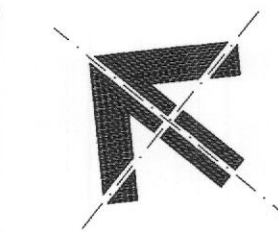
GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.
3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
6. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.
5. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
6. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
7. NOTE THAT MECHANICAL DRAWINGS ARE NOT INTENDED TO SHOW THE EXACT LOCATIONS OF A/C UNITS.
8. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND SHALL COORDINATE THE VARIOUS TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS SEGMENTS OF THE PROJECT.

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. WHILE THE MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THESE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

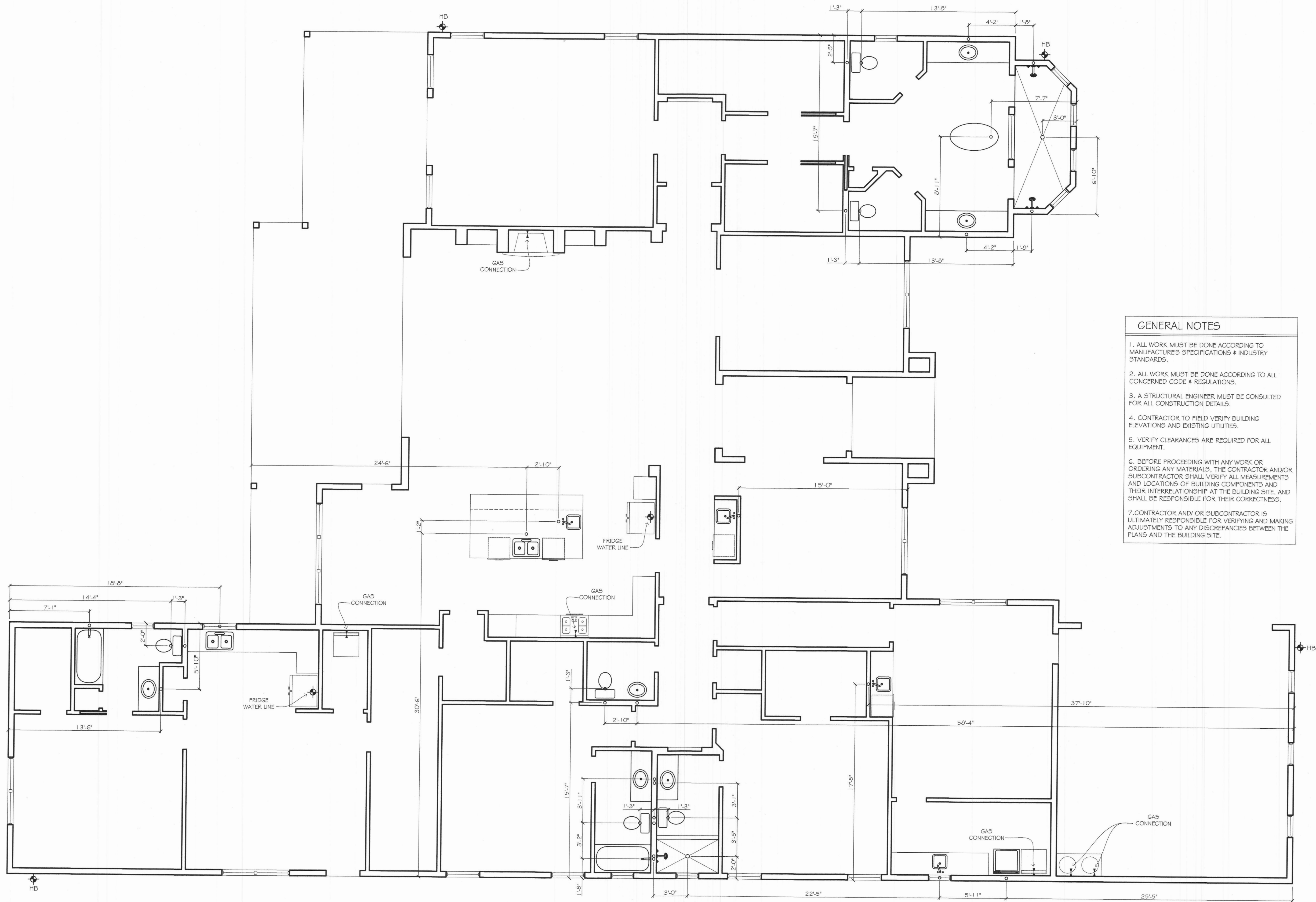
Date
JANUARY, 2021

Sheet Title
MECHANICAL
PLAN

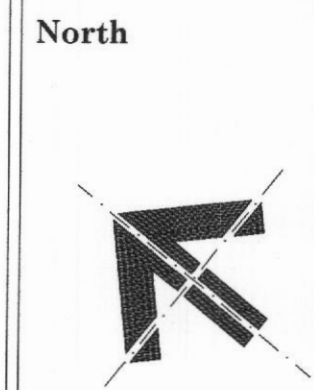
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1/4" = 1'-0"

Sheet No.

M2.01



- GENERAL NOTES**
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
 2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
 3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
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THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES, ORDINANCES, AND RESTRICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND FOR COMPLYING WITH ALL APPLICABLE METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

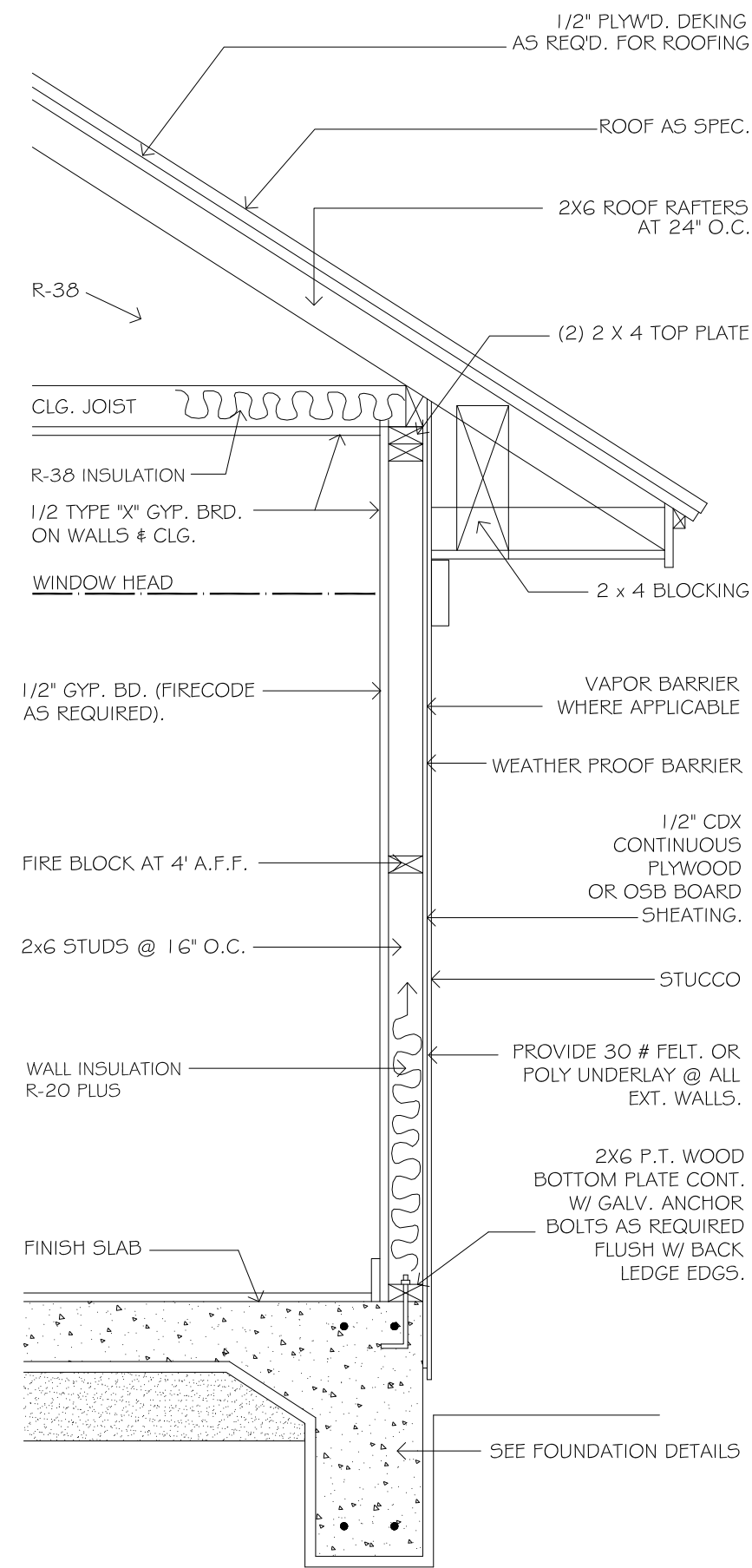
Sheet Title

PLUMBING PLAN

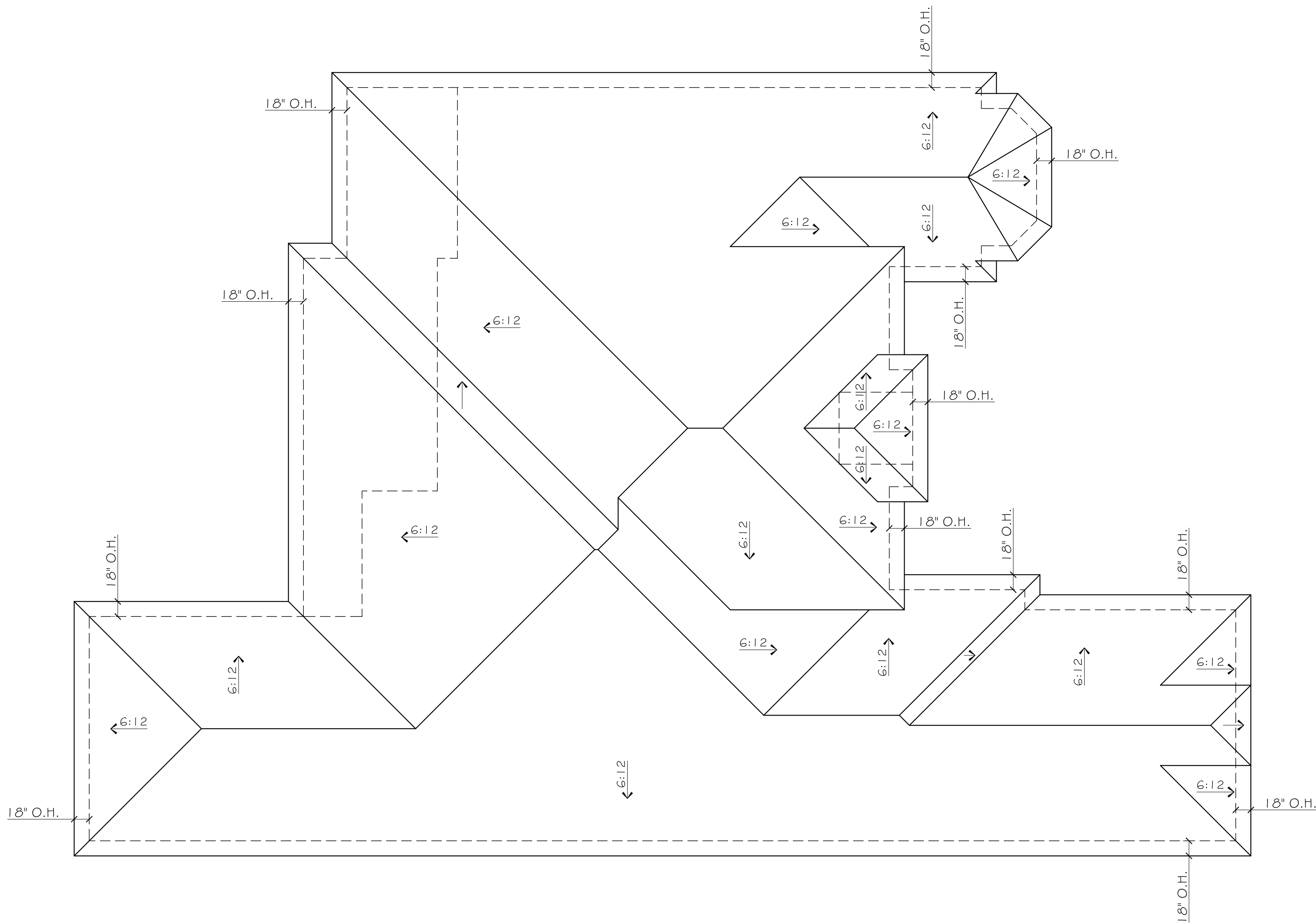
Scale
1/4" = 1'-0"

Sheet No.

P2.01



North	
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.	
2825 MARCIE LANE Block B Lot 17 Rockwall, Texas 75032	
Date	JANUARY, 2021
Sheet Title	WALL SECTION
Scale	N.T.S.
Sheet No.	S2



ROOF PLAN

SCALE: 1/8" = 1'-0"

- GENERAL NOTES
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.

2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.

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4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.

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6. CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTORS RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date

JANUARY, 2021

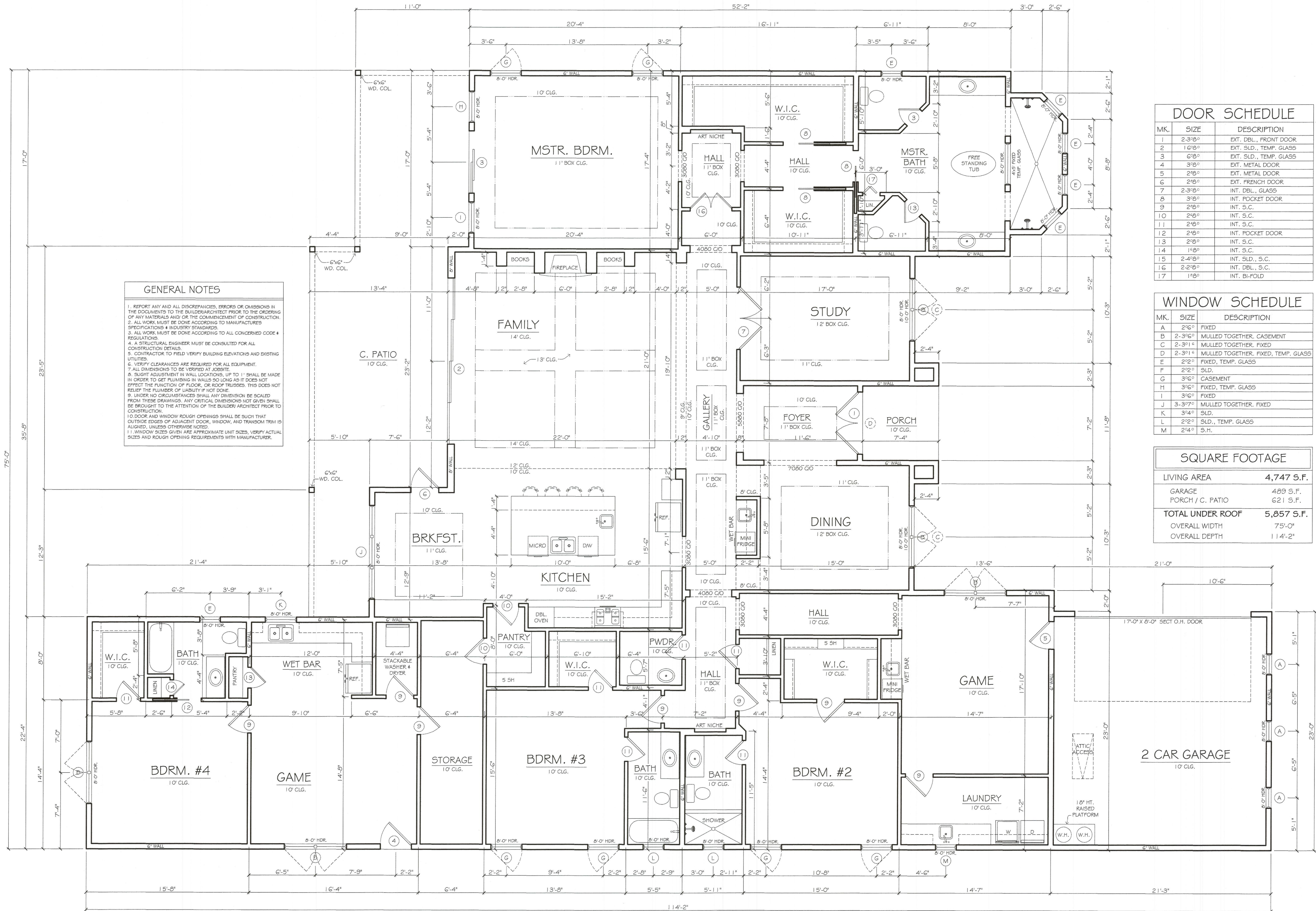
Sheet Title

ROOF PLAN

Scale

1/8" = 1'-0"

Sheet No.



