



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-036 P&Z DATE 9/11/2018 CC DATE 9/17/2018 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

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

SITE PLAN APPLICATION

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

PLATTING APPLICATION

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

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

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE C

PLANNING & ZONING CASE NO. 2008-036

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- ☐ Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 825 ZION HILL CIRCLE

Subdivision ZION HILLS ESTATES

Lot 5R

Block A

General Location INTERSECTION HWY 66 & FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AGRICULTURAL

Current Use RESIDENCE

Proposed Zoning

Proposed Use RESIDENCE

Acreage 4.63

Lots [Current]

Lots [Proposed]

- ☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]☒ Owner REUBIN E. HARLE☐ Applicant

Contact Person REUBIN E. HARLE

Contact Person

Address 825 ZION HILL CIRCLE

Address

City, State & Zip ROCKWALL, TEXAS 75087

City, State & Zip

Phone 214-808-5769 MOBILE

Phone

E-Mail REHARLE@YAHOO.COM

E-Mail

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the _____ day of _____, 20 ____.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires



RECEIPT

Project Number: Z2018-036
Job Address: 825 ZION HILL CIR
ROCKWALL, TX 75087

Receipt Number: B81604

Printed: 8/20/2018 2:13 pm

| Fee Description | Account Number | Fee Amount |
|-----------------|----------------|------------|
| ZONING | 01-4280 | \$ 269.45 |

Total Fees Paid:**\$ 269.45**

Date Paid: 8/20/2018 12:00:00AM

Paid By: REUBIN E. HARLE

Pay Method: CHECK 4407

Received By: LM



RECEIPT

Project Number: Z2018-036
Job Address: 825 ZION HILL CIR
ROCKWALL, TX 75087

Receipt Number: B81604

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Total Fees Paid:**\$ 269.45**

Date Paid: 8/20/2018 12:00:00AM

Paid By: REUBIN E. HARLE

Pay Method: CHECK 4407

Received By: LM



October 10, 2018

REUBIN E. HARLE
825 ZION HILL CIRCLE,
ROCKWALL, TX 75087

RE: REZONE ZONING (Z2018-036), 825 Zion Hill Circle (AG to SF-1)

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 10/01/2018 via Ordinance No. 18-42. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the City Council choose to approve the change in zoning, staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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 11, 2018, the Planning and Zoning Commission's motion to recommend approval in the change in zoning passed by a vote of 5-0 with Chairman Lyons and Commissioner Moeller absent.

CITY COUNCIL:

On September 17, 2018, the City Council's motion to approve a zoning change from Agricultural (AG) District to Single-Family 1 (SF-1) District passed by a vote of 7 to 0 [1st Reading].

On October 1, 2018, the City Council's motion to approve a zoning change from Agricultural (AG) District to Single-Family 1 (SF-1) District passed by a vote of 6 to 0, with Councilmember Johannesen absent [2nd Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX



DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

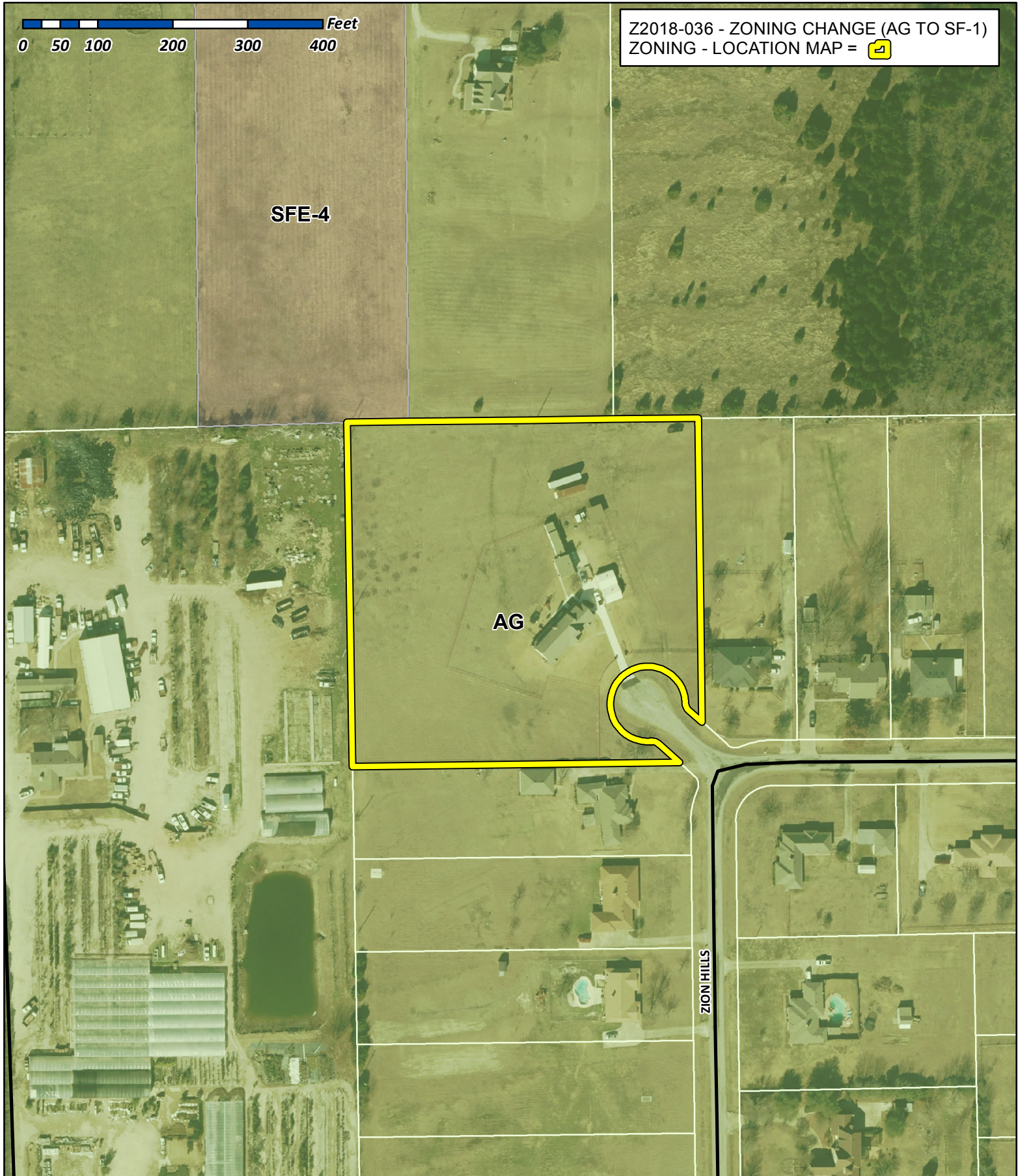
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-036
Project Name: 825 Zion Hill Circle (AG to SFE-1.5)
Project Type: ZONING
Applicant Name: REUBIN E. HARLE
Owner Name: HARLE, REUBIN E
Project Description:



City of Rockwall

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

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

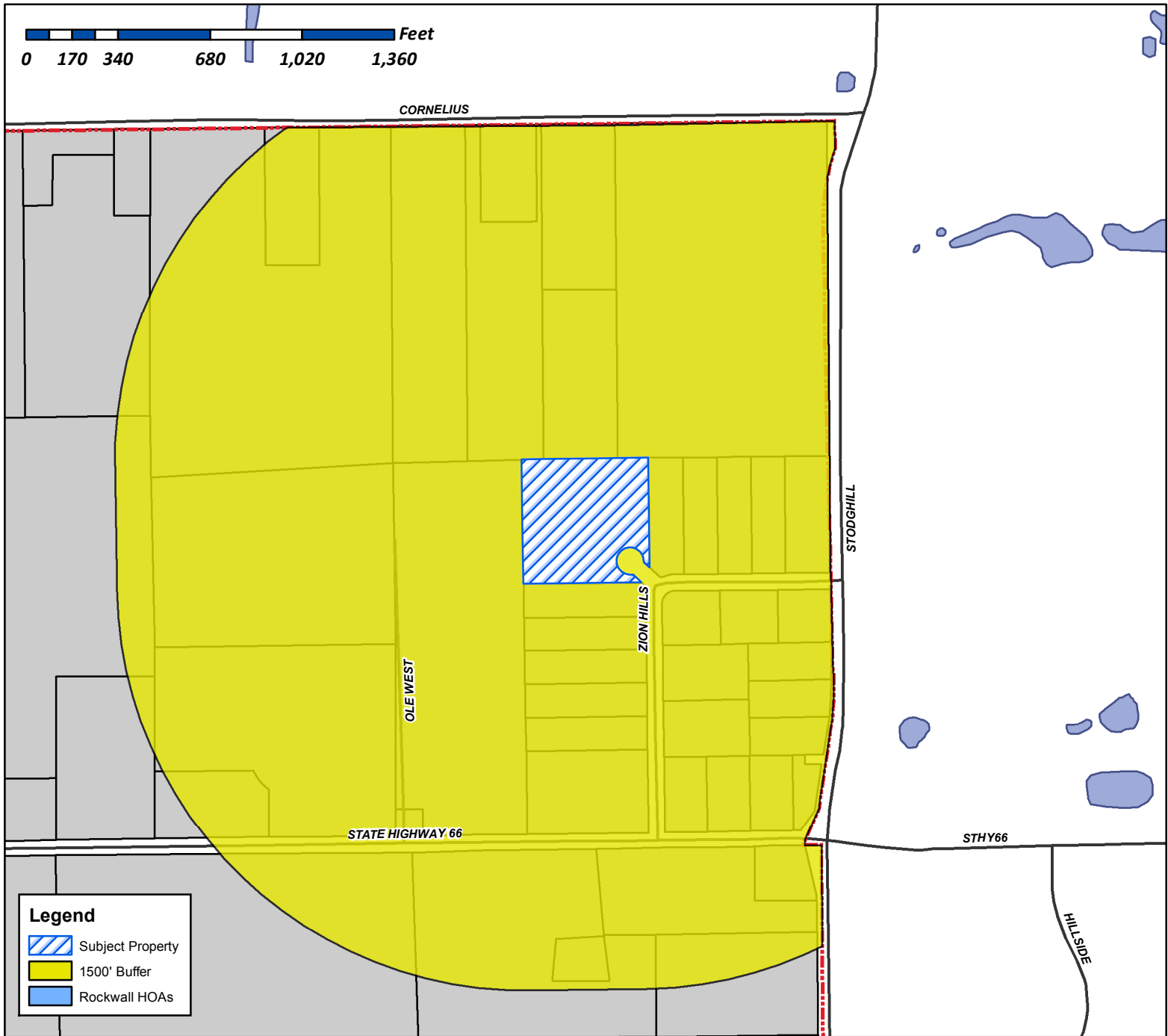




City of Rockwall

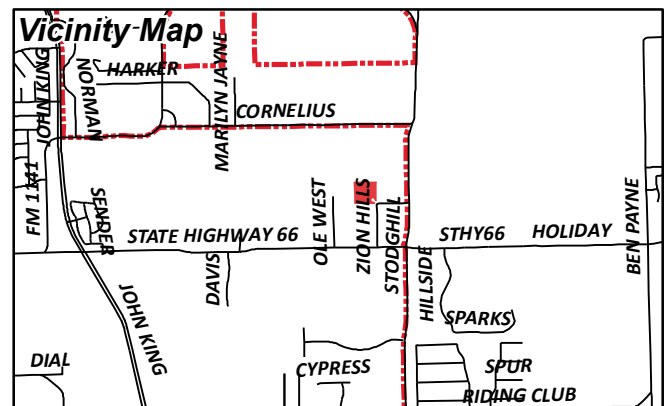
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle

Date Created: 8/21/2018
For Questions on this Case Call (972) 771-7745

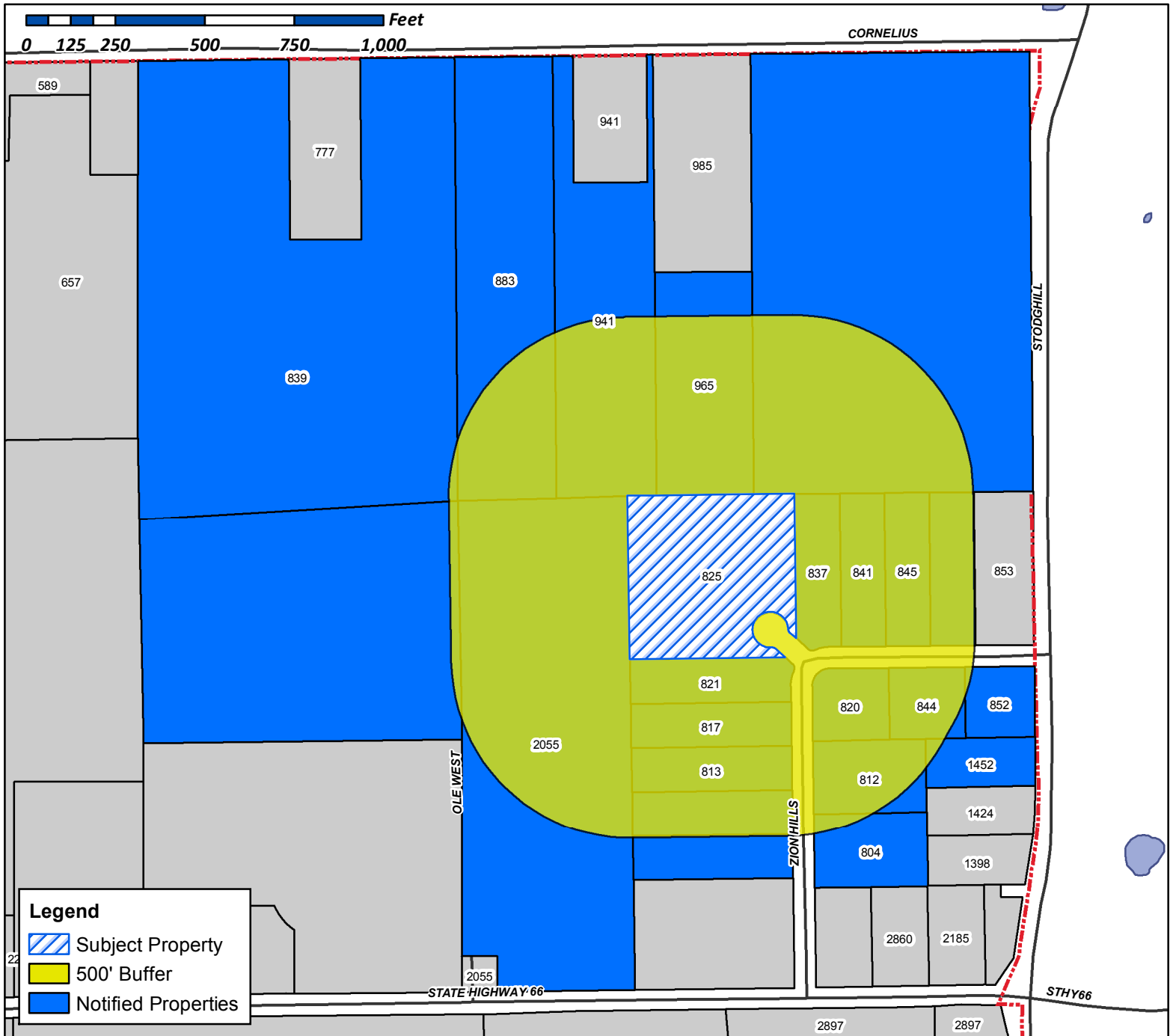




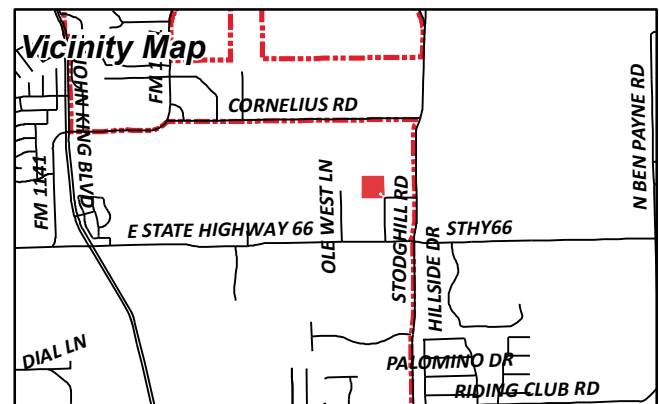
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle



Date Created: 08/14/2018

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

CURRENT RESIDENT
1452 FM3549 STODGHILL RD
ROCKWALL, TX 75087

BROWN JEFFREY C & LISA
1452 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

BRIMELOW TIM
2055 WILLIAMS ST
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CODY OLIVIA L & STEPHEN H
3424 SPRUCE ST
ROYSE CITY, TX 75189

WILLIAMS ERSKINE JR ETAL
4501 EDMONDSON AVE
DALLAS, TX 75205

KEMP MARY CAYCE ERSKINE WILLIAMS
4501 EDMONDSON AVE
DALLAS, TX 75205

WILLIAMS MARY MARNIE WARRINER
4501 EDMONDSON AVE
DALLAS, TX 75205

LAKE RAY HUBBARD BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

WHITE CHRISTOPHER AND CLAUDIA
804 ZION HILL CIR
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A
812 ZION HILL CIR
ROCKWALL, TX 75087

LE THAO THI PHUONG HONG
813 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 ZION HILL CIR
ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA
820 ZION HILL CIR
ROCKWALL, TX 75087

MILLER CHARLES E & BETTY M
821 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
825 ZION HILL CIR
ROCKWALL, TX 75087

MURPHY ROCKY SR & DEBRA J
837 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL
841 ZION HILL CIR
ROCKWALL, TX 75087

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

AKARD DANNY ETUX
845 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
852 ZION HILL CIR
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K
852 ZION HILL CIR
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH
883 CORNELIUS RD
ROCKWALL, TX 75087

OLLOM GREGORY D
941 CORNELIUS RD
ROCKWALL, TX 75087

BRIZENDINE MICHAEL LEE
965 CORNELIUS ROAD
ROCKWALL, TX 75087

CAIN CEMETERY CORP
PO BOX 1119
ROCKWALL, TX 75087

WOODY TOMMIE J
PO BOX 315
FATE, TX 75132

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087

10 August 2018

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Attention: Mr. Korey Brooks, ACIP

Dear Mr. Korey:

By way of background, I am a resident of Rockwall of some 44 years, my wife and family having moved from Dallas in 1974 to enjoy small town country living and quality school education for our children. At the time of our move we were securely in the county with only county services. The City has now annexed our property with the value added services you provide, for which we appreciate.

