PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2021-008 P&Z DATE 05/11/21 CC DATE 05/17/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____ PARK BOARD DATE_____

ZONING APPLICATION

- [x] 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.#_____)
- [x] APPLICATIONS
- [x] RECEIPT
- [x] LOCATION MAP
- [x] HOA MAP
- [x] 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:_____

_____

_____

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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.

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	550 East Quail Run		
SUBDIVISION	A0146 SS McCoy Tract 19-2	LOT	BLOCK
GENERAL LOCATION	Between John King / 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	8.011	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	Mike Wurster	☑ APPLICANT	Lance Tyler
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1309 Moraine Place	ADDRESS	8989 Garland Rd
CITY, STATE & ZIP	Heath TX 75032	CITY, STATE & ZIP	Dallas TX 75218
PHONE	214-403-7698	PHONE	214-991-7983
E-MAIL	mwurster@elementsgrp.com	E-MAIL	Lance@BellaVistaCompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Wurster [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 $ 410.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* April *, 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 14th *DAY OF* April *, 20* 21

OWNER'S SIGNATURE Mike Wurster

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Andrea Solis

ANDREA SOLIS
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 126053919

MY COMMISSION EXPIRES

PRE-APPLICATION MEETING REQUEST

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

STAFF USE ONLY

MEETING DATE:

MEETING TIME:

PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building Departments attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at planning@rockwall.com.

MW — *Initial Above*

I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

MW — *Initial Above*

I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address	550 East Quail Run
General Location	Between John King / 205
Proposed Use	Residential Home
Proposed Square Footage	4995 SF - Main 2230 SF - Guest

Are you proposing any alcohol sales?	[ ] Yes	[X] No
Do you intend to subdivide or combine the property with other parcels?	[ ] Yes	[X] No
Is the project expected to exceed $50,000 in cost?	[X] Yes	[ ] No

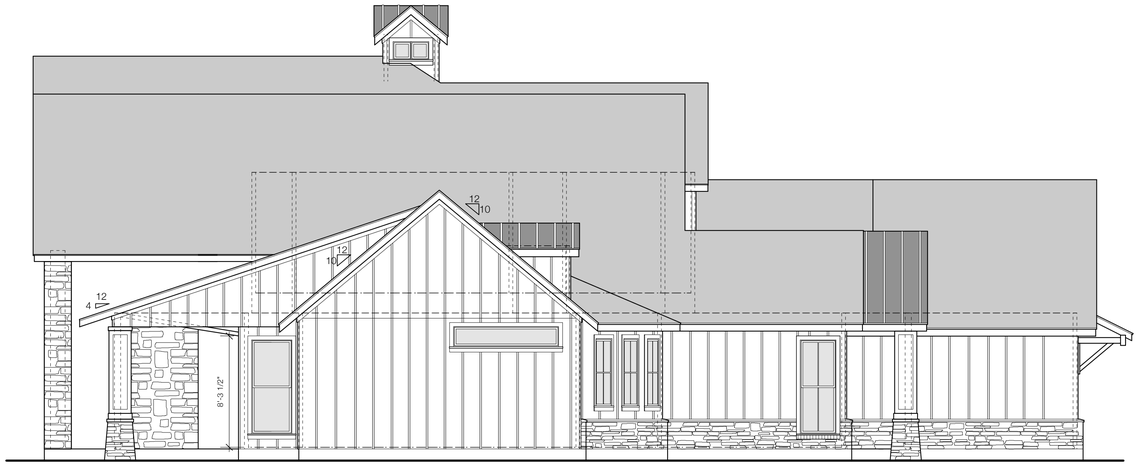
APPLICANT INFORMATION [PLEASE PRINT]

Applicant	Mike & Jennifer Wurster				
Address	1309 Moraine Place				
City	Heath	State	TX	Zip	75032
Phone	214-403-7698	Email	mwurster@elementsgep.com		

RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: http://www.rockwall.com/planning
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: http://www.rockwall.com/gis





01
3.01 **RESIDENCE EXTERIOR ELEVATION - LEFT**

Scale: 3/16" = 1'-0"

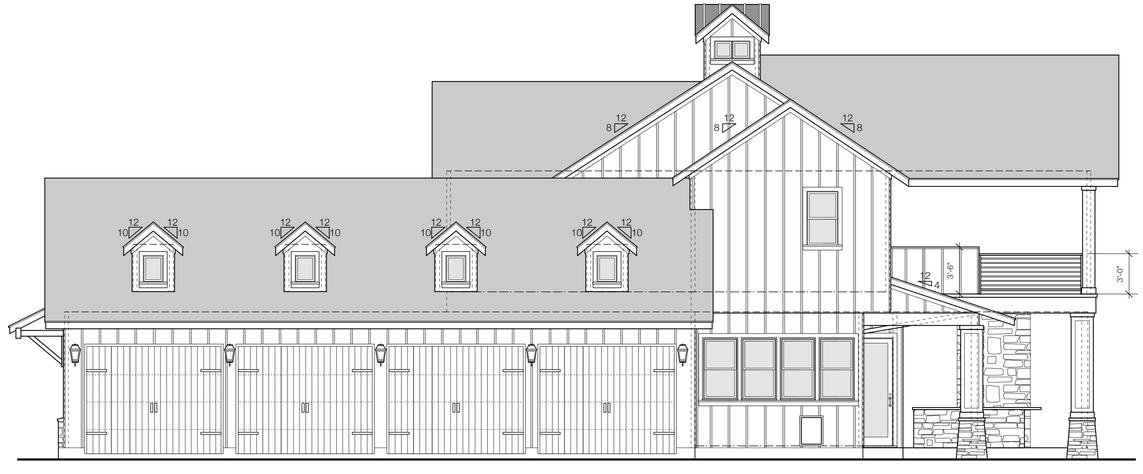


01
3.01 **RESIDENCE EXTERIOR ELEVATION - FRONT**

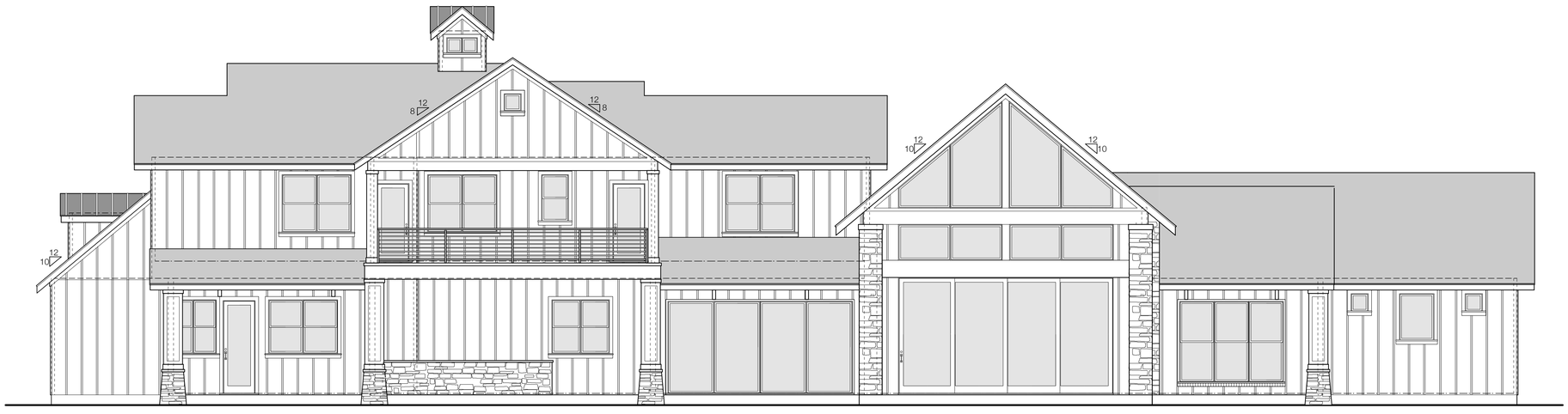
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EXTERIOR ELEVATIONS

3.01



01
3.01
RESIDENCE EXTERIOR ELEVATION - RIGHT
Scale: 3/16" = 1'-0"



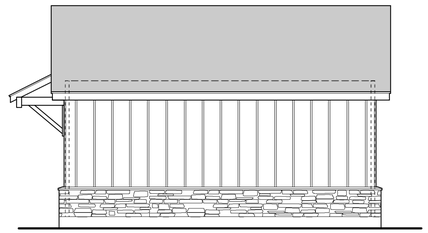
01
3.01
RESIDENCE EXTERIOR ELEVATION - REAR
Scale: 3/16" = 1'-0"



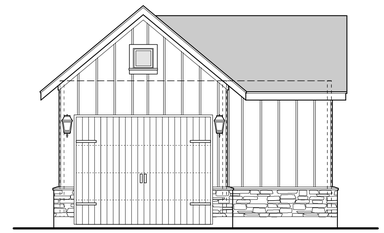
02 3.01 **DETATCHED GARAGE ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



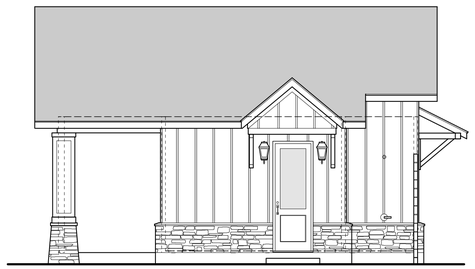
02 3.01 **DETATCHED GARAGE ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



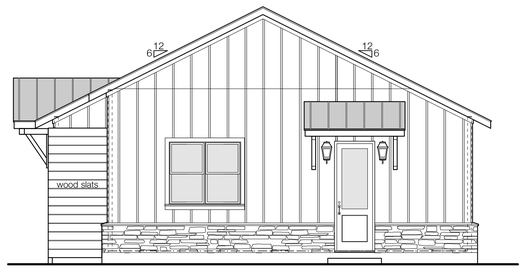
02 3.01 **DETATCHED GARAGE ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



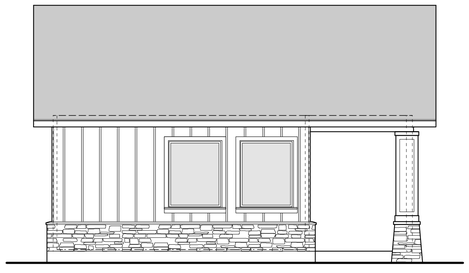
02 3.01 **DETATCHED GARAGE ELEVATION - REAR**
Scale: 3/16" = 1'-0"



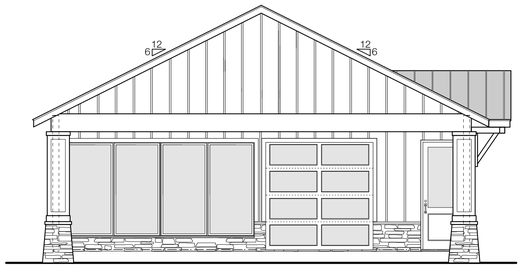
02 3.01 **CABANA EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



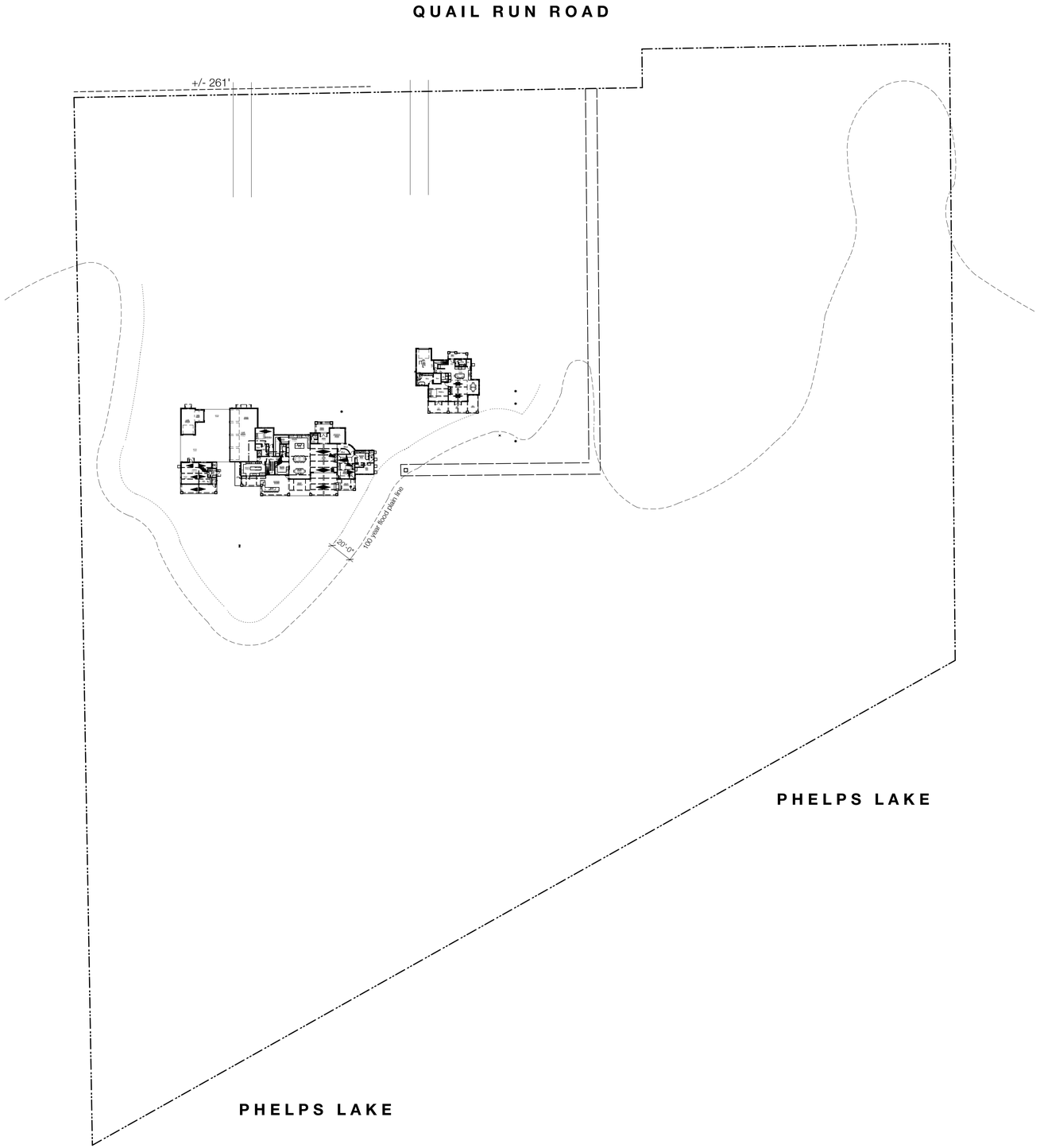
02 3.01 **CABANA EXTERIOR ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



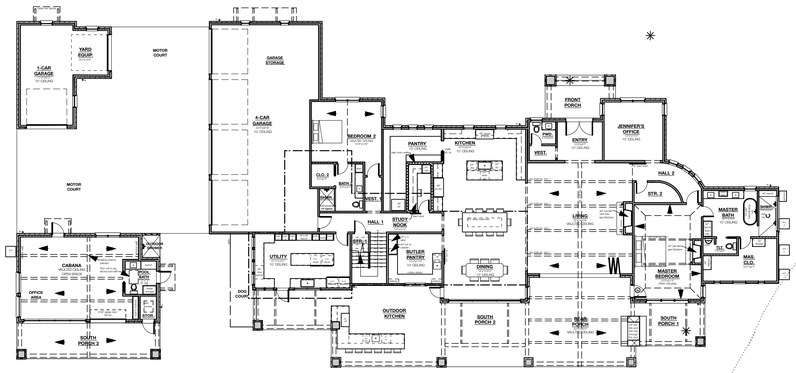
02 3.01 **CABANA EXTERIOR ELEVATION - REAR**
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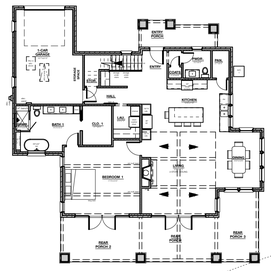
EXTERIOR ELEVATIONS

3.03

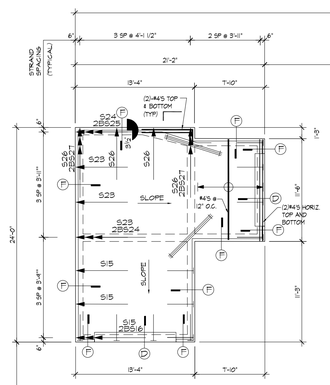


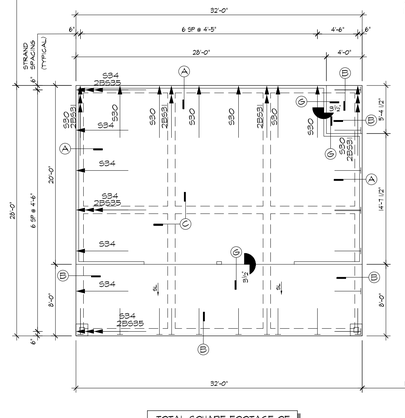
01 / 1.00 **SITE PLAN**
Scale: 1" = 50'-0"

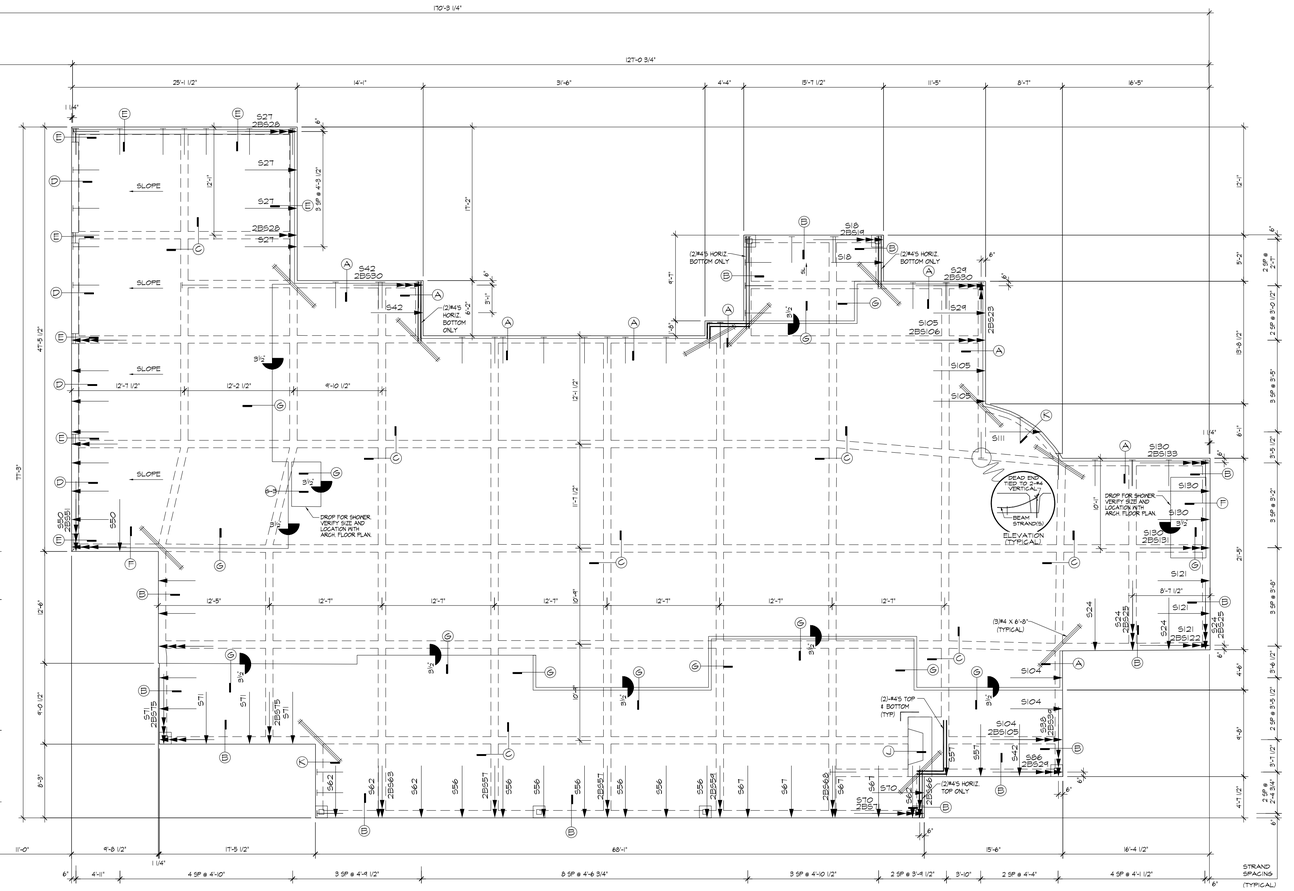




01 SITE PLAN - ENLARGED
1.00 **Scale: 1/16" = 1'-0"**







CHEMICAL INJECTION TO A DEPTH OF 10 FEET AND COVER WITH A MINIMUM OF 5' OF SELECT FILL PER SPECIFICATIONS IN HOOPER GROUP REPORT NO. 20,271

FOUNDATION PLAN

DESIGN:

1. 4" THICK, 3000 PSI, CONCRETE SLAB.
2. ALL STRANDS 1/2" DIAMETER-270 K.
3. ALL PERIMETER BEAMS SHALL BE: 10" W. X 26" D.
4. ALL INTERIOR BEAMS SHALL BE: 10" W. X 26" D.

NOTES:

1. EXTERIOR BEAMS SHALL BE 12" MINIMUM INTO UNDISTURBED SOIL OR COMPACTED FILL.
2. IF FIRM ROCK IS ENCOUNTERED DURING TRENCHING FOR BEAMS, BEAM DEPTH MAY BE REDUCED. BEAMS NEED TO PENETRATE ROCK ONLY TO ACHIEVE A MINIMUM BEAM DEPTH OF 12" WITH A MINIMUM ROCK EMBEDMENT OF 2". BEAM WIDTH MAY BE REDUCED TO 8" IF MINIMUM PENETRATION OF ROCK IS ACHIEVED & VERIFIED.
3. THIS FOUNDATION DESIGN IS CONSIDERED INVALID UNLESS ACCOMPANIED BY A LETTER FROM CHILDRESS ENGINEERING SERVICES INC. AUTHORIZING IT'S USE ON A SPECIFIC LOT AND BLOCK, OR ADDRESS.
4. PLANS CAN BE REVERSED ON LOT AT BUILDER'S DISCRETION.
5. PLANS ARE FOR STRAND AND BEAM PLACEMENT ONLY. SET FORMS AND LOCATE DROPS IN SLABS PER ARCHITECTURAL FLOOR PLAN.
6. IN CASE OF ANY DIMENSION DISCREPANCIES BETWEEN FOUNDATION AND ARCHITECTURAL PLANS, THEN THE ARCHITECTURAL PLANS SHALL CONTROL.
7. BUILDER TO VERIFY ALL DROPS IN SLAB PRIOR TO POURING CONCRETE. ANY DROPS THAT EXCEED 12" DEEP THAT WERE NOT ON THE ORIGINAL PLAN, THE ENGINEER MUST BE NOTIFIED AND THE PLANS MUST BE REVISED.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO POURING. IF ANY DIMENSION DISCREPANCIES OCCUR BETWEEN ENGINEERED SLAB AND ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL.

CONTRACTOR TO VERIFY ANY AND ALL SUBGRADE PREPARATION TO BE PERFORMED AS INDICATED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

MATERIAL

1. SLAB
   - A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'C=3000 PSIAT 28 DAYS.
   - B. AT TIME OF STRESSING, F'C1 SHALL BE AT LEAST 2500 PSI.
   - C. PRE-STRESSING AT 24 HOURS F'C1=1000 PSI. (RECOMMENDED TO PREVENT SURFACE CRACKING.)
   - D. THE SLAB SHOUD BE STRESSED WITHIN 7-10 DAYS OF POUR.
   - E. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
2. TENSIONING
   - A. ALL PRE-STRESSING STEEL SHALL BE 1/2" DIAMETER, 270 KSI SEVEN WIRE LOW-RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A-416, FREE FROM CORROSION AND COATED WITH A CORROSION PROTECTIVE COATING (GREASE), AND SHALL BE SHEATHED IN A HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE. MINIMUM SHEATHING THICKNESS SHALL BE 0.025".
   - B. TENDONS SHALL BE ANCHORED @ 28.9 KIPS. IF THE STRANDS ARE DAMAGED THEY ARE TO BE REPAIRED PER PTI RECOMMENDATIONS. ANCHORAGE MUST CONFORM TO PTI SPECIFICATION.
   - C. ALL TENDONS SHALL BE STRESSED TO 80% GUTS AND ANCHORED AT 70% GUTS AS PER ACI.
3. ADMIXTURES
   - A. ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON MIX DESIGNS.
   - B. ADMIXTURES, IF USED, SHOULD IMPART THE PROPERTIES OF LOW WATER CONTENT, GOOD FLOWABILITY, MINIMUM BLEED AND EXPANSION IF DESIRED. IT'S FORMULATION SHOULD CONTAIN NO CHEMICALS THAT MAY HAVE HARMFUL EFFECTS ON THE PRE-STRESSING STEEL OR CEMENT.
   - C. ADMIXTURES CONTAINING CHLORIDES, FLUORIDES, SULPHITES AND NITRATES ARE NOT PERMITTED.

DESIGN

1. TENSIONING
   - A. THE POST-TENSIONED DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN EVALUATED USING THE LATEST RECOMMENDATIONS AS SET FORTH BY THE POST-TENSIONING INSTITUTE IN THEIR PUBLICATION:DESIGN AND CONSTRUCTION OF POST-TENSIONED SLAB ON GROUND, THIRD EDITION, 2005 AND STANDARD ENGINEERING PRACTICES.
   - B. THE POST-TENSIONED SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THIS STRUCTURAL SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS PROVIDED BY THE GEO-TECHNICAL ENGINEER. THE INTENT IS NOT TO ELIMINATE, BUT INSTEAD, TO LIMIT EXCESSIVE FOUNDATION FLEXURE SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

MISCELLANEOUS

1. TENSIONING
   - A. CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED ON PLANS.
   - B. SUFFICIENT SUPPORT BARS AND CHAIRS SHALL BE PROVIDED TO MAINTAIN PROPER STRAND PROFILE DURING CONCRETE PLACEMENT.
   - C. ALL CHAIRS MUST BE TIED TO ALL STRANDS AND REBAR. CHAIRS TO BE TIED AT ALL INTERSECTIONS AT 3'-0" MAXIMUM SPACING.
   - D. PROVIDE 1-1/2" CLEARANCE TO STRANDS AT ALL PLUMBING STACKS, BLOCK-OUTS, ETC.
2. SAND
   - A. A FOUR INCH (4") LAYER OF SAND SHALL BE PLACED UNDER ALL SLABS.
   - B. THERE MUST BE A 4-6 MIL. POLY VAPOR BARRIER WITH LAP JOINTS ABOVE THE SAND.

The seal appearing on this document was authorized by Tony H. Childress, P.E. #72029 on 03/02/21 (Record copy on file)

CHILDRESS ENGINEERING SERVICES, INC. STATE OF TEXAS TONY H. CHILDRESS 72029 REGISTERED PROFESSIONAL ENGINEER

F-7422

This document may not be changed in any fashion without permission from Tony H. Childress, P.E.

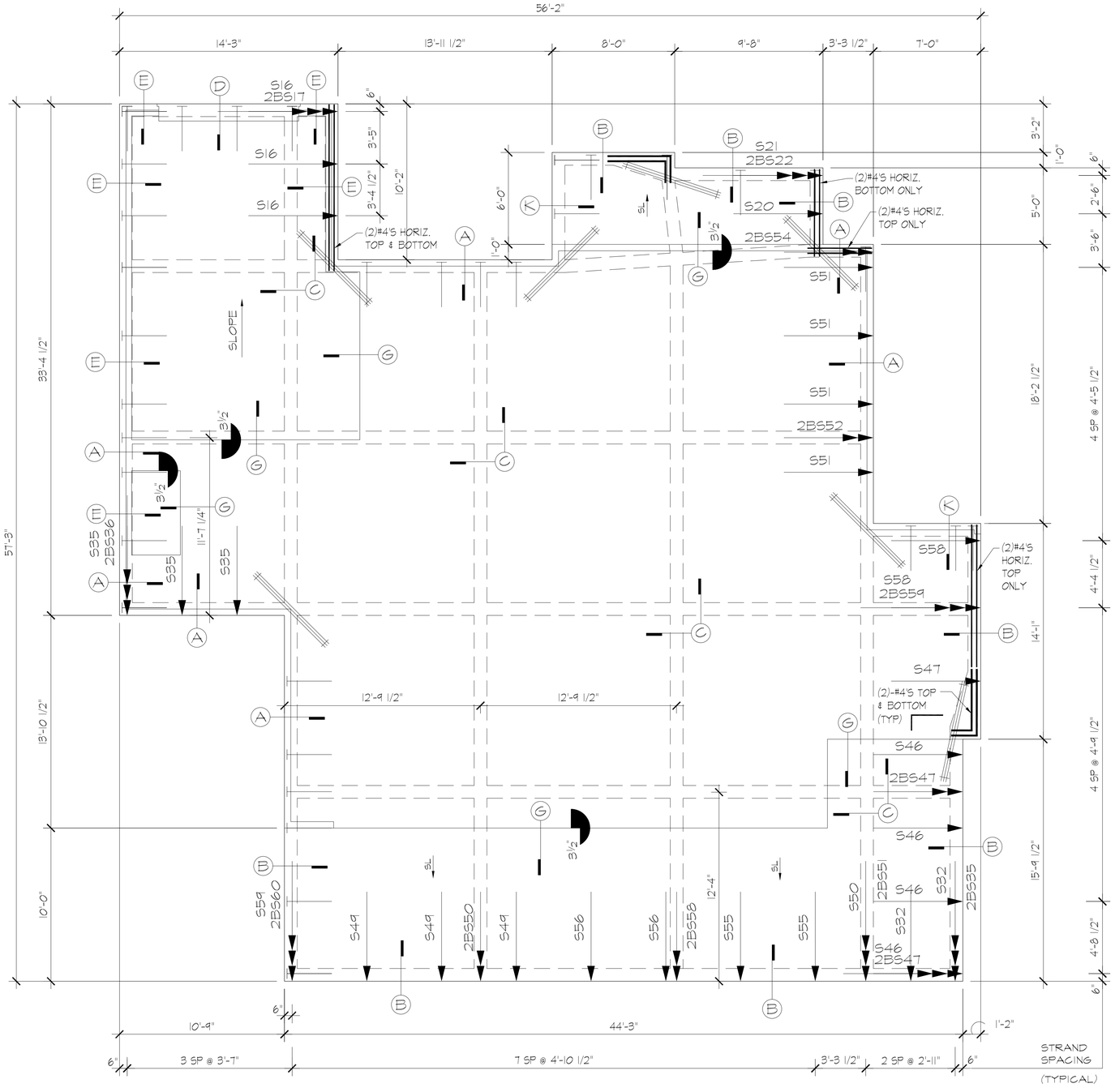
Childress Engineering Services
1701 North Collins Blvd
Suite 3000
Richardson, Texas 75080
Office: 214-451-6630
Plans: 214-451-6631
Inspections: 214-451-6632
CESGLOBAL.COM

REVISIONS		BY	DATE
1.	CORRECT DIMENSIONS	IS	03/23/21
2.	CORRECT DIMENSIONS	IS	03/26/21
3.			
4.			
5.			
6.			
7.			
8.			

BELLA VISTA COMPANY, L.P.
L L LEONARD
550 E. QUALL RUN ROAD ROCKWALL, TX
LOT: 1 BLOCK: PLAN: CUSTOM

JOB NUMBER: 21-505268
DRAWN BY: IS
DATE: 03/02/21
SCALE: 1/8"=1'-0"

SHEET NUMBER: S1



TOTAL SQUARE FOOTAGE OF SLAB = 2511 SQ. FT.

FOUNDATION PLAN

DESIGN:

1. 4" THICK, 3000 PSI, CONCRETE SLAB.
2. ALL STRANDS 1/2" DIAMETER-270 K.
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4. ALL INTERIOR BEAMS SHALL BE: 10" W. X 26" D.

NOTES:

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   - C. PRE-STRESSING AT 24 HOURS F'C1=1000 PSI. (RECOMMENDED TO PREVENT SURFACE CRACKING.)
   - D. THE SLAB SHOUD BE STRESSED WITHIN 7-10 DAYS OF POUR.
   - E. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
2. TENSIONING
   - A. ALL PRE-STRESSING STEEL SHALL BE 1/2" DIAMETER, 270 KSI SEVEN WIRE LOW-RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A-416, FREE FROM CORROSION AND COATED WITH A CORROSION PROTECTIVE COATING (GREASE), AND SHALL BE SHEATHED IN A HIGH DENSITY POLYETHELENE OR POLYPROPYLENE MINIMUM SHEATHING THICKNESS SHALL BE 0.025".
   - B. TENDONS SHALL BE ANCHORED @ 28.9 KIPS. IF THE STRANDS ARE DAMAGED THEY ARE TO BE REPAIRED PER PTI RECOMMENDATIONS. ANCHORAGE MUST CONFORM TO PTI SPECIFICATION.
   - C. ALL TENDONS SHALL BE STRESSED TO 80% GUTS AND ANCHORED AT 70% GUTS AS PER ACI.
3. ADMIXTURES
   - A. ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON MIX DESIGNS.
   - B. ADMIXTURES, IF USED, SHOULD IMPART THE PROPERTIES OF LOW WATER CONTENT, GOOD FLOWABILITY, MINIMUM BLEED AND EXPANSION IF DESIRED. IT'S FORMULATION SHOULD CONTAIN NO CHEMICALS THAT MAY HAVE HARMFUL EFFECTS ON THE PRE-STRESSING STEEL OR CEMENT.
   - C. ADMIXTURES CONTAINING CHLORIDES, FLUORIDES, SULPHITES AND NITRATES ARE NOT PERMITTED.

DESIGN

1. TENSIONING
   - A. THE POST-TENSIONED DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN EVALUATED USING THE LATEST RECOMMENDATIONS AS SET FORTH BY THE POST-TENSIONING INSTITUTE IN THEIR PUBLICATION:DESIGN AND CONSTRUCTION OF POST-TENSIONED SLAB ON GROUND, THIRD EDITION, 2005 AND STANDARD ENGINEERING PRACTICES.
   - B. THE POST-TENSIONED SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THIS STRUCTURAL SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS PROVIDED BY THE GEO-TECHNICAL ENGINEER. THE INTENT IS NOT TO ELIMINATE, BUT INSTEAD, TO LIMIT EXCESSIVE FOUNDATION FLEXURE SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

MISCELLANEOUS

1. TENSIONING
   - A. CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED ON PLANS.
   - B. SUFFICIENT SUPPORT BARS AND CHAIRS SHALL BE PROVIDED TO MAINTAIN PROPER STRAND PROFILE DURING CONCRETE PLACEMENT.
   - C. ALL CHAIRS MUST BE TIED TO ALL STRANDS AND REBAR. CHAIRS TO BE TIED AT ALL INTERSECTIONS AT 3'-0" MAXIMUM SPACING.
   - D. PROVIDE 1-1/2" CLEARANCE TO STRANDS AT ALL PLUMBING STACKS, BLOCK-OUTS, ETC.
2. SAND
   - A. A FOUR INCH (4") LAYER OF SAND SHALL BE PLACED UNDER ALL SLABS.
   - B. THERE MUST BE A 4-6 MIL POLY VAPOR BARRIER WITH LAP JOINTS ABOVE THE SAND.

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CHILDRESS ENGINEERING SERVICES, INC. STATE OF TEXAS TONY H. CHILDRESS 72029 REGISTERED PROFESSIONAL ENGINEER

F-7422

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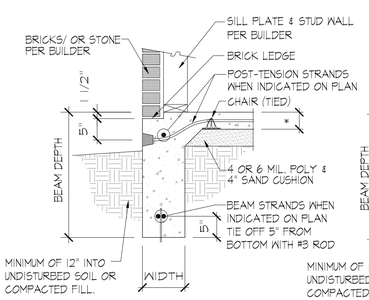
Childress Engineering Services
1701 North Collins Blvd
Suite 3000
Richardson, Texas 75080
Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632
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REVISIONS		BY	DATE
1.	CORRECT DIMENSIONS	IS	03/23/21
2.	CORRECT DIMENSIONS	IS	03/26/21
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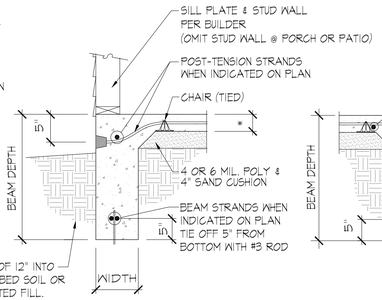
BELLA VISTA COMPANY, L.P.
L L LEONARD
550 E. QUALL RUN ROAD ROCKWALL, TX
LOT: 1 BLOCK: PLAN: CUSTOM

JOB NUMBER:	21-505268
DRAWN BY:	IS
DATE:	03/02/21
SCALE:	1/8"=1'-0"

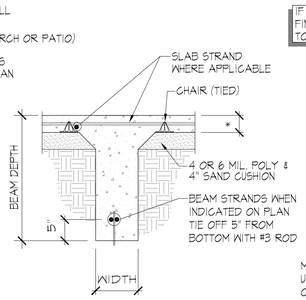
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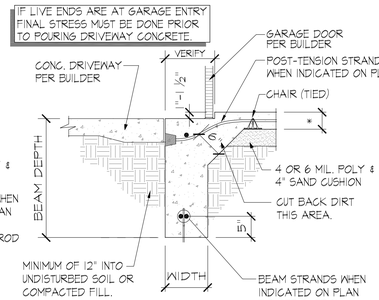
A SECTION



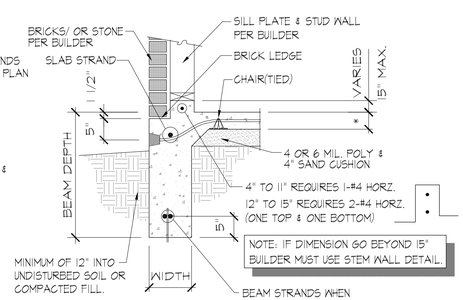
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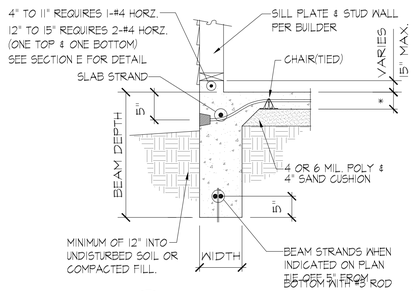
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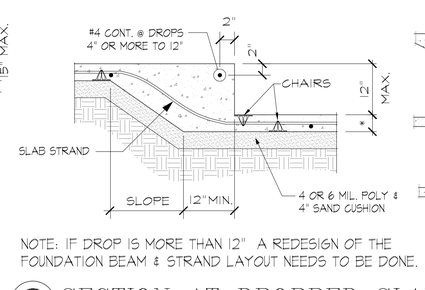
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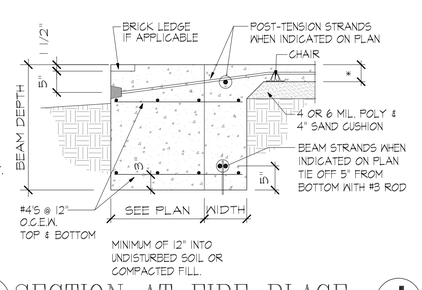


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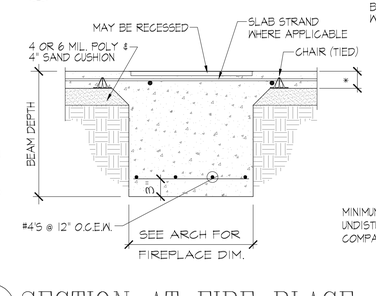


NOTE: IF DROP IS MORE THAN 12" A REDESIGN OF THE FOUNDATION BEAM & STRAND LAYOUT NEEDS TO BE DONE.

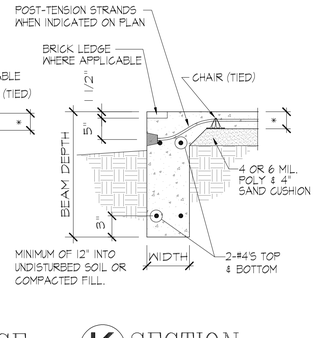
G SECTION AT DROPPED SLAB



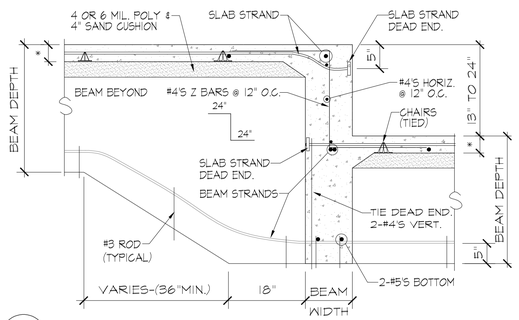
H SECTION AT FIRE PLACE



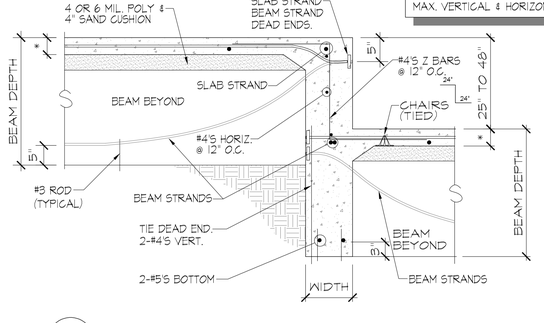
J SECTION AT FIRE PLACE



K SECTION

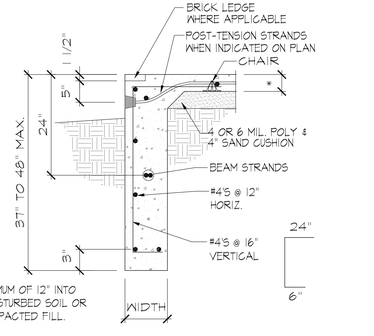


L-1 SECTION AT DROPPED SLAB

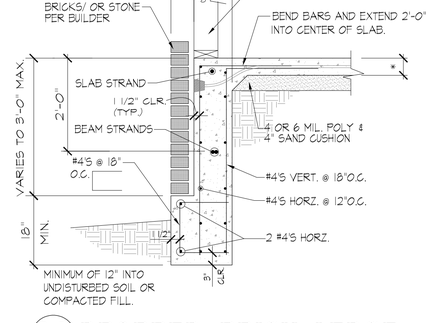


NOTE:
FOR DROPS DEEPER THAN 48" JUST INSTALL DOUBLE LAYERS #4 REBAR TO A DEPTH OF 72" MAX. VERTICAL & HORIZONTAL.

L-2 SECTION AT DROPPED SLAB



M DEEPENED BEAM SECTION

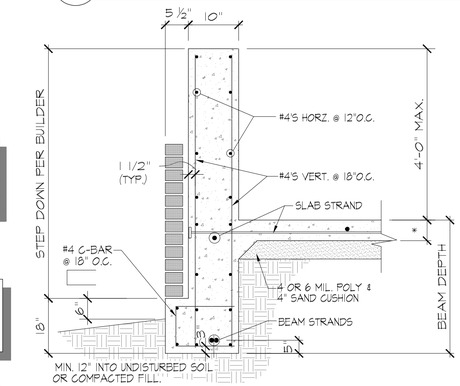


N DROPPED BRICK LEDGE

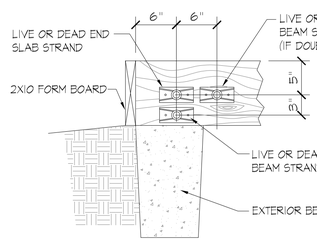
NOTE:
FOR STEM WALL TALLER THAN 24" TO 48" MAX. JUST INSTALL DOUBLE LAYERS OF #4 REBAR VERTICAL & HORIZONTAL.

NOTE:
IF STRANDS CANNOT BE USED FOR STEM WALLS, REPLACE W/ 2 #4'S TOP & BOTTOM.

P SECTION OF STEM WALL



Q STEM WALL W/ DROPPED BRICK LEDGE

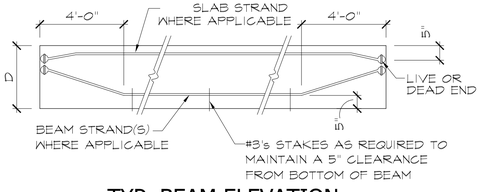


ENDS CAN BE NAILED OR WIRED TO THE FORM BOARDS.

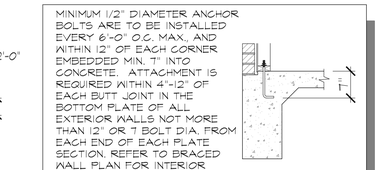
STRAND END LAY-OUT

PLAN AND SECTION NOTES:

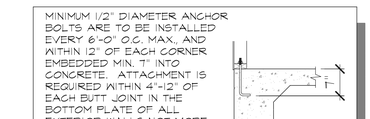
1) NOT ALL SECTIONS SHOWN WILL BE APPLICABLE TO EACH PROJECT.
2) FOR "D" & "N" DIMENSIONS, SEE NOTES ON PLAN SHEET.
3) △ DENOTES STRAND SUPPORTED BY 2" CHAIR (4 FT. MINIMUM O.C.E.W.).
4) * DENOTES DIMENSION TO BE VERIFIED.
5) ←— DENOTES END OF STRAND TO BE STRESSED.
6) |— DENOTES FACTORY SEATED ANCHOR (DEAD END).
7) STRESSING END AND DEAD END OF CABLE CAN BE REVERSED AT CONTRACTORS DISCRETION.
8) B5-00 INDICATES "BEAM STRAND" TO BE DRAPED IN BOTTOM OF BEAM.
9) S-00 INDICATES "SLAB STRAND" TO BE CENTERED IN SLAB.
10) A 4" MINIMUM SAND LAYER UNDER SLAB & COVER WITH 4 OR 6 MIL POLY WITH LAPPED JOINTS.



TYP. BEAM ELEVATION



ANCHOR BOLT DETAIL WITH BRICK LEDGE
(ONLY IF CODE REQUIRES ANCHOR BOLTS)



ANCHOR BOLT DETAIL WITH OUT BRICK LEDGE
(ONLY IF CODE REQUIRES ANCHOR BOLTS)

Childress Engineering Services
1701 North Collins Blvd
Suite 3000
Richardson, Texas 75080
office: 214-451-6630
fax: 214-451-6631
Inspections: 214-451-6632
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REVISIONS		BY	DATE
1	CORRECT DIMENSIONS	IS	03/23/21
2	CORRECT DIMENCIONS	IS	03/26/21
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BELLA VISTA COMPANY, L.P.