GENERAL NOTES

1. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
2. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
3. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
4. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
5. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
6. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
7. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
8. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
9. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
10. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
11. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.

DOOR SCHEDULE		
MK.	SIZE	DESCRIPTION
1	2-3/8"	EXT. DBL., FRONT DOOR
2	1-6/8"	EXT. SLD., TEMP. GLASS
3	6/8"	EXT. SLD., TEMP. GLASS
4	3/8"	EXT. METAL DOOR
5	2/8"	EXT. METAL DOOR
6	2/8"	EXT. FRENCH DOOR
7	2-3/8"	INT. DBL., GLASS
8	3/8"	INT. POCKET DOOR
9	2/8"	INT. S.C.
10	2/8"	INT. S.C.
11	2/8"	INT. S.C.
12	2/8"	INT. POCKET DOOR
13	2/8"	INT. S.C.
14	1/8"	INT. S.C.
15	2-4/8"	INT. SLD., S.C.
16	2-2/8"	INT. DBL., S.C.
17	1/8"	INT. BI-FOLD

WINDOW SCHEDULE		
MK.	SIZE	DESCRIPTION
A	2'6"	FIXED
B	2-3/8"	MULLED TOGETHER, CASEMENT
C	2-3/8"	MULLED TOGETHER, FIXED
D	2-3/8"	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
J	3-3/7"	MULLED TOGETHER, FIXED
K	3'4"	SLD.
L	2'2"	SLD., TEMP. GLASS
M	2'4"	S.H.

SQUARE FOOTAGE	
LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE BUILDER/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDER/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDER/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

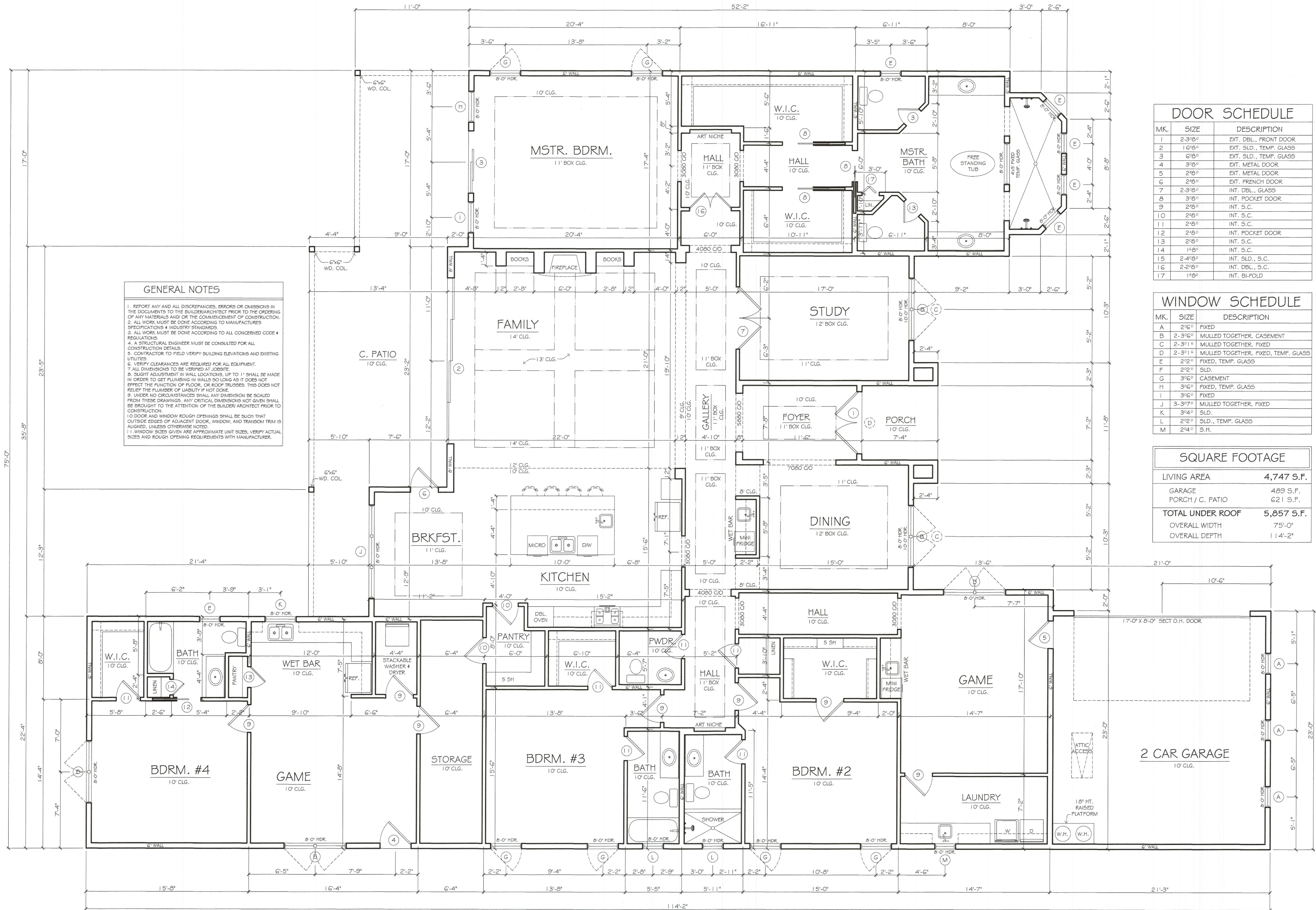
Date
JANUARY, 2021
Sheet Title

FLOOR PLAN

Scale
1/4" = 1'-0"

Sheet No.

A1.00



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C	2'-3"1"4	MULLED TOGETHER, FIXED
D	2'-3"1"4	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
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OVERALL WIDTH	75'-0"
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North

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

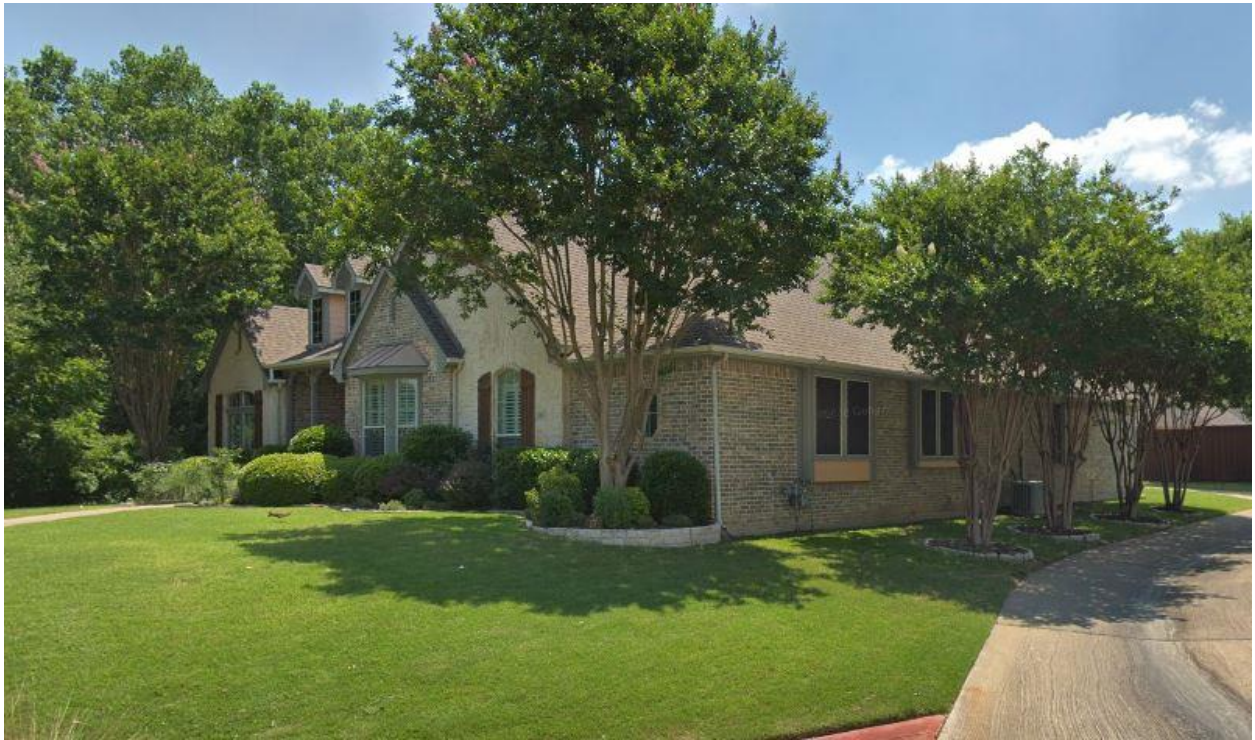
Sheet Title
FLOOR PLAN

Scale
1/4" = 1'-0"

Sheet No.
A1.00

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
1523 Parkside Circle	Single-Family Home	2002	3,377	N/A	Brick
1531 Parkside Circle	Single-Family Home	2001	3,728	N/A	Brick
1534 Parkside Circle	Single-Family Home	2001	2,913	N/A	Brick
1539 Parkside Circle	Single-Family Home	2002	2,760	N/A	Brick
1546 Parkside Circle	Single-Family Home	2001	3,963	N/A	Brick
1547 Parkside Circle	Single-Family Home	2001	3,581	N/A	Brick
1555 Parkside Circle	Single-Family Home	2000	3,983	N/A	Brick
1556 Parkside Circle	Single-Family Home	2000	3,533	314	Brick
2804 Marcie Lane	Single-Family Home	2002	3,618	N/A	Brick
2805 Marcie Lane	Single-Family Home	2005	2,922	N/A	Brick
2814 Marcie Lane	Single-Family Home	2002	3,566	N/A	Brick
2815 Marcie Lane	Single-Family Home	2018	2,713	N/A	Brick
2822 Marcie Lane	Single-Family Home	2002	2,983	N/A	Brick
2825 Marcie Lane	RCAD Indicates Vacant		Subject Property		
2830 Marcie Lane	Single-Family Home	2002	3,839	356	Stone
2835 Marcie Lane	Single-Family Home	2005	4,055	N/A	Stucco
2838 Marcie Lane	Single-Family Home	2001	2,762	N/A	Brick
2846 Marcie Lane	Single-Family Home	2001	3,758	100	Brick
2854 Marcie Lane	Single-Family Home	1997	2,833	N/A	Brick
2862 Marcie Lane	Single-Family Home	2002	4,026	N/A	Brick
2870 Marcie Lane	Single-Family Home	2000	4,268	100	Brick
2880 Marcie Lane	Single-Family Home	1999	3,327	N/A	Brick
2730 Mira Vista Lane	Single-Family Home	2004	3,498	N/A	Stucco
2738 Mira Vista Lane	Single-Family Home	2011	3,646	N/A	Stone
2748 Mira Vista Lane	Single-Family Home	2003	3,902	N/A	Brick
2756 Mira Vista Lane	Single-Family Home	2002	3,724	N/A	Brick
Averages:		2003	3,491	218	



1523 Parkside Circle



1531 Parkside Circle



1534 Parkside Circle



1539 Parkside Circle



1546 Parkside Circle



1547 Parkside Circle



1555 Parkside Circle



1556 Parkside Circle



2730 Mira Vista Lane



2738 Mira Vista Lane



2748 Mira Vista Lane



2756 Mira Vista Lane



2804 Marcie Lane



2805 Marcie Lane



2814 Marcie Lane



2815 Marcie Lane



2822 Marcie Lane



2830 Marcie Lane



2835 Marcie Lane



2838 Marcie Lane



2846 Marcie Lane



2854 Marcie Lane



2862 Marcie Lane



2870 Marcie Lane



2880 Marcie Lane

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.50-ACRE TRACT OF LAND, IDENTIFIED AS LOT 17, BLOCK B, LAGO VISTA ADDITION, 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 Otoniel Jaramillo 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 0.50-acre tract of land being described as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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] 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 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 03.09, *Single-Family 10 (SF-10) 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 18 (PD-18) -- 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 1TH DAY OF MARCH, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2021

2nd Reading: March 1, 2021

Exhibit 'A'
Location Map and Survey

Address: 2825 Marcie Lane

Legal Description: Lot 17, Block B, Lago Vista Addition



Exhibit 'B':
Residential Plot Plan

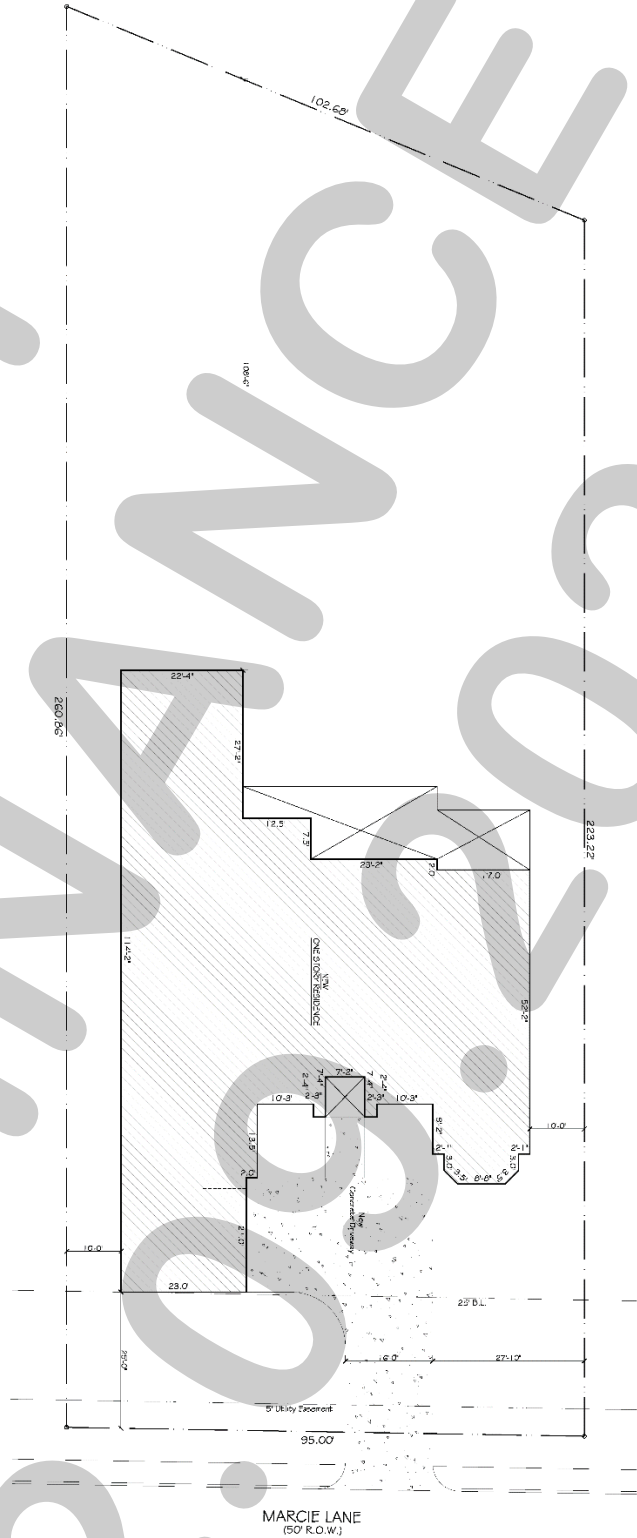
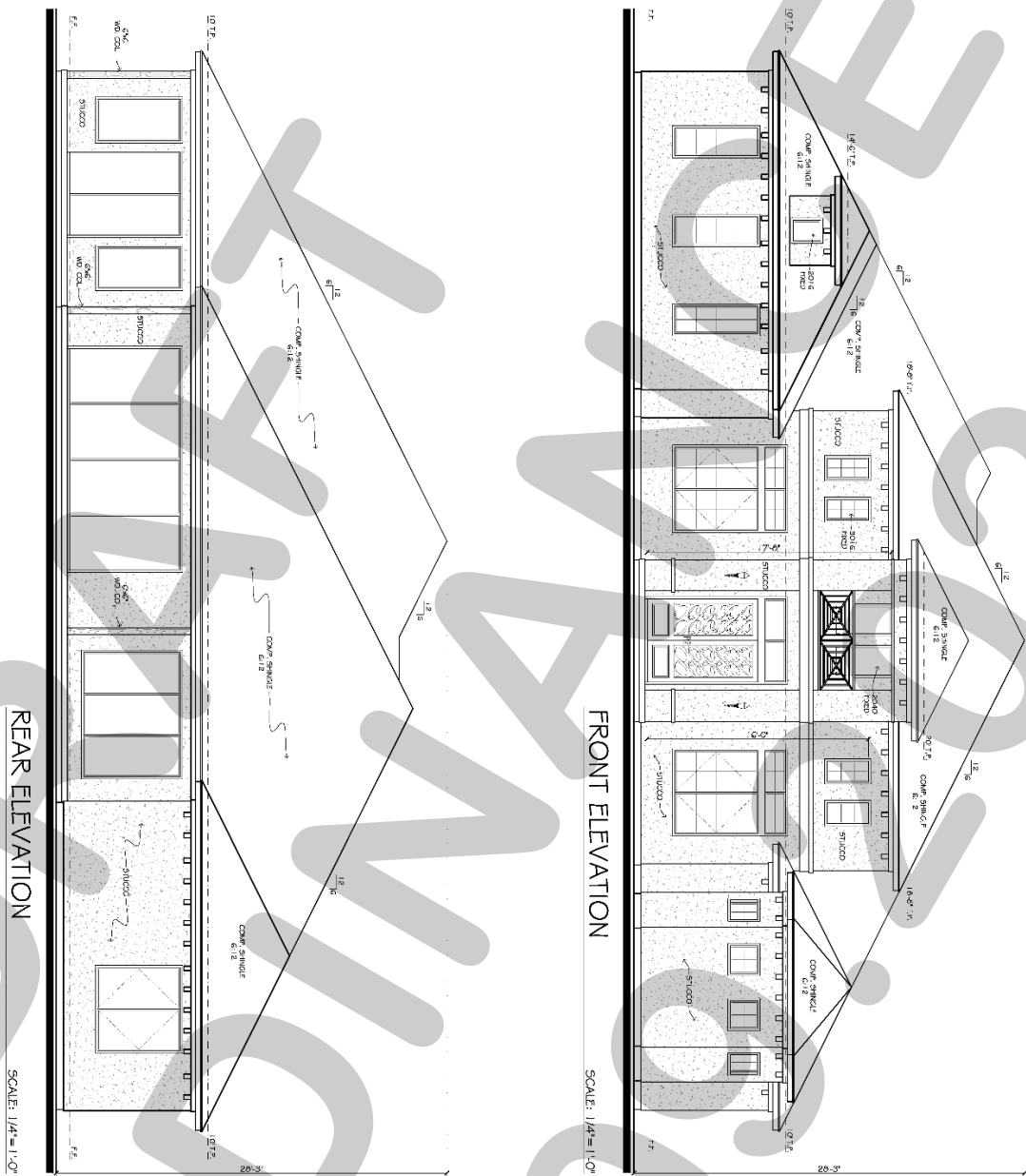


