



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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
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- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

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- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kautman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER

Carol A. Byrd

☒ APPLICANT

Same

CONTACT PERSON Carol A. Byrd

CONTACT PERSON "

ADDRESS 707 Cullens

ADDRESS "

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP "

PHONE 214-912-7973

PHONE "

E-MAIL Carolannbyrd@gmail.com

E-MAIL "

Carolannbyrd@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carol A. Byrd [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 \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF August, 2024 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."

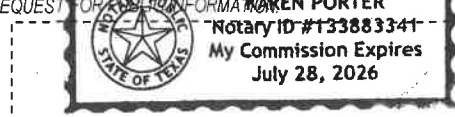
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF August, 2024.

OWNER'S SIGNATURE

Carol A. Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Karen Porter



MY COMMISSION EXPIRES 07/28/2026

GENERAL NOTES AND SPECIFICATIONS:

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

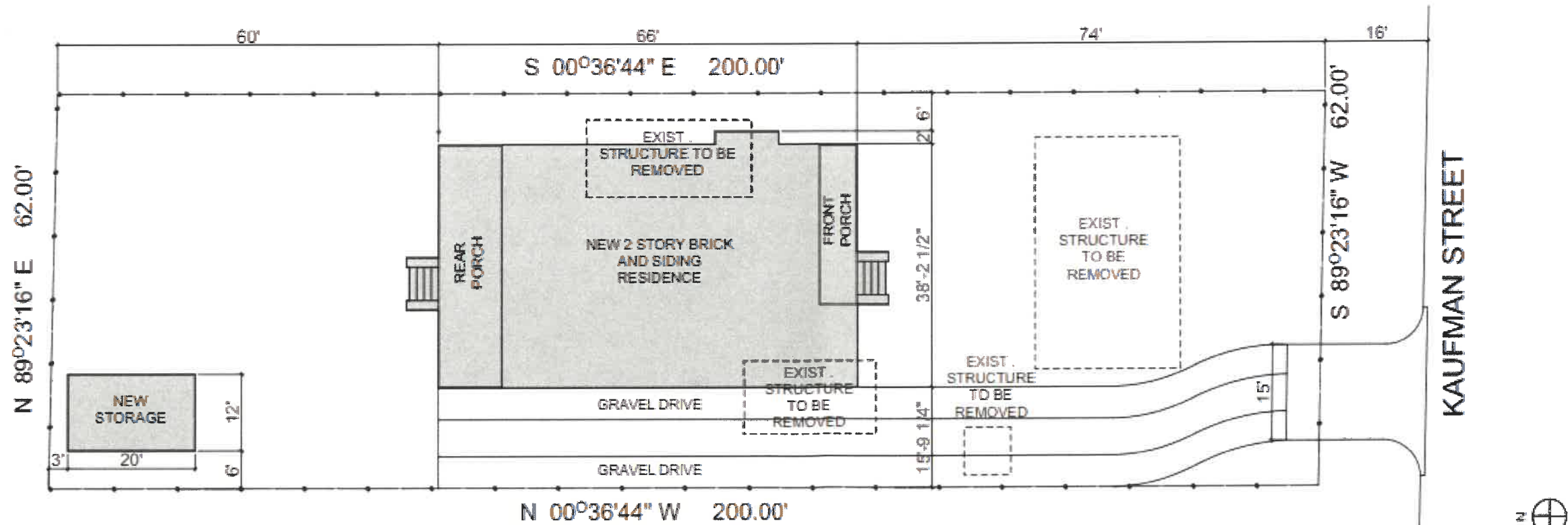
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.		
		TOTAL NON A/C	528 s.f.



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

403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

REVISED 2/28/24

R. E. KINDRED
ARCHITECT

PROFESSIONAL SEAL
R. E. KINDRED
ARCHITECT
No. 12451
Exp. 12/31/2024

PROJ. NO. 24-001
DESIGN/CONSTRUCTION
NOT FOR CONSTRUCTION
ON REGULATORY
APPROVAL

DATE: 2/28/24

ADD. ADDRESS:
3021 E. Kaufman Street,
Rockwall, Texas 75082

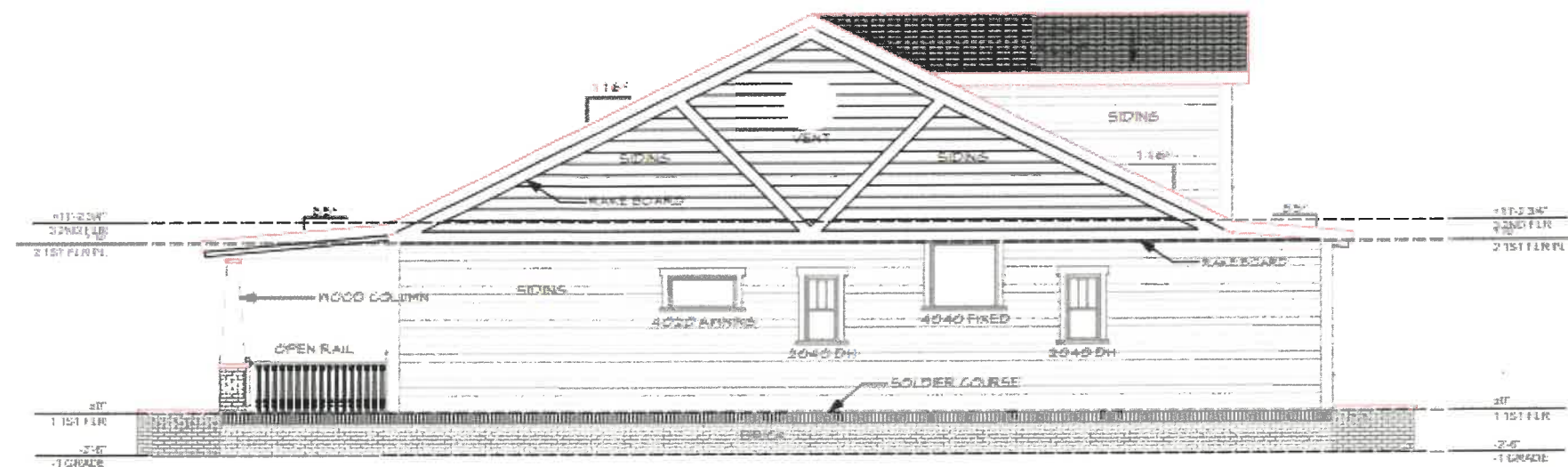
Drawn By: R.E.K.

Checked By: R.E.K.

Scale: As Shown

A 1.00

Project No: 2333201



02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Page 10

NEW CONSTRUCTION FOR

403 E. KAUFMAN STREET

403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032



WE EMPLOY
CRIMINOLOGISTS
NOT FOR CONFESSIONS
OR PUNISHMENTS
ANYMORE

5.000	20.31
-------	-------

200, A-205 Hall
1001 B. Randolph Street
Raleigh, NC 27607

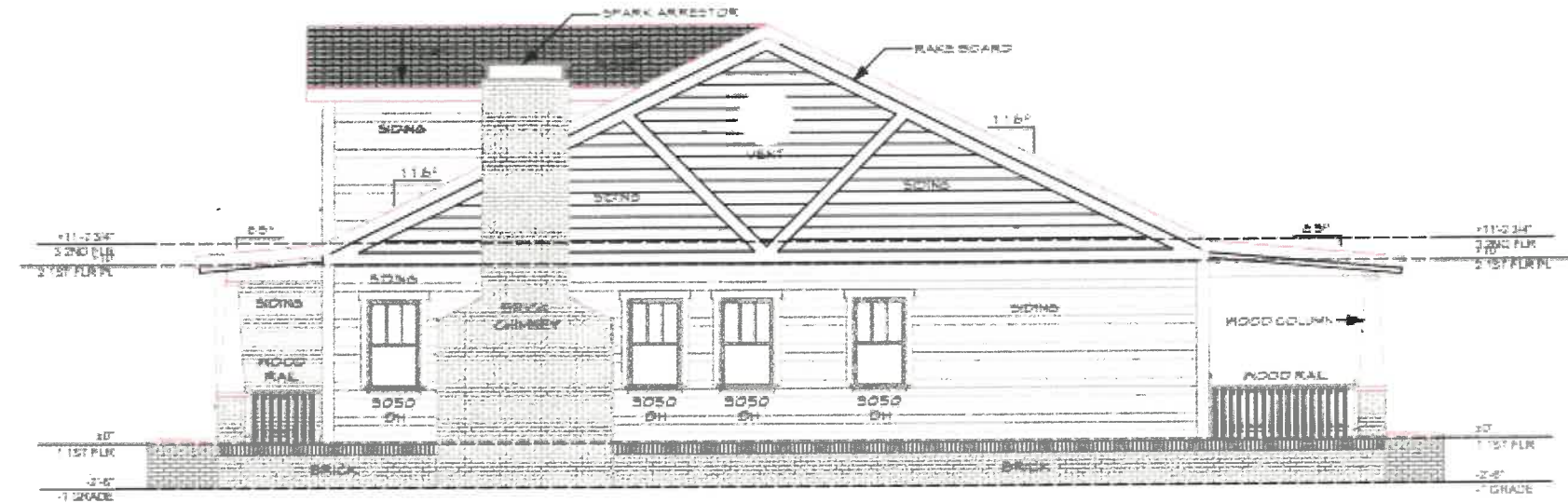
Clinton's Day

Table 2 (continued)

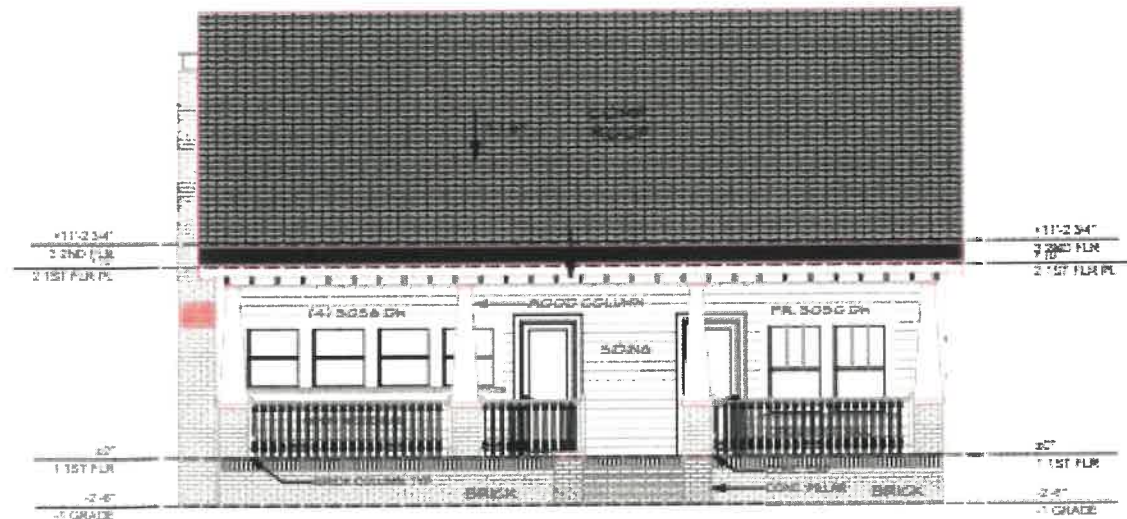
5008 HANDBY

A 1.02

Product Code: 15723001



03 SECTION C
SCALE 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

ASSOCIATES
R. E. KINDRED
 ARCHITECT

1030 W. 10TH STREET, SUITE 100
 DALLAS, TEXAS 75208
 PHONE: 972.961.1111
 FAX: 972.961.1112

PREPARED BY
 R. E. KINDRED
 NO. 1 FOR CONSTRUCTION
 OR REVISIONS
 APPROVAL

Date: 07.24.21

JOANASOBA
 403 E. Kaufman Street
 Rockwall, Texas 75032

Checked By: R.E.K.
 Checked By: R.E.K.
 Great Project!

A 1.03



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1-1/2" PIPE FOUND	AC AIR CONDITIONER
⊕ 1" ROD FOUND	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊗ 1" PIPE FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— RJ — IRON FENCE
■ COLUMN	— X — BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — — EDGE OF ASPHALT
— ONP — OVERHEAD ELECTRIC POWER	— — — EDGE OF GRAVEL
— OES — OVERHEAD ELECTRIC SERVICE	— — — STONE
— — — CHAIN LINK	— — — CONCRETE
— — — WOOD FENCE 0.5' WIDE TYPICAL	— — — COVERED AREA
— — — DOUBLE SIDED WOOD FENCE	— — — BRICK

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plot hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____

Purchaser

Purchaser

Drawn By: WRV

Scale: 1" = 30'

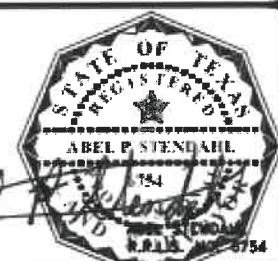
Date: 05/17/2024

GF NO.: ALG-1705-
3017052400350-JJ

Job No. 2407462

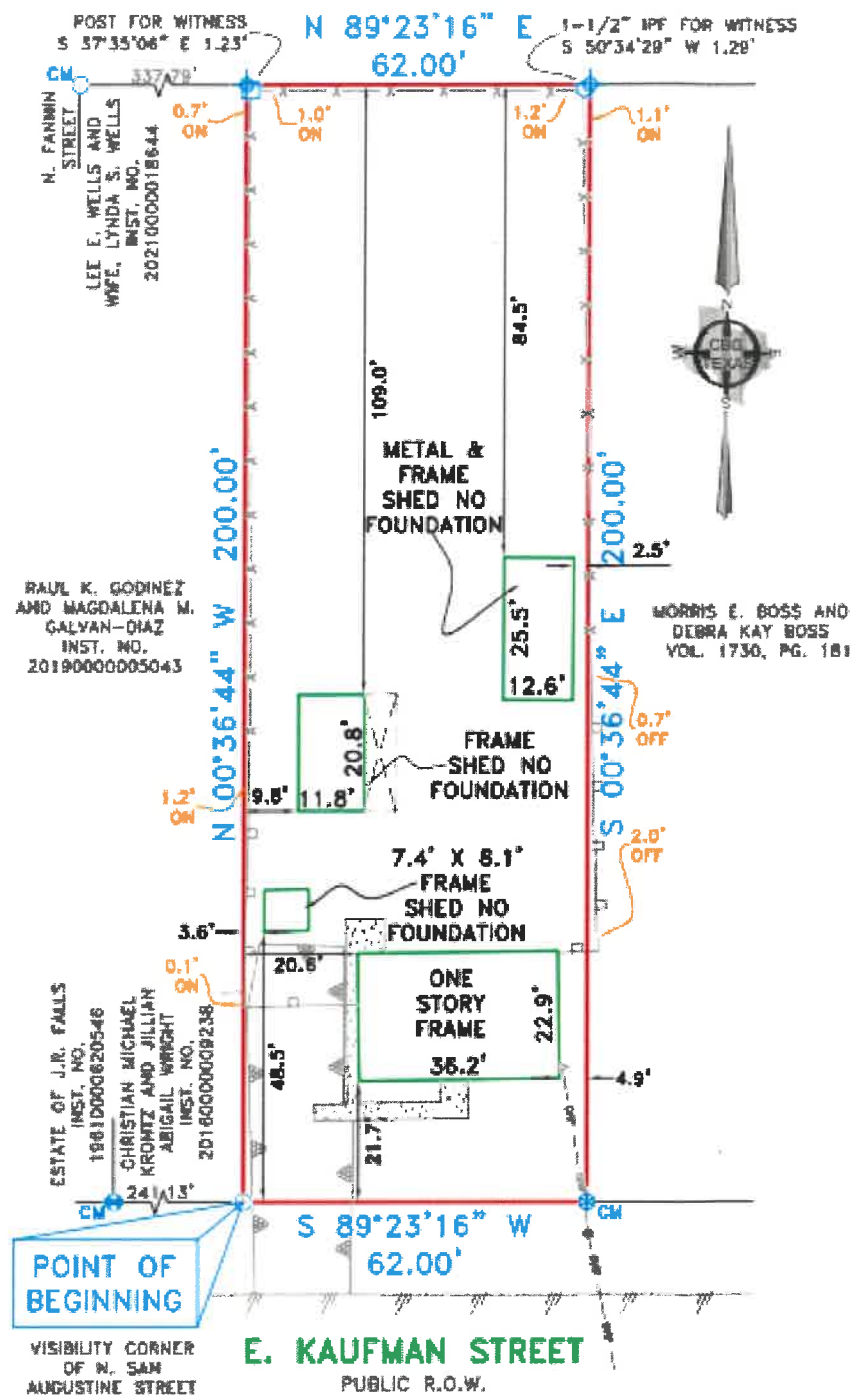


419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.348.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Moonay, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 2016000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



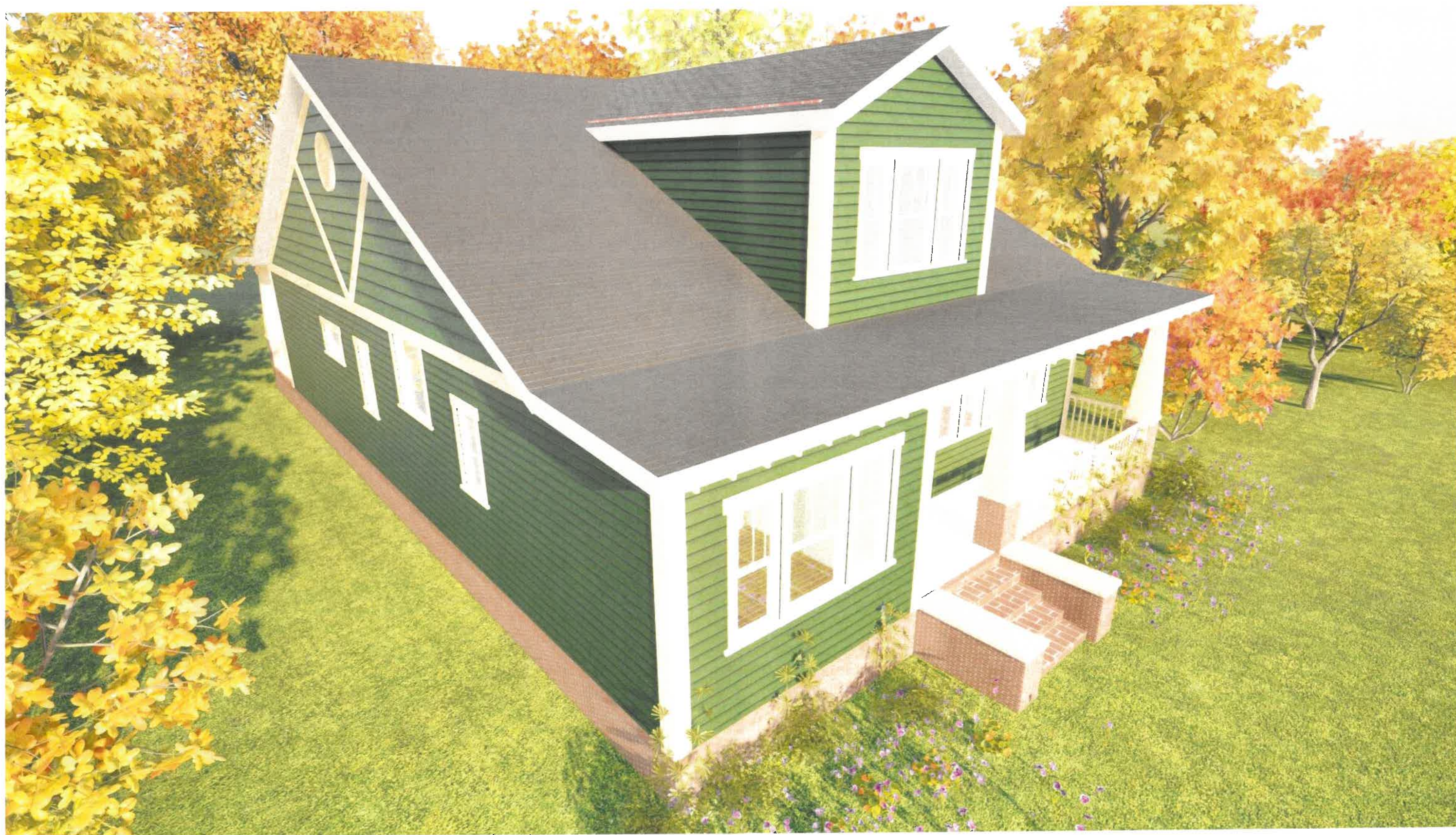
FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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☒ OWNER

Carol A. Byrd

☒ APPLICANT

Same

CONTACT PERSON Carol A. Byrd

CONTACT PERSON "

ADDRESS 707 Cullens

ADDRESS "

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP "

PHONE 214-912-7973

PHONE "

E-MAIL Carolannbyrd@gmail.com

E-MAIL "

Carolannbyrd@gmail.com

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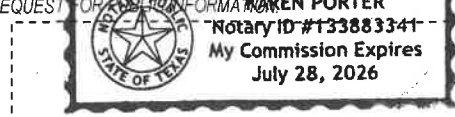
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City of Rockwall