L L LEONARD

550 E. QUALL RUN ROAD ROCKWALL, TX

LOT: 1 BLOCK: PLAN: CUSTOM

JOB NUMBER:	21-505268
DRAWN BY:	IS
DATE:	03/02/21
SCALE:	NOT TO SCALE

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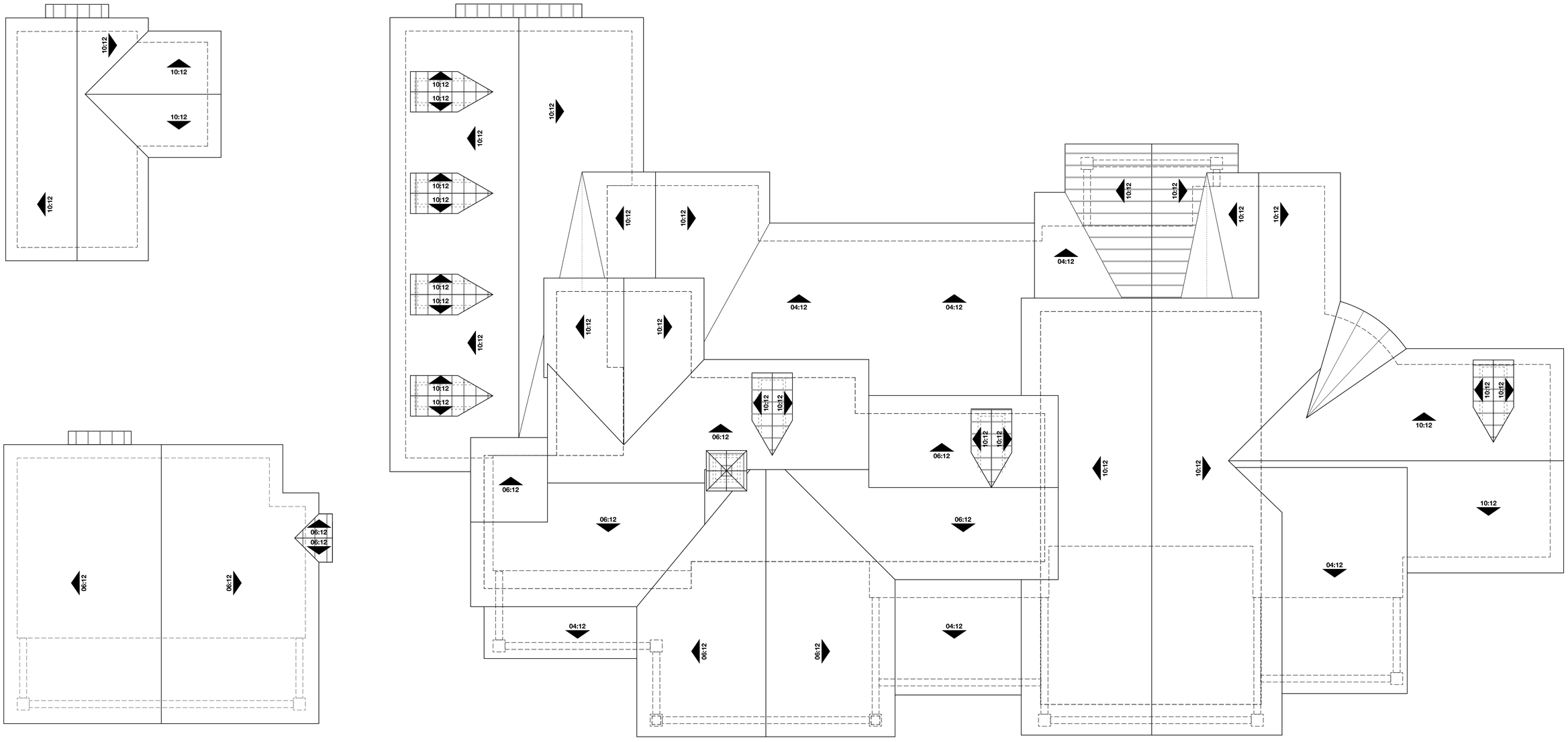
S2

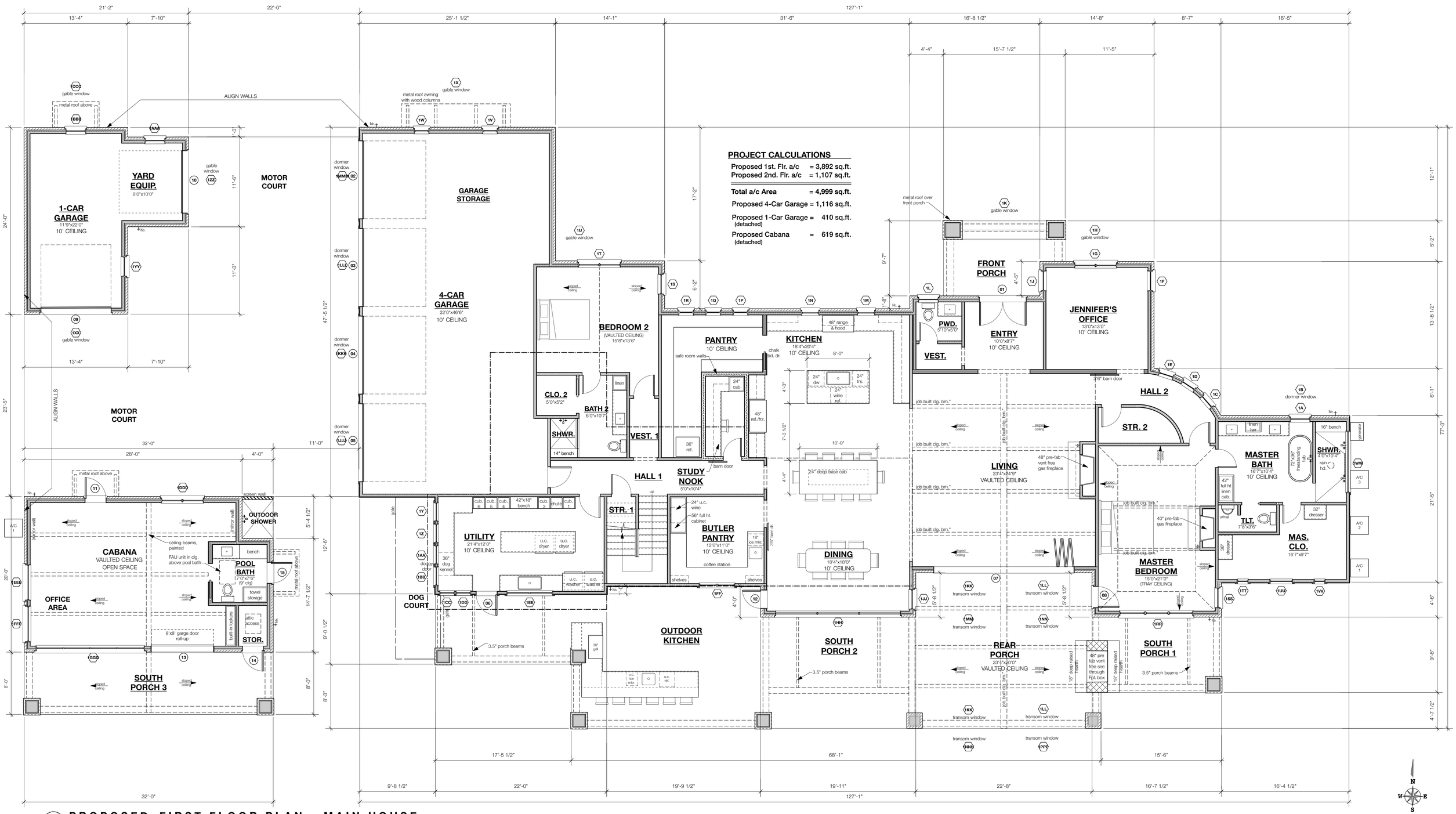
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CHILDRESS ENGINEERING SERVICES, INC. STATE OF TEXAS TONY H. CHILDRESS 72029 REGISTERED FINAL ENGINEER

F-7422

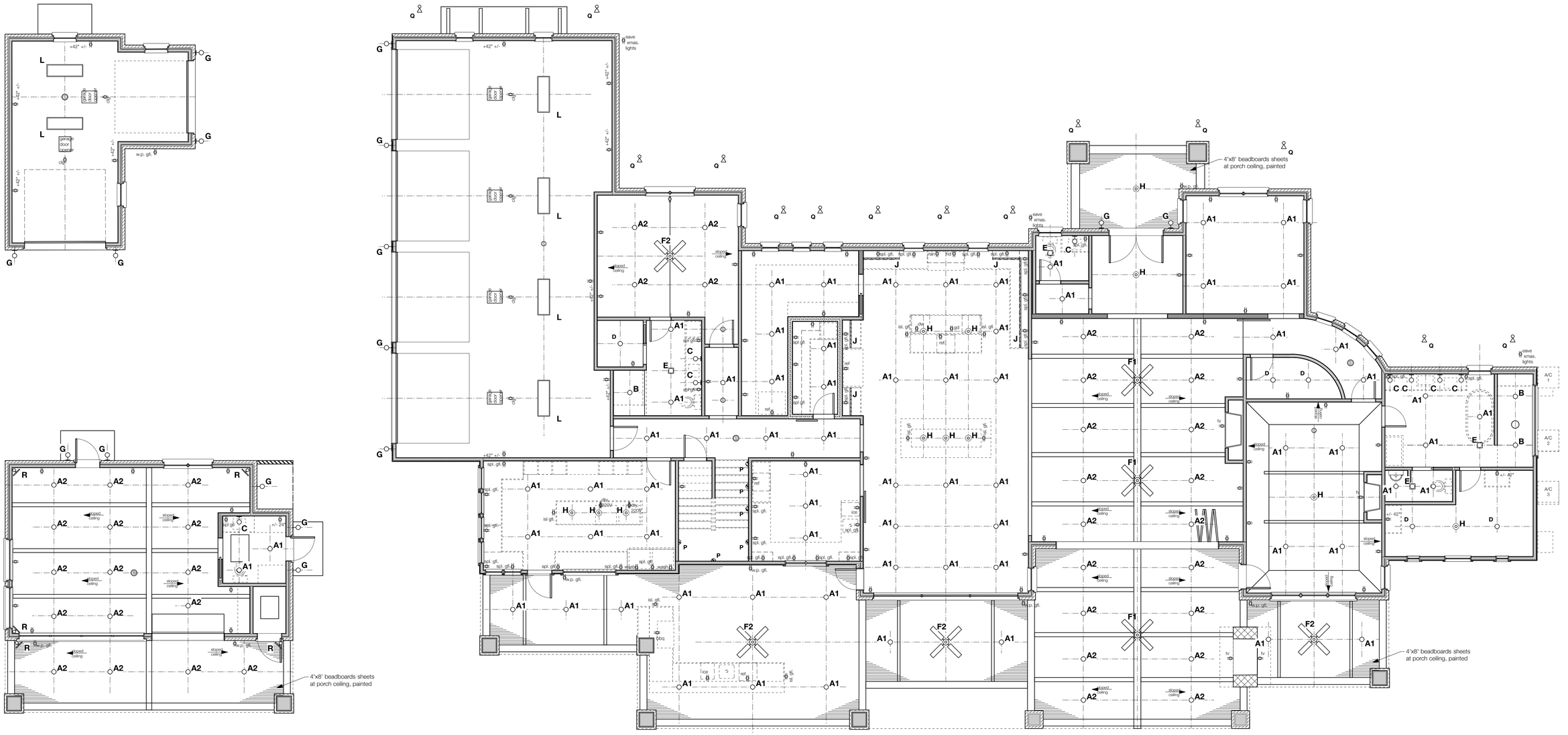
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01 2.01 **PROPOSED FIRST FLOOR PLAN - MAIN HOUSE**

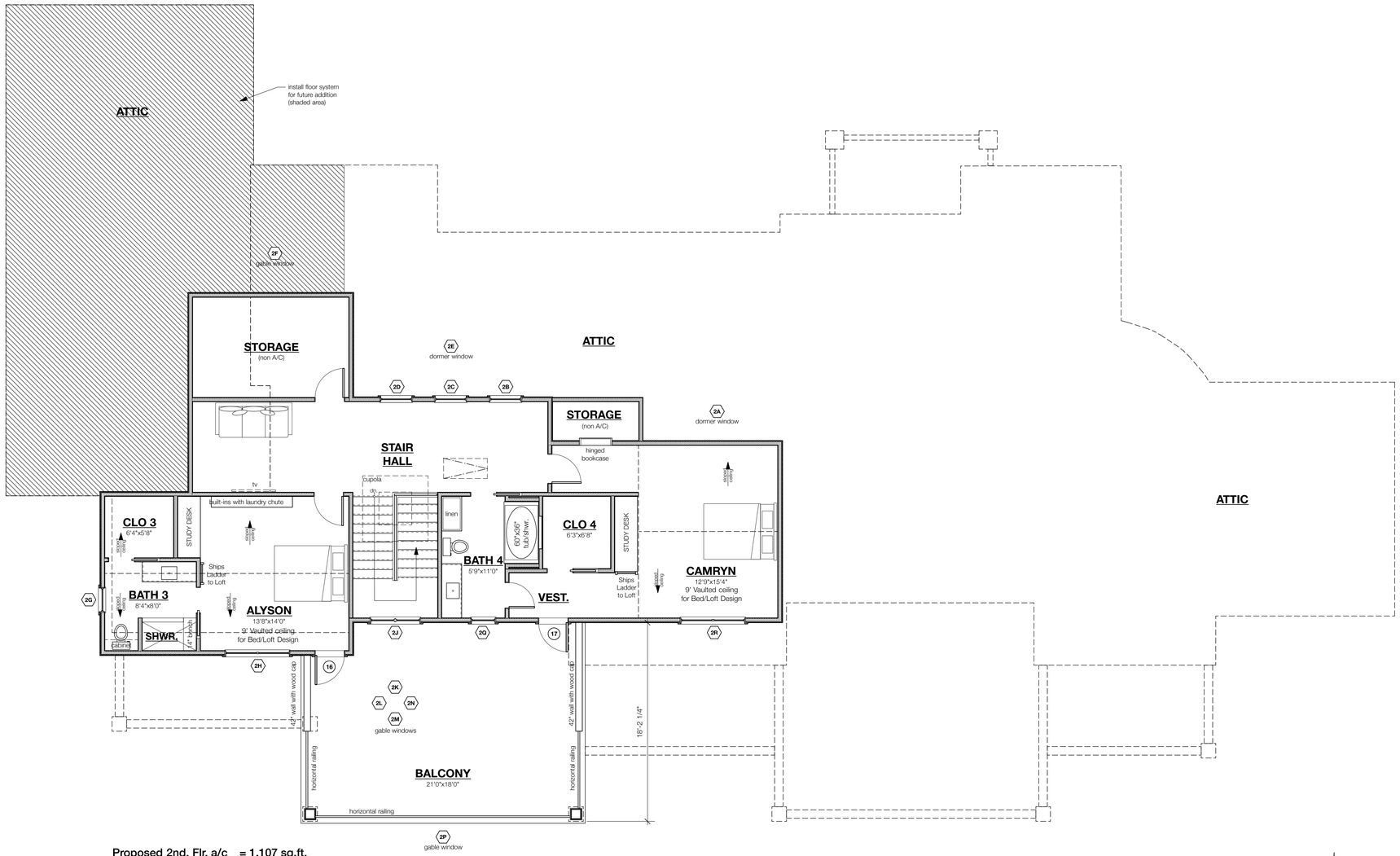
Scale: 3/16" = 1'-0"



1st. FLOOR POWER and LIGHTING PLAN

2.03

01 / 2.03 **FIRST FLOOR POWER, LIGHTING & CEILING PLAN**
Scale: 3/16" = 1'-0"



Proposed 2nd. Flr. a/c = 1,107 sq.ft.

N
W
E
S

01
2.01 **PROPOSED SECOND FLOOR PLAN - MAIN HOUSE**

Scale: 3/16" = 1'-0"

SMOKE DETCTOR NOTE:
Electrical contractor shall verify all bedrooms and the hallways immediately outside all bedrooms have a working smoke detector. Repair/install as required to meet current building code standards

CARBON MONOXIDE DETCTOR NOTE:
An apporoved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immeciate vicinity of the bedrooms.

EXTERIOR LIGHT FIXTURE NOTE:
Install fixture at mounting height indicated. Height shall be from finished floor. Notify Bella Vista if fixture cannot be placed as noted.

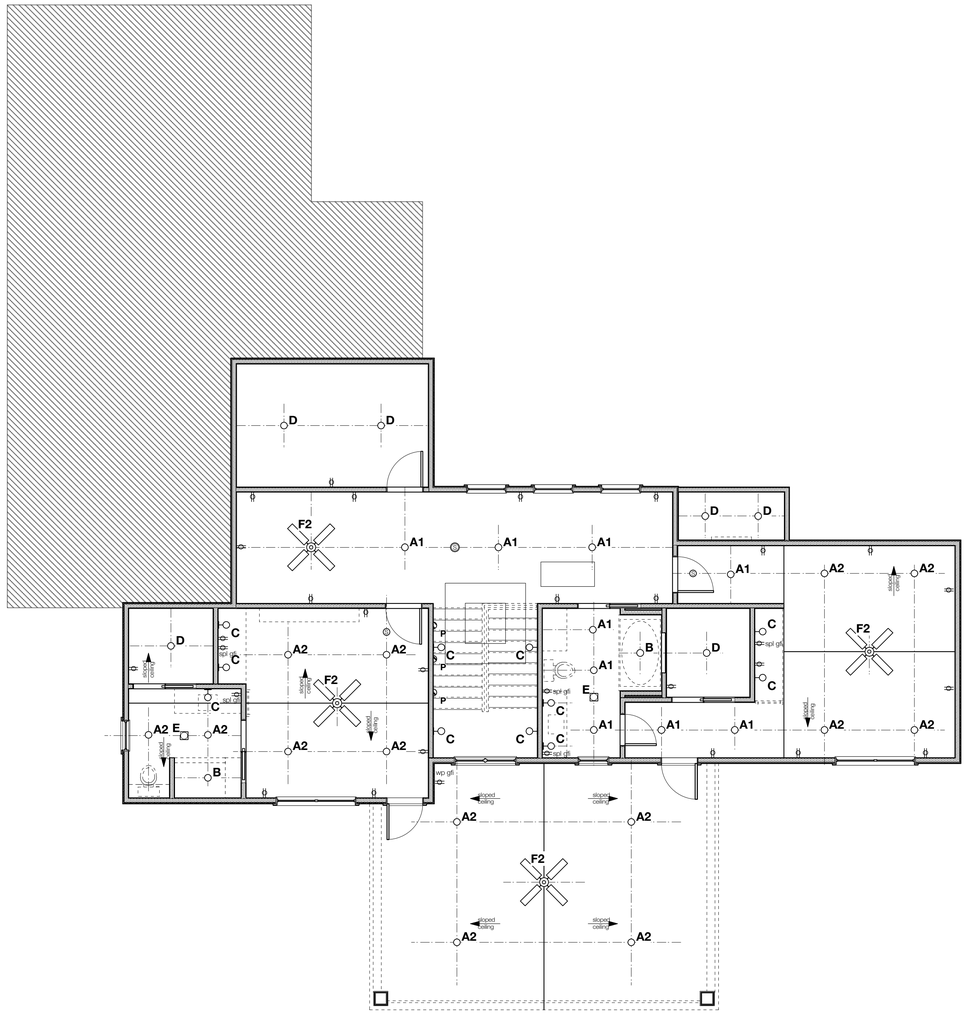
1. all new electrical power outlets shall be installed in the exact locations to match the existing conditions within the room where new outlets are indicated unless noted otherwise on plan
2. all electrical control devices (switches, dimmers, etc.) shall be installed in the exact locations to match the existing conditions within the room where new control devices are indicated unless noted otherwise on plan
3. all switches shall match existing switches unless noted otherwise on plan
4. dimmer switches, if provided, shall be preset type, verify exact requirements with Bella Vista
5. all electrical control devices and power outlet colors shall match existing colors unless noted otherwise on plan, verify with the Bella Vista
6. there shall be no alternatives to the fixtures or lamps specified here without prior, written approval from the Bella Vista
7. verify existing power & lighting at each existing attic access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the attic adjacent to each attic access if none exist
8. verify existing power & lighting at each existing crawl space access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the crawl space adjacent to each crawl space access if none exist
9. the electrical subcontractor shall determine the exact service requirements (electrical & otherwise) for all appliances identified, or not identified, on this plan, verify appliance selections with Bella Vista
10. the electrical subcontractor shall verify the exact location and mounting height for the Alarm control panel with Bella Vista prior to installation
11. the electrical subcontractor shall verify the exact location and mounting height for the Thermostat control panel with Bella Vista prior to installation

03 2.03 POWER & LIGHTING NOTES
Scale: 3/16" = 1'-0"

ID	TYPE	MODEL	LAMP	REMARKS
A1	recessed LED downlight	LED	verify	4" diameter
A2	recessed LED downlight	LED	verify	4" diameter, shallow housing to fit in 2x6 rafter, verify
B	recessed LED downlight-wet locations	LED	verify	4" diameter, encased lamp
C	featured interior wall mounted light	verify	verify	provided by owner installed by Bella Vista
D	ceiling mounted incandescent - closets	verify	encased lamp	provided by owner installed by Bella Vista
E	lavatory exhaust fan	NuTone or equal	verify model number 80 cfm, low sones	provided and installed by Bella Vista
F1	ceiling fan	verify	no light kit	provided by owner installed by Bella Vista
F2	ceiling fan & light	verify	with light kit	
G	featured exterior wall mounted light	verify	verify	provided by owner installed by Bella Vista
H	featured interior pendant light	verify	verify	provided by owner installed by Bella Vista
J	undercabinet fluorescent fixture	verify	single tube, verify	provided by owner installed by Bella Vista
K	featured ceiling mounted fixture	verify	verify	provided by owner installed by Bella Vista
L	ceiling mounted flourescent utility light	verify	verify	provided and installed by Bella Vista
M	puck lighting	verify	verify	provided by owner installed by Bella Vista
N	eave mounted security light fixture	verify	flood light, verify	provided by owner installed by Bella Vista motion sensor switching
P	recessed stair lighting	verify	verify	provided by owner installed by Bella Vista motion sensor switching
Q	exterior ground uplights	verify	verify	provided by owner installed by Bella Vista
R	wall mounted fan	verify	verify	provided by owner installed by Bella Vista

afi : arc fault interupted
gfi : ground fault interupted
spl. : splash location, see notes
ra. : range
uc. : undercounter
wp : waterproof outlet
isl. : island location, see notes
gd. : garbage disposal
hd. : hood
mw. : microwave
dry. : dryer
(e.r.) : existing fixture relocated to this location
+xx" : height of fixture from finished floor level
(e) : existing fixture to remain
ref. : refrigerator
was. : washer
: smoke & carbon monoxide detector
: smoke detector
: telephone jack
: intercom pad
: standard 115 v. outlet
: tv cable/data jack
: alarm keypad
: thermostat pad
: 220 v. outlet

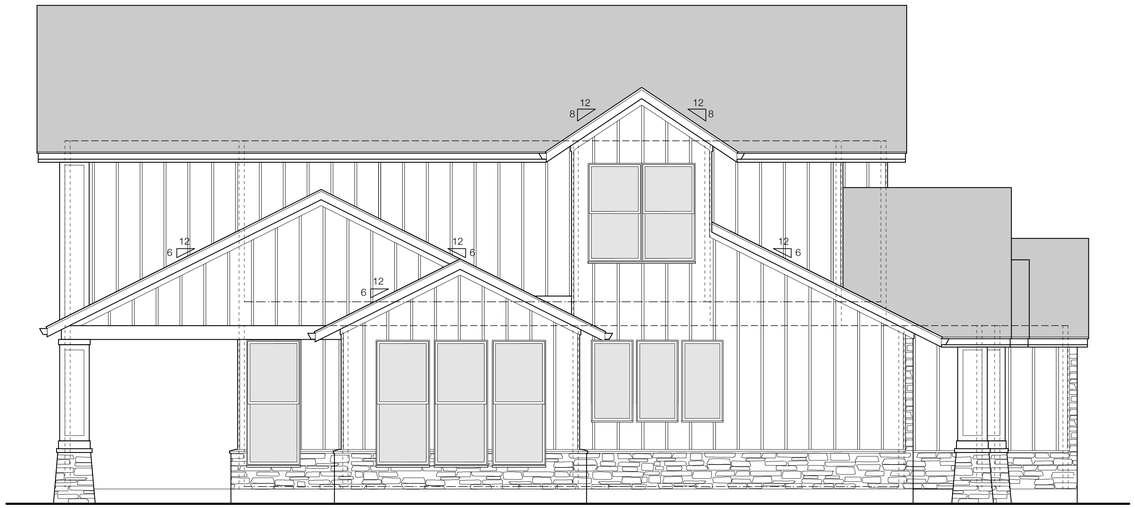
02 2.03 LIGHTING LEGEND
Scale: 3/16" = 1'-0"



01 2.04 SECOND FLOOR POWER LIGHTING & CEILING PLAN
Scale: 3/16" = 1'-0"

2nd. FLOOR POWER and LIGHTING PLAN

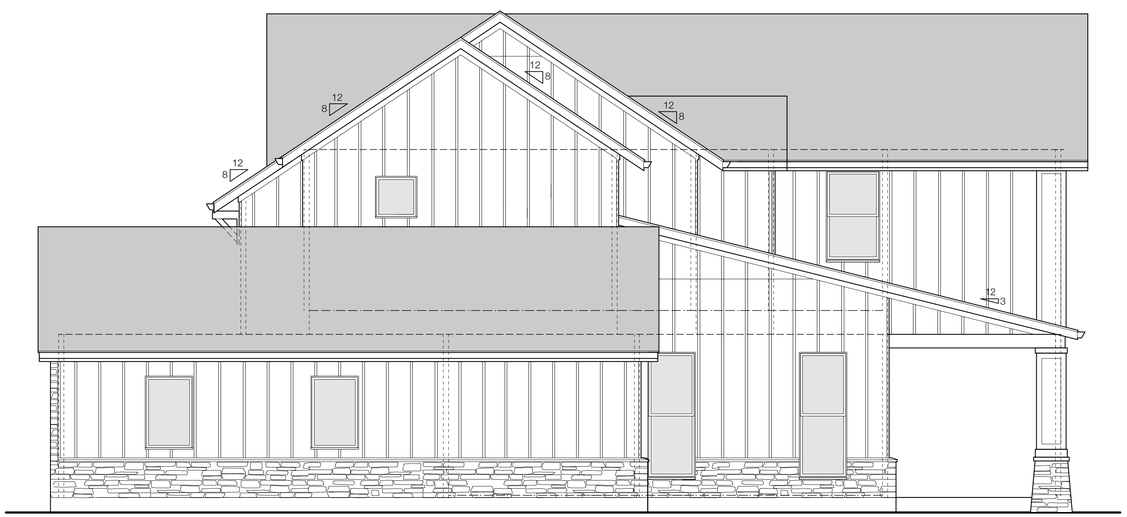
2.04



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - LEFT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - RIGHT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - REAR**
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA
COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



option 2

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 1

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 3

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 4

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
31, March 2021 :
design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
its Managing Member

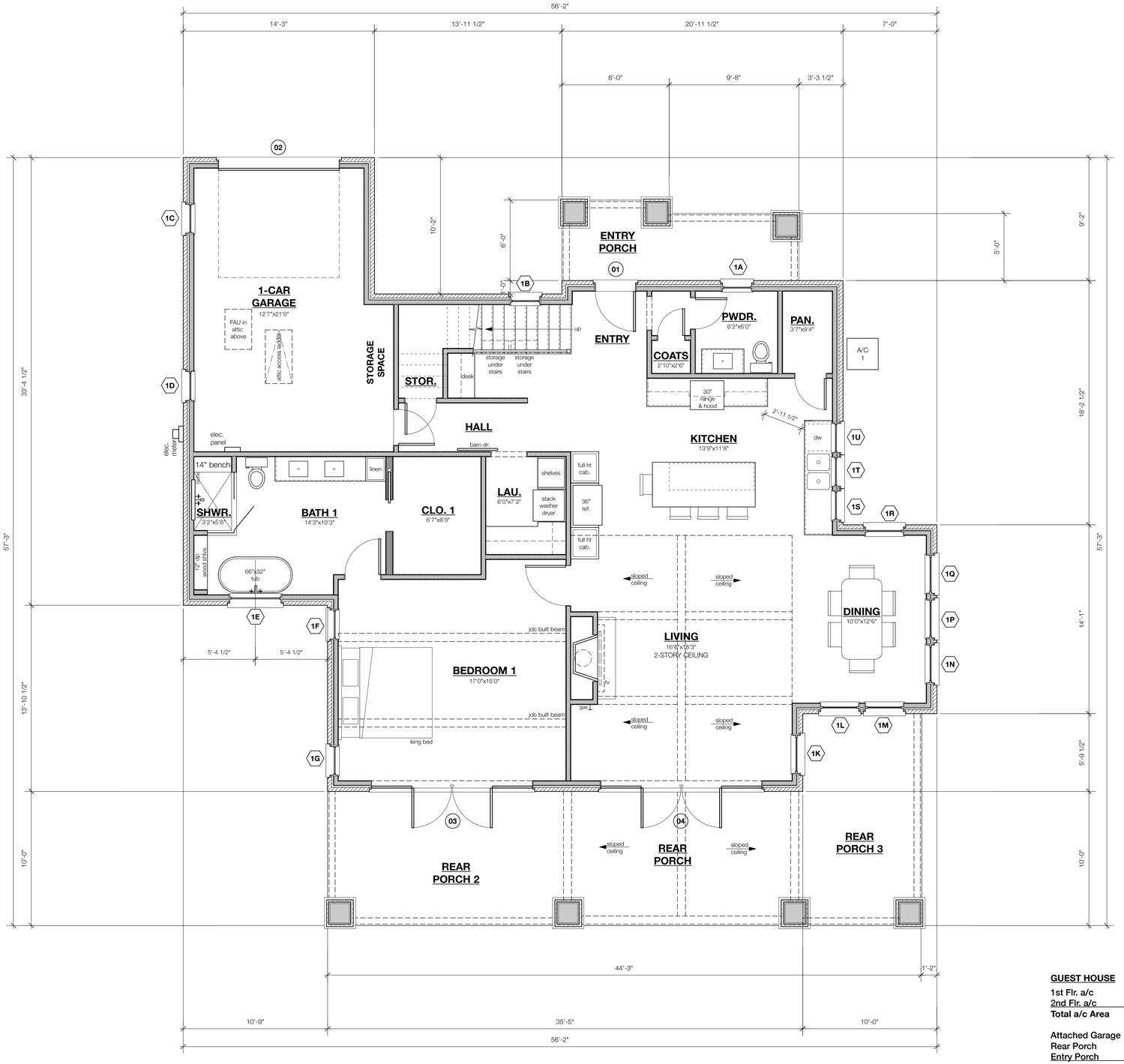
BELLAVISTA
COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



01 / 2.01 **FLOOR PLAN - GUEST HOUSE FIRST FLOOR**
Scale: 1/4" = 1'-0"

GUEST HOUSE

1st Flr. a/c	= 1,591 sq.ft.
2nd Flr. a/c	= 639 sq.ft.
Total a/c Area	**= 2,230 sq.ft.**
Attached Garage	= 330 sq.ft.
Rear Porch	= 494 sq.ft.
Entry Porch	= 96 sq.ft.
Total Under Roof	**= 3,150 sq.ft.**

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLA VISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

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3. all switches shall match existing switches unless noted otherwise on plan

4. dimmer switches, if provided, shall be preset type, verify exact requirements with Bella Vista

5. all electrical control devices and power outlet colors shall match existing colors unless noted otherwise on plan, verify with the Bella Vista

6. there shall be no alternatives to the fixtures or lamps specified here without prior, written approval from the Bella Vista

7. verify existing power & lighting at each existing attic access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the attic adjacent to each attic access if none exist

8. verify existing power & lighting at each existing crawl space access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the crawl space adjacent to each crawl space access if none exist

9. the electrical subcontractor shall determine the exact service requirements (electrical & otherwise) for all appliances identified, or not identified, on this plan, verify appliance selections with Bella Vista

10. the electrical subcontractor shall verify the exact location and mounting height for the Alarm control panel with Bella Vista prior to installation

11. the electrical subcontractor shall verify the exact location and mounting height for the Thermostat control panel with Bella Vista prior to installation

03 / 2.03 POWER & LIGHTING NOTES

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

SMOKE DETCTOR NOTE:
Electrical contractor shall verify all bedrooms and the hallways immediately outside all bedrooms have a working smoke detector. Repair/install as required to meet current building code standards

CARBON MONOXIDE DETCTOR NOTE:
An apporoved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immeciate vicinity of the bedrooms.

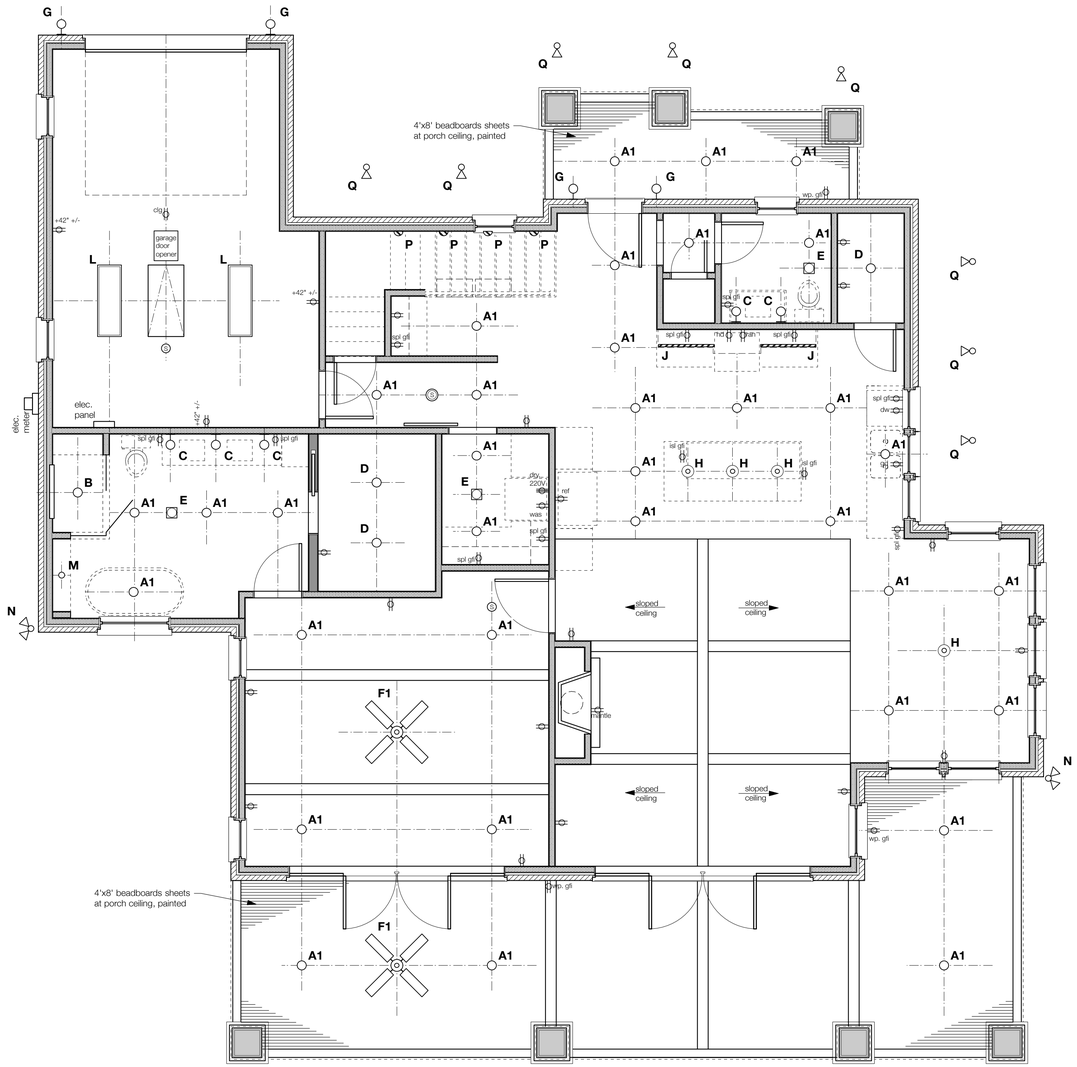
EXTERIOR LIGHT FIXTURE NOTE:
Install fixture at mounting height indicated. Height shall be from finished floor. Notify Bella Vista if fixture cannot be placed as noted.

ID	TYPE	MODEL	LAMP	REMARKS
A1	recessed LED downlight	LED	verify	4" diameter
A2	recessed LED downlight	LED	verify	4" diameter, shallow housing to fit in 2x6 rafter, verify
B	recessed LED downlight-wet locations	LED	verify	4" diameter, encased lamp
C	featured interior wall mounted light	verify	verify	provided by owner installed by Bella Vista
D	ceiling mounted incandescent - closets	verify	encased lamp	provided by owner installed by Bella Vista
E	lavatory exhaust fan	NuTone or equal	verify model number 80 cfm, low sones	provided and installed by Bella Vista
F1	ceiling fan	verify	no light kit	provided by owner installed by Bella Vista
F2	ceiling fan & light	verify	with light kit	
G	featured exterior wall mounted light	verify	verify	provided by owner installed by Bella Vista
H	featured interior pendant light	verify	verify	provided by owner installed by Bella Vista
J	undercabinet fluorescent fixture	verify	single tube, verify	provided by owner installed by Bella Vista
K	featured ceiling mounted fixture	verify	verify	provided by owner installed by Bella Vista
L	ceiling mounted flouresecent utility light	verify	verify	provided and installed by Bella Vista
M	puck lighting	verify	verify	provided by owner installed by Bella Vista
N	eave mounted security light fixture	verify	flood light, verify	provided by owner installed by Bella Vista motion sensor switching
P	recessed stair lighting	verify	verify	provided by owner installed by Bella Vista motion sensor switching
Q	exterior ground uplights	verify	verify	provided by owner installed by Bella Vista

afi : arc fault interupted
gfi : ground fault interupted
spl. : splash location, see notes
ra. : range
uc. : undercounter
wp : waterproof outlet
isl. : island location, see notes
gd. : garbage disposal
hd. : hood
mw. : microwave
dry. : dryer
(e.r.) : existing fixture relocated to this location
+xx" : height of fixture from finished floor level
(e) : existing fixture to remain
ref. : refrigerator
was. : washer
(S) : smoke & carbon monoxide detector
(S) : smoke detector
(T) : telephone jack
(I) : intercom pad
standard 115 v. outlet
(C) : tv cable/data jack
(A) : alarm keypad
(T) : thermostat pad
220 v. outlet

02 / 2.03 LIGHTING LEGEND

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



01 / 2.03 FIRST FLOOR POWER, LIGHTING & CEILING PLAN

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

DRAWING ISSUE:
29, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

1st. FLOOR POWER and LIGHTING PLAN

2.03

ROAD VIEW

ID	Type	Width	Height	Thickness	Material	Style	Hardware	Handing	Remarks
01	exterior, front door	3'-0"	8'-0"	verify		per elevations	security	left	reference elevations
02	garage door	10'-0"	8'-0"	verify	cedar overlay	per elevations	security	overhead	reference elevations
03	exterior, french pair	12'-0"	8'-0"	verify		per elevations	security	outswing pair in center with fixed on both sides	reference elevations
04	exterior, french pair	12'-0"	8'-0"	verify		per elevations	security	outswing pair in center with fixed on both sides	reference elevations

03 / 2.01 DOOR SCHEDULE

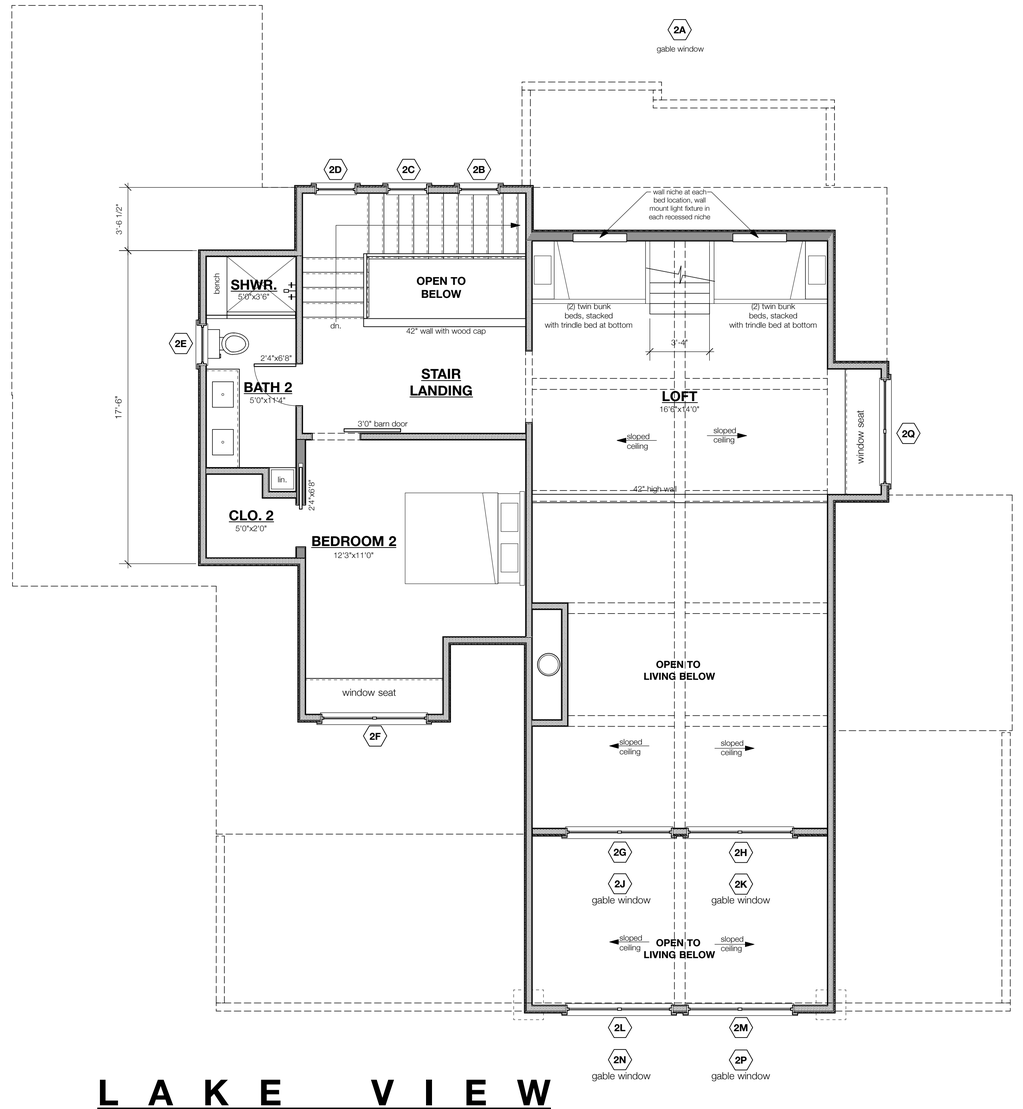
Scale: 1/4" = 1'-0"

all new pocket doors to be located in 6" thick walls unless otherwise noted

ID	Type	Width	Height	Head Height	Operation	Egress Rated	Tempered	Style	Remarks
1A	vinyl	2'-4"	3'-6"	8'-0"	single hung	n/a	yes	with grids	reference elevations
1B	vinyl	2'-4"	3'-6"	8'-0"	single hung	n/a	yes	with grids	reference elevations
1C	vinyl	2'-8"	4'-0"	6'-10"	fixed	n/a	no	no grids	reference elevations
1D	vinyl	2'-8"	4'-0"	6'-10"	fixed	n/a	no	no grids	reference elevations
1E	vinyl	5'-0"	4'-0"	6'-10"	fixed	n/a	yes	no grids	reference elevations
1F	vinyl	2'-8"	7'-0"	8'-0"	fixed	n/a	no	no grids	reference elevations
1G	vinyl	2'-8"	7'-0"	8'-0"	fixed	n/a	no	no grids	reference elevations
1K	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1L	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1M	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1N	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1P	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1Q	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1R	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1S	vinyl	2'-4"	4'-6"	8'-0"	fixed	n/a	no	with grids	reference elevations
1T	vinyl	2'-4"	4'-6"	8'-0"	fixed	n/a	no	with grids	reference elevations
1U	vinyl	2'-4"	4'-6"	8'-0"	fixed	n/a	no	with grids	reference elevations
2A	vinyl	2'-4"	3'-6"	12'-0" +/-	fixed	n/a	no	no grids	reference elevations
2B	vinyl	2'-4"	2'-4"	5'-6"	fixed	n/a	no	with grids	reference elevations
2C	vinyl	2'-4"	2'-4"	5'-6"	fixed	n/a	no	with grids	reference elevations
2D	vinyl	2'-4"	2'-4"	5'-6"	fixed	n/a	no	with grids	reference elevations
2E	vinyl	2'-4"	2'-4"	7'-9"	fixed	n/a	no	no grids	reference elevations
2F	vinyl	3'-0" 2-wide	5'-0"	8'-3"	single hung	yes	no	no grids	reference elevations
2G	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2H	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2J	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2K	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2L	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2M	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2N	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2P	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2Q	vinyl	3'-0" 2-wide	5'-6"	7'-9"	single hung	yes	no	no grids	reference elevations

02 / 2.01 WINDOW SCHEDULE

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



LAKE VIEW

Total a/c Area = 646 sq.ft.

01 / 2.01 FLOOR PLAN - GUEST HOUSE SECOND FLOOR

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

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

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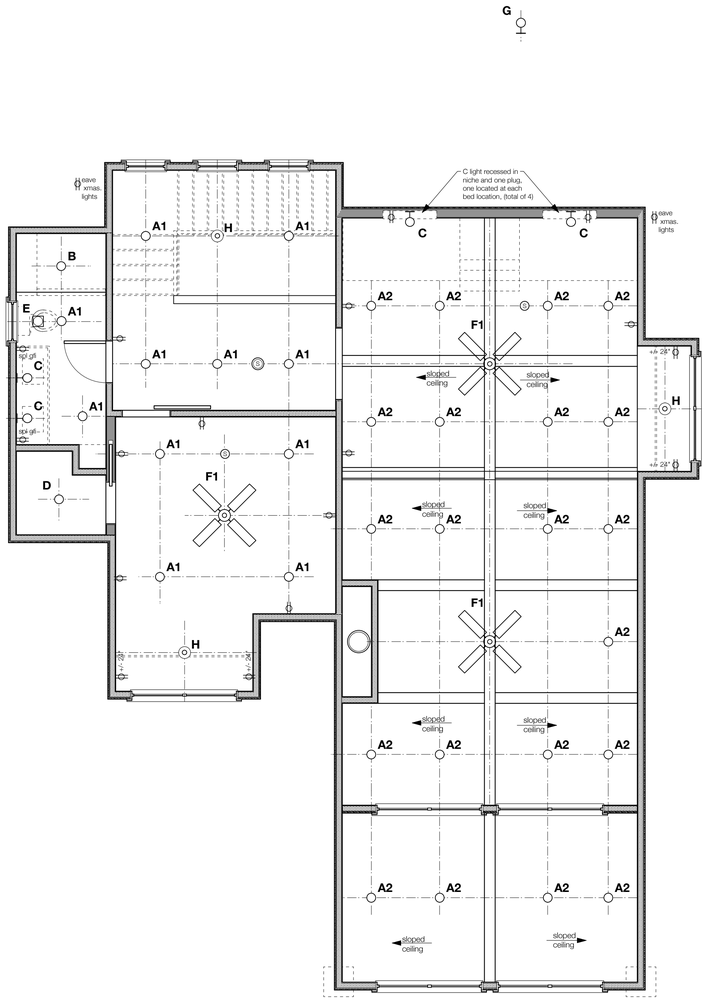
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03 2.03 POWER & LIGHTING NOTES
Scale: 1/4" = 1'-0"

ID	TYPE	MODEL	LAMP	REMARKS
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M	puck lighting	verify	verify	provided by owner installed by Bella Vista
N	eave mounted security light fixture	verify	flood light, verify	provided by owner installed by Bella Vista motion sensor switching
P	recessed stair lighting	verify	verify	provided by owner installed by Bella Vista motion sensor switching
Q	exterior ground uplights	verify	verify	provided by owner installed by Bella Vista

afi : arc fault interupted
gfi : ground fault interupted
spl. : splash location, see notes
ra. : range
uc. : undercounter
wp : waterproof outlet
isl. : island location, see notes
gd. : garbage disposal
hd. : hood
mw. : microwave
dry. : dryer
(e.r.) : existing fixture relocated to this location
+xx" : height of fixture from finished floor level
(e) : existing fixture to remain
ref. : refrigerator
was. : washer
(S) : smoke & carbon monoxide detector
(S) : smoke detector
(T) : tv cable/data jack
(T) : telephone jack
(A) : alarm keypad
(I) : intercom pad
(T) : thermostat pad
standard 115 v. outlet
220 v. outlet

02 2.03 LIGHTING LEGEND
Scale: 1/4" = 1'-0"



01 2.04 SECOND FLOOR POWER LIGHTING & CEILING PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

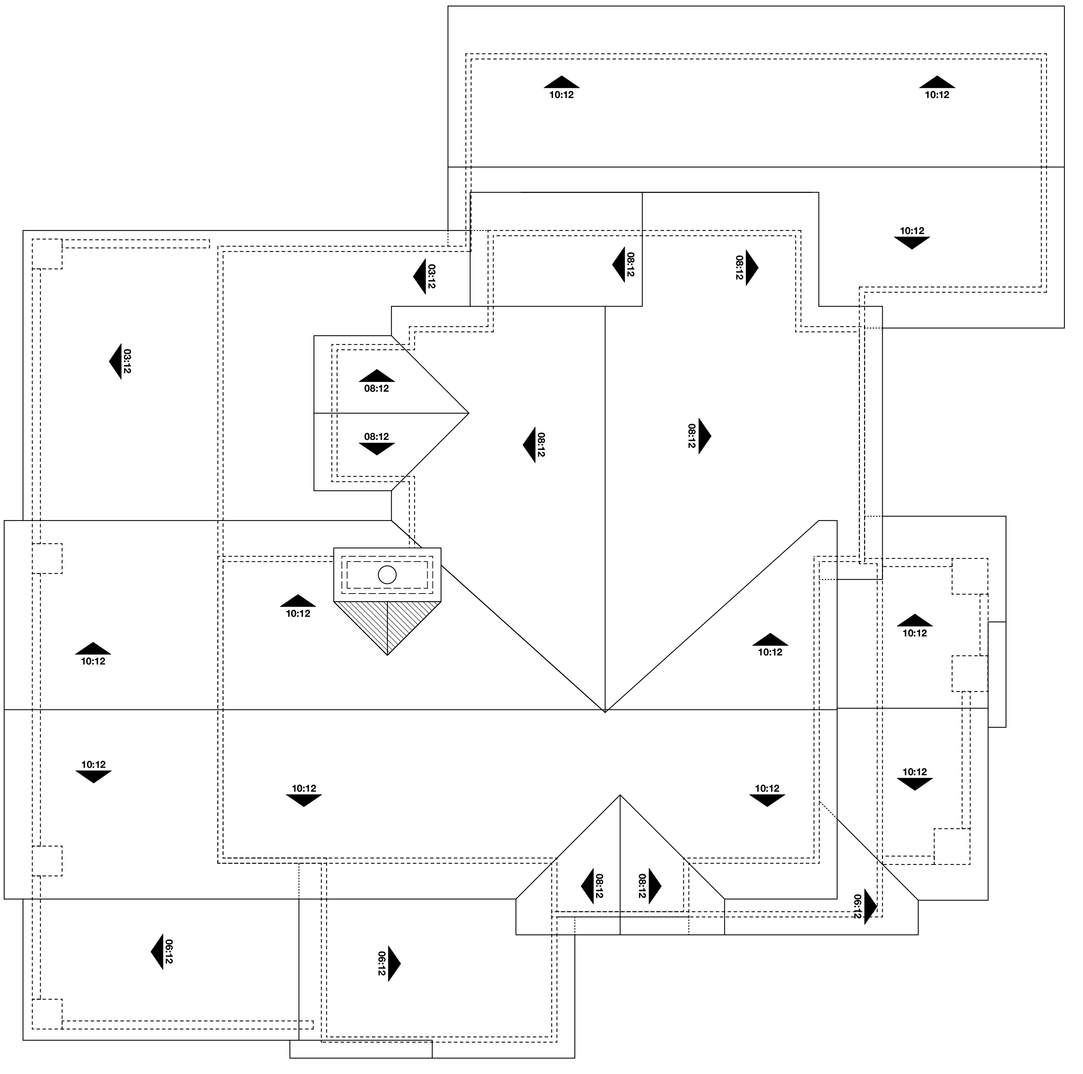
2nd. FLOOR POWER and LIGHTING PLAN

2.04

01 2.05

ROOF PLAN

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



2.05

ROOF PLAN

-- design drawings for a new residence --

WURSTER RESIDENCE

550 E. QUAIL RUN ROAD

Rockwall, Texas

BELLAVISTA COMPANY

SIGNATURE BLOCK

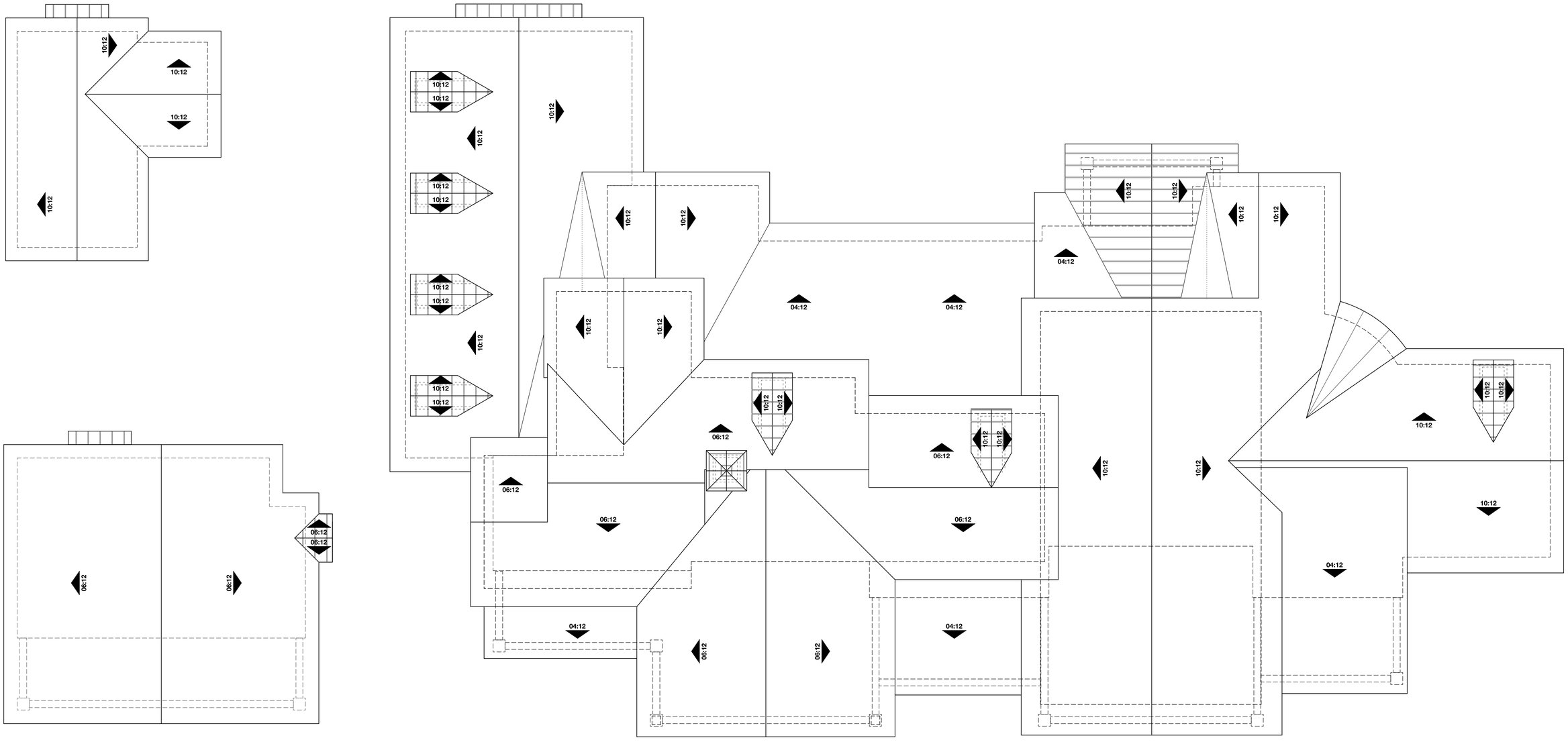
Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
its Managing Member

drawn by:
Jennifer Wurster, Max Breedlove, Lance Tyler

DRAWING ISSUE:
30, March 2021 :
design review


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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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	550 East Quail Run		
SUBDIVISION	A0146 SS McCoy Tract 19-2	LOT	BLOCK
GENERAL LOCATION	Between John King / 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	8.011	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	Mike Wurster	☑ APPLICANT	Lance Tyler
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1309 Moraine Place	ADDRESS	8989 Garland Rd
CITY, STATE & ZIP	Heath TX 75032	CITY, STATE & ZIP	Dallas TX 75218
PHONE	214-403-7698	PHONE	214-991-7983
E-MAIL	mwurster@elementsgrp.com	E-MAIL	Lance@BellaVistaCompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Wurster [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 $ 410.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2021. 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 14th DAY OF April, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ANDREA SOLIS
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 126053919

MY COMMISSION EXPIRES

PRE-APPLICATION MEETING REQUEST

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

STAFF USE ONLY

MEETING DATE:

MEETING TIME:

PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building Departments attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at planning@rockwall.com.