Exhibit 'C':
Building Elevations

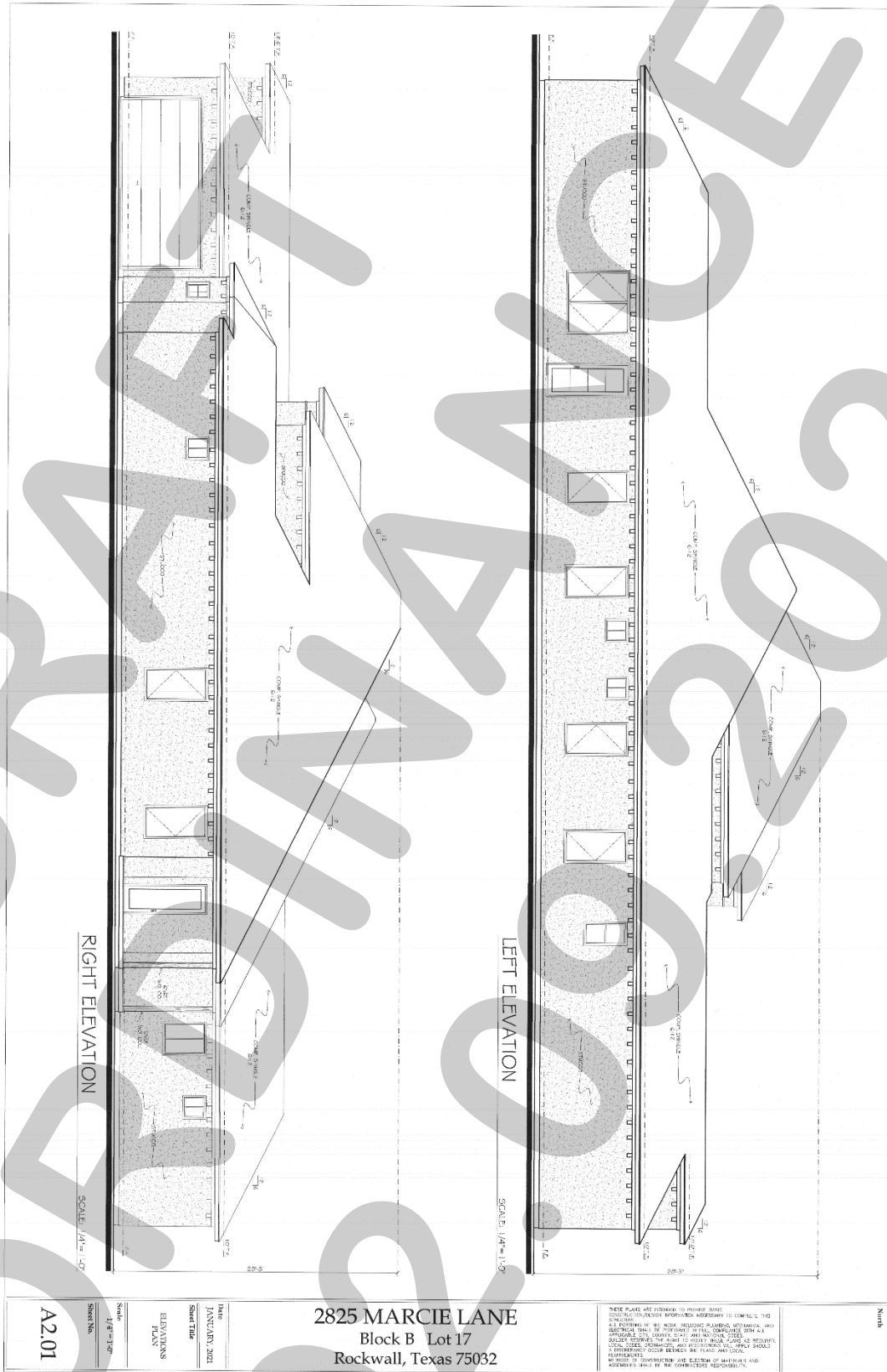


2825 MARCIE LANE Block B Lot 17 Rockwall, Texas 75032	
Sheet Title	ELEVATIONS PLAN
Date	JANUARY, 2021
Scale	1/4" = 1'-0"
Sheet No.	A2.00

North

THESE PLANS ARE PREPARED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO CONSTRUCT THIS STRUCTURE. ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF ROCKWALL. A DISCREPANCY OCCURS BETWEEN THE PLANS AND LOCAL REQUIREMENTS. THE USER OF THESE PLANS AND THE SELECTION OF MATERIALS AND METHODS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: March 1, 2021

APPLICANT: Otoniel Jaramillo

CASE NUMBER: Z2021-001; *Specific Use Permit (SUP) for a Residential Infill for 2825 Marcie Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie Lane, and take any action necessary.

BACKGROUND

The subject property was annexed circa 1982. On April 8, 1985, the City Council approved *Ordinance No. 85-23*, which rezoned the subject property from an Agricultural (AG) District to Planned Development District 18 (PD-18) for townhouses. Planned Development District 18 (PD-18) was amended in 1994 [*Ordinance No. 94-18*] to change the land uses permitted on the subject property to single-family detached land uses. On April 14, 1994, the City Council approved a final plat [*Case No. PZ-1994-052*], which established the Lago Vista Subdivision. In October 2005, the City Council approved *Case No. P2005-038*, which replatted Lots 17 & 18, Block B, Lago Vista Addition into Lot 19, Block B, Lago Vista Addition; however, this plat was later vacated by *Case No. P2019-024* on January 28, 2019. Based on the reviewed information, the subject property has remained vacant since its incorporation into the City of Rockwall.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) 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 located at 2825 Marcie Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 2.169-acre vacant tract of land identified as a public park and zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses. Beyond this is an unimproved right-of-way owned by the City of Rockwall. North of this are several vacant parcels of land zoned Planned Development District 32 (PD-32). Beyond this is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Marcie Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is Lago Vista Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are four (4) lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is Parkside Circle, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property are two lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is the intersection of Marcie Lane and Mira Vista Lane, which are both identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several lots with single-family homes zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses. Beyond this is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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." In this case, the subject property is located within the Lago Vista Subdivision. This subdivision has been in existence since 1994, consists of 92 lots, and is 98.91% 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 Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, 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 Parkside Circle, Marcie Lane, and Mira Vista Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Parkside Circle, Marcie Lane, Mira Vista Lane, and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face south-west towards Marcie Lane.
Year Built	1997-2018	N/A
Building SF on Property	2,713SF – 4,268 SF	5,857 SF (4,747 SF of Air-Conditioned Space)
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks are 25-Feet	25-Feet
Side	The side yard setbacks are greater than six (6) feet.	10-Feet
Rear	The rear yard setbacks are greater than ten (10) feet.	X>10-Feet
Building Materials	Siding, Stone, Brick, & Stucco	Stucco
Paint and Color	Red, Brown, Blue, Blonde, & White	<i>Not Specified by Applicant</i>
Roofs	Composite Shingles & Tile	Composite Shingle
Driveways/Garages	Most streets have rear entry garages, but homes along Marcie Lane are all situated in a J-Swing or Traditional Swing orientation.	The garage will be attached (J-Swing).

The proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated Planned Development District 18 (PD-18) and 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 Parkside Circle, Marcie Lane, and Mira Vista Lane. The proposed building elevations have also been provided 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 January 22, 2021, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista, Water's Edge Lake Ray Hubbard, Signal Ridge, and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's/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 had received the following:

- (1) One (1) property owner notification from a property owner within the notification area (*i.e. within the 500-foot buffer*) in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan 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, 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 Specific Use Permit (SUP) 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 February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Welch and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22021-001

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 Reinstatement 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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2825 MARCIE LN

Subdivision Lago Vista

Lot 17 Block B

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Vacant Lot

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

- ☐ **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 OTONIEL JARAMILLO

☐ Applicant

Contact Person

Contact Person

Address 10951 OAKVIEW DR

Address

City, State & Zip Balch Springs TX

City, State & Zip

Phone 972-839-6065

Phone

E-Mail Tnmconstructionsupply@yahoo.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

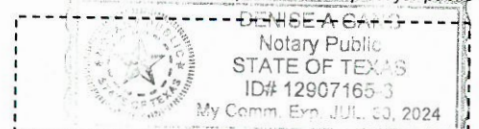
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of January, 20 21. By signing this application, 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 15 day of January, 20 21.

Owner's Signature

Otoniel Jaramillo

Notary Public in and for the State of Texas



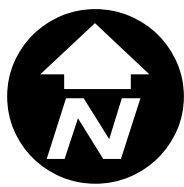
My Commission Expires July 30, 2024



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.

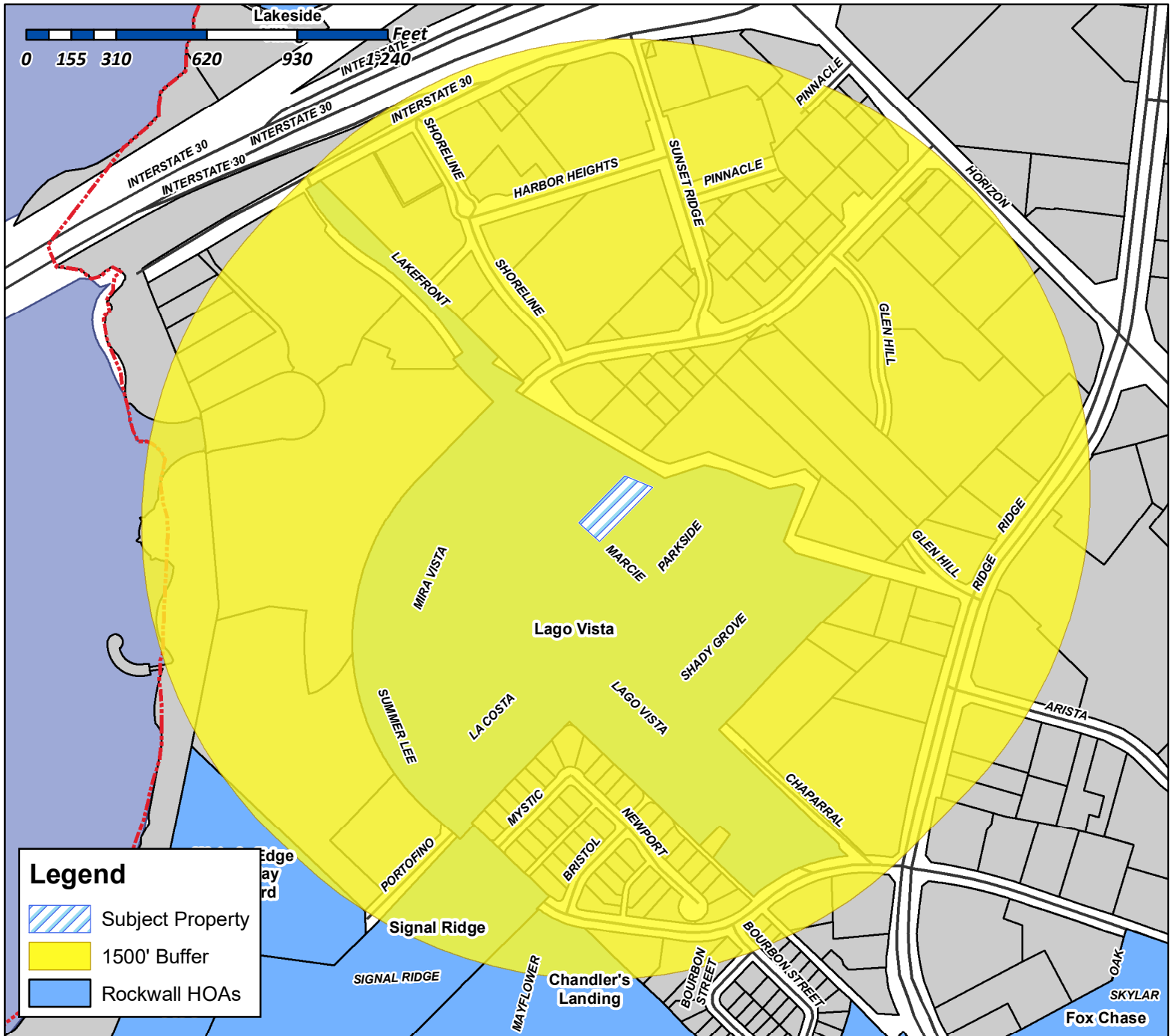







City of Rockwall

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

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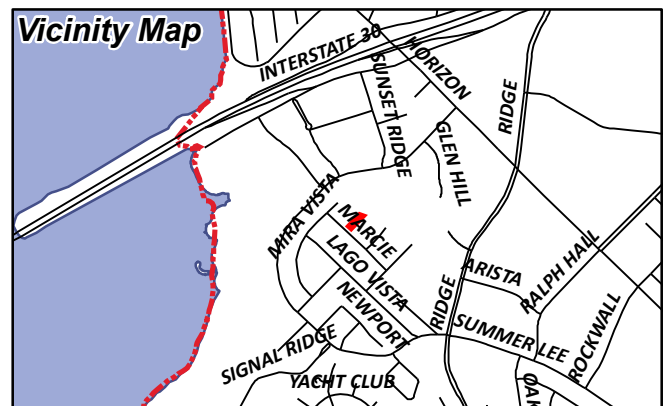
Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021

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



Lee, Henry

From: Gamez, Angelica
Sent: Friday, January 22, 2021 9:00 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-001]
Attachments: Public Notice (01.19.2021).pdf; HOA Map Z2021-001.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 January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 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 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>.