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

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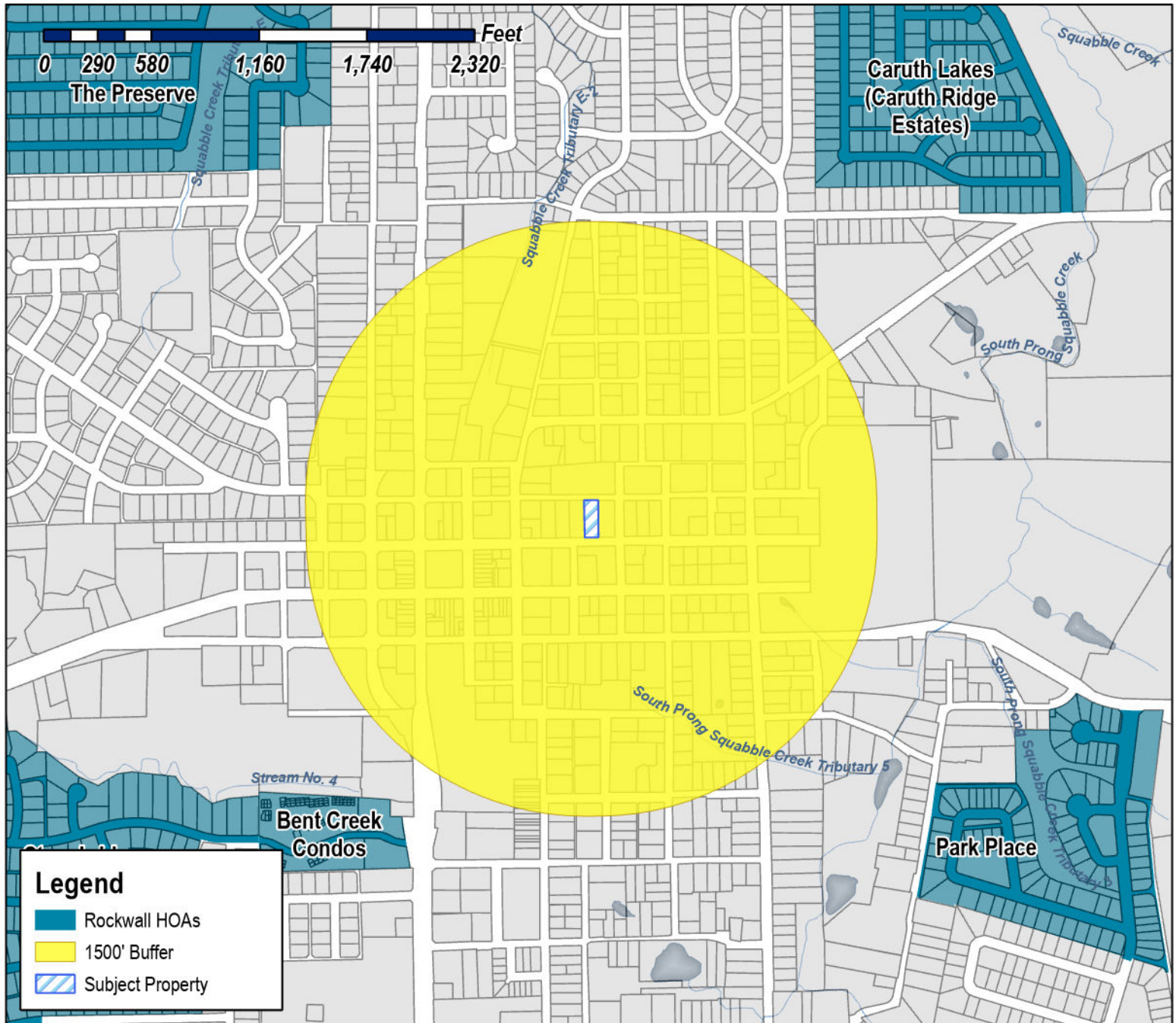




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Case Number: Z2024-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 8/19/2024

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

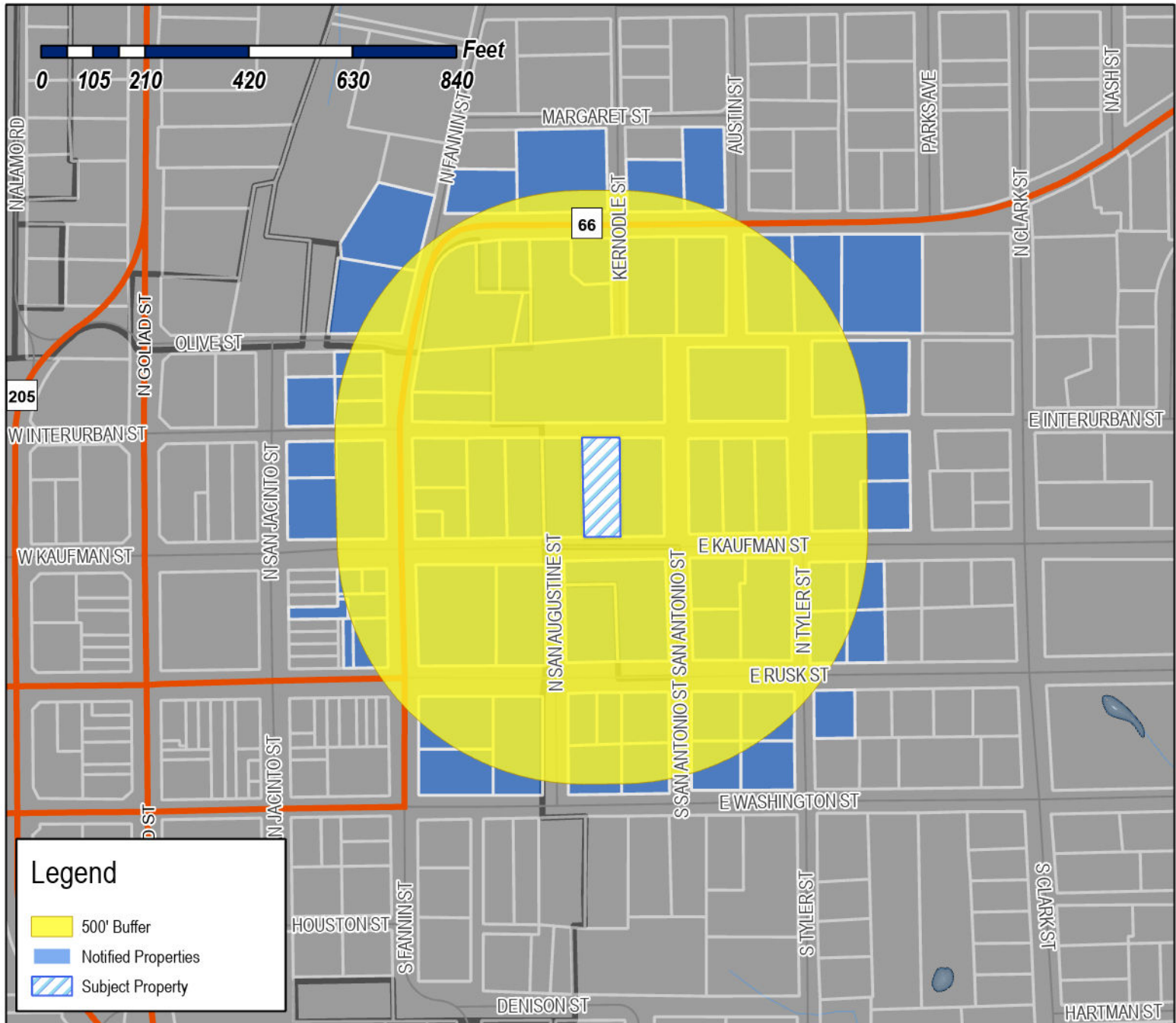




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Case Address: 403 E. Kaufman Street

Date Saved: 8/19/2024

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



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-
TRUSTEES
757 AVALON DR
HEATH, TX 75032

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

ROCKWALL ISD TR
FOR ROCKWALL TAXING ENTITIES
, 0

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

- 1 Do not scale drawings
- 2 Verify dimensions, notify Architect of discrepancies
- 3 All dimensions to face of stud or outside face of foundation unless otherwise indicated.

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.		
		TOTAL NON A/C	528 s.f.



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

and 13 studies, respectively, and 11 studies were included in the meta-analysis.

403 E. KAUFMAN STREET
403 E. KAUFMAN STREET ROCKWALL, TEXAS 75087

REYNOLDS
2020
ASSOCIATES
R. E. KINDRED
ADVERTISING

PH-2000-10-17
CIB-2000-10-17
NOT FOR CIB-2000-10-17
CIB-2000-10-17
CIB-2000-10-17

21005	1. 20. 11.
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JO. ALLEN
 3515. Hawthorn Street
 Hawthorn Town 7817

Children's Day

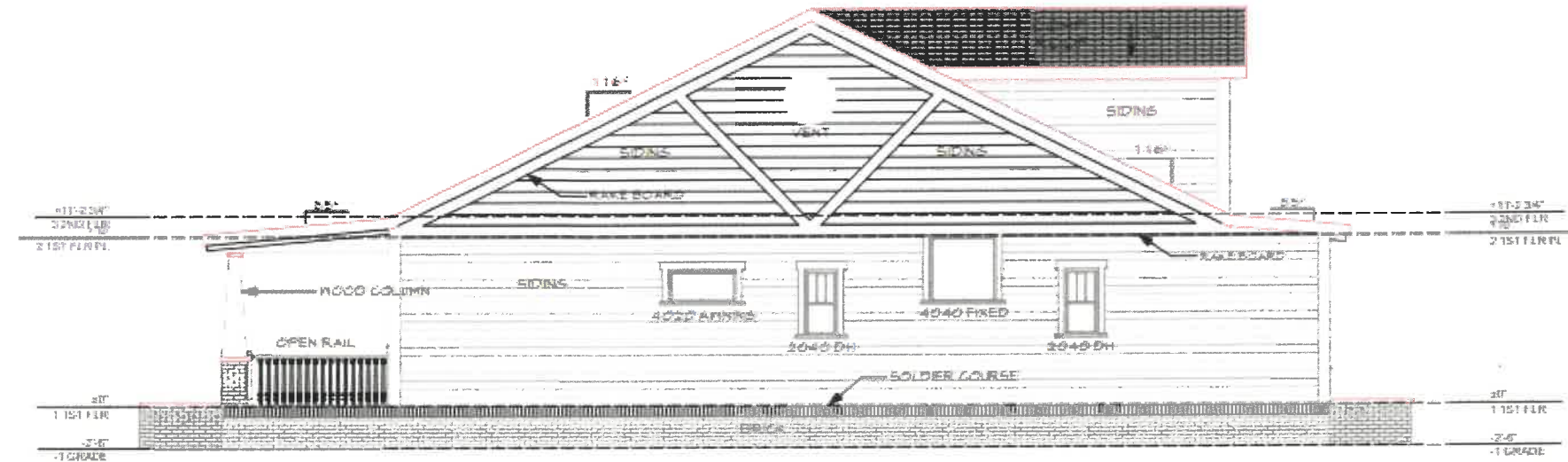
Classified by	Ex 5
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2. **STANDARD PRESENTATION**

A 1.00

Patient Care 273524

See Title Block for Project Information

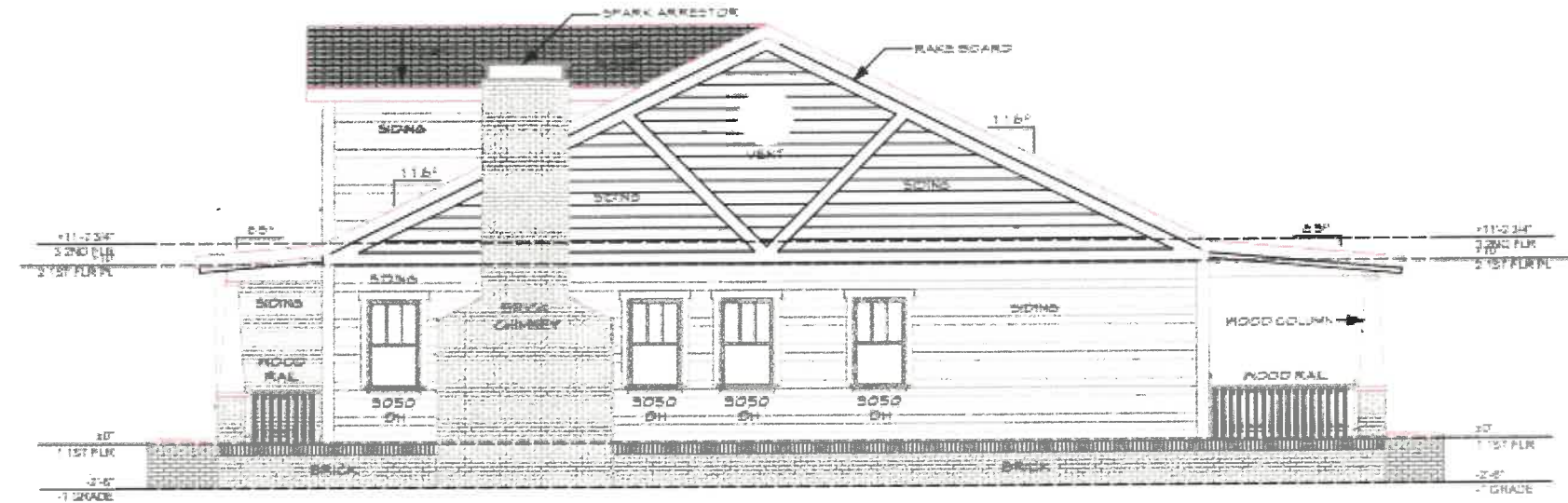


02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

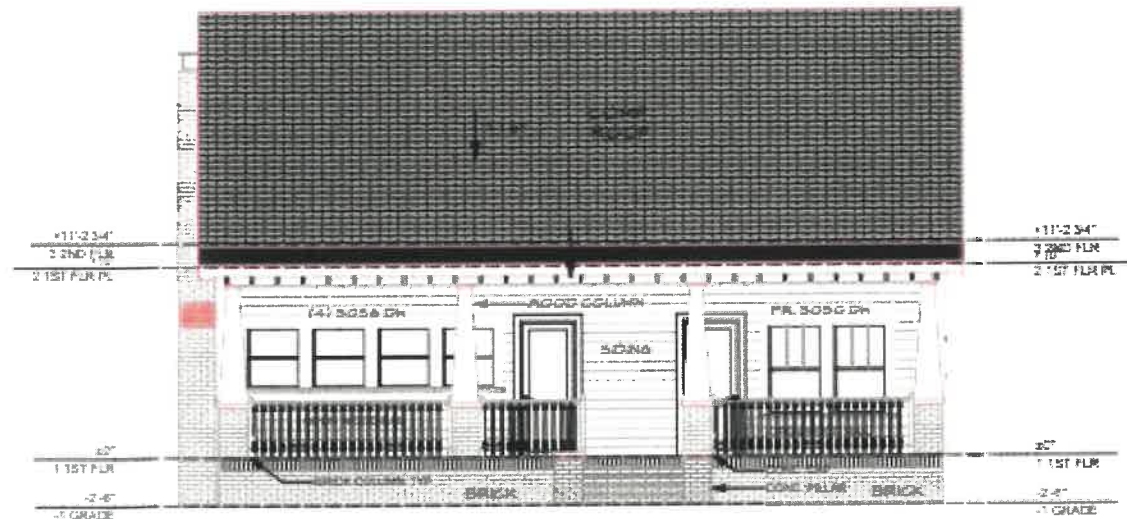


01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For	
403 E. KAUFMAN STREET	
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032	
R. E. KINDRED ARCHITECT	
10000 DALLAS ROAD, SUITE 200, DALLAS, TEXAS 75243	
TEL: 972.281.1000 FAX: 972.281.1001	
WWW.REKINDRED.COM	
FOR MORE INFORMATION, CONTACT: R. E. KINDRED	
DATE:	07-13-21
DESIGNER:	R. E. KINDRED
ARCHITECT:	R. E. KINDRED
CREATED BY:	R. E. KINDRED
REVISIONS BY:	R. E. KINDRED
GRAPHIC BY:	R. E. KINDRED
A 1.02	
Project No. 122301	



03 SECTION C
SCALE 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

ASSOCIATES
R. E. KINDRED
 ARCHITECT

10300 W. 10TH STREET, SUITE 100
 FORT WORTH, TEXAS 76132
 TEL: 817.335.1111
 FAX: 817.335.1112
 WWW.REKINDRED.COM

PREPARED BY
 R. E. KINDRED
 NO. 1 FOR CONSTRUCTION
 OR REVISIONS
 APPROVAL

Date: 10/24/11

JOHNSON
 403 E. Kaufman Street
 Rockwall, Texas 75032

Checked By: R.E.K.

Created By: R.E.K.

A 1.03
 Project No: 110003



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1-1/2" PIPE FOUND	AC AIR CONDITIONER
⊕ 1" ROD FOUND	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊗ 1" PIPE FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— RJ — IRON FENCE
■ COLUMN	— X — BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — — EDGE OF ASPHALT
— ONP — OVERHEAD ELECTRIC POWER	— — — EDGE OF GRAVEL
— OES — OVERHEAD ELECTRIC SERVICE	— — — STONE
— — — CHAIN LINK	— — — CONCRETE
— — — WOOD FENCE 0.5' WIDE TYPICAL	— — — COVERED AREA
— — — DOUBLE SIDED WOOD FENCE	— — — BRICK

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plot hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____

Purchaser

Purchaser

Drawn By: WRV

Scale: 1" = 30'

Date: 05/17/2024

GF NO.: ALG-1705-
3017052400350-JJ

Job No. 2407462

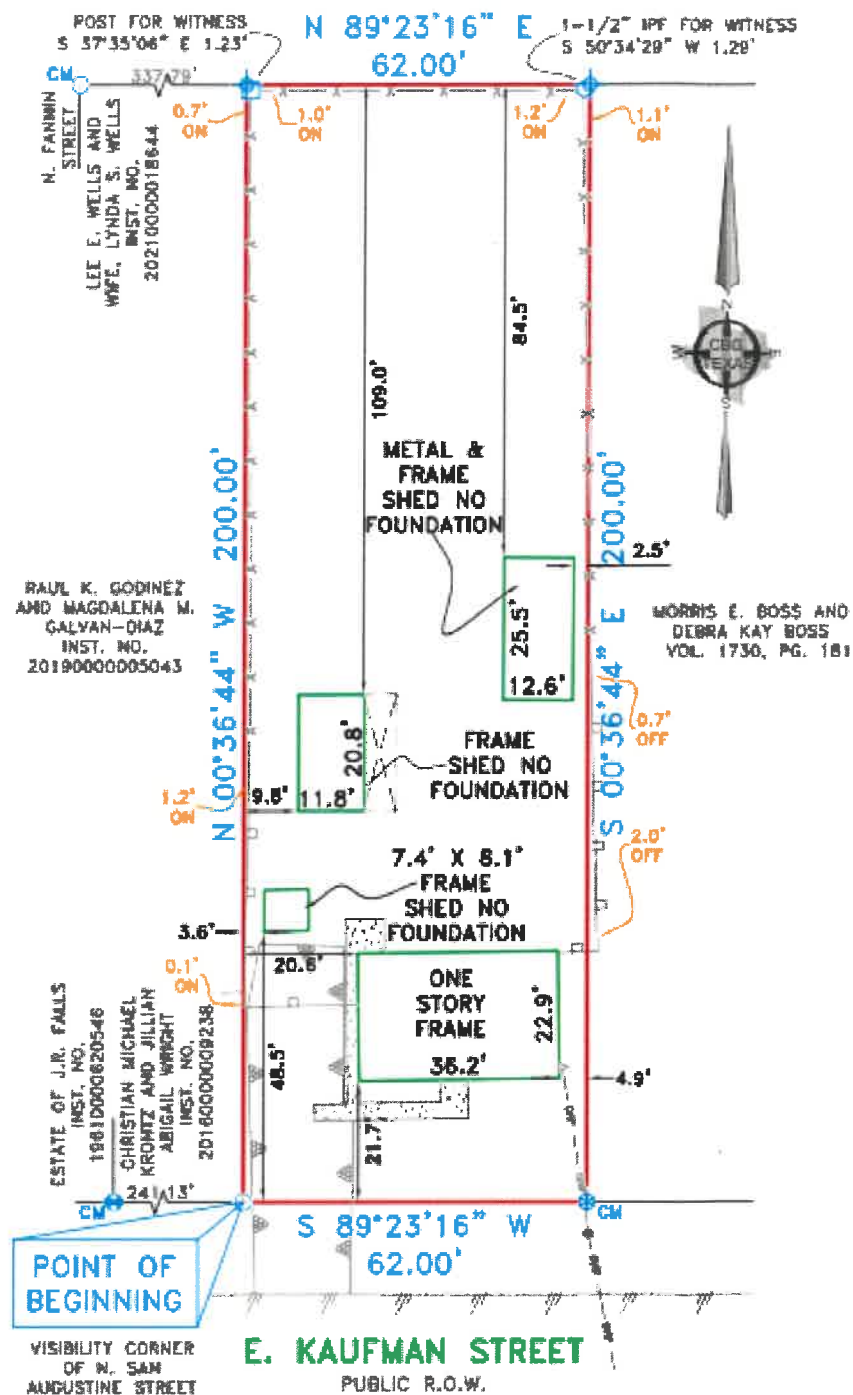


419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.348.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Moonay, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 2016000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



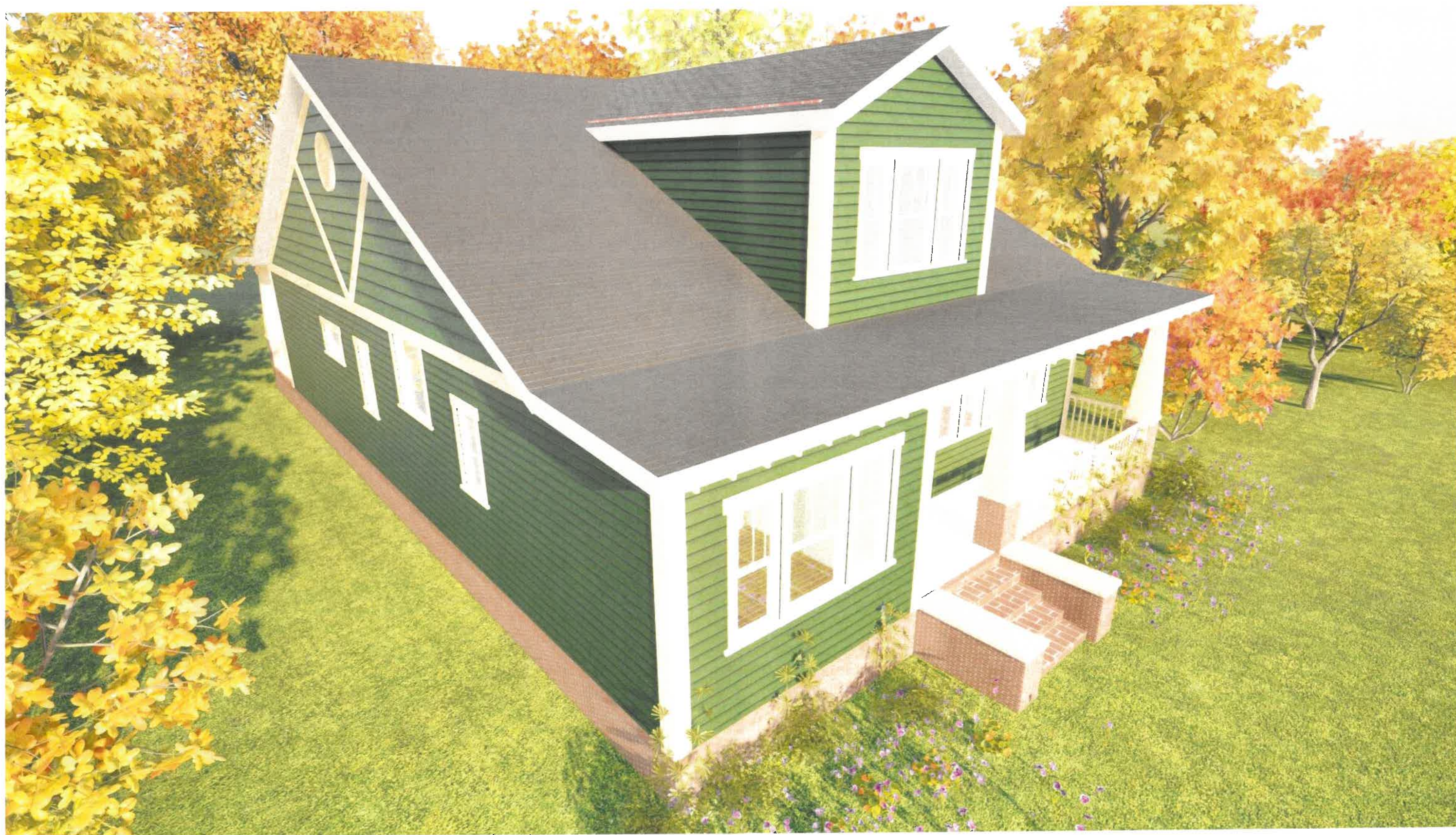
FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW

PROJECT COMMENTS



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

DATE: 8/23/2024

PROJECT NUMBER: Z2024-040
PROJECT NAME: SUP for Residential Infill for 403 E. Kaufman Street
SITE ADDRESS/LOCATIONS: 403 E KAUFMAN ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	08/23/2024	Approved w/ Comments
08/23/2024: Z2024-040; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 403 E. Kaufman Street Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street.			
I.2 For questions or comments concerning this case, please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com .			
M.3 For reference, include the case number (Z2024-040) 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 the Griffith Subdivision, which is more than 90% developed, consists of 39 residential lots, and has been in existence more than ten (10) years.			
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.”			
M.6 Please review the attached Draft Ordinance prior to the August 27, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 4, 2024.			
I.7 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 September 4, 2024; 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 September 10, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be September 16, 2024 (1st Reading) and October 7, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2024	Approved w/ Comments

08/22/2024: 1. Please show and label the 10' utility easement required along all public street frontages.
2. A minimum 18" RCP storm drainage culvert will be required underneath of the driveway. Must be engineered if replacing.
3. Additional comments may be provided at time of building permit including a grading plan.
4. Storage shed will require a separate permit with the building department.
5. Gravel drives are not allowed. All driveways shall be concrete.
6. Gate entrance must be at least 20' from the roadway to allow for a parked car to not encroach into the public street.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/23/2024	Needs Review

08/23/2024: * NEW STORAGE BUILDING ON PLANS IS OVERSIZED AND WILL REQUIRE AN SUP AS WELL
* GRAVEL DRIVEWAY WILL BE REQUIRED TO BE BROUGHT UP TO CONCRETE WITH NEW CONSTRUCTION OF A HOUSE
* BUILDING PERMIT WILL BE REQUIRED FOR THE NEW CONSTRUCTION OF THE HOME

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	08/23/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/19/2024	Approved

No Comments

GENERAL NOTES AND SPECIFICATIONS:

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.		
		TOTAL NON A/C	528 s.f.