For many years we had anticipated building what we referred to as "our barn" on our property to house our growing collection of vintage automobiles and serve as general storage for all the things one collects over a lifetime.

In order to now achieve this, we understand it is necessary for us to first make application for and change our agricultural zoning to residential zoning and thereafter apply for a Special Use Permit (SUP) in order to apply for a building permit to construct our barn.

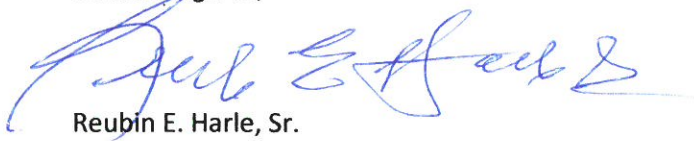
Therefore, the purpose of this application is to comply with the zoning regulations of the City of Rockwall with the end purpose being to construct our barn. The barn will be a 50ft x 60ft professionally built metal building manufactured by Mueller or of similar quality.

We will engage a reputable contractor licensed in Rockwall to construct the barn. I am just retired from Houston based real estate developer Hines, having spent my career as project construction manager building many of their buildings, most recently a 60-story office tower in Shanghai China, and feel I have the expertise to oversee the construction of our barn to ensure compliance with the building codes and achieve the quality of construction we seek.

We are mindful of the appearance of the barn and our property and plan to use materials and colors that will complement our house. At present we have some storage buildings that we will demolish and consolidate the stored contents in the new barn, thus "cleaning-up" the appearance of our property.

It would be our hope you will favorably consider both our rezoning and SUP application in order that we may realize our dream.

Kindest regards,

A handwritten signature in blue ink, appearing to read "Reubin E. Harle, Sr.", is written over the typed name.

Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

NOW OR FORMERLY
DENNIS R. AND
SARAH J. LUCKEY
VOL. 813, PG. 296
D.R.R.C.T.

NOW OR FORMERLY
MICHAEL AND LORI BEZENDINE
VOL. 1230, PG. 1
D.R.R.C.T.

NOW OR FORMERLY
ERKSTINE
WILLIAMS, JR, et al
VOL. 1122, PG. 15
D.R.R.C.T.

3/8" IRF
0.8'

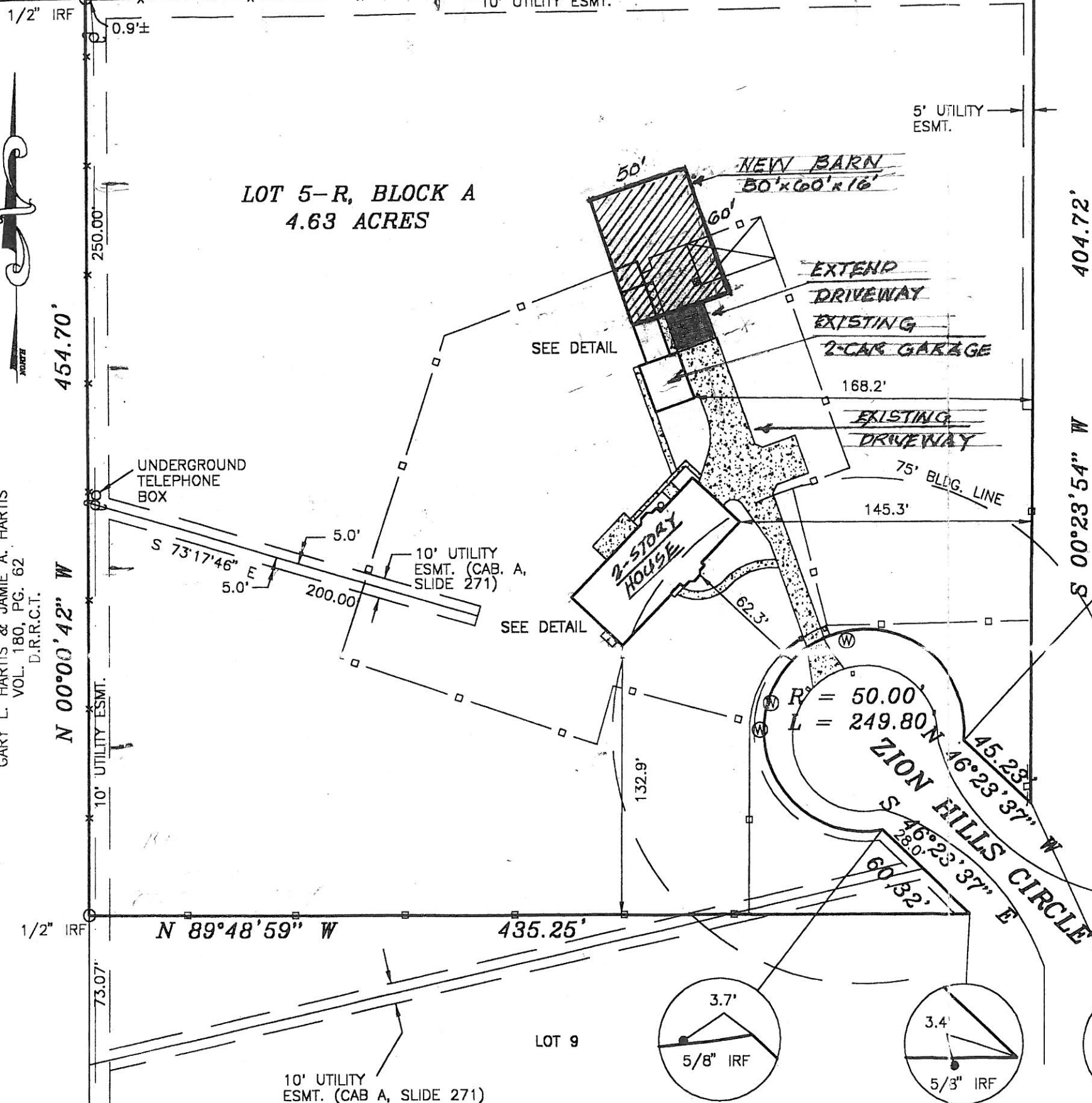
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey
on the ground of property located at 825 ZION HILLS CIRCLE in the County of
ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF
ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151,
MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE
FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO.
480543 035 B, MAP DATED 9/17/80 (ZONE "C").

LOT 5-R, BLOCK A
4.63 ACRES

NOW OR FORMERLY
GARY L. HARTIS & JAMIE A. HARTIS
VOL. 180, PG. 62
D.R.R.C.T.

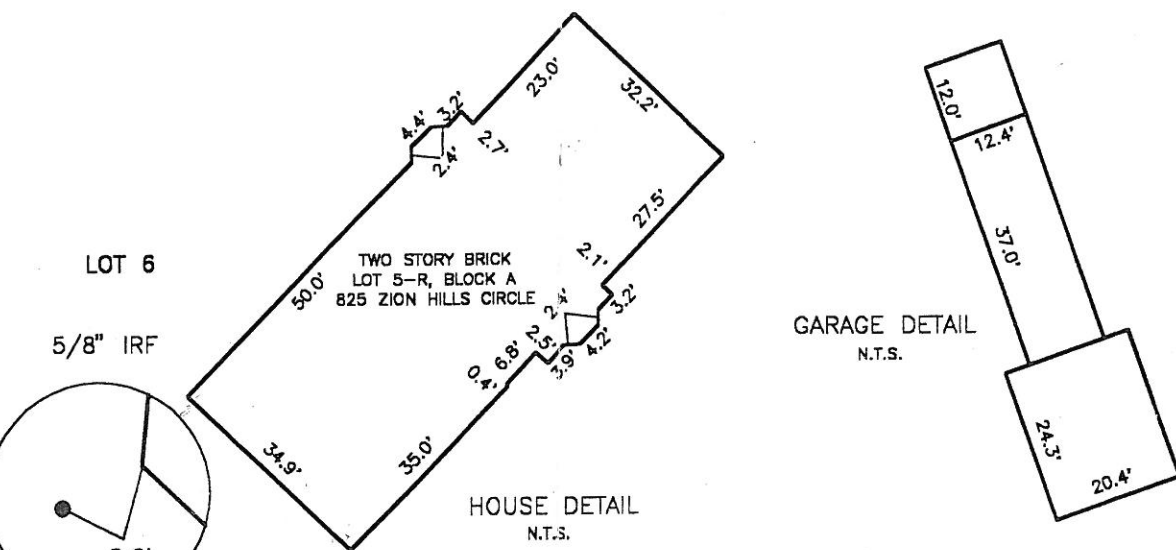


404.72'

S 00°23'54" W

S 46°23'37" E

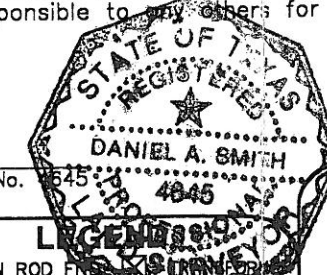
5/8" IRF



TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 460, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.
TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 86, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

BEARINGS BASED ON PLAT.
THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.
The plat hereon is a representation of an on the ground survey as dated thereabove, the
lines and dimensions of said property being indicated, the size, location and type of buildings
and improvements are as shown, all improvements being within the boundaries of the property
set back from property lines the distance indicated, all easements and other matters of record
of which I have been advised are as shown hereon. This survey was performed in connection
with the transaction described in G.F. No. 200301091 of ROCKWALL CO. ABSTRACT. Use of this
survey for any other purpose or by any other parties shall be at their own risk and the
undersigned is not responsible to any others for any loss resulting therefrom.

Registered Professional
Land Surveyor
Daniel A. Smith, R.P.L.S. No. 645



Monuments as shown found or set are references to
the recorded Plat corners.

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

Job No. 7166 Date: 2/7/03 Scale: 1" = 60' Drawn by: JWR

- IRF= IRON ROD FND.
- IRS= IRON ROD SET
- IPF= IRON PIPE FND.
- W= POWER POLE
- A= GAS METER
- = CHAIN-LINK FENCE
- = WOOD FENCE
- = BARBED-WIRE FENCE
- = IRON FENCE
- = OVERHEAD ELECTRIC LINE(S)
- = SURFACE ELECTRIC BOX
- ⊙= WATER METER

City of Rockwall

Project Plan Review History

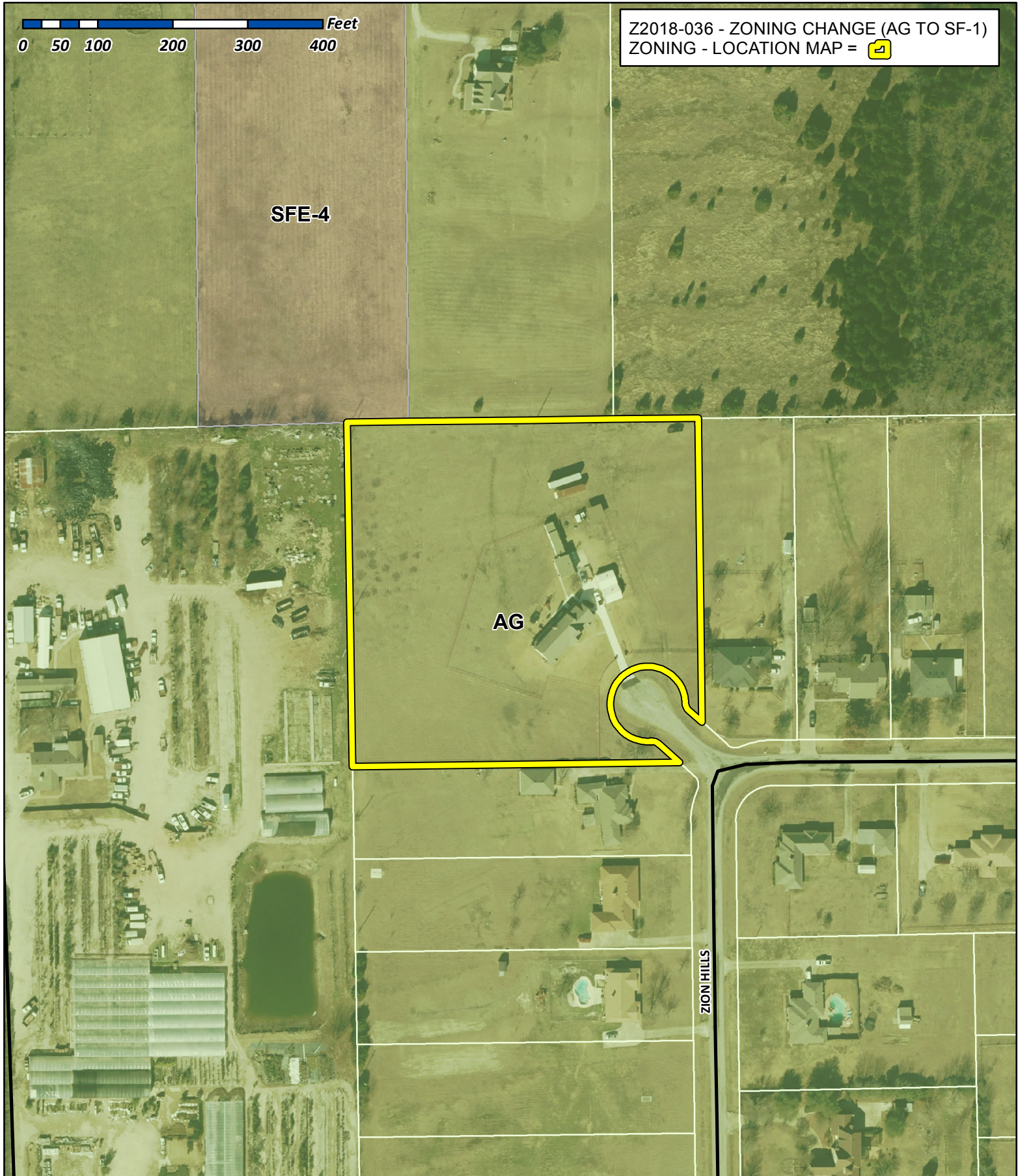


| | | | | | | |
|-----------------------|--------------------------------------|------------------|-----------------|-----------------|-----------|----|
| Project Number | Z2018-036 | Owner | HARLE, REUBIN E | Applied | 8/14/2018 | LM |
| Project Name | 825 Zion Hill Circle (AG to SFE-1.5) | Applicant | REUBIN E. HARLE | Approved | | |
| Type | ZONING | | | Closed | | |
| Subtype | REZONE | | | Expired | | |
| Status | Staff Review | | | Status | | |

| | | |
|---------------------|------------------------|---------------|
| Site Address | City, State Zip | Zoning |
| 825 ZION HILL CIR | ROCKWALL, TX 75087 | |

| | | | | | |
|--------------------|--------------|--------------|---------------|----------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
| ZION ADDITION | 5R | A | 5R | 5360-000A-0005-00-OR | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING | Russell McDowell | 8/22/2018 | 8/29/2018 | 8/22/2018 | | APPROVED | |
| ENGINEERING | Sarah Hager | 8/14/2018 | 8/21/2018 | 8/22/2018 | 8 | APPROVED | |
| FIRE | Ariana Hargrove | 8/14/2018 | 8/21/2018 | 8/23/2018 | 9 | APPROVED | |
| PLANNING | Korey Brooks | 8/14/2018 | 8/21/2018 | 8/24/2018 | 10 | COMMENTS | Comments |
| <p>Z2018-036 Zoning Change (AG to SFE-1.5)</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Reubin E. Harle for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2018-036) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please review the attached draft ordinance prior to the August 28, 2018 Planning & Zoning Commission meeting.</p> <p>I.5 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 by September 5, 2018. The Planning and Zoning Worksession for this case is August 28, 2018. The Planning and Zoning Meeting for this case is September 11, 2018.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is September 17, 2018 and October 1, 2018.</p> | | | | | | | |