Z2021-001 SUP for Residential Infill in an Established Subdivision

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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/>

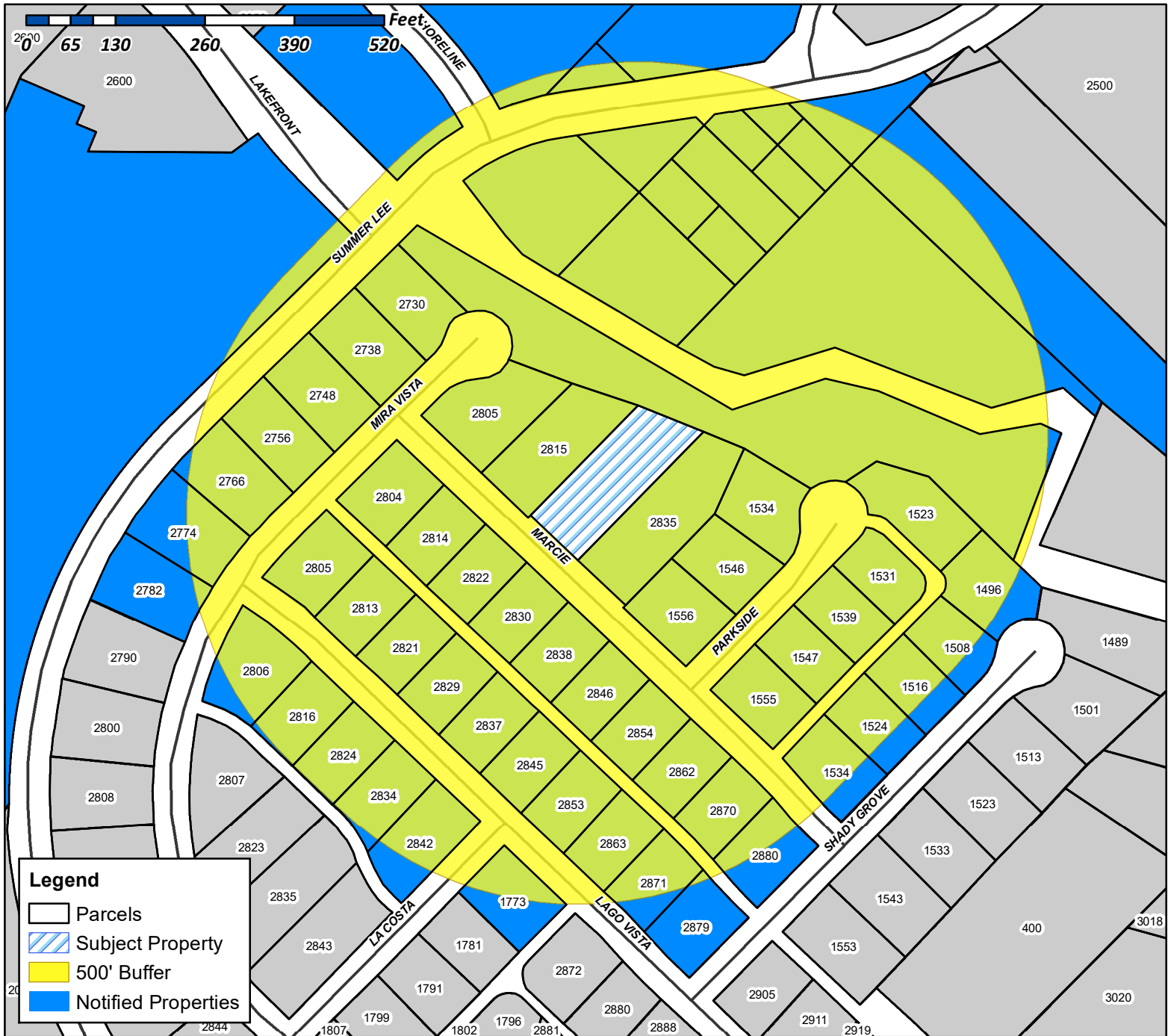
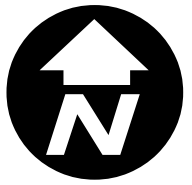
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City of Rockwall

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

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Case Number: Z2021-001
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 18 (PD-18)
Case Address: 2825 Marcie Lane

Date Created: 1/19/2021
For Questions on this Case Call (972) 771-7745



FRIEDEL JOHN M & SANDRA G
1 KEAHOLE PLACE APT 1204
HONOLULU, HI 96825

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

HURST LEIF AND TIFFANY
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

KUGLE MITCHELL H AND JANIS D
1516 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

BURGUM JILL
1524 SHADY GROVE CIR
ROCKWALL, TX 75032

FRIEDEL JOHN M & SANDRA G
1531 PARKSIDE CIR
ROCKWALL, TX 75032

PICKENS ROBERT AND
LINDA MURPHY
1534 PARKSIDE CIRCLE
ROCKWALL, TX 75032

CONFIDENTIAL
1534 SHADY GROVE CIR
ROCKWALL, TX 75032

CLIFTON LINDA J
1539 PARKSIDE CIR
ROCKWALL, TX 75032

WEISSERT JOHN
1546 PARKSIDE CIR
ROCKWALL, TX 75032

BRUCE LINDSAY R
1547 PARKSIDE CIRCLE
ROCKWALL, TX 75032

LOVERN RONALD AND NANCY
1555 PARKSIDE CIR
ROCKWALL, TX 75032

RENFRO LAVONDA D & CRAIG R
1556 PARKSIDE CIR
ROCKWALL, TX 75032

RIKE RHONDA D & GARRY
1773 LA COSTA DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD
2782 MIRA VISTA
ROCKWALL, TX 75032

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R
2806 LAGO VISTA LN
ROCKWALL, TX 75032

BUTLER ROVON AND ROSALYN
2813 LAGO VISTA LN
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

BRADFORD PATRICIA L
2816 LAGO VISTA LN
ROCKWALL, TX 75032

HEDGPETH JAMES L & JANIE M
2821 LAGO VISTA LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

NGUYEN LE MINHCHAU AND
BRYAN NGUYEN LE AND JESSICA NGUYEN LE
2824 LAGO VISTA LN
ROCKWALL, TX 75032

JAMES PATRICK W & TERESA F
2829 LAGO VISTA LN
ROCKWALL, TX 75032

GOEN EVAN AND DIANE RAMSEY
2830 MARCIE LANE
ROCKWALL, TX 75032

TOLBERT MELISSA RENAE
2834 LAGO VISTA LANE
ROCKWALL, TX 75032

SOUSA BRIAN
2835 MARCIE LN
ROCKWALL, TX 75032

DAVIDSON DAVID LEE & LINDA
2837 LAGO VISTA LN
ROCKWALL, TX 75032

MANI KARTHICK
2838 MARCIE LN
ROCKWALL, TX 75032

KURIAN P K & THANKAMA
2842 LAGO VISTA LN
ROCKWALL, TX 75032

GIBSON KAREN R & BRUCE K
2845 LAGO VISTA LANE
ROCKWALL, TX 75032

WILONSKY MICHAEL F & HOLLY L HAMMOND-
WILONSKY
2846 MARCIE LANE
ROCKWALL, TX 75032

MEADE BRENDA S
2853 LAGO VISTA LN
ROCKWALL, TX 75032

SANFORD CLOVIS E & BARBARA
2854 MARCIE LN
ROCKWALL, TX 75032

POTTER MICHELLE
2862 MARCIE LN
ROCKWALL, TX 75032

KIM YONG WOO
2863 LAGO VISTA LN
ROCKWALL, TX 75032

TOWNES KEVIN AND
JAN HICKS
2870 MARCI LN
ROCKWALL, TX 75032

MILLER JIMMIE D II & KELLI R
2871 LAGO VISTA LN
ROCKWALL, TX 75032

SHUPP TERRY & BETTY
2879 LAGO VISTA LN
ROCKWALL, TX 75032

CRUZ WILLIAM
2880 MARCI LN
ROCKWALL, TX 75032

WEISSERT JOHN
579 RS COUNTY ROAD 3388
ALBA, TX 75410

CRUZ WILLIAM
820 FAITH TRL
HEATH, TX 75032

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

BOSSEY JOE AND LESLIE
P.O. BOX 1381
SANGER, TX 76266

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

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. Z2021-001: Specific Use Permit Residential Infill

Hold a public hearing to discuss and consider a request by Otoniel Jaramillo for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.50-acre parcel of land identified as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 16, 2021 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. Z2021-001: 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

From: John Friedel <[REDACTED]>
Sent: Saturday, January 30, 2021 11:24 AM
To: Planning
Subject: Specific Use Permit (SUP) - Case No. Z2021-001 (Residential Infill)

Gentlemen:

My name is John M. Friedel and our address in the Lago Vista Subdivision is [REDACTED]

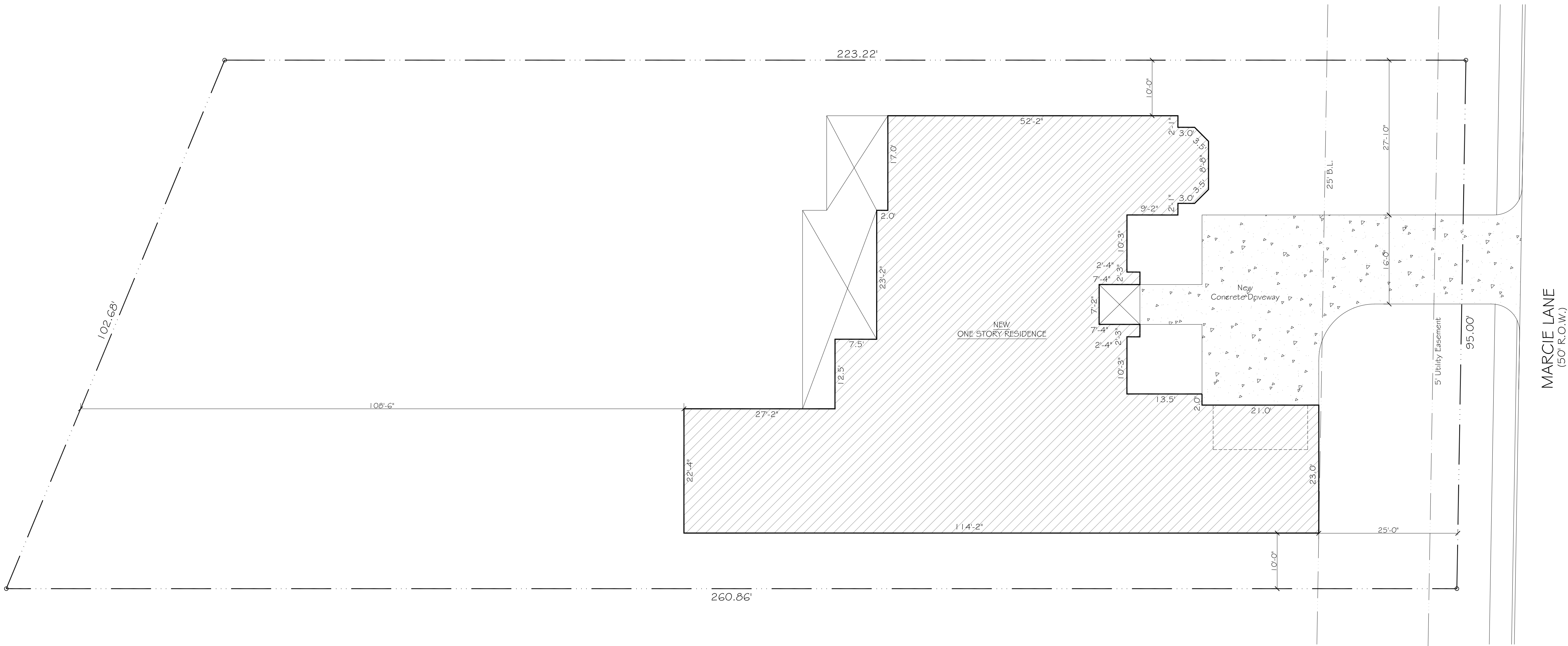
My concurrence with the proposed Lago Vista Addition is contingent on compliance with the City of Rockwall Planning and Zoning development standards, and any supplemental development restrictions levied by the Lago Vista Home Owners Association By-Laws.

For any questions, please email me or call [REDACTED]

Sincerely,
John M. Friedel

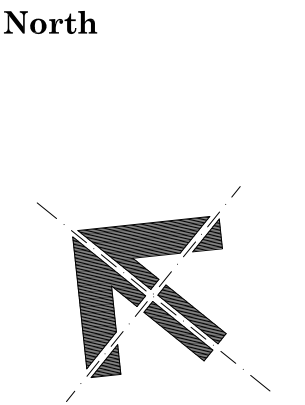
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GENERAL NOTES	
1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.	
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.	
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.	
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.	
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.	
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.	
7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.	

SITE PLAN INFORMATION	
LOT SIZE	22,990 S.F.
BUILDING AREA	5,657 S.F.
PERCENT LOT COVERED	25.4%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

SITE PLAN

Scale
1" =10'-0"

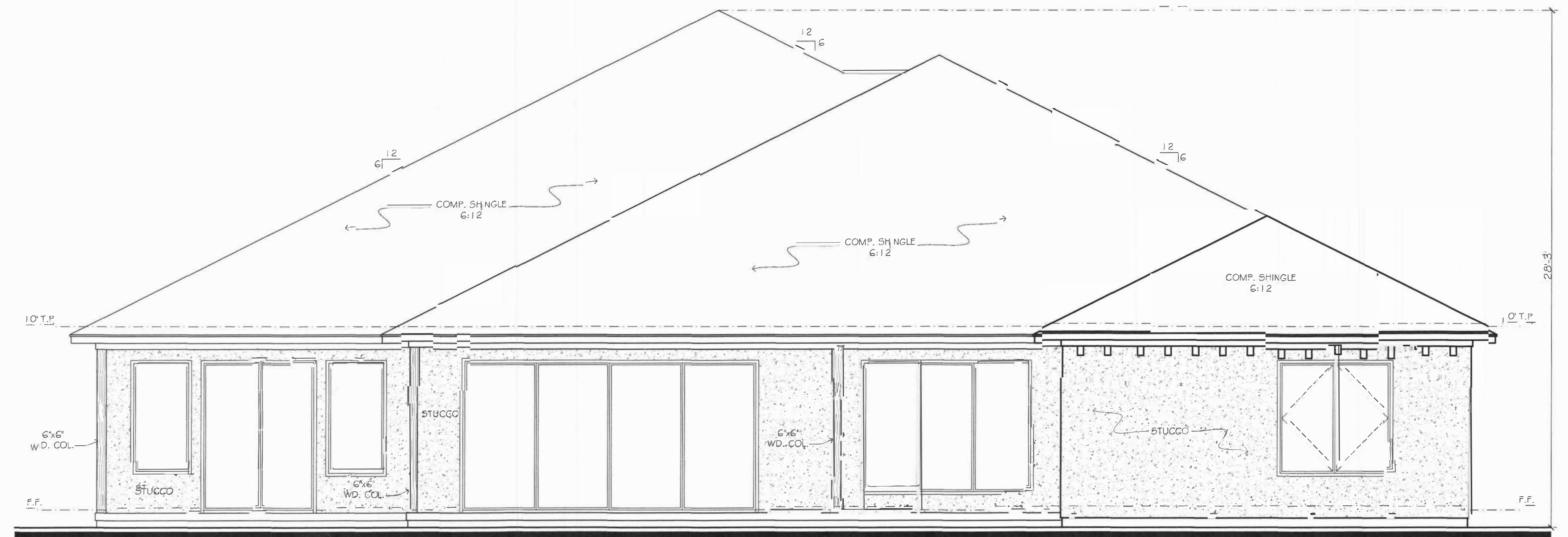
Sheet No.

A0.00



FRONT ELEVATION

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



REAR ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO COMPLETE THIS PROJECT. ALL WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS OR SUITABILITY OF THESE PLANS FOR ANY PARTICULAR PURPOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE EXISTING CONDITIONS OF THE SITE AND ADJACENT PROPERTIES. ANY CHANGES OR MODIFICATIONS TO THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO THE WRITTEN APPROVAL OF THE ARCHITECT.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

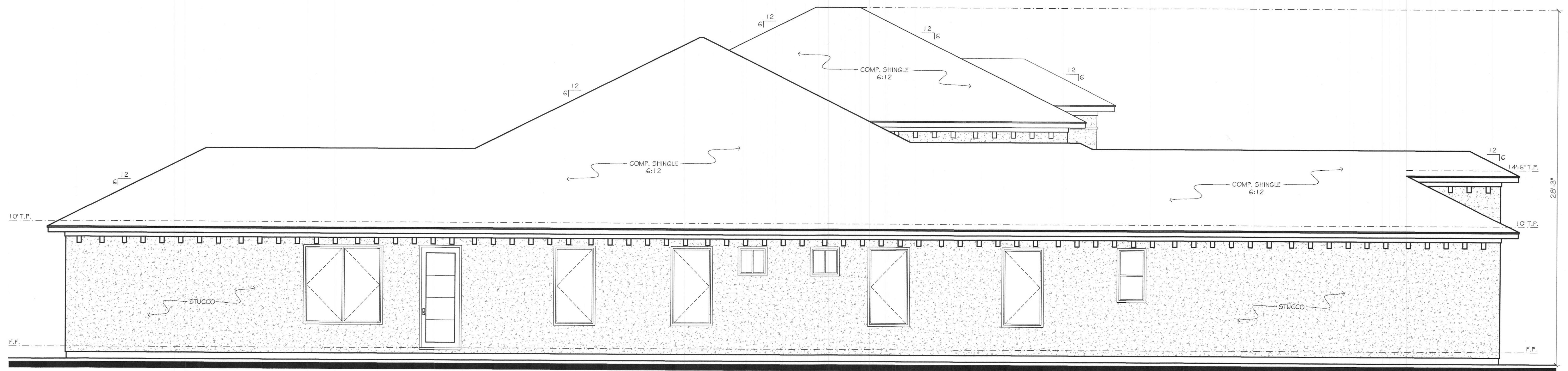
Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

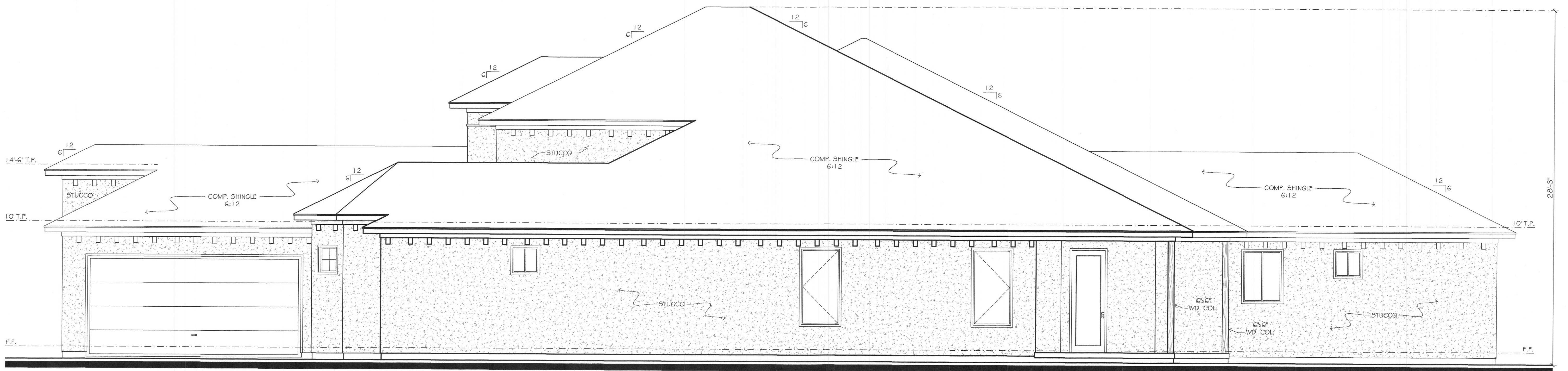
Sheet No.