Storage shed will require a separate permit with the building department.

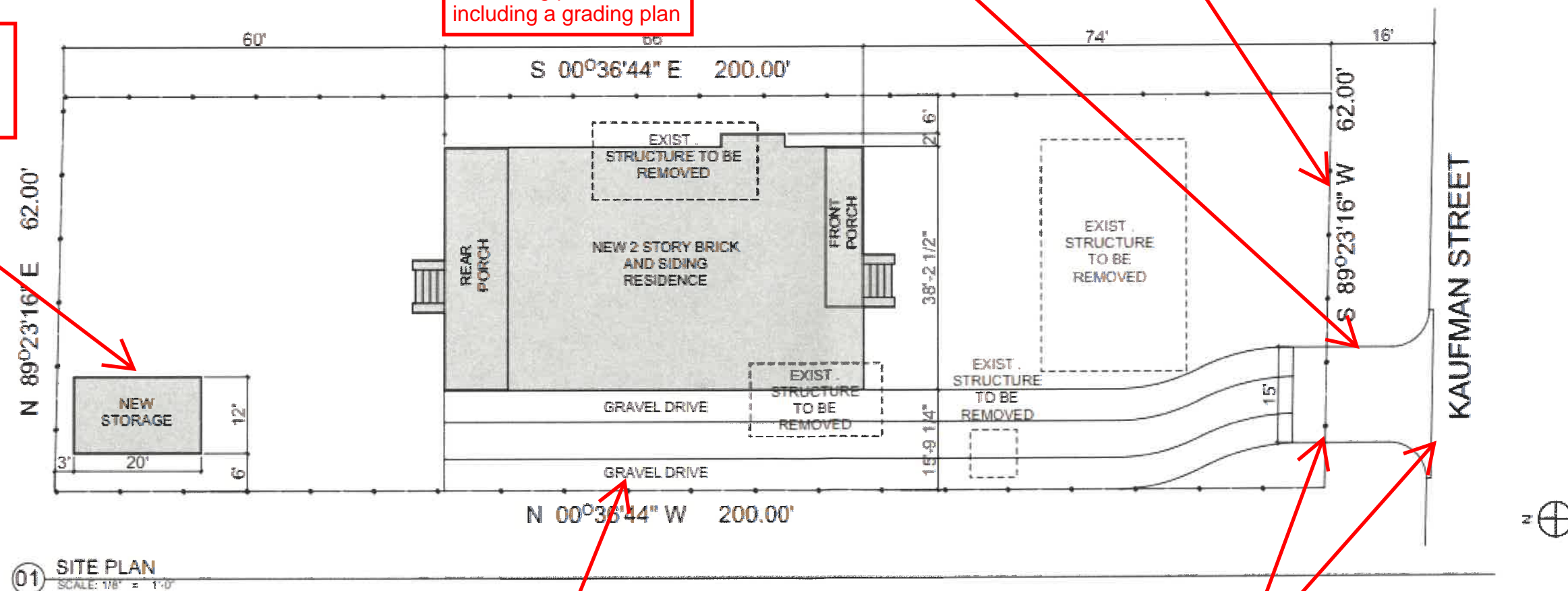
Additional comments may be provided at time of building permit including a grading plan

A minimum 18" RCP storm drainage culvert will be required underneath of the driveway. Must be engineered if replacing

Please show and label the 10' utility easement required along all public street frontages.

Gravel drives are not allowed. All driveways shall be concrete.

Gate entrance must be at least 20' from the roadway to allow for a parked car to not encroach into the public street.



Approved

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75082

REVISED: 2/28/2016

ASSOCIATES
R. E. KINDRED
ARCHITECT

PROJ. NO.: 088-04-000-0000
NOT FOR CONSTRUCTION
ON REGULATORY AGENCIES

DATE: 07/20/2016

200 Address
30213, Kaufman Street,
Rockwall, Texas 75082

Drawn By: R.E.K.
Checked By: R.E.K.
Scale: As Shown

A 1.00
Plotter On: 7/23/2016



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 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kautman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER

Carol A. Byrd

☒ APPLICANT

Same

CONTACT PERSON Carol A. Byrd

CONTACT PERSON "

ADDRESS 707 Cullens

ADDRESS "

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP "

PHONE 214-912-7973

PHONE "

E-MAIL Carolannbyrd@gmail.com

E-MAIL "

Carolannbyrd@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carol A. Byrd [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 \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF August, 2024 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."

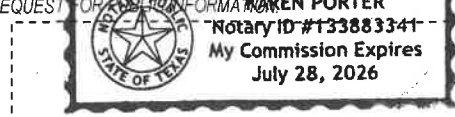
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF August, 2024.

OWNER'S SIGNATURE

Carol A. Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Karen Porter



MY COMMISSION EXPIRES 07/28/2026



City of Rockwall

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

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

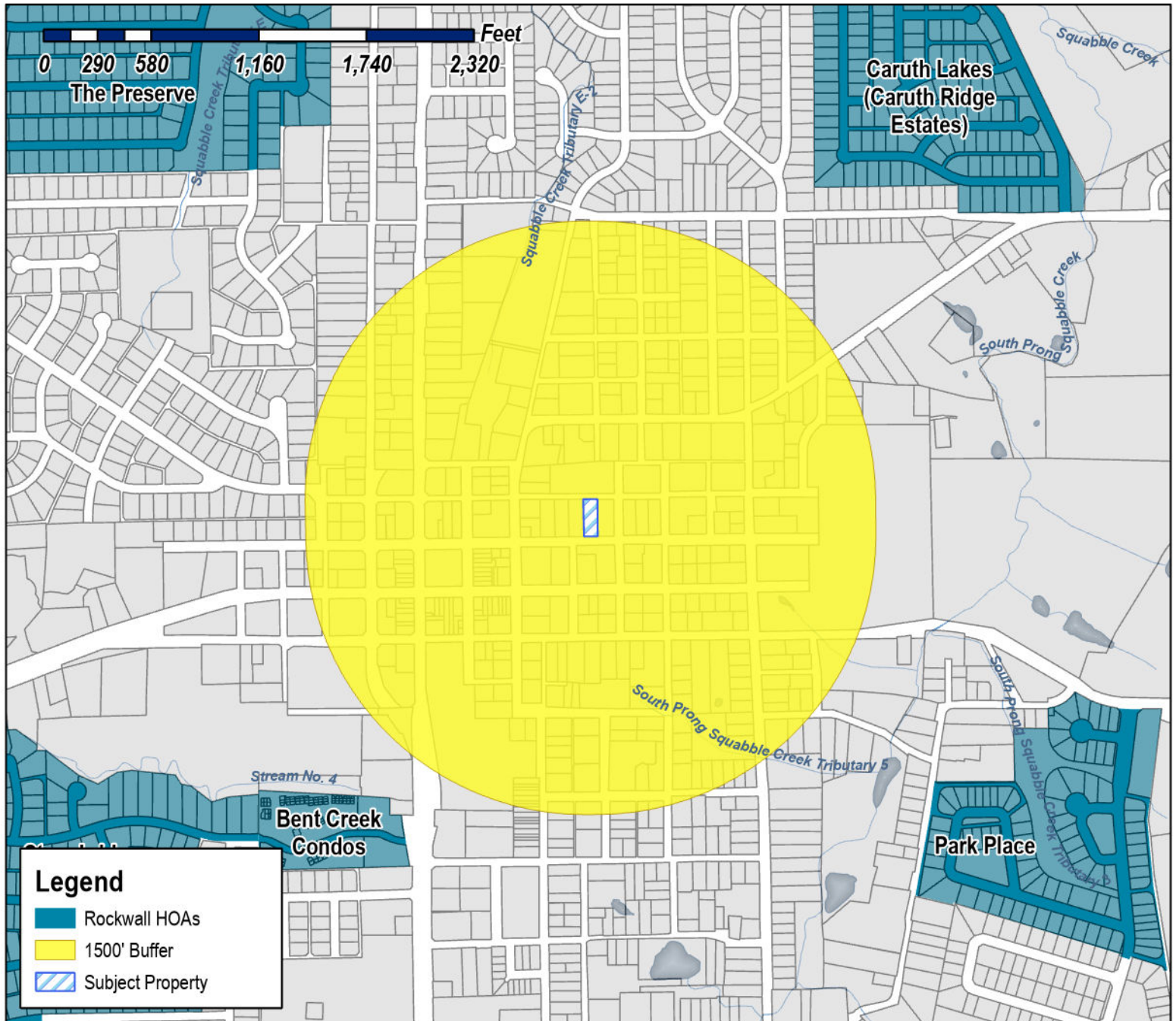




City of Rockwall

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

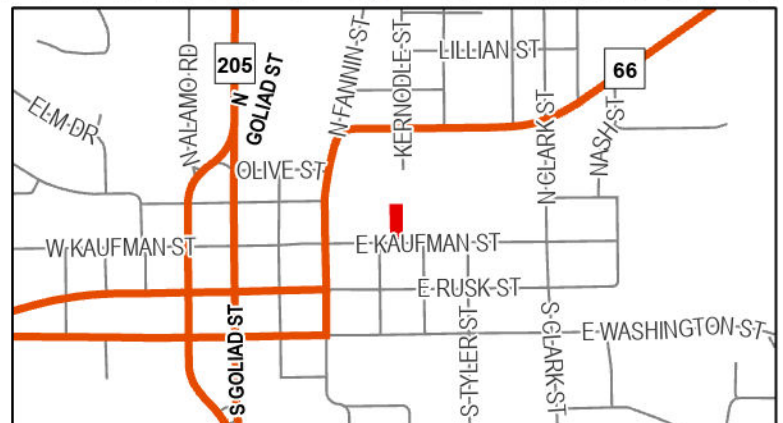
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 8/19/2024

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

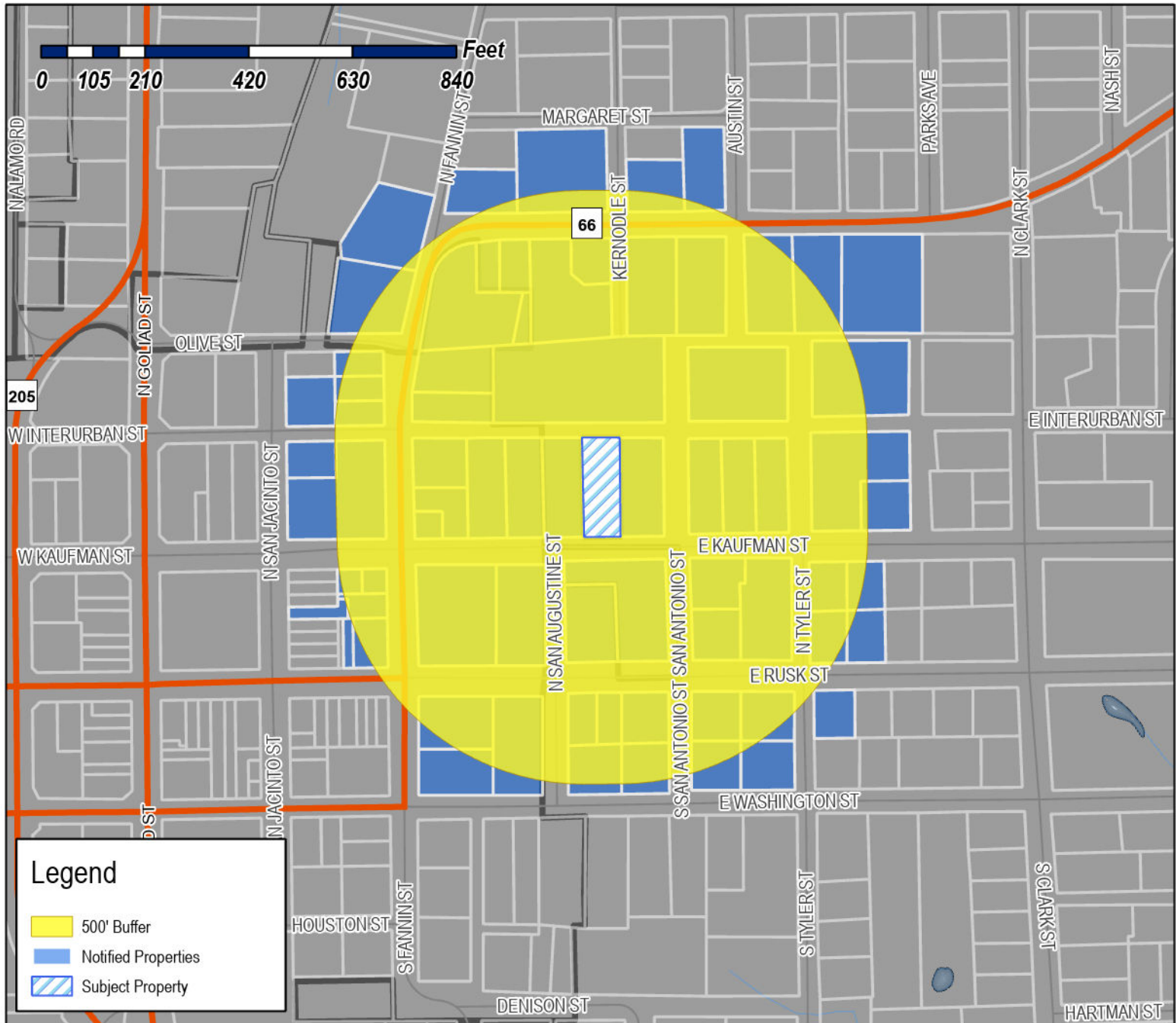




City of Rockwall

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

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Date Saved: 8/19/2024

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



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-
TRUSTEES
757 AVALON DR
HEATH, TX 75032

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

ROCKWALL ISD TR
FOR ROCKWALL TAXING ENTITIES
, 0

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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:

Z2024-040: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, 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, September 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 16, 2024 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:

Angelica Guevara
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, September 16, 2024 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. Z2024-040: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

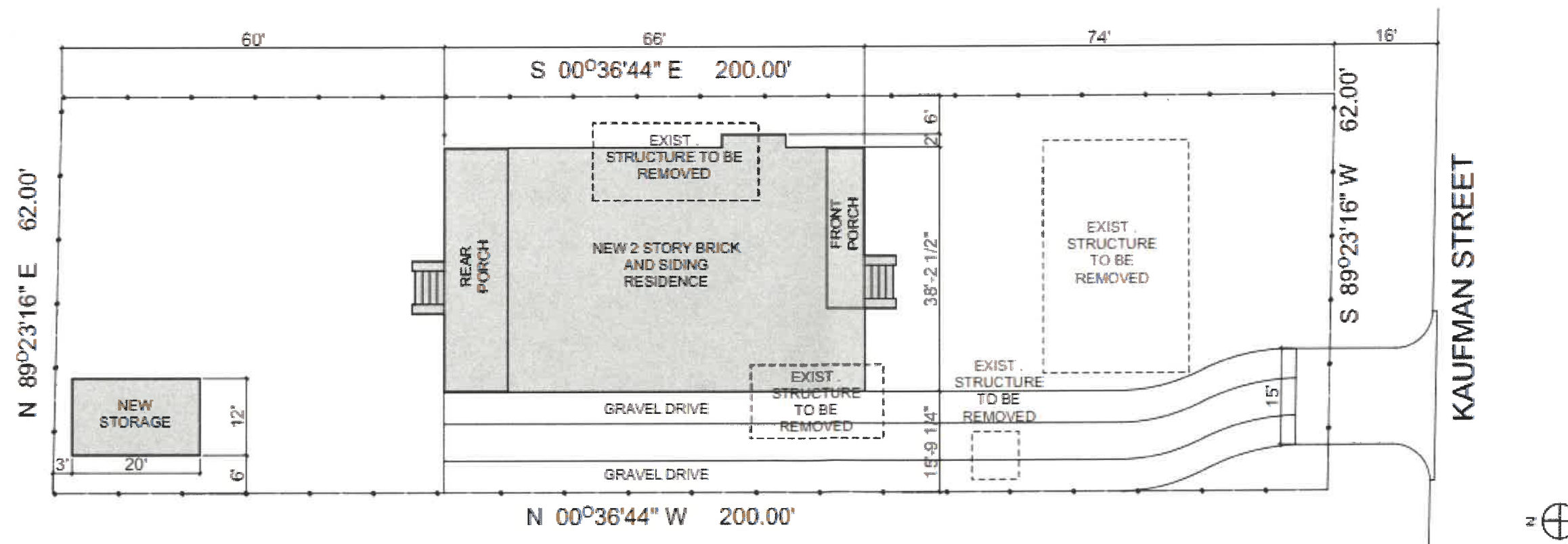
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanics and landscape drawings by others.
5. Verify location of utilities serving site.

7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

- 1 Do not scale drawings.
- 2 Verify dimensions, notify Architect of discrepancies.
- 3 All dimensions to face of stud or outside face of foundation unless otherwise indicated.

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.		
		TOTAL NON A/C	528 s.f.



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

and 17 studies reported the prevalence of the disorder.

403 E. KAUFMAN STREET
403 E. KAUFMAN STREET ROCKWALL, TEXAS 75087

REYNOLDS
202000
ASSOCIATES
R. E. KINDRED
ADVERTISING

PH-2000-10-17
CROSS-SECTIONAL
WATER FLOW CROSS-SECTIONAL
CROSS-SECTIONAL
CROSS-SECTIONAL

21000	1.000
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JO. ALLEN
 3515. Hawthorn Street
 Hawthorn Town 76112

Children's Day

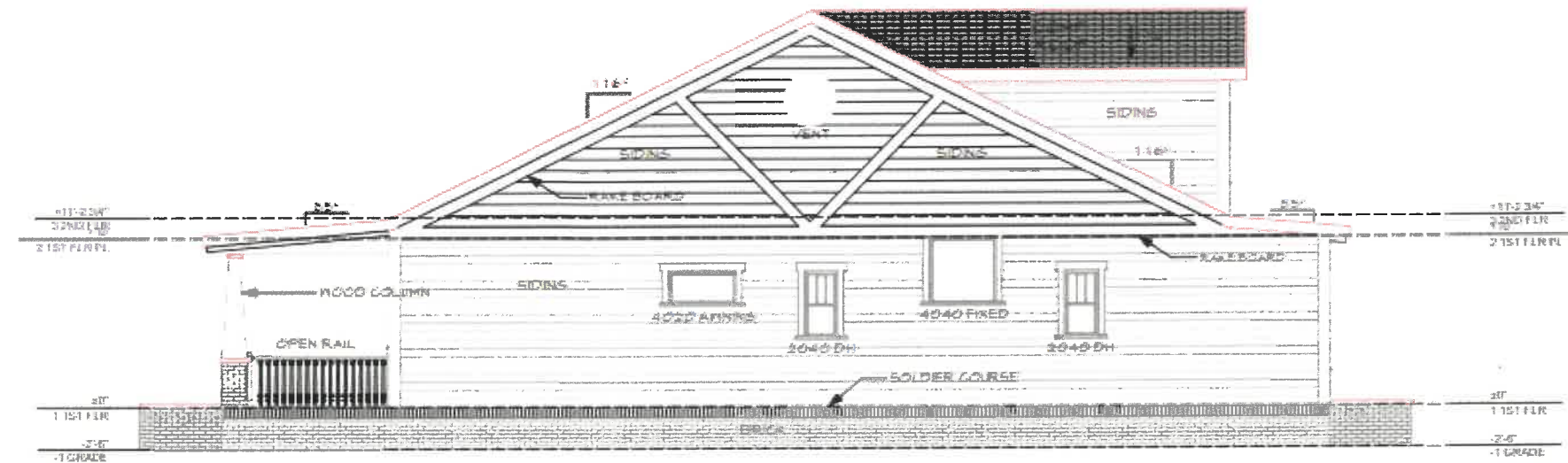
Classified by	EX-100
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2. **STANDARD PRACTICES**