City of Rockwall

Planning & Zoning Department
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(W): www.rockwall.com

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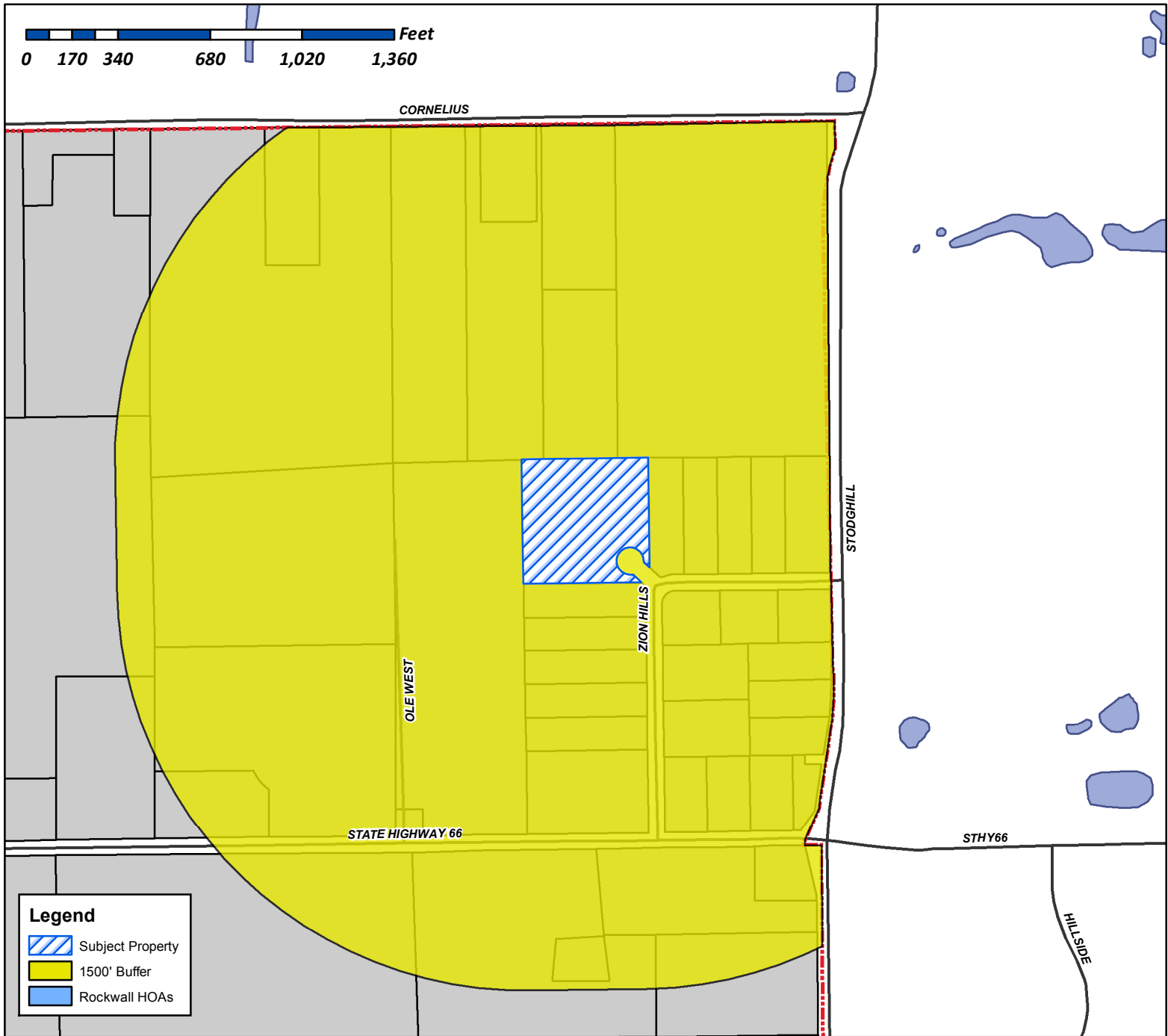




City of Rockwall

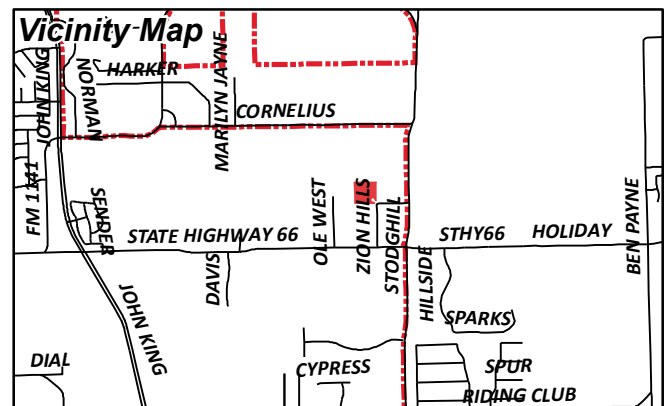
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Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle

Date Created: 8/21/2018
For Questions on this Case Call (972) 771-7745

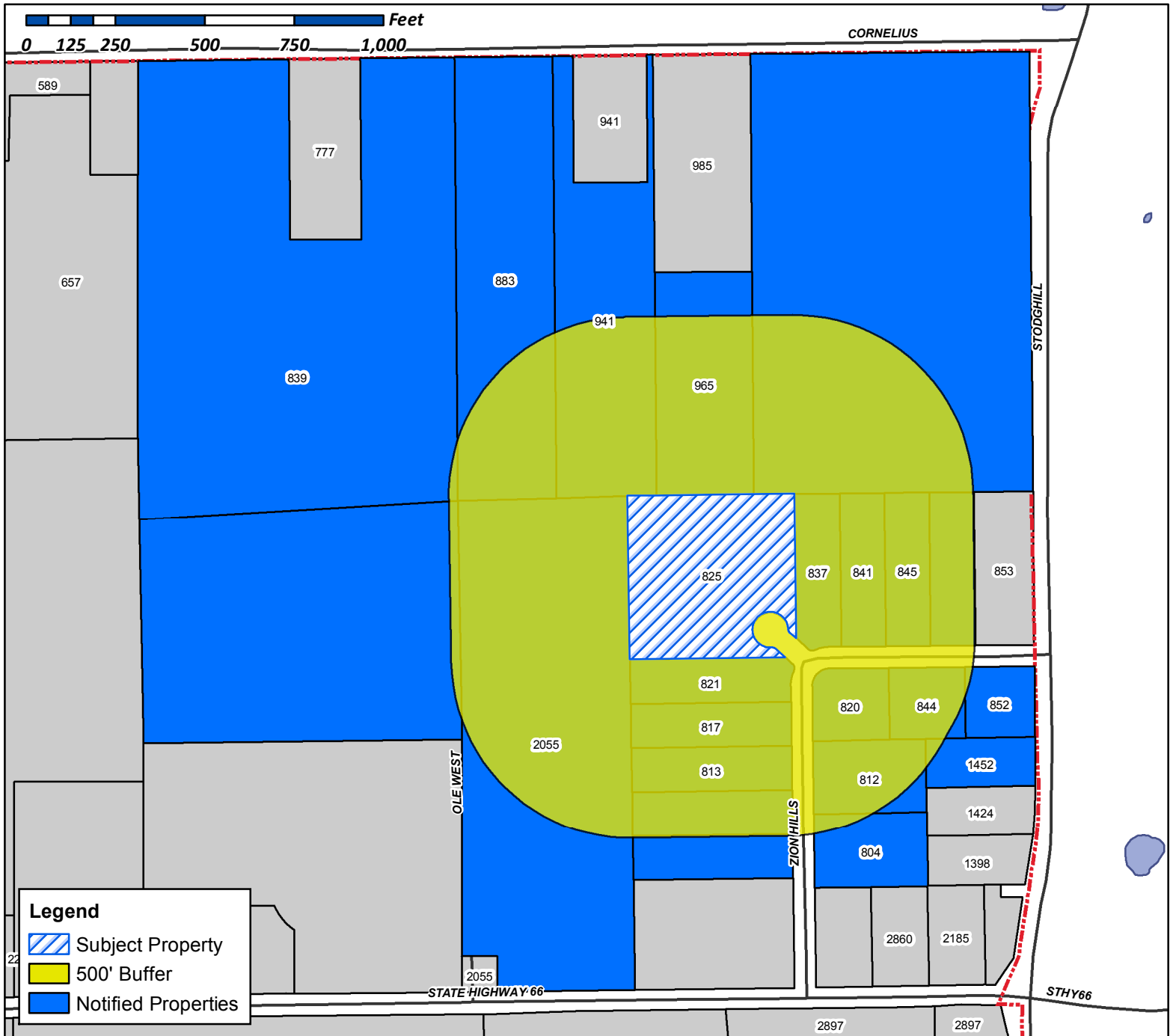




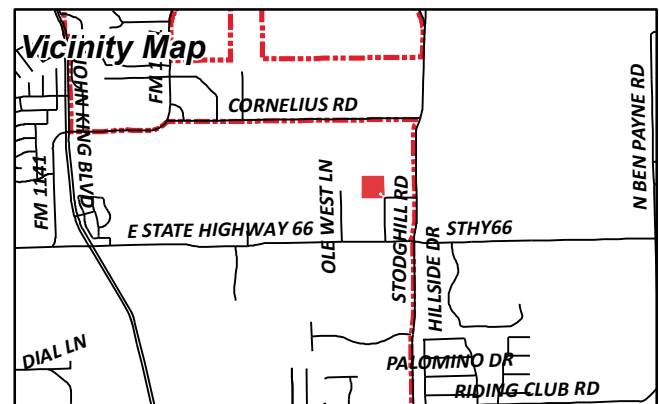
City of Rockwall

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

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Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle



Date Created: 08/14/2018

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

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1452 FM3549 STODGHILL RD
ROCKWALL, TX 75087

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CURRENT FUTURE LAND USE MAP DESIGNATION:
LOW DENSITY RESIDENTIAL

0 37.5 75 150 225 300 Feet



PROPOSED FUTURE LAND USE MAP DESIGNATION:
NO CHANGE

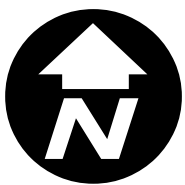
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10 August 2018

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Attention: Mr. Korey Brooks, ACIP

Dear Mr. Korey:

By way of background, I am a resident of Rockwall of some 44 years, my wife and family having moved from Dallas in 1974 to enjoy small town country living and quality school education for our children. At the time of our move we were securely in the county with only county services. The City has now annexed our property with the value added services you provide, for which we appreciate.

For many years we had anticipated building what we referred to as "our barn" on our property to house our growing collection of vintage automobiles and serve as general storage for all the things one collects over a lifetime.

In order to now achieve this, we understand it is necessary for us to first make application for and change our agricultural zoning to residential zoning and thereafter apply for a Special Use Permit (SUP) in order to apply for a building permit to construct our barn.

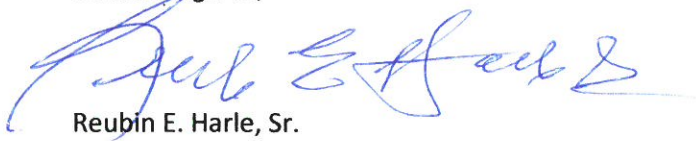
Therefore, the purpose of this application is to comply with the zoning regulations of the City of Rockwall with the end purpose being to construct our barn. The barn will be a 50ft x 60ft professionally built metal building manufactured by Mueller or of similar quality.

We will engage a reputable contractor licensed in Rockwall to construct the barn. I am just retired from Houston based real estate developer Hines, having spent my career as project construction manager building many of their buildings, most recently a 60-story office tower in Shanghai China, and feel I have the expertise to oversee the construction of our barn to ensure compliance with the building codes and achieve the quality of construction we seek.

We are mindful of the appearance of the barn and our property and plan to use materials and colors that will complement our house. At present we have some storage buildings that we will demolish and consolidate the stored contents in the new barn, thus "cleaning-up" the appearance of our property.

It would be our hope you will favorably consider both our rezoning and SUP application in order that we may realize our dream.

Kindest regards,

A handwritten signature in blue ink, appearing to read "Reubin E. Harle, Sr.", is written over the typed name.

Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

IRF= IRON ROD FENCE
IRS= IRON ROD SET
IPF= IRON PIPE FND.
⊕ = POWER POLE
Δ = GAS METER
○ = CHAIN-LINK FENCE
// = WOOD FENCE
— x — = BARBED-WIRE FENCE
— ⊗ — = IRON FENCE
— — — = OVERHEAD ELECTRIC LINE(S)

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruebin E. Harle for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 4.623-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] 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. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 3.2.1, *Single-Family 1 (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 1ST DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