MW — *Initial Above*

I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

MW — *Initial Above*

I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address	550 East Quail Run
General Location	Between John King / 205
Proposed Use	Residential Home
Proposed Square Footage	4995 SF - Main 2230 SF - Guest

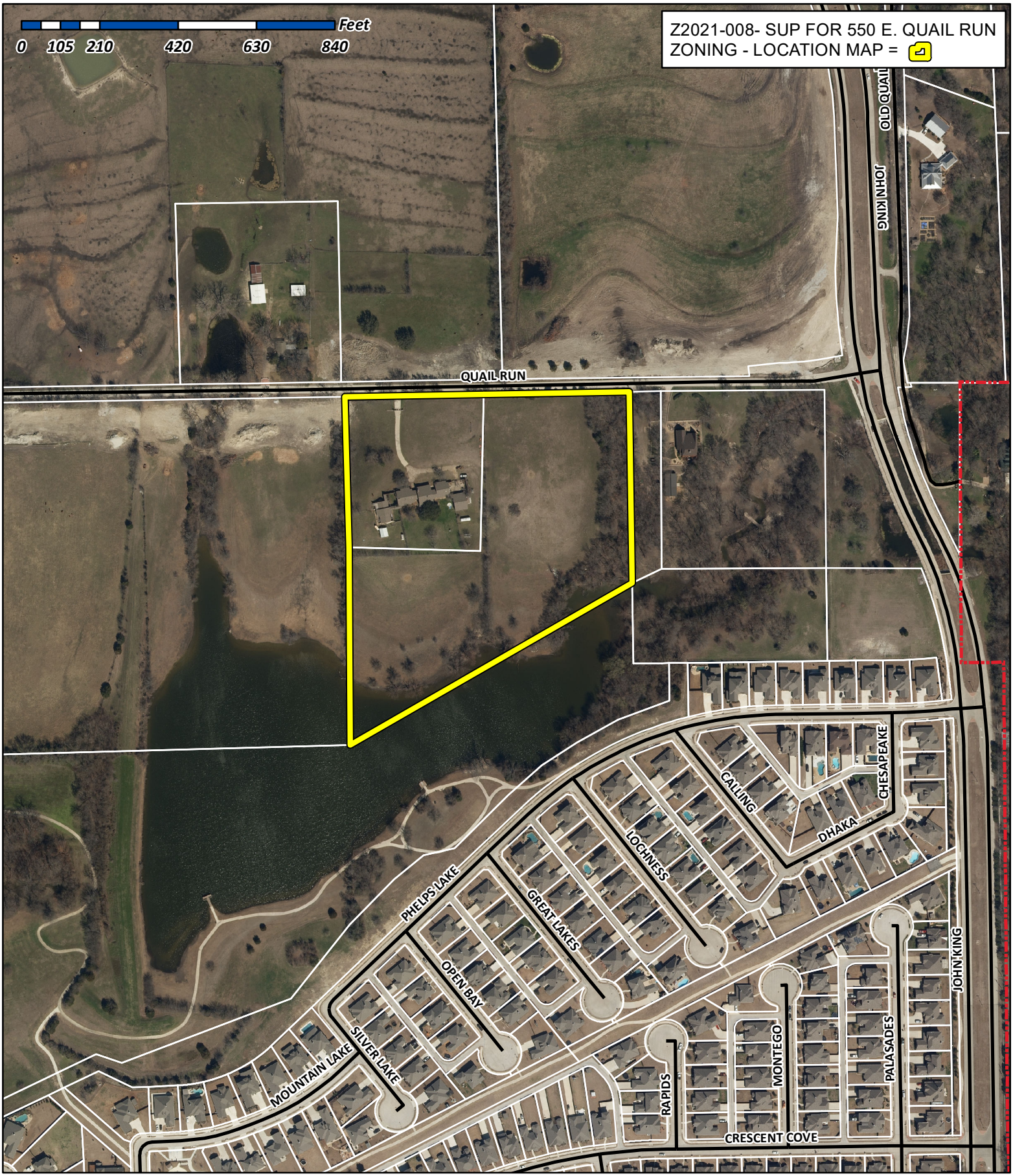
Are you proposing any alcohol sales?	[ ] Yes	[X] No
Do you intend to subdivide or combine the property with other parcels?	[ ] Yes	[X] No
Is the project expected to exceed $50,000 in cost?	[X] Yes	[ ] No

APPLICANT INFORMATION [PLEASE PRINT]

Applicant	Mike & Jennifer Wurster				
Address	1309 Moraine Place				
City	Heath	State	TX	Zip	75032
Phone	214-403-7698	Email	mwurster@elementsgep.com		

RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: http://www.rockwall.com/planning
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: http://www.rockwall.com/gis



City of Rockwall

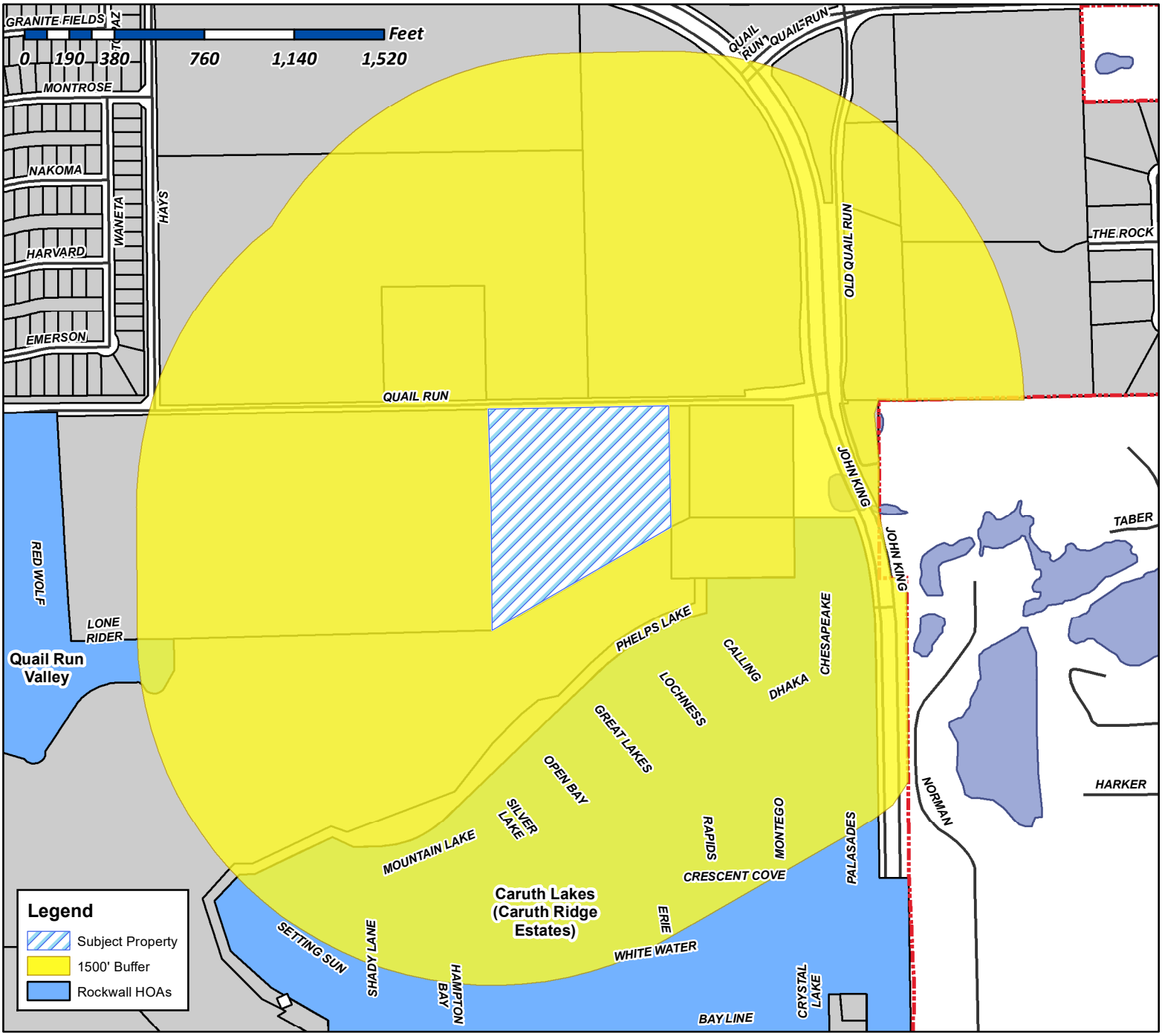
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

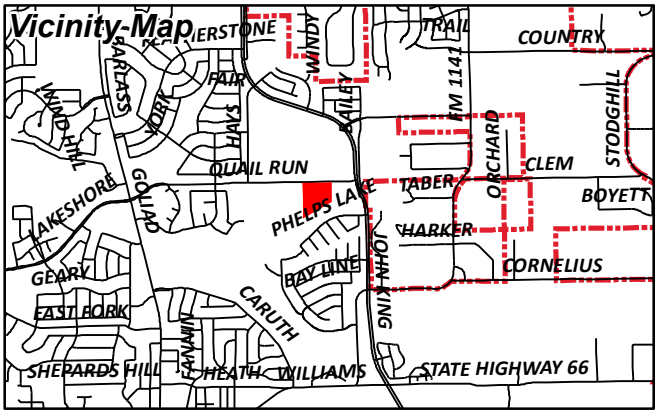
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2021-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

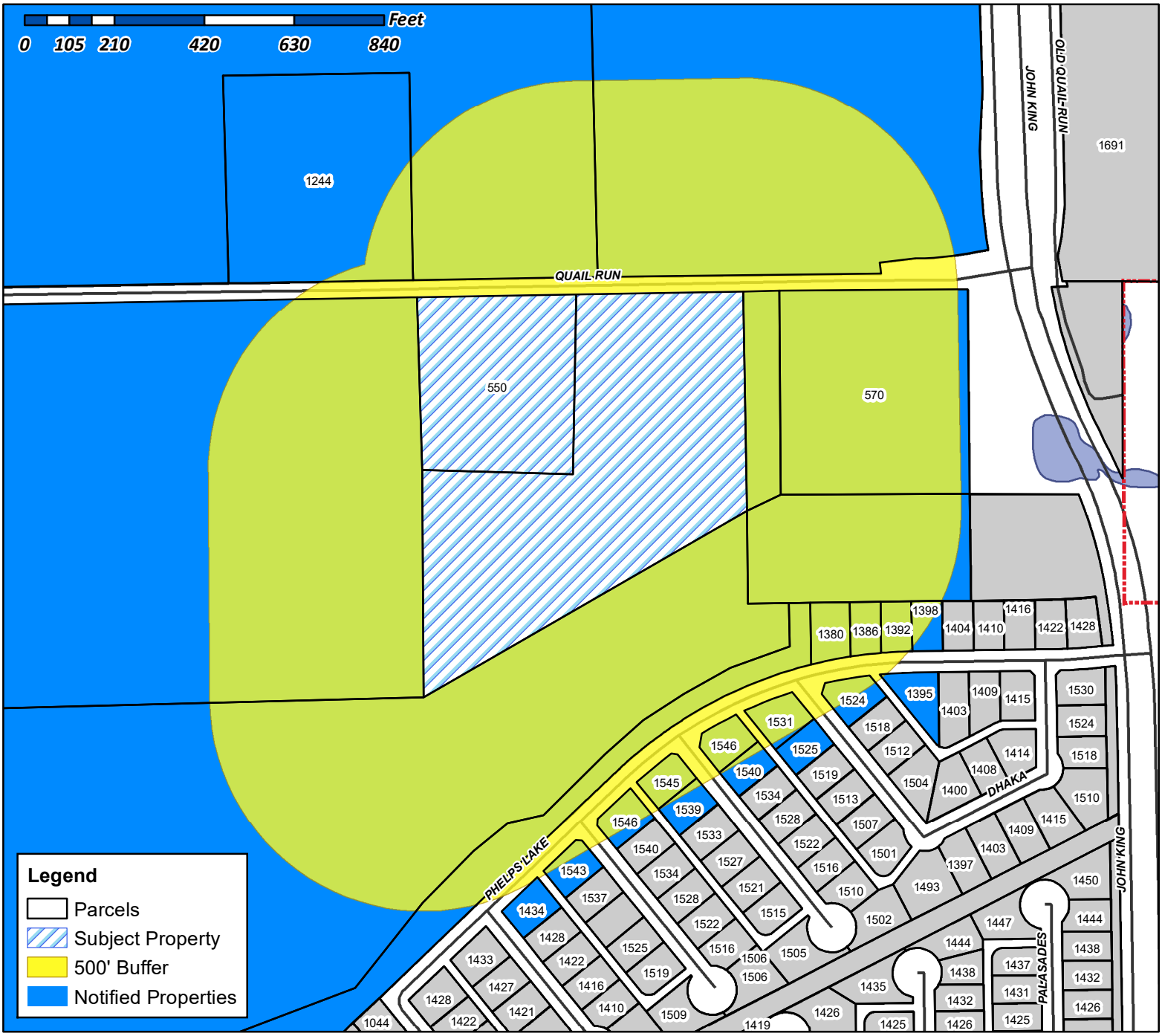
Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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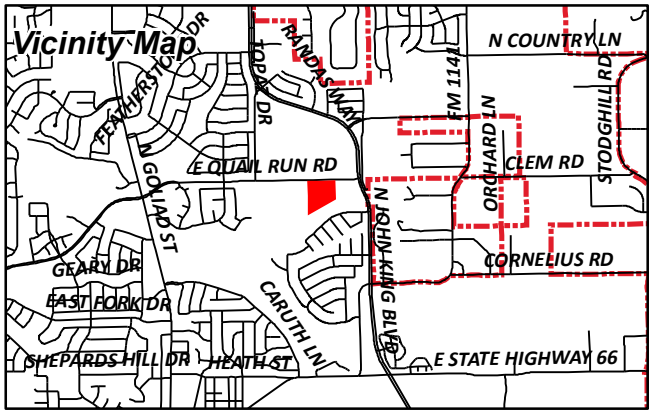
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HASSELL ERIN L
1059 HAMPTON BAY DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 QUAIL RUN
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
1309 MORAINE PL
HEATH, TX 75032

SANDERS APRIL D AND
JENNIFER S GEGOGEINE
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESSCT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

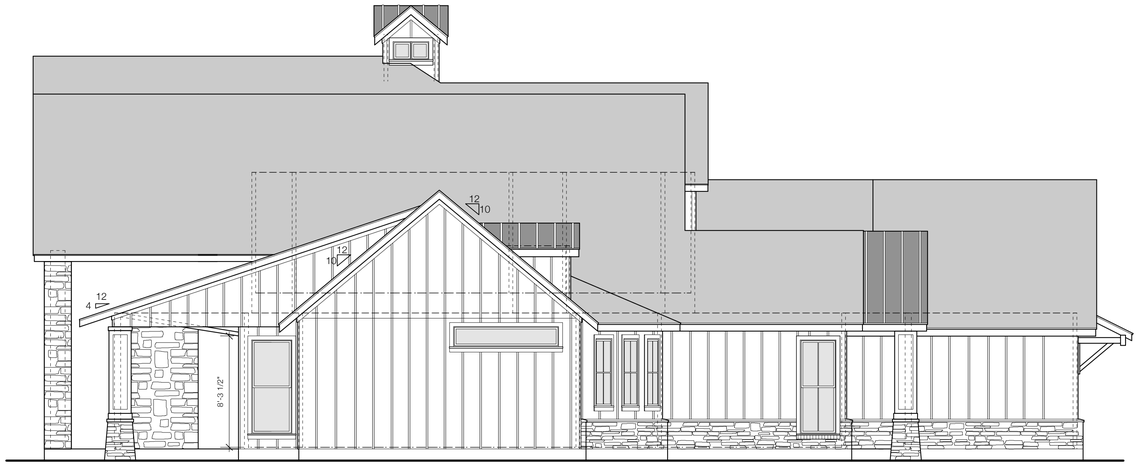
WURSTER MICHAEL AND JENNIFER
550 E QUAIL RUN RD
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN RD
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 75214

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225





01
3.01 **RESIDENCE EXTERIOR ELEVATION - LEFT**

Scale: 3/16" = 1'-0"

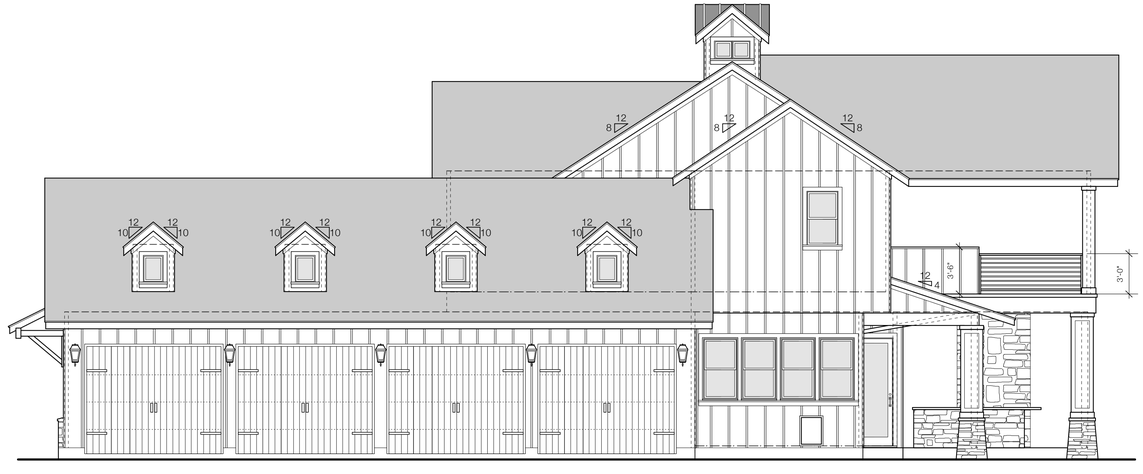


01
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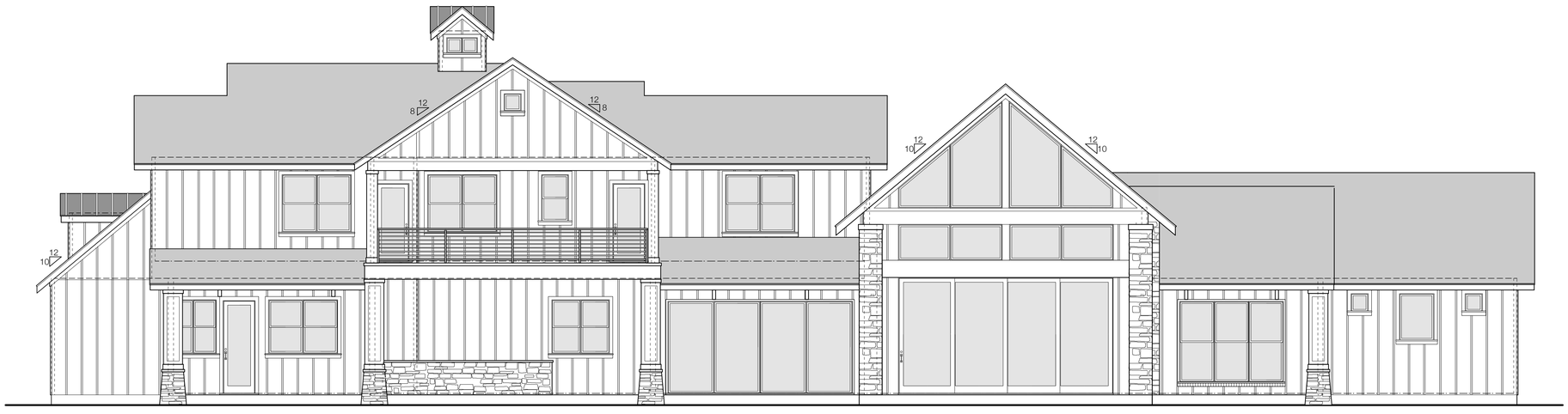
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

3.01



01
3.01
RESIDENCE EXTERIOR ELEVATION - RIGHT
Scale: 3/16" = 1'-0"



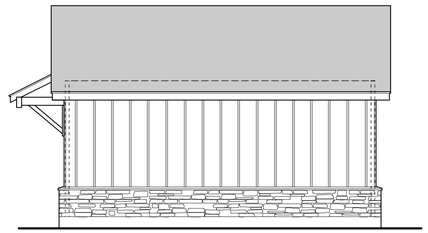
01
3.01
RESIDENCE EXTERIOR ELEVATION - REAR
Scale: 3/16" = 1'-0"



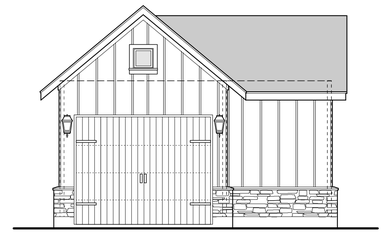
02 3.01 **DETATCHED GARAGE ELEVATION - LEFT**
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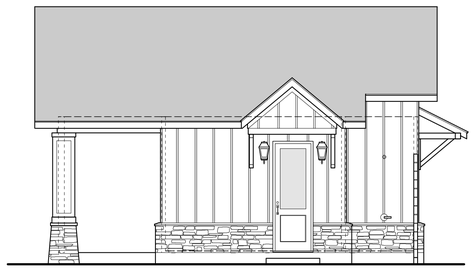
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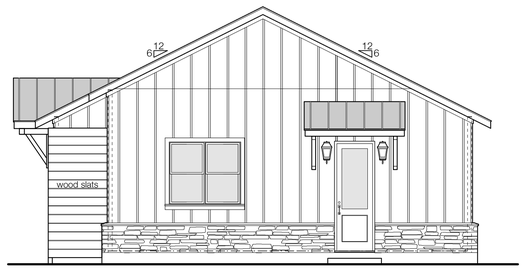
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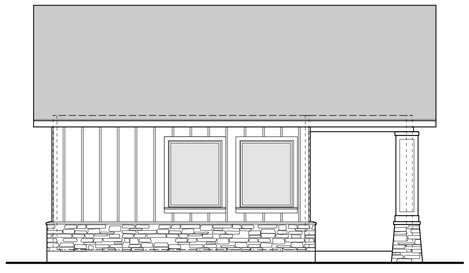
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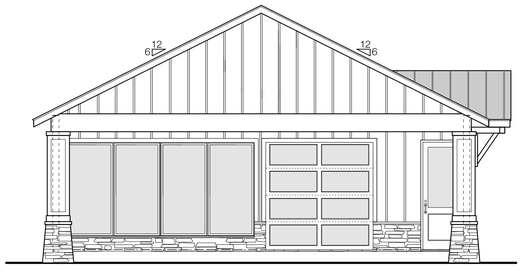
02 3.01 **CABANA EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



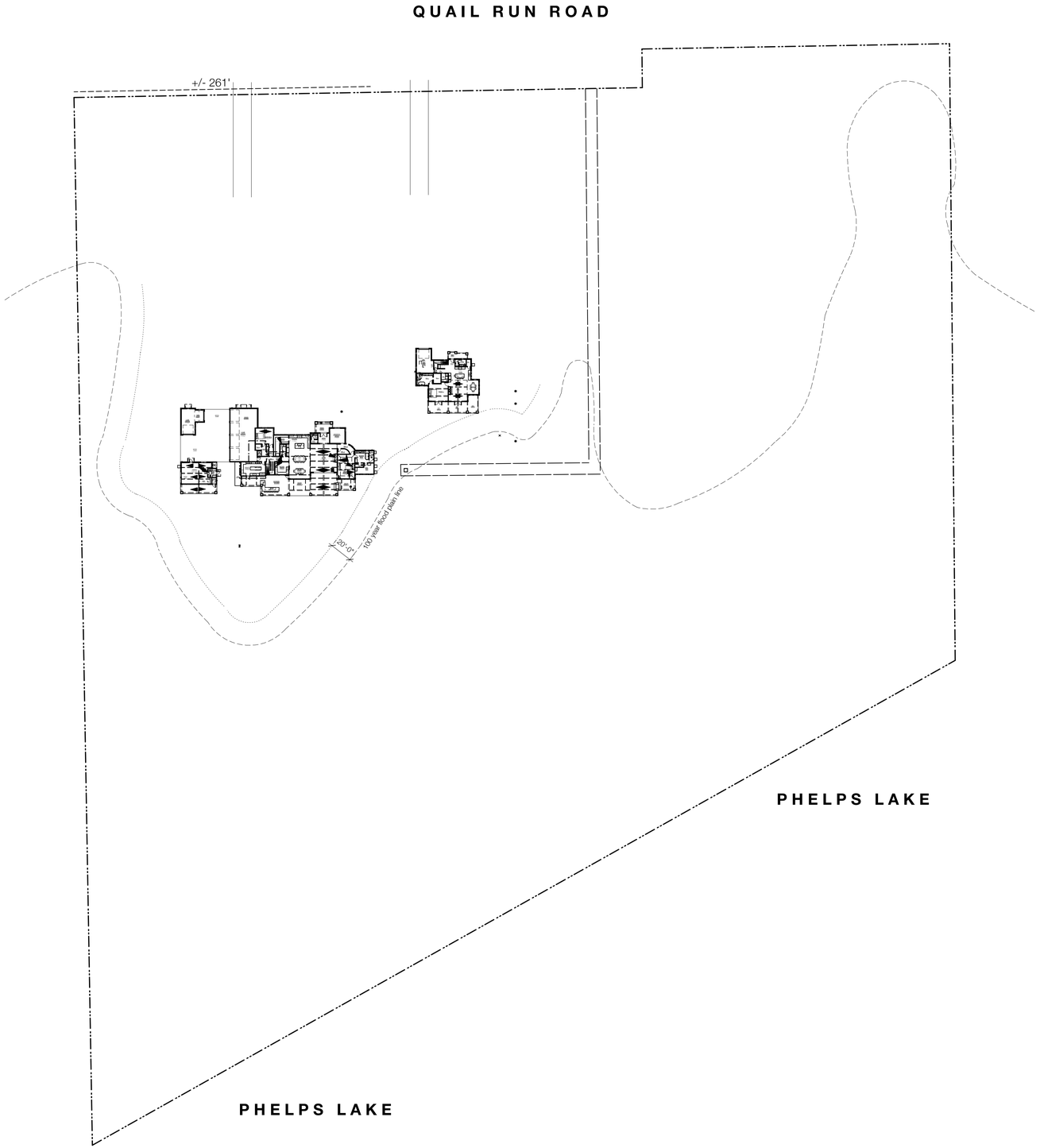
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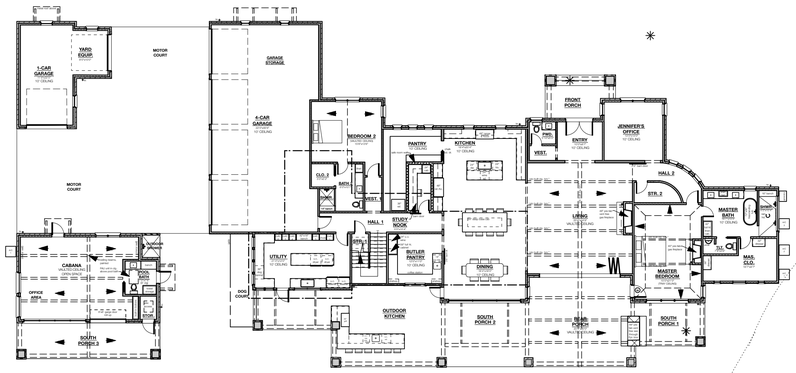
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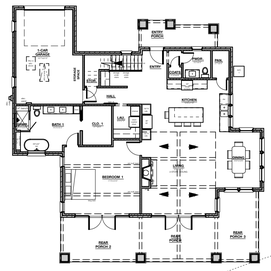
EXTERIOR ELEVATIONS

3.03

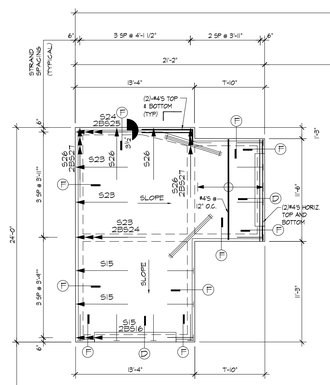


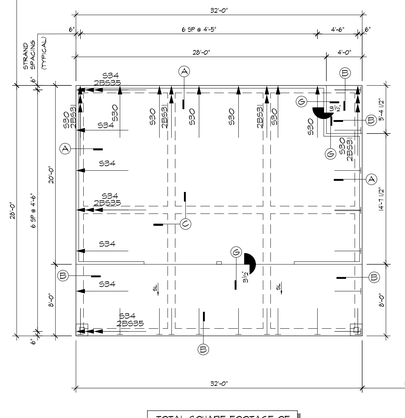
01 / 1.00 **SITE PLAN**
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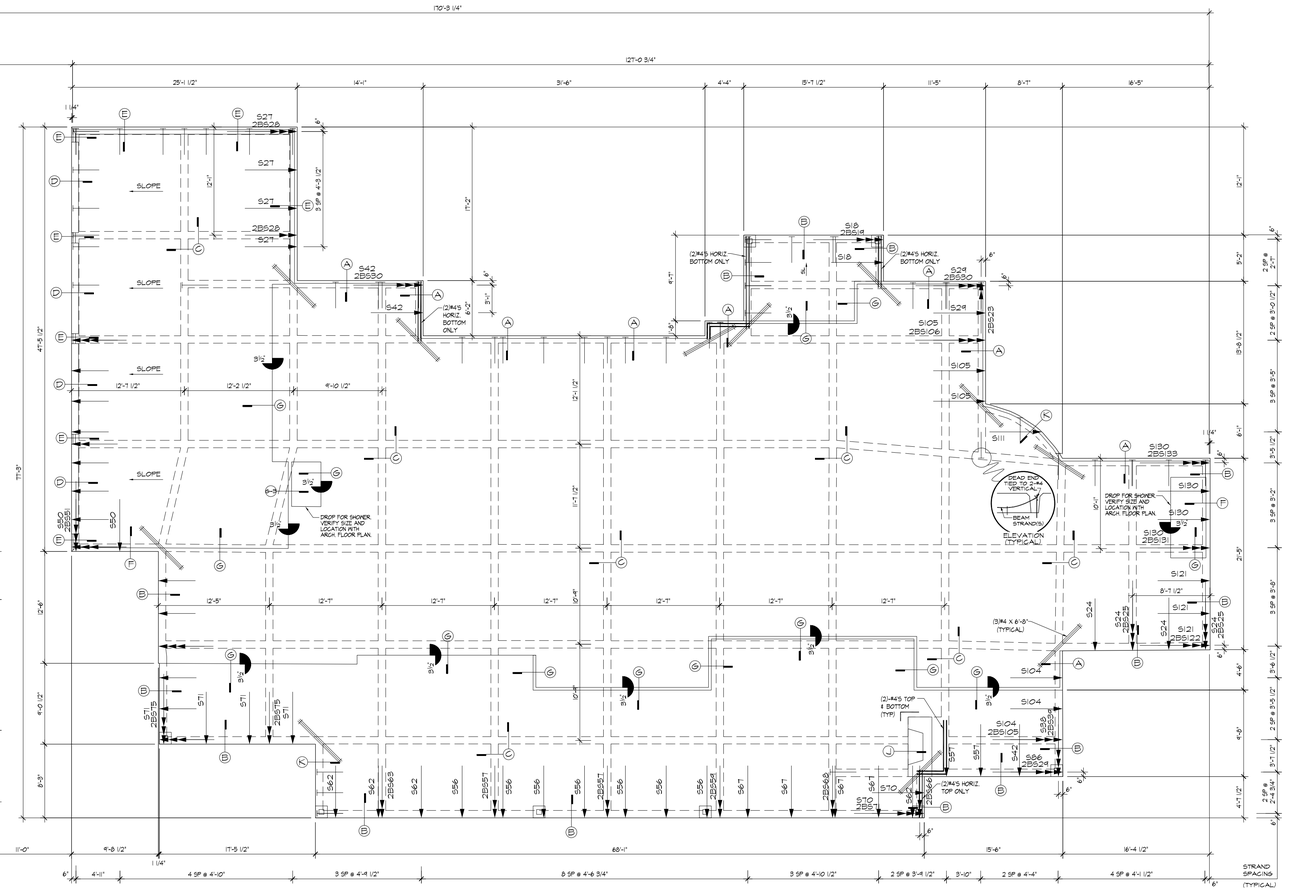




01 SITE PLAN - ENLARGED
1.00 **Scale: 1/16" = 1'-0"**







CHEMICAL INJECTION TO A DEPTH OF 10 FEET AND COVER WITH A MINIMUM OF 5' OF SELECT FILL PER SPECIFICATIONS IN HOOPER GROUP REPORT NO. 20,271

FOUNDATION PLAN

DESIGN:

1. 4" THICK, 3000 PSI, CONCRETE SLAB.
2. ALL STRANDS 1/2" DIAMETER-270 K.
3. ALL PERIMETER BEAMS SHALL BE: 10" W. X 26" D.
4. ALL INTERIOR BEAMS SHALL BE: 10" W. X 26" D.

NOTES:

1. EXTERIOR BEAMS SHALL BE 12" MINIMUM INTO UNDISTURBED SOIL OR COMPACTED FILL.
2. IF FIRM ROCK IS ENCOUNTERED DURING TRENCHING FOR BEAMS, BEAM DEPTH MAY BE REDUCED. BEAMS NEED TO PENETRATE ROCK ONLY TO ACHIEVE A MINIMUM BEAM DEPTH OF 12" WITH A MINIMUM ROCK EMBEDMENT OF 2". BEAM WIDTH MAY BE REDUCED TO 8" IF MINIMUM PENETRATION OF ROCK IS ACHIEVED & VERIFIED.
3. THIS FOUNDATION DESIGN IS CONSIDERED INVALID UNLESS ACCOMPANIED BY A LETTER FROM CHILDRESS ENGINEERING SERVICES INC. AUTHORIZING IT'S USE ON A SPECIFIC LOT AND BLOCK, OR ADDRESS.
4. PLANS CAN BE REVERSED ON LOT AT BUILDER'S DISCRETION.
5. PLANS ARE FOR STRAND AND BEAM PLACEMENT ONLY. SET FORMS AND LOCATE DROPS IN SLABS PER ARCHITECTURAL FLOOR PLAN.
6. IN CASE OF ANY DIMENSION DISCREPANCIES BETWEEN FOUNDATION AND ARCHITECTURAL PLANS, THEN THE ARCHITECTURAL PLANS SHALL CONTROL.
7. BUILDER TO VERIFY ALL DROPS IN SLAB PRIOR TO POURING CONCRETE. ANY DROPS THAT EXCEED 12" DEEP THAT WERE NOT ON THE ORIGINAL PLAN, THE ENGINEER MUST BE NOTIFIED AND THE PLANS MUST BE REVISED.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO POURING. IF ANY DIMENSION DISCREPANCIES OCCUR BETWEEN ENGINEERED SLAB AND ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL.

CONTRACTOR TO VERIFY ANY AND ALL SUBGRADE PREPARATION TO BE PERFORMED AS INDICATED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT.

MATERIAL

1. SLAB
   - A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F'C=3000 PSIAT 28 DAYS.
   - B. AT TIME OF STRESSING, F'C1 SHALL BE AT LEAST 2500 PSI.
   - C. PRE-STRESSING AT 24 HOURS F'C1=1000 PSI. (RECOMMENDED TO PREVENT SURFACE CRACKING.)
   - D. THE SLAB SHOUD BE STRESSED WITHIN 7-10 DAYS OF POUR.
   - E. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60.
2. TENSIONING
   - A. ALL PRE-STRESSING STEEL SHALL BE 1/2" DIAMETER, 270 KSI SEVEN WIRE LOW-RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A-416, FREE FROM CORROSION AND COATED WITH A CORROSION PROTECTIVE COATING (GREASE), AND SHALL BE SHEATHED IN A HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE. MINIMUM SHEATHING THICKNESS SHALL BE 0.025".
   - B. TENDONS SHALL BE ANCHORED @ 28.9 KIPS. IF THE STRANDS ARE DAMAGED THEY ARE TO BE REPAIRED PER PTI RECOMMENDATIONS. ANCHORAGE MUST CONFORM TO PTI SPECIFICATION.
   - C. ALL TENDONS SHALL BE STRESSED TO 80% GUTS AND ANCHORED AT 70% GUTS AS PER ACI.
3. ADMIXTURES
   - A. ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON MIX DESIGNS.
   - B. ADMIXTURES, IF USED, SHOULD IMPART THE PROPERTIES OF LOW WATER CONTENT, GOOD FLOWABILITY, MINIMUM BLEED AND EXPANSION IF DESIRED. IT'S FORMULATION SHOULD CONTAIN NO CHEMICALS THAT MAY HAVE HARMFUL EFFECTS ON THE PRE-STRESSING STEEL OR CEMENT.
   - C. ADMIXTURES CONTAINING CHLORIDES, FLUORIDES, SULPHITES AND NITRATES ARE NOT PERMITTED.

DESIGN

1. TENSIONING
   - A. THE POST-TENSIONED DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN EVALUATED USING THE LATEST RECOMMENDATIONS AS SET FORTH BY THE POST-TENSIONING INSTITUTE IN THEIR PUBLICATION:DESIGN AND CONSTRUCTION OF POST-TENSIONED SLAB ON GROUND, THIRD EDITION, 2005 AND STANDARD ENGINEERING PRACTICES.
   - B. THE POST-TENSIONED SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THIS STRUCTURAL SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS PROVIDED BY THE GEO-TECHNICAL ENGINEER. THE INTENT IS NOT TO ELIMINATE, BUT INSTEAD, TO LIMIT EXCESSIVE FOUNDATION FLEXURE SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

MISCELLANEOUS

1. TENSIONING
   - A. CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED ON PLANS.
   - B. SUFFICIENT SUPPORT BARS AND CHAIRS SHALL BE PROVIDED TO MAINTAIN PROPER STRAND PROFILE DURING CONCRETE PLACEMENT.
   - C. ALL CHAIRS MUST BE TIED TO ALL STRANDS AND REBAR. CHAIRS TO BE TIED AT ALL INTERSECTIONS AT 3'-0" MAXIMUM SPACING.
   - D. PROVIDE 1-1/2" CLEARANCE TO STRANDS AT ALL PLUMBING STACKS, BLOCK-OUTS, ETC.
2. SAND
   - A. A FOUR INCH (4") LAYER OF SAND SHALL BE PLACED UNDER ALL SLABS.
   - B. THERE MUST BE A 4-6 MIL. POLY VAPOR BARRIER WITH LAP JOINTS ABOVE THE SAND.

The seal appearing on this document was authorized by Tony H. Childress, P.E. #72029 on 03/02/21 (Record copy on file)

CHILDRESS ENGINEERING SERVICES, INC. STATE OF TEXAS TONY H. CHILDRESS 72029 REGISTERED PROFESSIONAL ENGINEER

F-7422

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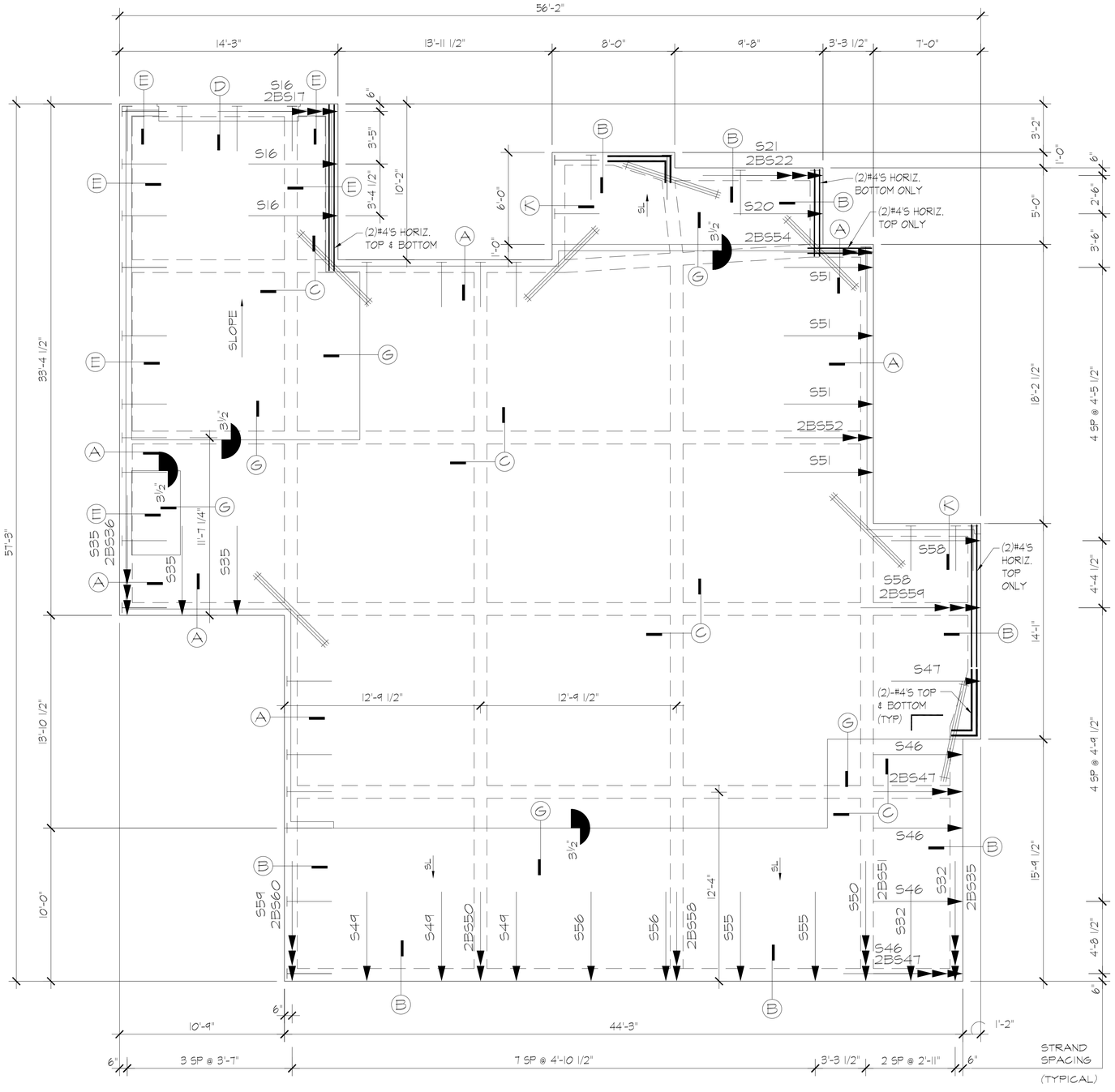
Childress Engineering Services
1701 North Collins Blvd
Suite 3000
Richardson, Texas 75080
Office: 214-451-6630
Plans: 214-451-6631
Inspections: 214-451-6632
CESGLOBAL.COM

REVISIONS		BY	DATE
1.	CORRECT DIMENSIONS	IS	03/23/21
2.	CORRECT DIMENSIONS	IS	03/26/21
3.			
4.			
5.			
6.			
7.			
8.			

BELLA VISTA COMPANY, L.P.
L L LEONARD
550 E. QUALL RUN ROAD ROCKWALL, TX
LOT: 1 BLOCK: PLAN: CUSTOM

JOB NUMBER: 21-505268
DRAWN BY: IS
DATE: 03/02/21
SCALE: 1/8"=1'-0"

SHEET NUMBER: S1



TOTAL SQUARE FOOTAGE OF SLAB = 2511 SQ. FT.

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   - B. SUFFICIENT SUPPORT BARS AND CHAIRS SHALL BE PROVIDED TO MAINTAIN PROPER STRAND PROFILE DURING CONCRETE PLACEMENT.
   - C. ALL CHAIRS MUST BE TIED TO ALL STRANDS AND REBAR. CHAIRS TO BE TIED AT ALL INTERSECTIONS AT 3'-0" MAXIMUM SPACING.
   - D. PROVIDE 1-1/2" CLEARANCE TO STRANDS AT ALL PLUMBING STACKS, BLOCK-OUTS, ETC.
2. SAND
   - A. A FOUR INCH (4") LAYER OF SAND SHALL BE PLACED UNDER ALL SLABS.
   - B. THERE MUST BE A 4-6 MIL POLY VAPOR BARRIER WITH LAP JOINTS ABOVE THE SAND.

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CHILDRESS ENGINEERING SERVICES, INC. STATE OF TEXAS TONY H. CHILDRESS 72029 REGISTERED PROFESSIONAL ENGINEER

F-7422

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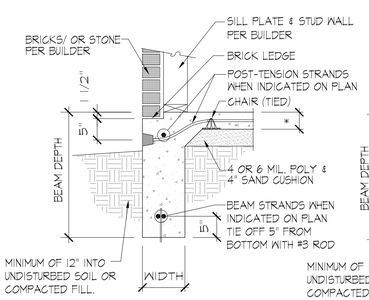
Childress Engineering Services
1701 North Collins Blvd
Suite 3000
Richardson, Texas 75080
Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632
CESGLOBAL.COM

REVISIONS		BY	DATE
1.	CORRECT DIMENSIONS	IS	03/23/21
2.	CORRECT DIMENSIONS	IS	03/26/21
3.			
4.			
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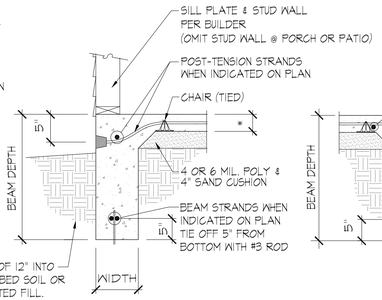
BELLA VISTA COMPANY, L.P.
L L LEONARD
550 E. QUALL RUN ROAD ROCKWALL, TX
LOT: 1 BLOCK: PLAN: CUSTOM

JOB NUMBER:	21-505268
DRAWN BY:	IS
DATE:	03/02/21
SCALE:	1/8"=1'-0"

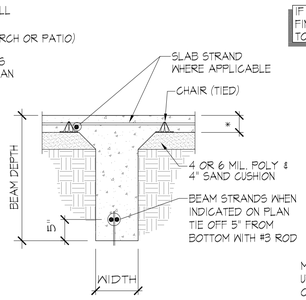
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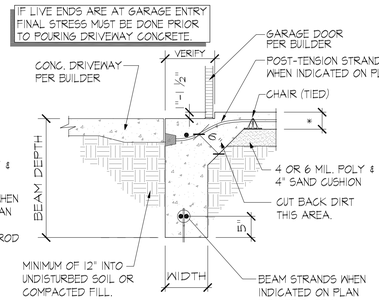
A SECTION



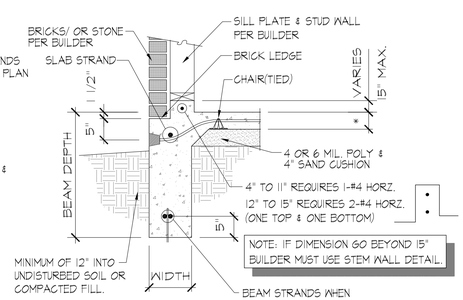
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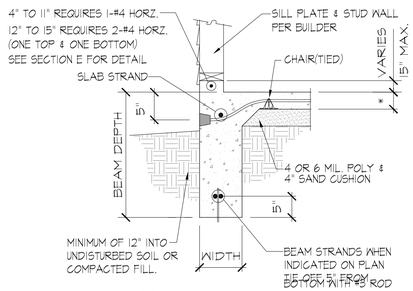
C SECTION



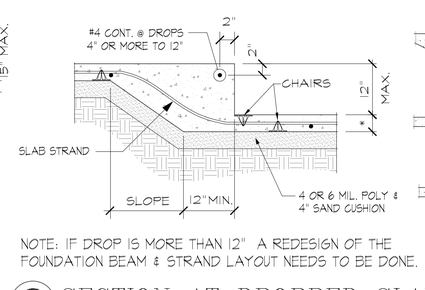
D SECTION



E SECTION

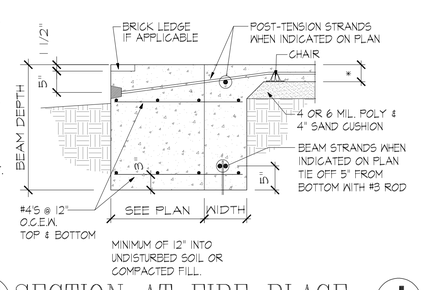


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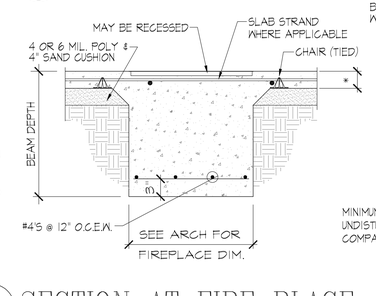


NOTE: IF DROP IS MORE THAN 12" A REDESIGN OF THE FOUNDATION BEAM & STRAND LAYOUT NEEDS TO BE DONE.

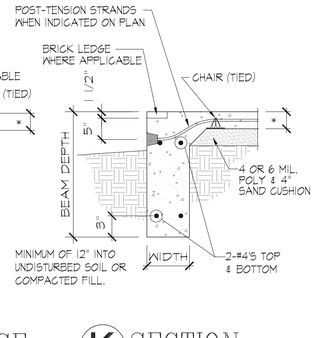
G SECTION AT DROPPED SLAB



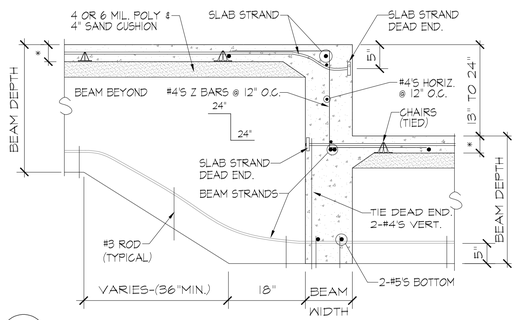
H SECTION AT FIRE PLACE



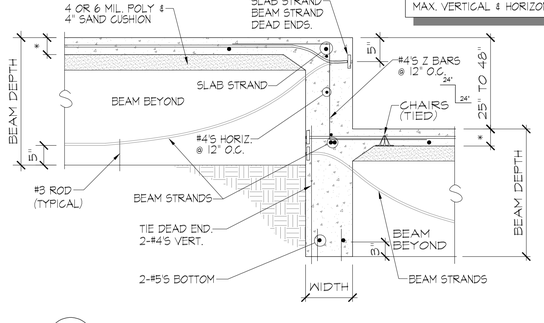
J SECTION AT FIRE PLACE



K SECTION

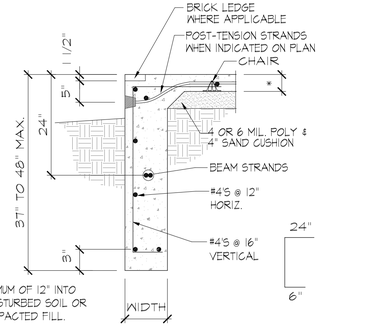


L-1 SECTION AT DROPPED SLAB

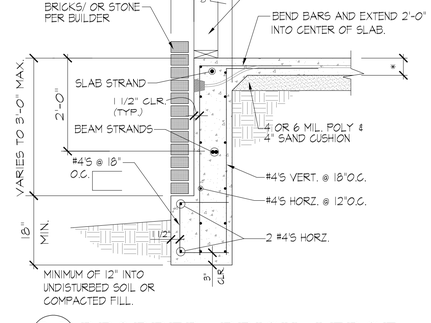


NOTE:
FOR DROPS DEEPER THAN 48" JUST INSTALL DOUBLE LAYERS #4 REBAR TO A DEPTH OF 72" MAX. VERTICAL & HORIZONTAL.

L-2 SECTION AT DROPPED SLAB



M DEEPENED BEAM SECTION

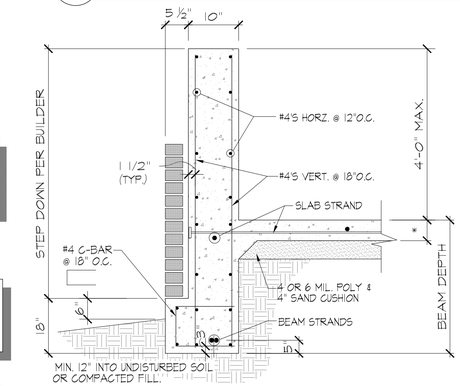


N DROPPED BRICK LEDGE

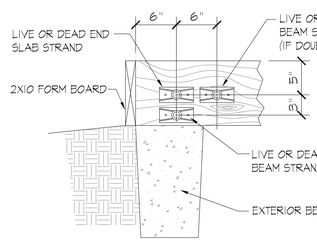
NOTE:
FOR STEM WALL TALLER THAN 24" TO 48" MAX. JUST INSTALL DOUBLE LAYERS OF #4 REBAR VERTICAL & HORIZONTAL.