A 1.00

Patient Care 273524

See Title Block for Project Information

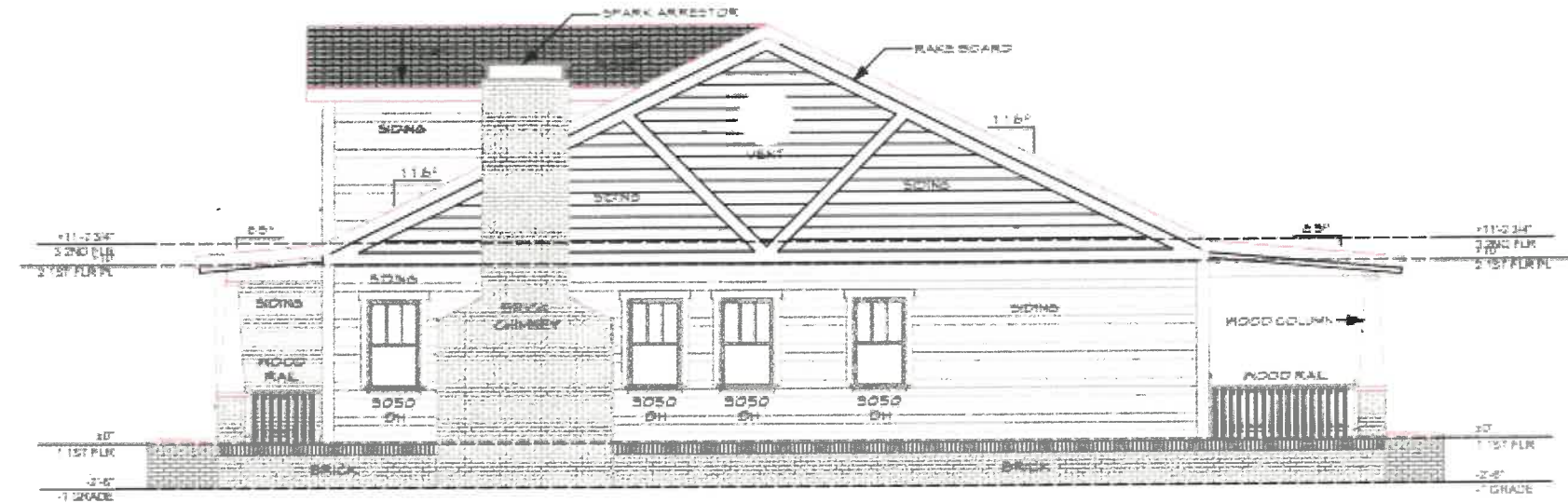


02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

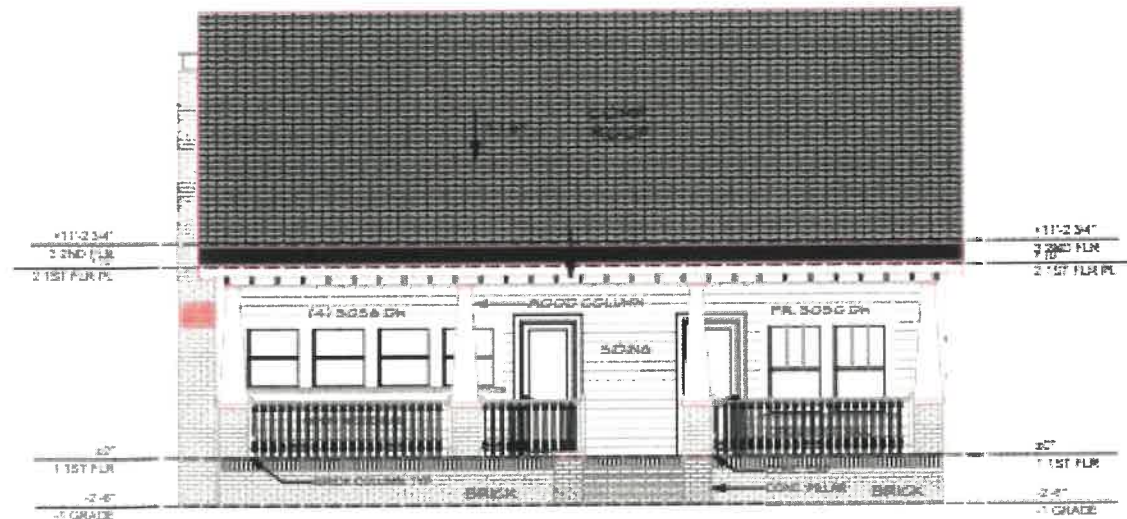


01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For	
403 E. KAUFMAN STREET	
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032	
R. E. KINDRED ARCHITECT	
REGISTERED ARCHITECT	
STATE OF TEXAS	
NO. 0000000000	
ISSUED FOR CONSTRUCTION	
DATE: 07-13-21	
DRAWN BY: R.E.K.	
CHECKED BY: R.E.K.	
DATE: 07-13-21	
A 1.02	



03 SECTION C
SCALE 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

ASSOCIATES
R. E. KINDRED
 ARCHITECT

10300 WINDYBUSH DRIVE, SUITE 100, ROCKWALL, TEXAS 75032
 972.961.1111
 www.rekindredarchitect.com

PREPARED BY
 R. E. KINDRED
 NO. 1 FOR CONSTRUCTION
 OR REVISIONS
 APPROVAL

Date: 07.24.21

JOANASOHN
 403 E. Kaufman Street
 Rockwall, Texas 75032

Checked By: R.E.K.

Checked By: R.E.K.

Sheet Number:
A 1.03
 Project No.: 220004



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1-1/2" PIPE FOUND	AC AIR CONDITIONER
⊕ 1" ROD FOUND	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊗ 1" PIPE FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— RJ — IRON FENCE
■ COLUMN	— X — BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — — EDGE OF ASPHALT
— ONP — OVERHEAD ELECTRIC POWER	— — — EDGE OF GRAVEL
— OES — OVERHEAD ELECTRIC SERVICE	— — — STONE
— — — CHAIN LINK	— — — CONCRETE
— — — WOOD FENCE 0.5' WIDE TYPICAL	— — — COVERED AREA
— — — DOUBLE SIDED WOOD FENCE	— — — BRICK

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plot hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____

Purchaser

Purchaser

Drawn By: WRV

Scale: 1" = 30'

Date: 05/17/2024

GF NO.: ALG-1705-
3017052400350-JJ

Job No. 2407462

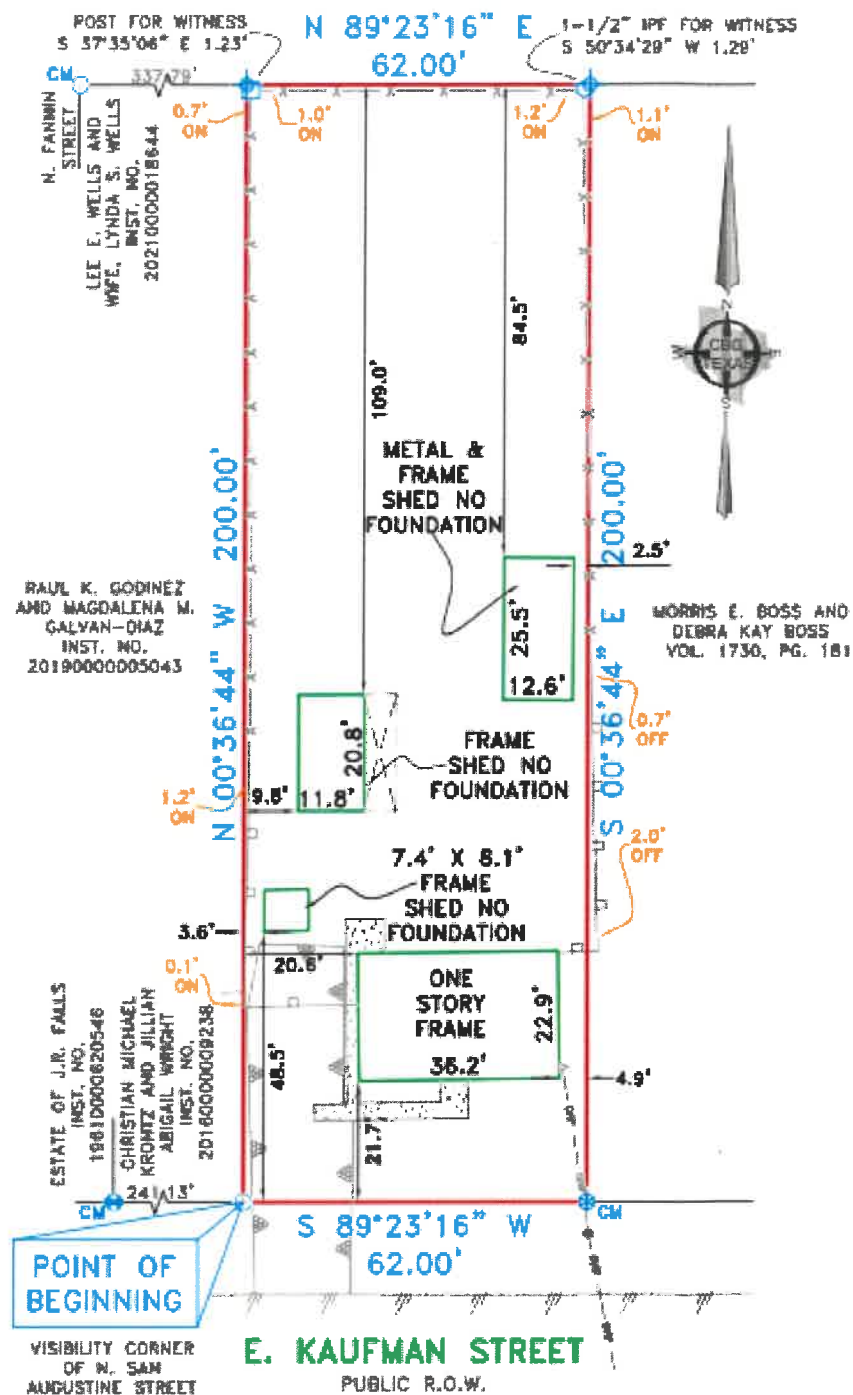


419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.348.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Moonay, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 2016000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



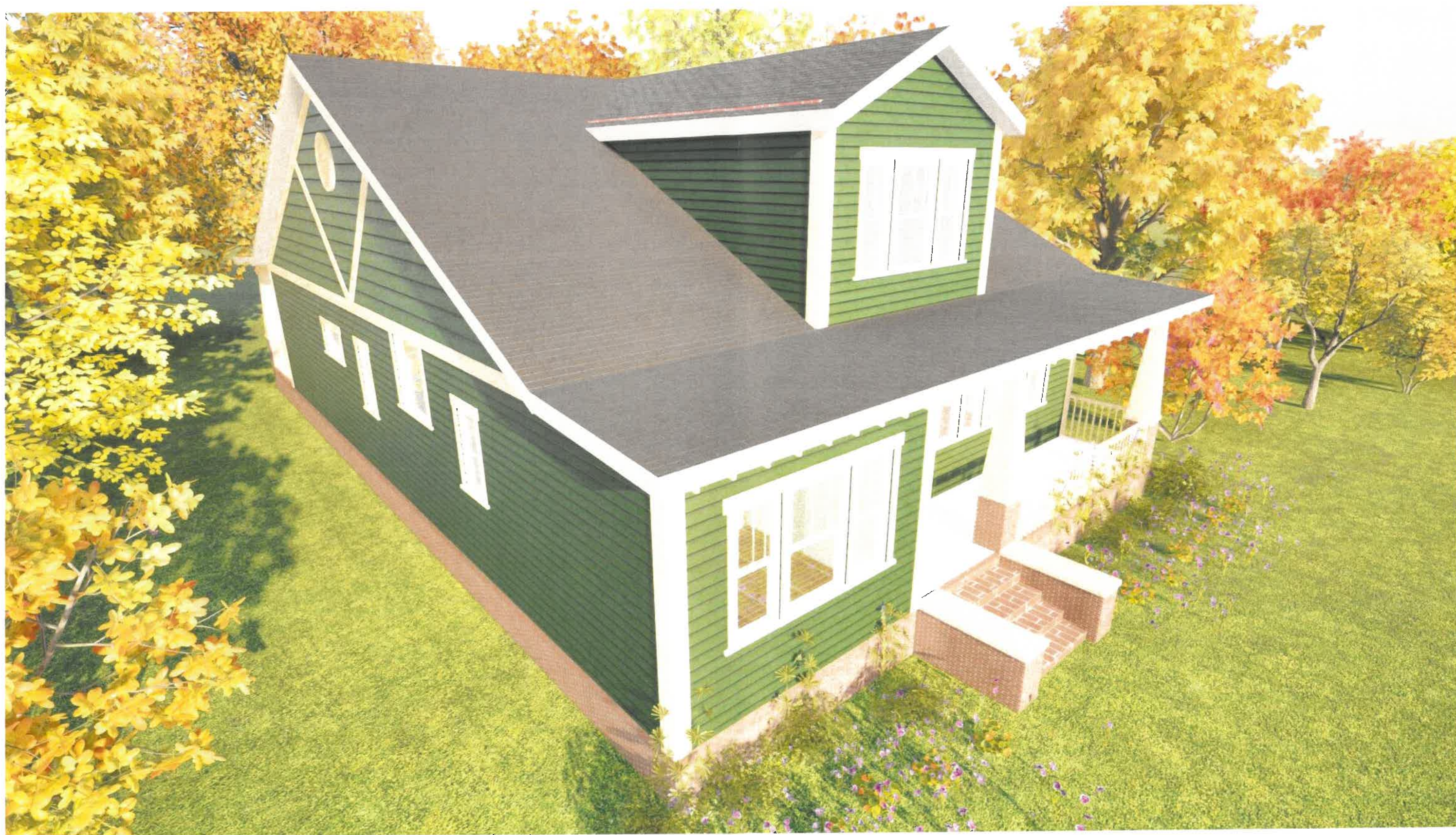
FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2850-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5B, BLOCK 5, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Carol A. Byrd for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, addressed as 403 E. Kaufman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore

amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF OCTOBER, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 16, 2024

2nd Reading: October 7, 2024

Exhibit 'A':
Location Map

Address: 403 E. Kaufman Street

Legal Description: Lot 5B, Block 5, Griffith Addition



Exhibit 'B':
Residential Plot Plan

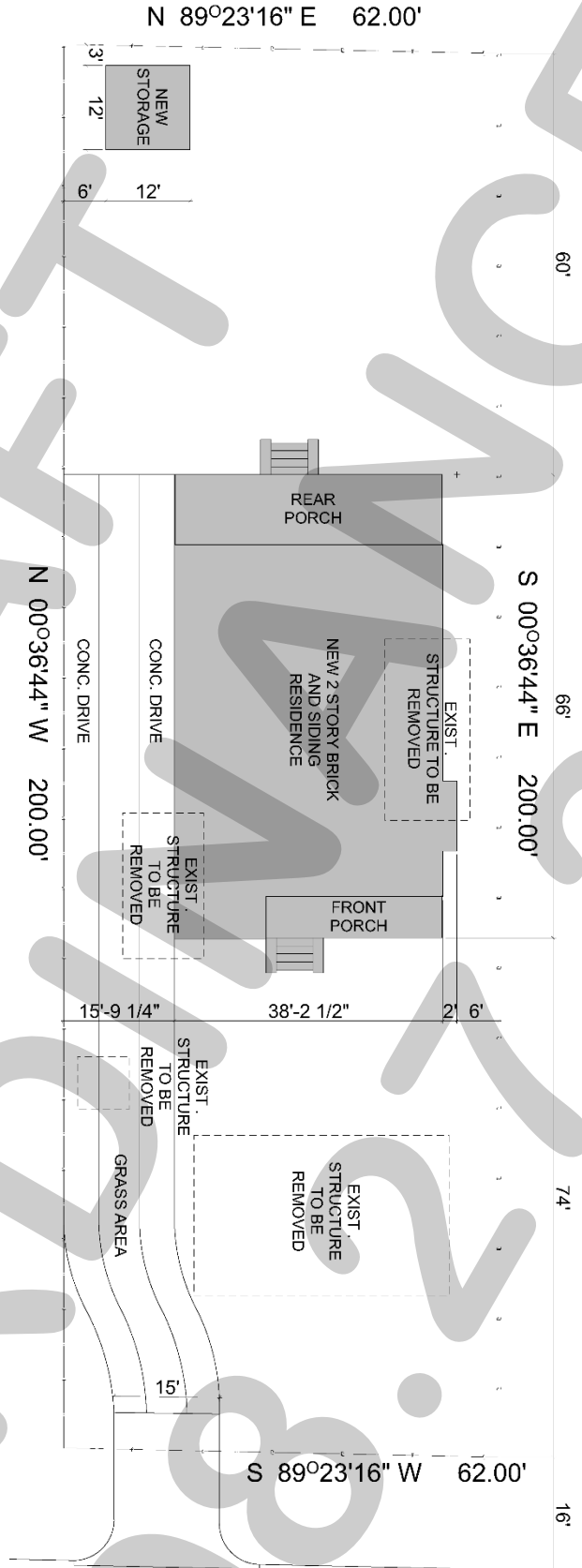
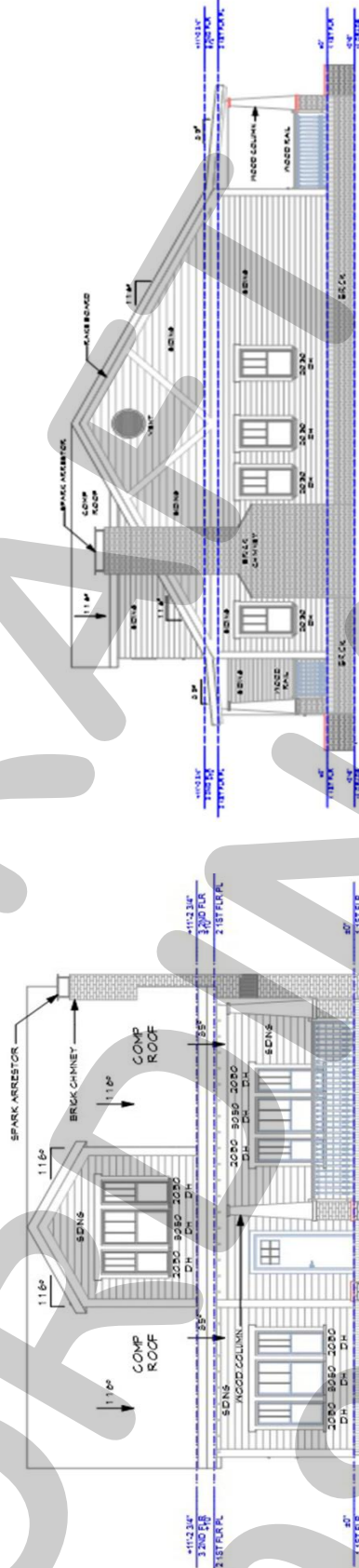
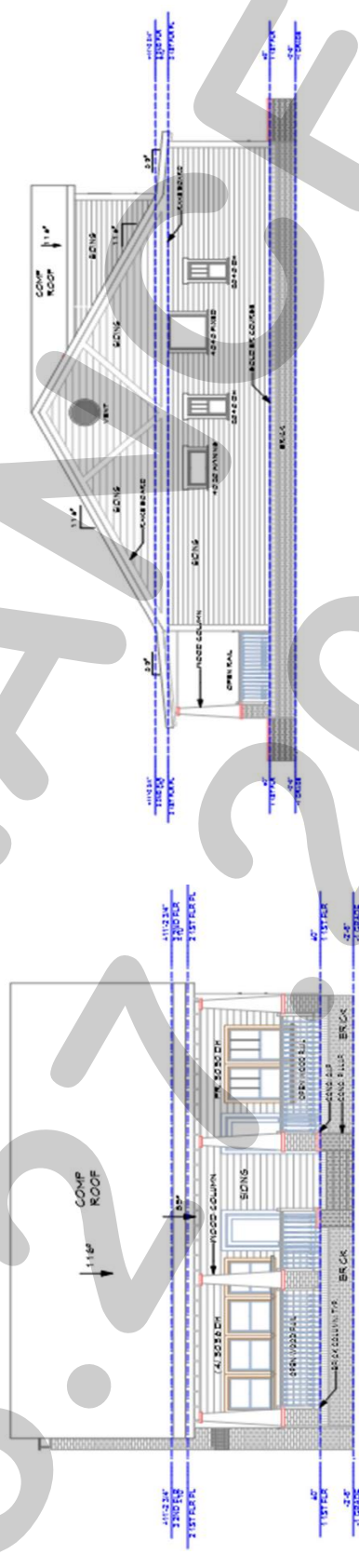


Exhibit 'C':
Building Elevations

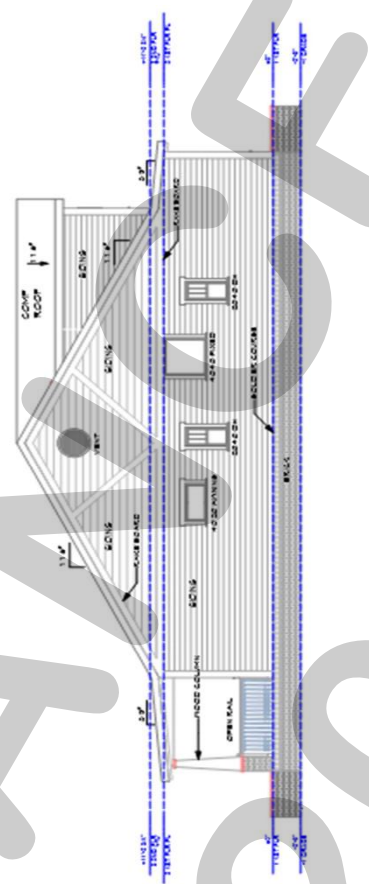


FRONT ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



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: September 10, 2024

APPLICANT: Carol A. Byrd

CASE NUMBER: Z2024-040; *Specific Use Permit (SUP) for a Residential Infill at 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. Case No H2024-011] to allow the demolition of all structures (i.e. the existing single-family home and three [3] accessory buildings) on the subject property. Based on this action, the applicant has applied for and received a residential building permit [i.e. Case No. RES2024-3767] allowing the demolition of the existing single-family home and the accessory structures. Currently, the applicant is awaiting the final inspection of the demolition, and the property is vacant. On August 15, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. Case No H2024-015] to allow the construction of a new single-family home on the subject property.

PURPOSE

The applicant -- Carol A Byrd -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (i.e. 308 & 310 Williams Street) developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is E. Kaufman Street, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.5740-acre parcel of land (i.e. 406 E. Kaufman Street) developed with a commercial business (i.e. AT&T) zoned General Retail (GR) District, and a 0.3444-acre parcel of land (i.e. 401 E. Rusk Street) developed with a single-family home zoned Single-Family 7 (SF-7) District. South of this is E. Rusk

Street, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is one (1) vacant parcel of land (*i.e. 405 E. Kaufman Street*) and seven (7) parcels of land (*i.e. 501, 503, 505, 601, 605 E. Kaufman Street and 201, 203 N. Clark Street*) developed with single-family homes. All of these parcels are zoned Single-Family 7 (SF-7) District. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are three (3) parcels of land (*i.e. 305, 307, 401 E. Kaufman Street*) developed with single-family homes zoned Downtown (DT) District. West of this are two (2) parcels of land (*i.e. 202 & 204 N. Fannin Street*) developed with commercial businesses (*i.e. Watersedge Counseling and T&T Color Supply*) zoned Downtown (DT) District. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within the Griffith Subdivision, which is more than 90.00% or more developed, consists of 39 residential lots, and has been in existence for more than ten (10) years. 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 within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of E. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Kaufman Street and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	Most homes are oriented toward E. Kaufman Street.	The front elevation of the home will face E. Kaufman Street.
Year Built	1910- 1995	N/A
Building SF on Property	1,403 SF – 3,100 SF	2,273 SF
Building Architecture	Single Family Homes, Three (3) Vacant Lots, and One (1) Commercial Business	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	74-Feet
Side	6- feet	15.925-Feet
Rear	10-Feet	60-Feet
Building Materials	Brick and Siding	Hardie Board Siding and Brick
Paint and Color	Blue, Green, White, Brown	Green
Roofs	Composite Shingles	Asphalt Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The proposed home will not incorporate a garage.