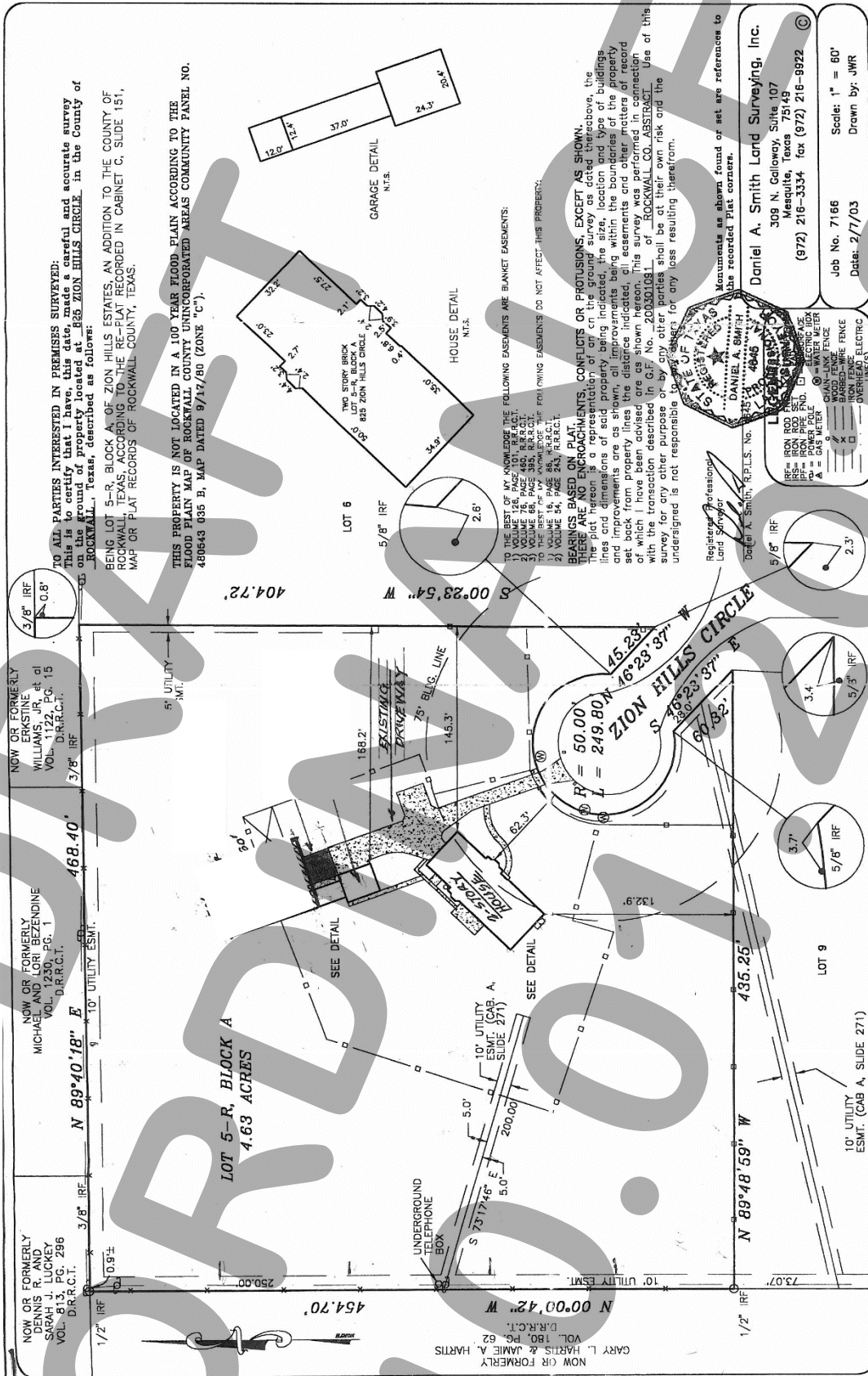
Exhibit 'A'
Zoning Exhibit

Address: 825 Zion Hills Circle

Legal Description: Lot 5R, Block A, Zion Addition



Exhibit 'B' Survey



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 09/11/2018

APPLICANT: Ruebin E. Harle

AGENDA ITEM: **Z2018-036**; *Zoning Change (AG to SF-1)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for the purpose of constructing an accessory building on the subject property. In 1977, the Zion Hills Estates Subdivision was platted and the subject property existed as three (3) lots (*i.e. Lots 4, 5, & 6*). Subsequently, in 1992 Lots 4, 5, & 6 were combined to its current configuration (*i.e. Lot 5R*). The subject property was later annexed in 2010 and is situated on a 4.632-acre parcel of land, zoned Agricultural (AG) District that is addressed as 825 Zion Hills Circle. According to Section 2.1, *Agricultural (AG) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres and is considered legally non-conforming, the applicant will need to rezone the property to make it conforming in order to construct an accessory building. Staff should note, that if approved, a Specific Use Permit (SUP) may be required should the proposed accessory building not meet the requirements stipulated in the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property are two (2) single-family homes, which are zoned Single-Family Estate 4.0 (SFE-4.0) District and Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4-U (*major collector, four (4) lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall.
- South:** Directly south of the subject property are several single-family homes within the Zion Hills Estates Subdivision and a church (*i.e. Lake Ray Hubbard Church*). Beyond this is SH-66, which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Agricultural (AG) District.
- East:** Directly east of the subject property are several single-family homes within the Zion Hills Estates Subdivision that are zoned Agricultural (AG) District. Beyond this is FM-3549 [*Stodgehill Road*], which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*), and delineates the city limits of Rockwall.
- West:** Directly west of the subject property is a landscaping business (*i.e. Landscape Source*) followed by a funeral home (*i.e. Rest Haven Funeral Home*). These areas are zoned Agricultural (AG) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 3.2-1, *Single-Family One (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family One (SF-1) District is for "...large lot developments with an emphasis on conservation of open space..." and to be composed of "...single-family dwellings together with public, denominational, and private schools, churches and public parks essential to create basic neighborhood units...". The following is a summary of the minimum development standards for a property within a Single-Family One (SF-1) District:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> |
|------------------------------------|----------------------------------|
| <i>Minimum Lot Area</i> | <i>8,400 SF</i> |
| <i>Minimum Lot Width</i> | <i>70-Feet</i> |
| <i>Minimum Lot Depth</i> | <i>100-Feet</i> |
| <i>Minimum Front Yard Setback</i> | <i>20-Feet</i> |
| <i>Minimum Rear Yard Setback</i> | <i>10-Feet</i> |
| <i>Minimum Side Yard Setback</i> | <i>10-Feet</i> |
| <i>Maximum Height</i> | <i>36-Feet</i> |
| <i>Minimum Masonry Requirement</i> | <i>80%</i> |
| <i>Minimum Dwelling SF</i> | <i>2,500</i> |
| <i>Maximum Building Coverage</i> | <i>45%</i> |
| <i>Minimum Length of Driveway</i> | <i>20-Feet</i> |

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Low Density Residential land uses, which is defined as developments with two (2) units per acre or less. The applicant's request is in conformance with this designation.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing an accessory building*) and the size of the subject property (*i.e. four [4]-acres*), the Single-Family Estate 4.0 (SFE-4.0) District would be an appropriate zoning district in this case, however, another property within the Zion Hills Estates Subdivision has been rezoned to Single-Family One (SF-1) District, which established the zoning pattern for this area. Given its current configuration and acreage, the subject property could be subdivided into three (3) lots (as originally platted), should the applicant request, to replat this property into three (3) lots, it should not negatively affect adjacent properties.

NOTIFICATION:

On August 31, 2018, staff mailed 30 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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.

City of Rockwall

Project Plan Review History

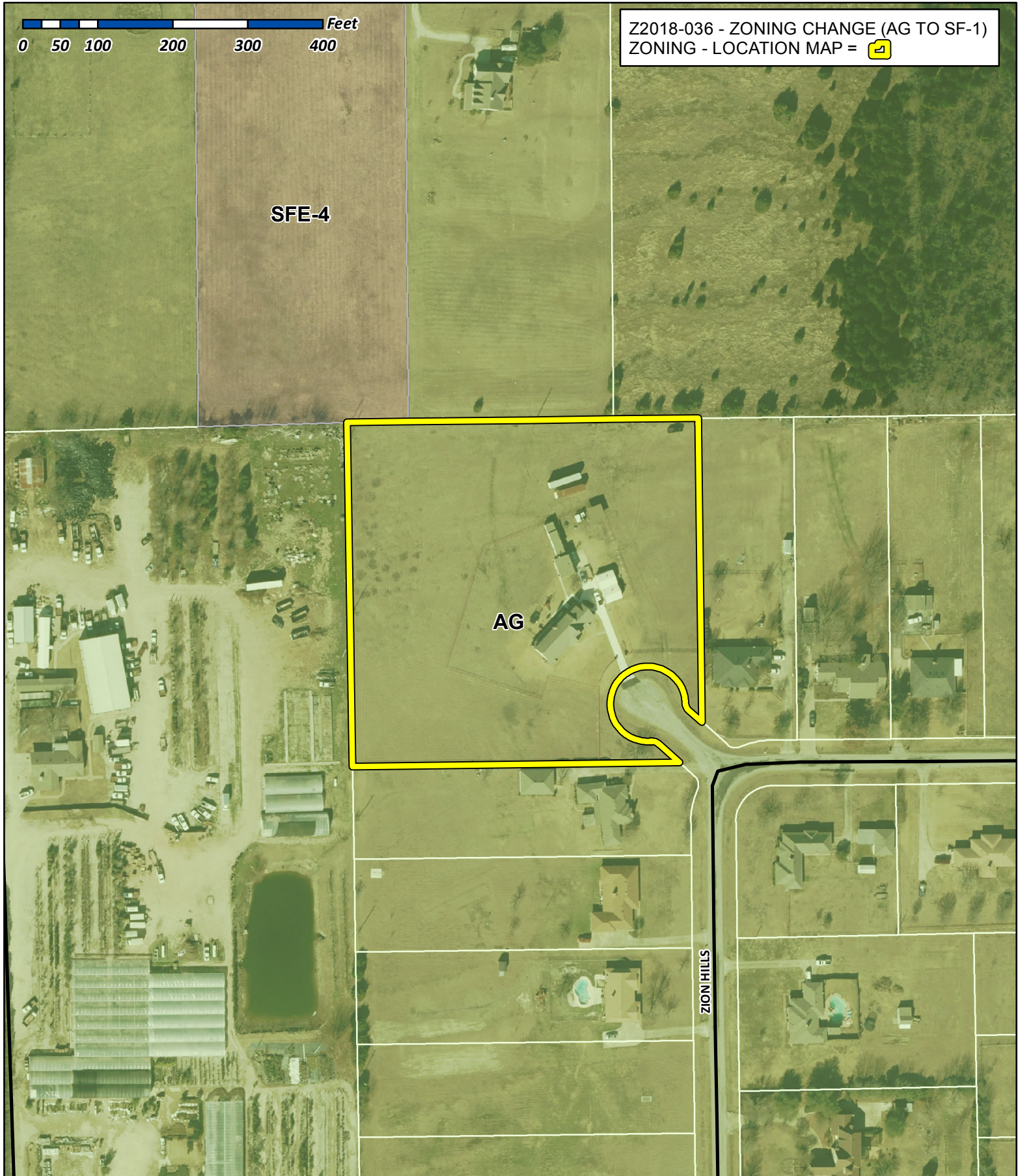


| | | | | | | |
|-----------------------|--------------------------------------|------------------|-----------------|-----------------|-----------|----|
| Project Number | Z2018-036 | Owner | HARLE, REUBIN E | Applied | 8/14/2018 | LM |
| Project Name | 825 Zion Hill Circle (AG to SFE-1.5) | Applicant | REUBIN E. HARLE | Approved | | |
| Type | ZONING | | | Closed | | |
| Subtype | REZONE | | | Expired | | |
| Status | Staff Review | | | Status | | |

| | | |
|---------------------|------------------------|---------------|
| Site Address | City, State Zip | Zoning |
| 825 ZION HILL CIR | ROCKWALL, TX 75087 | |

| | | | | | |
|--------------------|--------------|--------------|---------------|----------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
| ZION ADDITION | 5R | A | 5R | 5360-000A-0005-00-OR | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING | Russell McDowell | 8/22/2018 | 8/29/2018 | 8/22/2018 | | APPROVED | |
| ENGINEERING | Sarah Hager | 8/14/2018 | 8/21/2018 | 8/22/2018 | 8 | APPROVED | |
| FIRE | Ariana Hargrove | 8/14/2018 | 8/21/2018 | 8/23/2018 | 9 | APPROVED | |
| PLANNING | Korey Brooks | 8/14/2018 | 8/21/2018 | 8/24/2018 | 10 | COMMENTS | Comments |
| <p>Z2018-036 Zoning Change (AG to SFE-1.5)</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Reubin E. Harle for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2018-036) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please review the attached draft ordinance prior to the August 28, 2018 Planning & Zoning Commission meeting.</p> <p>I.5 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 by September 5, 2018. The Planning and Zoning Worksession for this case is August 28, 2018. The Planning and Zoning Meeting for this case is September 11, 2018.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is September 17, 2018 and October 1, 2018.</p> | | | | | | | |



City of Rockwall

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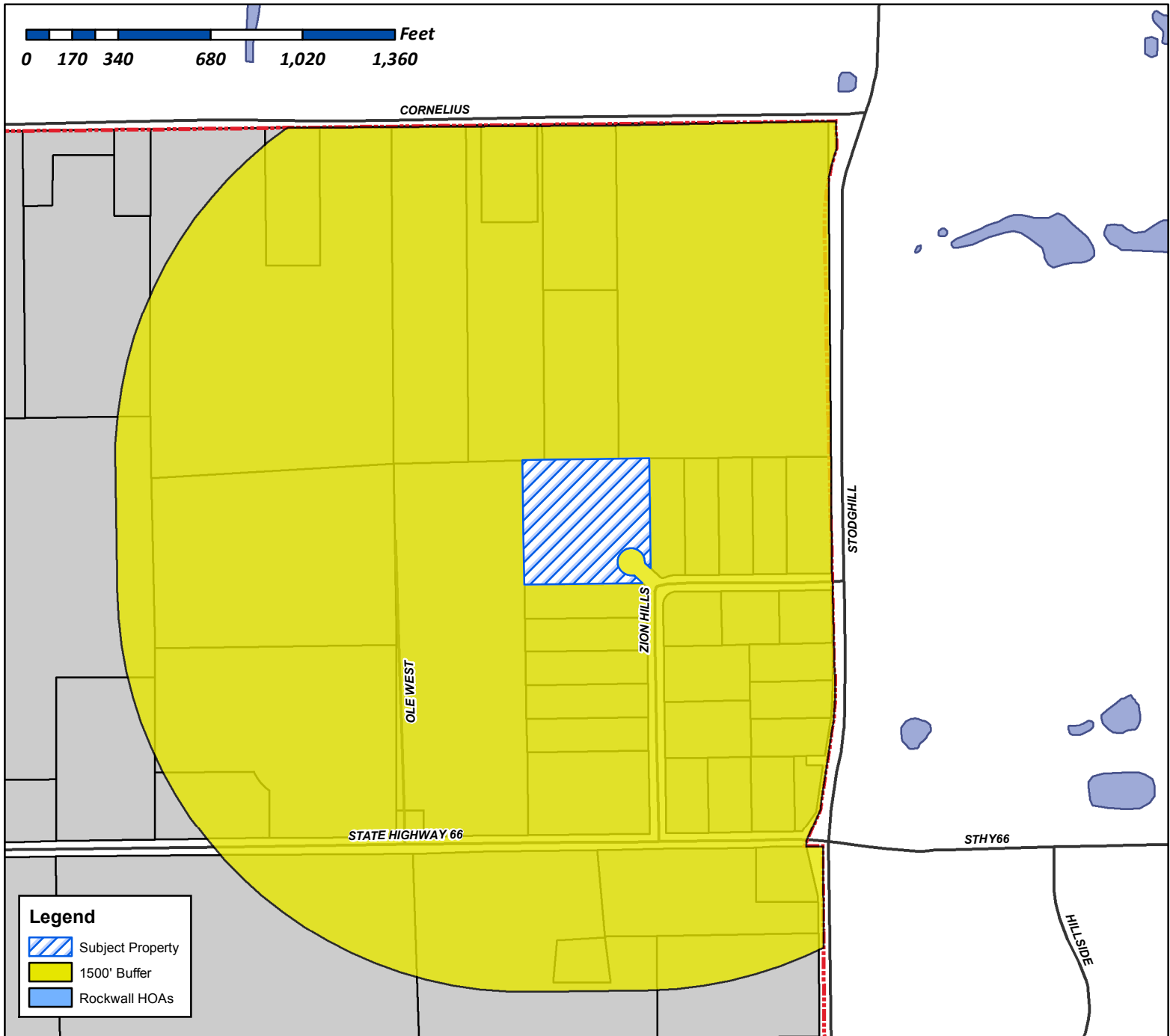




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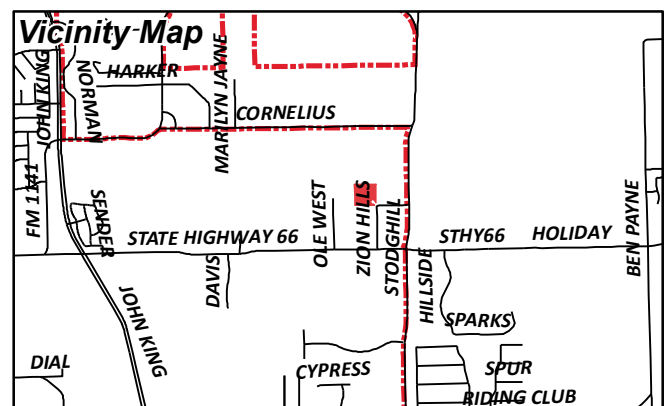
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Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle

Date Created: 8/21/2018

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

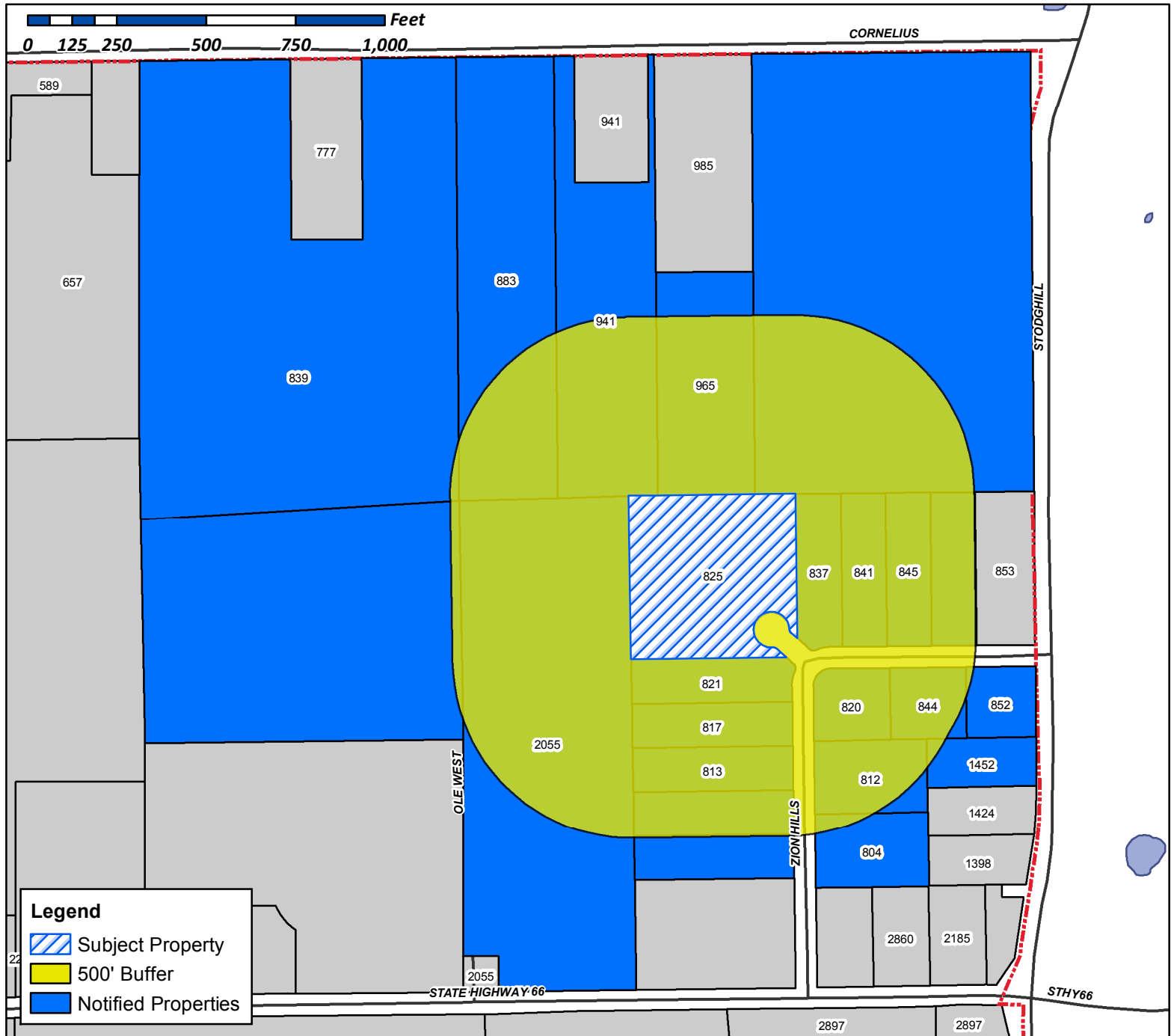




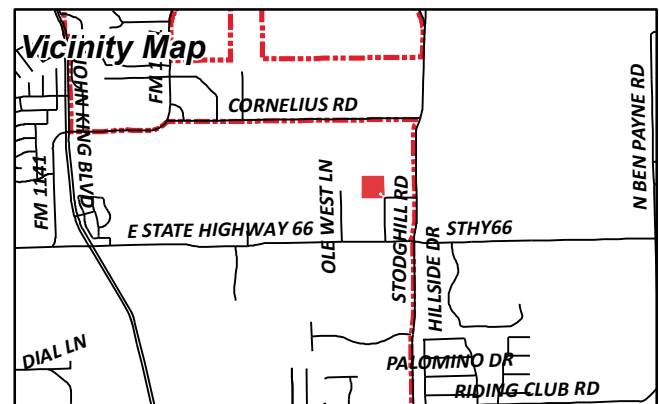
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PROPOSED FUTURE LAND USE MAP DESIGNATION:
NO CHANGE

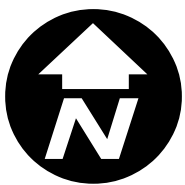
0 37.5 75 150 225 300 Feet



City of Rockwall

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

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10 August 2018

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Attention: Mr. Korey Brooks, ACIP

Dear Mr. Korey:

By way of background, I am a resident of Rockwall of some 44 years, my wife and family having moved from Dallas in 1974 to enjoy small town country living and quality school education for our children. At the time of our move we were securely in the county with only county services. The City has now annexed our property with the value added services you provide, for which we appreciate.

For many years we had anticipated building what we referred to as "our barn" on our property to house our growing collection of vintage automobiles and serve as general storage for all the things one collects over a lifetime.

In order to now achieve this, we understand it is necessary for us to first make application for and change our agricultural zoning to residential zoning and thereafter apply for a Special Use Permit (SUP) in order to apply for a building permit to construct our barn.

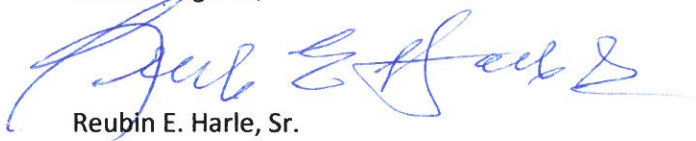
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We will engage a reputable contractor licensed in Rockwall to construct the barn. I am just retired from Houston based real estate developer Hines, having spent my career as project construction manager building many of their buildings, most recently a 60-story office tower in Shanghai China, and feel I have the expertise to oversee the construction of our barn to ensure compliance with the building codes and achieve the quality of construction we seek.

We are mindful of the appearance of the barn and our property and plan to use materials and colors that will complement our house. At present we have some storage buildings that we will demolish and consolidate the stored contents in the new barn, thus "cleaning-up" the appearance of our property.

It would be our hope you will favorably consider both our rezoning and SUP application in order that we may realize our dream.

Kindest regards,

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Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

IRF= IRON ROD FENCE
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IPF= IRON PIPE FND. ☐ SURFACE
⊕ = POWER POLE
Δ = GAS METER
⊙ = WATER METER

— // — CHAIN-LINK FENCE
— o — WOOD FENCE
— x — BARBED-WIRE FENCE
— □ — IRON FENCE
— — — OVERHEAD ELECTRIC LINE(S)

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruebin E. Harle for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 4.623-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] 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. 04-38] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 3.2.1, *Single-Family 1 (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 1ST DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

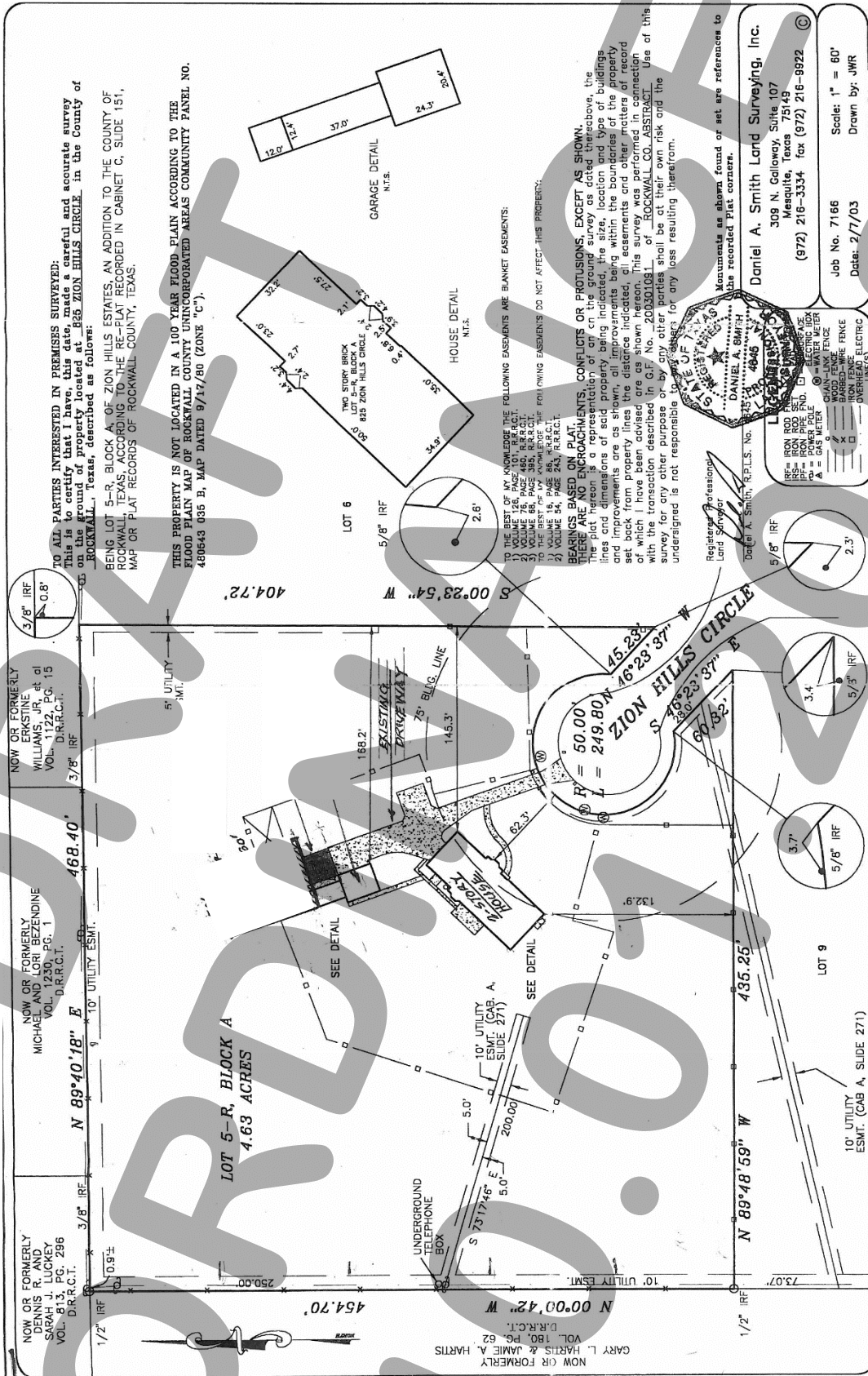
Exhibit 'A'
Zoning Exhibit

Address: 825 Zion Hills Circle

Legal Description: Lot 5R, Block A, Zion Addition



Exhibit 'B' Survey



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Ruebin E. Harle

AGENDA ITEM: **Z2018-036**; *Zoning Change (AG to SF-1)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Single-Family One (SF-1) District for the purpose of constructing an accessory building on the subject property. In 1977, the Zion Hills Estates Subdivision was platted and the subject property existed as three (3) lots (*i.e. Lots 4, 5, & 6*). Subsequently, in 1992 Lots 4, 5, & 6 were combined to its current configuration (*i.e. Lot 5R*). The subject property was later annexed in 2010 and is situated on a 4.632-acre parcel of land, zoned Agricultural (AG) District that is addressed as 825 Zion Hills Circle. According to Section 2.1, *Agricultural (AG) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a single-family dwelling is allowed on any Agricultural (AG) District zoned property that is more than ten (10) acres. Since the subject property is less than ten (10) acres and is considered legally non-conforming, the applicant will need to rezone the property to make it conforming in order to construct an accessory building. Staff should note, that if approved, a Specific Use Permit (SUP) may be required should the proposed accessory building not meet the requirements stipulated in the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property are two (2) single-family homes, which are zoned Single-Family Estate 4.0 (SFE-4.0) District and Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4-U (*major collector, four (4) lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall.
- South:** Directly south of the subject property are several single-family homes within the Zion Hills Estates Subdivision and a church (*i.e. Lake Ray Hubbard Church*). Beyond this is SH-66, which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Agricultural (AG) District.
- East:** Directly east of the subject property are several single-family homes within the Zion Hills Estates Subdivision that are zoned Agricultural (AG) District. Beyond this is FM-3549 [*Stodgehill Road*], which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*), and delineates the city limits of Rockwall.

West: Directly west of the subject property is a landscaping business (*i.e. Landscape Source*) followed by a funeral home (*i.e. Rest Haven Funeral Home*). These areas are zoned Agricultural (AG) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Section 3.2-1, *Single-Family One (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family One (SF-1) District is for "...large lot developments with an emphasis on conservation of open space..." and to be composed of "...single-family dwellings together with public, denominational, and private schools, churches and public parks essential to create basic neighborhood units...". The following is a summary of the minimum development standards for a property within a Single-Family One (SF-1) District:

| <i>Ordinance Provisions</i> | <i>Zoning District Standards</i> |
|------------------------------------|----------------------------------|
| <i>Minimum Lot Area</i> | <i>8,400 SF</i> |
| <i>Minimum Lot Width</i> | <i>70-Feet</i> |
| <i>Minimum Lot Depth</i> | <i>100-Feet</i> |
| <i>Minimum Front Yard Setback</i> | <i>20-Feet</i> |
| <i>Minimum Rear Yard Setback</i> | <i>10-Feet</i> |
| <i>Minimum Side Yard Setback</i> | <i>10-Feet</i> |
| <i>Maximum Height</i> | <i>36-Feet</i> |
| <i>Minimum Masonry Requirement</i> | <i>80%</i> |
| <i>Minimum Dwelling SF</i> | <i>2,500</i> |
| <i>Maximum Building Coverage</i> | <i>45%</i> |
| <i>Minimum Length of Driveway</i> | <i>20-Feet</i> |

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses, which is defined as developments with two (2) units per acre or less. The applicant's request is in conformance with this designation.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing an accessory building*) and the size of the subject property (*i.e. four [4]-acres*), the Single-Family Estate 4.0 (SFE-4.0) District would be an appropriate zoning district in this case, however, another property within the Zion Hills Estates Subdivision has been rezoned to Single-Family One (SF-1) District, which established the zoning pattern for this area. Given its current configuration and acreage, the subject property could be subdivided into three (3) lots (as originally platted), should the applicant request, to replat this property into three (3) lots, it should not negatively affect adjacent properties.

NOTIFICATION:

On August 31, 2018, staff mailed 30 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

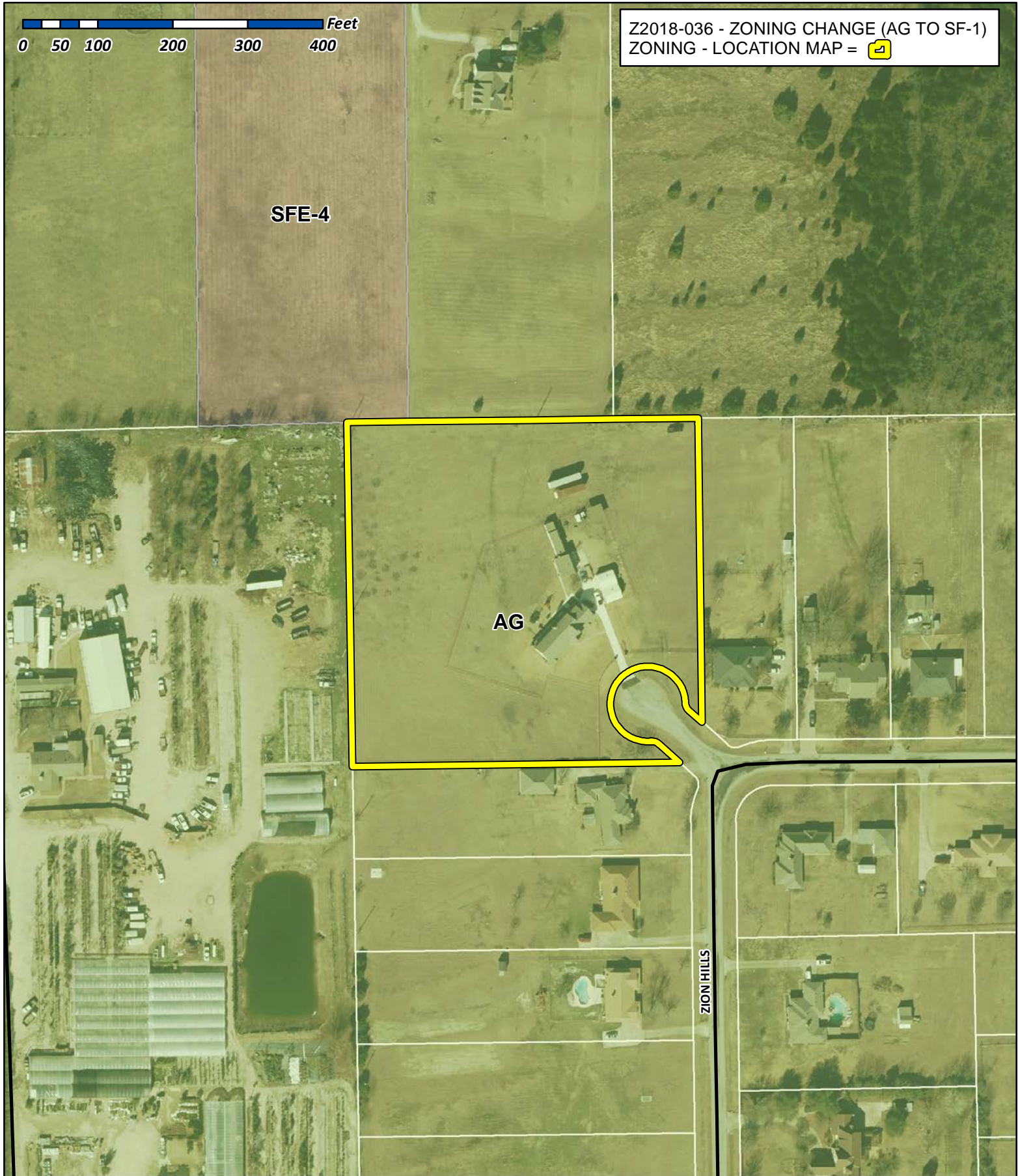
RECOMMENDATIONS:

Should the City Council choose to approve the change in zoning, staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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:

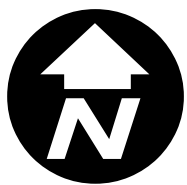
On September 11, 2018, the Planning and Zoning Commission's motion to recommend approval in the change in zoning passed by a vote of 5-0 with Chairman Lyons and Commissioner Moeller absent.