NOTE:
IF STRANDS CANNOT BE USED FOR STEM WALLS, REPLACE W/ 2 #4'S TOP & BOTTOM.

P SECTION OF STEM WALL



Q STEM WALL W/ DROPPED BRICK LEDGE

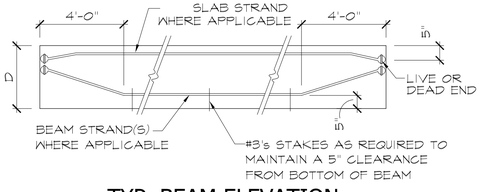


ENDS CAN BE NAILED OR WIRED TO THE FORM BOARDS.

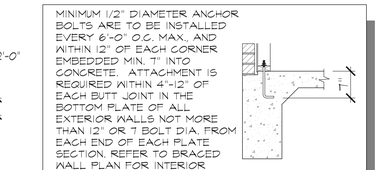
STRAND END LAY-OUT

PLAN AND SECTION NOTES:

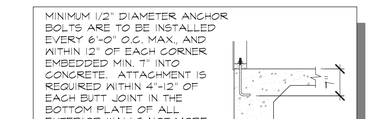
1) NOT ALL SECTIONS SHOWN WILL BE APPLICABLE TO EACH PROJECT.
2) FOR "D" & "N" DIMENSIONS, SEE NOTES ON PLAN SHEET.
3) △ DENOTES STRAND SUPPORTED BY 2" CHAIR (4 FT. MINIMUM O.C.E.W.).
4) * DENOTES DIMENSION TO BE VERIFIED.
5) ←— DENOTES END OF STRAND TO BE STRESSED.
6) |— DENOTES FACTORY SEATED ANCHOR (DEAD END).
7) STRESSING END AND DEAD END OF CABLE CAN BE REVERSED AT CONTRACTORS DISCRETION.
8) B5-00 INDICATES "BEAM STRAND" TO BE DRAPED IN BOTTOM OF BEAM.
9) S-00 INDICATES "SLAB STRAND" TO BE CENTERED IN SLAB.
10) A 4" MINIMUM SAND LAYER UNDER SLAB & COVER WITH 4 OR 6 MIL POLY WITH LAPPED JOINTS.



TYP. BEAM ELEVATION



ANCHOR BOLT DETAIL WITH BRICK LEDGE
(ONLY IF CODE REQUIRES ANCHOR BOLTS)



ANCHOR BOLT DETAIL WITH OUT BRICK LEDGE
(ONLY IF CODE REQUIRES ANCHOR BOLTS)

Childress Engineering Services
1701 North Collins Blvd
Suite 3000
Richardson, Texas 75080
office: 214-451-6630
fax: 214-451-6631
Inspections: 214-451-6632
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REVISIONS		BY	DATE
1	CORRECT DIMENSIONS	IS	03/23/21
2	CORRECT DIMENCIONS	IS	03/26/21
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BELLA VISTA COMPANY, L.P.

L L LEONARD

550 E. QUALL RUN ROAD ROCKWALL, TX

LOT: 1 BLOCK: PLAN: CUSTOM

JOB NUMBER:	21-505268
DRAWN BY:	IS
DATE:	03/02/21
SCALE:	NOT TO SCALE

SHEET NUMBER:

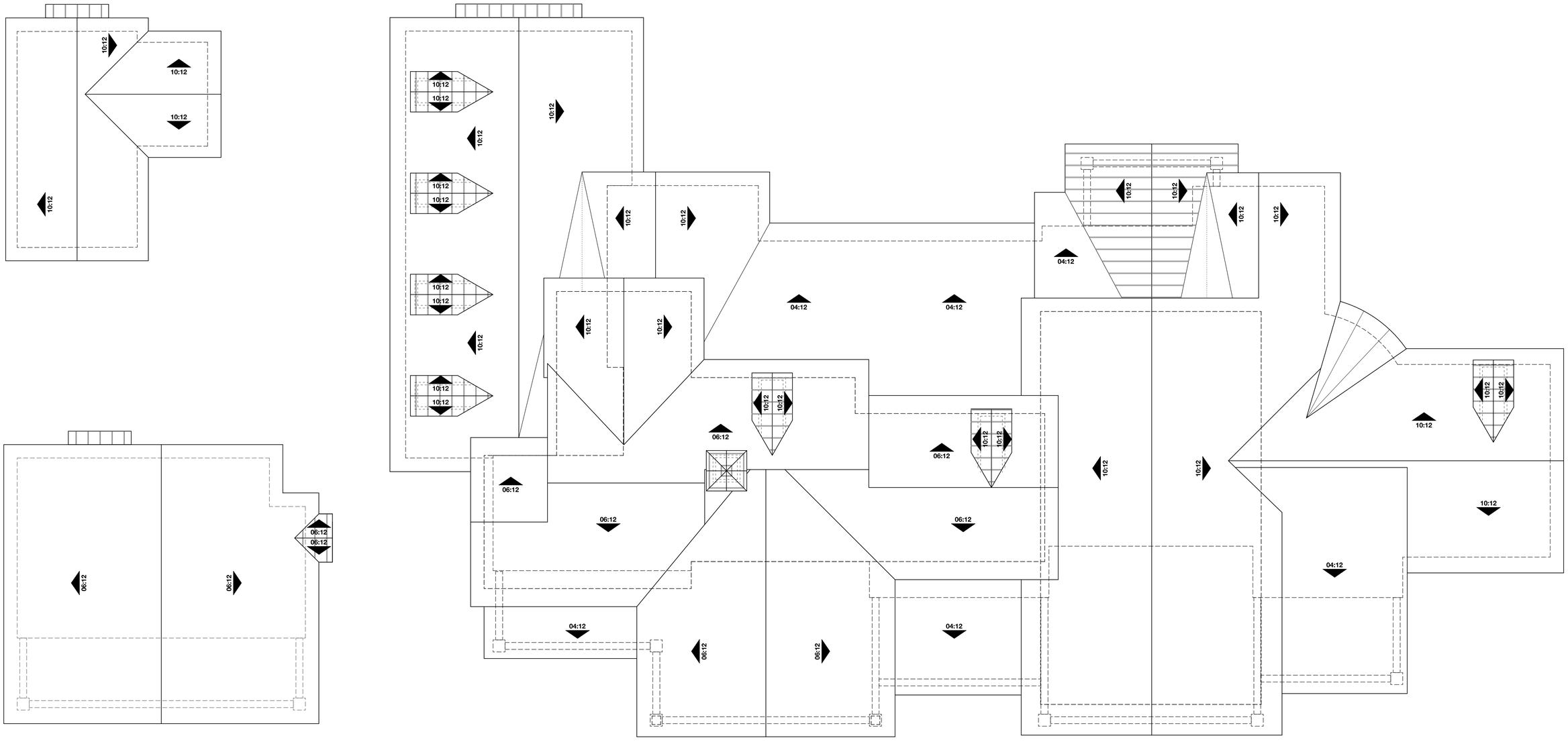
S2

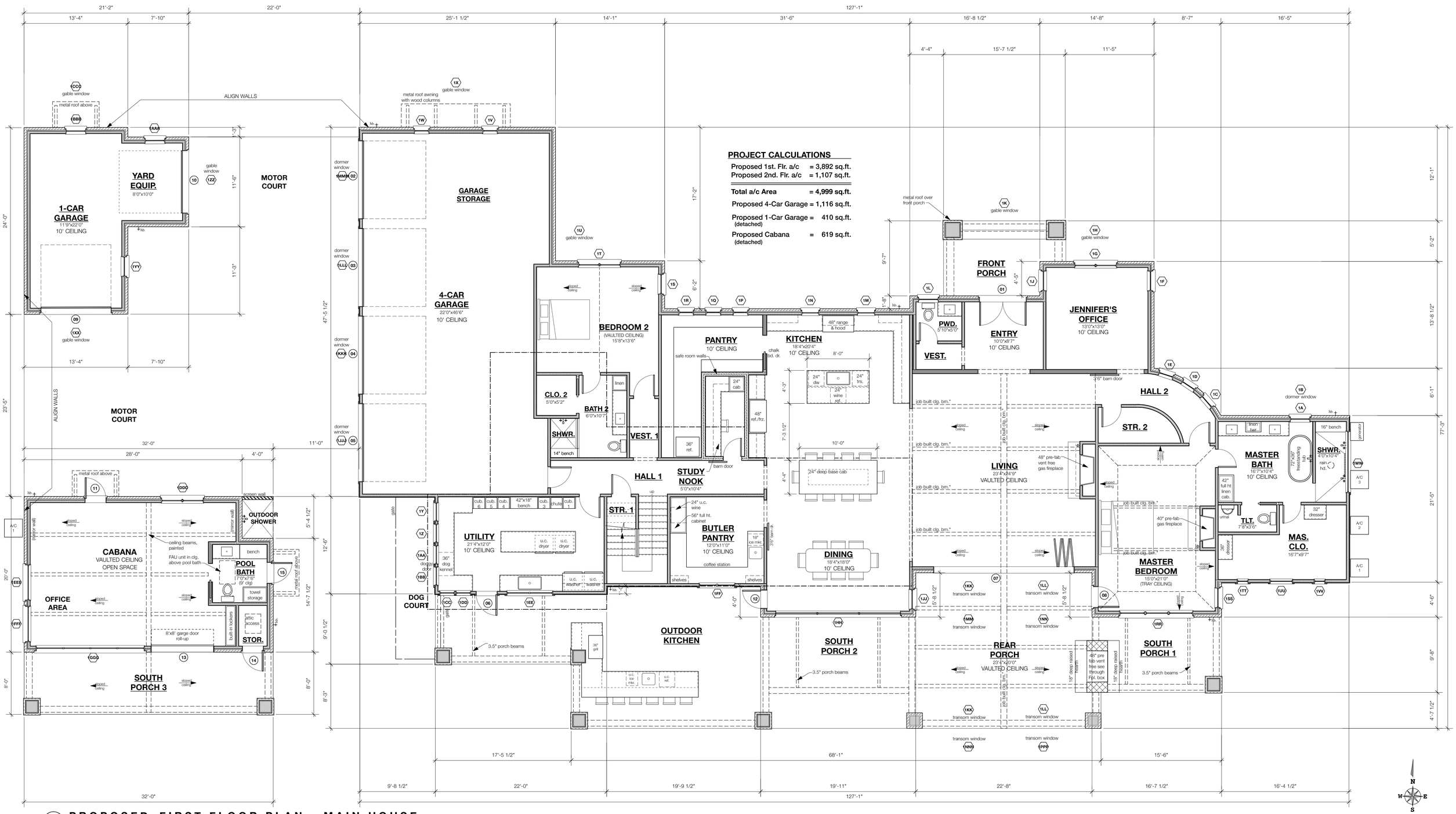
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CHILDRESS ENGINEERING SERVICES, INC. STATE OF TEXAS TONY H. CHILDRESS 72029 REGISTERED FINAL ENGINEER

F-7422

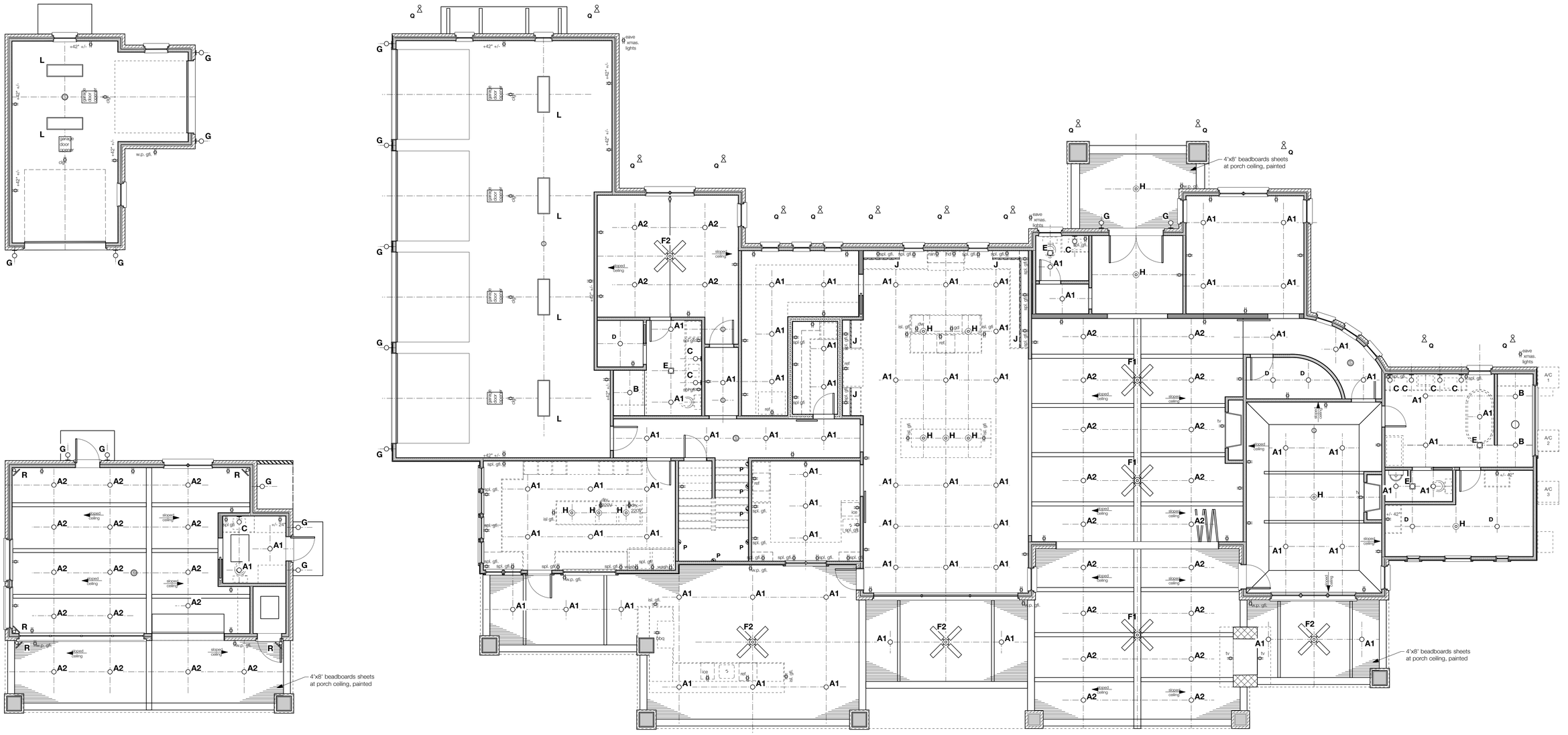
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01 2.01 **PROPOSED FIRST FLOOR PLAN - MAIN HOUSE**

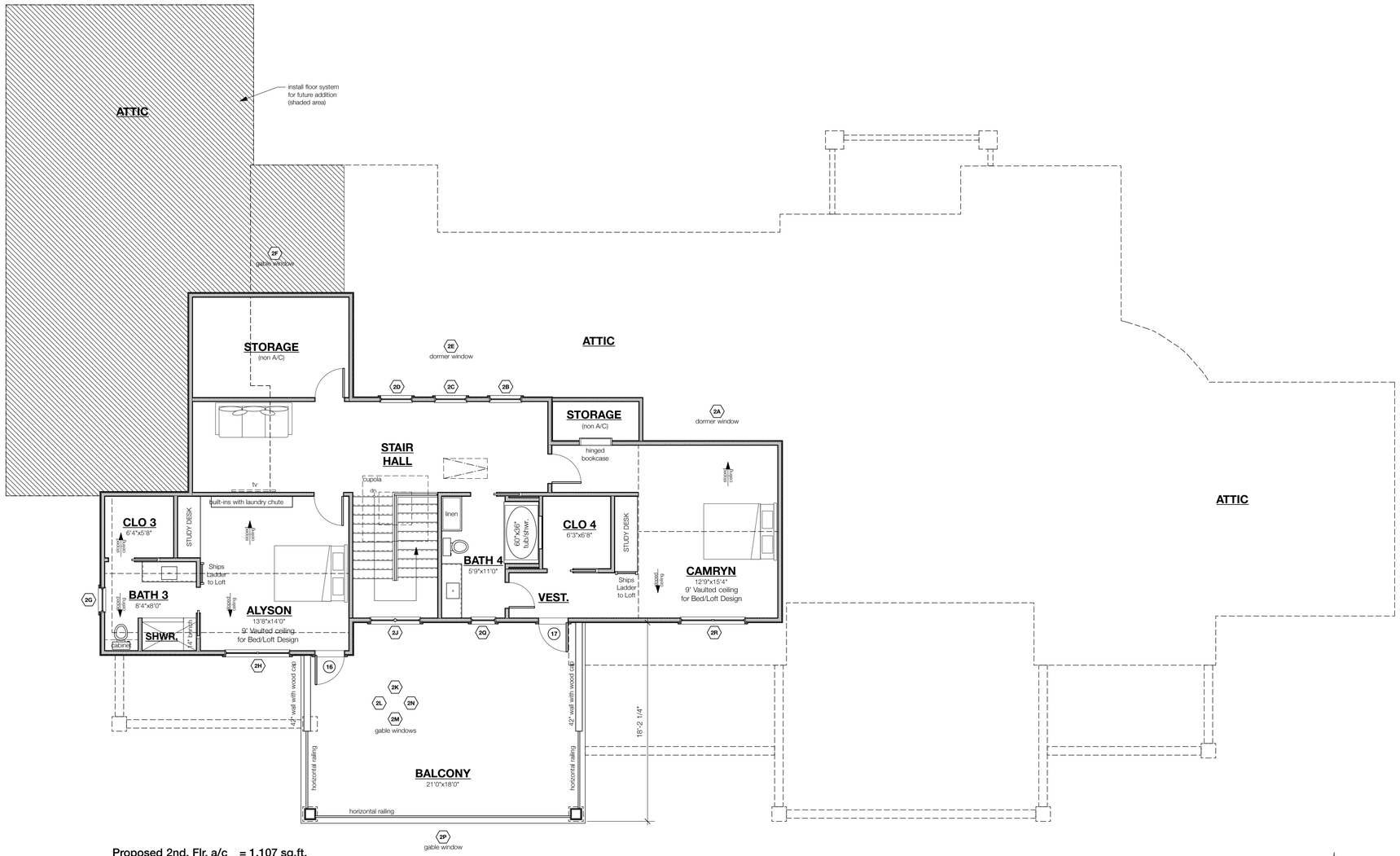
Scale: 3/16" = 1'-0"



1st. FLOOR POWER and LIGHTING PLAN

2.03

01 / 2.03 **FIRST FLOOR POWER, LIGHTING & CEILING PLAN**
Scale: 3/16" = 1'-0"



Proposed 2nd. Flr. a/c = 1,107 sq.ft.

N
W
E
S

01
2.01 **PROPOSED SECOND FLOOR PLAN - MAIN HOUSE**

Scale: 3/16" = 1'-0"

SMOKE DETCTOR NOTE:
Electrical contractor shall verify all bedrooms and the hallways immediately outside all bedrooms have a working smoke detector. Repair/install as required to meet current building code standards

CARBON MONOXIDE DETCTOR NOTE:
An apporoved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immeciate vicinity of the bedrooms.

EXTERIOR LIGHT FIXTURE NOTE:
Install fixture at mounting height indicated. Height shall be from finished floor. Notify Bella Vista if fixture cannot be placed as noted.

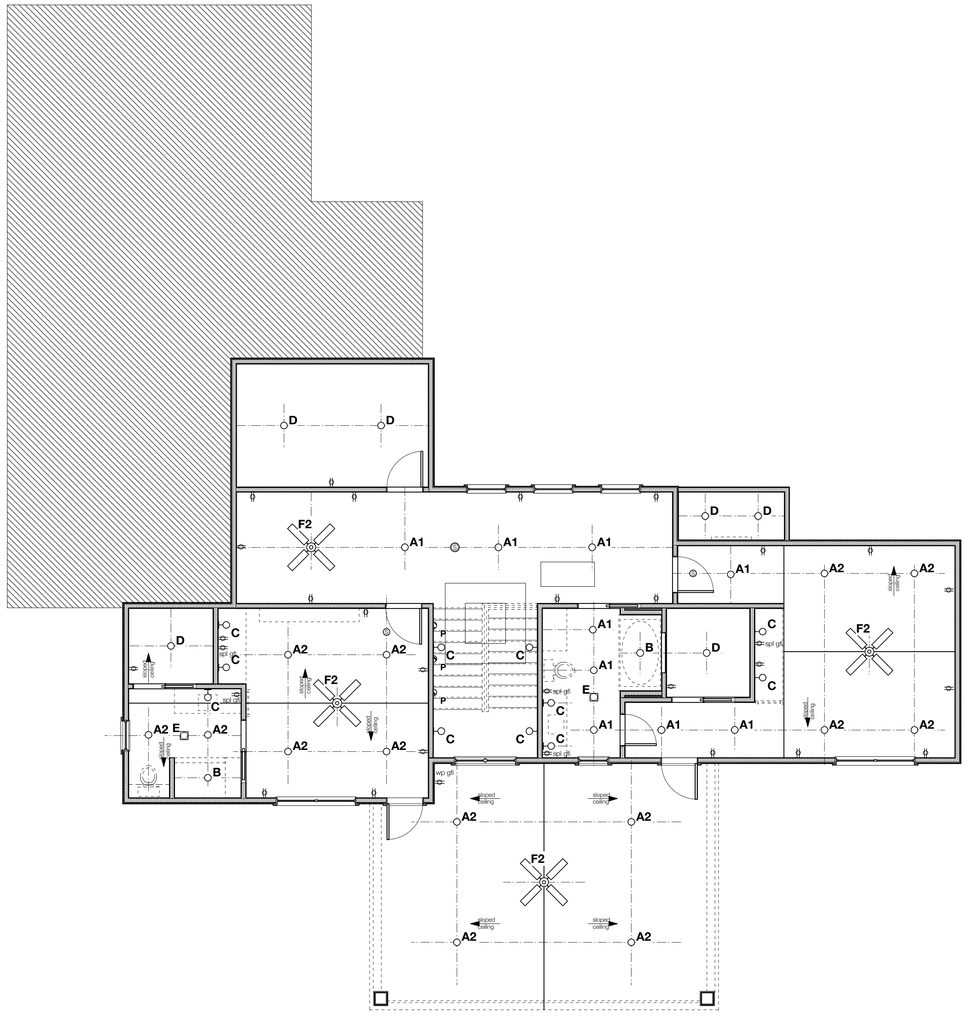
1. all new electrical power outlets shall be installed in the exact locations to match the existing conditions within the room where new outlets are indicated unless noted otherwise on plan
2. all electrical control devices (switches, dimmers, etc.) shall be installed in the exact locations to match the existing conditions within the room where new control devices are indicated unless noted otherwise on plan
3. all switches shall match existing switches unless noted otherwise on plan
4. dimmer switches, if provided, shall be preset type, verify exact requirements with Bella Vista
5. all electrical control devices and power outlet colors shall match existing colors unless noted otherwise on plan, verify with the Bella Vista
6. there shall be no alternatives to the fixtures or lamps specified here without prior, written approval from the Bella Vista
7. verify existing power & lighting at each existing attic access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the attic adjacent to each attic access if none exist
8. verify existing power & lighting at each existing crawl space access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the crawl space adjacent to each crawl space access if none exist
9. the electrical subcontractor shall determine the exact service requirements (electrical & otherwise) for all appliances identified, or not identified, on this plan, verify appliance selections with Bella Vista
10. the electrical subcontractor shall verify the exact location and mounting height for the Alarm control panel with Bella Vista prior to installation
11. the electrical subcontractor shall verify the exact location and mounting height for the Thermostat control panel with Bella Vista prior to installation

03 2.03 POWER & LIGHTING NOTES
Scale: 3/16" = 1'-0"

ID	TYPE	MODEL	LAMP	REMARKS
A1	recessed LED downlight	LED	verify	4" diameter
A2	recessed LED downlight	LED	verify	4" diameter, shallow housing to fit in 2x6 rafter, verify
B	recessed LED downlight-wet locations	LED	verify	4" diameter, encased lamp
C	featured interior wall mounted light	verify	verify	provided by owner installed by Bella Vista
D	ceiling mounted incandescent - closets	verify	encased lamp	provided by owner installed by Bella Vista
E	lavatory exhaust fan	NuTone or equal	verify model number 80 cfm, low sones	provided and installed by Bella Vista
F1	ceiling fan	verify	no light kit	provided by owner installed by Bella Vista
F2	ceiling fan & light	verify	with light kit	
G	featured exterior wall mounted light	verify	verify	provided by owner installed by Bella Vista
H	featured interior pendant light	verify	verify	provided by owner installed by Bella Vista
J	undercabinet fluorescent fixture	verify	single tube, verify	provided by owner installed by Bella Vista
K	featured ceiling mounted fixture	verify	verify	provided by owner installed by Bella Vista
L	ceiling mounted flourescent utility light	verify	verify	provided and installed by Bella Vista
M	puck lighting	verify	verify	provided by owner installed by Bella Vista
N	eave mounted security light fixture	verify	flood light, verify	provided by owner installed by Bella Vista motion sensor switching
P	recessed stair lighting	verify	verify	provided by owner installed by Bella Vista motion sensor switching
Q	exterior ground uplights	verify	verify	provided by owner installed by Bella Vista
R	wall mounted fan	verify	verify	provided by owner installed by Bella Vista

afi : arc fault interupted
gfi : ground fault interupted
spl. : splash location, see notes
ra. : range
uc. : undercounter
wp : waterproof outlet
isl. : island location, see notes
gd. : garbage disposal
hd. : hood
mw. : microwave
dry. : dryer
(e.r.) : existing fixture relocated to this location
+xx" : height of fixture from finished floor level
(e) : existing fixture to remain
ref. : refrigerator
was. : washer
: smoke & carbon monoxide detector
: smoke detector
: telephone jack
: intercom pad
: standard 115 v. outlet
: tv cable/data jack
: alarm keypad
: thermostat pad
: 220 v. outlet

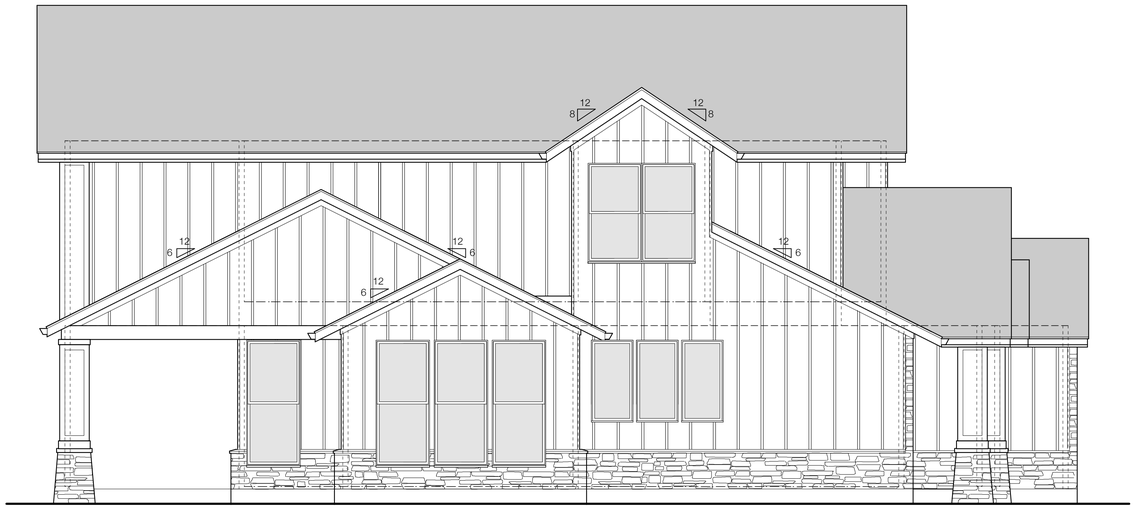
02 2.03 LIGHTING LEGEND
Scale: 3/16" = 1'-0"



01 2.04 SECOND FLOOR POWER LIGHTING & CEILING PLAN
Scale: 3/16" = 1'-0"

2nd. FLOOR POWER and LIGHTING PLAN

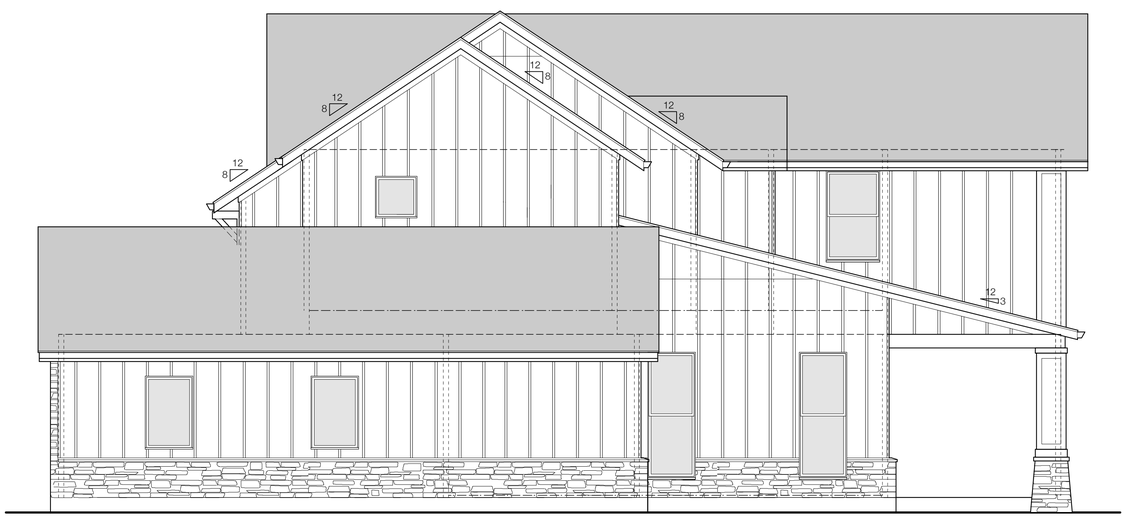
2.04



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - LEFT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - RIGHT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - REAR**
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA
COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



option 2

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 1

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 3

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 4

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
31, March 2021 :
design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
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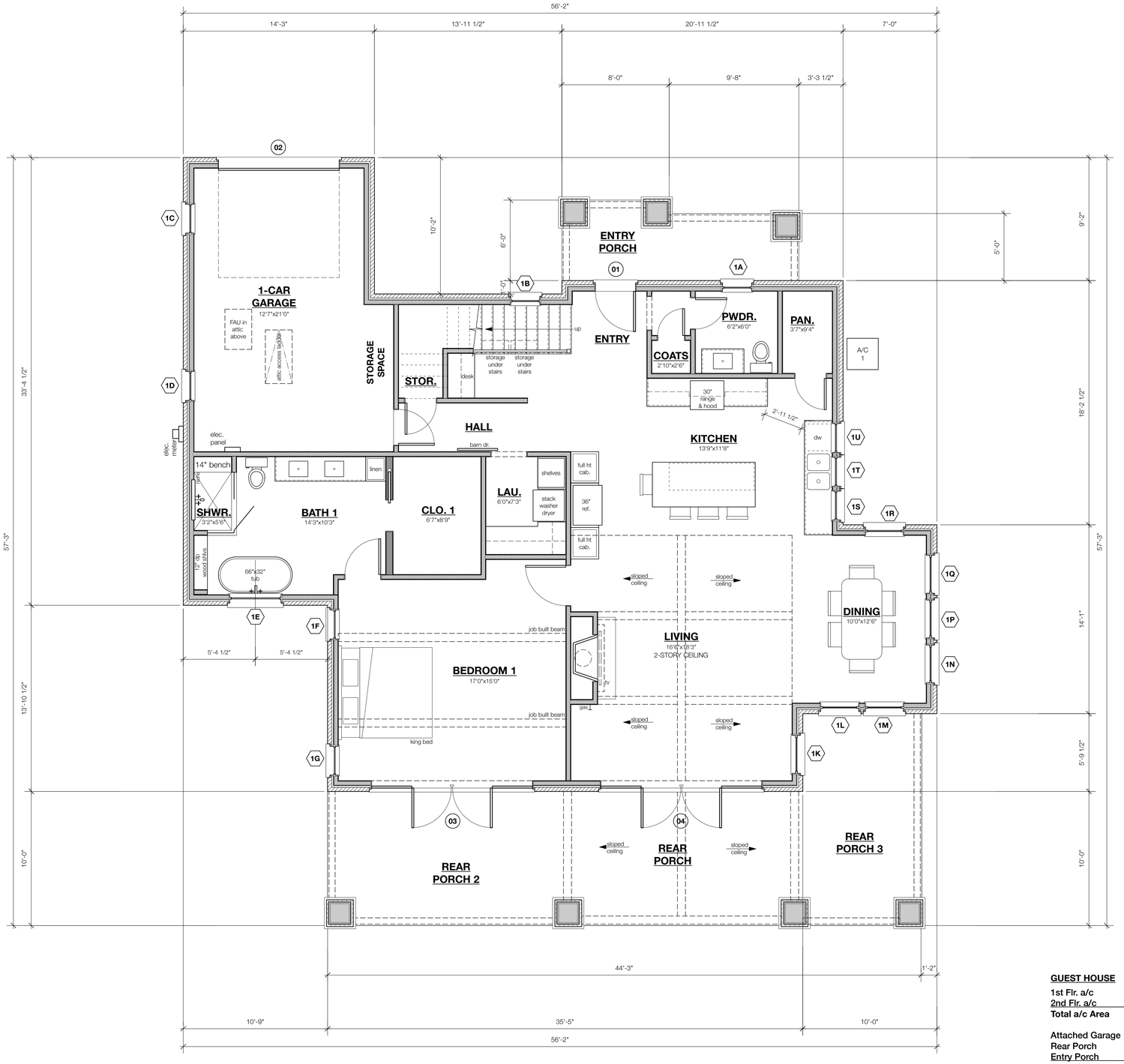
BELLAVISTA
COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



01 / 2.01 **FLOOR PLAN - GUEST HOUSE FIRST FLOOR**
Scale: 1/4" = 1'-0"

GUEST HOUSE

1st Flr. a/c	= 1,591 sq.ft.
2nd Flr. a/c	= 639 sq.ft.
Total a/c Area	**= 2,230 sq.ft.**
Attached Garage	= 330 sq.ft.
Rear Porch	= 494 sq.ft.
Entry Porch	= 96 sq.ft.
Total Under Roof	**= 3,150 sq.ft.**

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
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its Managing Member

BELLA VISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

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3. all switches shall match existing switches unless noted otherwise on plan

4. dimmer switches, if provided, shall be preset type, verify exact requirements with Bella Vista

5. all electrical control devices and power outlet colors shall match existing colors unless noted otherwise on plan, verify with the Bella Vista

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11. the electrical subcontractor shall verify the exact location and mounting height for the Thermostat control panel with Bella Vista prior to installation

03 / 2.03 POWER & LIGHTING NOTES

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

SMOKE DETCTOR NOTE:
Electrical contractor shall verify all bedrooms and the hallways immediately outside all bedrooms have a working smoke detector. Repair/install as required to meet current building code standards

CARBON MONOXIDE DETCTOR NOTE:
An apporoved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immeciate vicinity of the bedrooms.

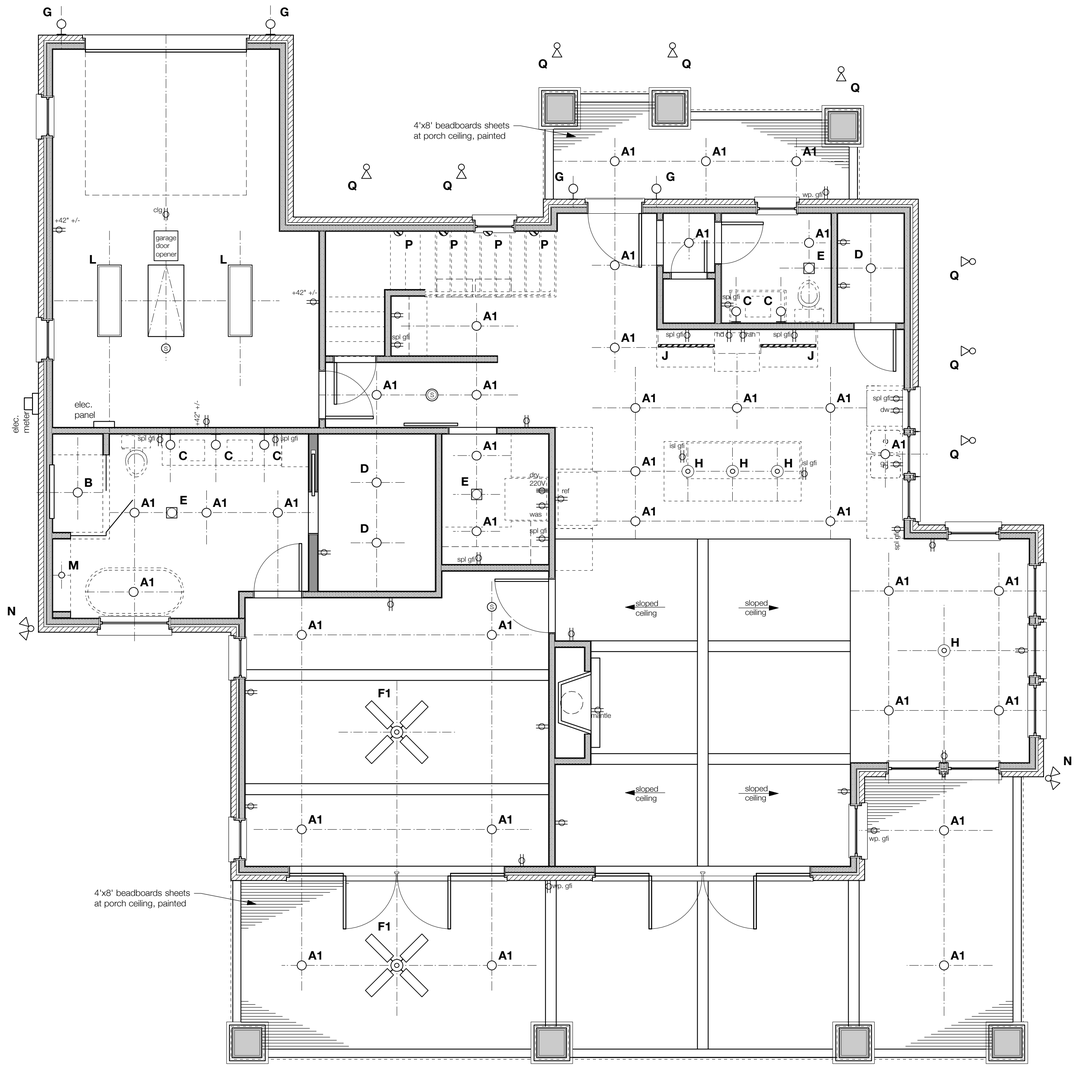
EXTERIOR LIGHT FIXTURE NOTE:
Install fixture at mounting height indicated. Height shall be from finished floor. Notify Bella Vista if fixture cannot be placed as noted.

ID	TYPE	MODEL	LAMP	REMARKS
A1	recessed LED downlight	LED	verify	4" diameter
A2	recessed LED downlight	LED	verify	4" diameter, shallow housing to fit in 2x6 rafter, verify
B	recessed LED downlight-wet locations	LED	verify	4" diameter, encased lamp
C	featured interior wall mounted light	verify	verify	provided by owner installed by Bella Vista
D	ceiling mounted incandescent - closets	verify	encased lamp	provided by owner installed by Bella Vista
E	lavatory exhaust fan	NuTone or equal	verify model number 80 cfm, low sones	provided and installed by Bella Vista
F1	ceiling fan	verify	no light kit	provided by owner installed by Bella Vista
F2	ceiling fan & light	verify	with light kit	
G	featured exterior wall mounted light	verify	verify	provided by owner installed by Bella Vista
H	featured interior pendant light	verify	verify	provided by owner installed by Bella Vista
J	undercabinet fluorescent fixture	verify	single tube, verify	provided by owner installed by Bella Vista
K	featured ceiling mounted fixture	verify	verify	provided by owner installed by Bella Vista
L	ceiling mounted flouresecent utility light	verify	verify	provided and installed by Bella Vista
M	puck lighting	verify	verify	provided by owner installed by Bella Vista
N	eave mounted security light fixture	verify	flood light, verify	provided by owner installed by Bella Vista motion sensor switching
P	recessed stair lighting	verify	verify	provided by owner installed by Bella Vista motion sensor switching
Q	exterior ground uplights	verify	verify	provided by owner installed by Bella Vista

afi : arc fault interupted
gfi : ground fault interupted
spl. : splash location, see notes
ra. : range
uc. : undercounter
wp : waterproof outlet
isl. : island location, see notes
gd. : garbage disposal
hd. : hood
mw. : microwave
dry. : dryer
(e.r.) : existing fixture relocated to this location
+xx" : height of fixture from finished floor level
(e) : existing fixture to remain
ref. : refrigerator
was. : washer
(S) : smoke & carbon monoxide detector
(S) : smoke detector
(T) : telephone jack
(I) : intercom pad
standard 115 v. outlet
(C) : tv cable/data jack
(A) : alarm keypad
(T) : thermostat pad
220 v. outlet

02 / 2.03 LIGHTING LEGEND

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



01 / 2.03 FIRST FLOOR POWER, LIGHTING & CEILING PLAN

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

DRAWING ISSUE:
29, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

1st. FLOOR POWER and LIGHTING PLAN

2.03

ROAD VIEW

ID	Type	Width	Height	Thickness	Material	Style	Hardware	Handing	Remarks
01	exterior, front door	3'-0"	8'-0"	verify		per elevations	security	left	reference elevations
02	garage door	10'-0"	8'-0"	verify	cedar overlay	per elevations	security	overhead	reference elevations
03	exterior, french pair	12'-0"	8'-0"	verify		per elevations	security	outswing pair in center with fixed on both sides	reference elevations
04	exterior, french pair	12'-0"	8'-0"	verify		per elevations	security	outswing pair in center with fixed on both sides	reference elevations

03 / 2.01 DOOR SCHEDULE

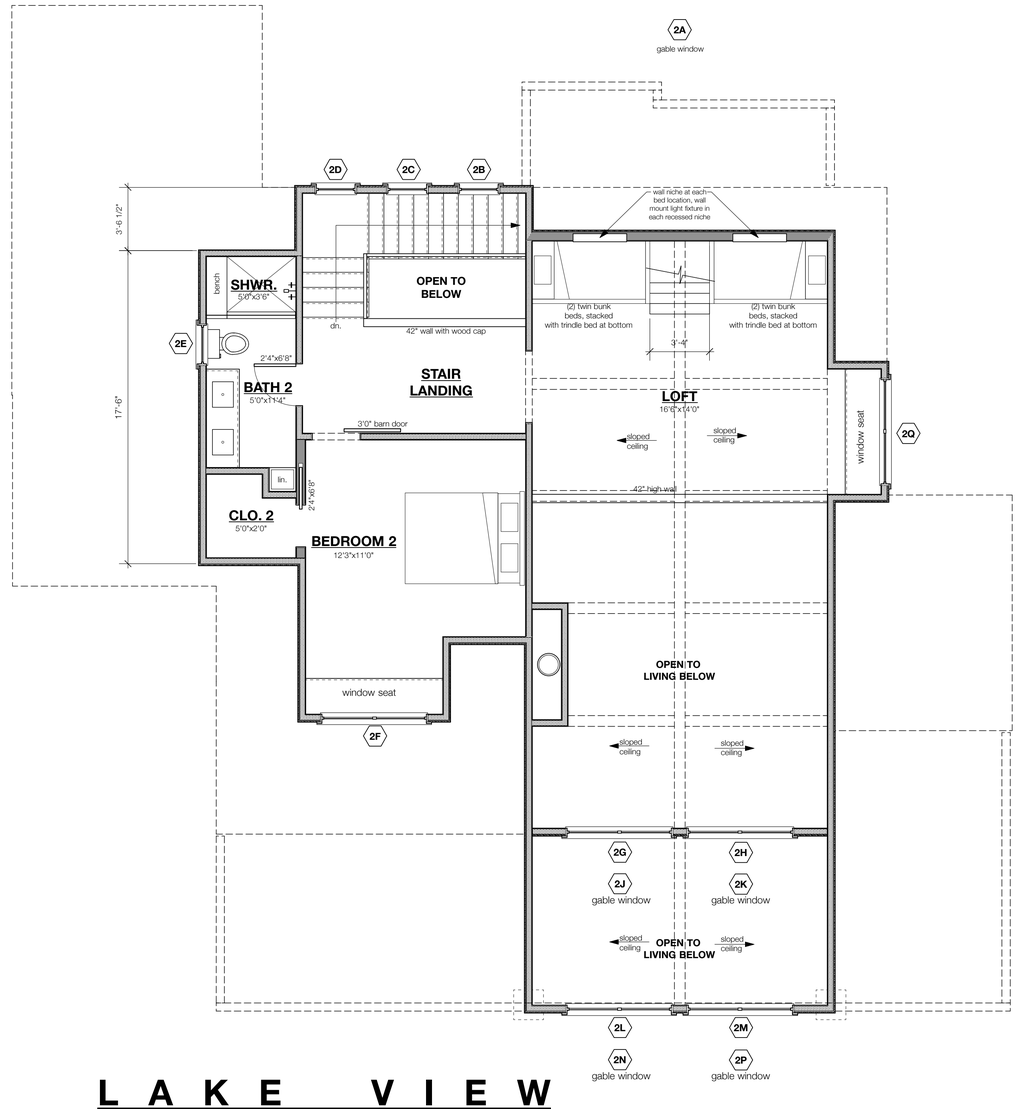
Scale: 1/4" = 1'-0"

all new pocket doors to be located in 6" thick walls unless otherwise noted

ID	Type	Width	Height	Head Height	Operation	Egress Rated	Tempered	Style	Remarks
1A	vinyl	2'-4"	3'-6"	8'-0"	single hung	n/a	yes	with grids	reference elevations
1B	vinyl	2'-4"	3'-6"	8'-0"	single hung	n/a	yes	with grids	reference elevations
1C	vinyl	2'-8"	4'-0"	6'-10"	fixed	n/a	no	no grids	reference elevations
1D	vinyl	2'-8"	4'-0"	6'-10"	fixed	n/a	no	no grids	reference elevations
1E	vinyl	5'-0"	4'-0"	6'-10"	fixed	n/a	yes	no grids	reference elevations
1F	vinyl	2'-8"	7'-0"	8'-0"	fixed	n/a	no	no grids	reference elevations
1G	vinyl	2'-8"	7'-0"	8'-0"	fixed	n/a	no	no grids	reference elevations
1K	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1L	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1M	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1N	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1P	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1Q	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1R	vinyl	3'-0"	7'-0"	8'-0"	single hung	n/a	no	no grids	reference elevations
1S	vinyl	2'-4"	4'-6"	8'-0"	fixed	n/a	no	with grids	reference elevations
1T	vinyl	2'-4"	4'-6"	8'-0"	fixed	n/a	no	with grids	reference elevations
1U	vinyl	2'-4"	4'-6"	8'-0"	fixed	n/a	no	with grids	reference elevations
2A	vinyl	2'-4"	3'-6"	12'-0" +/-	fixed	n/a	no	no grids	reference elevations
2B	vinyl	2'-4"	2'-4"	5'-6"	fixed	n/a	no	with grids	reference elevations
2C	vinyl	2'-4"	2'-4"	5'-6"	fixed	n/a	no	with grids	reference elevations
2D	vinyl	2'-4"	2'-4"	5'-6"	fixed	n/a	no	with grids	reference elevations
2E	vinyl	2'-4"	2'-4"	7'-9"	fixed	n/a	no	no grids	reference elevations
2F	vinyl	3'-0" 2-wide	5'-0"	8'-3"	single hung	yes	no	no grids	reference elevations
2G	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2H	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2J	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2K	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2L	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2M	vinyl	2'-10" 2-wide	8'-3"	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2N	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2P	vinyl	2'-10" 2-wide	verify	verify	fixed	n/a	no	clear, no girds	reference elevations, transom window
2Q	vinyl	3'-0" 2-wide	5'-6"	7'-9"	single hung	yes	no	no grids	reference elevations

02 / 2.01 WINDOW SCHEDULE

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



LAKE VIEW

Total a/c Area = 646 sq.ft.

01 / 2.01 FLOOR PLAN - GUEST HOUSE SECOND FLOOR

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

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

1. all new electrical power outlets shall be installed in the exact locations to match the existing conditions within the room where new outlets are indicated unless noted otherwise on plan
2. all electrical control devices (switches, dimmers, etc.) shall be installed in the exact locations to match the existing conditions within the room where new control devices are indicated unless noted otherwise on plan
3. all switches shall match existing switches unless noted otherwise on plan
4. dimmer switches, if provided, shall be preset type, verify exact requirements with Bella Vista
5. all electrical control devices and power outlet colors shall match existing colors unless noted otherwise on plan, verify with the Bella Vista
6. there shall be no alternatives to the fixtures or lamps specified here without prior, written approval from the Bella Vista
7. verify existing power & lighting at each existing attic access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the attic adjacent to each attic access if none exist
8. verify existing power & lighting at each existing crawl space access, provide one G.F.I. convenience outlet, one switch and one single tube flouresecent light in the crawl space adjacent to each crawl space access if none exist
9. the electrical subcontractor shall determine the exact service requirements (electrical & otherwise) for all appliances identified, or not identified, on this plan, verify appliance selections with Bella Vista
10. the electrical subcontractor shall verify the exact location and mounting height for the Alarm control panel with Bella Vista prior to installation
11. the electrical subcontractor shall verify the exact location and mounting height for the Thermostat control panel with Bella Vista prior to installation

SMOKE DETCTOR NOTE:
Electrical contractor shall verify all bedrooms and the hallways immediately outside all bedrooms have a working smoke detector. Repair/install as required to meet current building code standards

CARBON MONOXIDE DETCTOR NOTE:
An apporoved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immeciate vicinity of the bedrooms.

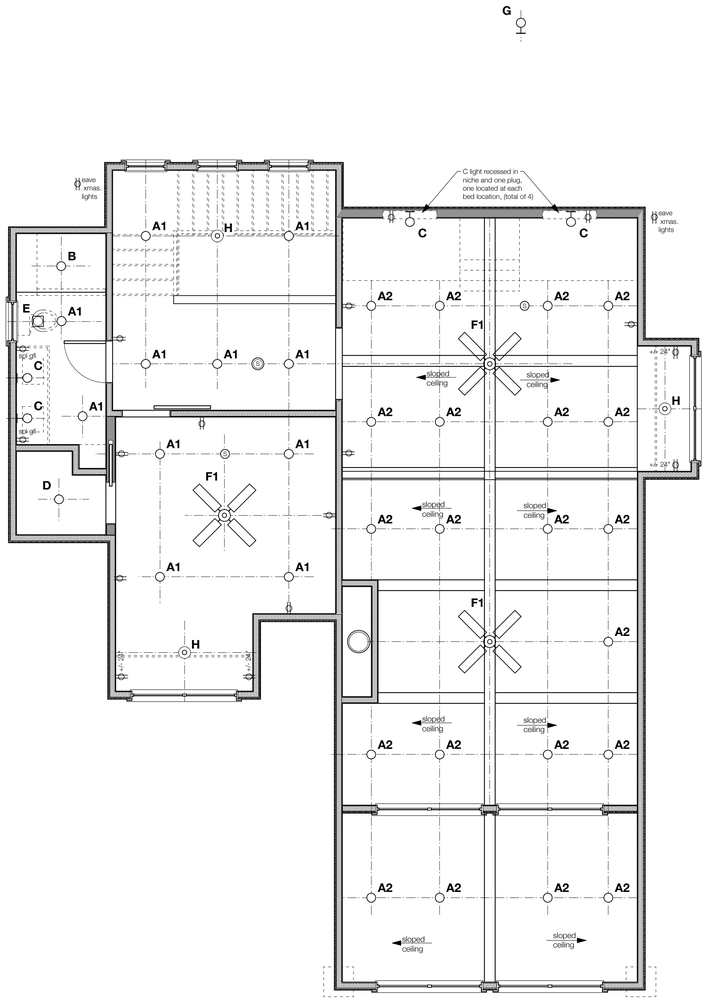
EXTERIOR LIGHT FIXTURE NOTE:
Install fixture at mounting height indicated. Height shall be from finished floor. Notify Bella Vista if fixture cannot be placed as noted.