The proposed home will be a two (2) story, 2,273 SF residence that will be clad in siding and brick. Based on the proposed building elevations, the home incorporates siding and trim, brick masonry, and various wood columns and railings along the front and rear porch, and a masonry chimney. When reviewing the adjacent properties, staff should note that the surrounding properties have been constructed with similar architectural styles. In addition, the Historic Preservation Advisory Board (HPAB) reviewed the architecture of the proposed home at their meeting on August 15, 2024. Based on the submitted elevations, the HPAB approved a motion to approve a Certificate of Appropriateness (COA) for the proposed home by a vote of 6-0, with one (1) vacant seat. This motion also constituted a recommendation for approval to the Planning and Zoning Commission and City Council.

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. Kaufman Street and Fannin Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On August 21, 2024, staff mailed 97 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) located 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 back 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*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kautman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER

Carol A. Byrd

☒ APPLICANT

Same

CONTACT PERSON Carol A. Byrd

CONTACT PERSON "

ADDRESS 707 Cullens

ADDRESS "

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP "

PHONE 214-912-7973

PHONE "

E-MAIL Carolannbyrd@gmail.com

E-MAIL "

Carolannbyrd@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carol A. Byrd [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 \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF August, 2024 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."

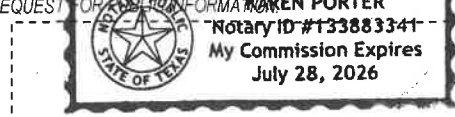
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF August, 2024.

OWNER'S SIGNATURE

Carol A. Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Karen Porter



MY COMMISSION EXPIRES 07/28/2026



City of Rockwall

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

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

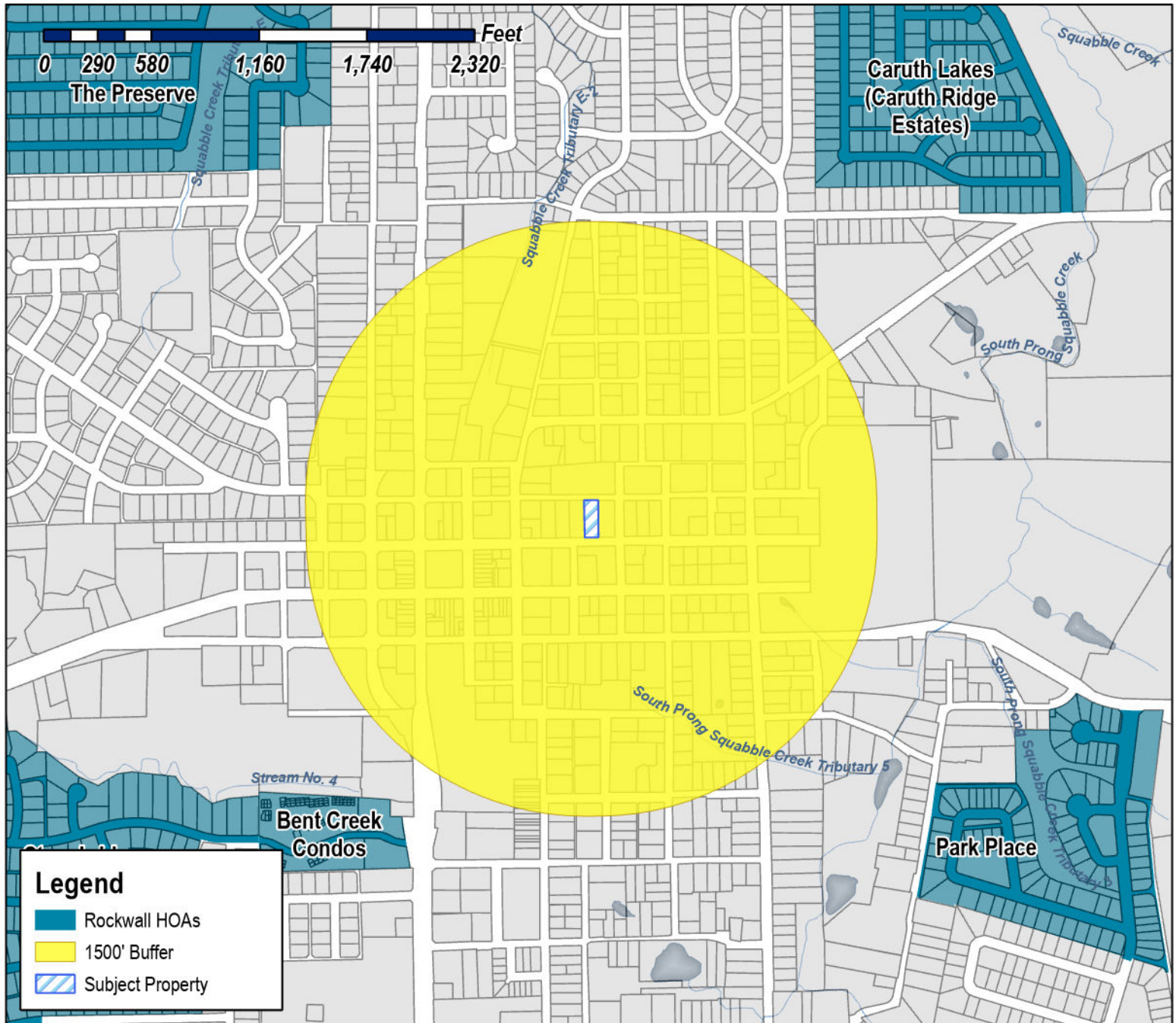




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Case Number: Z2024-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 8/19/2024

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

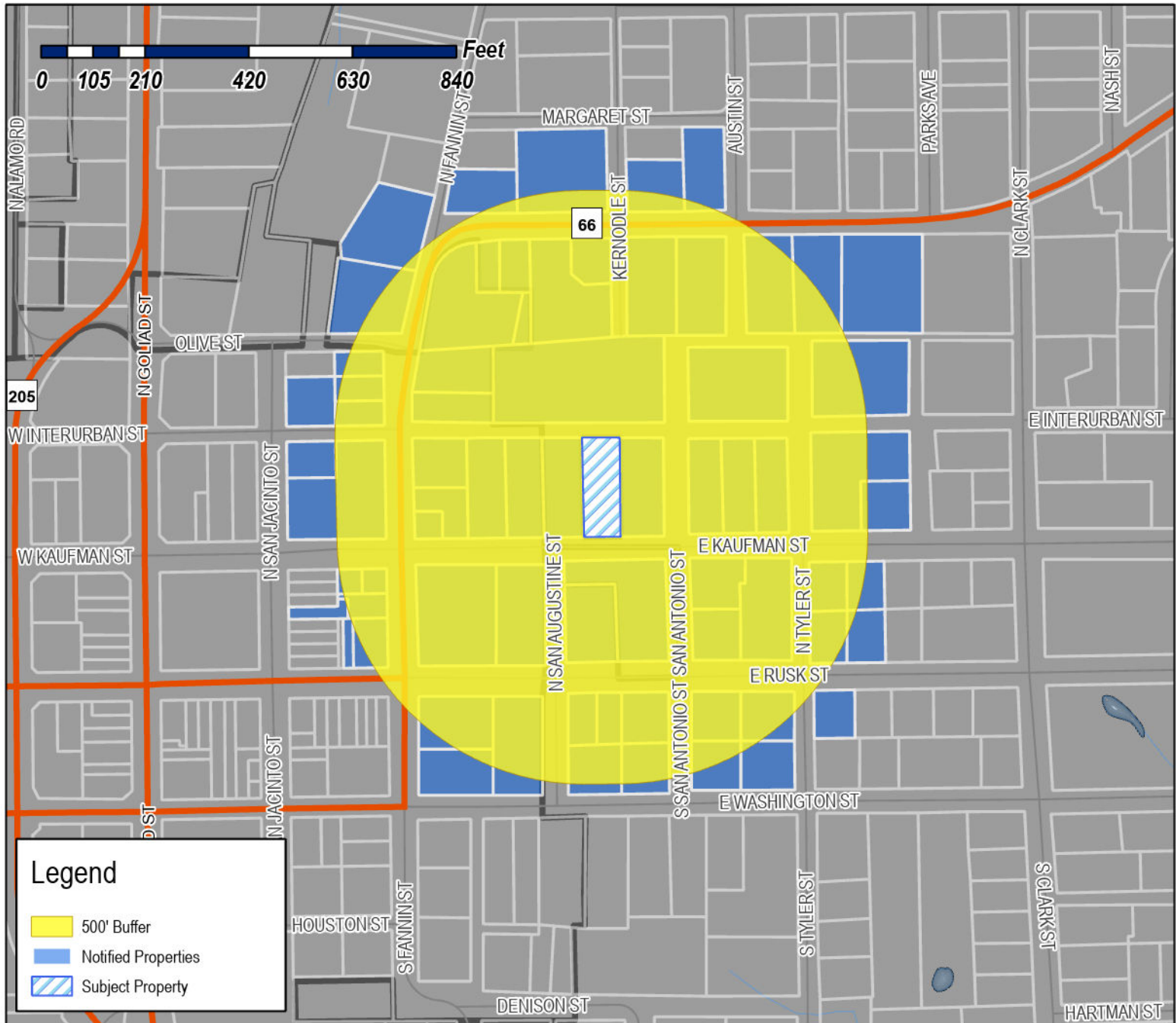




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RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-
TRUSTEES
757 AVALON DR
HEATH, TX 75032

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

ROCKWALL ISD TR
FOR ROCKWALL TAXING ENTITIES
, 0

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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:

Z2024-040: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, 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, September 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 16, 2024 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:

Angelica Guevara
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, September 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-040: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

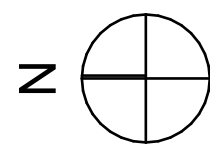
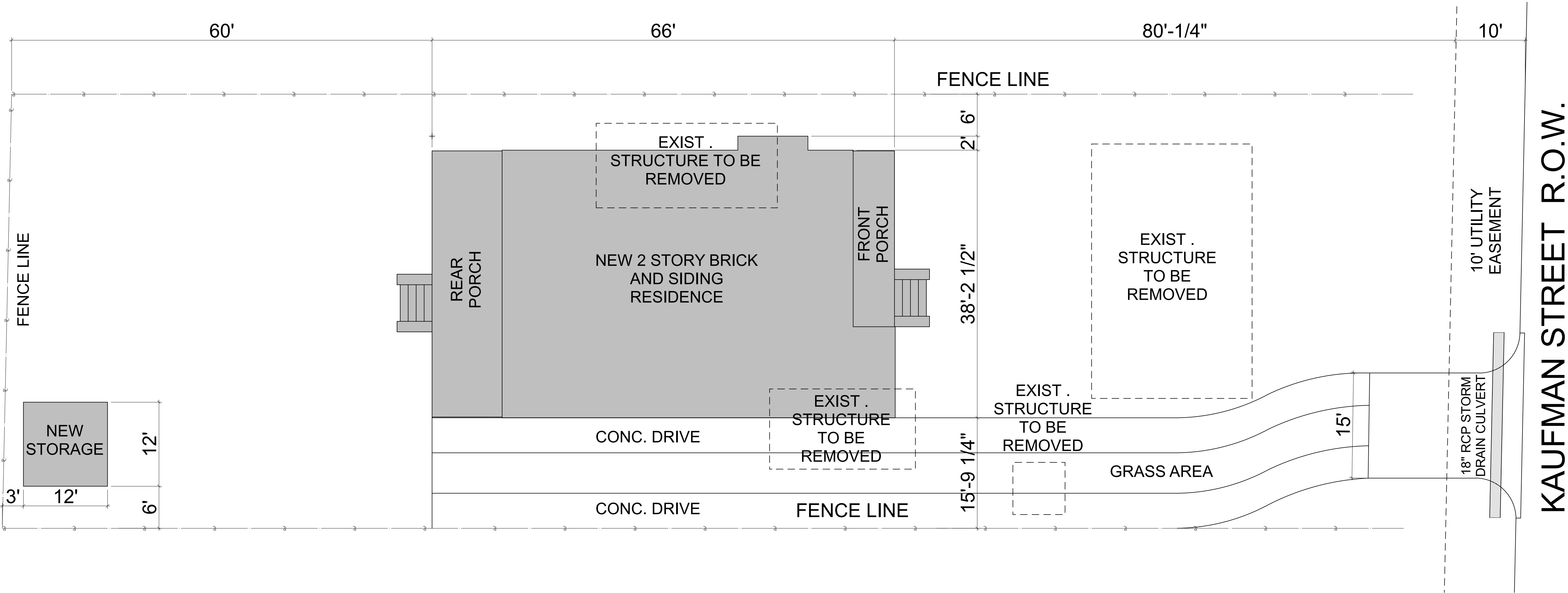
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

C:\Users\roy\Desktop\OTHER DESKTOP\ROCKWALL\ROCKWALL.pln

01

SITE PLAN

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



GENERAL NOTES AND SPECIFICATIONS

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C

FIRST FLOOR 1,920 s.f.
SECOND FLOOR 353 s.f.

TOTAL 2,273 s.f.

NON A/C

FRONT PORCH 148 s.f.
REAR PORCH 380 s.f.

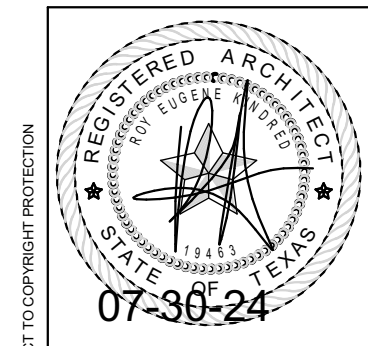
TOTAL NON A/C 528 s.f.

Revisions

UNAUTHORIZED USE OF THESE PLANS INCLUDING FORM AND ARRANGEMENT OF SPACES, DAYMAY OTHER ASPECTS OF THE DESIGN WILL SUBJECT THE INFRINGER TO DAMAGES AND/OR JUDICIAL ACTION AS PROVIDED BY FEDERAL LAW.

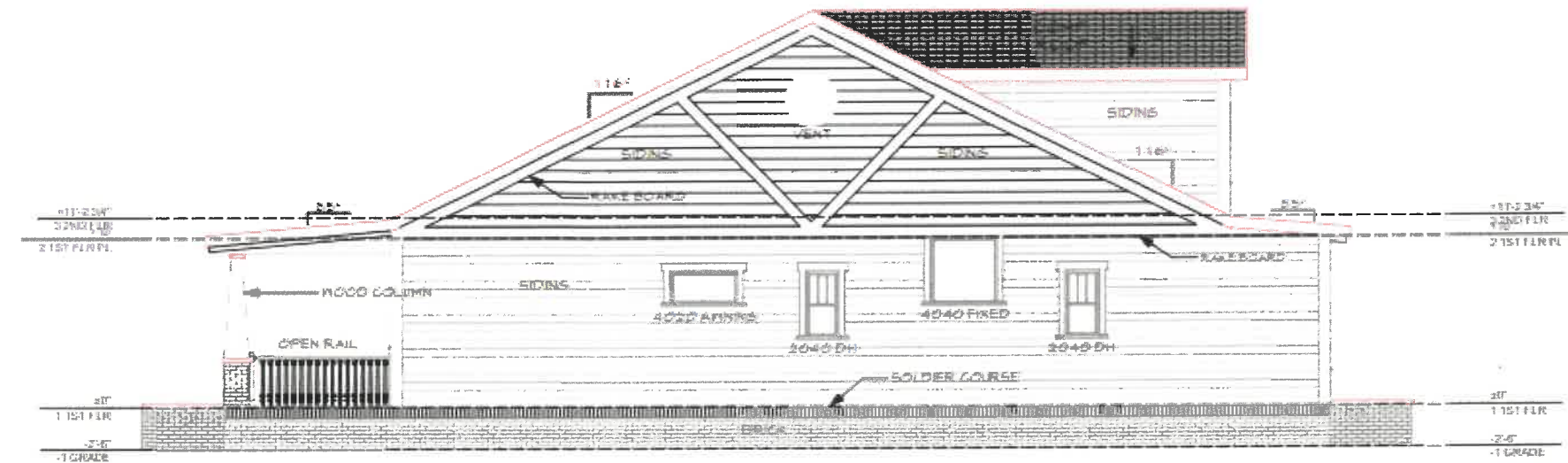
New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

ROY KINDRED
214.235.2646
roy@rekarchitect.com
rekarchitect.com
R. E. KINDRED
ARCHITECT
5851 Legacy Circle #600
Plano, Texas 75024



Date 07-30-24
Job Address
403 E. Kaufman Street
Rockwall, Texas 75032
Drawn by R.E.K.
Checked by R.E.K.
Sheet Number
A 1.00
Plotted On: 8/30/2024

See Title Block for Project Information

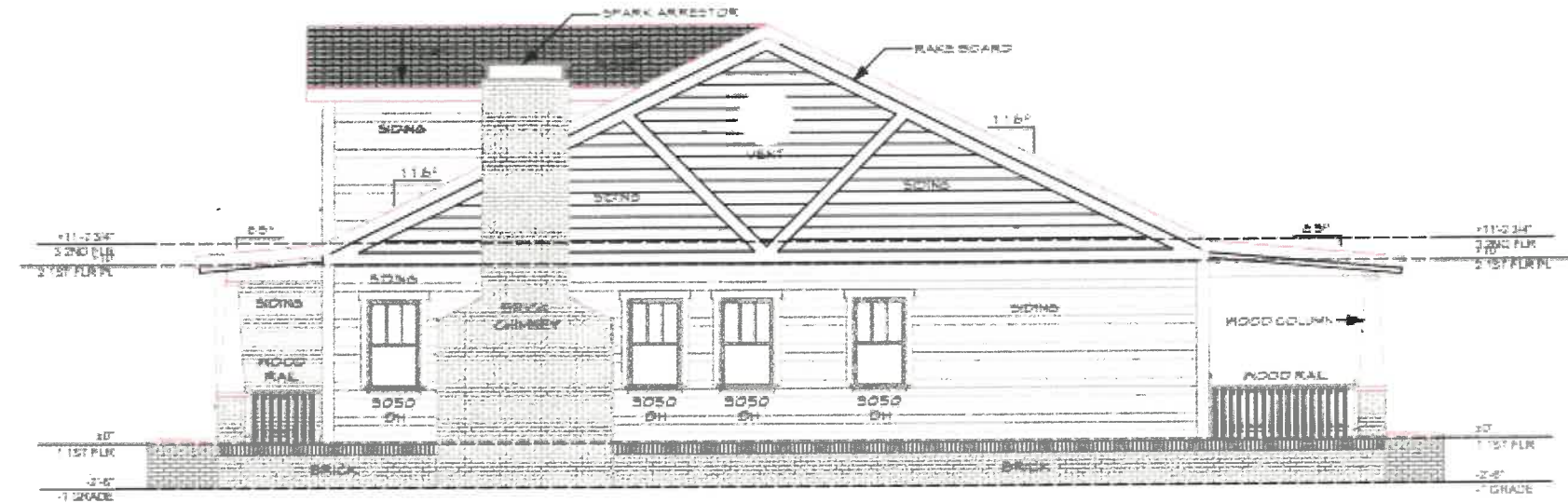


02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

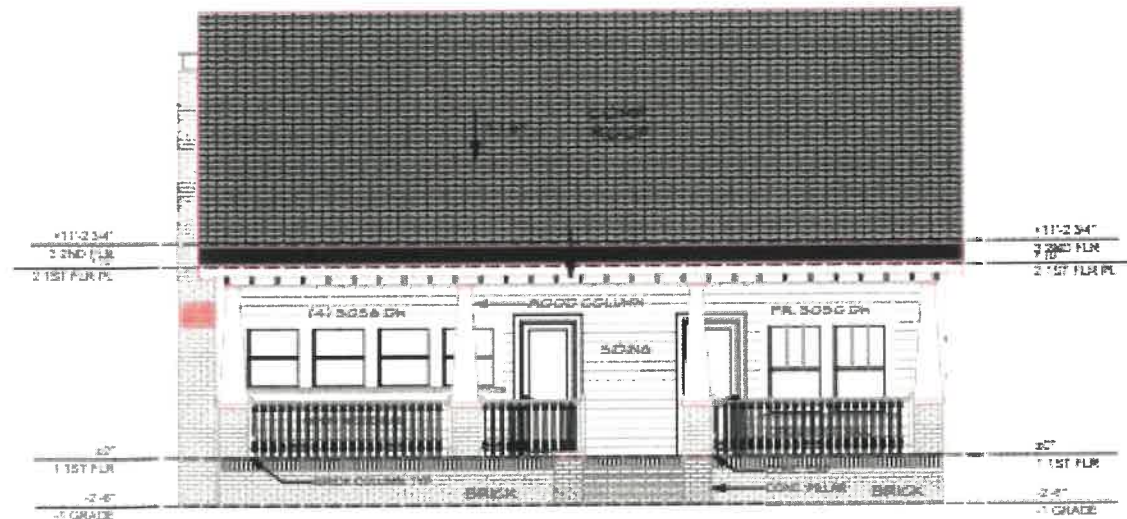


01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For	
403 E. KAUFMAN STREET	
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032	
R. E. KINDRED ARCHITECT	
10000 DALLAS AVENUE, SUITE 200, DALLAS, TEXAS 75243	
TEL: 972.281.1000 FAX: 972.281.1001	
WWW.REKINDRED.COM	
FOR MORE INFORMATION, CONTACT: R. E. KINDRED	
DATE:	07-13-21
DESIGNER:	R. E. KINDRED
CREATED BY:	R. E. K.
CHECKED BY:	R. E. K.
GRAPH WORTH:	
A 1.02	
Project No. 122301	



03 SECTION C
SCALE 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

ASSOCIATES
R. E. KINDRED
 ARCHITECT

10300 WINDYBUSH DRIVE, SUITE 100
 ROCKWALL, TEXAS 75087
 972.961.1111
 www.rekindredarchitect.com

PREPARED BY
 R. E. KINDRED
 NO. 1 FOR CONSTRUCTION
 OR REVISIONS
 APPROVAL

Date: 07.24.21

JOHNSON
 403 E. Kaufman Street
 Rockwall, Texas 75087

Checked By: R.E.K.
 Drawn By: R.E.K.