A2.00



LEFT ELEVATION

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



RIGHT ELEVATION

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

North

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. ALL WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION AND ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

ELEVATIONS
PLAN

Scale
1/4" = 1'-0"

Sheet No.

A2.01

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.

2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.

3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.

4. EXACT LOCATION OF HVAC UNITS MAY VARY WITH FINAL FRAMING.

5. ALL ACCENT & RECESSED LIGHT FIXTURES TO BE CAREFULLY CENTERED ON THEIR RESPECTIVE, CABINETS, NICHE, ETC.

6. U.N.O. ALL BOTTOM OF LIGHT SWITCHES TO BE 48" A.F.F.

7. LIGHT FIXTURES OVER VANITIES AT 6'-10" A.F.F.

8. EXTERIOR COACH LIGHT TO BE 6'-6" ABOVE HOUSE FINISH FLOOR.

9. U.N.O. WALL SCONCES TO BE AT 6'-8" ABOVE FLOOR TO THE CENTER OF ROUGH-IN BOX.

12. HOSE BIBS TO BE 24" ABOVE FINISH GRADE (ASSUME 4" FILL) THIS MEANS TO STUB THROUGH SLAB ON HIGH FOUNDATIONS.

13. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.

14. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.

15. WATER PIPES FOR SHOWERHEAD TO BE STUBBED OUT AT 6'-6" A.F.F.

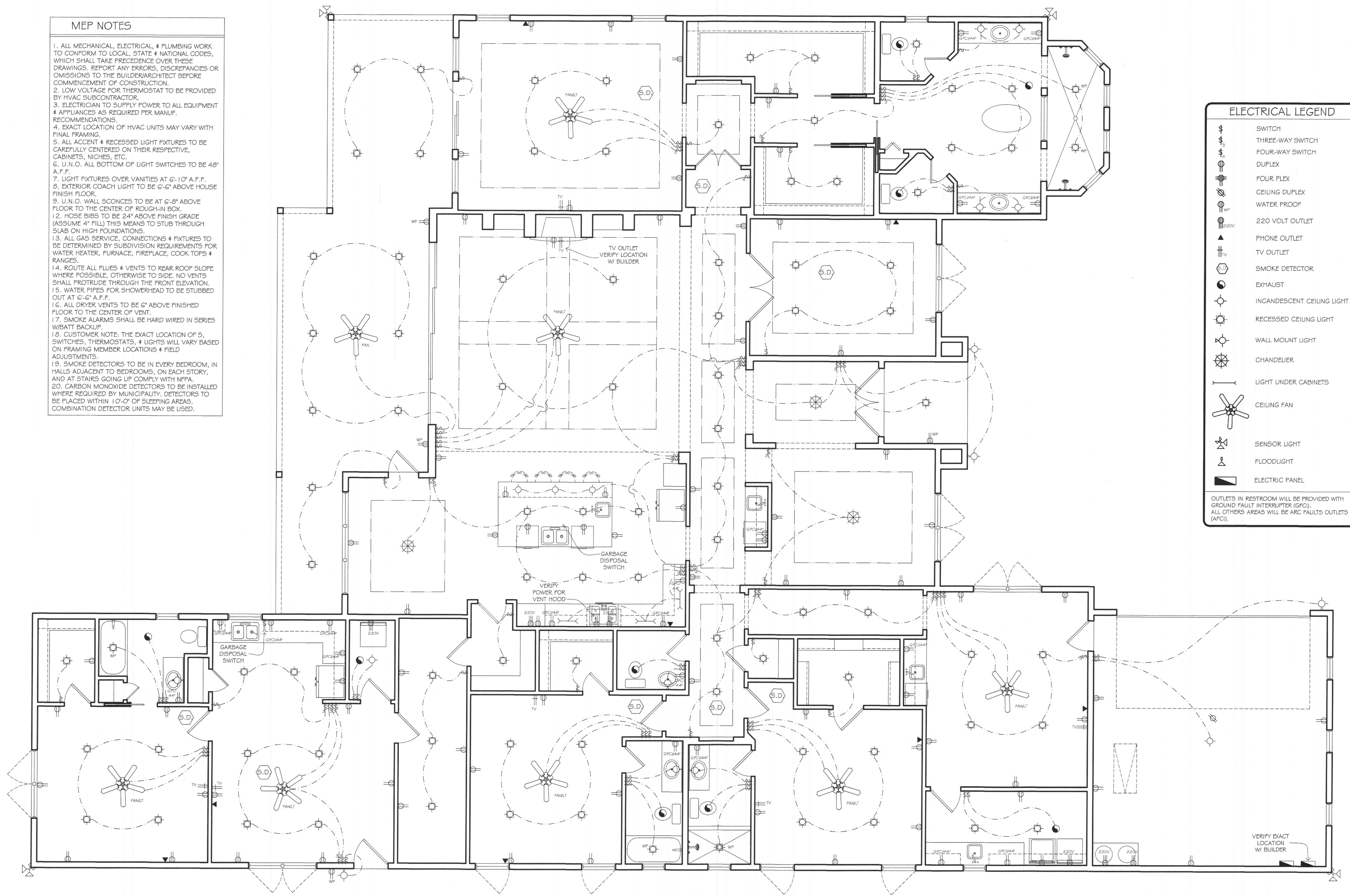
16. ALL DRYER VENTS TO BE 6" ABOVE FINISHED FLOOR TO THE CENTER OF VENT.

17. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES W/ BATT BACKUP.

18. CUSTOMER NOTE: THE EXACT LOCATION OF S, SWITCHES, THERMOSTATS, & LIGHTS WILL VARY BASED ON FRAMING MEMBER LOCATIONS & FIELD ADJUSTMENTS.

19. SMOKE DETECTORS TO BE IN EVERY BEDROOM, IN HALLS ADJACENT TO BEDROOMS, ON EACH STORY, AND AT STAIRS GOING UP COMPLY WITH NFPA.

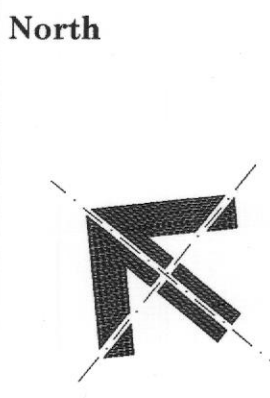
20. CARBON MONOXIDE DETECTORS TO BE INSTALLED WHERE REQUIRED BY MUNICIPALITY. DETECTORS TO BE PLACED WITHIN 10'-0" OF SLEEPING AREAS. COMBINATION DETECTOR UNITS MAY BE USED.



ELECTRICAL LEGEND

	SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX
	FOUR PLEX
	CEILING DUPLEX
	WATER PROOF
	220 VOLT OUTLET
	PHONE OUTLET
	TV OUTLET
	SMOKE DETECTOR
	EXHAUST
	INCANDESCENT CEILING LIGHT
	RECESSED CEILING LIGHT
	WALL MOUNT LIGHT
	CHANDELIER
	LIGHT UNDER CABINETS
	CEILING FAN
	SENSOR LIGHT
	FLOODLIGHT
	ELECTRIC PANEL

OUTLETS IN RESTROOM WILL BE PROVIDED WITH GROUND FAULT INTERRUPTER (GFCI). ALL OTHERS AREAS WILL BE ARC FAULTS OUTLETS (AFCI).



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL METHODS OF CONSTRUCTION OR ELECTION OF MATERIALS AND ASSEMBLIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

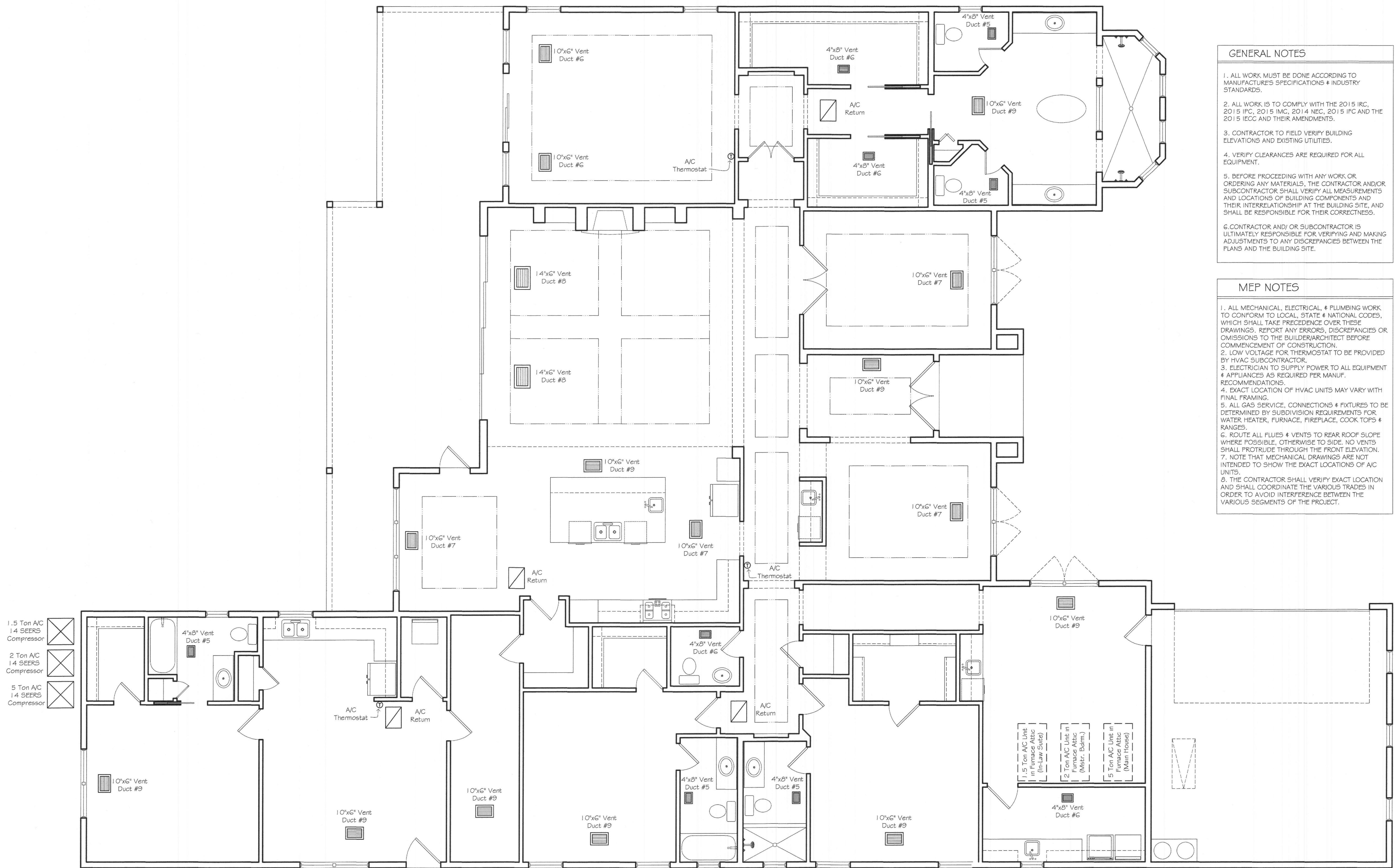
Sheet Title

ELECTRICAL
PLAN

Scale
1/4" = 1'-0"

Sheet No.

E2.01



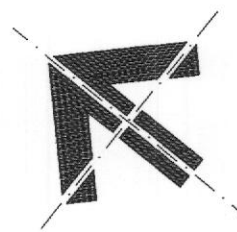
GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK IS TO COMPLY WITH THE 2015 IRC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 IFC AND THE 2015 IECC AND THEIR AMENDMENTS.
3. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
4. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
5. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
6. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

MEP NOTES

1. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK TO CONFORM TO LOCAL, STATE & NATIONAL CODES, WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDER/ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION.
2. LOW VOLTAGE FOR THERMOSTAT TO BE PROVIDED BY HVAC SUBCONTRACTOR.
3. ELECTRICIAN TO SUPPLY POWER TO ALL EQUIPMENT & APPLIANCES AS REQUIRED PER MANUF. RECOMMENDATIONS.
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5. ALL GAS SERVICE, CONNECTIONS & FIXTURES TO BE DETERMINED BY SUBDIVISION REQUIREMENTS FOR WATER HEATER, FURNACE, FIREPLACE, COOK TOPS & RANGES.
6. ROUTE ALL FLUES & VENTS TO REAR ROOF SLOPE WHERE POSSIBLE, OTHERWISE TO SIDE. NO VENTS SHALL PROTRUDE THROUGH THE FRONT ELEVATION.
7. NOTE THAT MECHANICAL DRAWINGS ARE NOT INTENDED TO SHOW THE EXACT LOCATIONS OF A/C UNITS.
8. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND SHALL COORDINATE THE VARIOUS TRADES IN ORDER TO AVOID INTERFERENCE BETWEEN THE VARIOUS SEGMENTS OF THE PROJECT.

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. WHILE THE MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THESE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

2825 MARCIE LANE

Block B Lot 17
Rockwall, Texas 75032

Date

JANUARY, 2021

Sheet Title

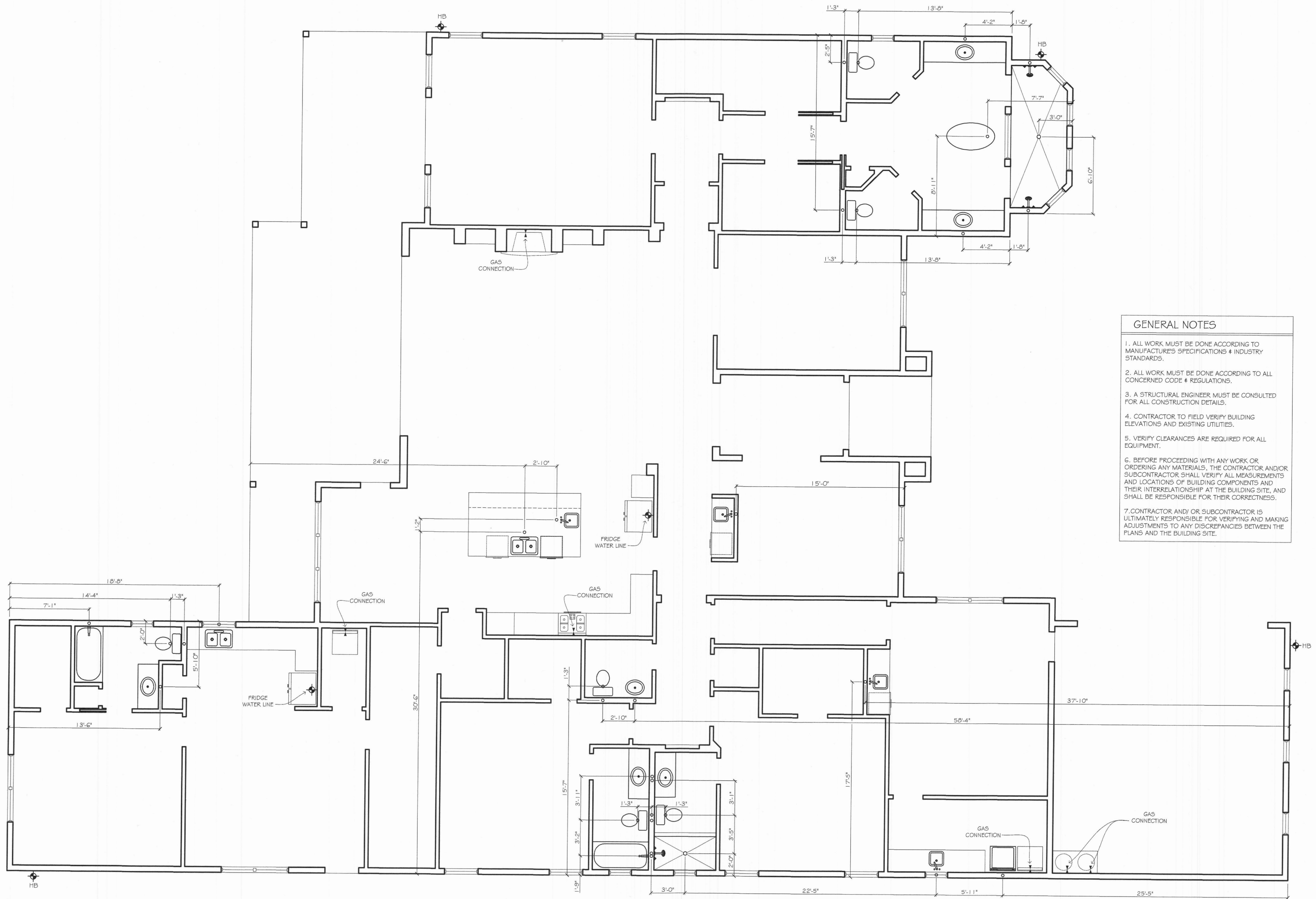
MECHANICAL
PLAN

Scale

1/4" = 1'-0"