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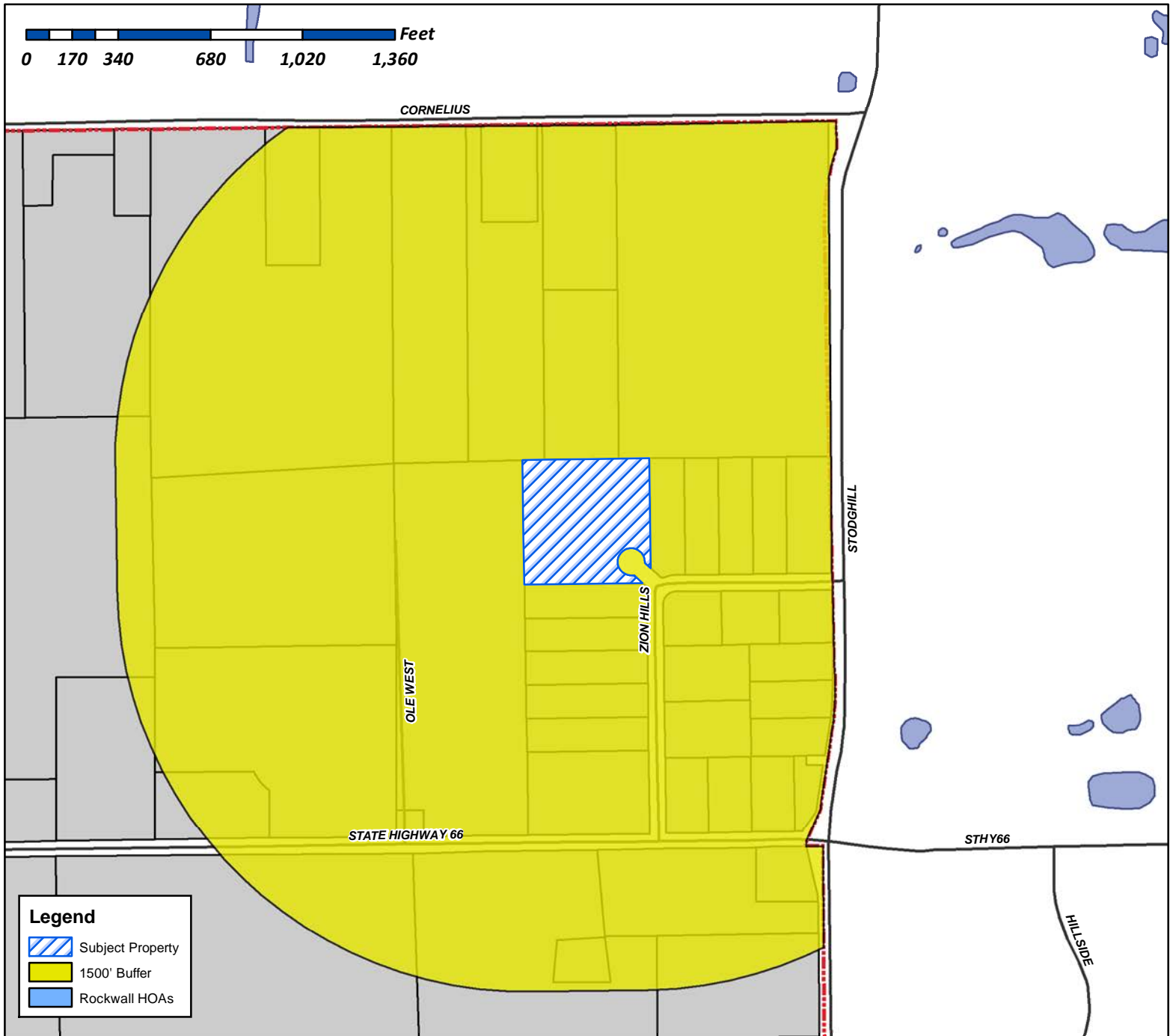
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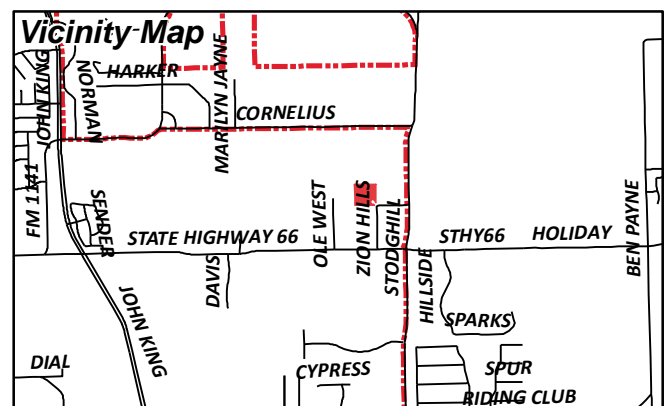


0 170 340 680 1,020 1,360 Feet



Case Number: Z2018-036
Case Name: Zoning Change (AG to SF-1)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle

Date Created: 8/21/2018
For Questions on this Case Call (972) 771-7745

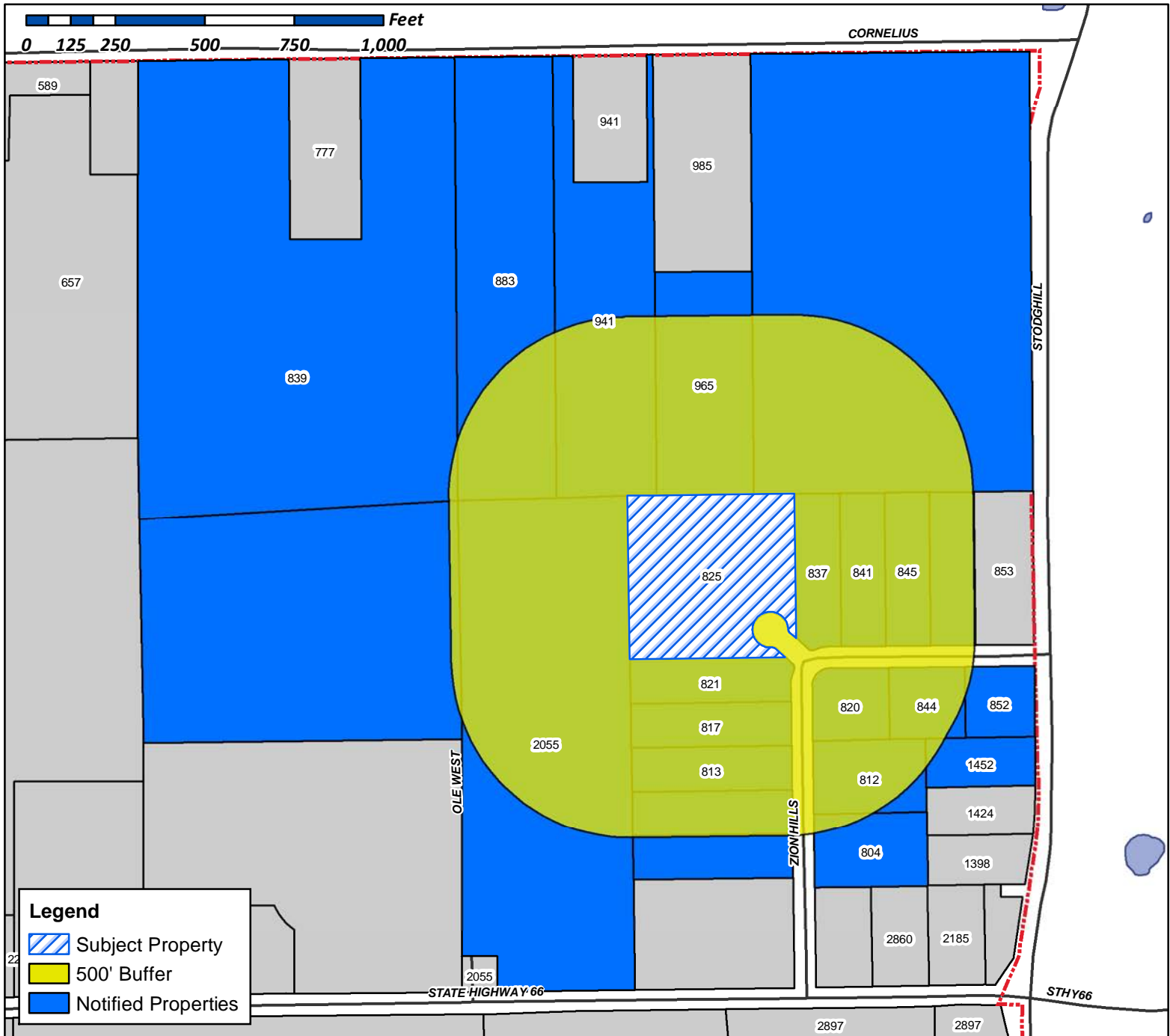




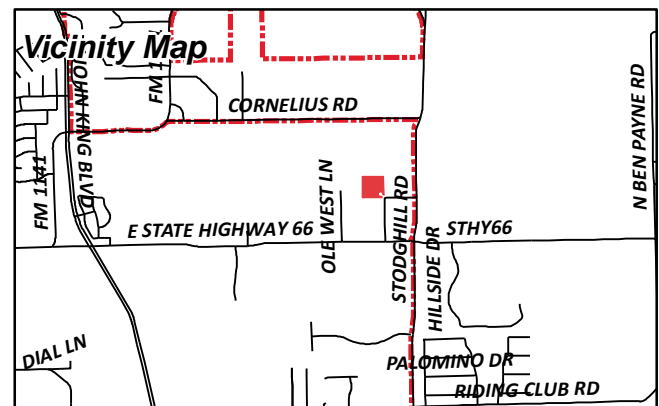
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Zoning: Agriculture (AG) District
Case Address: 825 Zion Hill Circle



Date Created: 08/14/2018

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

CURRENT RESIDENT
1452 FM3549 STODGHILL RD
ROCKWALL, TX 75087

BROWN JEFFREY C & LISA
1452 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

BRIMELOW TIM
2055 WILLIAMS ST
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CODY OLIVIA L & STEPHEN H
3424 SPRUCE ST
ROYSE CITY, TX 75189

WILLIAMS ERSKINE JR ETAL
4501 EDMONDSON AVE
DALLAS, TX 75205

KEMP MARY CAYCE ERSKINE WILLIAMS
4501 EDMONDSON AVE
DALLAS, TX 75205

WILLIAMS MARY MARNIE WARRINER
4501 EDMONDSON AVE
DALLAS, TX 75205

LAKE RAY HUBBARD BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

ROCKWALL BIBLE CHURCH
801 ZION HILL CIR
ROCKWALL, TX 75087

WHITE CHRISTOPHER AND CLAUDIA
804 ZION HILL CIR
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A
812 ZION HILL CIR
ROCKWALL, TX 75087

LE THAO THI PHUONG HONG
813 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 ZION HILL CIR
ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA
820 ZION HILL CIR
ROCKWALL, TX 75087

MILLER CHARLES E & BETTY M
821 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
825 ZION HILL CIR
ROCKWALL, TX 75087

MURPHY ROCKY SR & DEBRA J
837 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL
841 ZION HILL CIR
ROCKWALL, TX 75087

CHOATE DAVID E ET UX
844 ZION HILL CIR
ROCKWALL, TX 75087

AKARD DANNY ETUX
845 ZION HILL CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
852 ZION HILL CIR
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K
852 ZION HILL CIR
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH
883 CORNELIUS RD
ROCKWALL, TX 75087

OLLOM GREGORY D
941 CORNELIUS RD
ROCKWALL, TX 75087

BRIZENDINE MICHAEL LEE
965 CORNELIUS ROAD
ROCKWALL, TX 75087

CAIN CEMETERY CORP
PO BOX 1119
ROCKWALL, TX 75087

WOODY TOMMIE J
PO BOX 315
FATE, TX 75132

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087

CURRENT FUTURE LAND USE MAP DESIGNATION:
LOW DENSITY RESIDENTIAL

0 37.5 75 150 225 300 Feet



PROPOSED FUTURE LAND USE MAP DESIGNATION:
NO CHANGE

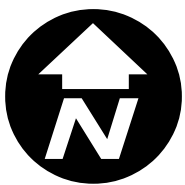
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10 August 2018

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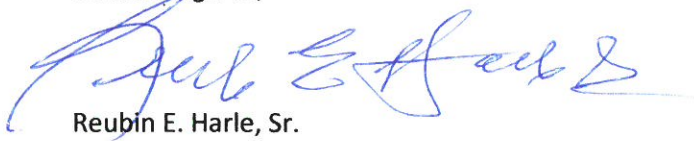
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Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

NOW OR FORMERLY
DENNIS R. AND
SARAH J. LUCKEY
VOL. 813, PG. 296
D.R.R.C.T.

NOW OR FORMERLY
MICHAEL AND LORI BEZENDINE
VOL. 1230, PG. 1
D.R.R.C.T.

NOW OR FORMERLY
ERKSTINE
WILLIAMS, JR, et al
VOL. 1122, PG. 15
D.R.R.C.T.