Sheet Number:
A 1.03
 Project No.: 220004



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1-1/2" PIPE FOUND	AC AIR CONDITIONER
⊕ 1" ROD FOUND	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊗ 1" PIPE FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— RJ — IRON FENCE
■ COLUMN	— X — BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — — EDGE OF ASPHALT
— ONP — OVERHEAD ELECTRIC POWER	— — — EDGE OF GRAVEL
— OES — OVERHEAD ELECTRIC SERVICE	— — — STONE
— — — CHAIN LINK	— — — CONCRETE
— — — WOOD FENCE 0.5' WIDE TYPICAL	— — — COVERED AREA
— — — DOUBLE SIDED WOOD FENCE	— — — BRICK

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____

Purchaser

Purchaser

Drawn By: WRV

Scale: 1" = 30'

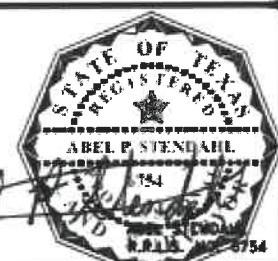
Date: 05/17/2024

GF NO.: ALG-1705-
3017052400350-JJ

Job No. 2407462

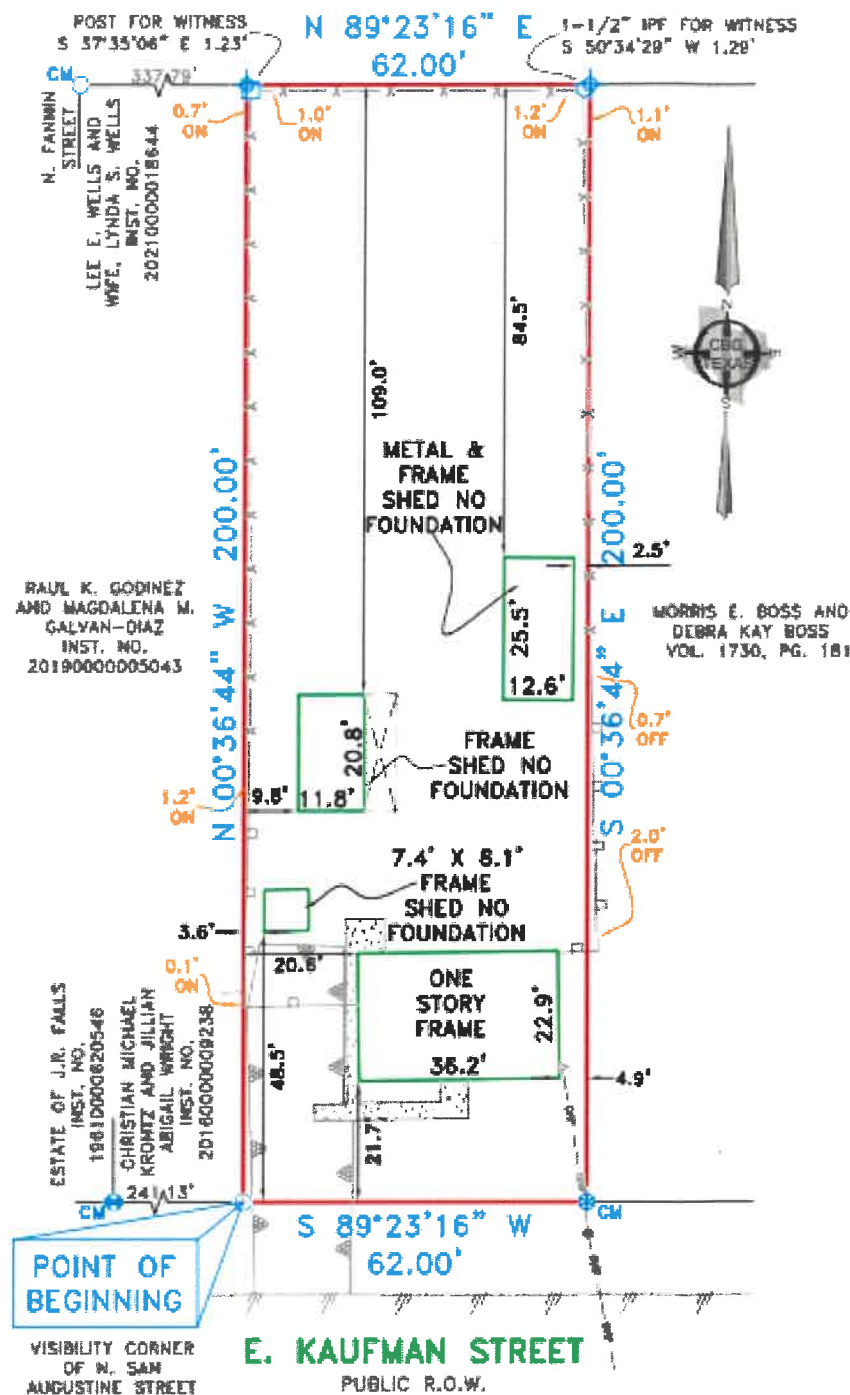


419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.348.9485
F 214.348.2216
Firm No. 10194280
www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Mooney, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 2016000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



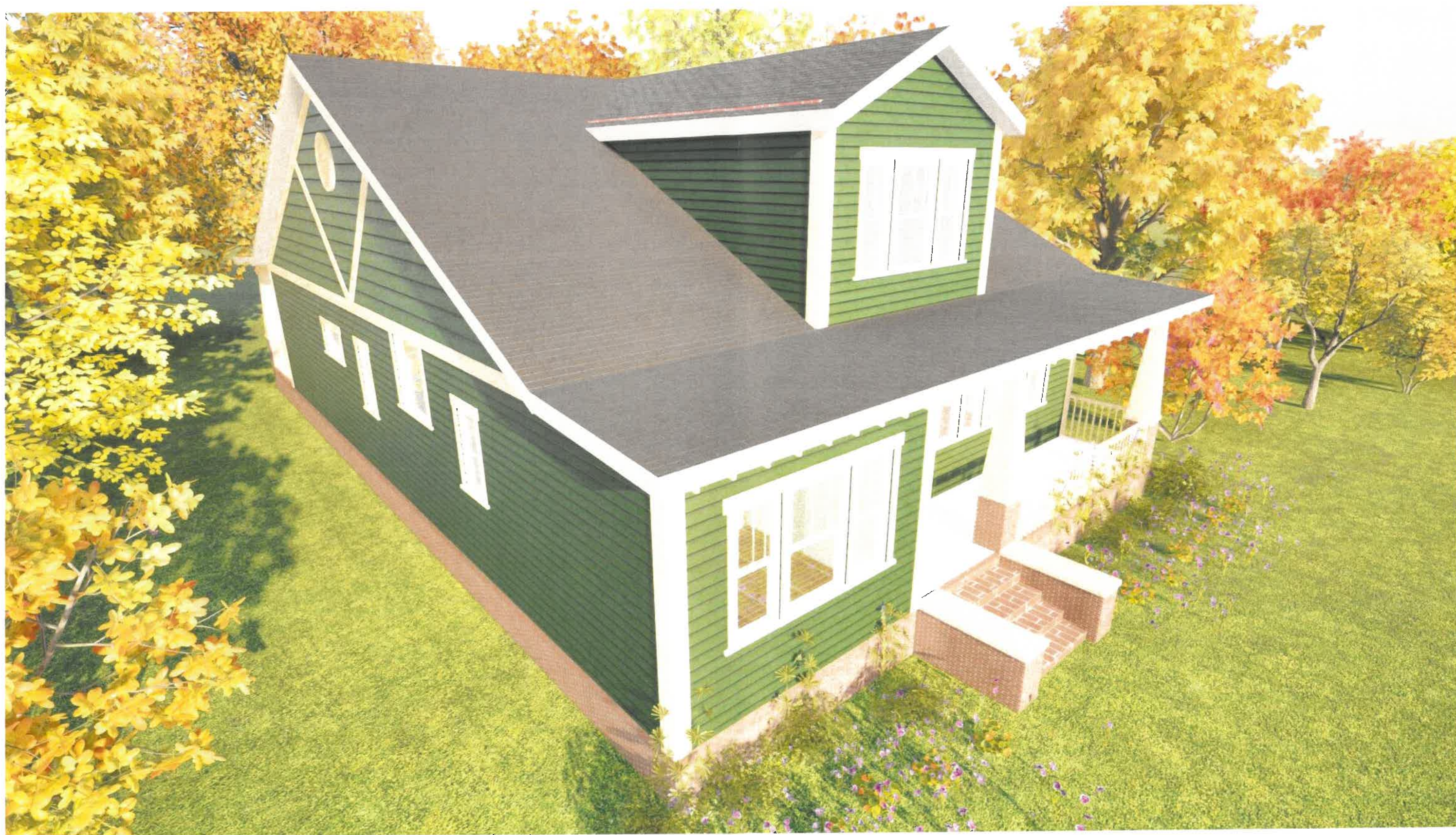
FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
202 N. Fannin Street	Commercial	1985	3,100	N/A	Brick and Stucco
204 N. Fannin Street	Vacant	N/A	N/A	N/A	N/A
305 E. Kaufman Street	Single-Family Home	1910	1,622	N/A	Siding
307 E. Kaufman Street	Single-Family Home	1980	1,403	N/A	Siding
401 E. Kaufman Street	Single-Family Home	1975	1,704	N/A	Siding
403 E. Kaufman Street	Vacant	N/A	N/A	N/A	N/A
405 E. Kaufman Street	Vacant	N/A	N/A	N/A	N/A
501 E. Kaufman Street	Single-Family Home	1995	1,616	N/A	Brick
503 E. Kaufman Street	Single-Family Home	1987	1,712	N/A	Brick
505 E. Kaufman Street	Single-Family Home	1989	1,616	100	Brick
AVERAGES:		1974	1,825	100	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



202 N. Fannin Street



204 N. Fannin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



305 E. Kaufman Street



307 E. Kaufman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



401 E. Kaufman Street



403 E. Kaufman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



405 E. Kaufman Street



501 E. Kaufman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



503 E. Kaufman Street



505 E. Kaufman Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2850-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5B, BLOCK 5, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Carol A. Byrd for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, addressed as 403 E. Kaufman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore

amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF OCTOBER, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 16, 2024

2nd Reading: October 7, 2024

Exhibit 'A':
Location Map

Address: 403 E. Kaufman Street

Legal Description: Lot 5B, Block 5, Griffith Addition



Exhibit 'B':
Residential Plot Plan

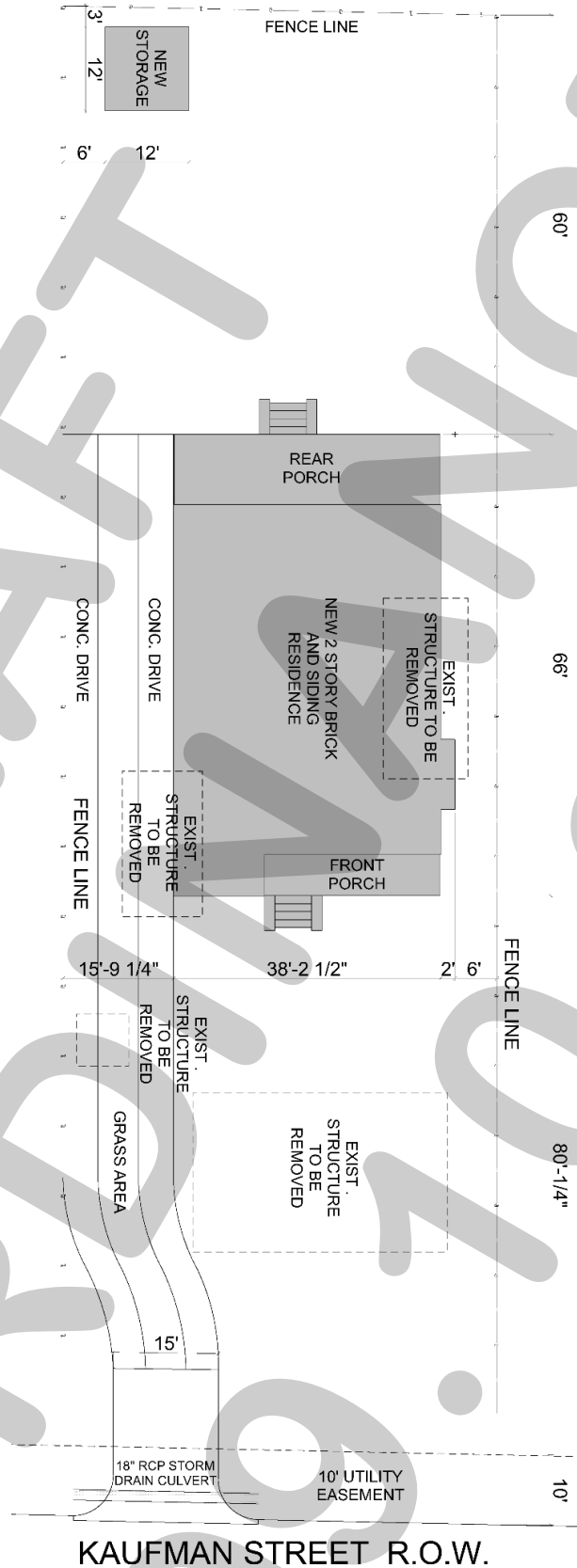


Exhibit 'C':
Building Elevations

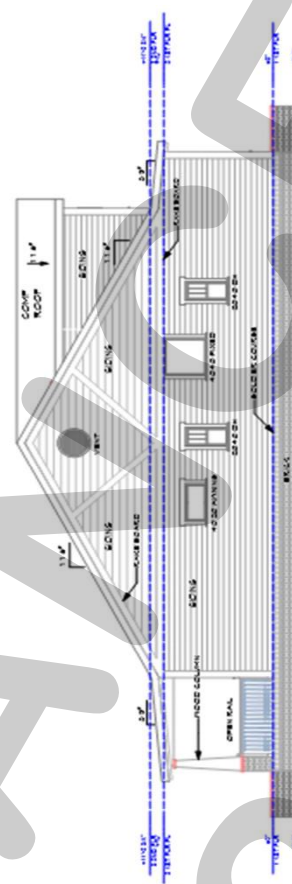


FRONT ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



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: September 16, 2024

APPLICANT: Carol A. Byrd

CASE NUMBER: Z2024-040; *Specific Use Permit (SUP) for a Residential Infill at 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the City's *Historic Zoning Maps*, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. Case No H2024-011] to allow the demolition of all structures (i.e. the existing single-family home and three [3] accessory buildings) on the subject property. Based on this action, the applicant has applied for and received a residential building permit [i.e. Case No. RES2024-3767] allowing the demolition of the existing single-family home and the accessory structures. Currently, the applicant is awaiting the final inspection of the demolition, and the property is vacant. On August 15, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [i.e. Case No H2024-015] to allow the construction of a new single-family home on the subject property.

PURPOSE

The applicant -- Carol A Byrd -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (i.e. 308 & 310 *Williams Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. North of this is *Williams Street*, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is E. Kaufman Street, which is identified as a R2U (i.e. *residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.5740-acre parcel of land (i.e. 406 E. Kaufman Street) developed with a commercial business (i.e. AT&T) zoned General Retail (GR) District, and a 0.3444-acre parcel of land (i.e. 401 E. Rusk Street) developed with a single-family home zoned Single-Family 7 (SF-7) District. South of this is E. Rusk

Street, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is one (1) vacant parcel of land (*i.e. 405 E. Kaufman Street*) and seven (7) parcels of land (*i.e. 501, 503, 505, 601, 605 E. Kaufman Street and 201, 203 N. Clark Street*) developed with single-family homes. All of these parcels are zoned Single-Family 7 (SF-7) District. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are three (3) parcels of land (*i.e. 305, 307, 401 E. Kaufman Street*) developed with single-family homes zoned Downtown (DT) District. West of this are two (2) parcels of land (*i.e. 202 & 204 N. Fannin Street*) developed with commercial businesses (*i.e. Watersedge Counseling and T&T Color Supply*) zoned Downtown (DT) District. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within the Griffith Subdivision, which is more than 90.00% or more developed, consists of 39 residential lots, and has been in existence for more than ten (10) years. 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 within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of E. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Kaufman Street and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	Most homes are oriented toward E. Kaufman Street.	The front elevation of the home will face E. Kaufman Street.
Year Built	1910- 1995	N/A
Building SF on Property	1,403 SF – 3,100 SF	2,273 SF
Building Architecture	Single Family Homes, Three (3) Vacant Lots, and One (1) Commercial Business	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	74-Feet
Side	6- feet	15.925-Feet
Rear	10-Feet	60-Feet
Building Materials	Brick and Siding	Hardie Board Siding and Brick
Paint and Color	Blue, Green, White, Brown	Green
Roofs	Composite Shingles	Asphalt Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The proposed home will not incorporate a garage.

The proposed home will be a two (2) story, 2,273 SF residence that will be clad in siding and brick. Based on the proposed building elevations, the home incorporates siding and trim, brick masonry, and various wood columns and railings along the front and rear porch, and a masonry chimney. When reviewing the adjacent properties, staff should note that the surrounding properties have been constructed with similar architectural styles. In addition, the Historic Preservation Advisory Board (HPAB) reviewed the architecture of the proposed home at their meeting on August 15, 2024. Based on the submitted elevations, the HPAB approved a motion to approve a Certificate of Appropriateness (COA) for the proposed home by a vote of 6-0, with one (1) vacant seat. This motion also constituted a recommendation for approval to the Planning and Zoning Commission and City Council.

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. Kaufman Street and Fannin Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On August 21, 2024, staff mailed 97 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOAs) located 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 back regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



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 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 403 E. Kautman Rockwall, Tx 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

☒ OWNER

Carol A. Byrd

☒ APPLICANT

Same

CONTACT PERSON Carol A. Byrd

CONTACT PERSON "

ADDRESS 707 Cullens

ADDRESS "

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP "

PHONE 214-912-7973

PHONE "

E-MAIL Carolannbyrd@gmail.com

E-MAIL "

Carolannbyrd@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carol A. Byrd [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 \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF August, 2024 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."

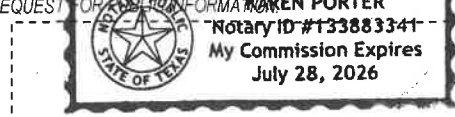
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF August, 2024.

OWNER'S SIGNATURE

Carol A. Byrd

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Karen Porter



MY COMMISSION EXPIRES 07/28/2026



City of Rockwall

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

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

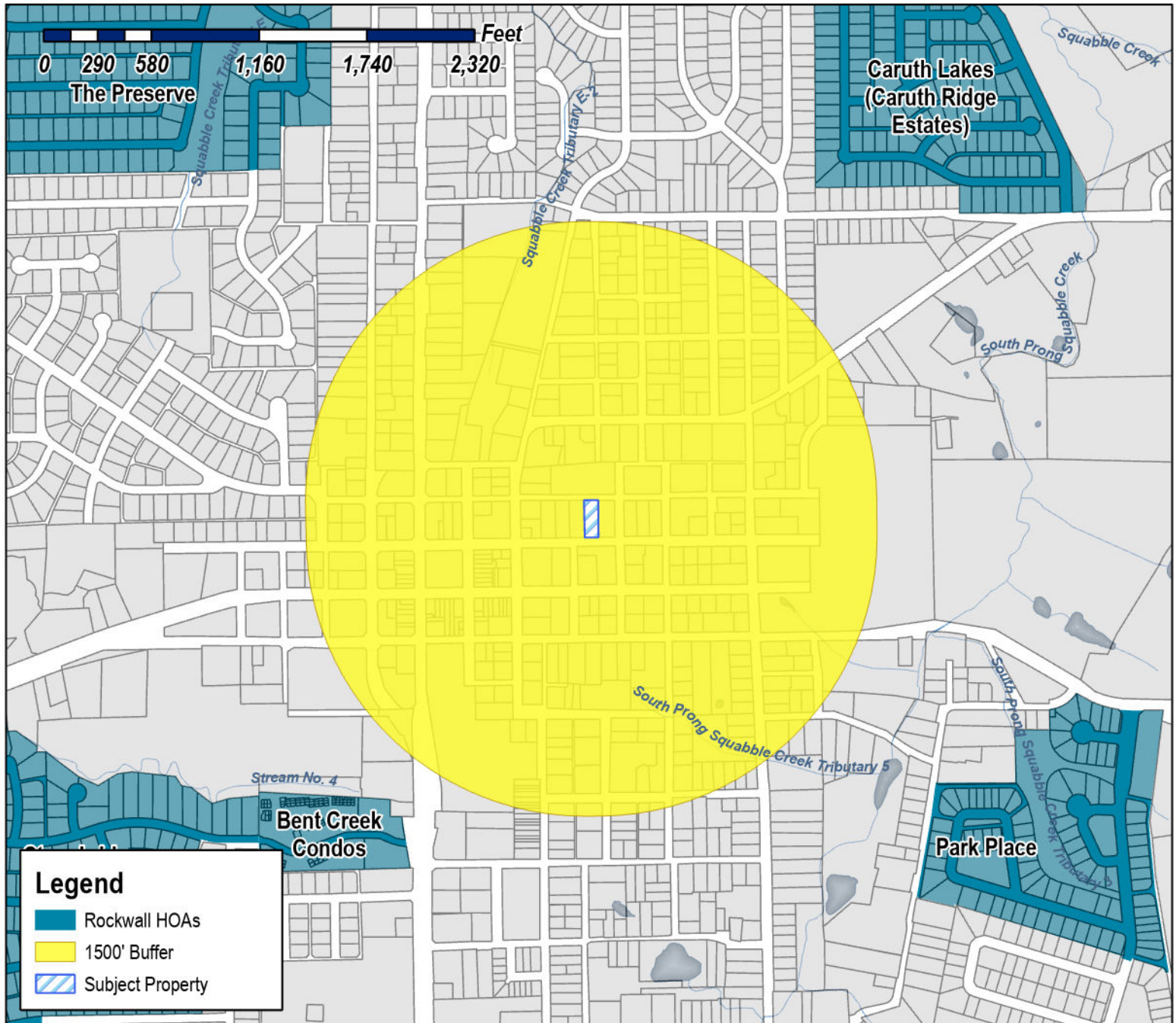




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Case Number: Z2024-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 8/19/2024