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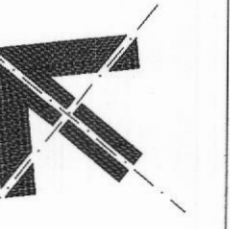
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GENERAL NOTES

1. ALL WORK MUST BE DONE ACCORDING TO MANUFACTURER'S SPECIFICATIONS & INDUSTRY STANDARDS.
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
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North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
 JANUARY, 2021

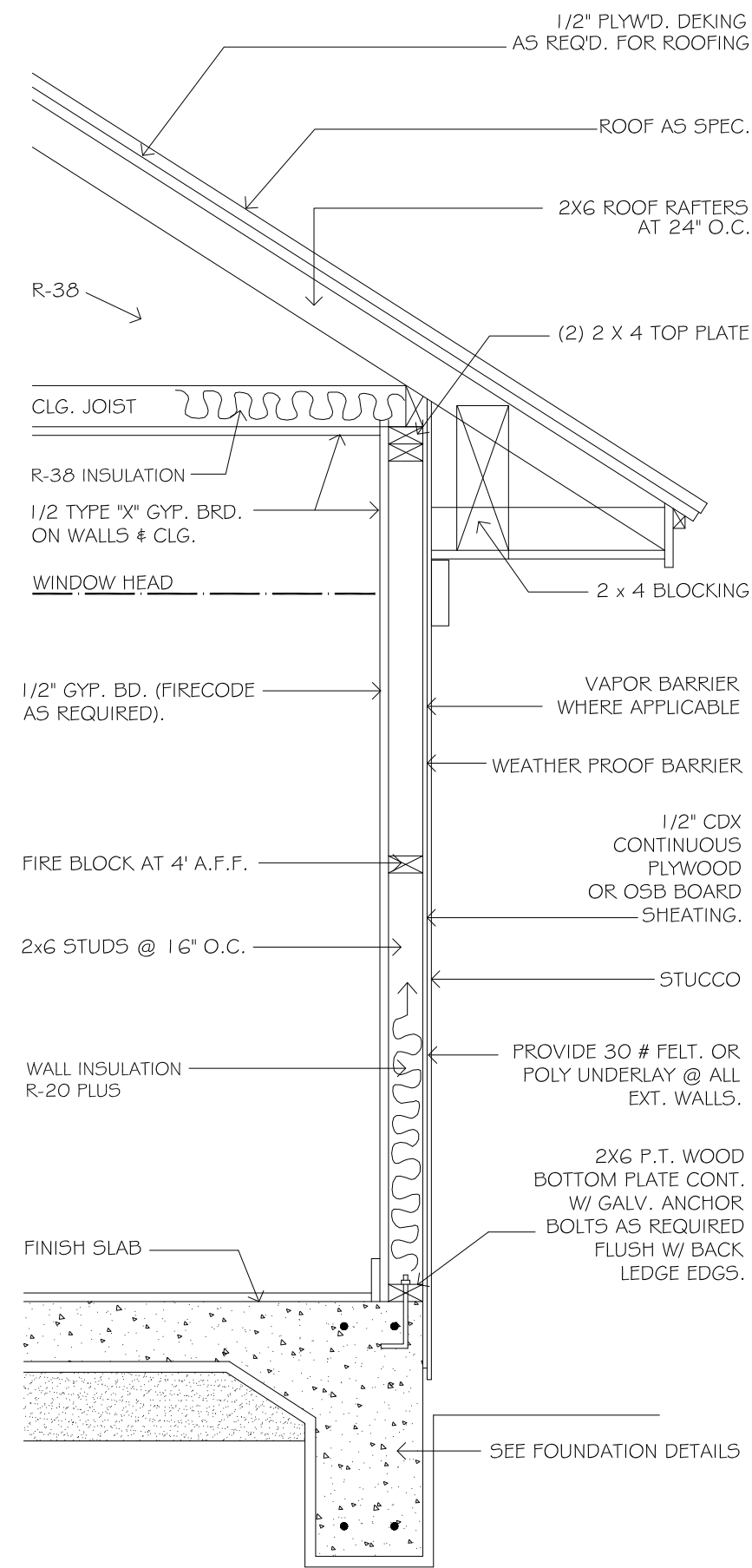
Sheet Title

PLUMBING PLAN

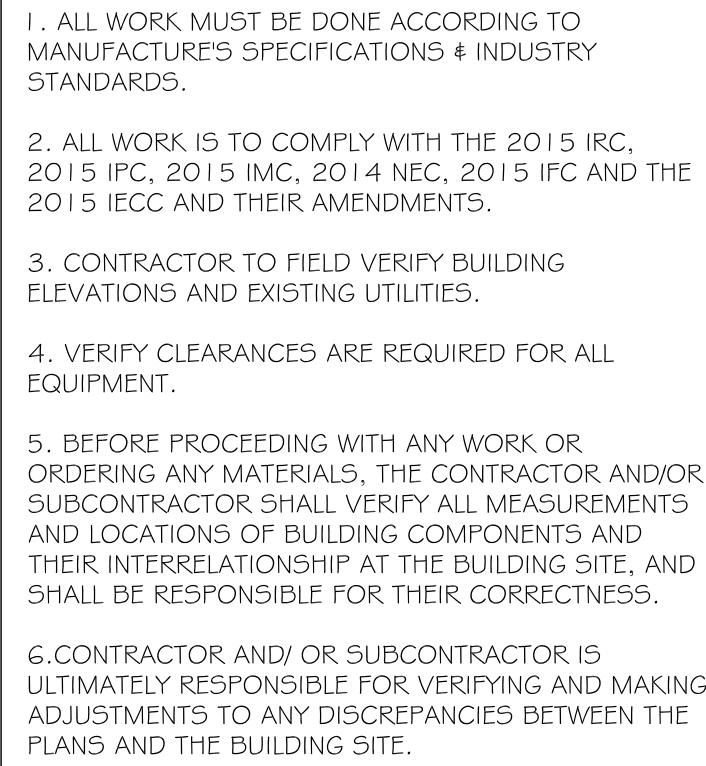
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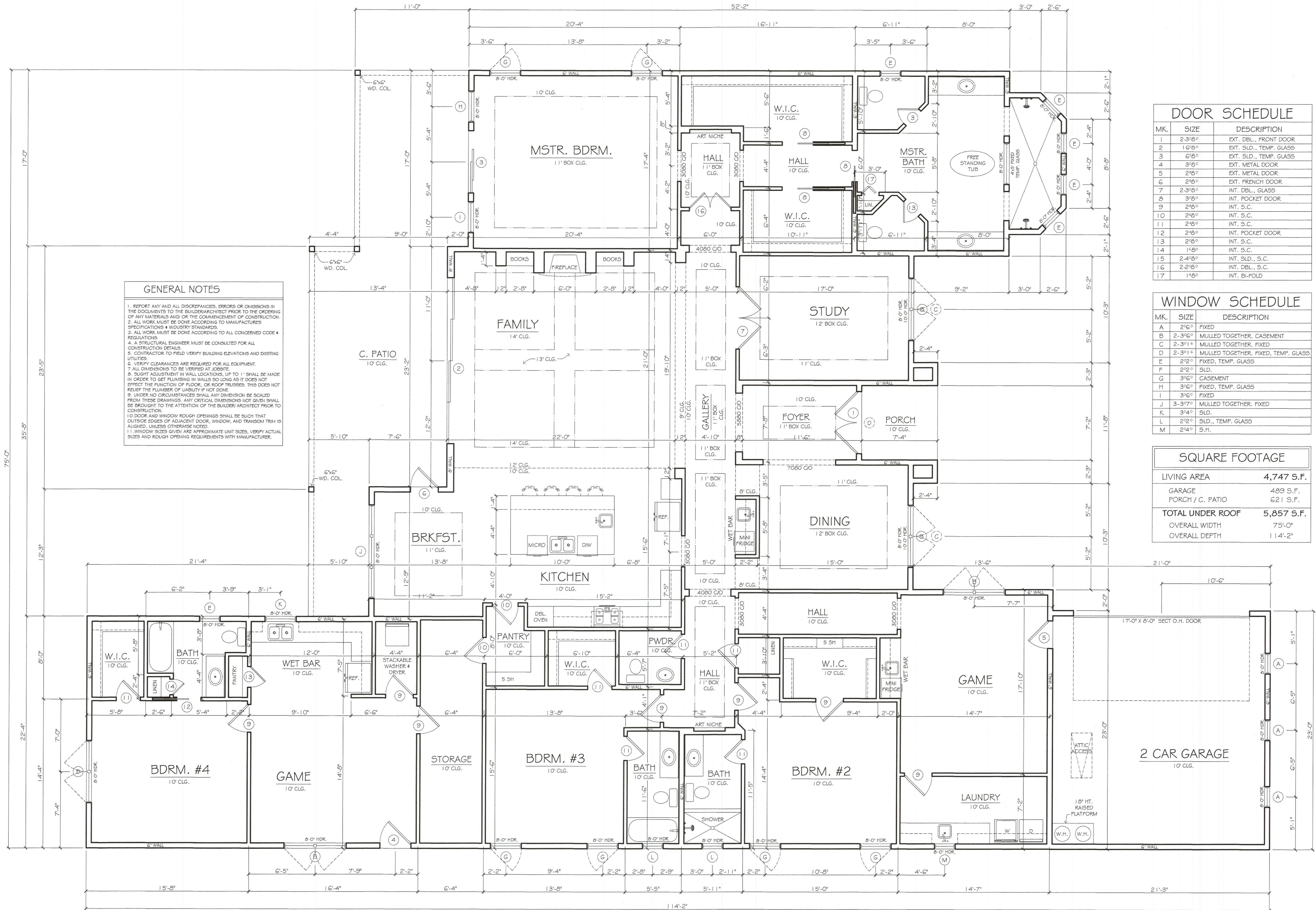
P2.01



North	
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.	
2825 MARCIE LANE Block B Lot 17 Rockwall, Texas 75032	
Date	JANUARY, 2021
Sheet Title	WALL SECTION
Scale	N.T.S.
Sheet No.	S2



A1.01



GENERAL NOTES

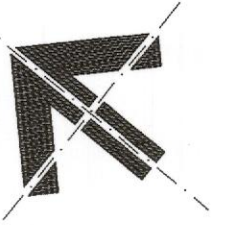
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6. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
7. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
8. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
9. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
10. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
11. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.

DOOR SCHEDULE		
MK.	SIZE	DESCRIPTION
1	2'-3" x 8'-0"	EXT. DBL., FRONT DOOR
2	1'-6" x 8'-0"	EXT. SLD., TEMP. GLASS
3	6'-8" x 8'-0"	EXT. SLD., TEMP. GLASS
4	3'-8" x 8'-0"	EXT. METAL DOOR
5	2'-8" x 8'-0"	EXT. METAL DOOR
6	2'-8" x 8'-0"	EXT. FRENCH DOOR
7	2'-3" x 8'-0"	INT. DBL., GLASS
8	3'-8" x 8'-0"	INT. POCKET DOOR
9	2'-8" x 8'-0"	INT. S.C.
10	2'-8" x 8'-0"	INT. S.C.
11	2'-8" x 8'-0"	INT. S.C.
12	2'-8" x 8'-0"	INT. POCKET DOOR
13	2'-8" x 8'-0"	INT. S.C.
14	1'-8" x 8'-0"	INT. S.C.
15	2'-4" x 8'-0"	INT. SLD., S.C.
16	2'-2" x 8'-0"	INT. DBL., S.C.
17	1'-8" x 8'-0"	INT. BI-FOLD

WINDOW SCHEDULE		
MK.	SIZE	DESCRIPTION
A	2'-6" x 6"	FIXED
B	2'-3" x 6"	MULLED TOGETHER, CASEMENT
C	2'-3" x 1'-4"	MULLED TOGETHER, FIXED
D	2'-3" x 1'-4"	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'-2" x 2'-2"	FIXED, TEMP. GLASS
F	2'-2" x 2'-2"	SLD.
G	3'-6" x 2'-2"	CASEMENT
H	3'-6" x 2'-2"	FIXED, TEMP. GLASS
I	3'-6" x 2'-2"	FIXED
J	3'-3" x 7'-0"	MULLED TOGETHER, FIXED
K	3'-4" x 2'-2"	SLD.
L	2'-2" x 2'-2"	SLD., TEMP. GLASS
M	2'-4" x 2'-2"	S.H.

SQUARE FOOTAGE	
LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"

North



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS PROJECT. THE BUILDER/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDER/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL. THE BUILDER/ARCHITECT SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL, AND ELECTRICAL.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

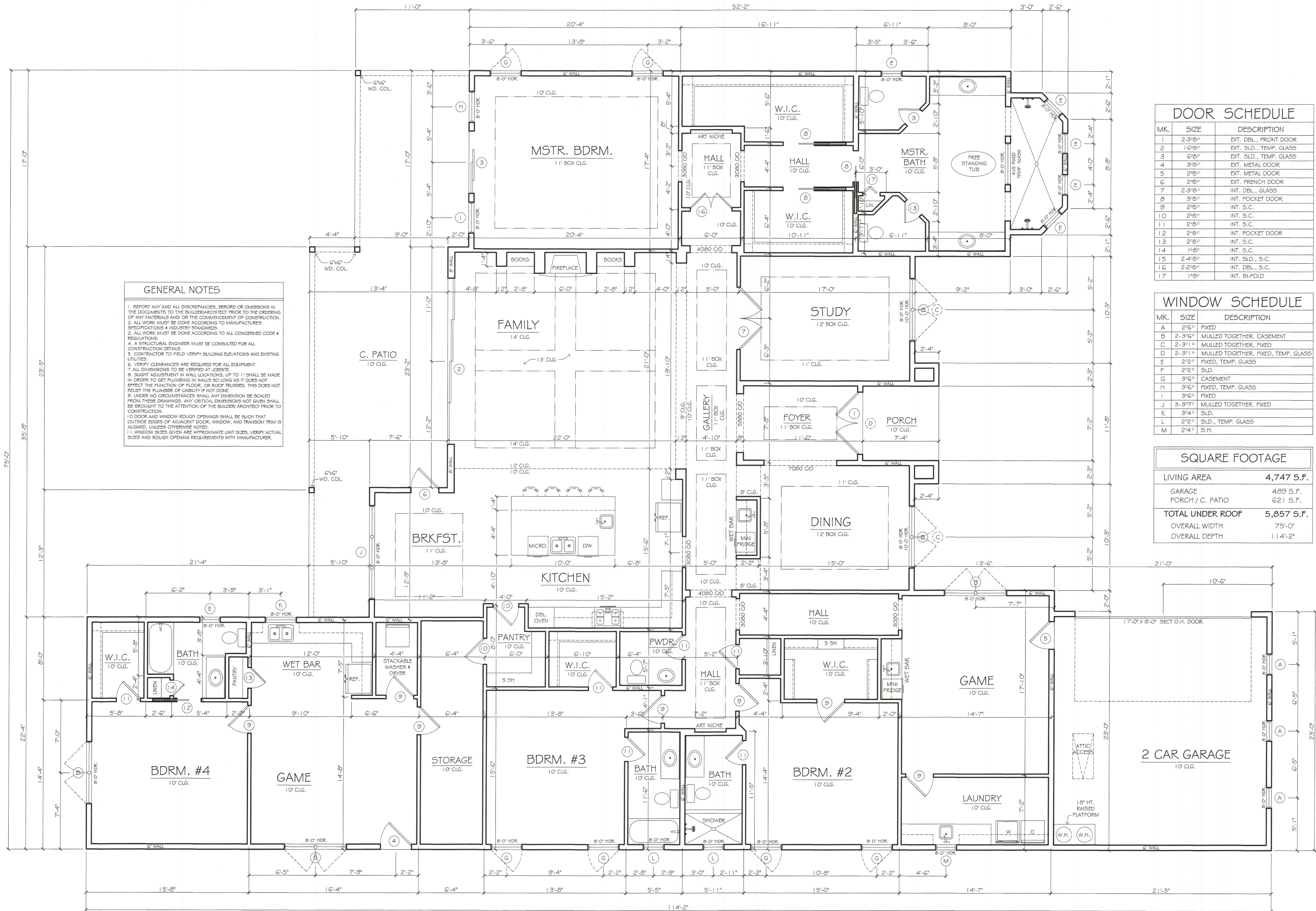
Date
JANUARY, 2021
Sheet Title

FLOOR PLAN

Scale
1/4" = 1'-0"

Sheet No.

A1.00



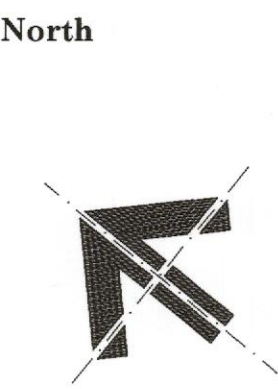
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DOOR SCHEDULE		
MK.	SIZE	DESCRIPTION
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2	1'6"8"	EXT. SLD., TEMP. GLASS
3	6"8"	EXT. SLD., TEMP. GLASS
4	3"8"	EXT. METAL DOOR
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15	2'-4"8"	INT. SLD., S.C.
16	2'-2"8"	INT. DBL., S.C.
17	1"8"	INT. BI-FOLD

WINDOW SCHEDULE		
MK.	SIZE	DESCRIPTION
A	2'6"	FIXED
B	2'-3"6"	MULLED TOGETHER, CASEMENT
C	2'-3"1"4	MULLED TOGETHER, FIXED
D	2'-3"1"4	MULLED TOGETHER, FIXED, TEMP. GLASS
E	2'2"	FIXED, TEMP. GLASS
F	2'2"	SLD.
G	3'6"	CASEMENT
H	3'6"	FIXED, TEMP. GLASS
I	3'6"	FIXED
J	3'-3"7"	MULLED TOGETHER, FIXED
K	3'4"	SLD.
L	2'2"	SLD., TEMP. GLASS
M	2'4"	S.H.

SQUARE FOOTAGE	
LIVING AREA	4,747 S.F.
GARAGE	489 S.F.
PORCH / C. PATIO	621 S.F.
TOTAL UNDER ROOF	5,857 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	114'-2"



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2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date
JANUARY, 2021

Sheet Title

FLOOR PLAN

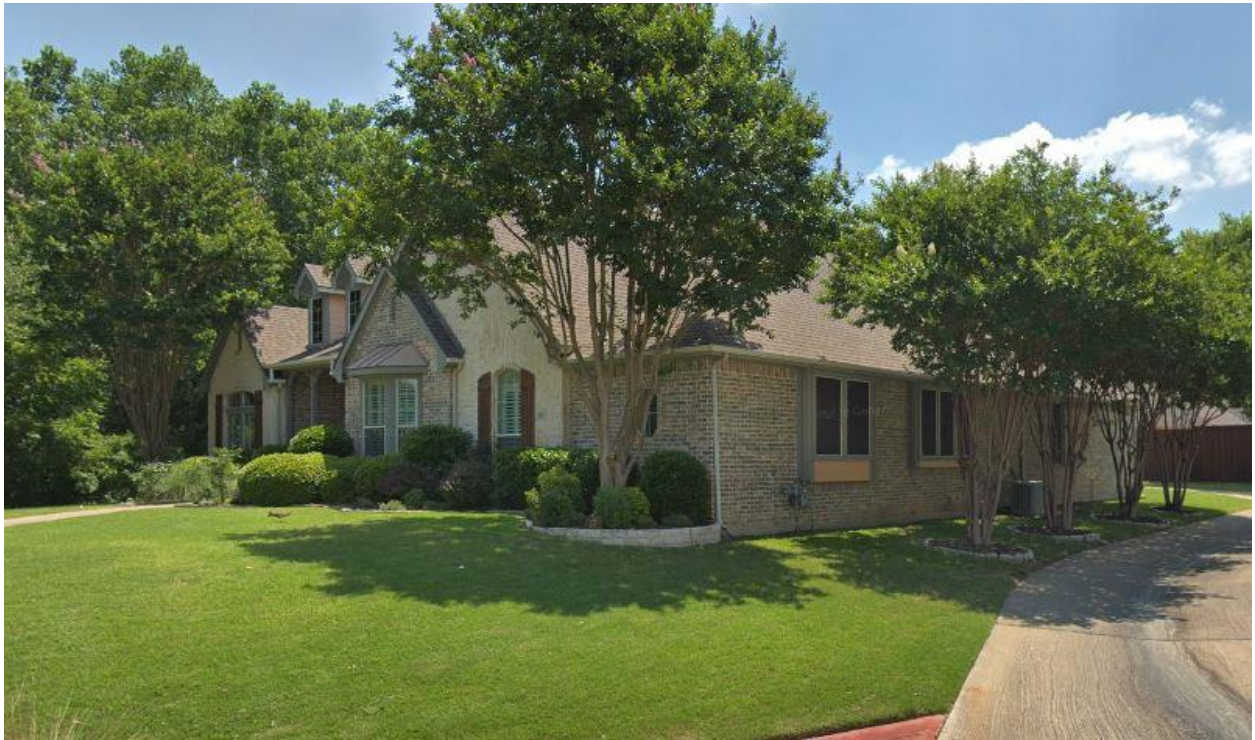
Scale
1/4" = 1'-0"

Sheet No.

A1.00

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
1523 Parkside Circle	Single-Family Home	2002	3,377	N/A	Brick
1531 Parkside Circle	Single-Family Home	2001	3,728	N/A	Brick
1534 Parkside Circle	Single-Family Home	2001	2,913	N/A	Brick
1539 Parkside Circle	Single-Family Home	2002	2,760	N/A	Brick
1546 Parkside Circle	Single-Family Home	2001	3,963	N/A	Brick
1547 Parkside Circle	Single-Family Home	2001	3,581	N/A	Brick
1555 Parkside Circle	Single-Family Home	2000	3,983	N/A	Brick
1556 Parkside Circle	Single-Family Home	2000	3,533	314	Brick
2804 Marcie Lane	Single-Family Home	2002	3,618	N/A	Brick
2805 Marcie Lane	Single-Family Home	2005	2,922	N/A	Brick
2814 Marcie Lane	Single-Family Home	2002	3,566	N/A	Brick
2815 Marcie Lane	Single-Family Home	2018	2,713	N/A	Brick
2822 Marcie Lane	Single-Family Home	2002	2,983	N/A	Brick
2825 Marcie Lane	RCAD Indicates Vacant		Subject Property		
2830 Marcie Lane	Single-Family Home	2002	3,839	356	Stone
2835 Marcie Lane	Single-Family Home	2005	4,055	N/A	Stucco
2838 Marcie Lane	Single-Family Home	2001	2,762	N/A	Brick
2846 Marcie Lane	Single-Family Home	2001	3,758	100	Brick
2854 Marcie Lane	Single-Family Home	1997	2,833	N/A	Brick
2862 Marcie Lane	Single-Family Home	2002	4,026	N/A	Brick
2870 Marcie Lane	Single-Family Home	2000	4,268	100	Brick
2880 Marcie Lane	Single-Family Home	1999	3,327	N/A	Brick
2730 Mira Vista Lane	Single-Family Home	2004	3,498	N/A	Stucco
2738 Mira Vista Lane	Single-Family Home	2011	3,646	N/A	Stone
2748 Mira Vista Lane	Single-Family Home	2003	3,902	N/A	Brick
2756 Mira Vista Lane	Single-Family Home	2002	3,724	N/A	Brick
Averages:		2003	3,491	218	



1523 Parkside Circle



1531 Parkside Circle



1534 Parkside Circle



1539 Parkside Circle



1546 Parkside Circle



1547 Parkside Circle



1555 Parkside Circle



1556 Parkside Circle



2730 Mira Vista Lane



2738 Mira Vista Lane



2748 Mira Vista Lane



2756 Mira Vista Lane



2804 Marcie Lane



2805 Marcie Lane



2814 Marcie Lane



2815 Marcie Lane



2822 Marcie Lane



2830 Marcie Lane



2835 Marcie Lane



2838 Marcie Lane



2846 Marcie Lane



2854 Marcie Lane



2862 Marcie Lane



2870 Marcie Lane



2880 Marcie Lane



April 14, 2021

TO: Otoniel Jaramillo
10951 Oakview Drive
Balch Springs, TX

FROM: Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-0001; *Specific Use Permit (SUP) for 2825 Marcie Lane*

Otoniel Jaramillo:

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 March 15, 2021. 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the Subject Property shall generally conform to the Residential Plot Plan 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, 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 Specific Use Permit (SUP) 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 February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Welch and Moeller absent.

City Council

On March 15, 2021, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-14, S-244, 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 at (972) 771-7745.

Sincerely,

Henry Lee
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

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 IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.50-ACRE TRACT OF LAND, IDENTIFIED AS LOT 17, BLOCK B, LAGO VISTA ADDITION, 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 Otoniel Jaramillo 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 0.50-acre tract of land being described as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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] 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 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 03.09, *Single-Family 10 (SF-10) 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 18 (PD-18) -- 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 1TH DAY OF MARCH, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2021

2nd Reading: March 1, 2021

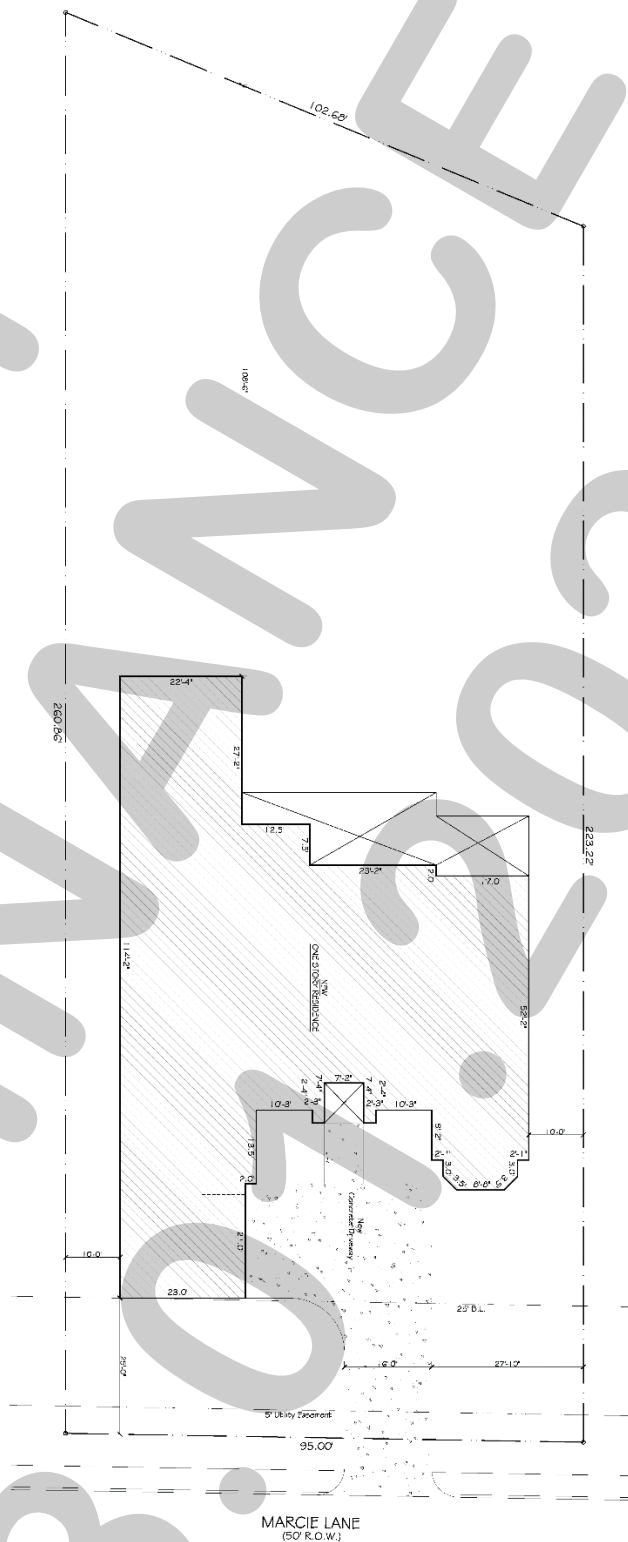
Exhibit 'A'
Location Map and Survey

Address: 2825 Marcie Lane

Legal Description: Lot 17, Block B, Lago Vista Addition



Exhibit 'B':
Residential Plot Plan

[illegible]

A0.00

Scale
1"=10'-0"

Sheet No.

SITE PLAN

Date
JANUARY, 2021
Sheet Title

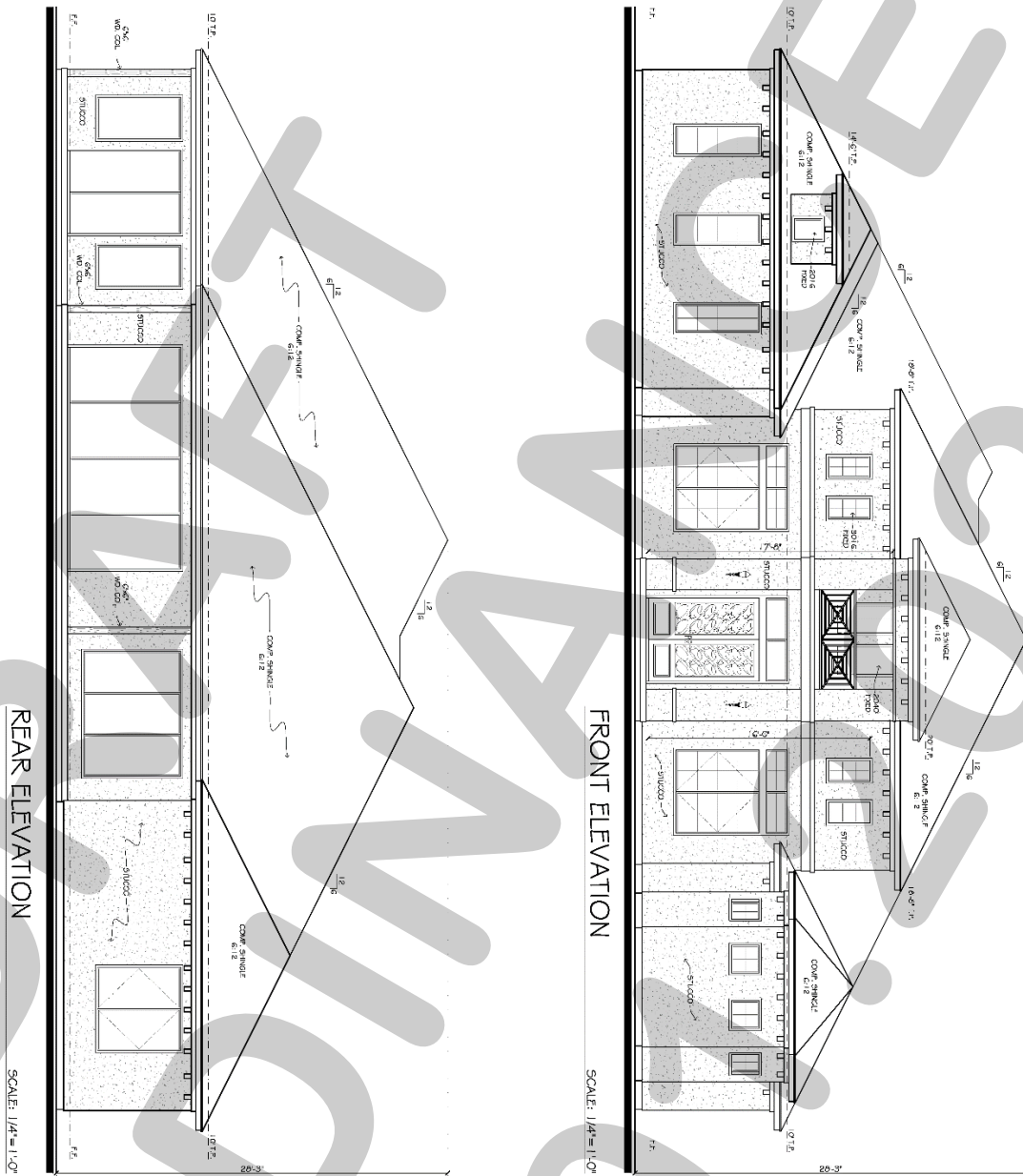
2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

1998年12月25日，在“中国—东盟”合作年之际，中国—东盟首脑非正式会议在曼谷举行。会议期间，中国—东盟领导人就共同关心的国际和地区问题广泛深入地交换了意见，就建立中国—东盟面向新世纪的全面伙伴关系达成共识，并发表了《中国—东盟面向新世纪的全面伙伴关系宣言》。宣言指出，中国—东盟全面伙伴关系是建立在平等互利、相互尊重、协商一致、共同发展的基础上的。中国—东盟全面伙伴关系是面向新世纪的，是面向未来的，是面向和平与发展的。中国—东盟全面伙伴关系是面向和平与发展的，是面向和平与发展的，是面向和平与发展的。



North

Exhibit 'C':
Building Elevations



A2.00

Sheet No.

Scale
1/4" = 1'-0"

ELEVATIONS
PLAN

Sheet Title

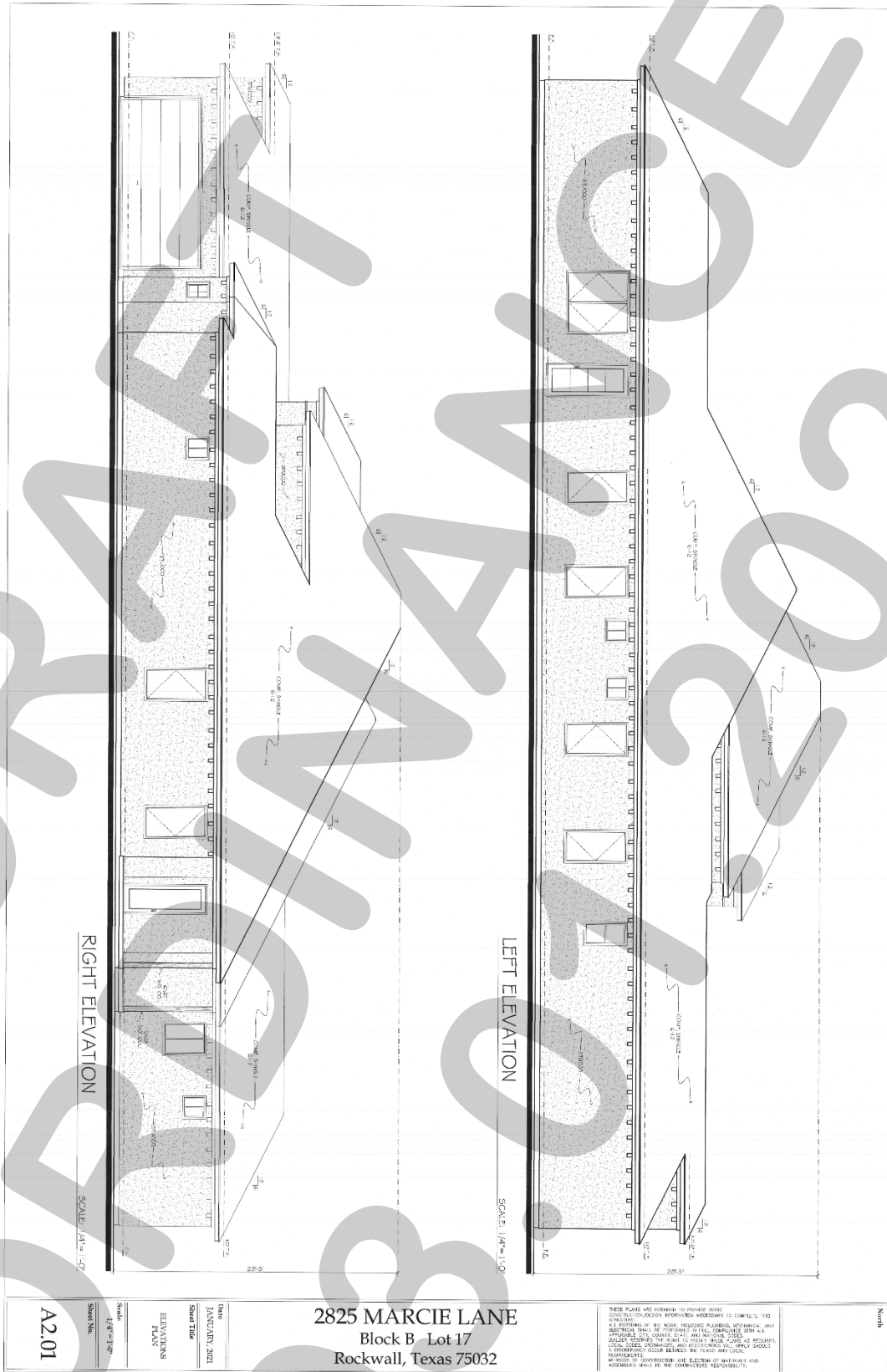
Date
JANUARY, 2021

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

THESE PLANS ARE PREPARED TO PROVIDE BASIC
CONSTRUCTION/DESIGN INFORMATION NECESSARY TO CONSTRUCT THIS
STRUCTURE.
ALL PORTIONS OF THE WORK, INCLUDING PLUMBING, MECHANICAL AND
ELECTRICAL, SHALL BE PERFORMED IN FULL COMPLIANCE WITH ALL
APPLICABLE CITY, COUNTY, STATE AND NATIONAL CODES.
NEUTRAL AND UNBIASED AND NOT BE USED FOR ANY OTHER PURPOSE.
THESE PLANS, OR ANY PART THEREOF, ARE NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE
DESIGNER. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A
BREACH OF CONTRACT AND A VIOLATION OF THE PROFESSIONAL
AND/OR ARCHITECTURAL BOARD'S REGULATIONS.

North

Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 21-14

SPECIFIC USE PERMIT NO. S-244

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 IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.50-ACRE TRACT OF LAND, IDENTIFIED AS LOT 17, BLOCK B, LAGO VISTA ADDITION, 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 Otoniel Jaramillo 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 0.50-acre tract of land being described as Lot 17, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) District for Single-Family 10 (SF-10) District land uses, addressed as 2825 Marcie 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*] 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 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 03.09, *Single-Family 10 (SF-10) 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 18 (PD-18) -- *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.

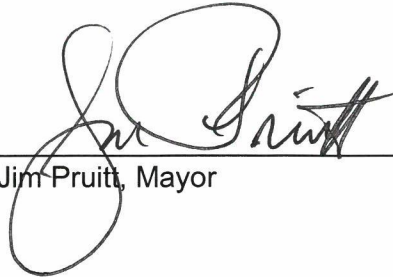
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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 15TH DAY OF MARCH, 2021.



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: March 1, 2021

2nd Reading: March 15, 2021

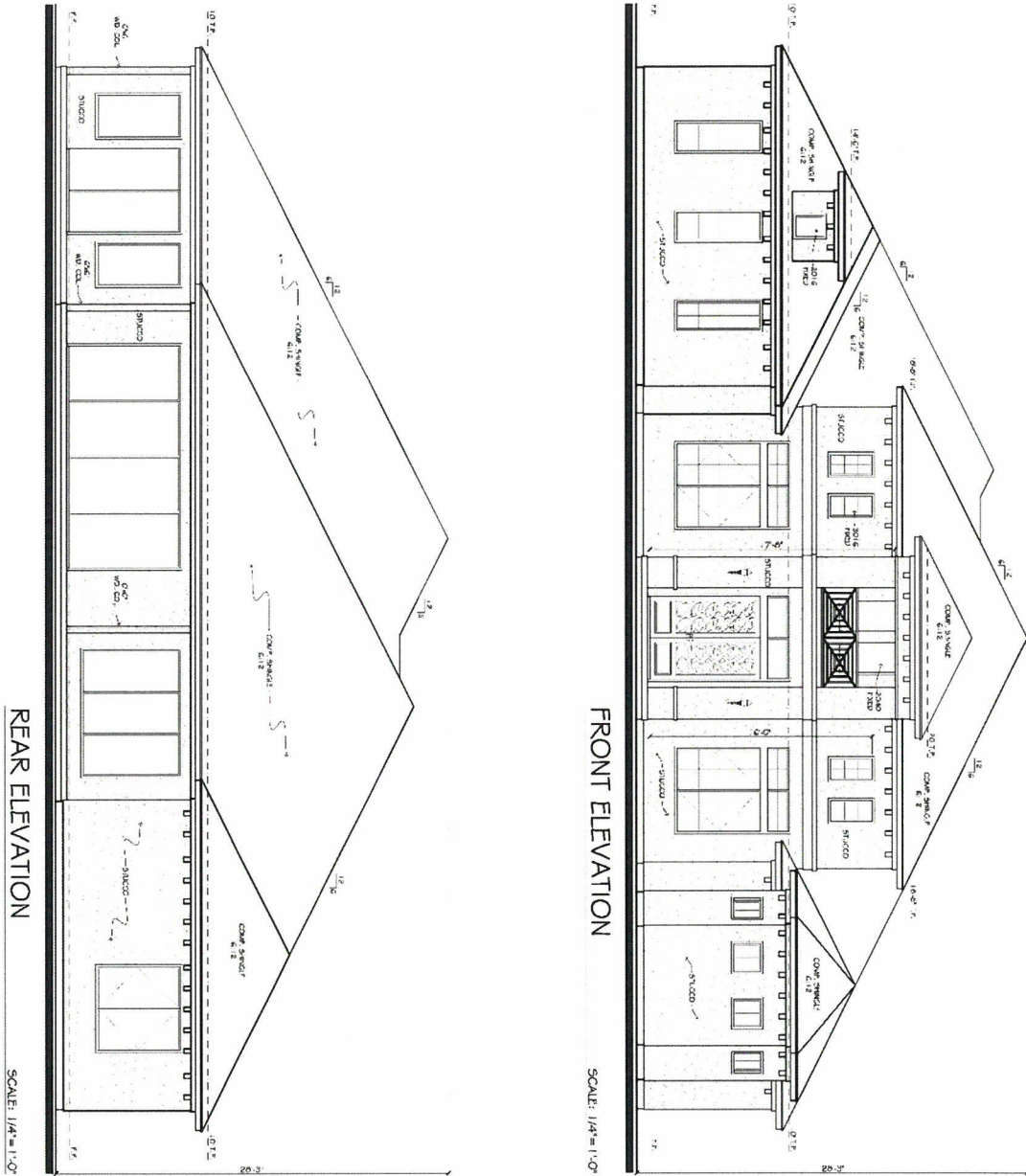
Exhibit 'A'
Location Map and Survey

Address: 2825 Marcie Lane

Legal Description: Lot 17, Block B, Lago Vista Addition



Exhibit 'C':
Building Elevations



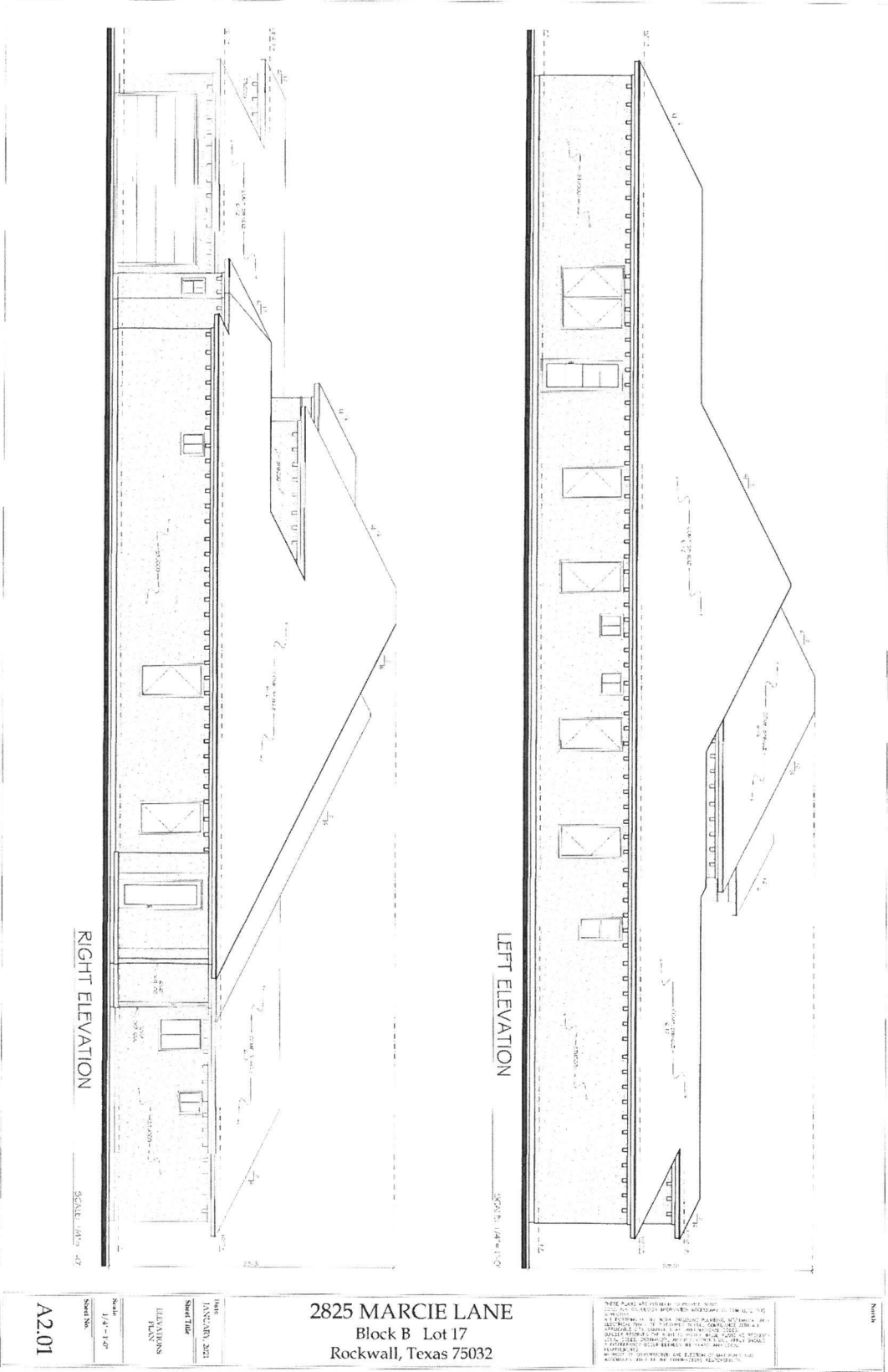
North

THESE PLANS ARE INTENDED TO PROVIDE BASIC
CONSTRUCTION/DESIGN INFORMATION NECESSARY TO CONSTRUCT THIS
STRUCTURE.
ALL WORK SHALL BE IN ACCORD WITH THE NATIONAL MECHANICAL AND
ELECTRICAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH ALL
APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
NOTES: 1. WORK SHALL BE IN ACCORD WITH THE NATIONAL MECHANICAL AND
ELECTRICAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH ALL
APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
2. A DISCREPANCY OCCURS BETWEEN THE PLANS AND LOCAL
ORDINANCES.
3. NOTES OF CONSTRUCTION AND INFORMATION OF MATERIALS
ASSEMBLY SHALL BE THE CONTRACTORS RESPONSIBILITY.

2825 MARCIE LANE
Block B Lot 17
Rockwall, Texas 75032

Date JANUARY, 2021
Sheet Title
ELEVATIONS
PLAN
Scale
 $1/4" = 1'-0"$
Sheet No.
A2.00

Exhibit 'C':
Building Elevations



Lee, Henry

From: Lee, Henry
Sent: Monday, January 25, 2021 4:03 PM
To: [REDACTED]
Subject: Z2021-001 Project Comments
Attachments: Project Comments (01.22.2021).pdf

Good Afternoon,

Attached are staff comments for your Infill request Z2021-001. If you have any questions feel free to contact me.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Lee, Henry
Sent: Monday, January 25, 2021 9:50 AM
To: [REDACTED]
Subject: Z2021-001 Staff Comments
Attachments: Project Comments (01.22.2021).pdf

Good Morning,

Attached are staff comments for your Infill request Z2021-001. If you have any questions feel free to contact me.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Celeste Kennard <Celeste@4SightPM.com>
Sent: Monday, February 8, 2021 9:16 AM
To: Otoniel & Maria Jaramillo
Cc: Lee, Henry; Planning
Subject: 2825 Marcie Ln ACC APPROVAL for New Home Construction PENDING PERMITS & WITH STIPULATIONS
Attachments: 2825 Marcie ACC for New Home Construction.pdf; UPDATED 2825 Marcie Ln.- Architectural Plans.pdf; Stucco - Snowball.pdf

Per the documents you provided, your modified ACC request and plans for ***New Home Construction*** has been **APPROVED**, pending applicable city permits (provide management with copies **PRIOR** to construction), and with the following stipulations:

- 1) Stucco Color is attached. Homeowner plans to maintain it as needed.
- 2) Homeowner intends to keep all of the trees, including the crepe myrtles that would potentially shield the neighbors view to their entrance to bedroom #4. Because the crepe myrtles are small, he might consider putting in something more dense as a screening.
- 3) Homeowner will be removing the wall that exists currently.

Please save a copy of this email for your records.

Celeste Kennard

Architectural Control Manager

4Sight Property Management

Office (469) 287-8583 | Direct (469) 287-7414

Hours: M-TH 8:30am-3pm, Fri 8:30-noon

www.4SightPM.com

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