3/8" IRF
0.8'

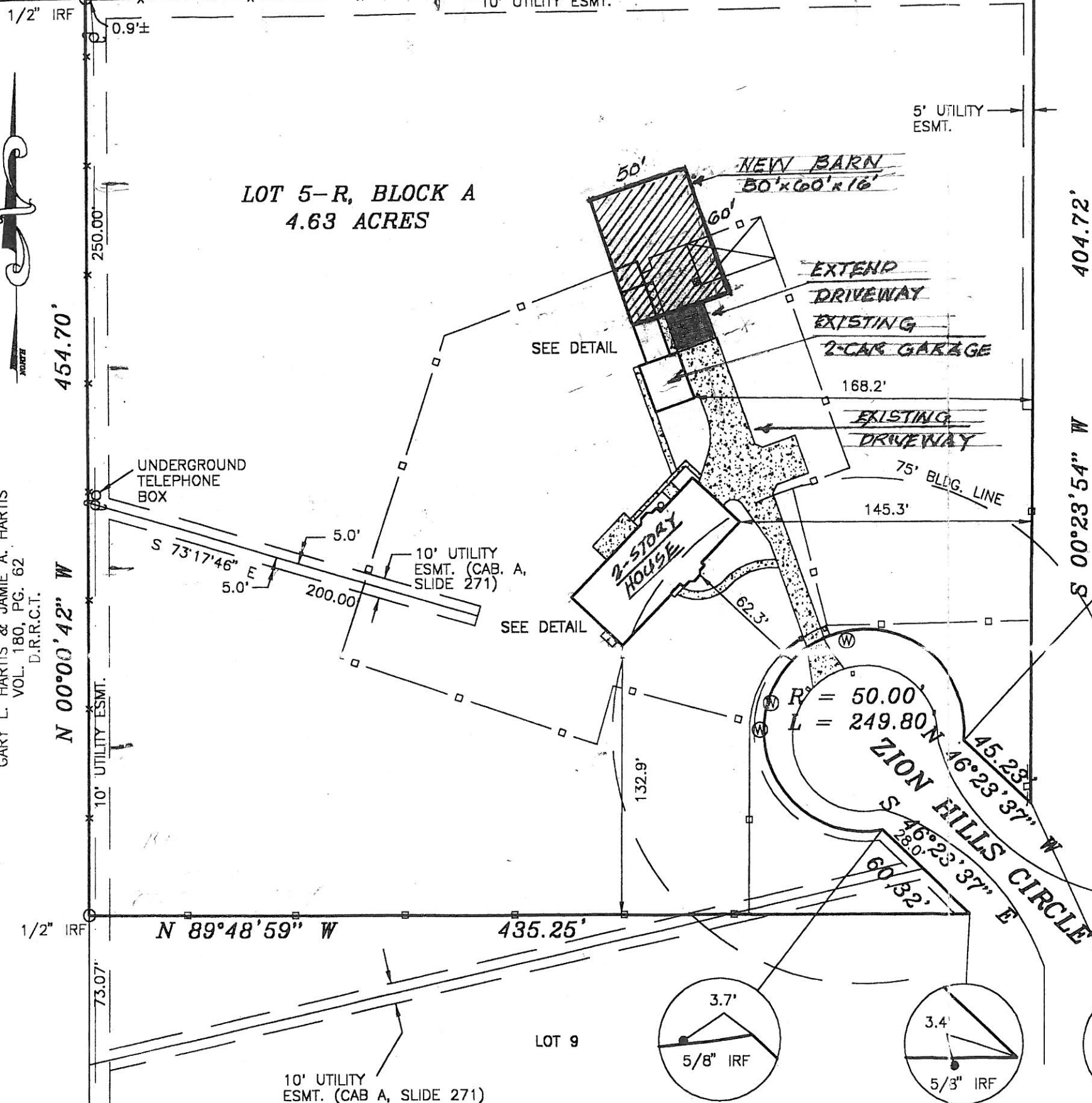
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey
on the ground of property located at 825 ZION HILLS CIRCLE in the County of
ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF
ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151,
MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE
FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO.
480543 035 B, MAP DATED 9/17/80 (ZONE "C").

LOT 5-R, BLOCK A
4.63 ACRES

NOW OR FORMERLY
GARY L. HARTIS & JAMIE A. HARTIS
VOL. 180, PG. 62
D.R.R.C.T.



404.72'

S 00°23'54" W

S 46°23'37" E

5/8" IRF
2.3'

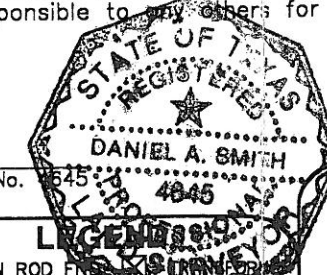
LOT 6

5/8" IRF

2.6'

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 460, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.
TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 86, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

Registered Professional
Land Surveyor
Daniel A. Smith, R.P.L.S. No. 645



Monuments as shown found or set are references to
the recorded Plat corners.

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

Job No. 7166 Scale: 1" = 60'
Date: 2/7/03 Drawn by: JWR

IRF= IRON ROD FND. ☐ SURFACE
IRS= IRON ROD SET ☐
IPF= IRON PIPE FND. ☐
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CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ruebin E. Harle for a change in zoning from an Agricultural (AG) District to a Single-Family 1 (SF-1) District on a 4.623-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle and more fully depicted in *Exhibit 'B'* of this ordinance, which hereinafter 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 3.2.1, *Single-Family 1 (SF-1) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, 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 for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 1ST DAY OF OCTOBER, 2018.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

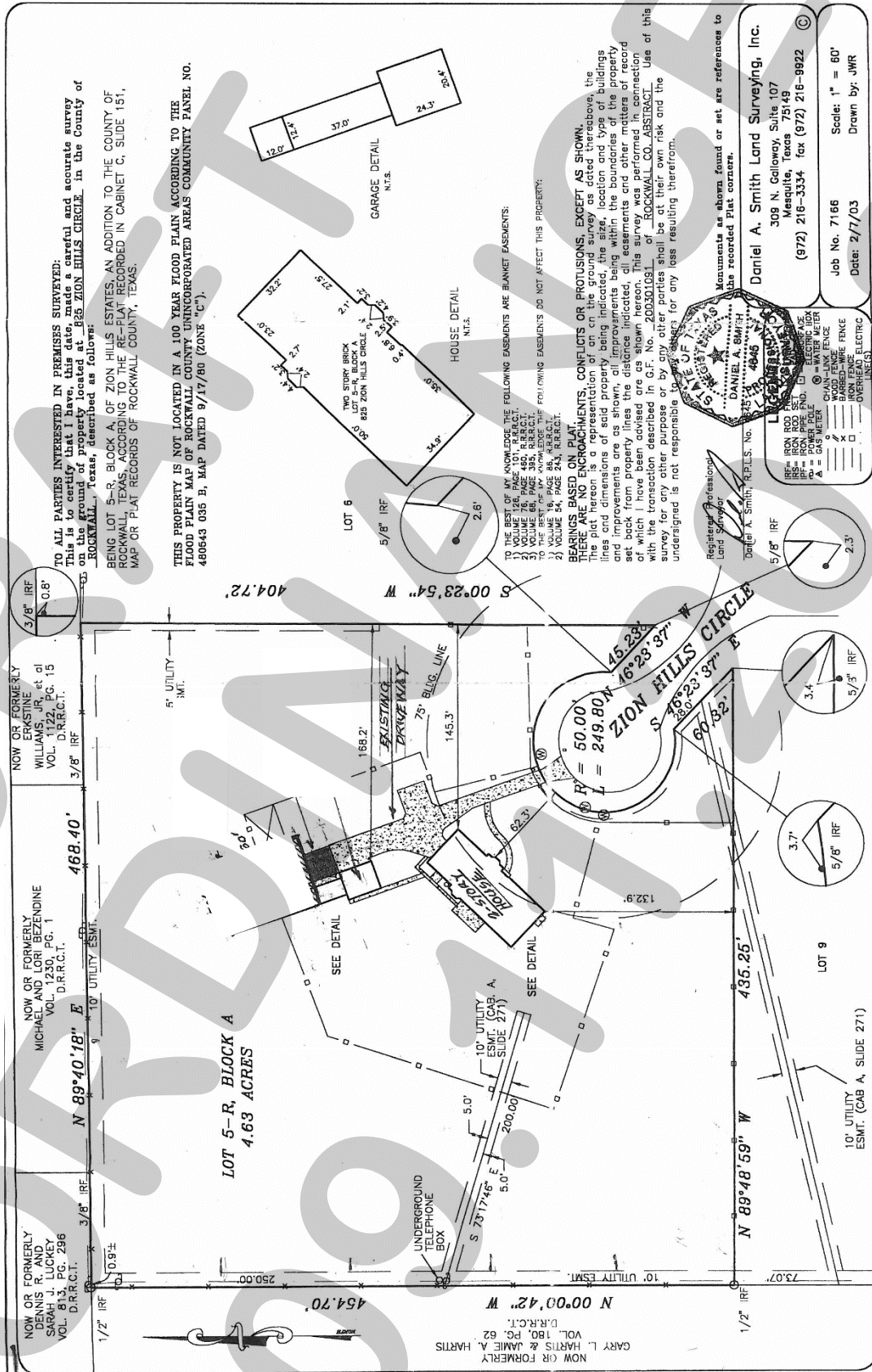
Exhibit 'A'
Zoning Exhibit

Address: 825 Zion Hills Circle

Legal Description: Lot 5R, Block A, Zion Addition



Exhibit 'B' Survey



10 August 2018

City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Attention: Mr. Korey Brooks, ACIP

Dear Mr. Korey:

By way of background, I am a resident of Rockwall of some 44 years, my wife and family having moved from Dallas in 1974 to enjoy small town country living and quality school education for our children. At the time of our move we were securely in the county with only county services. The City has now annexed our property with the value added services you provide, for which we appreciate.

For many years we had anticipated building what we referred to as "our barn" on our property to house our growing collection of vintage automobiles and serve as general storage for all the things one collects over a lifetime.

In order to now achieve this, we understand it is necessary for us to first make application for and change our agricultural zoning to residential zoning and thereafter apply for a Special Use Permit (SUP) in order to apply for a building permit to construct our barn.

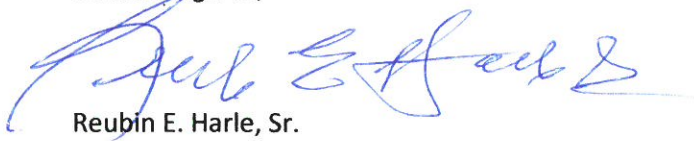
Therefore, the purpose of this application is to comply with the zoning regulations of the City of Rockwall with the end purpose being to construct our barn. The barn will be a 50ft x 60ft professionally built metal building manufactured by Mueller or of similar quality.

We will engage a reputable contractor licensed in Rockwall to construct the barn. I am just retired from Houston based real estate developer Hines, having spent my career as project construction manager building many of their buildings, most recently a 60-story office tower in Shanghai China, and feel I have the expertise to oversee the construction of our barn to ensure compliance with the building codes and achieve the quality of construction we seek.

We are mindful of the appearance of the barn and our property and plan to use materials and colors that will complement our house. At present we have some storage buildings that we will demolish and consolidate the stored contents in the new barn, thus "cleaning-up" the appearance of our property.

It would be our hope you will favorably consider both our rezoning and SUP application in order that we may realize our dream.

Kindest regards,

A handwritten signature in blue ink, appearing to read "Reubin E. Harle, Sr.", is written over the typed name.

Reubin E. Harle, Sr.
825 Zion Hill Circle
Rockwall, Texas 75087
Home: 972 771-8426
Mobile: 214 808-5769

From: [Morales, Laura](#)
To: [Brooks, Korey](#)
Subject: FW: Case No. Z2018-036: 825 Zion Hill Circle (AG to SF-1)
Date: Monday, September 17, 2018 8:41:25 AM

-----Original Message-----

From: Alert Drain [REDACTED]
Sent: Sunday, September 16, 2018 8:31 PM
To: Morales, Laura
Subject: Case No. Z2018-036: 825 Zion Hill Circle (AG to SF-1)

Dear Ms. Morales:

I am in favor of the above request

Sincerely,

David E. Choate
844 Zion Hills Circle
Rockwall, TXZ 75087-6827

NOW OR FORMERLY
DENNIS R. AND
SARAH J. LUCKEY
VOL. 813, PG. 296
D.R.R.C.T.

NOW OR FORMERLY
MICHAEL AND LORI BEZENDINE
VOL. 1230, PG. 1
D.R.R.C.T.

NOW OR FORMERLY
ERKSTINE
WILLIAMS, JR, et al
VOL. 1122, PG. 15
D.R.R.C.T.

3/8" IRF
0.8'

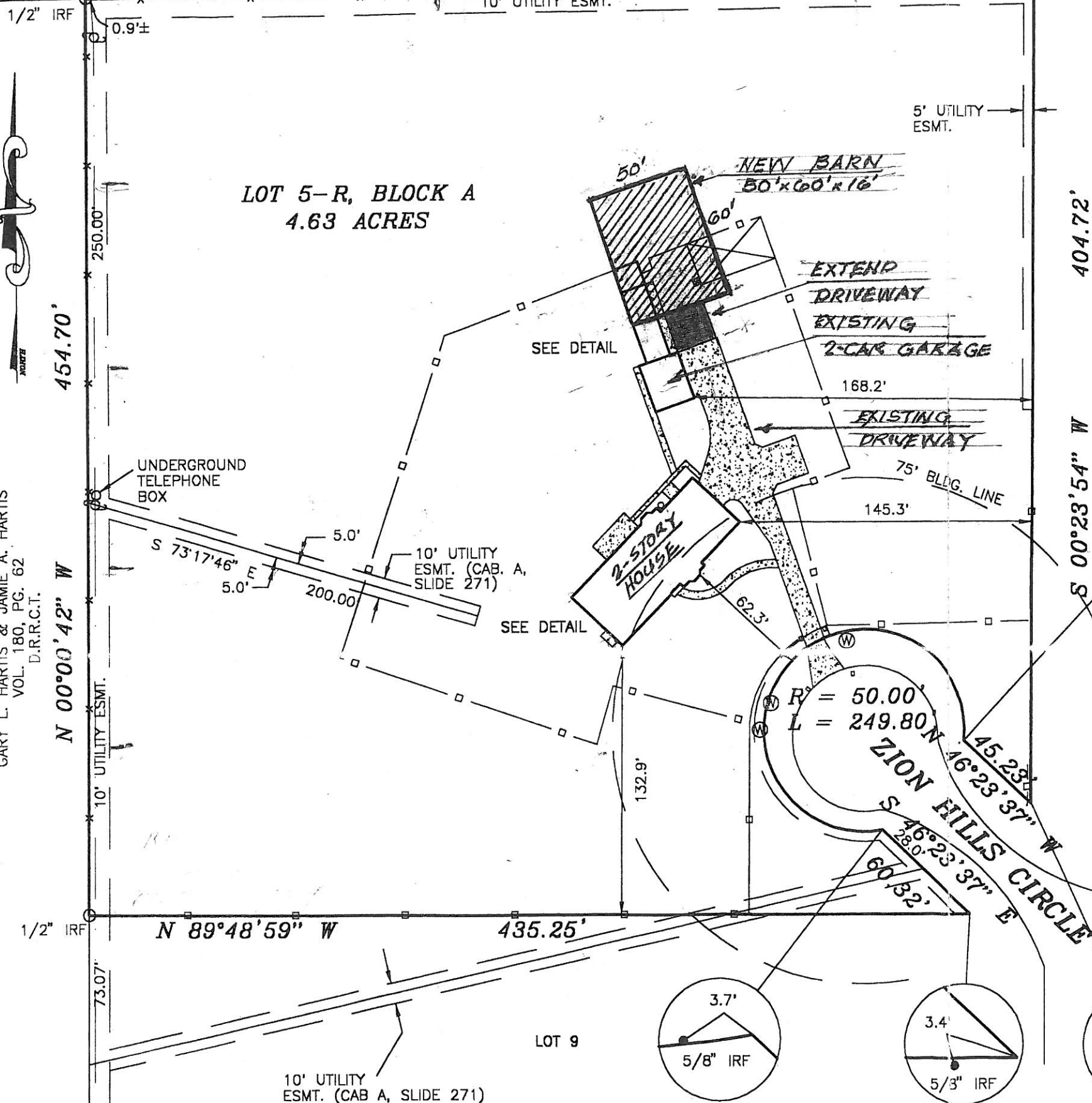
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey
on the ground of property located at 825 ZION HILLS CIRCLE in the County of
ROCKWALL, Texas, described as follows:

BEING LOT 5-R, BLOCK A, OF ZION HILLS ESTATES, AN ADDITION TO THE COUNTY OF
ROCKWALL, TEXAS, ACCORDING TO THE RE-PLAT RECORDED IN CABINET C, SLIDE 151,
MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE
FLOOD PLAIN MAP OF ROCKWALL COUNTY UNINCORPORATED AREAS COMMUNITY PANEL NO.
480543 035 B, MAP DATED 9/17/80 (ZONE "C").

LOT 5-R, BLOCK A
4.63 ACRES

NOW OR FORMERLY
GARY L. HARTIS & JAMIE A. HARTIS
VOL. 180, PG. 62
D.R.R.C.T.



404.72'

S 00°23'54" W

S 46°23'37" E

5/8" IRF
2.3'

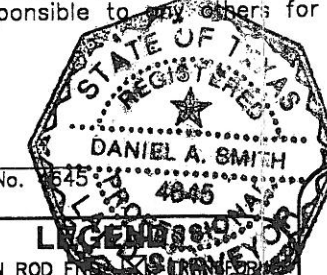
LOT 6

5/8" IRF

2.6'

TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS:
1) VOLUME 126, PAGE 101, R.R.R.C.T.
2) VOLUME 76, PAGE 460, R.R.R.C.T.
3) VOLUME 68, PAGE 395, R.R.R.C.T.
TO THE BEST OF MY KNOWLEDGE THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
1) VOLUME 16, PAGE 86, R.R.R.C.T.
2) VOLUME 54, PAGE 243, R.R.R.C.T.

Registered Professional
Land Surveyor
Daniel A. Smith, R.P.L.S. No. 645

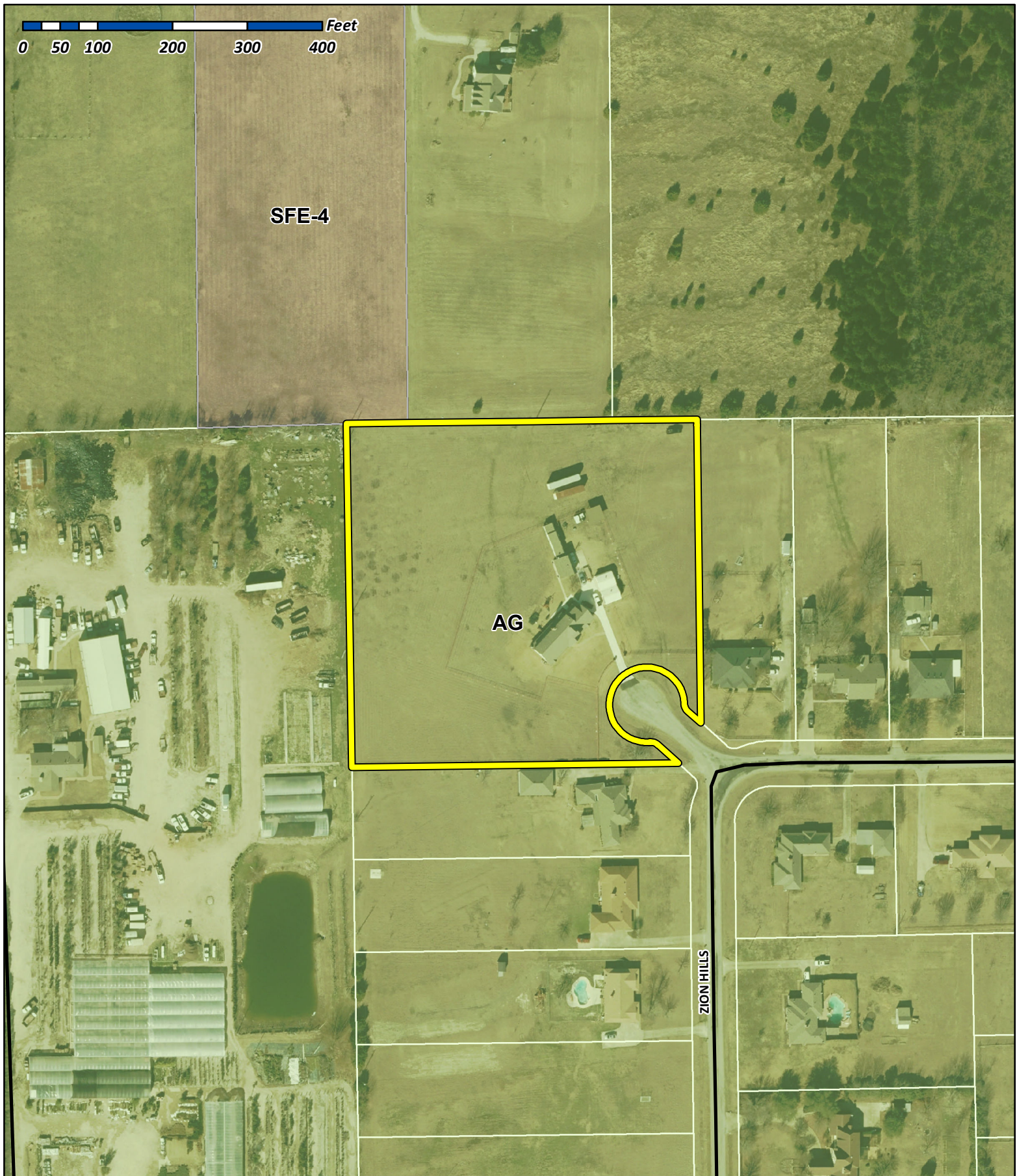


Monuments as shown found or set are references to
the recorded Plat corners.

Daniel A. Smith Land Surveying, Inc.
309 N. Galloway, Suite 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

Job No. 7166
Date: 2/7/03
Scale: 1" = 60'
Drawn by: JWR

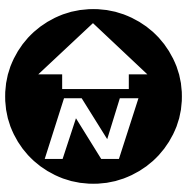
IRF= IRON ROD FND. ☒ SURFACE
IRS= IRON ROD SET ☒
IPF= IRON PIPE FND. ☒
P= POWER POLE ☒
A= GAS METER ☒
O= CHAIN-LINK FENCE
W= WOOD FENCE
B= BARBED-WIRE FENCE
X= IRON FENCE
—= OVERHEAD ELECTRIC LINE(S)



City of Rockwall

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

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



City of Rockwall

Project Plan Review History



| | | | | | | |
|-----------------------|--------------------------------------|------------------|-----------------|-----------------|-----------|----|
| Project Number | Z2018-036 | Owner | HARLE, REUBIN E | Applied | 8/14/2018 | LM |
| Project Name | 825 Zion Hill Circle (AG to SFE-1.5) | Applicant | REUBIN E. HARLE | Approved | | |
| Type | ZONING | | | Closed | | |
| Subtype | REZONE | | | Expired | | |
| Status | Staff Review | | | Status | | |

| | | |
|---------------------|------------------------|---------------|
| Site Address | City, State Zip | Zoning |
| 825 ZION HILL CIR | ROCKWALL, TX 75087 | |

| | | | | | |
|--------------------|--------------|--------------|---------------|----------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
| ZION ADDITION | 5R | A | 5R | 5360-000A-0005-00-OR | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|------------------|-----------|-----------|-----------|---------|----------|----------|
| BUILDING | Russell McDowell | 8/22/2018 | 8/29/2018 | 8/22/2018 | | APPROVED | |
| ENGINEERING | Sarah Hager | 8/14/2018 | 8/21/2018 | 8/22/2018 | 8 | APPROVED | |
| FIRE | Ariana Hargrove | 8/14/2018 | 8/21/2018 | 8/23/2018 | 9 | APPROVED | |
| PLANNING | Korey Brooks | 8/14/2018 | 8/21/2018 | 8/24/2018 | 10 | COMMENTS | Comments |
| <p>Z2018-036 Zoning Change (AG to SFE-1.5)</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request by Reubin E. Harle for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 1.5 (SFE-1.5) District for a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, addressed as 825 Zion Hills Circle.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2018-036) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please review the attached draft ordinance prior to the August 28, 2018 Planning & Zoning Commission meeting.</p> <p>I.5 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 by September 5, 2018. The Planning and Zoning Worksession for this case is August 28, 2018. The Planning and Zoning Meeting for this case is September 11, 2018.</p> <p>I.6 The projected City Council meeting date and subsequent approval for this request is September 17, 2018 and October 1, 2018.</p> | | | | | | | |

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'B' 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.

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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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] should be amended as follows:

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PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF OCTOBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 17, 2018

2nd Reading: October 1, 2018

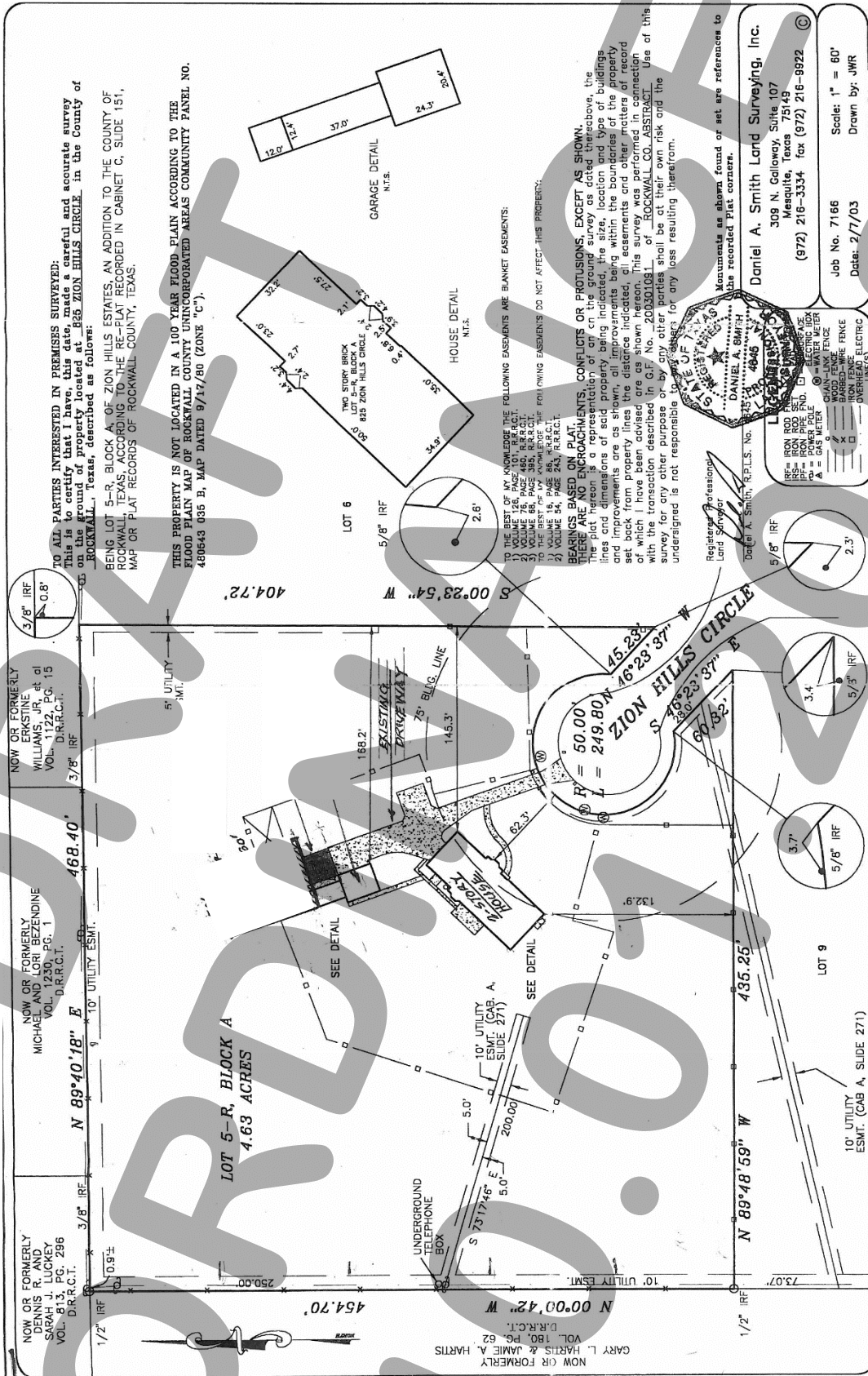
Exhibit 'A'
Zoning Exhibit

Address: 825 Zion Hills Circle

Legal Description: Lot 5R, Block A, Zion Addition



Exhibit 'B' Survey



CITY OF ROCKWALL

ORDINANCE NO. 18-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT ON A 4.623-ACRE PARCEL OF LAND IDENTIFIED AS LOT 5R, BLOCK A, ZION ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 825 ZION HILLS CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'B'* 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.

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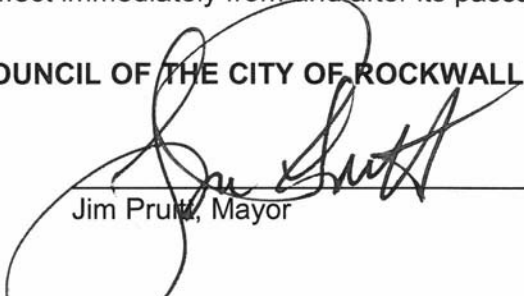
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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1ST DAY OF OCTOBER, 2018.**


Jim Pruitt, Mayor

ATTEST:


Kristy Cole, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: September 17, 2018

2nd Reading: October 1, 2018

Exhibit 'A'
Zoning Exhibit

Address: 825 Zion Hills Circle

Legal Description: Lot 5R, Block A, Zion Addition

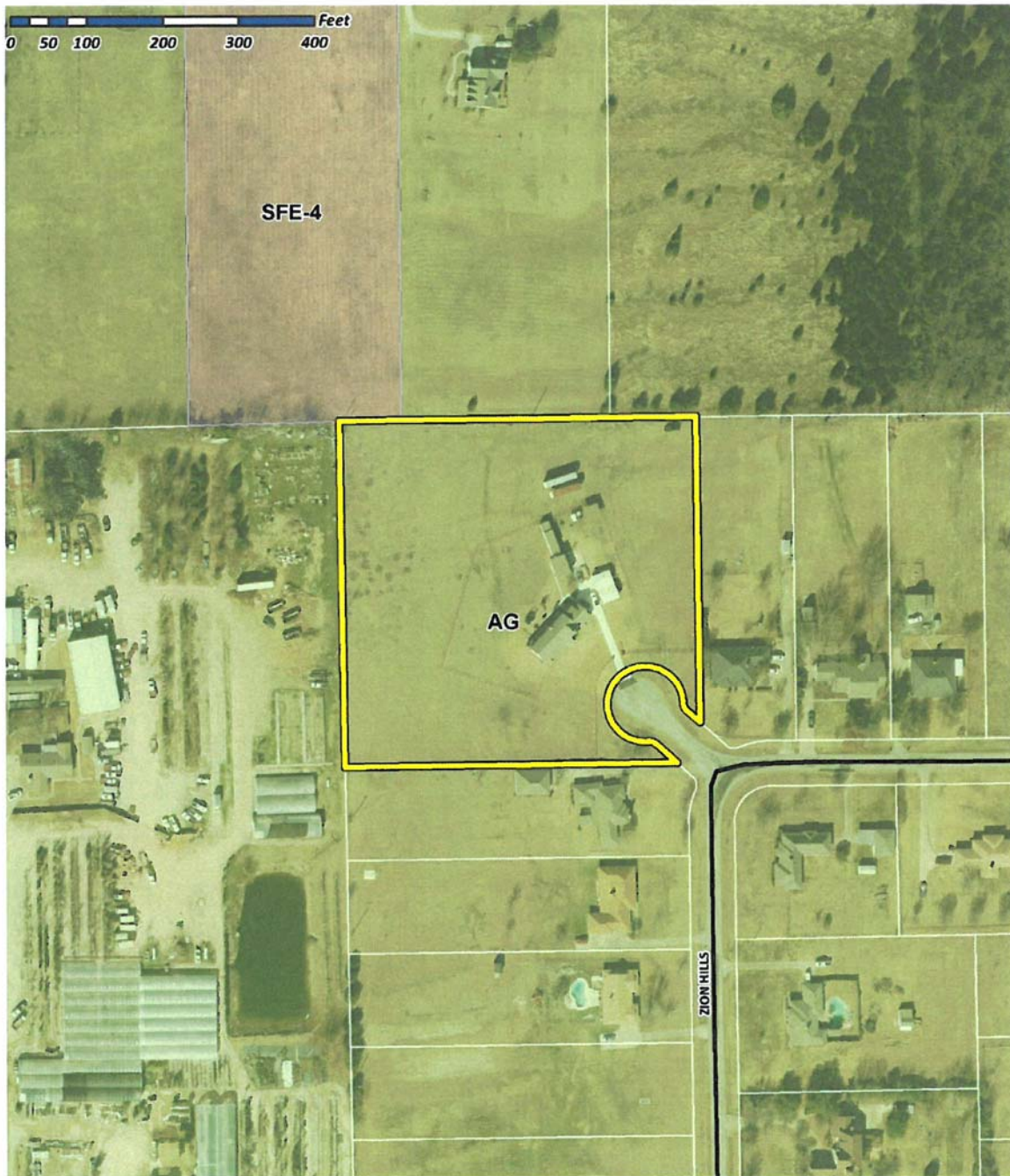


Exhibit 'B' Survey