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

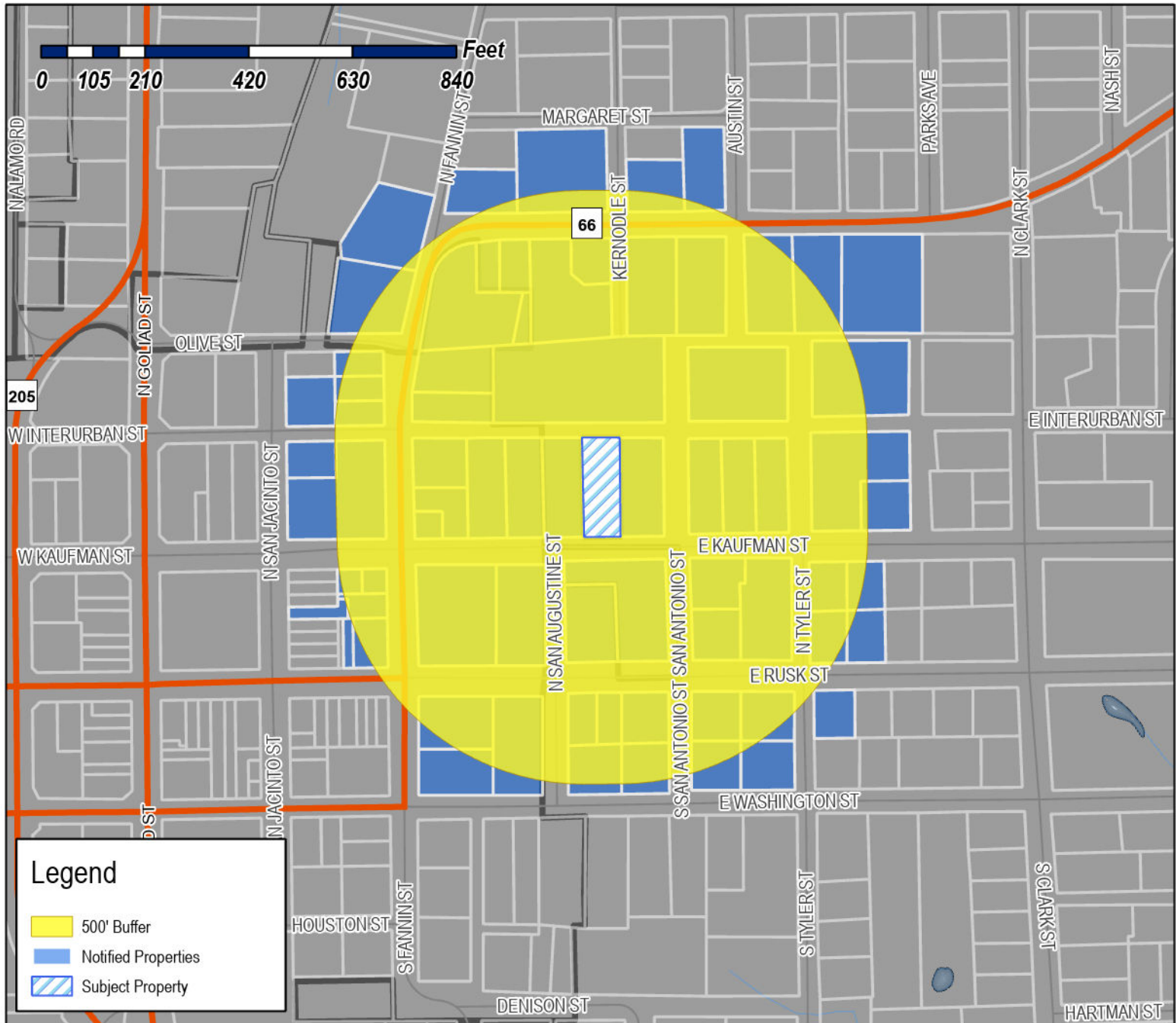




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For Questions on this Case Call: (972) 771-7745



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

RASHELL NICOLE & JAKE
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-
TRUSTEES
757 AVALON DR
HEATH, TX 75032

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

ROCKWALL ISD TR
FOR ROCKWALL TAXING ENTITIES
, 0

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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:

Z2024-040: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Carol A. Byrd for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, 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, September 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 16, 2024 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:

Angelica Guevara
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, September 16, 2024 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. Z2024-040: SUP for a Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

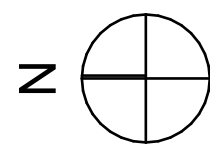
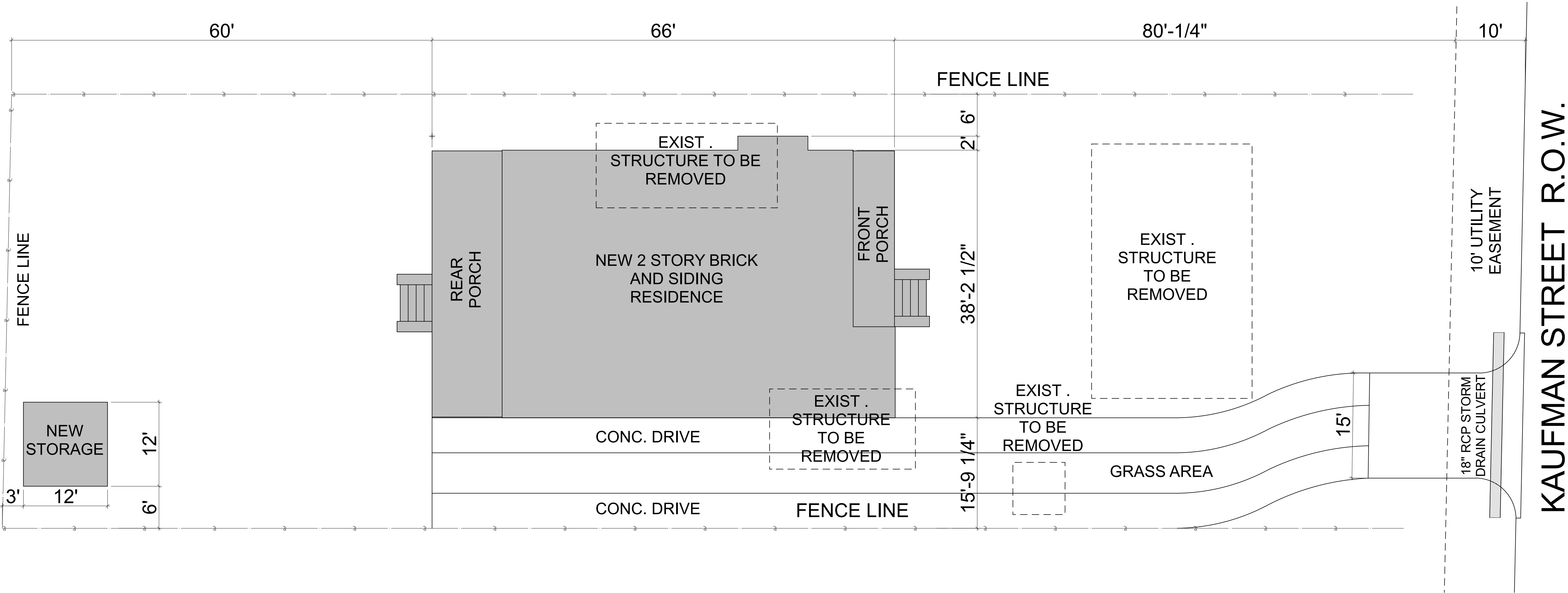
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

C:\Users\roy\Desktop\OTHER DESKTOP\ROCKWALL\ROCKWALL.pln

01

SITE PLAN

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



GENERAL NOTES AND SPECIFICATIONS

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.
7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

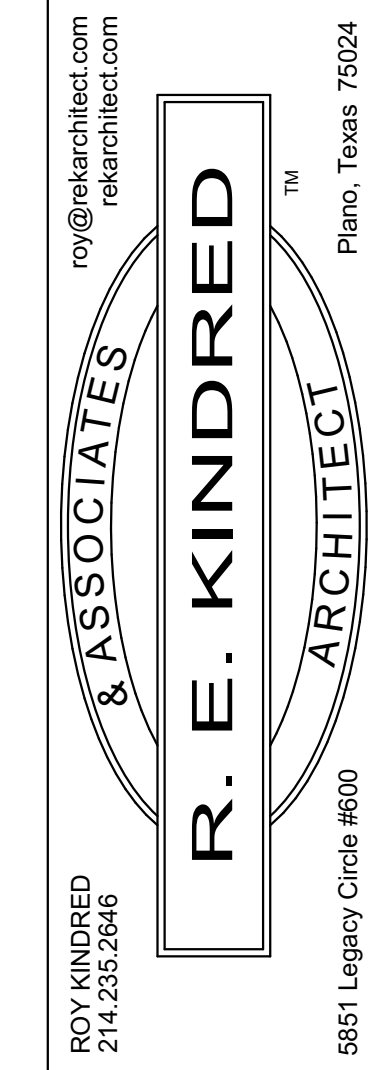
SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.		
		TOTAL NON A/C	528 s.f.

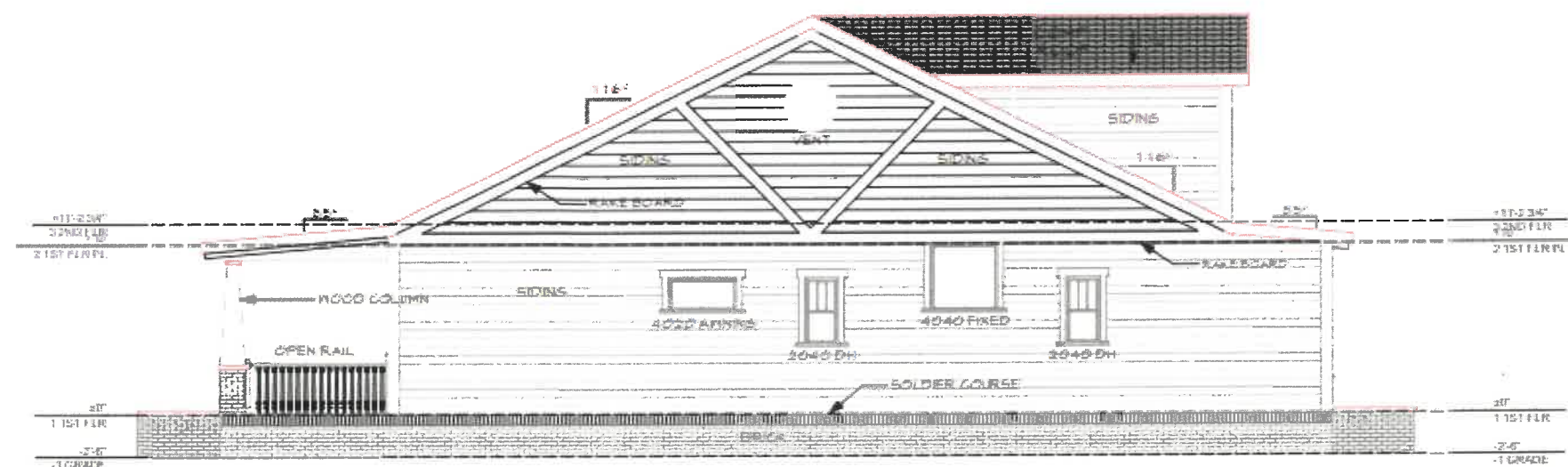
Revisions

UNAUTHORIZED USE OF THESE PLANS INCLUDING FORM AND ARRANGEMENT OF SPACES, DAYMIND OTHER ASPECTS OF THE DESIGN WILL SUBJECT THE INFRINGER TO DAMAGES AND/OR JUDICIAL ACTION AS PROVIDED BY FEDERAL LAW.

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032



Date	07-30-24
Job Address	403 E. Kaufman Street Rockwall, Texas 75032
Drawn by	R.E.K.
Checked by	R.E.K.
Sheet Number	A 1.00
Plotted On:	8/30/2024



02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

[illegible]

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

ESTABLISHED
1978
ASSOCIATES
R. E. KINDRED
ARCHITECT
1001 N. 10th St., Suite 100
Tulsa, OK 74103
Tel. (918) 438-1111

WE CANARY,
CHINA-NO. 100,000,000
NOT FOR CONFECTION
OF 100,000,000
100,000,000

1000	20-50
------	-------

200 A-235 H&M
H&M Co. (Kashner) (H&M)
Railroad Team (H&M)

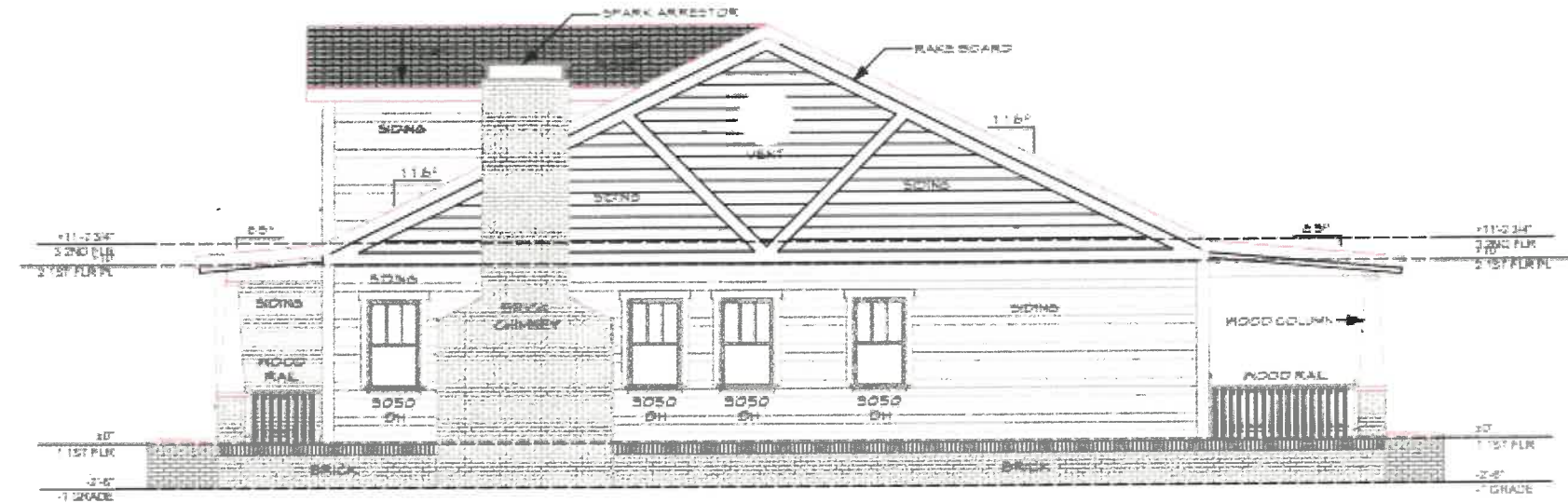
Clinton's Day

Table 2 (continued)

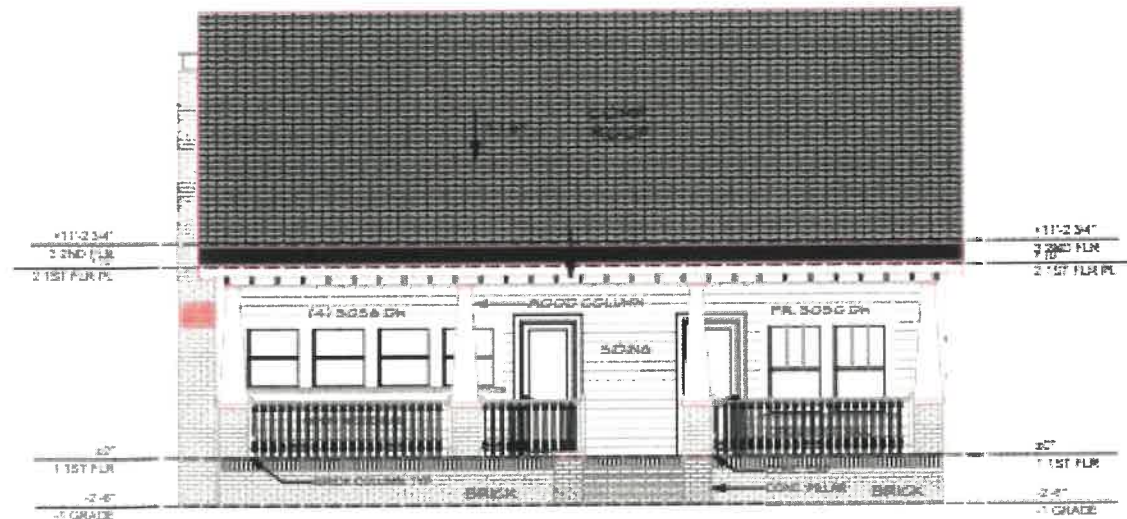
Grant Hanks

A 1.02

Product Code: 1-772-2892-1



03 SECTION C
SCALE 1/4" = 1'-0"



01 REAR ELEVATION
SCALE: 1/4" = 1'-0"

New Construction For
403 E. KAUFMAN STREET
 403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

R. E. KINDRED
 ARCHITECT

PREPARED BY
 R. E. KINDRED
 NO. 1 FOR CONSTRUCTION
 OR REVISION
 APPROVAL

Date: 07-24-21

JOHNSON
 403 E. Kaufman Street
 Rockwall, Texas 75032

Checked By: R.E.K.

Checked By: R.E.K.

Sheet Number:
A 1.03



LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1-1/2" PIPE FOUND	AC AIR CONDITIONER
⊕ 1" ROD FOUND	PE POOL EQUIPMENT
✦ POINT FOR CORNER	● POWER POLE
⊗ 1" PIPE FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	— RJ — IRON FENCE
■ COLUMN	— X — BARBED WIRE
▲ UNDERGROUND ELECTRIC	— — — EDGE OF ASPHALT
— ONP — OVERHEAD ELECTRIC POWER	— — — EDGE OF GRAVEL
— OES — OVERHEAD ELECTRIC SERVICE	— — — STONE
— — — CHAIN LINK	— — — CONCRETE
— — — WOOD FENCE 0.5' WIDE TYPICAL	— — — COVERED AREA
— — — DOUBLE SIDED WOOD FENCE	— — — BRICK

EXCEPTIONS:

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Allegiance Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plot hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____

Accepted by: _____

Purchaser

Purchaser

Drawn By: WRV

Scale: 1" = 30'

Date: 05/17/2024

GF NO.: ALG-1705-
3017052400350-JJ

Job No. 2407462

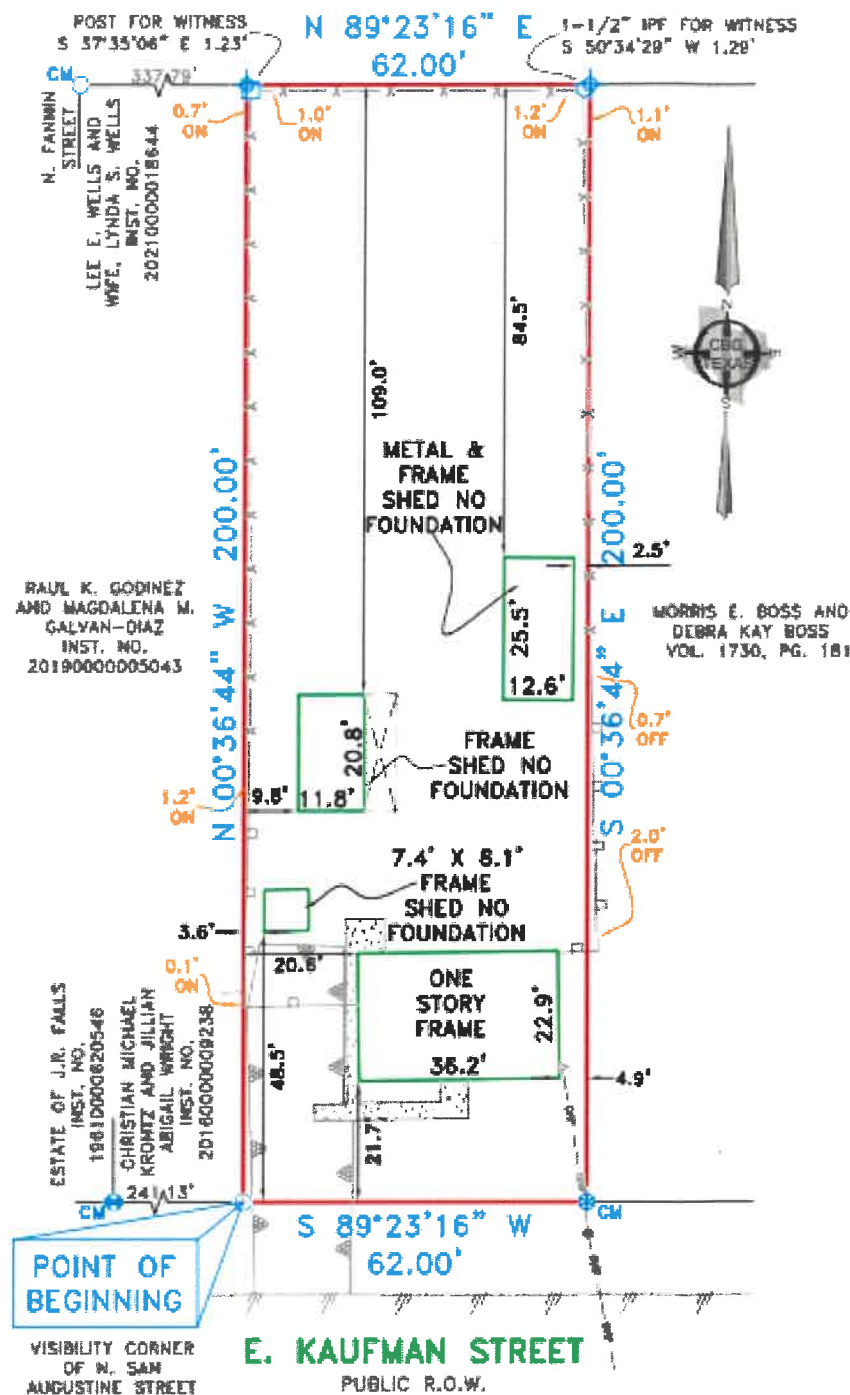


419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.348.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com



E. INTERURBAN STREET

PUBLIC R.O.W.



403 E. Kaufman Street

Being a tract of land situated in the Benjamin F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, some being a tract of land conveyed to Vickie Sue Knight-Moonay, by deed recorded in Volume 306, Page 180, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron rod found for corner, said corner being in the North line of East Kaufman Street (Public Right-of-Way), same being the Southeast corner of that tract of land conveyed to Raul K. Godinez and Magdalena M. Galvan-Diaz, by deed recorded in Instrument No. 2019000005043, Deed Records of Rockwall County, Texas, from which a 1 inch Iron rod found at the southern common corner of that tract of land conveyed to J.R. Falls, by deed recorded in Instrument No. 19610000620546, Deed Records of Rockwall County, Texas, and that tract of land conveyed to Christian Michael Krantz and Jillian Abigail Wright, by deed recorded in Instrument No. 2016000009238, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 241.13 feet;

THENCE North 00 degrees 36 minutes 44 seconds West, along the East line of said Godinez/Galvan-Diaz Tract, a distance of 200.00 feet to a point for corner, said corner being in the South line of East Interurban Street (Public Right-of-Way), from which a 1/2 inch Iron rod found for witness at the Northwest corner of that tract of land conveyed to Lee E. Wells and wife, Lynda S. Wells, by deed recorded in Instrument No. 20210000018644, Deed Records of Rockwall County, Texas, bears South 89 degrees 23 minutes 16 seconds West, a distance of 337.79 feet, and from which a post found for witness bears South 37 degrees 35 minutes 06 seconds East, a distance of 1.23 feet;

THENCE North 89 degrees 23 minutes 16 seconds East, along the South line of said East Interurban Street, a distance of 62.00 feet to a point for corner, said corner being the Northwest corner of that tract of land conveyed to Morris E. Boss and Debra Kay Boss, by deed recorded in Volume 1730, Page 181, Deed Records of Rockwall County, Texas, from which a 1-1/2 inch Iron pipe found for witness bears South 50 degrees 34 minutes 29 seconds East, a distance of 1.29 feet;

THENCE South 00 degrees 36 minutes 44 seconds East, along the West line of said Boss tract, a distance of 200.00 feet to a 1 inch Iron pipe found for corner, said corner being in the North line of said East Kaufman Street, same being the Southwest corner of said Boss Tract;

THENCE South 89 degrees 23 minutes 16 seconds West, along the North line of said East Kaufman Street, a distance of 62.00 feet to the POINT OF BEGINNING and containing 12,400.00 square feet or 0.28 acres of land.