03 2.03 POWER & LIGHTING NOTES
Scale: 1/4" = 1'-0"

ID	TYPE	MODEL	LAMP	REMARKS
A1	recessed LED downlight	LED	verify	4" diameter
A2	recessed LED downlight	LED	verify	4" diameter, shallow housing to fit in 2x6 rafter, verify
B	recessed LED downlight-wet locations	LED	verify	4" diameter, encased lamp
C	featured interior wall mounted light	verify	verify	provided by owner installed by Bella Vista
D	ceiling mounted incandescent - closets	verify	encased lamp	provided by owner installed by Bella Vista
E	lavatory exhaust fan	NuTone or equal	verify model number 80 cfm, low sones	provided and installed by Bella Vista
F1	ceiling fan	verify	no light kit	provided by owner installed by Bella Vista
F2	ceiling fan & light	verify	with light kit	
G	featured exterior wall mounted light	verify	verify	provided by owner installed by Bella Vista
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J	undercabinet fluorescent fixture	verify	single tube, verify	provided by owner installed by Bella Vista
K	featured ceiling mounted fixture	verify	verify	provided by owner installed by Bella Vista
L	ceiling mounted flourescent utility light	verify	verify	provided and installed by Bella Vista
M	puck lighting	verify	verify	provided by owner installed by Bella Vista
N	eave mounted security light fixture	verify	flood light, verify	provided by owner installed by Bella Vista motion sensor switching
P	recessed stair lighting	verify	verify	provided by owner installed by Bella Vista motion sensor switching
Q	exterior ground uplights	verify	verify	provided by owner installed by Bella Vista

afi : arc fault interupted
gfi : ground fault interupted
spl. : splash location, see notes
ra. : range
uc. : undercounter
wp : waterproof outlet
isl. : island location, see notes
gd. : garbage disposal
hd. : hood
mw. : microwave
dry. : dryer
(e.r.) : existing fixture relocated to this location
+xx" : height of fixture from finished floor level
(e) : existing fixture to remain
ref. : refrigerator
was. : washer
(S) : smoke & carbon monoxide detector
(S) : smoke detector
(T) : tv cable/data jack
(T) : telephone jack
(A) : alarm keypad
(I) : intercom pad
(T) : thermostat pad
standard 115 v. outlet
220 v. outlet

02 2.03 LIGHTING LEGEND
Scale: 1/4" = 1'-0"



01 2.04 SECOND FLOOR POWER LIGHTING & CEILING PLAN
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

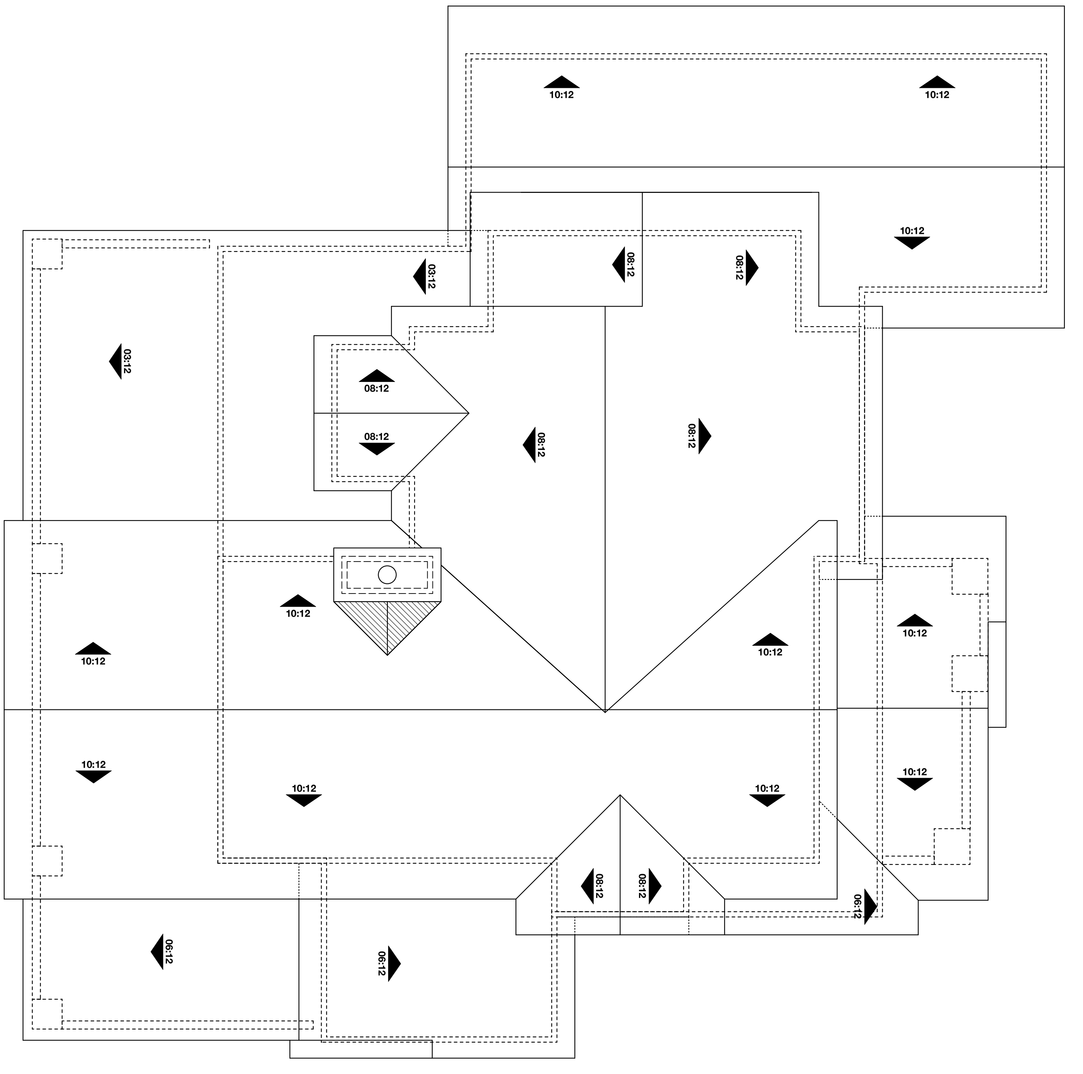
2nd. FLOOR POWER and LIGHTING PLAN

2.04

01 2.05

ROOF PLAN

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



2.05

ROOF PLAN

-- design drawings for a new residence --

WURSTER RESIDENCE

550 E. QUAIL RUN ROAD

Rockwall, Texas

BELLAVISTA COMPANY

SIGNATURE BLOCK

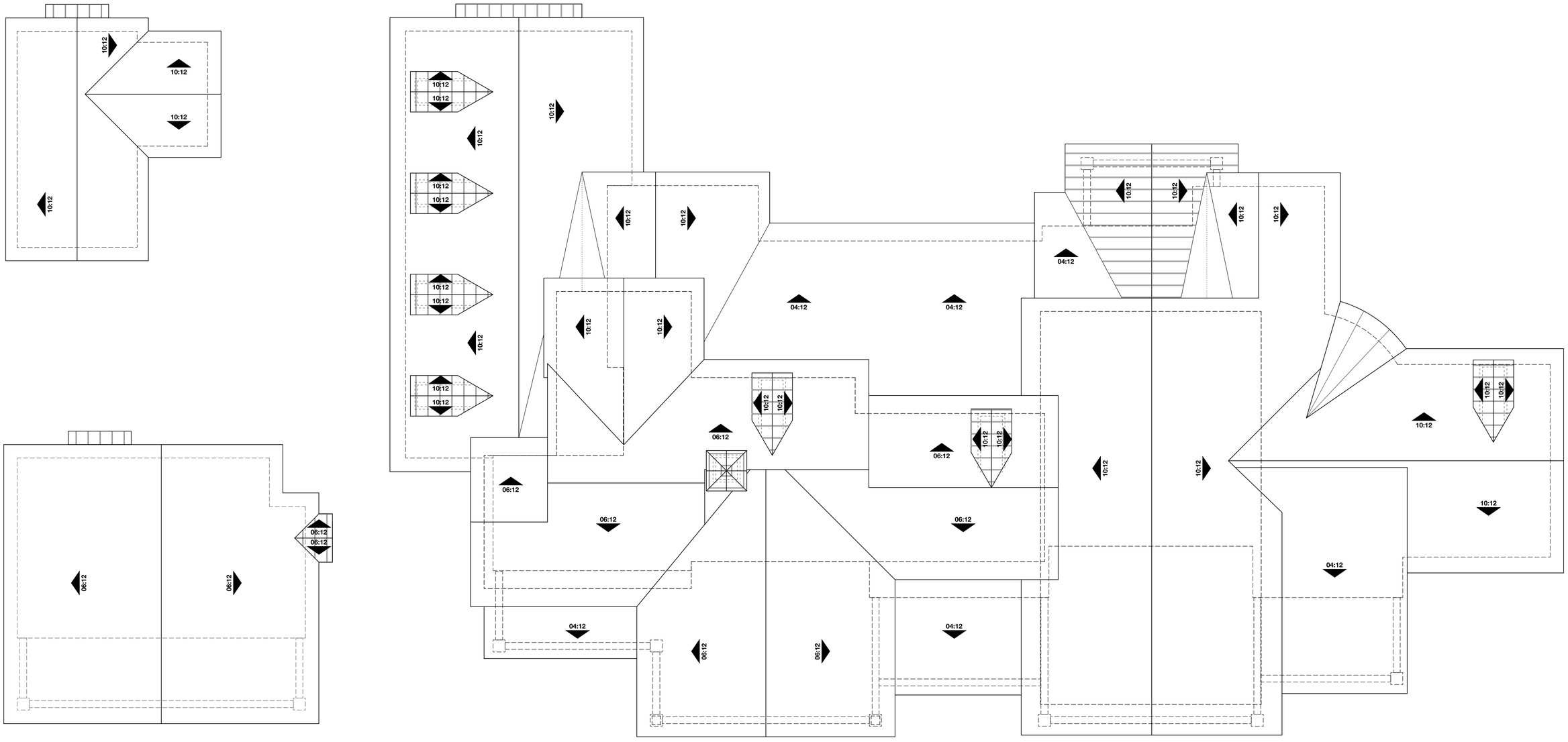
Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
its Managing Member

drawn by:
Jennifer Wurster, Max Breedlove, Lance Tyler

DRAWING ISSUE:
30, March 2021 :
design review


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PROJECT COMMENTS

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

DATE: 4/23/2021

PROJECT NUMBER:	Z2021-008	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Residential Infill at 550 E. Quail Run	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:	550 E QUAIL RUN RD, ROCKWALL, 75087	CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	04/22/2021	Approved w/ Comments

04/22/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road.

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.

M.3 For reference, include the case number (Z2021-008) in the lower right-hand corner of all pages on future submittals.

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 500-feet of the Caruth Lakes Subdivision, which has been in existence for more than ten (10) years, consists of more than 5 lots, and is more than 90% developed.

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.

M.6 Given the proposed location of the proposed home and guest quarters the subject property will need to be replat before a building permit will be issued.

M.7 Guest Quarters:

The guest quarters is greater than 30% the size of the primary structure.

The guest quarters should be located behind the primary structure.

M.8 Cabana:

The cabana exceeds the maximum size permitted by the Unified Development Code. The maximum permitted is 144 Sqft; the proposed cabana exceeds the maximum by 752 Sqft.

The cabana exceeds the maximum height permitted by the Unified Development Code. The maximum permitted is 15-feet; the proposed cabana exceeds the maximum by ___.

M.9 Detached Garage:

The detached garage should be located 20-feet behind the front façade, not flush with the front façade.

The detached garage exceeds the maximum height permitted by the Unified Development Code. The maximum permitted is 15-feet; the proposed detached garage exceeds the maximum by ___.

M.10 If all of the above-mentioned items of non-conformity for the guest quarters, cabana, and detached garage are to be requested then I will need a letter/email that outlines each item being requested.

M.11 Please review the attached Draft Ordinance prior to the April 27, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 4, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 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 May 4, 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 May 11, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 27, 2021.

I.13 The projected City Council meeting dates for this case will be May 17, 2021 (1st Reading) and June 7, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/22/2021	Needs Review

04/22/2021: M - Will need a topographic survey of the entire property to define the drainage easement for the floodplain and the erosion hazard setback.

M - The house and all structures (pools, fences, etc.) are not allowed in the drainage easement.

M - the drainage easement and erosion hazard setback shall be defined per the Standards of Design and Construction.

M - House finish floor must be at least 2' above the adjacent fully developed 100-yr floodplain elevation.

M - Parking and driveway paving must be at least 1' above the adjacent floodplain elevation.

I - Must replat lot to show drainage easements, floodplain, floodplain x-sections, floodplain elevations, minimum finish floor elevations,

I- Verify half of 50-ft of right-of-way dedicated for East Quail Run Rd. If not to be dedicated in the plat.

I - 10-ft Utility easement along E. Quail Run Rd.

I - No fencing will be allowed in flood plain

I - Will require water and sewer impact for fees on all additional or upsized meters.

I - If upsize of water meter is required new service will have to go to existing water main on the north side of road. Full panel pavement replacement required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/21/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2021	Approved

No Comments

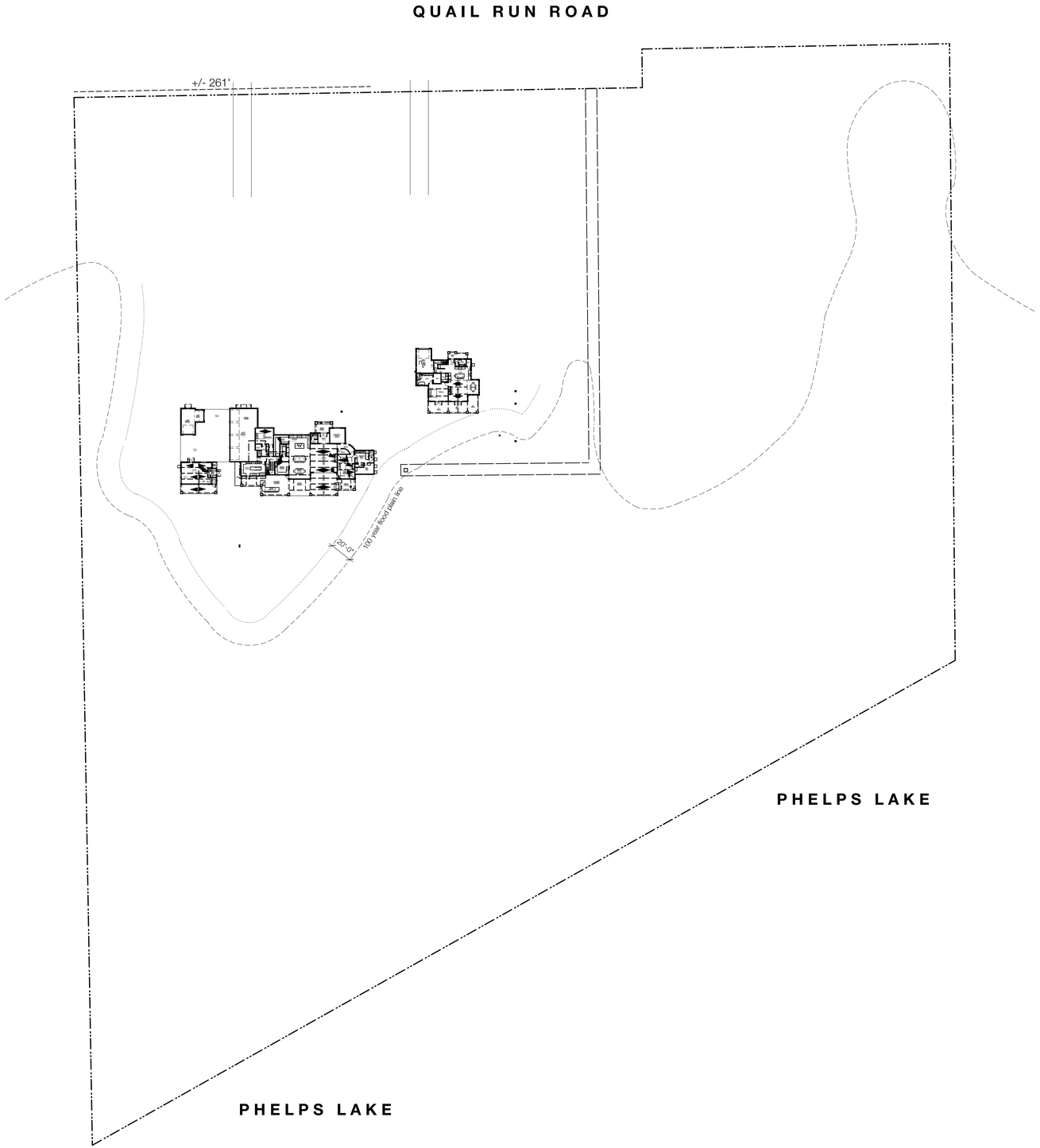
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	04/22/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/19/2021	Approved

04/19/2021: No comments

M - Will need a topographic survey of the entire property to define the drainage easement for the floodplain and the erosion hazard setback.
M - The house and all structures (pools, fences, etc.) are not allowed in the drainage easement.
M - the drainage easement and erosion hazard setback shall be defined per the Standards of Design and Construction.
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I - Will require water and sewer impact for fees on all additional or upsized meters.
I - If upsize of water meter is required new service will have to go to existing water main on the north side of road. Full panel pavement replacement required.



01 1.00 SITE PLAN
Scale: 1" = 50'-0"

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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	550 East Quail Run		
SUBDIVISION	A0146 SS McCoy Tract 19-2	LOT	BLOCK
GENERAL LOCATION	Between John King / 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	8.101	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	Mike Wurster	☑ APPLICANT	Lance Tyler
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1309 Moraine Place	ADDRESS	8989 Garland Rd
CITY, STATE & ZIP	Heath TX 75032	CITY, STATE & ZIP	Dallas TX 75218
PHONE	214-403-7698	PHONE	214-991-7983
E-MAIL	mwurster@elementsgrp.com	E-MAIL	Lance@BellaVistaCompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Wurster [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 $ 410.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2021. 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."

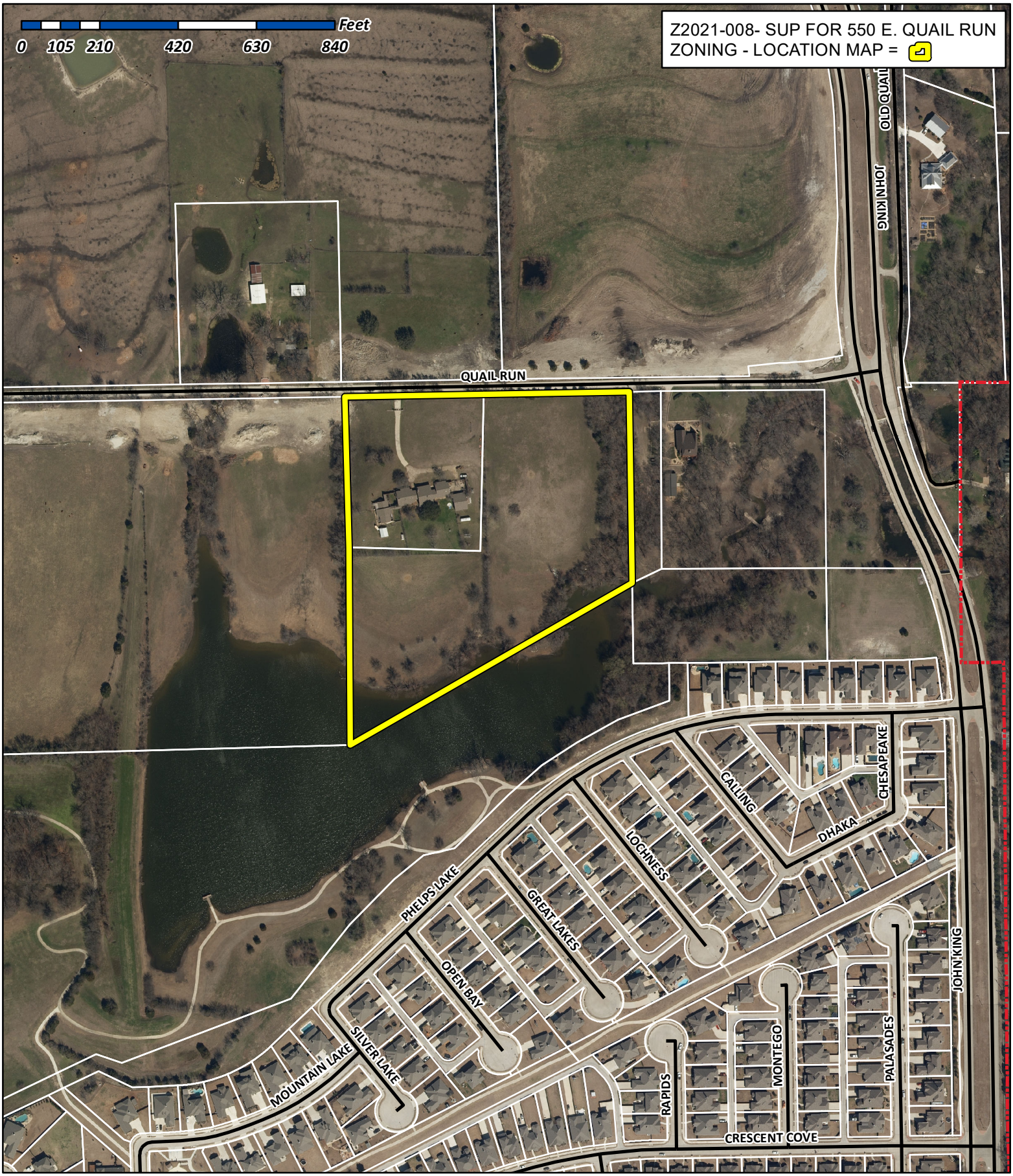
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ANDREA SOLIS
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 126053919



City of Rockwall

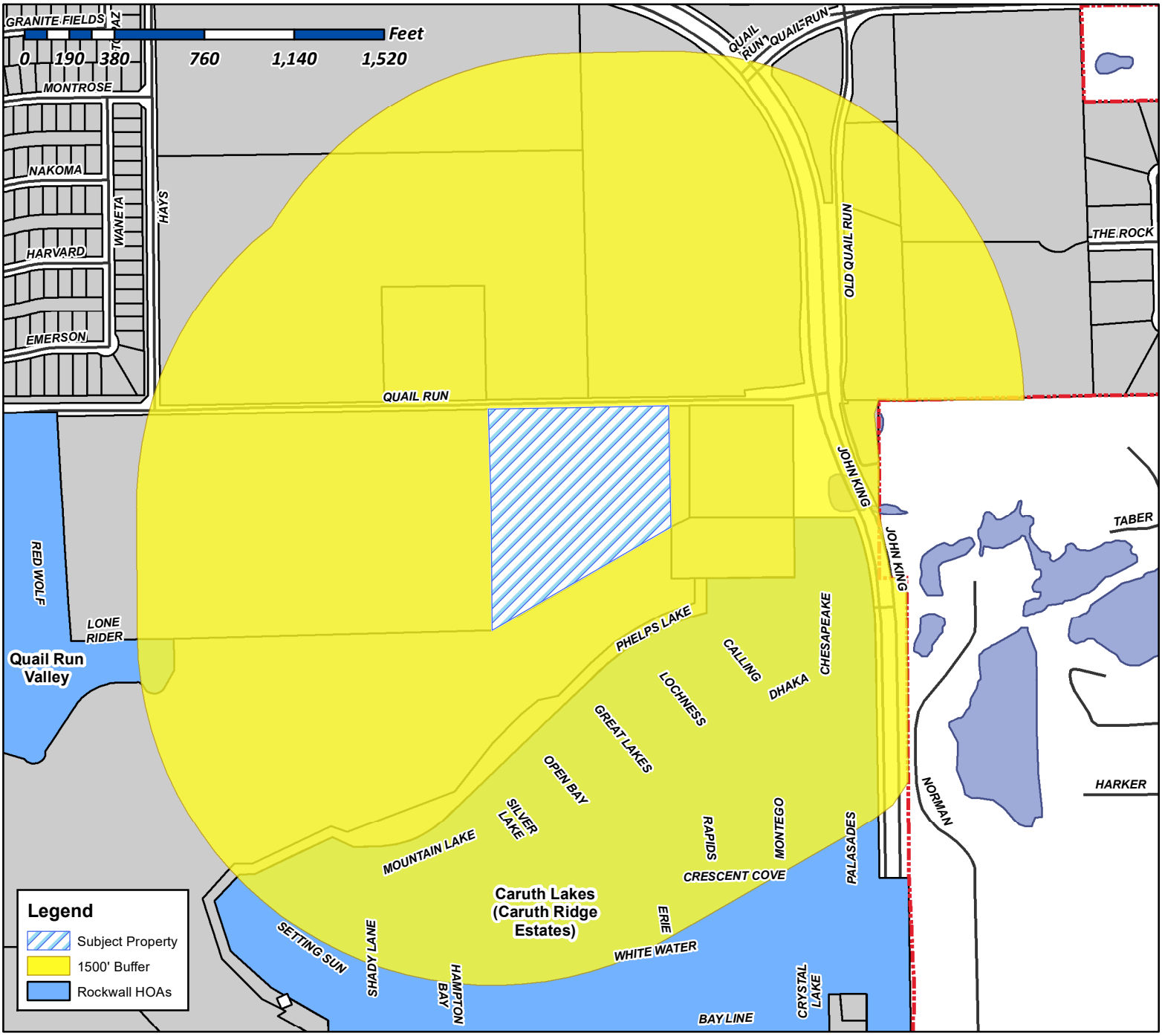
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

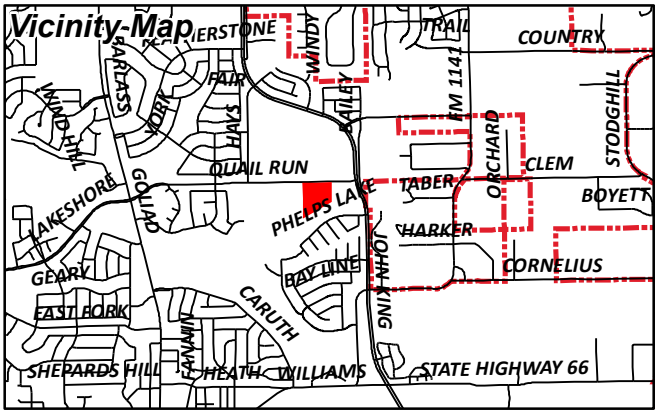
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

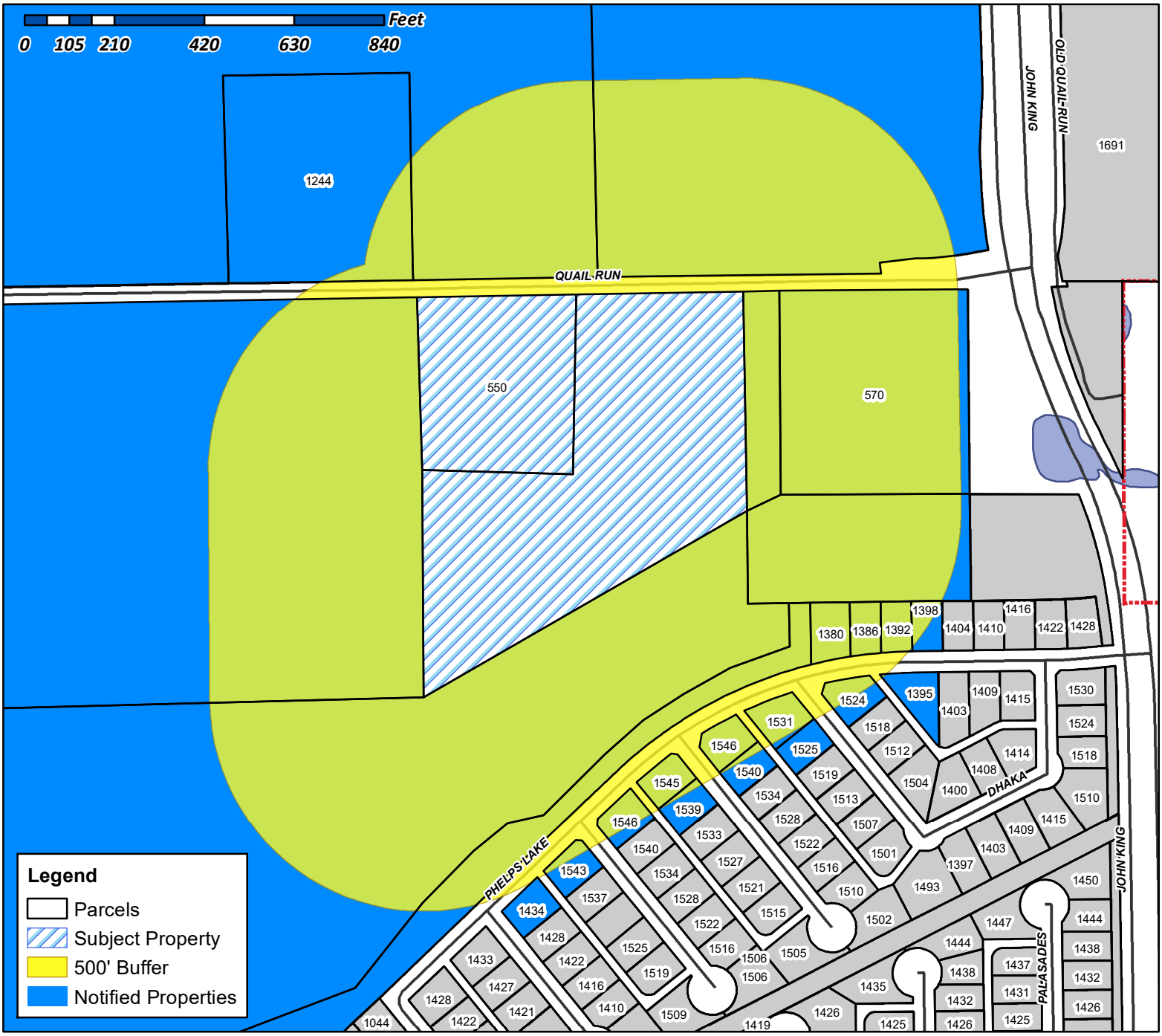
Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



City of Rockwall

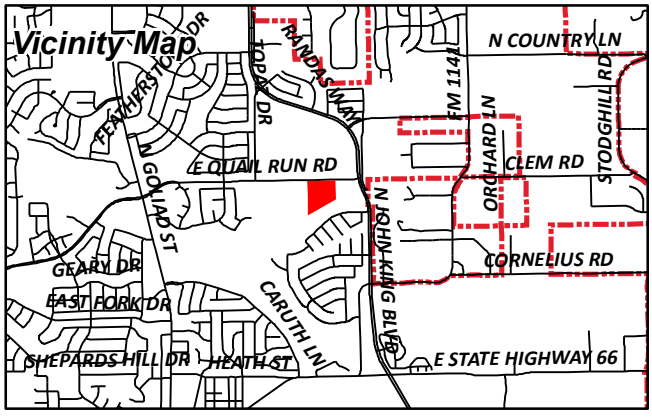
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-008
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



HASSELL ERIN L
1059 HAMPTON BAY DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 QUAIL RUN
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
1309 MORAINE PL
HEATH, TX 75032

SANDERS APRIL D AND
JENNIFER S GEGOGEINE
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESSCT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

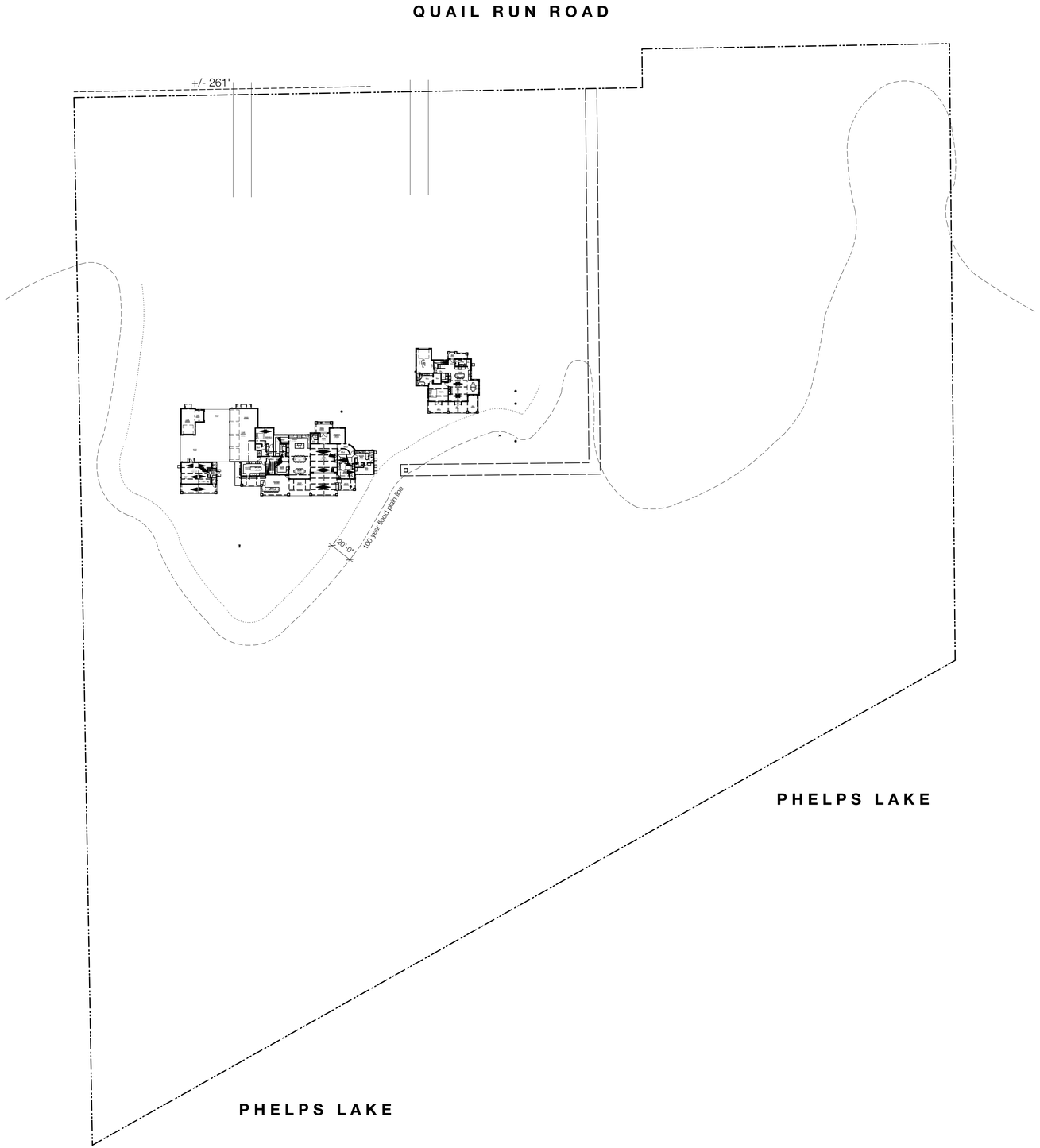
SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
550 E QUAIL RUN RD
ROCKWALL, TX 75087

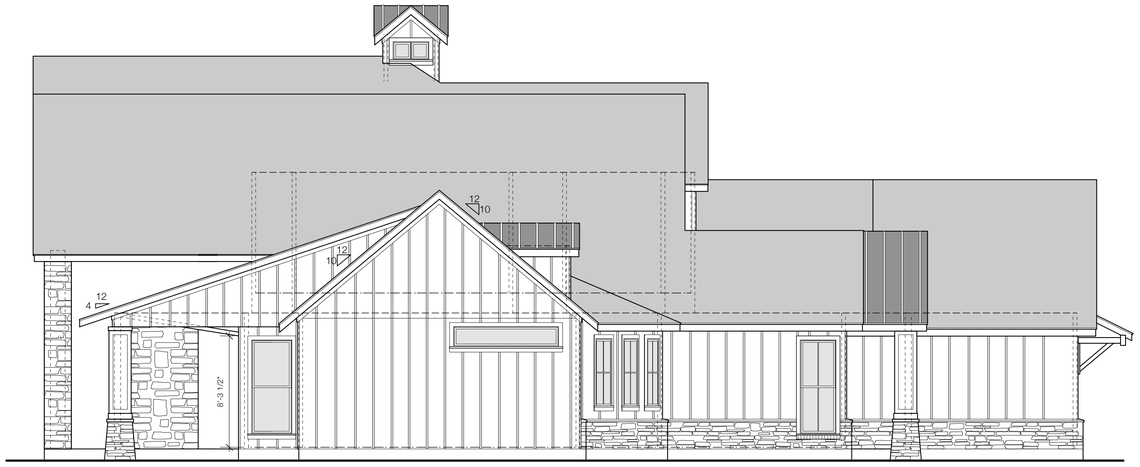
YINGLING JOHN R
570 EAST QUAIL RUN RD
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 75214

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225



01 / 1.00 **SITE PLAN**
Scale: 1" = 50'-0"



01
3.01 **RESIDENCE EXTERIOR ELEVATION - LEFT**

Scale: 3/16" = 1'-0"

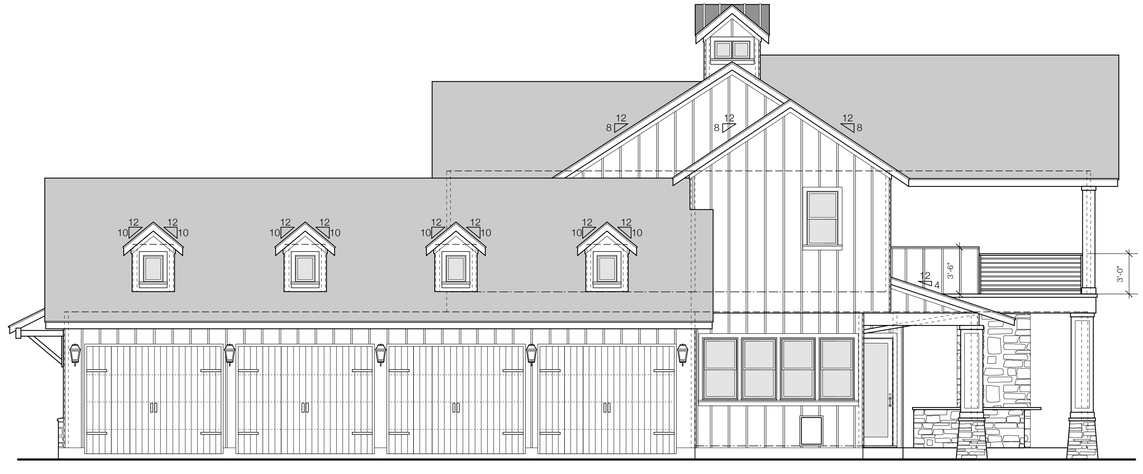


01
3.01 **RESIDENCE EXTERIOR ELEVATION - FRONT**

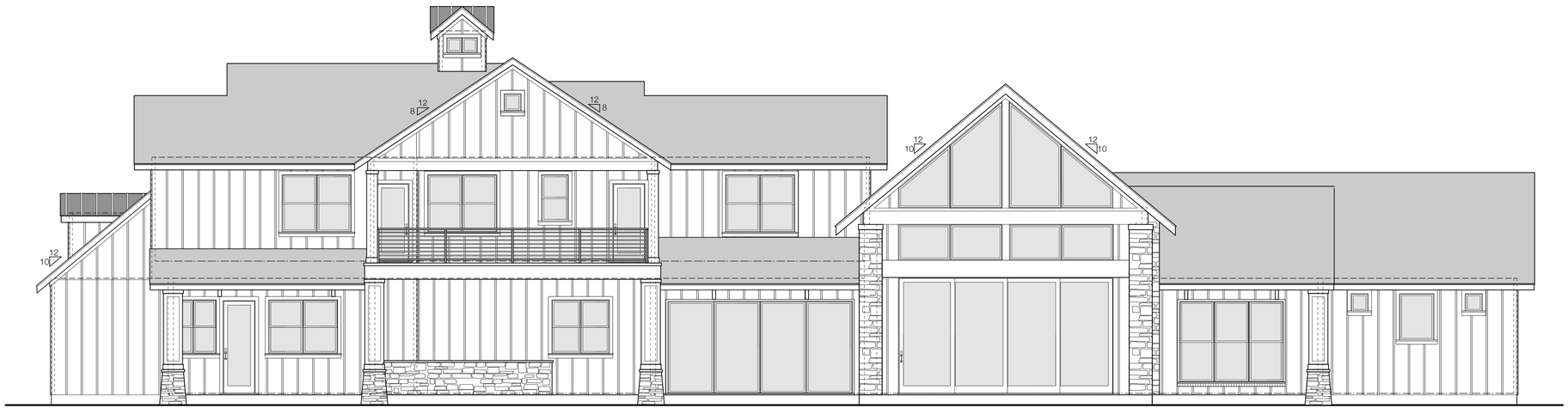
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

3.01



01
3.01
RESIDENCE EXTERIOR ELEVATION - RIGHT
Scale: 3/16" = 1'-0"



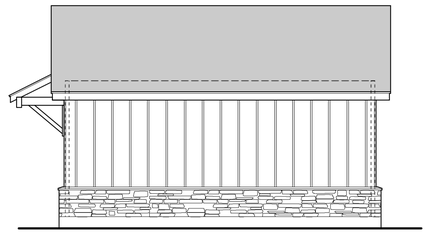
01
3.01
RESIDENCE EXTERIOR ELEVATION - REAR
Scale: 3/16" = 1'-0"



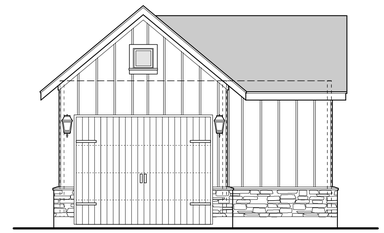
02 3.01 **DETATCHED GARAGE ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



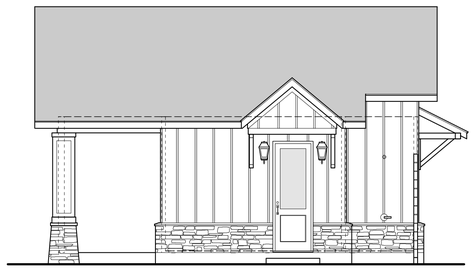
02 3.01 **DETATCHED GARAGE ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



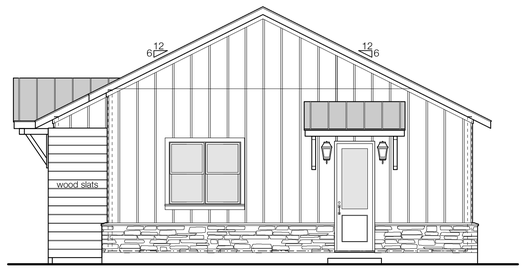
02 3.01 **DETATCHED GARAGE ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



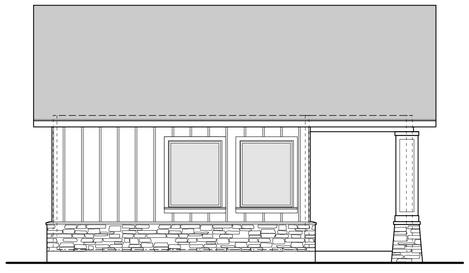
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Scale: 3/16" = 1'-0"



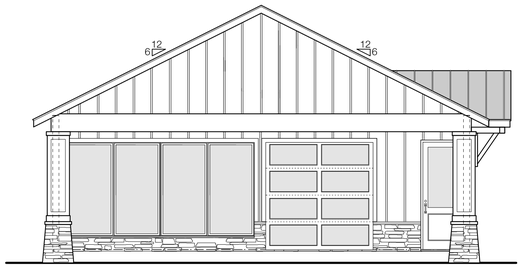
02 3.01 **CABANA EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



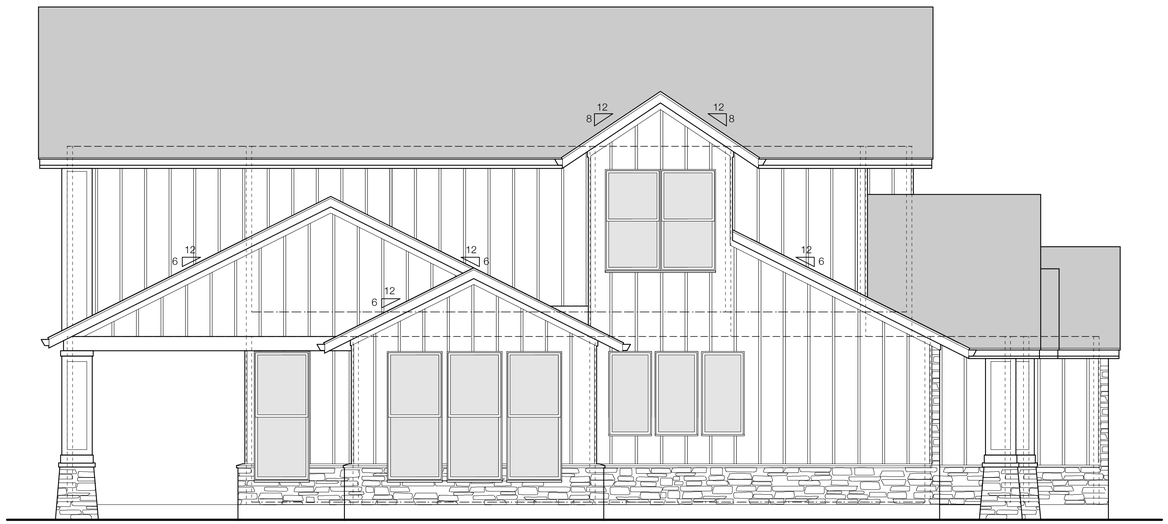
02 3.01 **CABANA EXTERIOR ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - REAR**
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

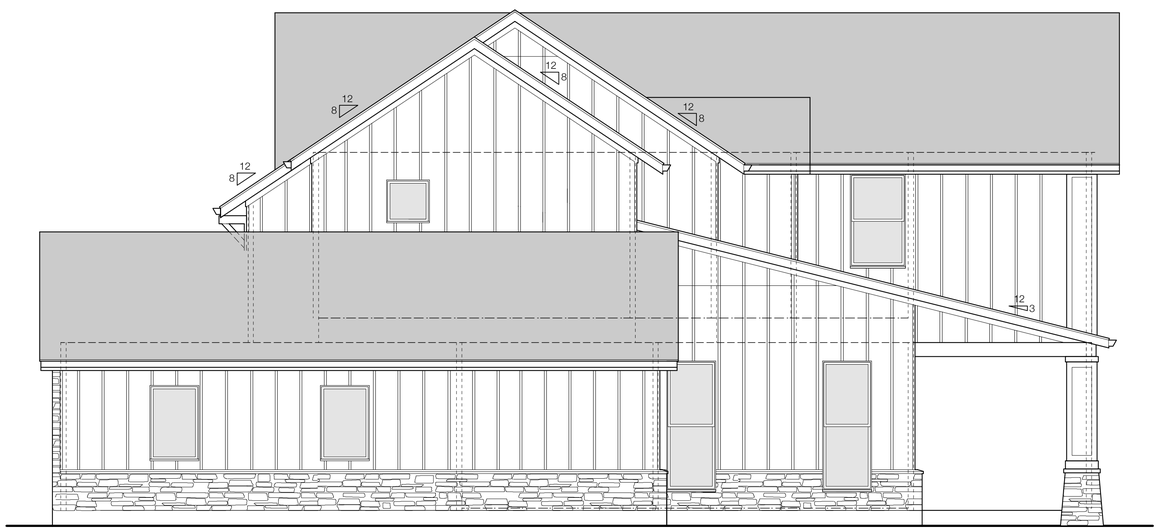
3.03



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - LEFT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - RIGHT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - REAR**
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



option 2

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 1

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 3

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 4

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"

DRAWING ISSUE:
31, March 2021 :
design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler,
its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
550 E. Quail Run Road	*RCAD Indicates Vacant*		Subject Property		
570 E. Quail Run Road	*Single-Family Home*	1988	3,257	*2215*	Brick
1244 E. Quail Run Road	*Single-Family Home*	1975	2,236	*6433*	Brick
Averages:		1982	2,747	4,324	



570 E. Quail Run Road



1244 E. Quail Run Road

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 PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [*ORDINANCE NO. 19-38*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION,* A *GUEST QUARTERS/SECONDARY LIVING UNIT*, AND AN *ACCESSORY STRUCTURE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME, ACCESSORY STRUCTURE, DETACHED GARAGE, AND GUEST QUARTERS/SECONDARY LIVING UNIT ON AN 8.011-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 19-2 OF THE S. S. MCCURRY SURVEY, ABSTRACT NO. 146, 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 Lance Tyler for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Unit*, and an *accessory structure* that exceeds the maximum allowable size to allow the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on an 8.011-acre tract of land being described as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, 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 Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] 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

DRAFT 04.22.2021

Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Quarters*, and an *accessory structure* that exceeds the maximum size to allow for the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit 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 03.08, *Single-Family 8.4 (SF-8.4) 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 5 (PD-5) [*Ordinance No. 19-38*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home, guest quarters/secondary living unit, and accessory building 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 the single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The construction of the guest quarters/secondary living unit on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this ordinance.

4) The construction of an accessory structure on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'E'* of this ordinance.

5) The accessory structure shall not exceed a maximum size of 900 SF.

6) The subject property shall be limited to two (2) accessory structures (*i.e. a detached garage and an accessory building*) as depicted in *Exhibit 'B'* of this ordinance.

7) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- *in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5)* -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- *prior to the subdivision of land* --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure.

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

DRAFT ORDINANCE 04.27.2021

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 7TH DAY OF JUNE, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *May 17, 2021*

DRAFT ORDINANCE 04.27.21

2nd Reading: *June 7, 2021*

DRAFT
ORDINANCE
04.27.2021

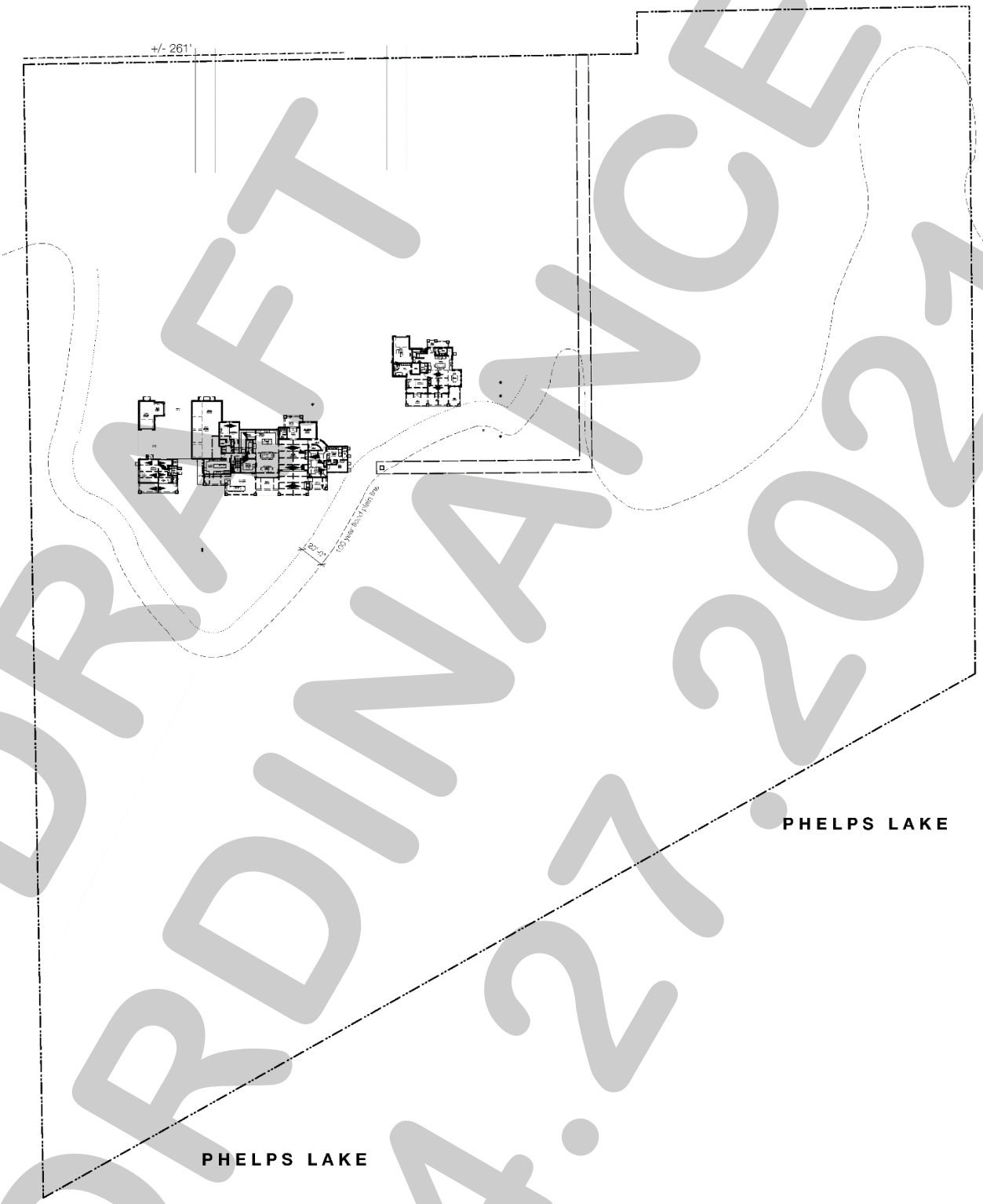
Exhibit 'A'
Location Map and Survey

Address: *550 E. Quail Run Road*
Legal Description: *Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*



DRAFT 04/16/21

Exhibit 'B':
Residential Plot Plan



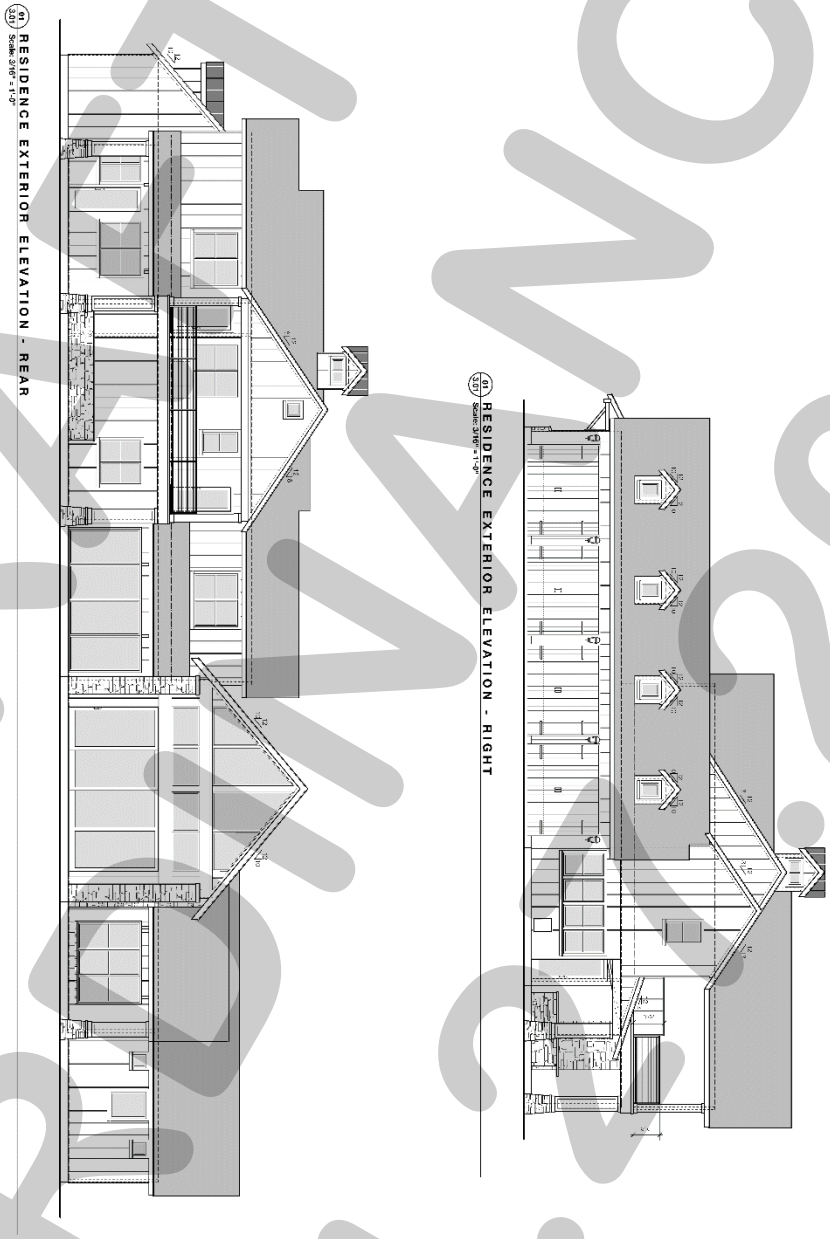
DRAFT ORDINANCE 04.27.2021

Exhibit 'C':
Building Elevations



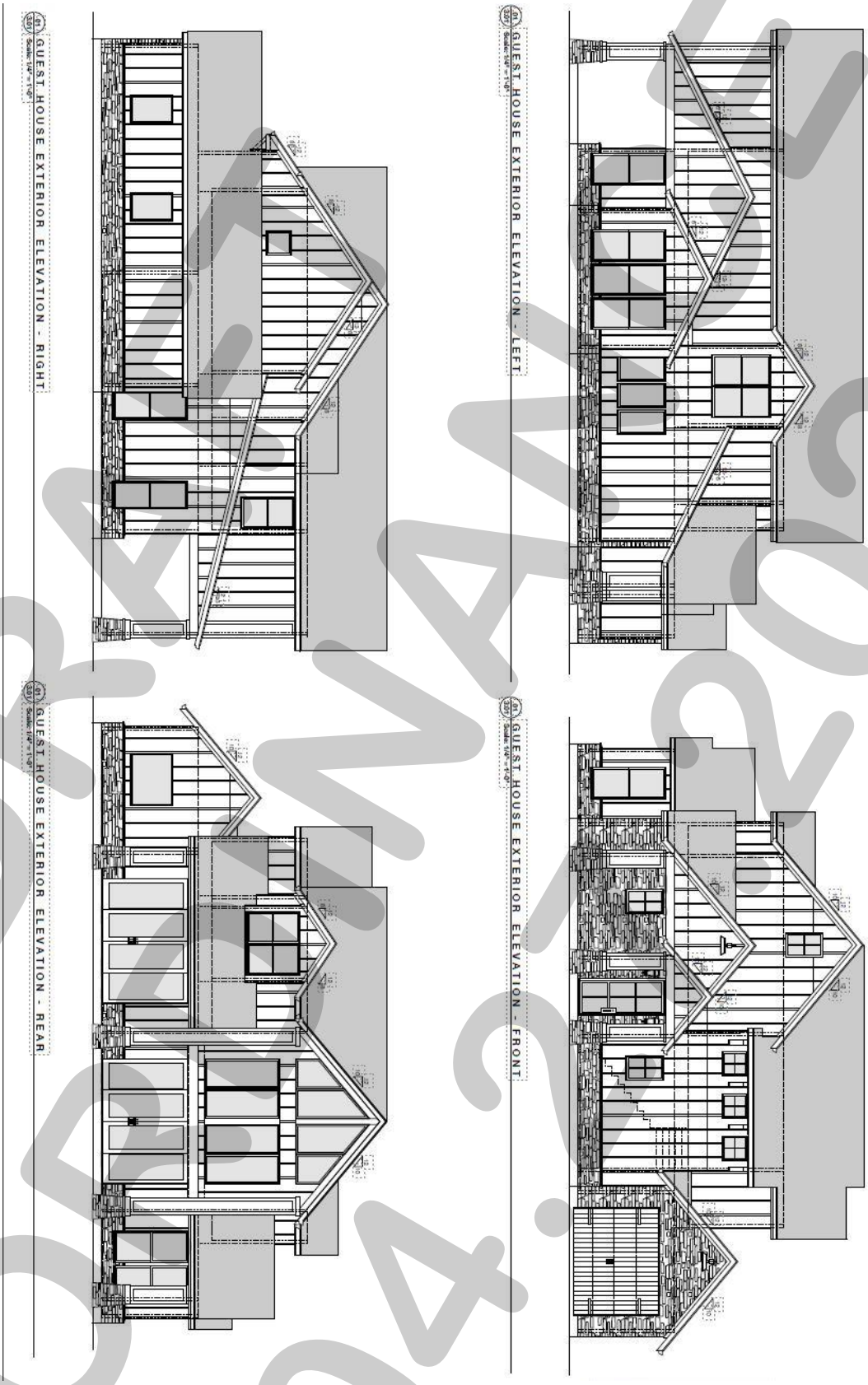
DRAFT ORDINANCE 04.27.2021

Exhibit 'C':
Building Elevations



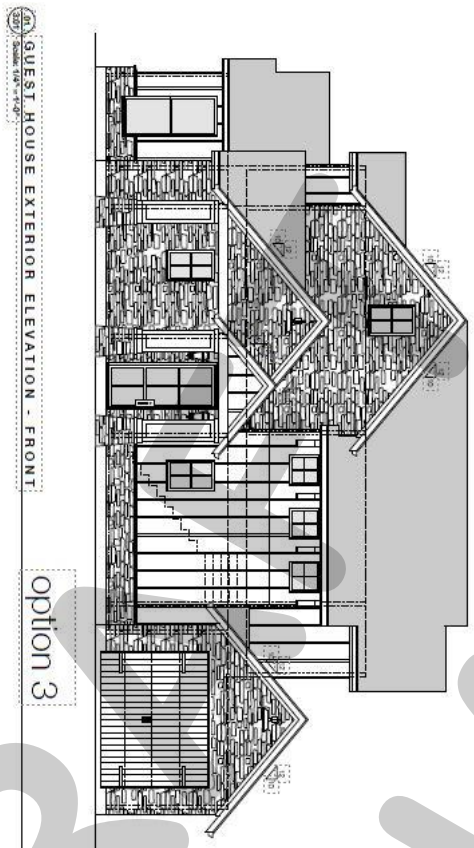
DRAFT ORDINANCE 04.27.2021

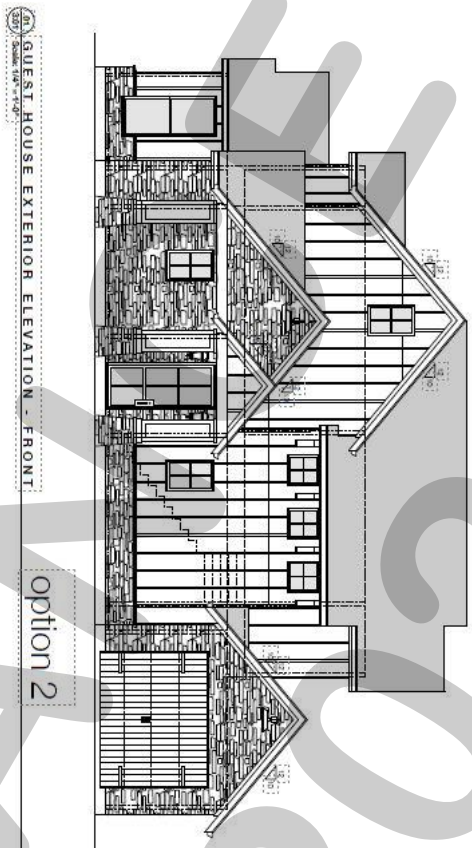
Exhibit 'D':
Guest Quarters/Secondary Living Unit

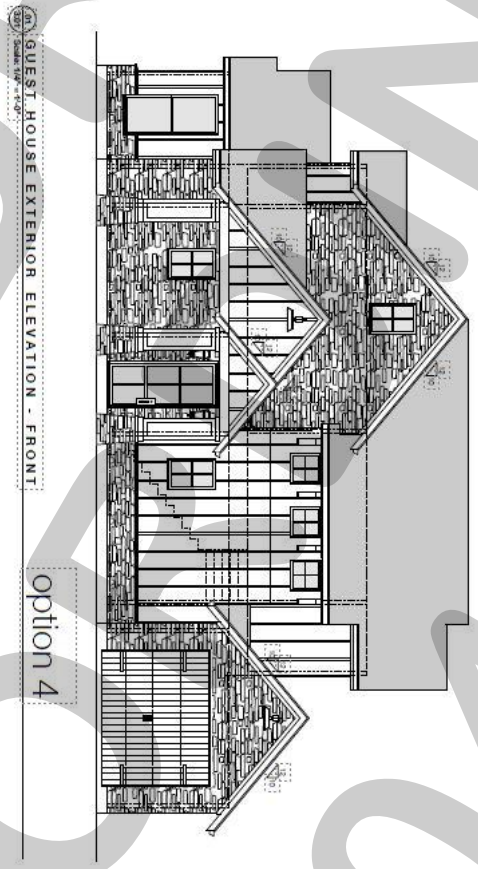


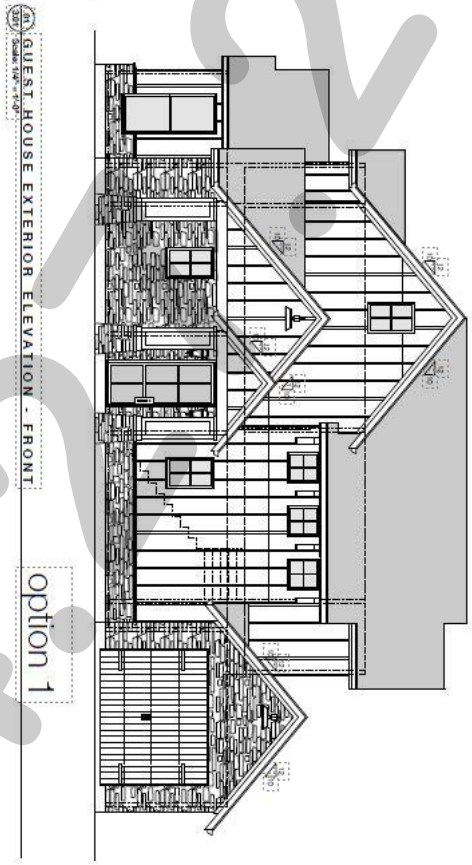
DRAFT 04.27.2021

Exhibit 'D':
Guest Quarters/Secondary Living Unit



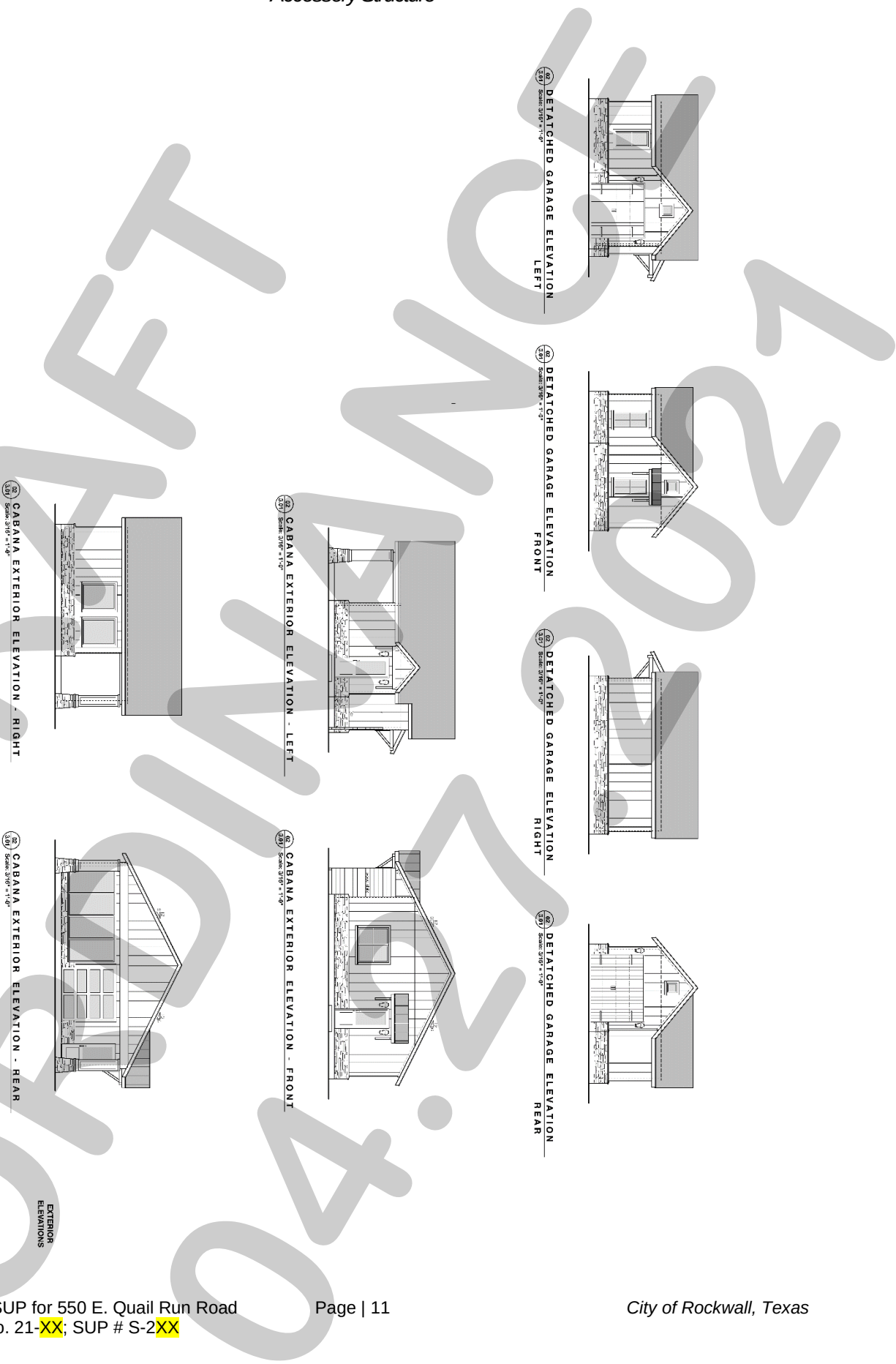






DRAFT
04.27.2021

Exhibit 'E':
Accessory Structure



DRAFT ORDINANCE 04.27.2021

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:	May 11, 2021
APPLICANT:	Lance Tyler
CASE NUMBER:	Z2021-008; *Specific Use Permit (SUP) for a Residential Infill for 550 E. Quail Run Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, an *Accessory Building*, and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home, accessory building, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 2,1973 by *Ordinance No. 73-23* [*Case No. 1973-001*]; However, according to the January 3,1972 zoning map the subject property had already been annexed and was zoned Single Family 1 (SF-1) District. On September 4, 1973, the subject property was rezoned from a Single-Family 1 (SF-1) District to Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses [*Ordinance No. 73-31*]. According to the Rockwall Central Appraisal District (RCAD) a 5,206 SF single-family home was constructed on the property in 1978. On May 18, 1987, Planned Development District 5 (PD-5) was amended by *Ordinance No. 87-23*; however, the subject property remained designated for Single-Family 1 (SF-1) District land uses. On March 4, 2020, a demolition building permit [*BLD2020-0492*] was issued to allow the demolition of the existing single-family home. The subject property is currently vacant.

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 Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the applicant is also requesting a Specific Use Permit (SUP) for a guest quarters/secondary living unit that exceeds 30% of the primary structure, and for an accessory building that exceeds the maximum permissible size.

ADJACENT LAND USES AND ACCESS

The subject property is located at 550 E. Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 67.50-acre tract of vacant land (*i.e. Tract 2-05 of the P. B. Harrison Survey, Abstract No. 97*), which is zoned Agricultural (AG) District. Beyond this is N. John King Boulevard, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 106.866-acre tract of land (*i.e. Tract 14-1 of the S. S. McCurry Survey, Abstract No. 146*), which is currently being utilized for open space/public park land (*i.e. Phelps Lake Park*). Beyond this Phelps Lake Drive, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on

the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. South of this roadway are Phase 8A & 8B of the Caruth Lakes Subdivision. These phases of the subdivision consist of 132 residential lots on 47.764-acres of land, zoned Planned Development District 5 (PD-5) for Single Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is one (1) vacant tract of land (*i.e. Tract 19-3 of the S. S. McCurry Survey, Abstract No. 146*) followed by a five (5) acre parcel of land (*i.e. Lot 1, Block A, Promise Land Addition*) with a 3,257 SF single-family home constructed on it. These properties are zoned Planned Development District 5 (PD-5) for Single Family 8.4 (SF-8.4) District land uses and Single-Family 10 (SF-10) District. Beyond this is N. John King Boulevard, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a vacant 38.64-acre tract of land (*i.e. Tract 22 of the S. S. McCurry Survey, Abstract No. 146*) zoned for Agricultural (AG) District. Beyond this is the Quail Run Valley No. 2 Addition, which consists of 129 residential lots on 40.01-acres. This subdivision is zoned Planned Development District 5 (PD-5) for Single Family 8.4 (SF-8.8) District land uses.

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 Caruth Lakes Subdivision has been in existence for more than ten (10) years, consists of more than five (5) lots, and is more than 90% 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 a Single-Family 7 (SF-7) District requires a Specific Use Permit (SUP).

According to 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 E. Quail Run Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Quail Run Road and the Subject Property	Proposed Housing
Building Height	One (1) to Two (2) Stories	Two (2) 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	1975-1988	*N/A*
Building SF on Property	2,236 SF – 3,257 SF	6,665 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	Greater than 20-Feet	Greater than 20-Feet
Side	Greater than 6-Feet	Greater than 6-Feet
Rear	Greater than 10-Feet	Greater than 10-Feet
Building Materials	Brick	Siding & Stone
Paint and Color	Red & Brown	*Not Specified by Applicant*
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	J-Swing and Detached Garage	J-Swing

In this case, the proposed single-family home meets all of the density and dimensional requirements for a property in a Single-Family 8.4 (SF-8.4) District as stipulated by Planned Development District 5 (PD-5) and the Unified Development Code (UDC); however, the site plan submitted by the applicant indicates that the proposed development will incorporate one (1) detached garage at 410 SF, and one (1) accessory building (*i.e. Cabana*) at 619 SF. According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 8.4 (SF-8.4) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. This means that the proposed accessory building exceeds the maximum allowable size by 475 SF. In addition, the code states that "(d)etached garages accessible from the front shall be a minimum of 20-feet behind the front façade of the primary structure." Based on the plans submitted by the applicant, the proposed detached garage will be setback even with the front façade of the primary structure. Subsection 07.04 goes on to state that, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure … [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." Since the applicant is already requesting a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, the size of the accessory structure (*i.e. cabana*) and the setback of the garage have been included in this Specific Use Permit (SUP) request.

In addition, according to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a guest quarters/secondary living unit shall meet the following requirements: "(a) *Guest Quarters or Secondary Living Units* may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home … (b) (t)he area of such quarters shall not exceed 30% of the area of the main structure … (c) (n)o such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance ... [*and*] (d) *Guest Quarters or Secondary Living Units* not meeting the requirements stated above shall require a Specific Use Permit (SUP)." In this case, the applicant is proposing a 3,150 SF guest quarters/secondary living unit. Based on the square footage of the primary structure (*i.e. 4,999 SF*) the applicant would be permitted to have up to a 1,499.70 SF guest quarters/secondary living unit. The applicant's proposed guest quarters/secondary living unit would exceed this by 1,650.30 SF. As stated above, the code limits properties to two (2) accessory structures, and in this case the applicant is proposing a total of three (3) accessory structures (*i.e. detached garage, cabana, and guest quarters/secondary living unit*). As with the detached garage and accessory building, the guest quarters/secondary living unit has been added to the Specific Use Permit (SUP) request.

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 E. Quail Run Road and the proposed building elevations for all of the proposed structures in the attached packet. To summarize the applicant's request, the proposed Specific Use Permit (SUP) is requesting the following: [*1*] a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, [*2*] a Specific Use Permit (SUP) for an accessory building that exceeds the maximum allowable size, [*3*] a Specific Use Permit (SUP) for a guest quarters/secondary living unit that exceeds 30% of the primary structures square footage, and [*4*] a waiver to the setback of the proposed detached garage. As with any Specific Use Permit (SUP) request, the approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed will not have a negative impact on the existing subdivision or adjacent properties.

NOTIFICATIONS

On April 26, 2021, staff mailed 22 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Quail Run Valley and the Caruth Lakes (*Caruth Ridge Estates*) Homeowners 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 not received any notices regarding 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*, an accessory building that exceeds the maximum size, and a guest quarters/secondary living unit that exceeds 30% of the primary structure 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.

(c) The construction of the guest quarters/secondary living unit on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of the draft ordinance.

(d) The construction of an accessory structure on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'E'* of the draft ordinance.

(e) The accessory structure shall not exceed a maximum size of 620 SF.

(f) The guest quarters/secondary living unit shall not exceed a maximum size of 3,150 SF.

(g) The subject property shall be limited to three (3) accessory structures (*i.e. a detached garage, accessory building, and guest quarters/secondary living unit*) as depicted in *Exhibit 'B'* of the draft ordinance.

(h) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5) -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- prior to the subdivision of land --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure.

(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.

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	550 East Quail Run		
SUBDIVISION	A0146 SS McCoy Tract 19-2	LOT	BLOCK
GENERAL LOCATION	Between John King / 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	8.101	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	Mike Wurster	☑ APPLICANT	Lance Tyler
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1309 Moraine Place	ADDRESS	8989 Garland Rd
CITY, STATE & ZIP	Heath TX 75032	CITY, STATE & ZIP	Dallas TX 75218
PHONE	214-403-7698	PHONE	214-991-7983
E-MAIL	mwurster@elementsgrp.com	E-MAIL	Lance@BellaVistaCompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Wurster [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 $ 410.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2021. 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."

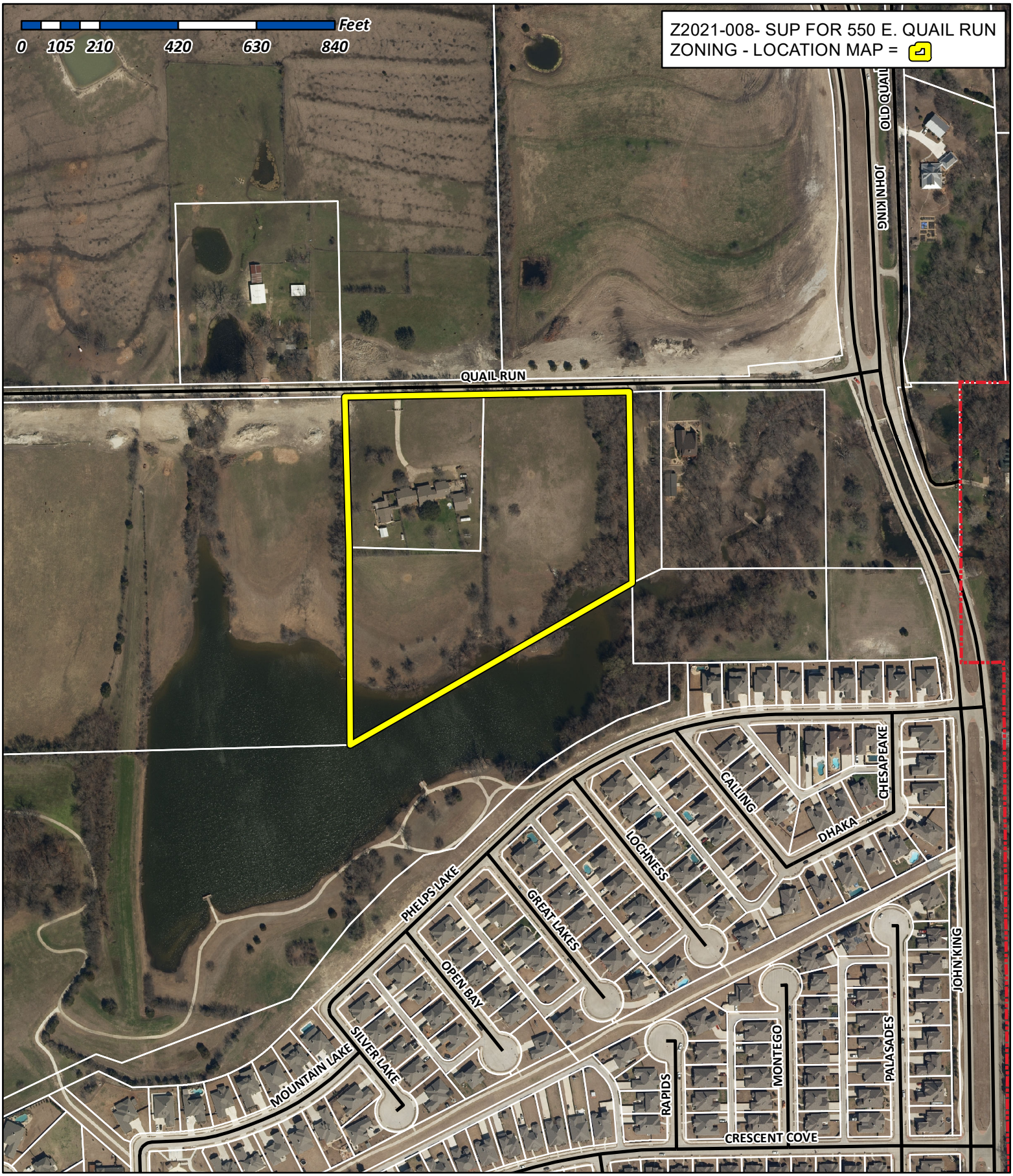
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ANDREA SOLIS
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 126053919



City of Rockwall

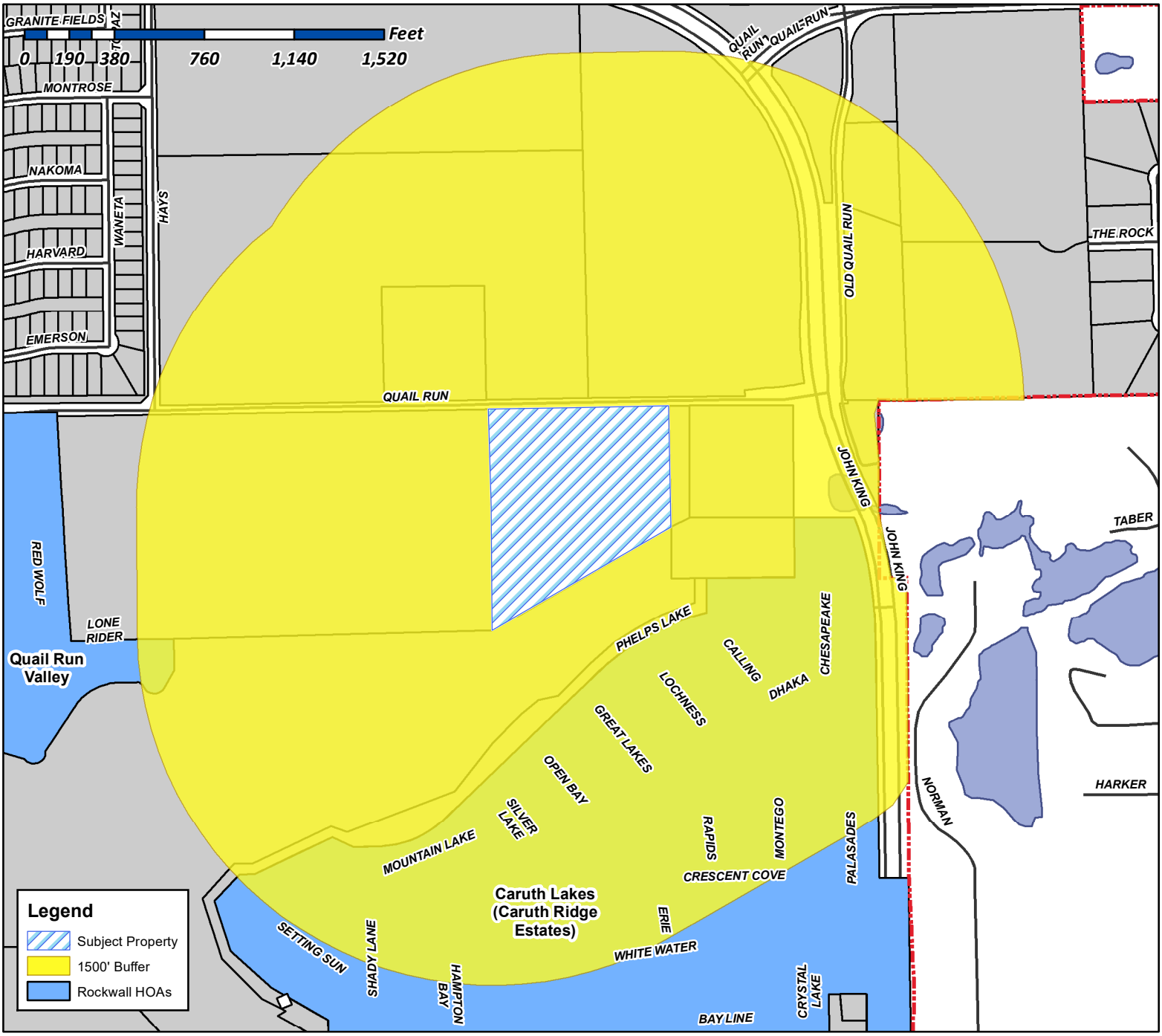
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

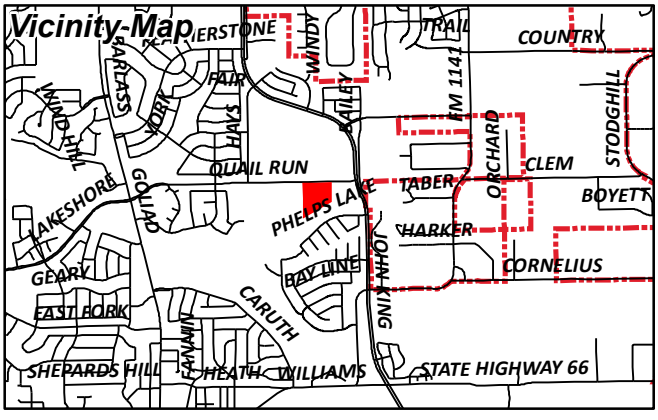
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Case Number: Z2021-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, April 23, 2021 3:34 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-008]
Attachments: Public Notice (04.27.2021).pdf; HOA Map Z2021-008.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 *April 23, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 11, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 17, 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.

Z2021-008 SUP for Residential Infill and a Guest Quarters/Secondary Living Unit
Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, and take any action necessary.

Thank you,

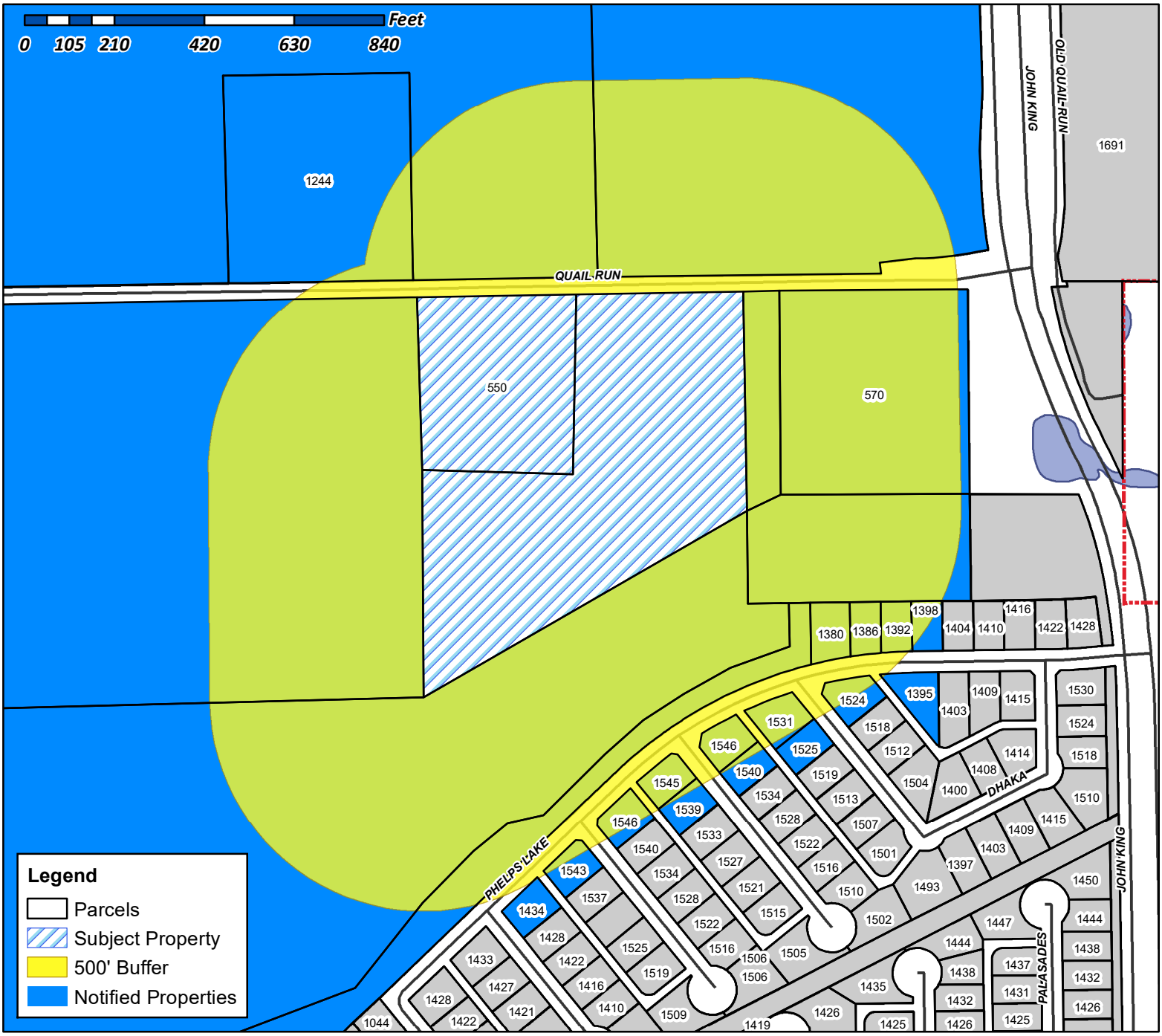
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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City of Rockwall

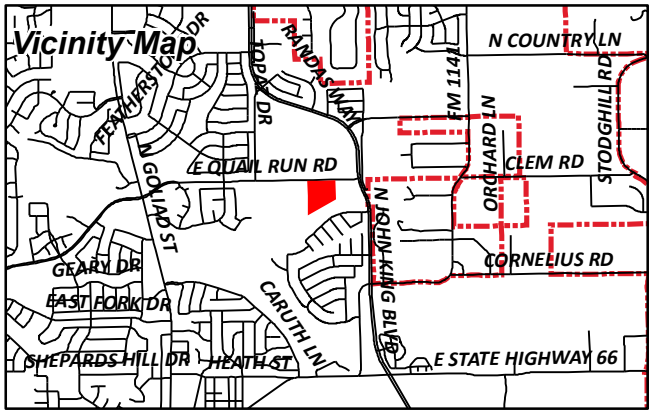
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Case Number: Z2021-008
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



HASSELL ERIN L
1059 HAMPTON BAY DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 QUAIL RUN
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
1309 MORAINE PL
HEATH, TX 75032

SANDERS APRIL D AND
JENNIFER S GEGOGEINE
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESSCT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
550 E QUAIL RUN RD
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN RD
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 75214

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

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. Z2021-008: Specific Use Permit for Residential Infill and a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, 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, May 11, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 17, 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 *Monday, May 17, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2021-008: Specific Use Permit for Residential Infill and a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

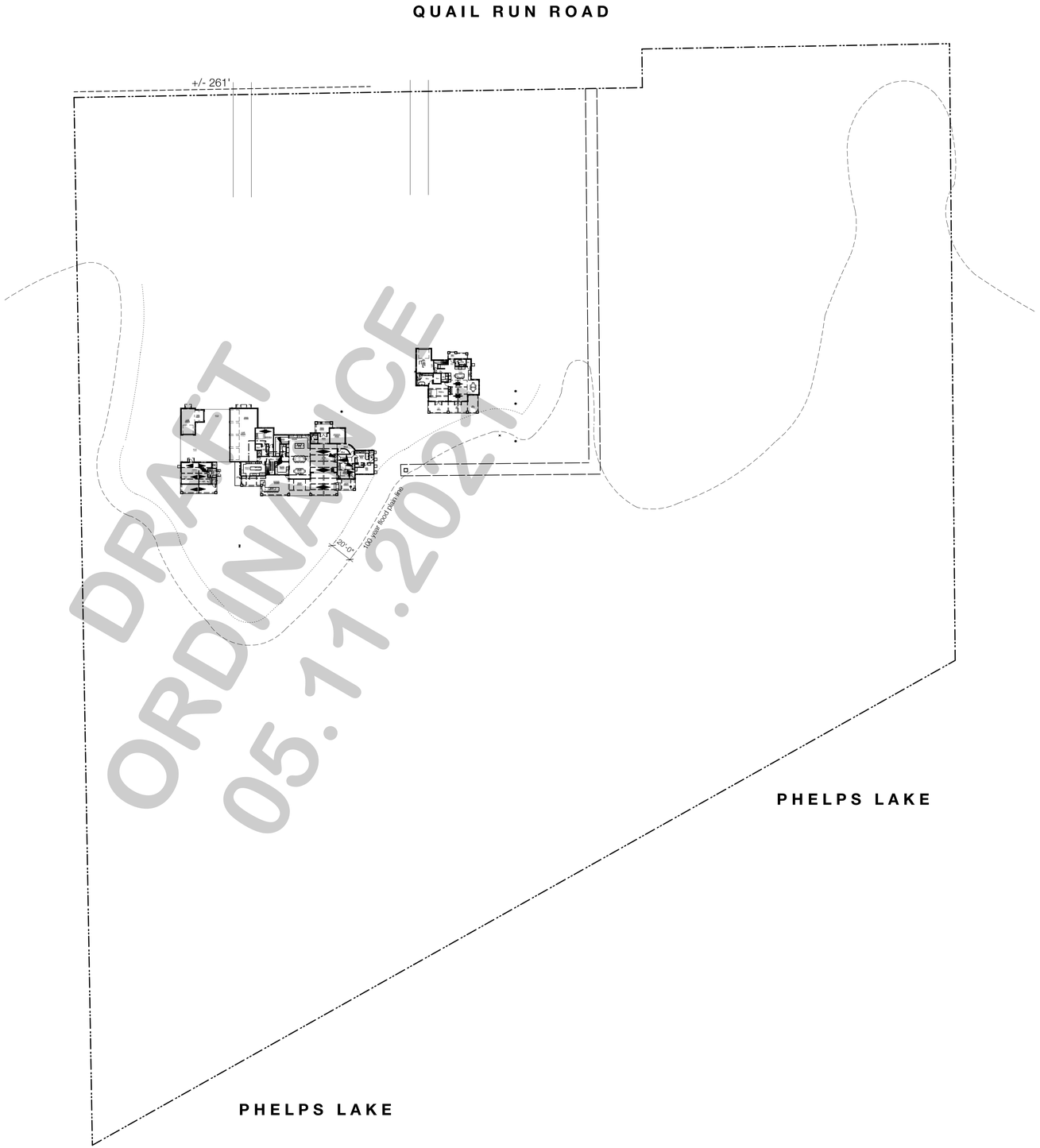
☐ I am opposed to the request for the reasons listed below.

Name:

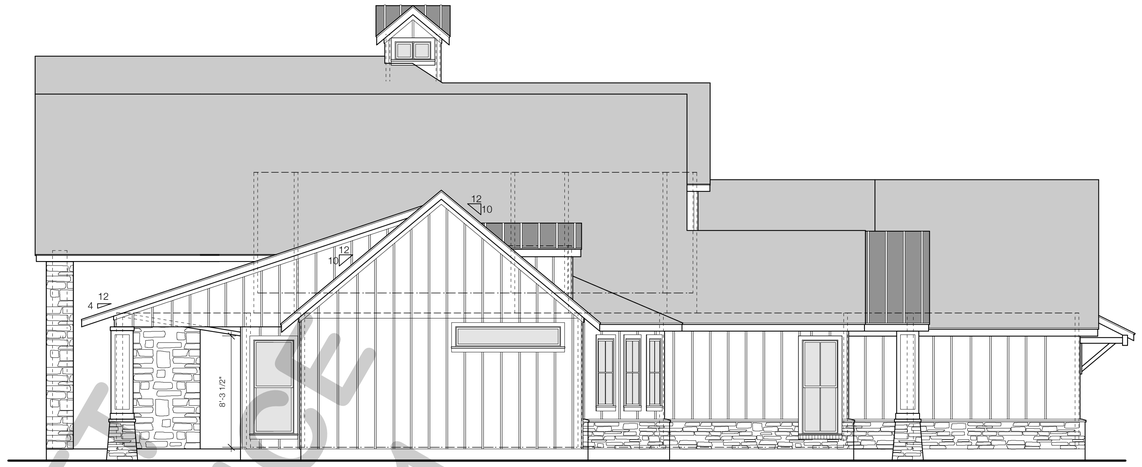
Address:

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



01 1.00 **SITE PLAN**
Scale: 1" = 50'-0"



01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"

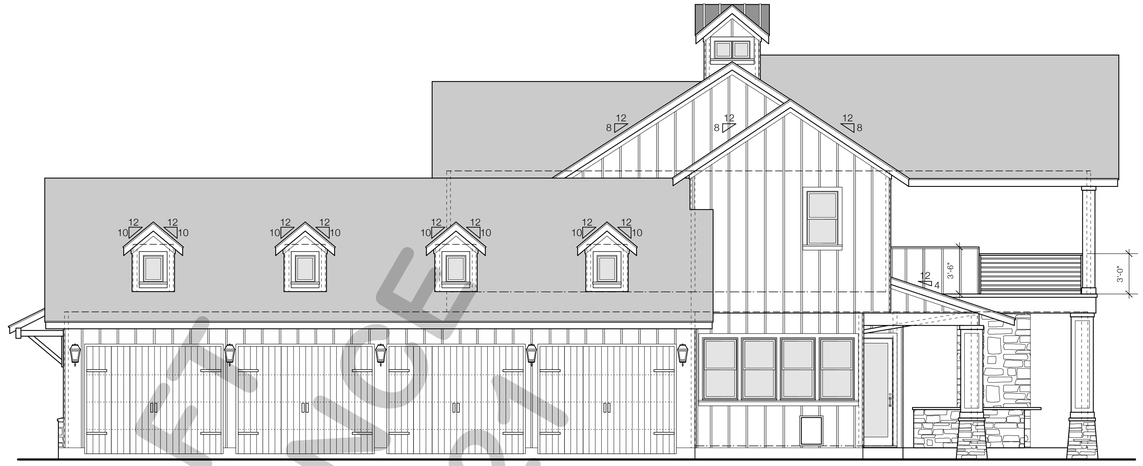


01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"

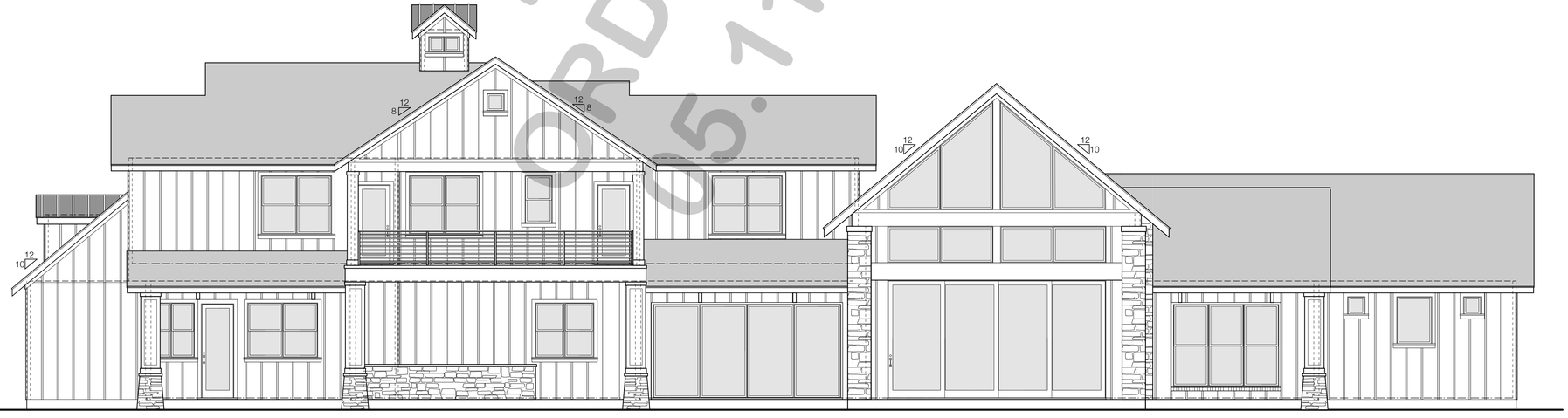
DRAFT
ORDINANCE
05.11.2021

EXTERIOR ELEVATIONS

3.01



01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - REAR**
Scale: 3/16" = 1'-0"

DRAFT
ORDINANCE
05. 11.2

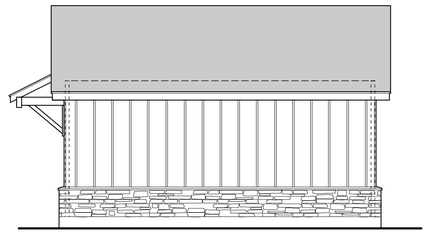
EXTERIOR ELEVATIONS



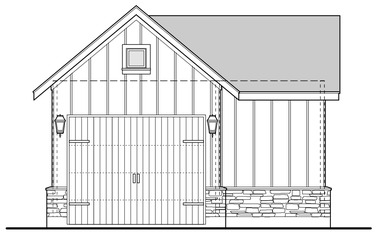
02 3.01 **DETATCHED GARAGE ELEVATION LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **DETATCHED GARAGE ELEVATION FRONT**
Scale: 3/16" = 1'-0"

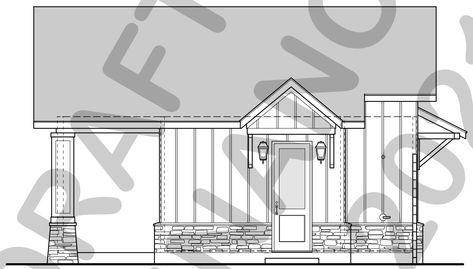


02 3.01 **DETATCHED GARAGE ELEVATION RIGHT**
Scale: 3/16" = 1'-0"

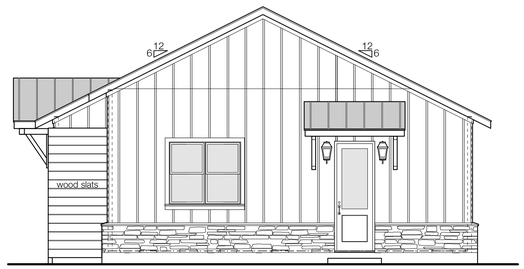


02 3.01 **DETATCHED GARAGE ELEVATION REAR**
Scale: 3/16" = 1'-0"

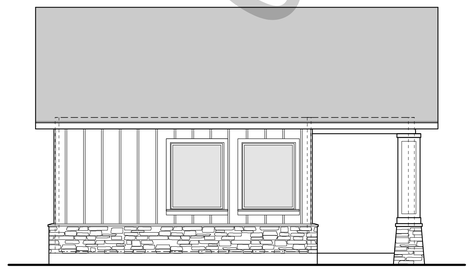
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ORDINANCE
05.11.2021



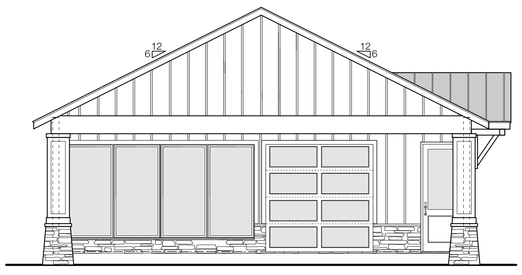
02 3.01 **CABANA EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



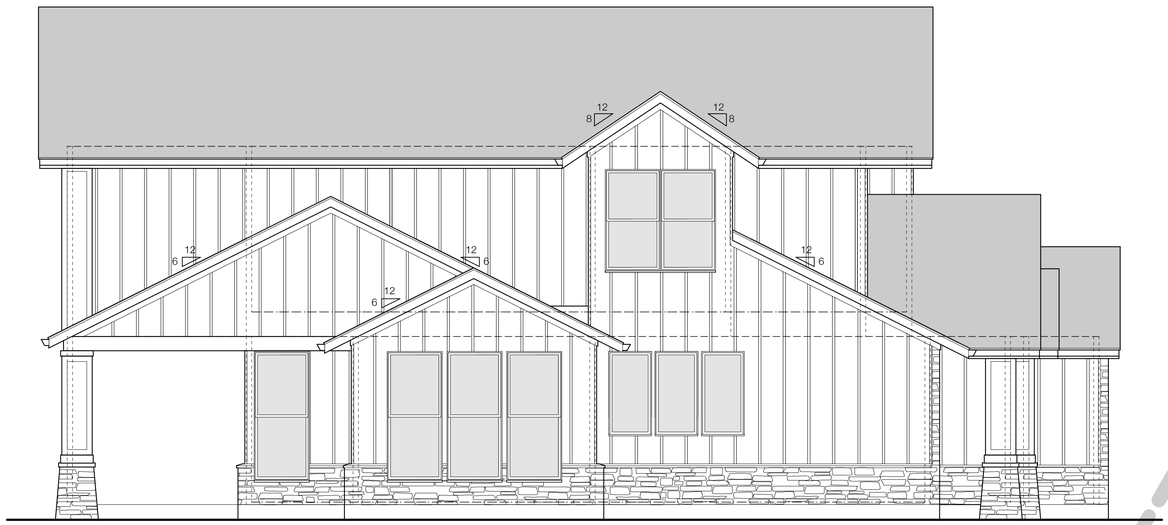
02 3.01 **CABANA EXTERIOR ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - REAR**
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

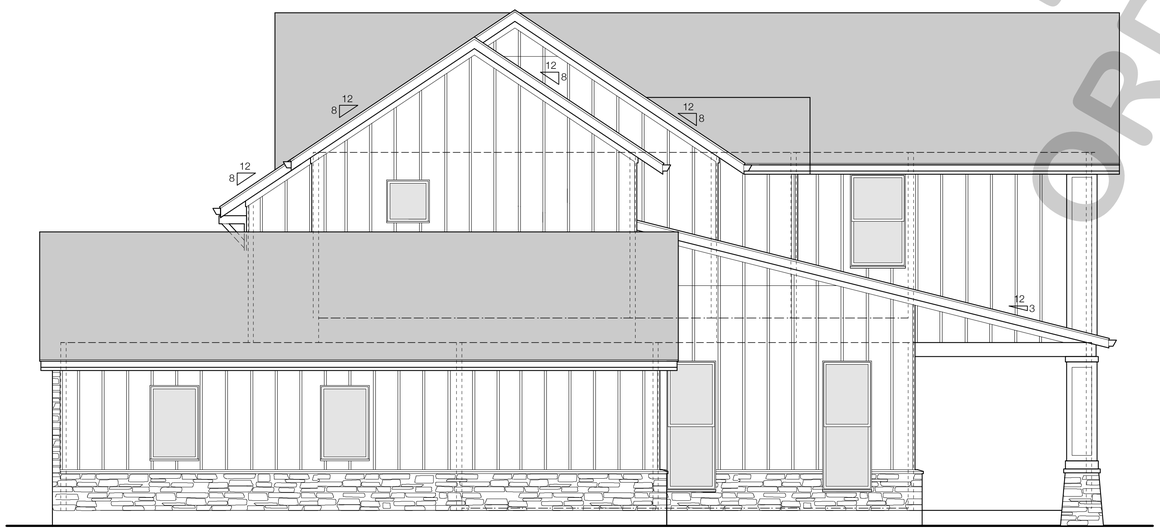
3.03



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - LEFT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - RIGHT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - REAR**
Scale: 1/4" = 1'-0"

DRAFT
ORDINANCE
05.11.2021

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



option 2

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 1

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 3

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 4

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"

DRAFT
ORDINANCE
05.11.2021

DRAWING ISSUE:
31, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --
WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
550 E. Quail Run Road	*RCAD Indicates Vacant*		Subject Property		
570 E. Quail Run Road	*Single-Family Home*	1988	3,257	*2215*	Brick
1244 E. Quail Run Road	*Single-Family Home*	1975	2,236	*6433*	Brick
Averages:		1982	2,747	4,324	



570 E. Quail Run Road



1244 E. Quail Run Road

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 PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [*ORDINANCE NO. 19-38*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION,* A *GUEST QUARTERS/SECONDARY LIVING UNIT*, AND AN *ACCESSORY STRUCTURE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME, ACCESSORY STRUCTURE, DETACHED GARAGE, AND GUEST QUARTERS/SECONDARY LIVING UNIT ON AN 8.011-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 19-2 OF THE S. S. MCCURRY SURVEY, ABSTRACT NO. 146, 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 Lance Tyler for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Unit*, and an *accessory structure* that exceeds the maximum allowable size to allow the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on an 8.011-acre tract of land being described as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, 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 Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] 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

DRAFT 05.14.2021

Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Quarters*, and an *accessory structure* that exceeds the maximum size to allow for the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit 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 03.08, *Single-Family 8.4 (SF-8.4) 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 5 (PD-5) [*Ordinance No. 19-38*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home, guest quarters/secondary living unit, and accessory building on the *Subject Property* and conformance to these operational conditions are required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

2) 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.

3) The construction of the guest quarters/secondary living unit on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of the draft ordinance.

4) The construction of an accessory structure on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'E'* of the draft ordinance.

5) The accessory structure shall not exceed a maximum size of 620 SF.

6) The guest quarters/secondary living unit shall not exceed a maximum size of 3,150 SF.

7) The subject property shall be limited to three (3) accessory structures (*i.e. a detached garage, accessory building, and guest quarters/secondary living unit*) as depicted in *Exhibit 'B'* of the draft ordinance.

8) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5) -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- prior to the subdivision of land --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure

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:

DRAFT ORDINANCE 05.11.2021

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 7TH DAY OF JUNE, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 05.17.2021

1st Reading: *May 17, 2021*

2nd Reading: *June 7, 2021*

DRAFT ORDINANCE 05.11.2021

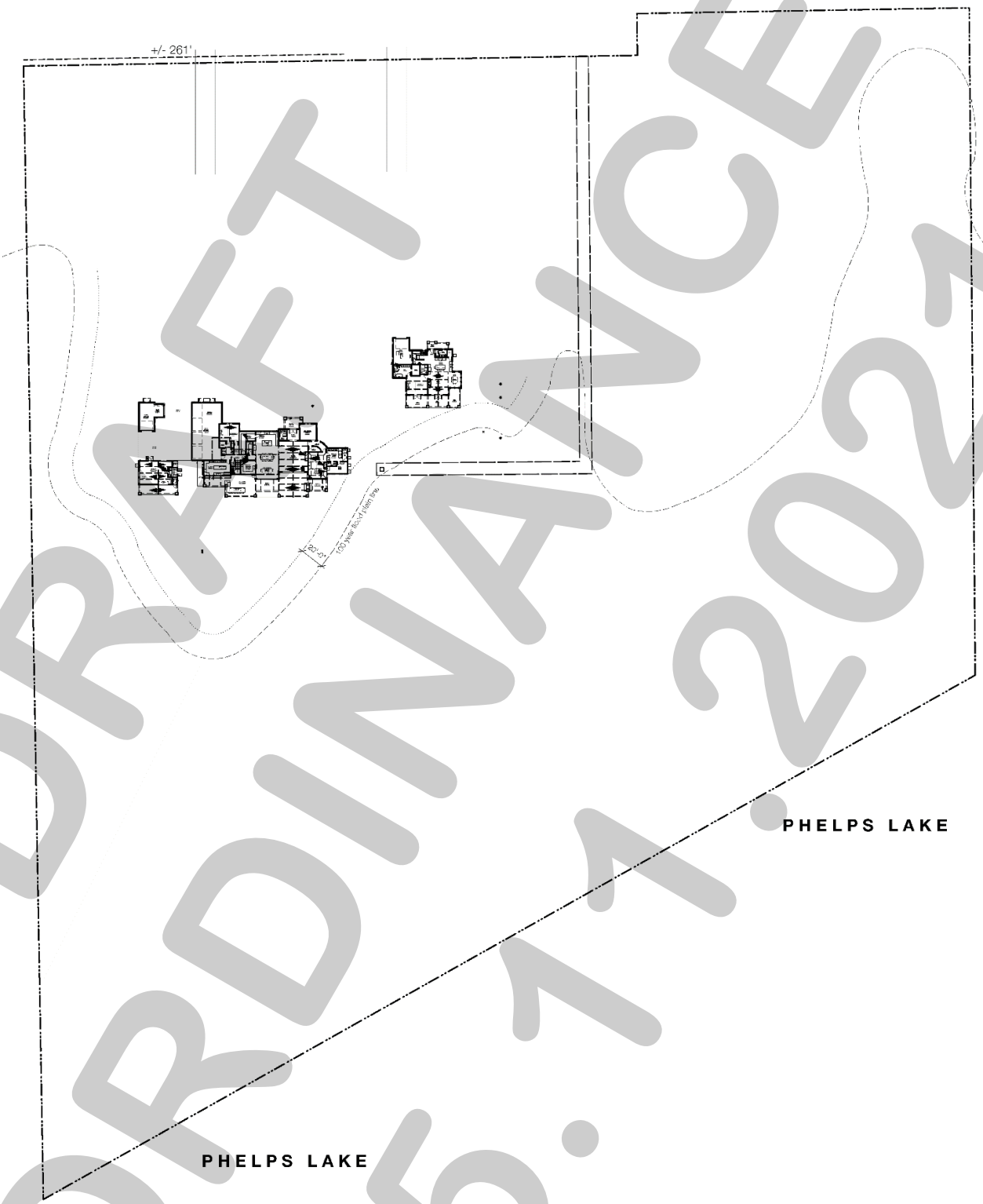
Exhibit 'A'
Location Map and Survey

Address: *550 E. Quail Run Road*
Legal Description: *Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*



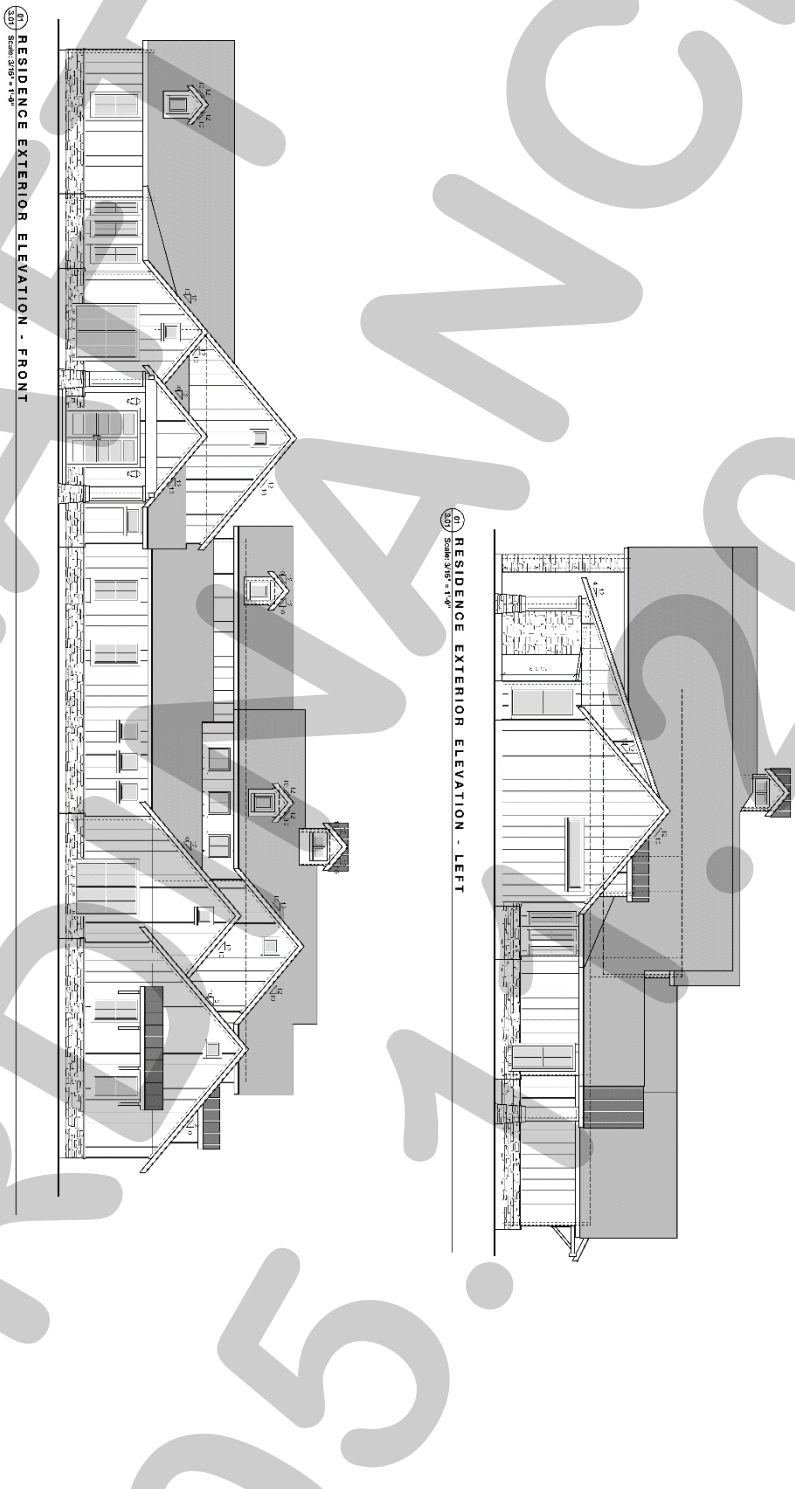
DRAFT 03/05/21

Exhibit 'B':
Residential Plot Plan



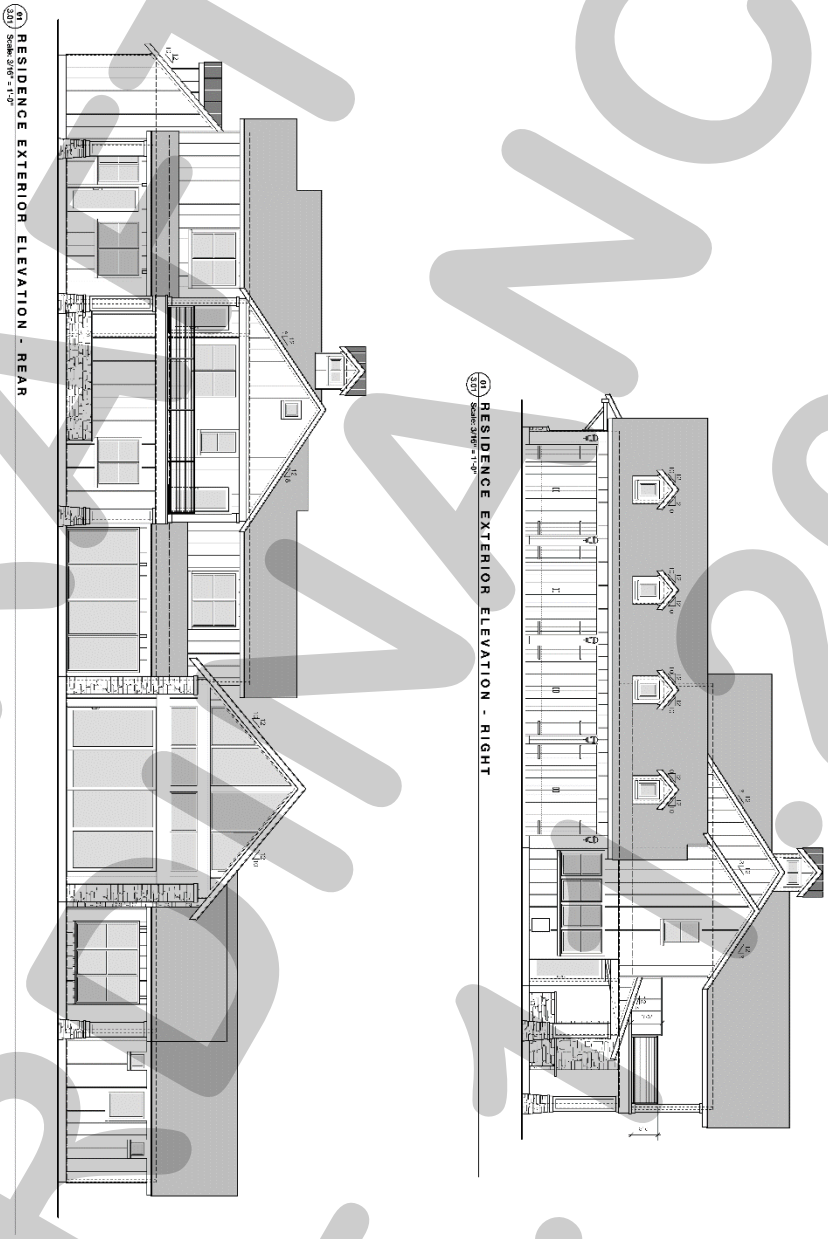
DRAFT ORDINANCE 05.11.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.11.2021

Exhibit 'C':
Building Elevations



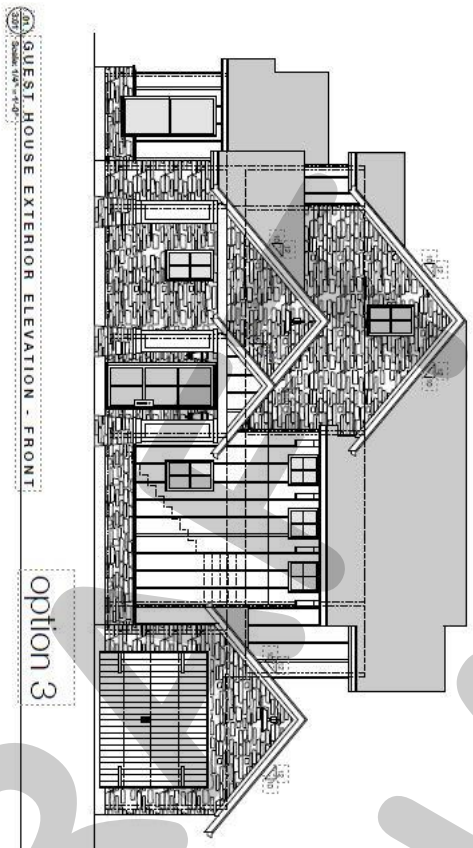
DRAFT ORDINANCE 05.11.2021

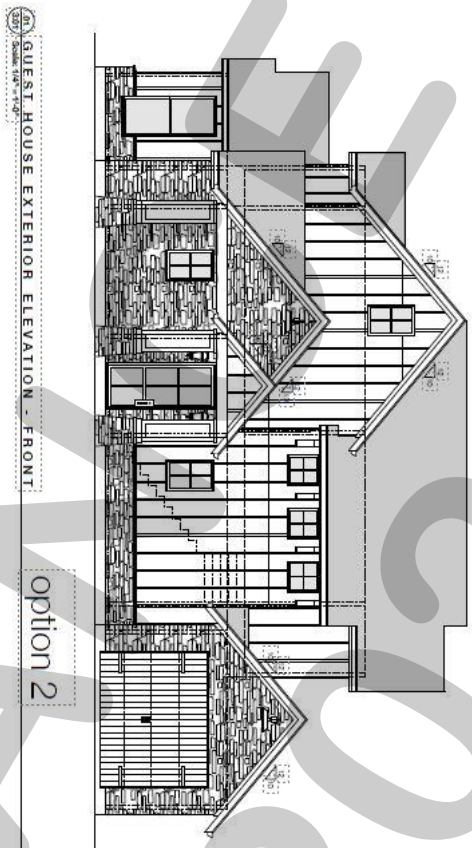
Exhibit 'D':
Guest Quarters/Secondary Living Unit

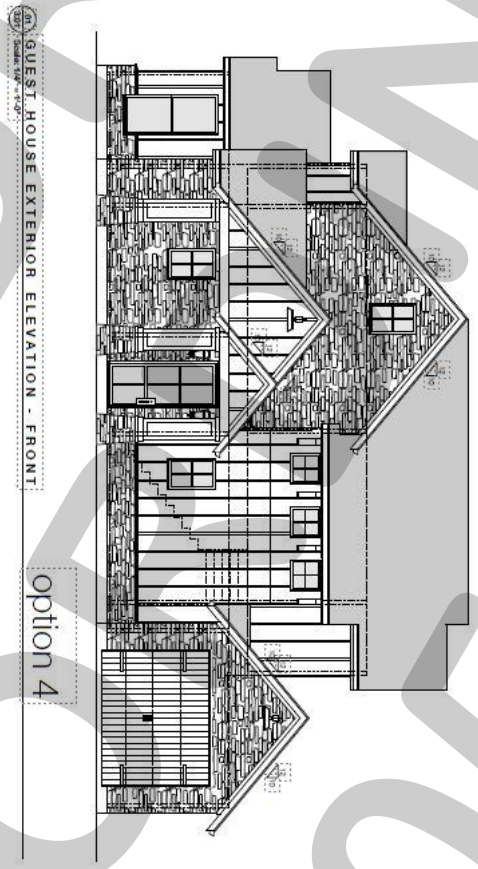


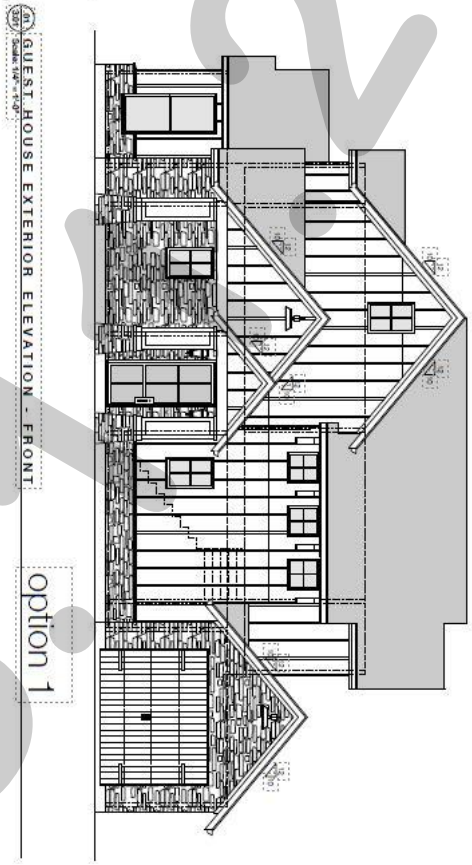
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05.17.2021

Exhibit 'D':
Guest Quarters/Secondary Living Unit



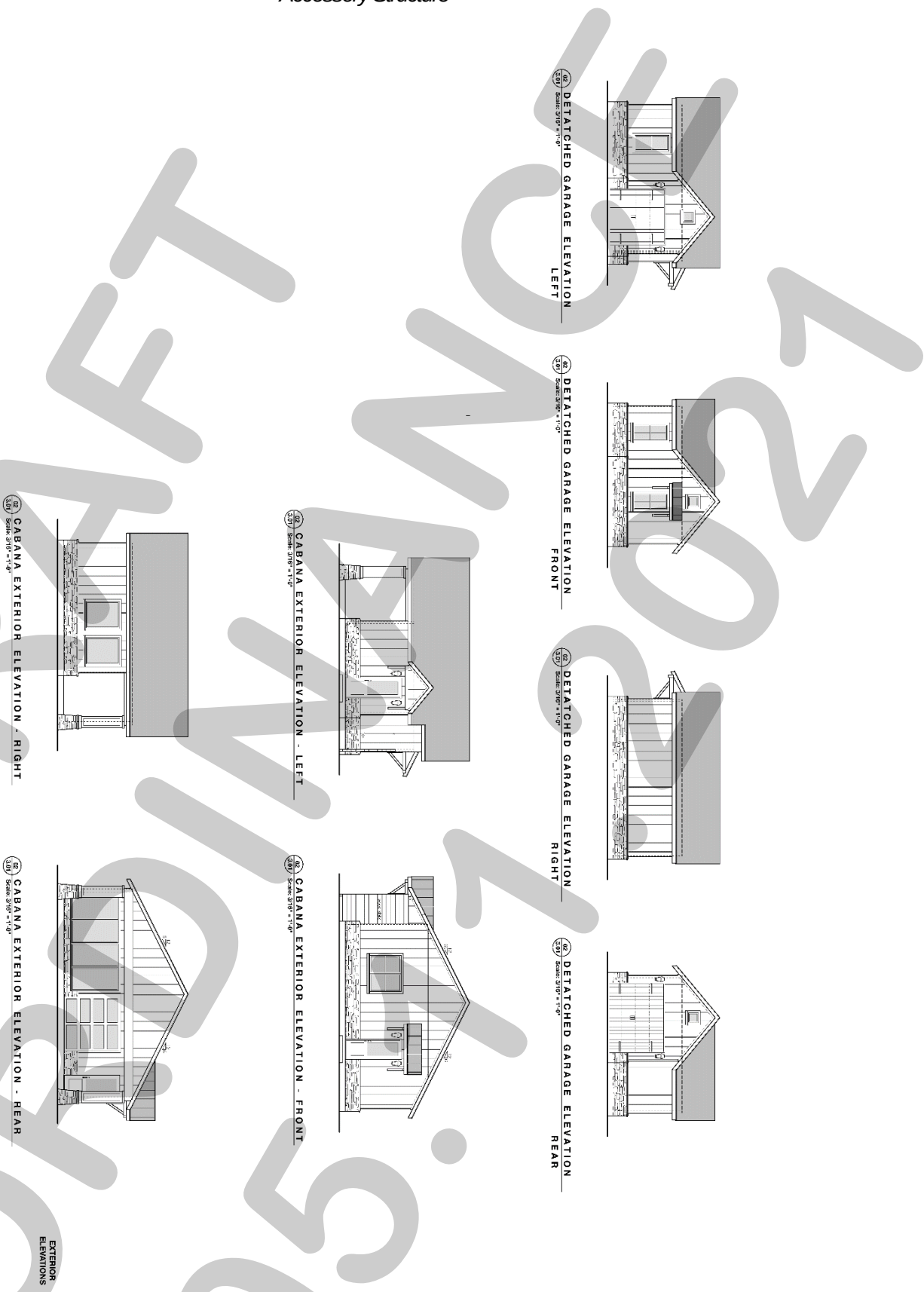






DRAFT
05-14-2021

Exhibit 'E':
Accessory Structure



DRAFT ORDINANCE 05.17.2021

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:	May 17, 2021
APPLICANT:	Lance Tyler
CASE NUMBER:	Z2021-008; *Specific Use Permit (SUP) for a Residential Infill for 550 E. Quail Run Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, an *Accessory Building*, and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home, accessory building, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 2,1973 by *Ordinance No. 73-23* [*Case No. 1973-001*]; However, according to the January 3,1972 zoning map the subject property had already been annexed and was zoned Single Family 1 (SF-1) District. On September 4, 1973, the subject property was rezoned from a Single-Family 1 (SF-1) District to Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses [*Ordinance No. 73-31*]. According to the Rockwall Central Appraisal District (RCAD) a 5,206 SF single-family home was constructed on the property in 1978. On May 18, 1987, Planned Development District 5 (PD-5) was amended by *Ordinance No. 87-23*; however, the subject property remained designated for Single-Family 1 (SF-1) District land uses. On March 4, 2020, a demolition building permit [*BLD2020-0492*] was issued to allow the demolition of the existing single-family home. The subject property is currently vacant.

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 Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the applicant is also requesting a Specific Use Permit (SUP) for a guest quarters/secondary living unit that exceeds 30% of the primary structure, and for an accessory building that exceeds the maximum permissible size.

ADJACENT LAND USES AND ACCESS

The subject property is located at 550 E. Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 67.50-acre tract of vacant land (*i.e. Tract 2-05 of the P. B. Harrison Survey, Abstract No. 97*), which is zoned Agricultural (AG) District. Beyond this is N. John King Boulevard, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 106.866-acre tract of land (*i.e. Tract 14-1 of the S. S. McCurry Survey, Abstract No. 146*), which is currently being utilized for open space/public park land (*i.e. Phelps Lake Park*). Beyond this Phelps Lake Drive, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on

the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. South of this roadway are Phase 8A & 8B of the Caruth Lakes Subdivision. These phases of the subdivision consist of 132 residential lots on 47.764-acres of land, zoned Planned Development District 5 (PD-5) for Single Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is one (1) vacant tract of land (*i.e. Tract 19-3 of the S. S. McCurry Survey, Abstract No. 146*) followed by a five (5) acre parcel of land (*i.e. Lot 1, Block A, Promise Land Addition*) with a 3,257 SF single-family home constructed on it. These properties are zoned Planned Development District 5 (PD-5) for Single Family 8.4 (SF-8.4) District land uses and Single-Family 10 (SF-10) District. Beyond this is N. John King Boulevard, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a vacant 38.64-acre tract of land (*i.e. Tract 22 of the S. S. McCurry Survey, Abstract No. 146*) zoned for Agricultural (AG) District. Beyond this is the Quail Run Valley No. 2 Addition, which consists of 129 residential lots on 40.01-acres. This subdivision is zoned Planned Development District 5 (PD-5) for Single Family 8.4 (SF-8.8) District land uses.

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 Caruth Lakes Subdivision has been in existence for more than ten (10) years, consists of more than five (5) lots, and is more than 90% 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 a Single-Family 7 (SF-7) District requires a Specific Use Permit (SUP).

According to 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 E. Quail Run Road compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Quail Run Road and the Subject Property	Proposed Housing
Building Height	One (1) to Two (2) Stories	Two (2) 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	1975-1988	*N/A*
Building SF on Property	2,236 SF – 3,257 SF	6,665 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	Greater than 20-Feet	Greater than 20-Feet
Side	Greater than 6-Feet	Greater than 6-Feet
Rear	Greater than 10-Feet	Greater than 10-Feet
Building Materials	Brick	Siding & Stone
Paint and Color	Red & Brown	*Not Specified by Applicant*
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	J-Swing and Detached Garage	J-Swing

In this case, the proposed single-family home meets all of the density and dimensional requirements for a property in a Single-Family 8.4 (SF-8.4) District as stipulated by Planned Development District 5 (PD-5) and the Unified Development Code (UDC); however, the site plan submitted by the applicant indicates that the proposed development will incorporate one (1) detached garage at 410 SF, and one (1) accessory building (*i.e. Cabana*) at 619 SF. According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 8.4 (SF-8.4) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. This means that the proposed accessory building exceeds the maximum allowable size by 475 SF. In addition, the code states that "(d)etached garages accessible from the front shall be a minimum of 20-feet behind the front façade of the primary structure." Based on the plans submitted by the applicant, the proposed detached garage will be setback even with the front façade of the primary structure. Subsection 07.04 goes on to state that, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure … [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." Since the applicant is already requesting a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, the size of the accessory structure (*i.e. cabana*) and the setback of the garage have been included in this Specific Use Permit (SUP) request.

In addition, according to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a guest quarters/secondary living unit shall meet the following requirements: "(a) *Guest Quarters or Secondary Living Units* may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home … (b) (t)he area of such quarters shall not exceed 30% of the area of the main structure … (c) (n)o such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance ... [*and*] (d) *Guest Quarters or Secondary Living Units* not meeting the requirements stated above shall require a Specific Use Permit (SUP)." In this case, the applicant is proposing a 3,150 SF guest quarters/secondary living unit. Based on the square footage of the primary structure (*i.e. 4,999 SF*) the applicant would be permitted to have up to a 1,499.70 SF guest quarters/secondary living unit. The applicant's proposed guest quarters/secondary living unit would exceed this by 1,650.30 SF. As stated above, the code limits properties to two (2) accessory structures, and in this case the applicant is proposing a total of three (3) accessory structures (*i.e. detached garage, cabana, and guest quarters/secondary living unit*). As with the detached garage and accessory building, the guest quarters/secondary living unit has been added to the Specific Use Permit (SUP) request.

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 E. Quail Run Road and the proposed building elevations for all of the proposed structures in the attached packet. To summarize the applicant's request, the proposed Specific Use Permit (SUP) is requesting the following: [*1*] a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision*, [*2*] a Specific Use Permit (SUP) for an accessory building that exceeds the maximum allowable size, [*3*] a Specific Use Permit (SUP) for a guest quarters/secondary living unit that exceeds 30% of the primary structures square footage, and [*4*] a waiver to the setback of the proposed detached garage. As with any Specific Use Permit (SUP) request, the approval of this request is discretion to the Planning and Zoning Commission and City Council pending a finding that the proposed will not have a negative impact on the existing subdivision or adjacent properties.

NOTIFICATIONS

On April 26, 2021, staff mailed 22 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Quail Run Valley and the Caruth Lakes (*Caruth Ridge Estates*) Homeowners 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 not received any notices regarding 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*, an accessory building that exceeds the maximum size, and a guest quarters/secondary living unit that exceeds 30% of the primary structure 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.

(c) The construction of the guest quarters/secondary living unit on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of the draft ordinance.

(d) The construction of an accessory structure on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'E'* of the draft ordinance.

(e) The accessory structure shall not exceed a maximum size of 620 SF.

(f) The guest quarters/secondary living unit shall not exceed a maximum size of 3,150 SF.

(g) The subject property shall be limited to three (3) accessory structures (*i.e. a detached garage, accessory building, and guest quarters/secondary living unit*) as depicted in *Exhibit 'B'* of the draft ordinance.

(h) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5) -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- prior to the subdivision of land --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure.

(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 May 11, 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 Moeller and Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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	550 East Quail Run		
SUBDIVISION	A0146 SS McCoy Tract 19-2	LOT	BLOCK
GENERAL LOCATION	Between John King / 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residential
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	8.101	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	Mike Wurster	☑ APPLICANT	Lance Tyler
CONTACT PERSON		CONTACT PERSON	
ADDRESS	1309 Moraine Place	ADDRESS	8989 Garland Rd
CITY, STATE & ZIP	Heath TX 75032	CITY, STATE & ZIP	Dallas TX 75218
PHONE	214-403-7698	PHONE	214-991-7983
E-MAIL	mwurster@elementsgrp.com	E-MAIL	Lance@BellaVistaCompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Wurster [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 $ 410.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2021. 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."

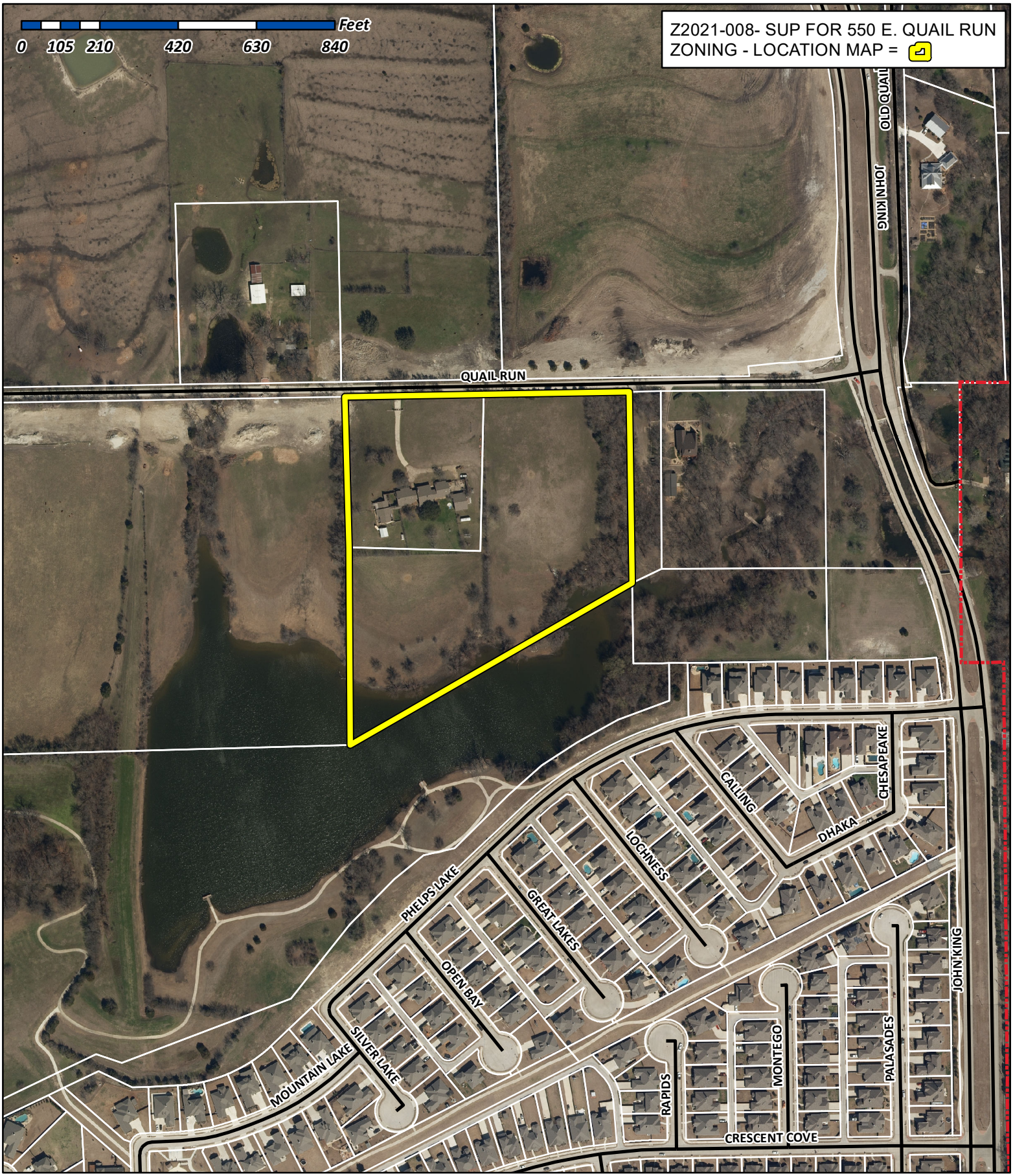
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF April, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ANDREA SOLIS
Notary Public, State of Texas
Comm. Expires 06-04-2023
Notary ID 126053919



City of Rockwall

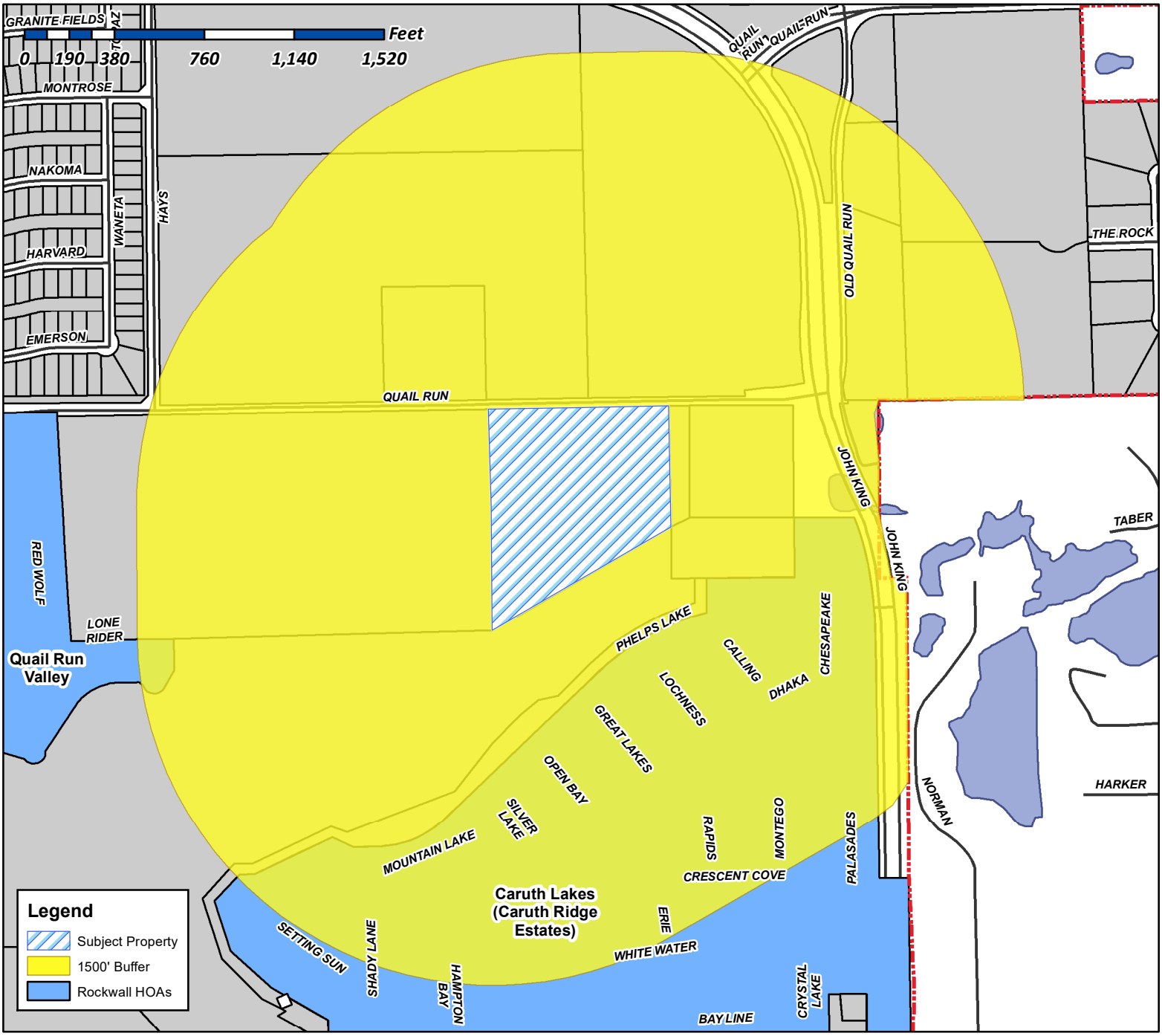
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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City of Rockwall

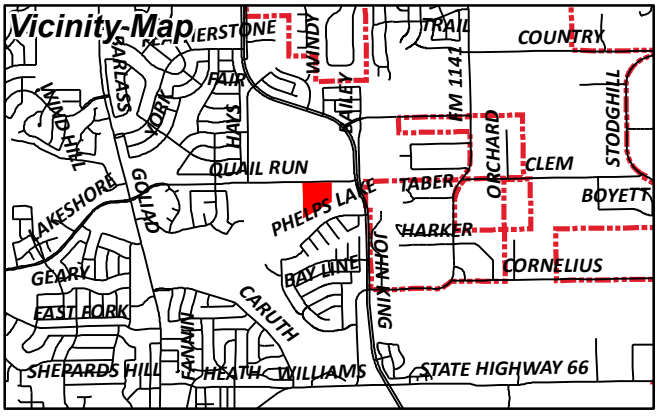
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Case Number: Z2021-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



Lee, Henry

From: Gamez, Angelica
Sent: Friday, April 23, 2021 3:34 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-008]
Attachments: Public Notice (04.27.2021).pdf; HOA Map Z2021-008.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 *April 23, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, May 11, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 17, 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.

Z2021-008 SUP for Residential Infill and a Guest Quarters/Secondary Living Unit
Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, and take any action necessary.

Thank you,

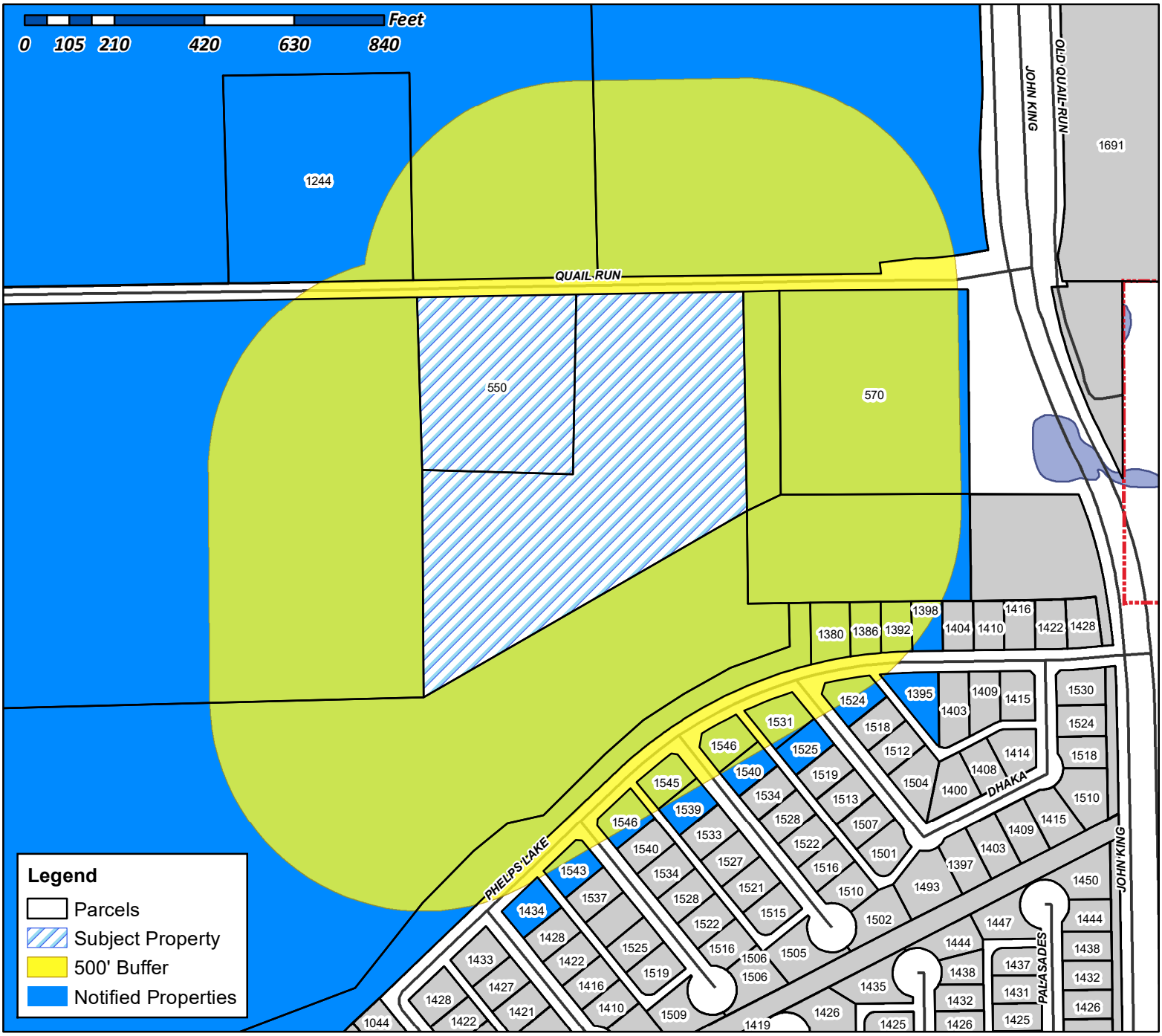
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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City of Rockwall

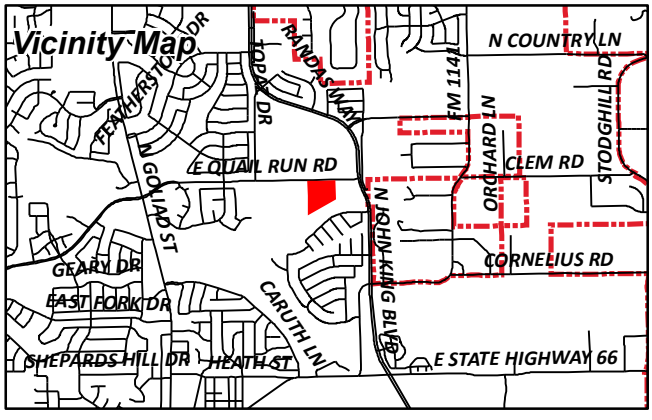
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Case Number: Z2021-008
Case Name: SUP For Residential Infill
Case Type: Zoning
Zoning: Planned Development District 5 (PD-5)
Case Address: 550 E. Quail Run Road

Date Created: *4/19/2021*
For Questions on this Case Call (972) 771-7745



HASSELL ERIN L
1059 HAMPTON BAY DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 QUAIL RUN
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
1309 MORAINE PL
HEATH, TX 75032

SANDERS APRIL D AND
JENNIFER S GEGOGEINE
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESSCT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
550 E QUAIL RUN RD
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN RD
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 75214

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

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. Z2021-008: Specific Use Permit for Residential Infill and a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Lance Tyler on behalf of the owner Mike Worster for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on a 8.011-acre tract of land identified as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, 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, May 11, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, May 17, 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 *Monday, May 17, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2021-008: Specific Use Permit for Residential Infill and a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

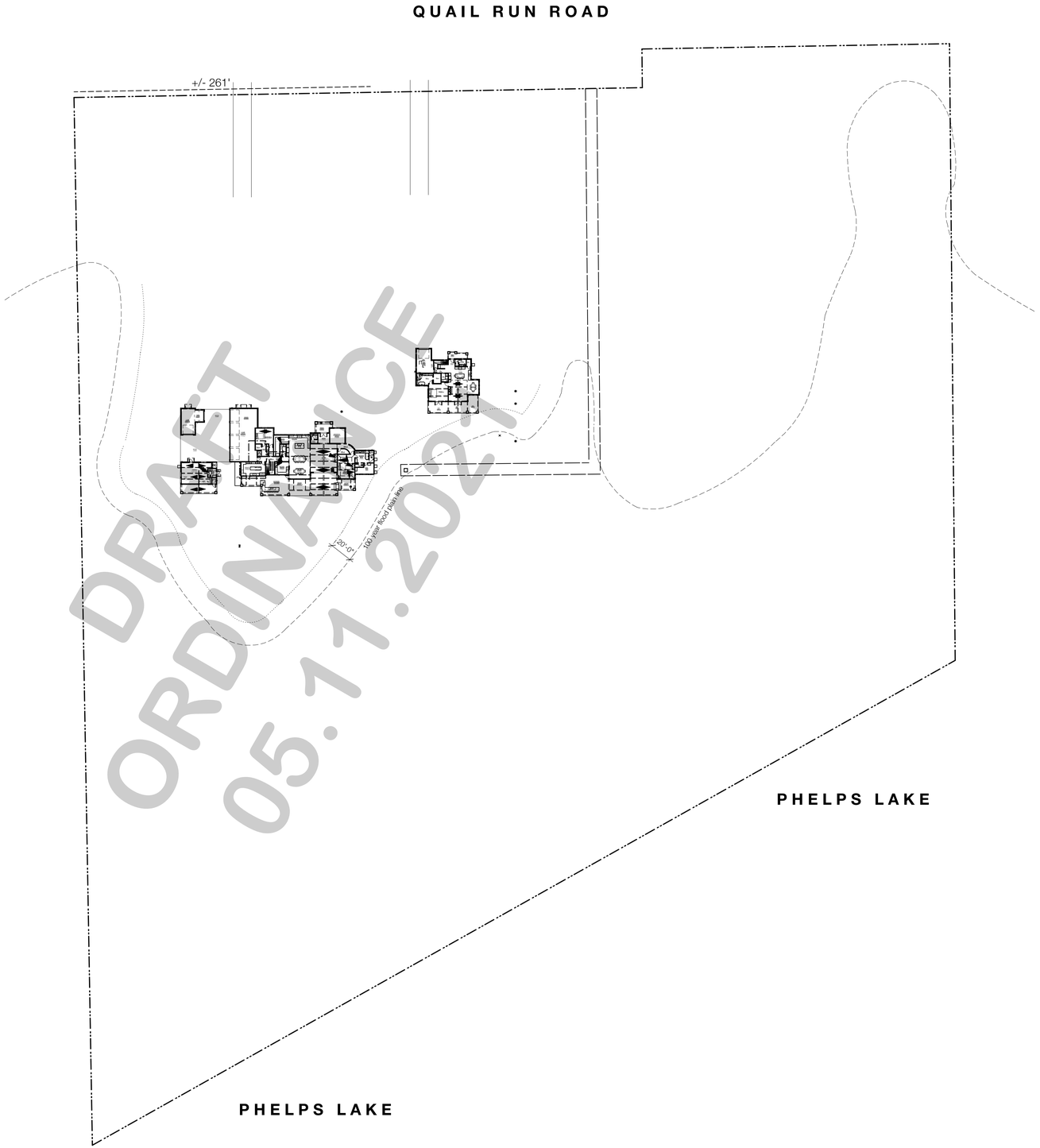
☐ I am opposed to the request for the reasons listed below.

Name:

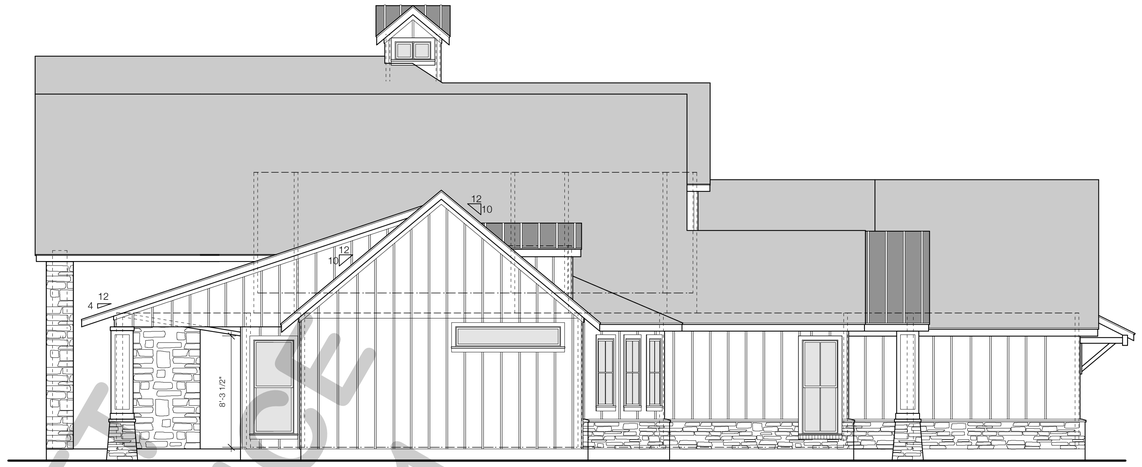
Address:

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



01 1.00 **SITE PLAN**
Scale: 1" = 50'-0"



01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"

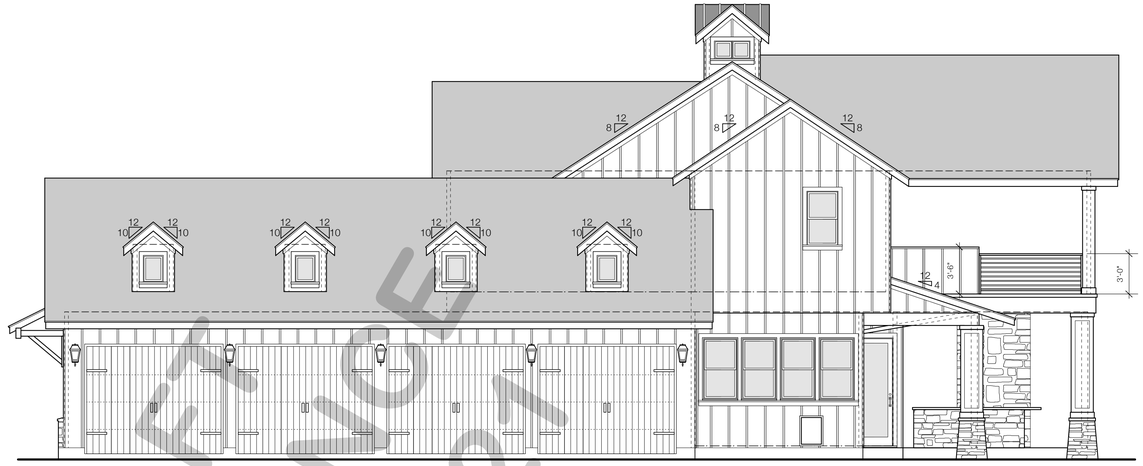


01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"

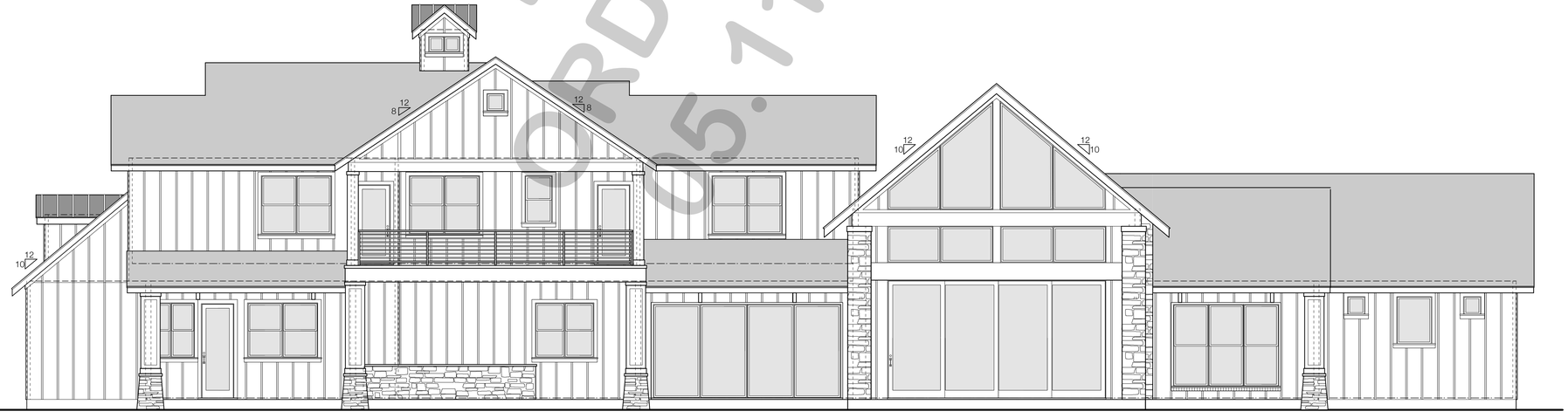
DRAFT
ORDINANCE
05.11.2021

EXTERIOR ELEVATIONS

3.01



01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



01 / 3.01 **RESIDENCE EXTERIOR ELEVATION - REAR**
Scale: 3/16" = 1'-0"

DRAFT
ORDINANCE
05. 11.2

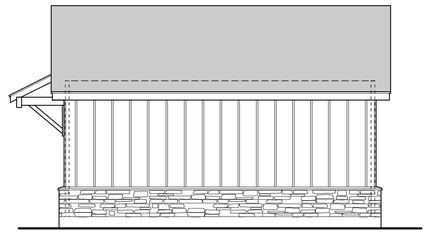
EXTERIOR ELEVATIONS



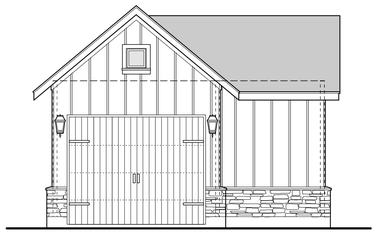
02 3.01 **DETATCHED GARAGE ELEVATION LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **DETATCHED GARAGE ELEVATION FRONT**
Scale: 3/16" = 1'-0"

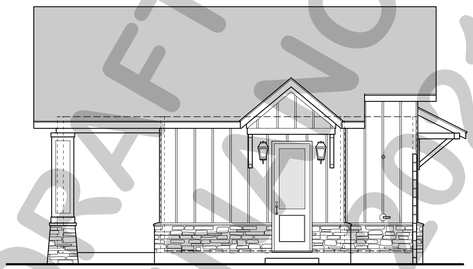


02 3.01 **DETATCHED GARAGE ELEVATION RIGHT**
Scale: 3/16" = 1'-0"

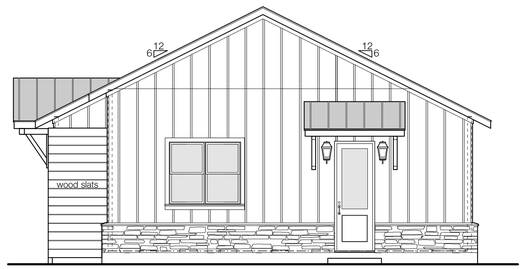


02 3.01 **DETATCHED GARAGE ELEVATION REAR**
Scale: 3/16" = 1'-0"

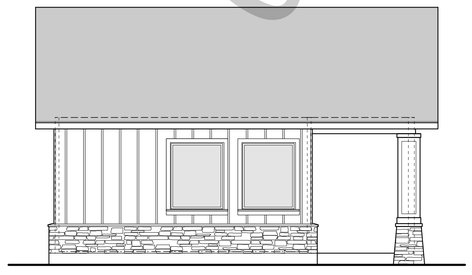
DRAFT
ORDINANCE
05.11.2021



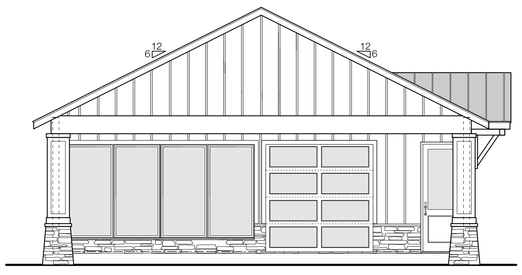
02 3.01 **CABANA EXTERIOR ELEVATION - LEFT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - FRONT**
Scale: 3/16" = 1'-0"



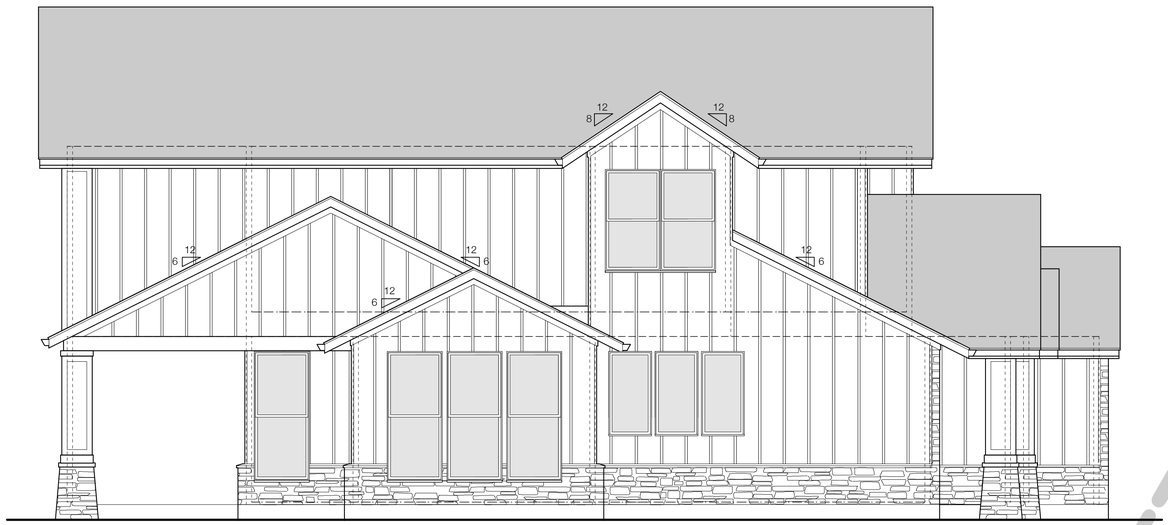
02 3.01 **CABANA EXTERIOR ELEVATION - RIGHT**
Scale: 3/16" = 1'-0"



02 3.01 **CABANA EXTERIOR ELEVATION - REAR**
Scale: 3/16" = 1'-0"

EXTERIOR ELEVATIONS

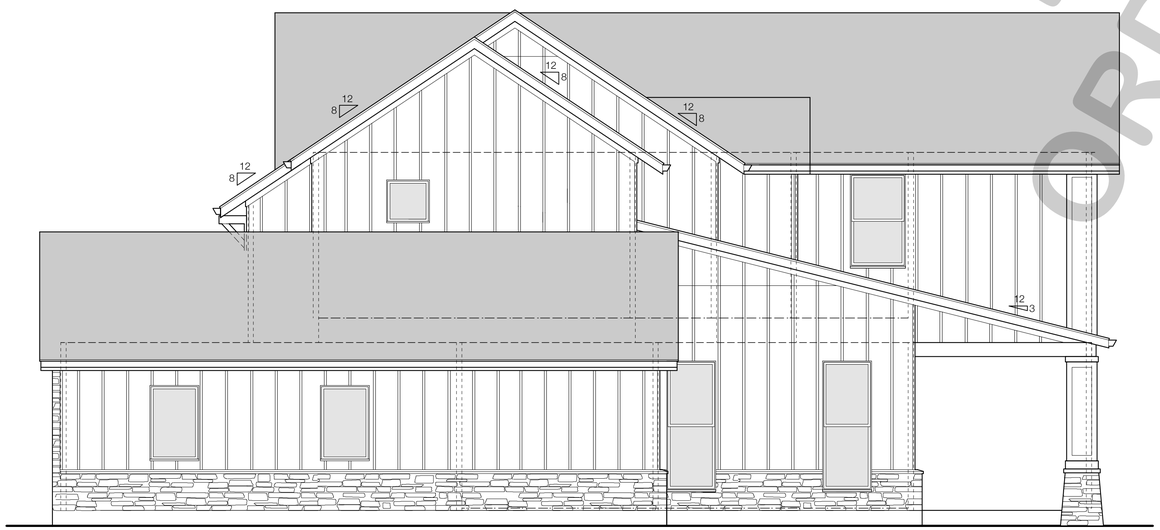
3.03



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - LEFT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - RIGHT**
Scale: 1/4" = 1'-0"



01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - REAR**
Scale: 1/4" = 1'-0"

DRAFT
ORDINANCE
05.11.2021

DRAWING ISSUE:
30, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK

Bella Vista Company Construction Services, L.P.

By: Bella Vista Construction, LLC, its General Partner

By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --

WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



option 2

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 1

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 3

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"



option 4

01 3.01 **GUEST HOUSE EXTERIOR ELEVATION - FRONT**
Scale: 1/4" = 1'-0"

DRAFT
ORDINANCE
05.11.2021

DRAWING ISSUE:
31, March 2021 : design review

designed by:
Jennifer Wurster, Mike Wurster, Lance Tyler

SIGNATURE BLOCK
Bella Vista Company Construction Services, L.P.
By: Bella Vista Construction, LLC, its General Partner
By: Darin Breedlove or Lance Tyler, its Managing Member

BELLAVISTA COMPANY

-- design drawings for a new residence --
WURSTER RESIDENCE
550 E. QUAIL RUN ROAD
Rockwall, Texas

EXTERIOR ELEVATIONS

3.01



Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
550 E. Quail Run Road	*RCAD Indicates Vacant*		Subject Property		
570 E. Quail Run Road	*Single-Family Home*	1988	3,257	*2215*	Brick
1244 E. Quail Run Road	*Single-Family Home*	1975	2,236	*6433*	Brick
Averages:		1982	2,747	4,324	



570 E. Quail Run Road



1244 E. Quail Run Road

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 PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [*ORDINANCE NO. 19-38*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION,* A *GUEST QUARTERS/SECONDARY LIVING UNIT*, AND AN *ACCESSORY STRUCTURE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME, ACCESSORY STRUCTURE, DETACHED GARAGE, AND GUEST QUARTERS/SECONDARY LIVING UNIT ON AN 8.011-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 19-2 OF THE S. S. MCCURRY SURVEY, ABSTRACT NO. 146, 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 Lance Tyler for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Unit*, and an *accessory structure* that exceeds the maximum allowable size to allow the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on an 8.011-acre tract of land being described as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, 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 Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] 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

DRAFT ORDINANCE 05.11.2021

Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Quarters*, and an *accessory structure* that exceeds the maximum size to allow for the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit 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 03.08, *Single-Family 8.4 (SF-8.4) 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 5 (PD-5) [*Ordinance No. 19-38*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home, guest quarters/secondary living unit, and accessory building on the *Subject Property* and conformance to these operational conditions are required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

2) 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.

3) The construction of the guest quarters/secondary living unit on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of the draft ordinance.

4) The construction of an accessory structure on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'E'* of the draft ordinance.

5) The accessory structure shall not exceed a maximum size of 620 SF.

6) The guest quarters/secondary living unit shall not exceed a maximum size of 3,150 SF.

7) The subject property shall be limited to three (3) accessory structures (*i.e. a detached garage, accessory building, and guest quarters/secondary living unit*) as depicted in *Exhibit 'B'* of the draft ordinance.

8) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5) -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- prior to the subdivision of land --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure

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:

DRAFT ORDINANCE 05.17.2021

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 7TH DAY OF JUNE, 2021.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 05.17.2021

1st Reading: *May 17, 2021*

2nd Reading: *June 7, 2021*

DRAFT ORDINANCE 05.17.2021

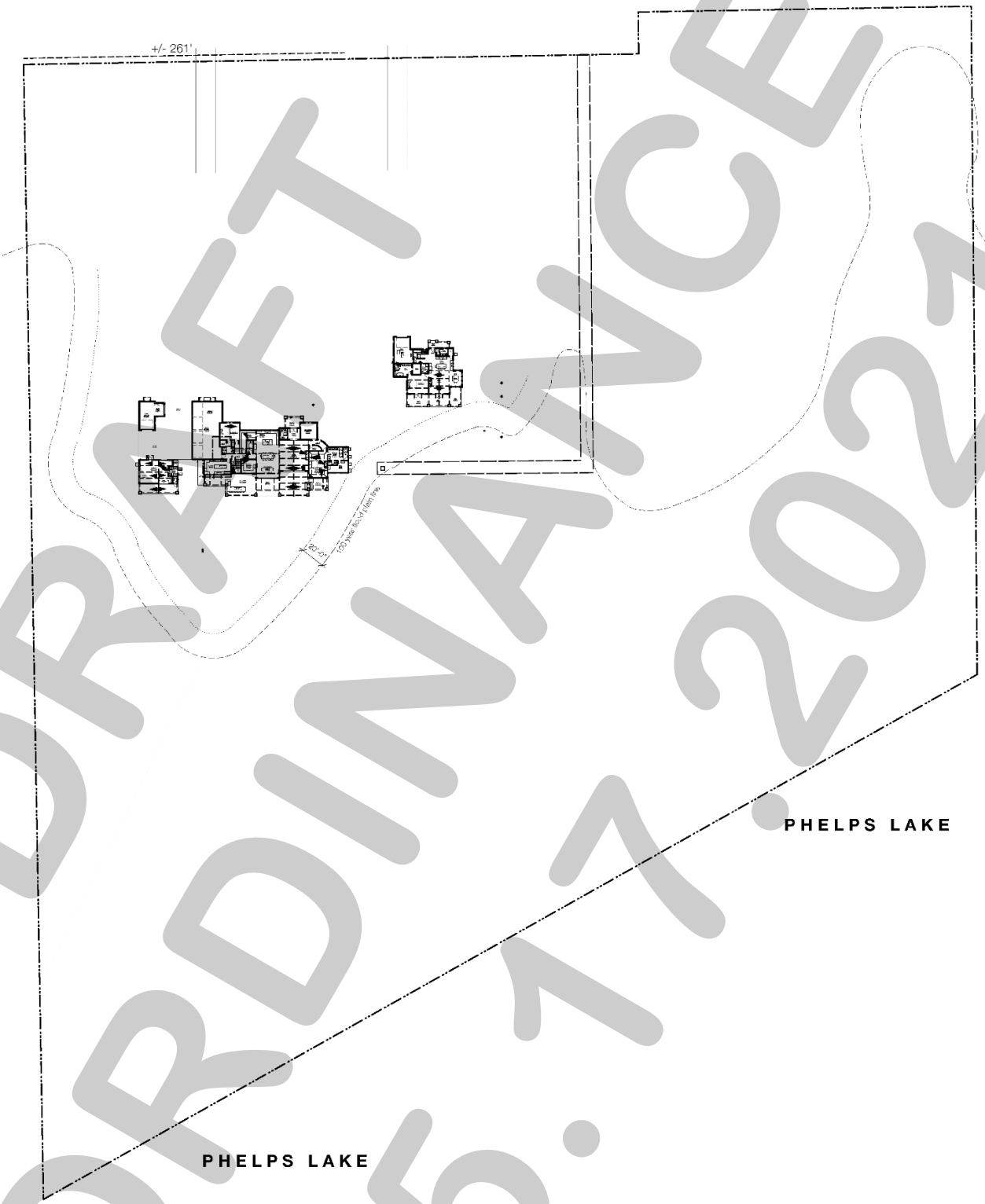
Exhibit 'A'
Location Map and Survey

Address: *550 E. Quail Run Road*
Legal Description: *Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*



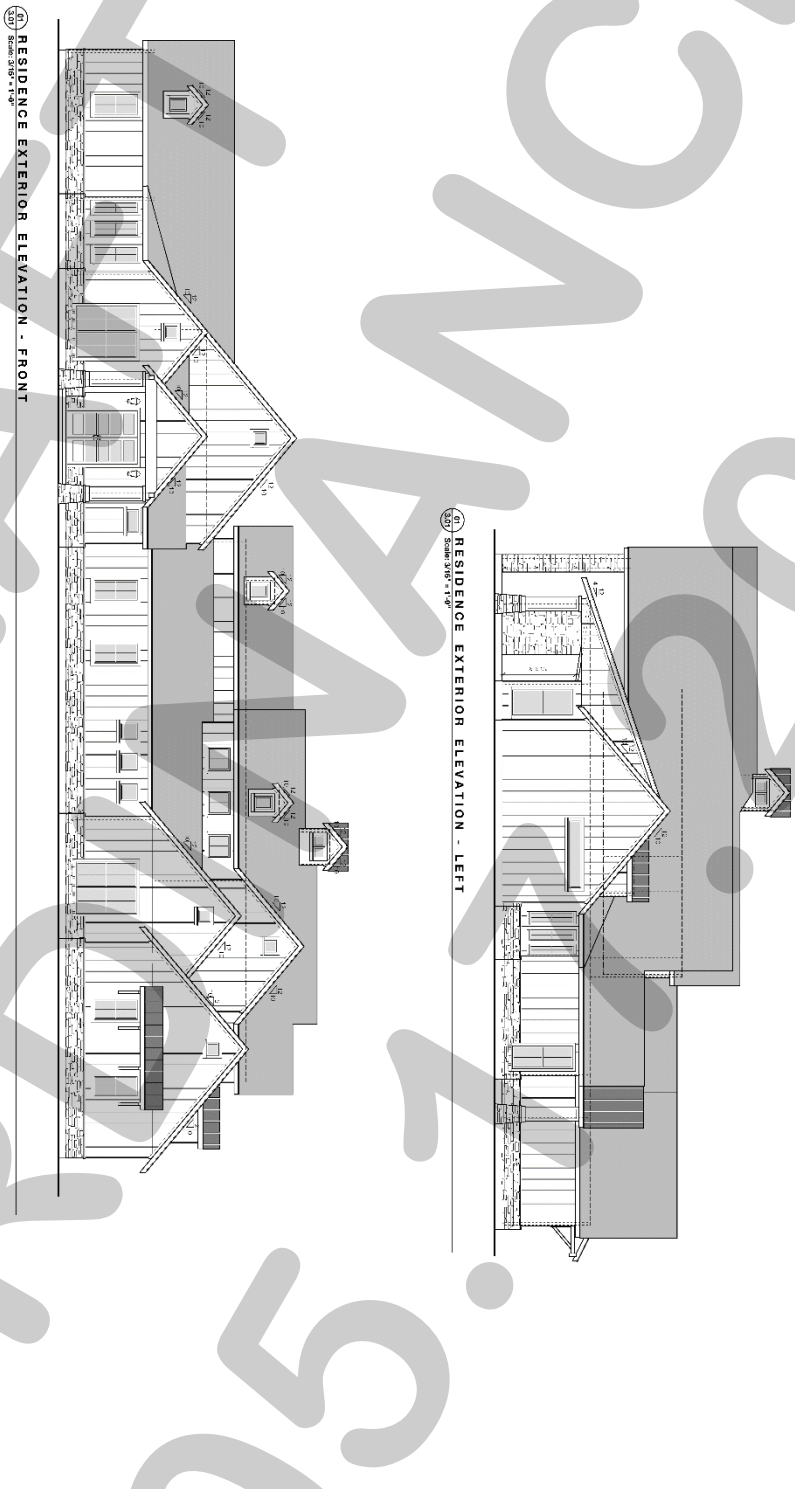
DRAFT 03/16/21

Exhibit 'B':
Residential Plot Plan



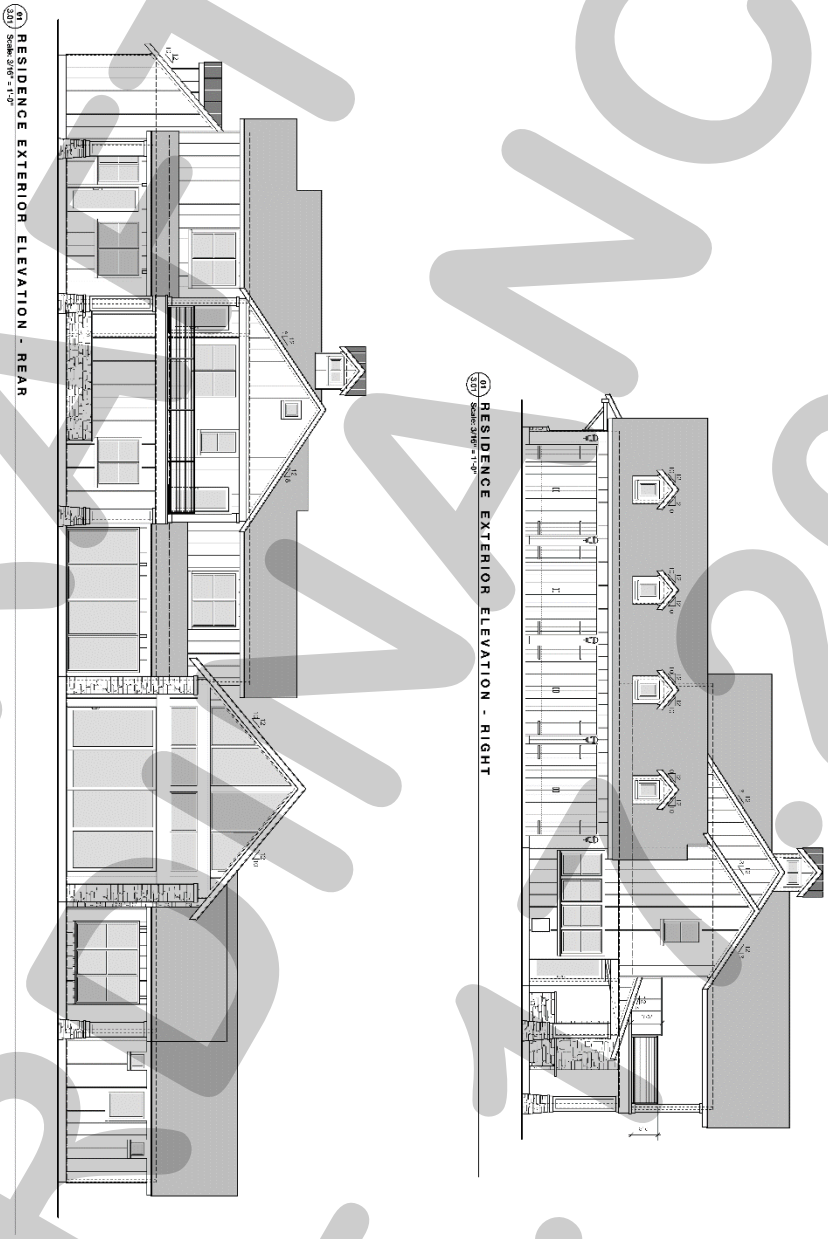
DRAFT ORDINANCE 05.17.2021

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.17.2021

Exhibit 'C':
Building Elevations



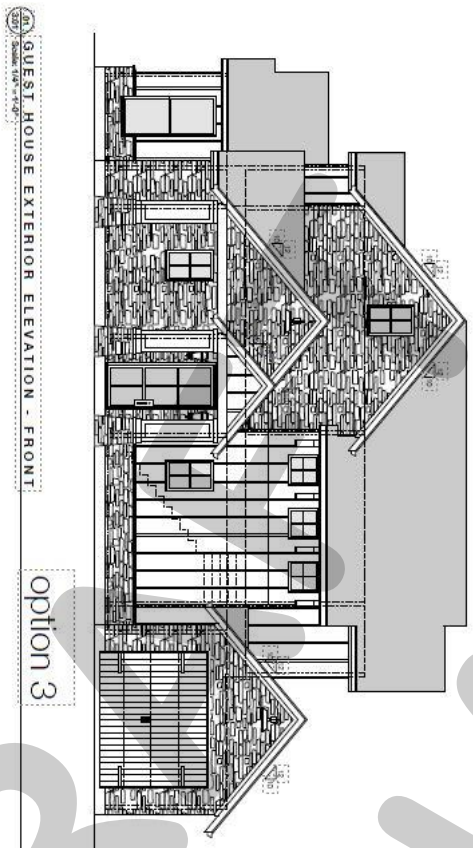
DRAFT ORDINANCE 05.17.2021

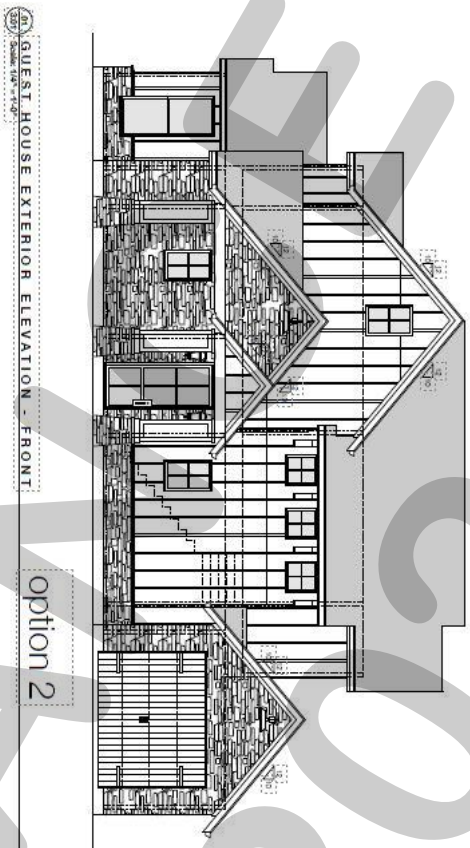
Exhibit 'D':
Guest Quarters/Secondary Living Unit

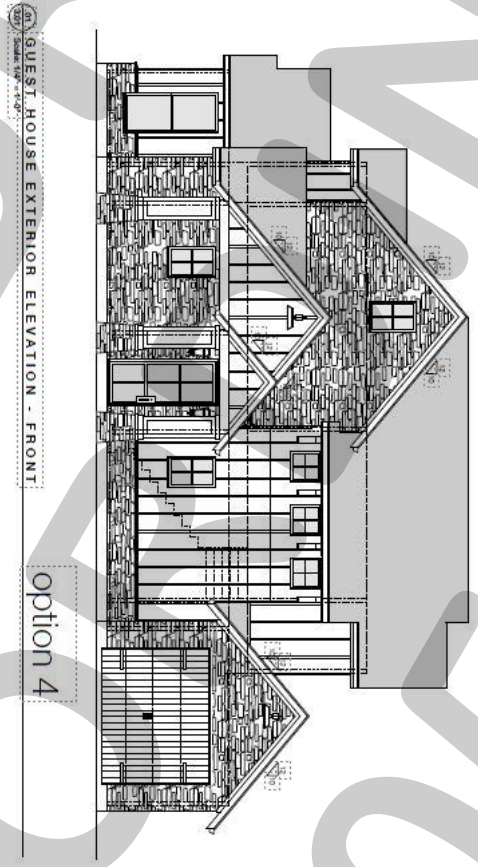


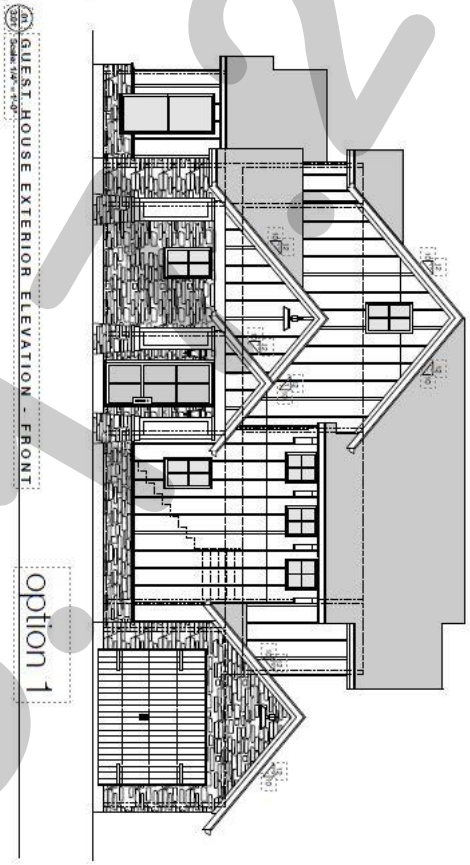
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05-17-2021

Exhibit 'D':
Guest Quarters/Secondary Living Unit









DRAFT
05-17-2021

Exhibit 'E':
Accessory Structure

DRAFT ORDINANCE 05.17.2021

June 9, 2021

TO: Lance Tyler
8989 Garland Road
Dallas, TX, 75218

COPY: Mike Worster
1309 Moraine Place
Heath TX, 75032

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

SUBJECT: Z2021-008; *Specific Use Permit (SUP) for 550 E. Quail Run Road*

Lance Tyler**:**

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 June 7, 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) The construction of the guest quarters/secondary living unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'D' of the draft ordinance.
(d) The construction of an accessory structure on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'E' of the draft ordinance.
(e) The accessory structure shall not exceed a maximum size of 620 SF.
(f) The guest quarters/secondary living unit shall not exceed a maximum size of 3,150 SF.
(g) The subject property shall be limited to three (3) accessory structures (i.e. a detached garage, accessory building, and guest quarters/secondary living unit) as depicted in Exhibit 'B' of the draft ordinance.
(h) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5) -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- prior to the subdivision of land --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure.

(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 May 11, 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 Moeller and Conway absent.

City Council
On June 7, 2021, the City Council approved a motion to approve the specific use permit with the conditions of approval by a vote of 7-0. 2nd Reading

Included with this letter is a copy of Ordinance No. 21-19, S-246, 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 a (972) 771-7745.

Sincerely,

Henry Lee
Planner

CITY OF ROCKWALL

ORDINANCE NO. 21-19

SPECIFIC USE PERMIT NO. S-246

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [*ORDINANCE NO. 19-38*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION,* A *GUEST QUARTERS/SECONDARY LIVING UNIT*, AND AN *ACCESSORY STRUCTURE* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME, ACCESSORY STRUCTURE, DETACHED GARAGE, AND GUEST QUARTERS/SECONDARY LIVING UNIT ON AN 8.011-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 19-2 OF THE S. S. MCCURRY SURVEY, ABSTRACT NO. 146, 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 Lance Tyler for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision,* a *Guest Quarters/Secondary Living Unit*, and an *accessory structure* that exceeds the maximum allowable size to allow the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit on an 8.011-acre tract of land being described as Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] for Single-Family 8.4 (SF-8.4) District land uses, addressed as 550 E. Quail Run Road, 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 Planned Development District 5 (PD-5) [*Ordinance No. 19-38*] 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 Adjacent to an Established Subdivision,* a *Guest*

Quarters/Secondary Living Quarters, and an *accessory structure* that exceeds the maximum size to allow for the construction of a single-family home, accessory structure, detached garage, and guest quarters/secondary living unit 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 03.08, *Single-Family 8.4 (SF-8.4) 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 5 (PD-5) [*Ordinance No. 19-38*] -- *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, guest quarters/secondary living unit, and accessory building on the *Subject Property* and conformance to these operational conditions are required:

1) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

2) 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.

3) The construction of the guest quarters/secondary living unit on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of the draft ordinance.

4) The construction of an accessory structure on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'E'* of the draft ordinance.

5) The accessory structure shall not exceed a maximum size of 620 SF.

6) The guest quarters/secondary living unit shall not exceed a maximum size of 3,150 SF.

7) The subject property shall be limited to three (3) accessory structures (*i.e. a detached garage, accessory building, and guest quarters/secondary living unit*) as depicted in *Exhibit 'B'* of the draft ordinance.

8) The guest quarters/secondary living unit may be conveyed as a separate housing unit if the property is subdivided -- in accordance with the Unified Development Code (UDC) and Planned Development District 5 (PD-5) -- prior to conveyance; however, should the guest quarters/secondary living unit be modified to not meet the zoning requirements for a single-family home -- prior to the subdivision of land --, the guest quarters/secondary living unit may not be conveyed separately from the primary structure

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 7TH DAY OF JUNE, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 17, 2021

2nd Reading: June 7, 2021

Exhibit 'A'
Location Map and Survey

Address: *550 E. Quail Run Road*
Legal Description: *Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*



Exhibit 'B':
Residential Plot Plan

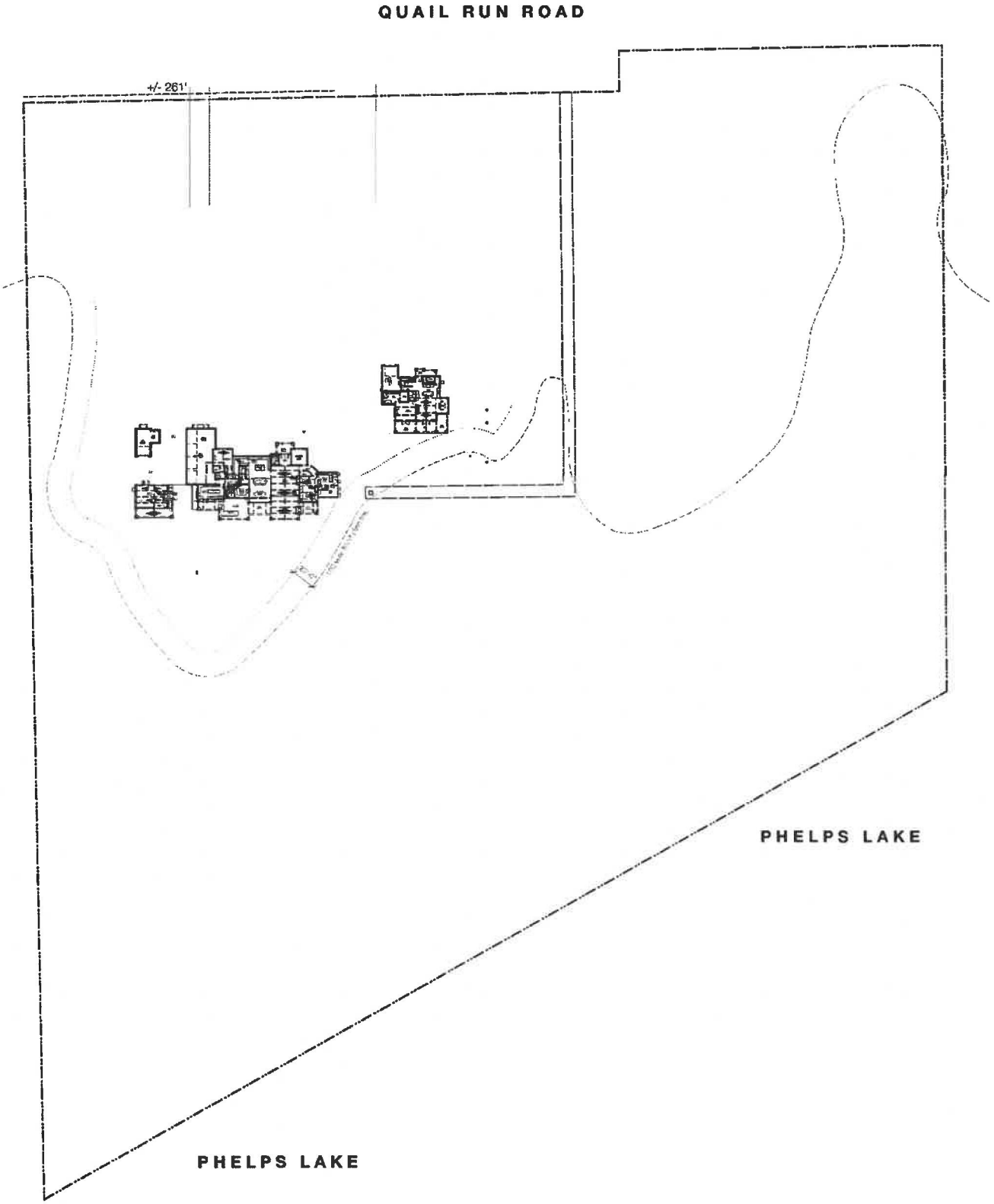
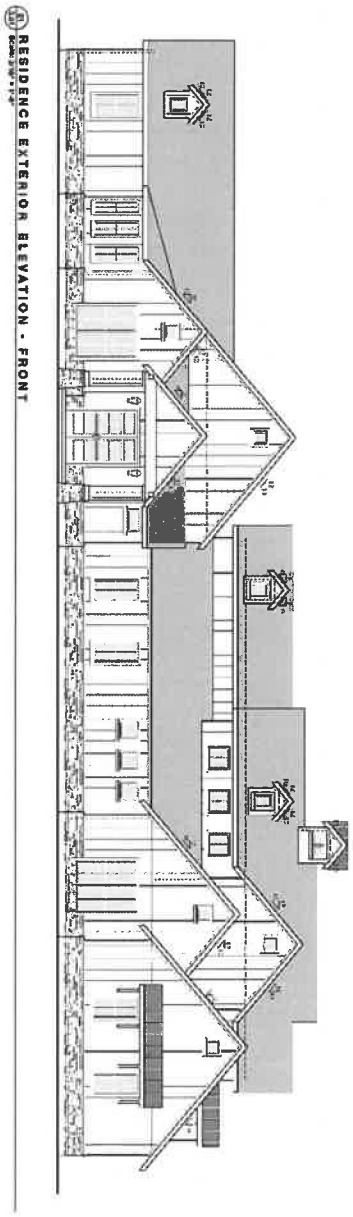
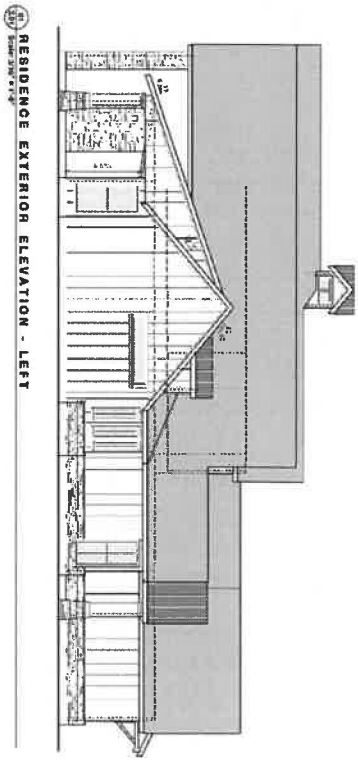


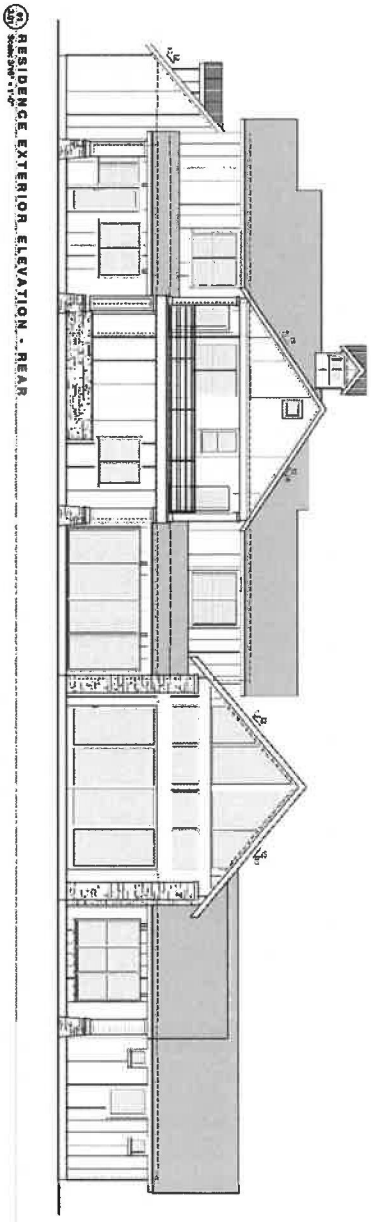
Exhibit 'C':
Building Elevations

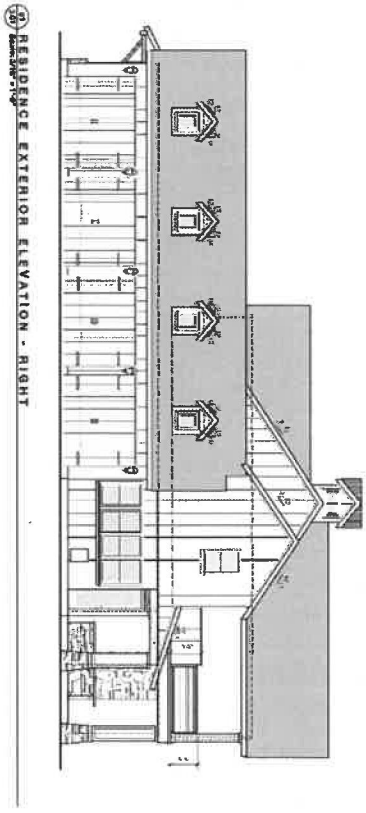




3.01 EXTERIOR ELEVATIONS

Exhibit 'C':
Building Elevations





3.02 EXTERIOR ELEVATIONS

Exhibit 'D':
Guest Quarters/Secondary Living Unit

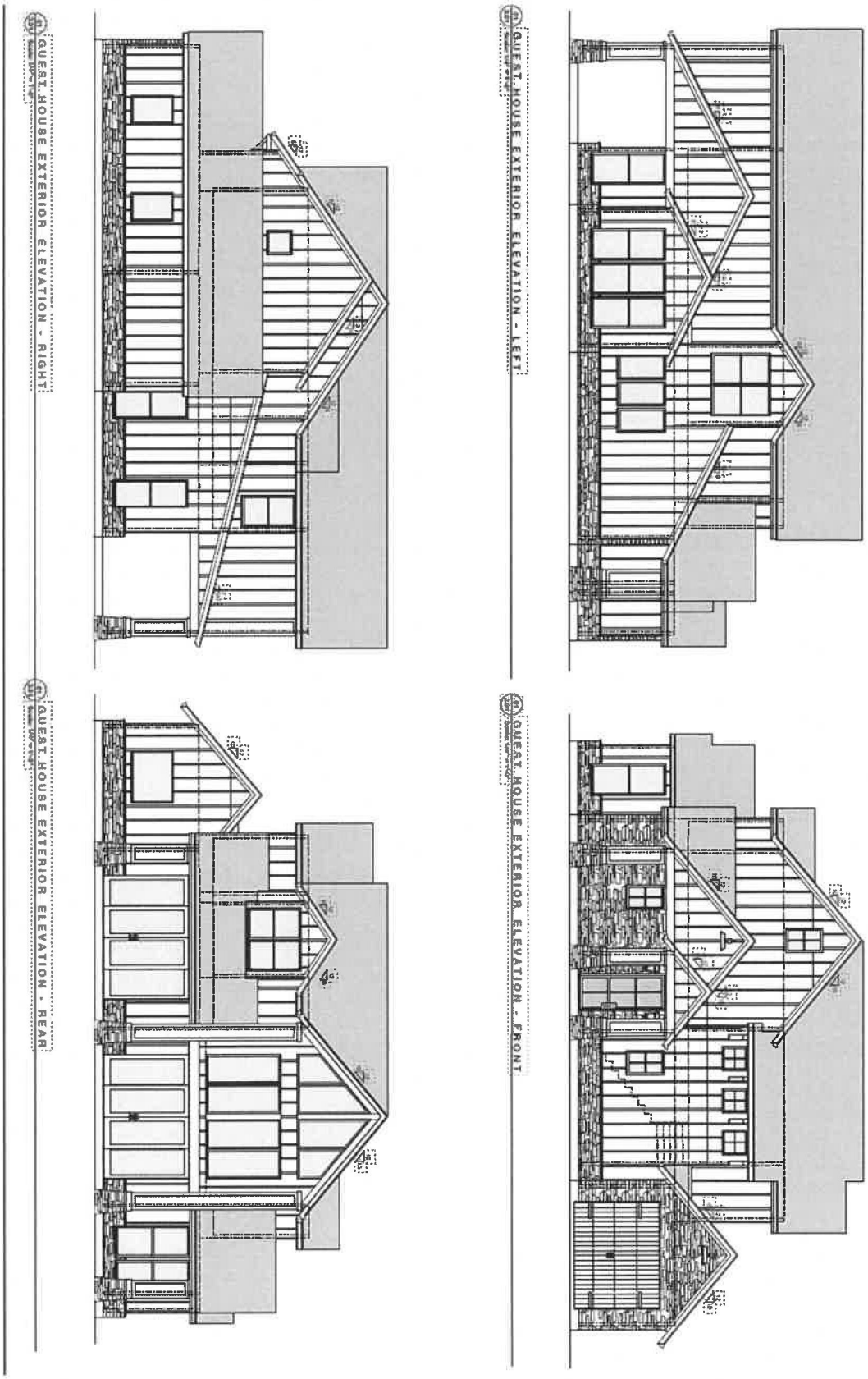


Exhibit 'D':
Guest Quarters/Secondary Living Unit

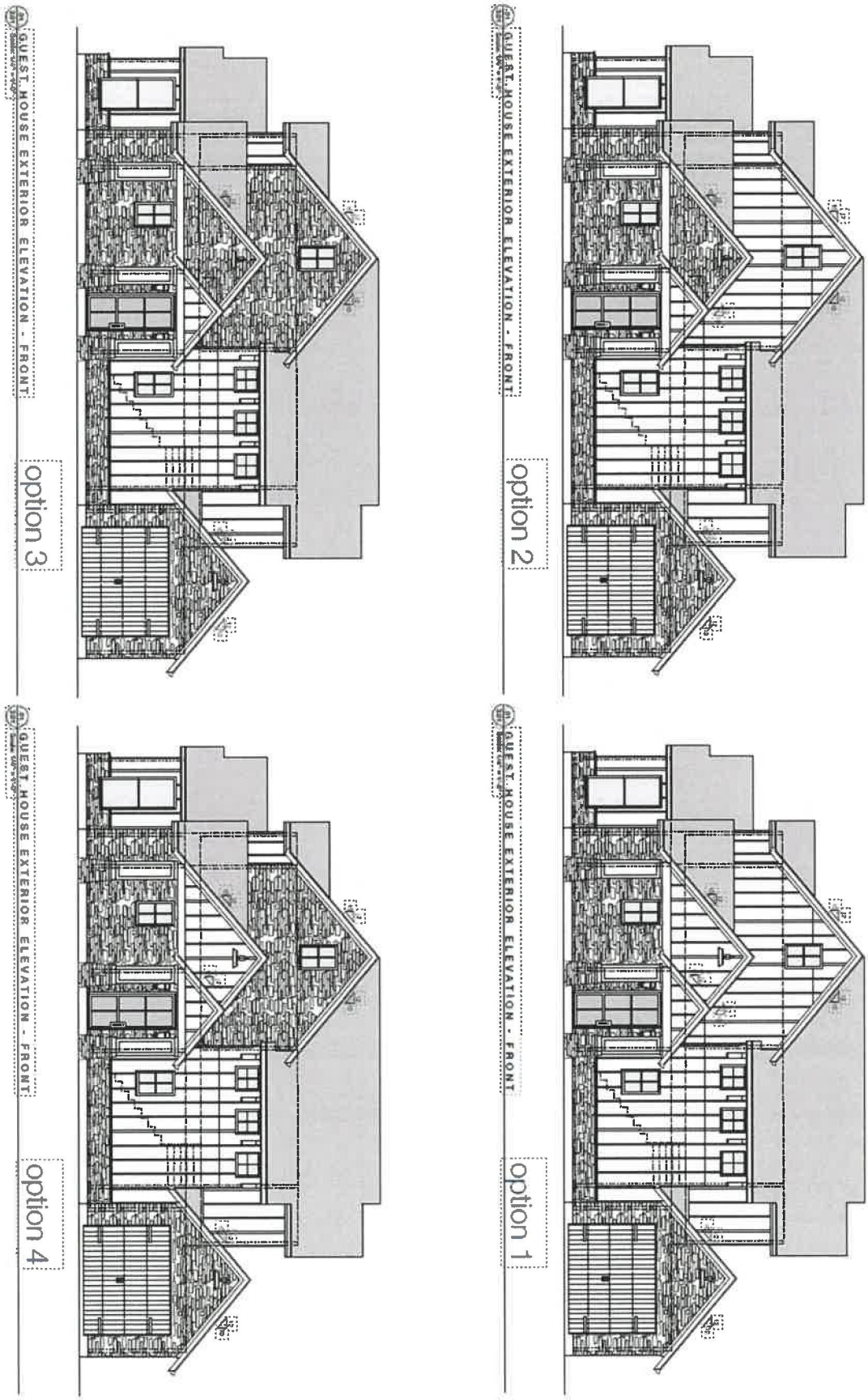


Exhibit 'E':
Accessory Structure