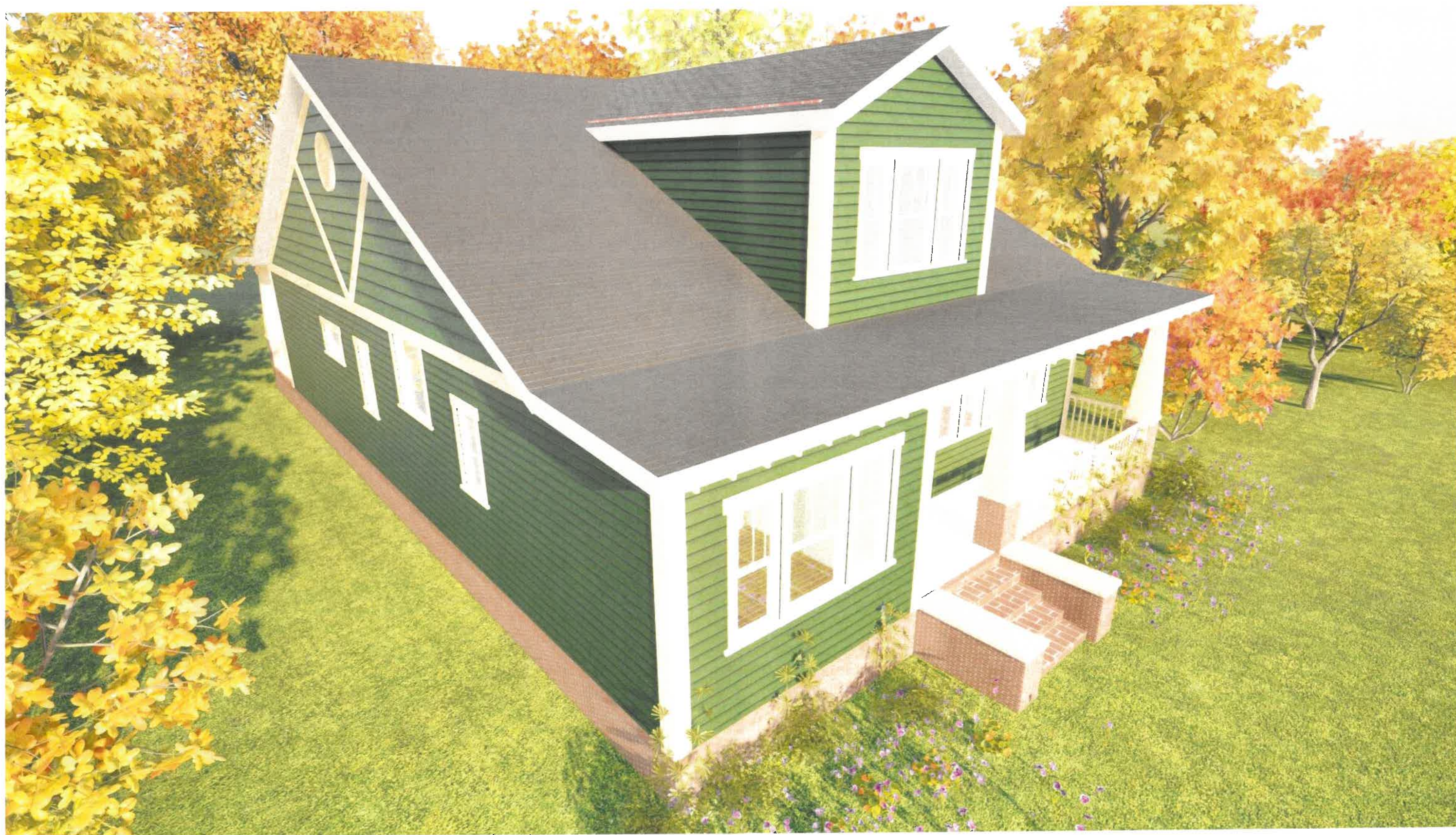
FRONT VIEW



FRONT VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW



REAR VIEW



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
202 N. Fannin Street	Commercial	1985	3,100	N/A	Brick and Stucco
204 N. Fannin Street	Vacant	N/A	N/A	N/A	N/A
305 E. Kaufman Street	Single-Family Home	1910	1,622	N/A	Siding
307 E. Kaufman Street	Single-Family Home	1980	1,403	N/A	Siding
401 E. Kaufman Street	Single-Family Home	1975	1,704	N/A	Siding
403 E. Kaufman Street	Vacant	N/A	N/A	N/A	N/A
405 E. Kaufman Street	Vacant	N/A	N/A	N/A	N/A
501 E. Kaufman Street	Single-Family Home	1995	1,616	N/A	Brick
503 E. Kaufman Street	Single-Family Home	1987	1,712	N/A	Brick
505 E. Kaufman Street	Single-Family Home	1989	1,616	100	Brick
AVERAGES:		1974	1,825	100	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



202 N. Fannin Street



204 N. Fannin Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



305 E. Kaufman Street



307 E. Kaufman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



401 E. Kaufman Street



403 E. Kaufman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



405 E. Kaufman Street



501 E. Kaufman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-040

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



503 E. Kaufman Street



505 E. Kaufman Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2850-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5B, BLOCK 5, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Carol A. Byrd for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, addressed as 403 E. Kaufman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore

amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF OCTOBER, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 16, 2024

2nd Reading: October 7, 2024

Exhibit 'A':
Location Map

Address: 403 E. Kaufman Street

Legal Description: Lot 5B, Block 5, Griffith Addition



Exhibit 'B':
Residential Plot Plan

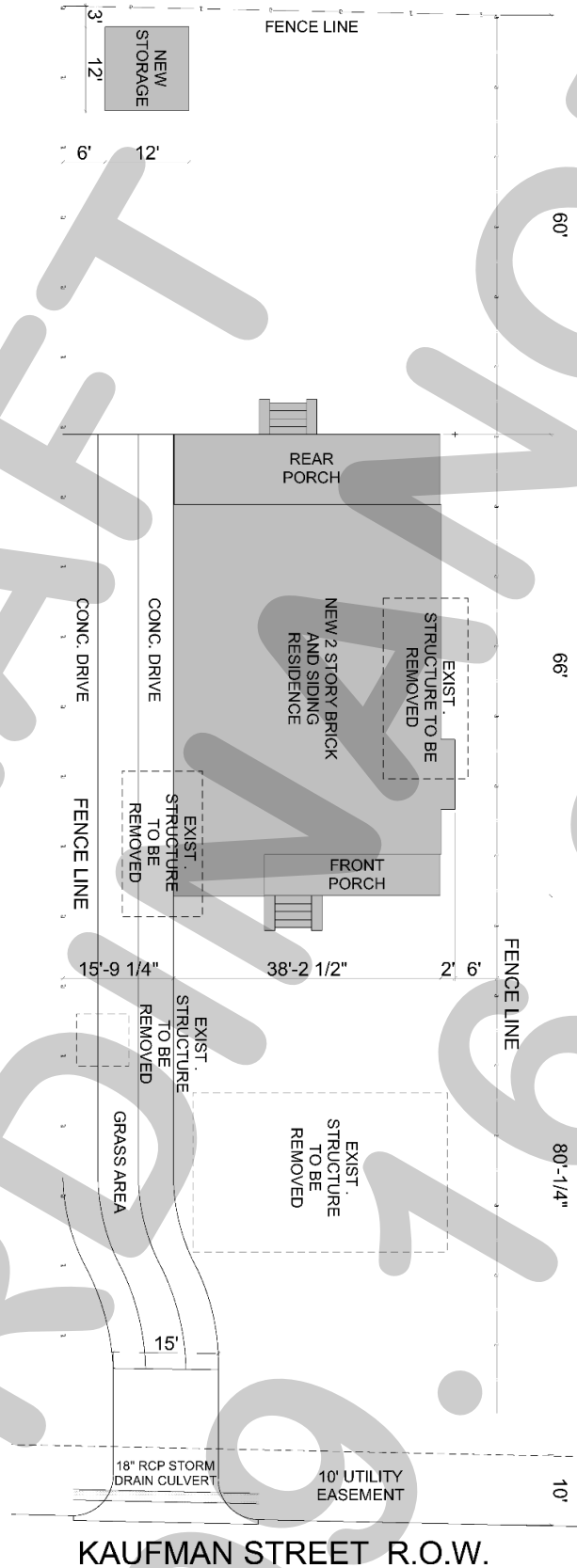
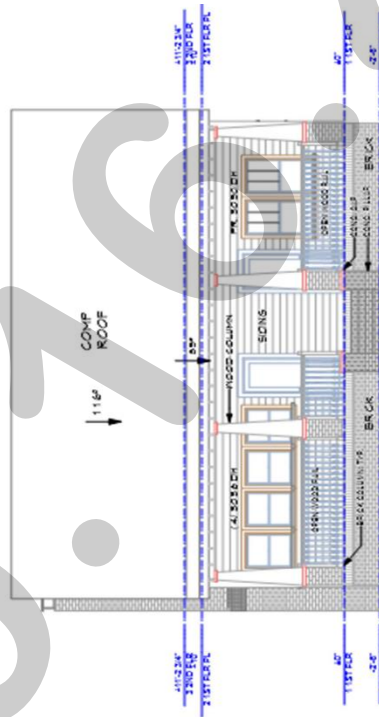


Exhibit 'C':
Building Elevations

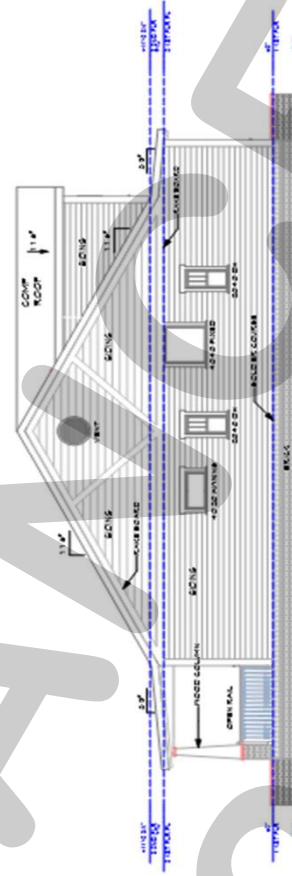


FRONT ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



October 14, 2024

TO: Carol A. Byrd
707 Cullins
Rockwall, TX 75032

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2024-040; *Specific Use Permit (SUP) For Residential Infill in an Established Subdivision at 403 E. Kaufman Street*

Mrs. Byrd:

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 October 7, 2024. 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) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

Planning and Zoning Commission

On September 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

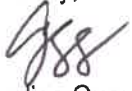
City Council

On September 16, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 5-0, with Council Members Johannesen and Campbell absent.

On October 7, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 24-40, S-343*, 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) 772-6438.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Agg', is positioned above the typed name.

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-40

SPECIFIC USE PERMIT NO. S-343

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2850-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5B, BLOCK 5, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Carol A. Byrd for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, addressed as 403 E. Kaufman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore

amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

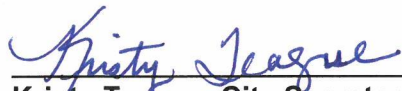
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS, THIS THE 7th DAY OF OCTOBER, 2024.

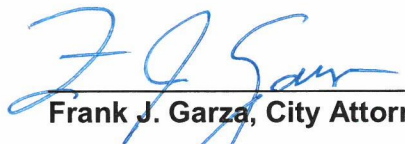

Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: September 16, 2024

2nd Reading: October 7, 2024

Exhibit 'A':
Location Map

Address: 403 E. Kaufman Street

Legal Description: Lot 5B, Block 5, Griffith Addition

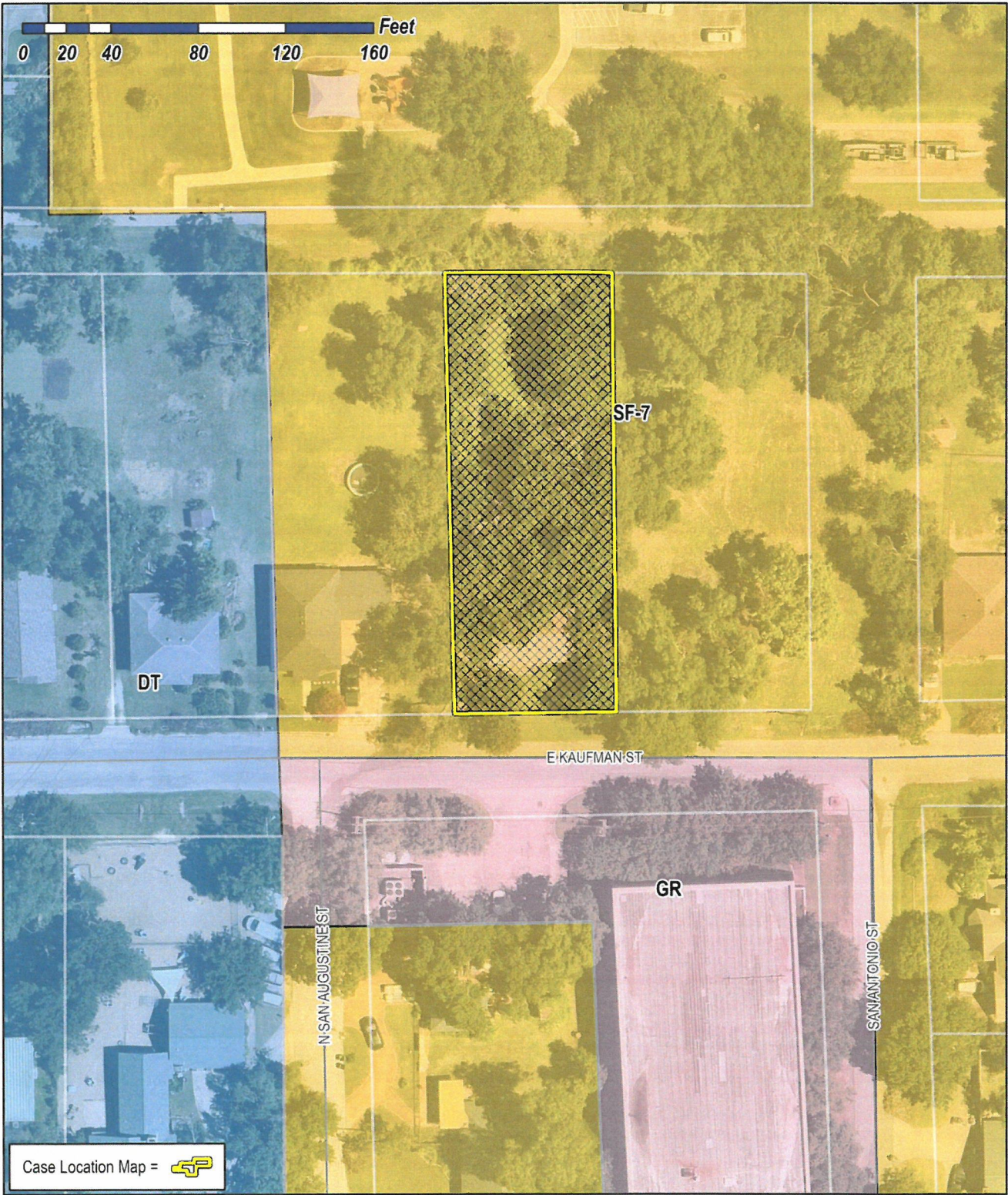


Exhibit 'B':
Residential Plot Plan

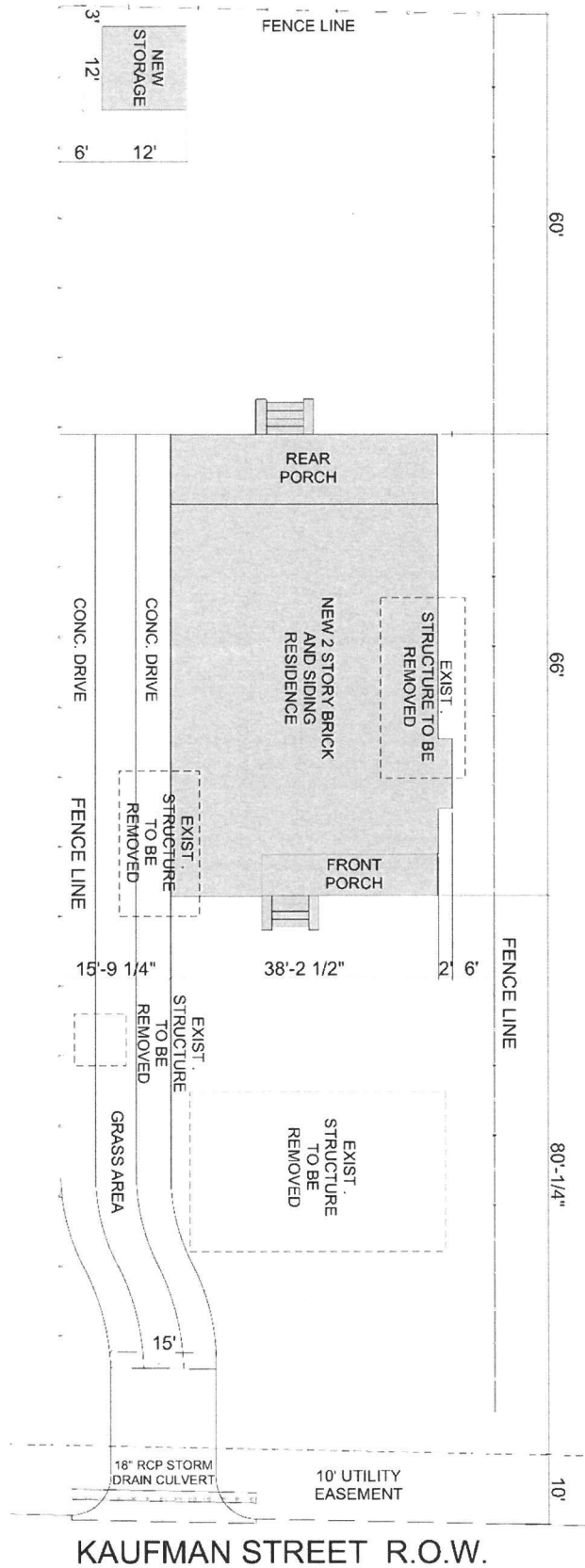
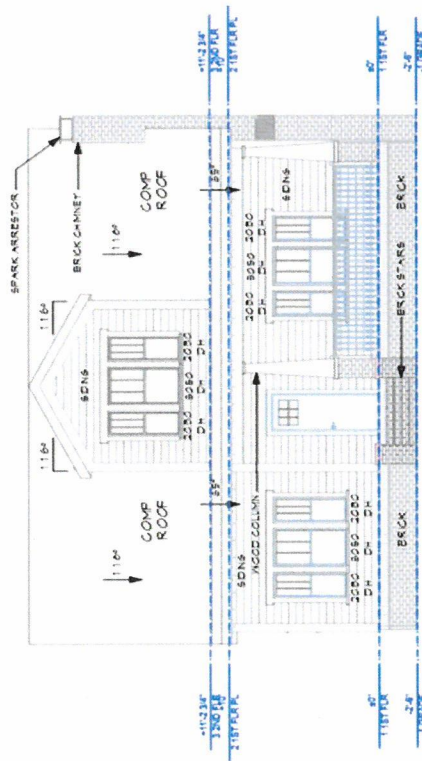
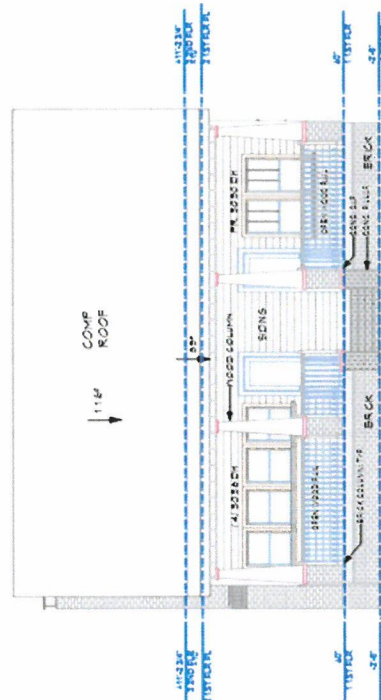


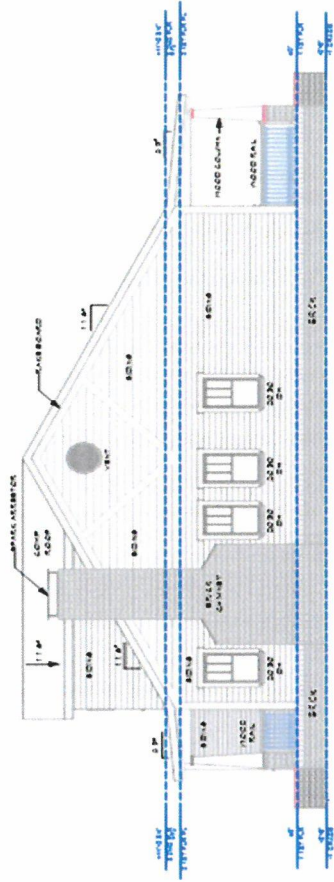
Exhibit 'C':
Building Elevations



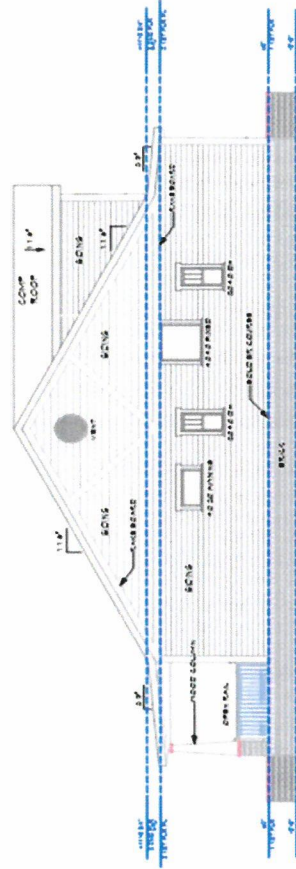
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION