



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-038 P&Z DATE 09/15/20 CC DATE 09/20/20 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input checked="" type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. 22070-038

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

DIRECTOR OF PLANNING: R. L. L. i.

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

**Platting Application Fees:**

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
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- Plat Reinstatement Request (\$100.00)

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- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
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- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

**Other Application Fees:**

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

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

**PROPERTY INFORMATION [PLEASE PRINT]**

Address 679 Russell Drive Rockwall County Texas

Subdivision \_\_\_\_\_ Lot 1286, 1287 Block \_\_\_\_\_

General Location \_\_\_\_\_

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

Current Zoning Residential single family Current Use Vacant

Proposed Zoning Residential Single family Proposed Use Residential

Acreage 14,400 sqft Lots [Current] 1286, 1287#2 Lots [Proposed] #1

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

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

Owner Jose E. Valerio

Applicant Ruben Segovia

Contact Person \_\_\_\_\_  
Address 3027 Mason drive

Contact Person \_\_\_\_\_  
Address 9512 Teagarden Dallas

City, State & Zip Mesquite TX 75150

City, State & Zip Dallas TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail \_\_\_\_\_

E-Mail Fmccworks2016@gmail.com

**NOTARY VERIFICATION [REQUIRED]**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [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 \$ \_\_\_\_\_, 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 Signature Jose E Valerio

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

**DAVID WATKINS, P.E.**  
LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive  
Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

**SUBSURFACE DRIP DISPERSAL SYSTEM DESIGN**

NAME: *Ruben Segovia (214) 335-0632*  
ADDRESS: *269 Russell Drive*

DATE: *December 5, 2019*  
CITY: *Rockwall, Texas 75032*  
COUNTY: *Rockwall*

**DESIGN PARAMETERS**

Facility: *2,102 s.f. 3 Bedroom Home w/water saving devices* Lot Size: *0.330 Acres*  
Design Capacity (Gallons/Day): *240 gpd - Single family dwelling (three bedrooms) less than 2,500 s.f.*  
Application Rate: *For drip irrigation, 0.1 gal/s.f./day for Class IV soil*  
Required Disposal Area: *240 gpd divided by 0.1 = 2,400 s.f.* Designed Disposal Area (sf): *2400 s.f.*

*Two (2) Zones consisting of:*

*Zone 1 = 1200 s.f. 300 Emitters at 1.02 gph = 5.10 gpm, Appl. rate = 0.10 gal/s.f./day*  
*Zone 2 = 1200 s.f. 300 Emitters at 1.02 gph = 5.10 gpm, Appl. rate = 0.10 gal/s.f./day*

Total Length of Emitter Line (ft): *2,400 s.f. divided by 4 s.f. of area per emitter = 600 emitters*  
*600 emitters x 2 = 1,200 feet of emitter line*

**SYSTEM PARAMETERS**

Pre-treatment Tank Volume (Gal): *500 gallons*  
Aerobic Tank Volume (Gal): *500 gallons (GPD)*  
Pump Tank Volume (Gal): *500 gallons - A check valve is to be installed between the pump tank and the distribution field* 12/6/19  
Pump Horsepower: *1/2 HP Submersible Grundfos or equal*  
Supply/Manifold/Backwash Lines: *Supply and return lines are to be 1" Schedule 40 PVC*  
Emitter Line: *Geo-Flow "Waste-Flow" 1/2" Drip Emitter Tubing or equal.*  
*Emitters placed on 2' centers in distribution field.*  
Filter: *Norweco BK 2000 Filter or equal with 150 Micron Mesh.*  
Pressure Regulator: *Set for 30 PSI in field.*  
Vacuum Breakers: *Two in each zone at the highest elevation, one on the supply manifold and one on the return manifold.*



*David L. Watkins*

NOTE: IT SHOULD BE UNDERSTOOD THAT DATA GIVEN IN THIS REPORT DOES NOT COVER INSTALLATION OF THE SEWAGE SYSTEM. DESIGN, CONSTRUCTION, INSTALLATION AND FINAL INSPECTION SHOULD BE BASED ON SPECIFIC CONDITIONS AFFECTING EACH LOCATION AND MEET REQUIREMENTS OF STATE AND LOCAL REGULATORY AUTHORITY.

Ruben Segovia (972) 363-5019  
 269 Russell Drive  
 Rockwall, Texas 75032  
 Rockwall County

December 5, 2019

All pipe running beneath driveways and sidewalks or up to surface improvements must be Schedule 80 pipe or sleeved in Schedule 40 pipe

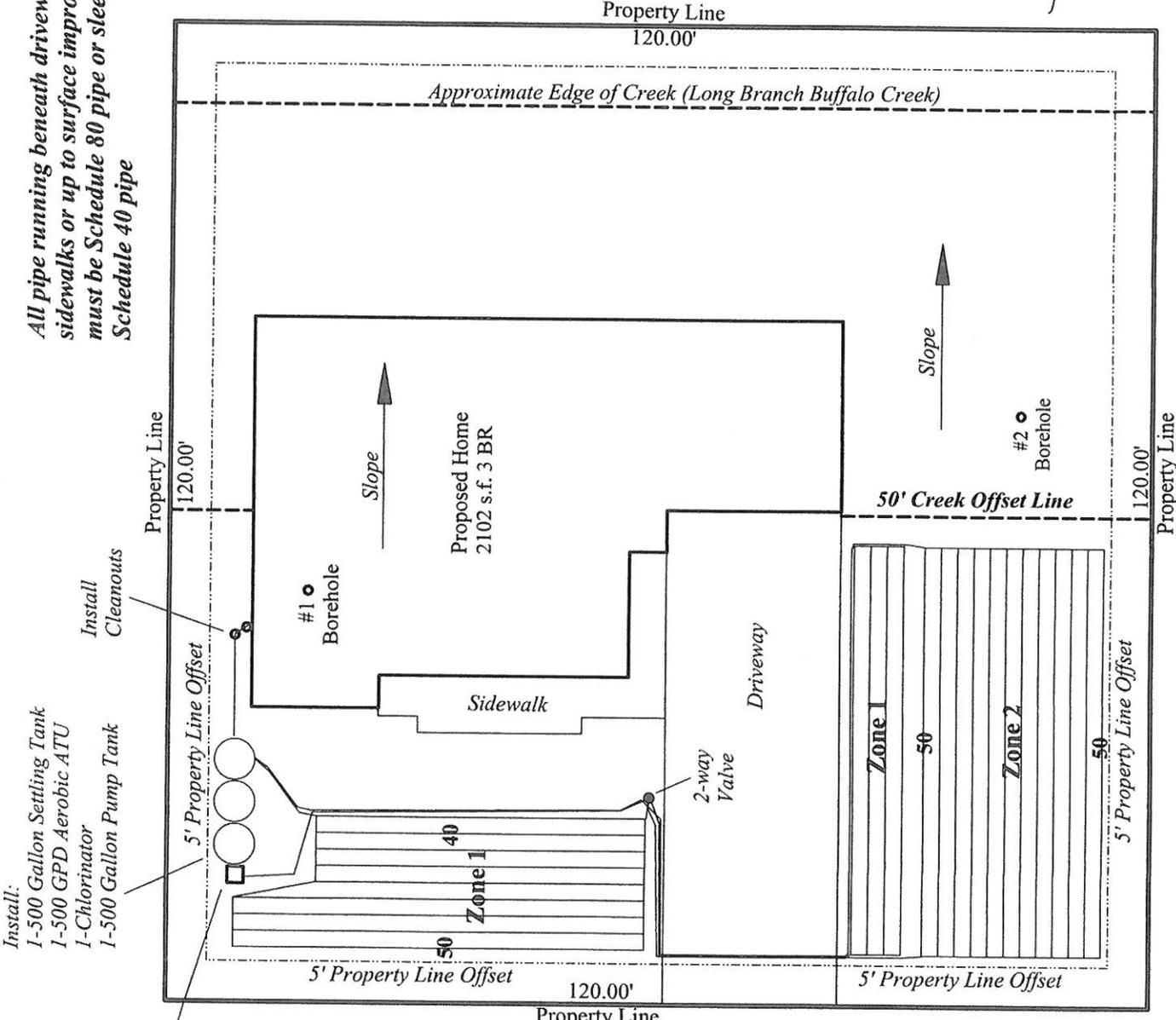
North  
 Scale: 1" = 20'

Zone 1  
 Total Length = 600 feet  
 8 lines @ 50 feet each  
 5 lines @ 40 feet each  
 1200 s.f. coverage

Zone 2  
 Total Length = 600 feet  
 12 lines @ 50 feet each  
 1200 s.f. coverage



David L. Watkins  
 12/6/19



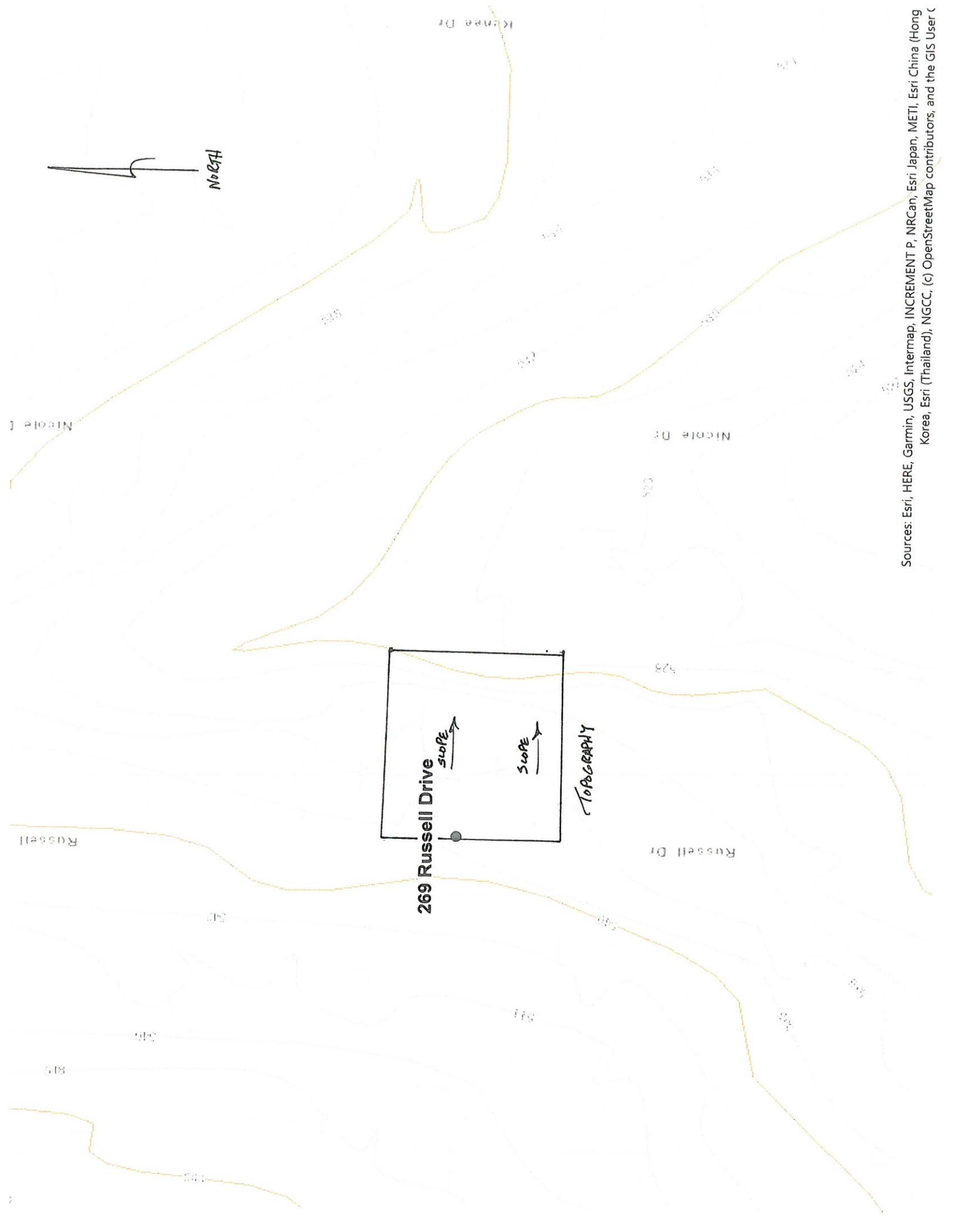
- Install: 1-500 Gallon Settling Tank
- 1-500 GPD Aerobic ATU
- 1-Chlorinator
- 1-500 Gallon Pump Tank
- Install Cleanouts

INSTALL:  
 Mechanical Filtration Unit - 150 Micron Filter

Maintain 2' between trenches minimum

Supply Lines  
 1" Sch 40 PVC  
 Return Lines  
 1" Sch 40 PVC

A check valve is to be installed between the distribution field and the filtration unit



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong  
Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User



269 Russell Drive

Aerial Photo 2017

North



City of Rockwall, Esri, HERE, Garmin, INCREMENT P, NGA, USGS  
 CONTACT US | SITE MAP | LEGAL |  
 North Central Texas Council of Governments | 616 Six Flags Drive P.O. Box 5888 Arlington, TX 76005-5888  
 Main Operator: (817) 640-3300 | Fax: (817) 640-7806

Powered by Esri

**DAVID WATKINS, P.E.**  
 LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive  
 Allen, Texas 75013

Email: dlwatkins5@gmail.com

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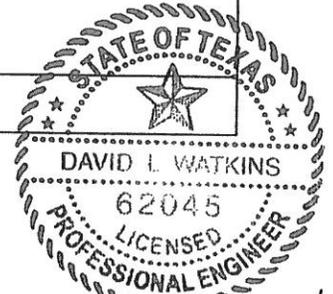
**SOIL EVALUATION REPORT**

NAME: **Ruben Segovia (214) 335-0632**  
 ADDRESS: **269 Russell Drive**

DATE: **December 5, 2019**  
 CITY: **Rockwall, Texas 75032**  
 COUNTY: **Rockwall**

**SOIL BORINGS**

	Hole #1	Hole #2	Hole #3
Depth (Feet)			
0	0 – 48"	0 – 48"	
1	Dark Clay	Dark Clay	
2			
3			
4			
Soil Classification	CL IV	CL IV	
Texture Class	Clay	Clay	
Structure	Blocky	Blocky	
Presence of Mottling	No	No	
Restrictive Horizon	No	No	
Groundwater	No	No	
100-Year Floodplain	No	No	
Upper Watershed	No	No	
Presence of Ponds/streams/wells	Yes	Yes	
Topography	1-3% Slope	1-3% Slope	



Site suitable for a standard subsurface conventional system: No

Comments: Long Branch Buffalo Creek runs along east property line

I certify that the above analysis is based upon field observations and are accurate to the best of my knowledge and belief. 12/6/19

*David L. Watkins*

Ruben Segovia  
 269 Russell Drive  
 Rockwall, Texas 75032

December 5, 2019

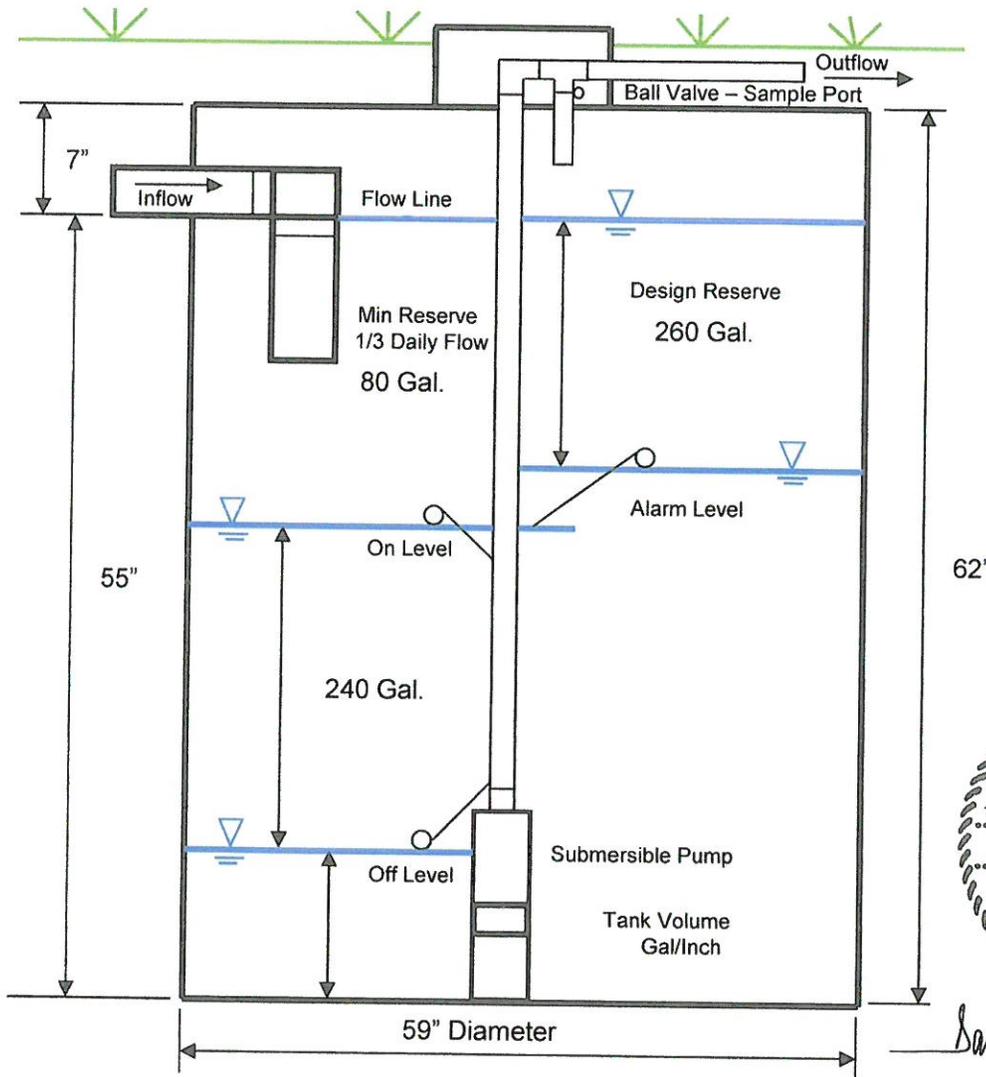
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419 Suncreek Drive  
 Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

**500 GALLON PUMP TANK**



*David L. Watkins*  
 12/6/19

Pump Time = 23.5 min  
 Volume = 120/120 Gallons/Dose  
 Flow Rate: 5.10 gpm  
 Pressure: 2 ft. head in field

Elevation/Press Head: 9.6 Ft  
 Discharge Pipe 1" Sch 40 PVC  
0.5 Hp pump at 5.10 gpm  
 delivers 100 ft of head  
 Approximately 2 Doses/Day  
 (One dose to each zone per day)









# DEVELOPMENT APPLICATION

City of Rockwall  
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**STAFF USE ONLY**

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Contact Person \_\_\_\_\_  
Address 9512 Teagarden Dallas

City, State & Zip Mesquite TX 75150

City, State & Zip Dallas TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail \_\_\_\_\_

E-Mail Fmccworks2016@gmail.com

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

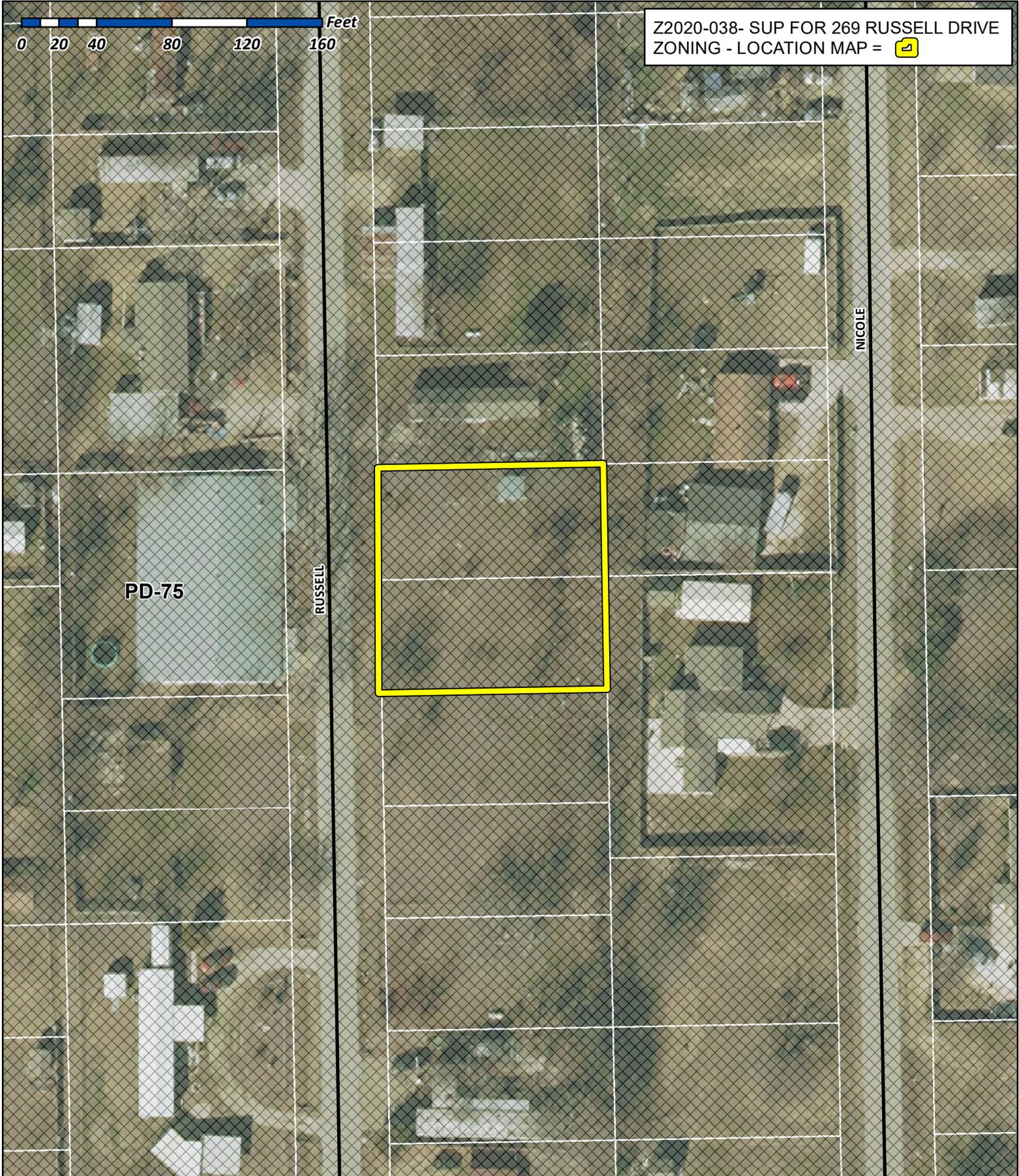
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Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's Signature Jose E Valerio

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_



Z2020-038- SUP FOR 269 RUSSELL DRIVE  
 ZONING - LOCATION MAP = [location pin icon]

PD-75

RUSSELL

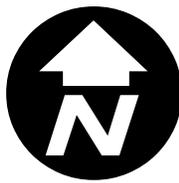
NICOLE



# City of Rockwall

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

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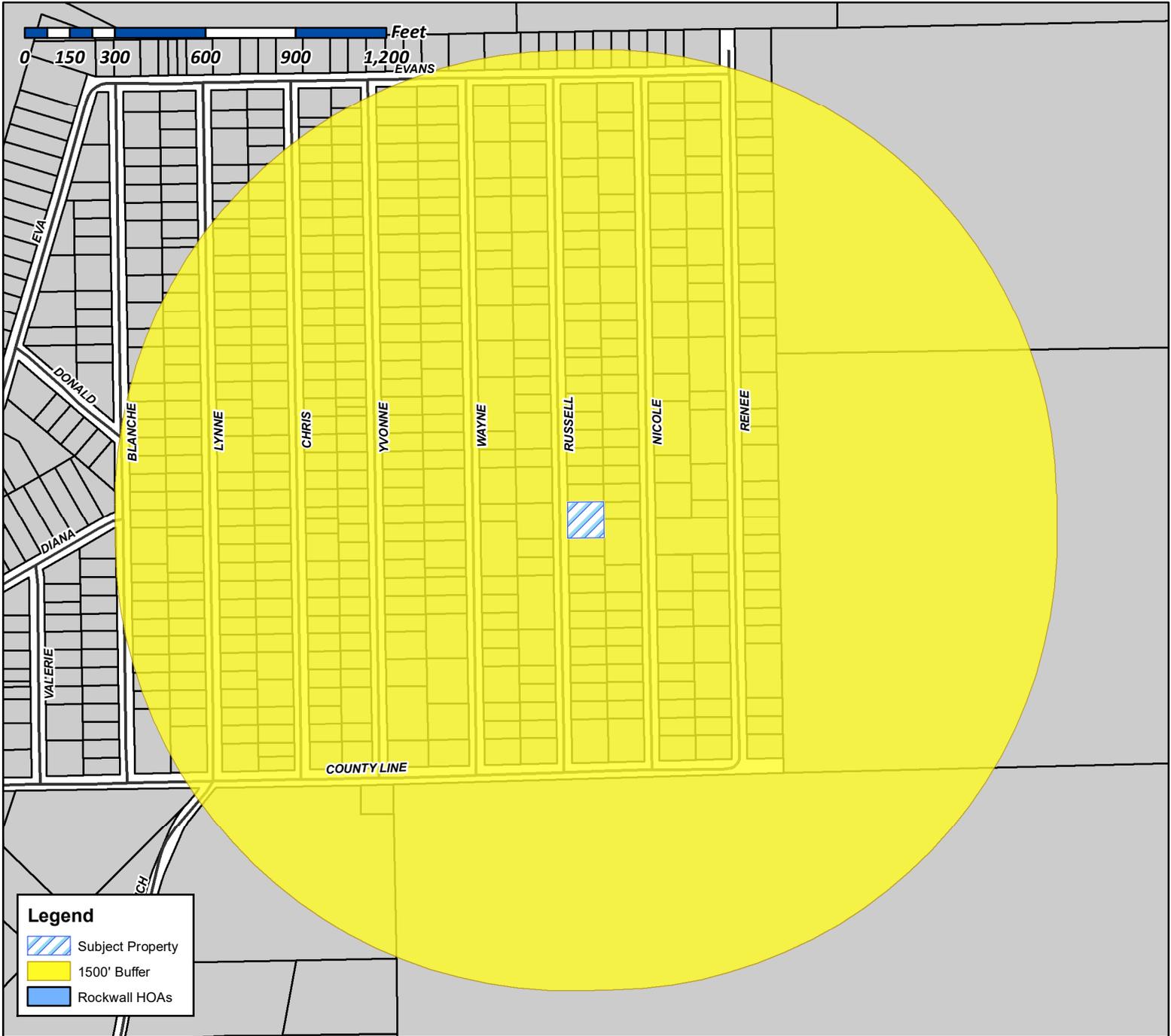




# City of Rockwall

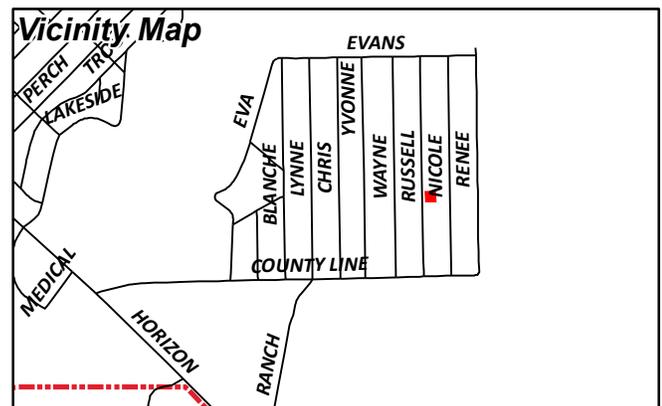
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**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive

**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745





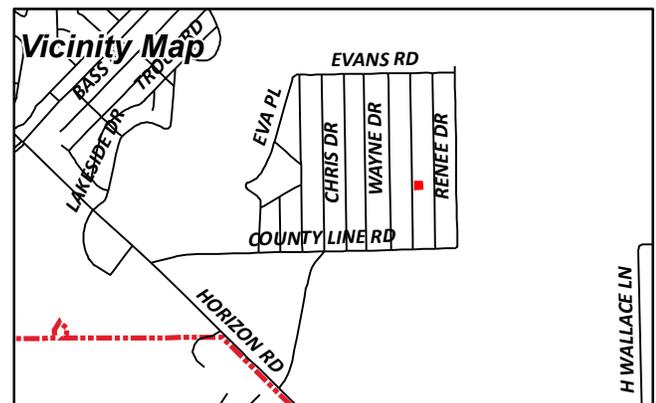
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**Case Address:** 269 Russell Drive



**Date Created:** 8/17/2020  
**For Questions on this Case Call** (972) 771-7745

PUENTES VICENTE  
1006 DOVE DRIVE  
GARLAND, TX 75040

GALICIA VANESSA  
10935 ESTATE LN STE 495  
DALLAS, TX 75238

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
143 RUSSELL  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
152 NICOLE  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
155 RUSSELL  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
157 WAYNE  
ROCKWALL, TX 75032

DRCE TRUST  
159 NICOLE  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
164 NICOLE  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
167 RUSSELL  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
168 RUSSELL  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
169 WAYNE  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

UC JOSE LUIS & GELLY DEL R  
176 NICOLE  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
181 RUSSELL  
ROCKWALL, TX 75032

ACUNA NINFA  
182 RUSSELL  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
195 NICOLE  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
195 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
195 WAYNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
196 NICOLE  
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
198 RUSSELL  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RAMIREZ RUBIN & MARTHA  
204 WAYNE  
ROCKWALL, TX 75032

ESPARZA NORA  
207 NICOLE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
208 NICOLE  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
211 WAYNE  
ROCKWALL, TX 75032

CRUZ MARIA D  
212 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
216 WAYNE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

TREJO CECILLIO  
221 RENEE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
222 NICOLE  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
223 RUSSELL  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
226 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
227 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
233 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
235 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
236 WAYNE  
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KENDALL LEAH T  
237 YVONNE  
ROCKWALL, TX 75032

GALICIA VANESSA  
238 RUSSELL  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
245 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
247 RUSSELL  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
248 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
250 RENEE  
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
257 RUSSELL  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
259 YVONNE  
ROCKWALL, TX 75032

SANCHEZ PABLO  
262 NICOLE  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
262 RUSSELL  
ROCKWALL, TX 75032

LINDOP N A JR  
264 WAYNE  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
269 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
271 YVONNE  
ROCKWALL, TX 75032

GUEVARA ELIAS  
274 EASTRIDGE DR  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
274 NICOLE  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
281 YVONNE  
ROCKWALL, TX 75032

ESTRADA NOHEMA  
283 NICOLE  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
285 RENEE  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
285 RUSSELL  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
291 RENEE  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &  
JESUS SANCHEZ  
293 YVONNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

NAVA LUZ A  
2994 S FM 551  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
302 NICOLE  
ROCKWALL, TX 75032

VALERIO JOSE E  
3027 MASON DR  
MESQUITE, TX 75150

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

GUEVARA ELIAS  
307 YVONNE  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
311 RUSSELL  
ROCKWALL, TX 75032

BENITES ROSA  
312 NICOLE  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
313 WAYNE  
ROCKWALL, TX 75032

COVARRUBIAS CARLOS  
314 WAYNE  
ROCKWALL, TX 75032

NAVA LUZ A  
321 RUSSELL  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
321 WAYNE  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ YERICA V CARRIZALES  
326 WAYNE  
ROCKWALL, TX 75032

MACIAS ARMANDO JAMIE  
327 NICOLE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
330 RENEE  
ROCKWALL, TX 75032

NAVA LUZ A  
335 RUSSELL  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

SOSA LORENA  
338 WAYNE DR  
ROCKWALL, TX 75032

WILBURN RONALD J  
345 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
346 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
347 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
353 NICOLE  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
358 RENEE  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
358 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
359 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

BRYANT JERRY LYNN  
366 WAYNE DR  
ROCKWALL, TX 75032

PUENTES VICENTE  
370 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
371 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
372 NICOLE  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

CRUZ MARIA D  
381 RUSSELL  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
382 NICOLE  
ROCKWALL, TX 75032

PUENTES VICENTE  
382 RUSSELL  
ROCKWALL, TX 75032

RESENDIZ ESTELA  
385 WAYNE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MORENO NOE  
474 BASS RD  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

JIMENEZ HELIODORO & MARIA ELENA  
6101 BAY ISLAND DR APT 1007  
GARLAND, TX 75043

RAMIREZ ZACARIAS  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ESPARZA NORA  
7723 GLENMERE TRAIL  
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

TREJO CECILLIO  
M/R  
, TX

**DAVID WATKINS, P.E.**  
LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive  
Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

**SUBSURFACE DRIP DISPERSAL SYSTEM DESIGN**

NAME: *Ruben Segovia (214) 335-0632*  
ADDRESS: *269 Russell Drive*

DATE: *December 5, 2019*  
CITY: *Rockwall, Texas 75032*  
COUNTY: *Rockwall*

**DESIGN PARAMETERS**

Facility: *2,102 s.f. 3 Bedroom Home w/water saving devices* Lot Size: *0.330 Acres*  
Design Capacity (Gallons/Day): *240 gpd - Single family dwelling (three bedrooms) less than 2,500 s.f.*  
Application Rate: *For drip irrigation, 0.1 gal/s.f./day for Class IV soil*  
Required Disposal Area: *240 gpd divided by 0.1 = 2,400 s.f.* Designed Disposal Area (sf): *2400 s.f.*

*Two (2) Zones consisting of:*

*Zone 1 = 1200 s.f. 300 Emitters at 1.02 gph = 5.10 gpm, Appl. rate = 0.10 gal/s.f./day*  
*Zone 2 = 1200 s.f. 300 Emitters at 1.02 gph = 5.10 gpm, Appl. rate = 0.10 gal/s.f./day*

Total Length of Emitter Line (ft): *2,400 s.f. divided by 4 s.f. of area per emitter = 600 emitters*  
*600 emitters x 2 = 1,200 feet of emitter line*

**SYSTEM PARAMETERS**

Pre-treatment Tank Volume (Gal): *500 gallons*  
Aerobic Tank Volume (Gal): *500 gallons (GPD)*  
Pump Tank Volume (Gal): *500 gallons - A check valve is to be installed between the pump tank and the distribution field* 12/6/19  
Pump Horsepower: *1/2 HP Submersible Grundfos or equal*  
Supply/Manifold/Backwash Lines: *Supply and return lines are to be 1" Schedule 40 PVC*  
Emitter Line: *Geo-Flow "Waste-Flow" 1/2" Drip Emitter Tubing or equal.*  
*Emitters placed on 2' centers in distribution field.*  
Filter: *Norweco BK 2000 Filter or equal with 150 Micron Mesh.*  
Pressure Regulator: *Set for 30 PSI in field.*  
Vacuum Breakers: *Two in each zone at the highest elevation, one on the supply manifold and one on the return manifold.*



*David L. Watkins*

NOTE: IT SHOULD BE UNDERSTOOD THAT DATA GIVEN IN THIS REPORT DOES NOT COVER INSTALLATION OF THE SEWAGE SYSTEM. DESIGN, CONSTRUCTION, INSTALLATION AND FINAL INSPECTION SHOULD BE BASED ON SPECIFIC CONDITIONS AFFECTING EACH LOCATION AND MEET REQUIREMENTS OF STATE AND LOCAL REGULATORY AUTHORITY.

Ruben Segovia (972) 363-5019  
 269 Russell Drive  
 Rockwall, Texas 75032  
 Rockwall County

December 5, 2019

All pipe running beneath driveways and sidewalks or up to surface improvements must be Schedule 80 pipe or sleeved in Schedule 40 pipe

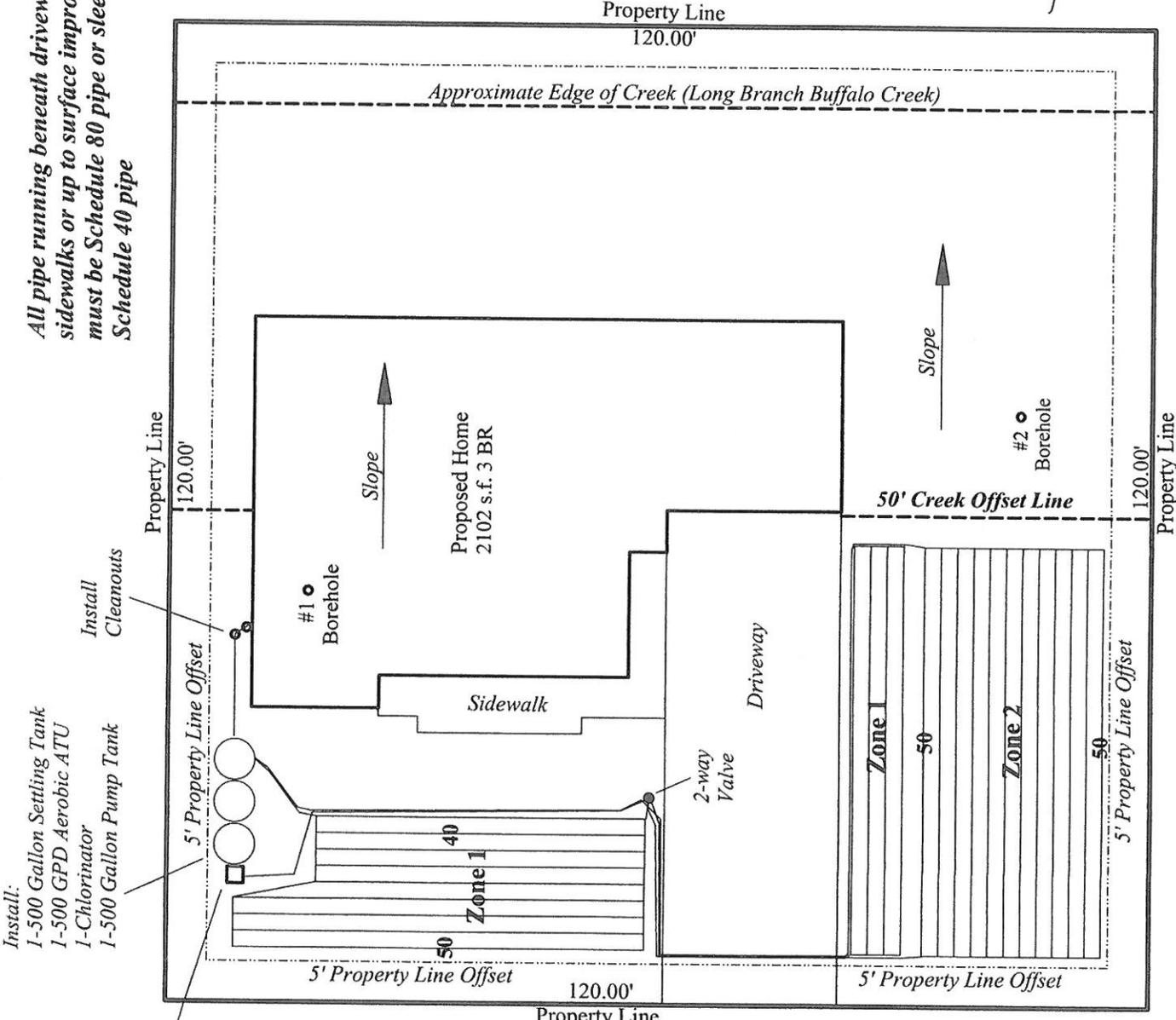
North  
 Scale: 1" = 20'

Zone 1  
 Total Length = 600 feet  
 8 lines @ 50 feet each  
 5 lines @ 40 feet each  
 1200 s.f. coverage

Zone 2  
 Total Length = 600 feet  
 12 lines @ 50 feet each  
 1200 s.f. coverage



David L. Watkins  
 12/6/19



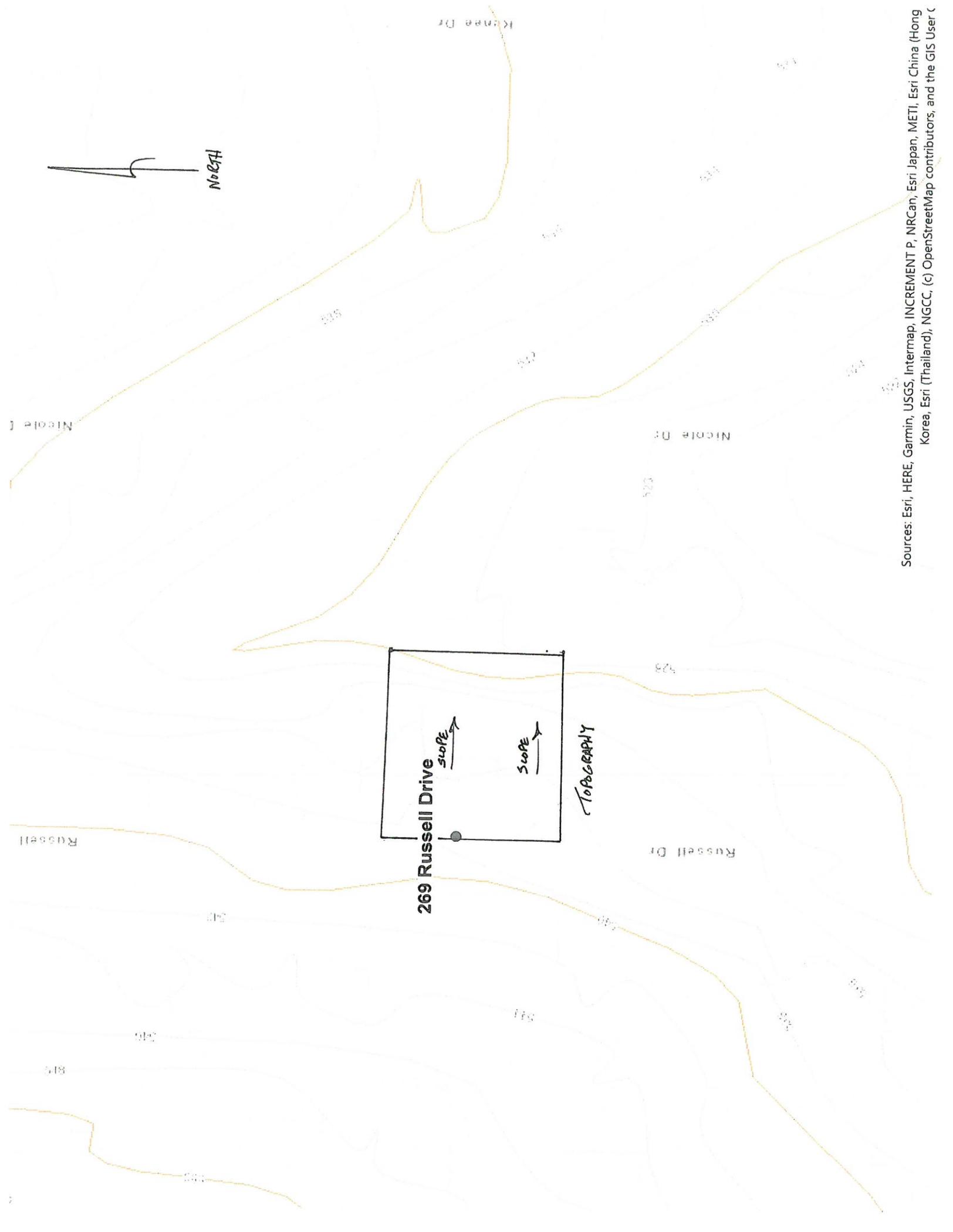
- Install: 1-500 Gallon Settling Tank
- 1-500 GPD Aerobic ATU
- 1-Chlorinator
- 1-500 Gallon Pump Tank
- Install Cleanouts

INSTALL:  
 Mechanical Filtration Unit - 150 Micron Filter

Maintain 2' between trenches minimum

Supply Lines  
 1" Sch 40 PVC  
 Return Lines  
 1" Sch 40 PVC

A check valve is to be installed between the distribution field and the filtration unit



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong  
Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User



269 Russell Drive

Aerial Photo 2017

NORTH



City of Rockwall, Esri, HERE, Garmin, INCREMENT P, NGA, USGS  
 CONTACT US | SITE MAP | LEGAL |  
 North Central Texas Council of Governments | 616 Six Flags Drive P.O. Box 5888 Arlington, TX 76005-5888  
 Main Operator: (817) 640-3300 | Fax: (817) 640-7806

**DAVID WATKINS, P.E.**  
 LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive  
 Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

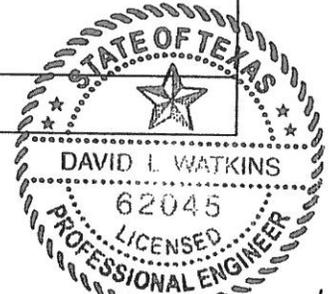
**SOIL EVALUATION REPORT**

NAME: **Ruben Segovia (214) 335-0632**  
 ADDRESS: **269 Russell Drive**

DATE: **December 5, 2019**  
 CITY: **Rockwall, Texas 75032**  
 COUNTY: **Rockwall**

**SOIL BORINGS**

	Hole #1	Hole #2	Hole #3
Depth (Feet)			
0	0 – 48"	0 – 48"	
1	Dark Clay	Dark Clay	
2			
3			
4			
Soil Classification	CL IV	CL IV	
Texture Class	Clay	Clay	
Structure	Blocky	Blocky	
Presence of Mottling	No	No	
Restrictive Horizon	No	No	
Groundwater	No	No	
100-Year Floodplain	No	No	
Upper Watershed	No	No	
Presence of Ponds/streams/wells	Yes	Yes	
Topography	1-3% Slope	1-3% Slope	



Site suitable for a standard subsurface conventional system: No

Comments: Long Branch Buffalo Creek runs along east property line

I certify that the above analysis is based upon field observations and are accurate to the best of my knowledge and belief. 12/6/19

*David L. Watkins*

Ruben Segovia  
 269 Russell Drive  
 Rockwall, Texas 75032

December 5, 2019

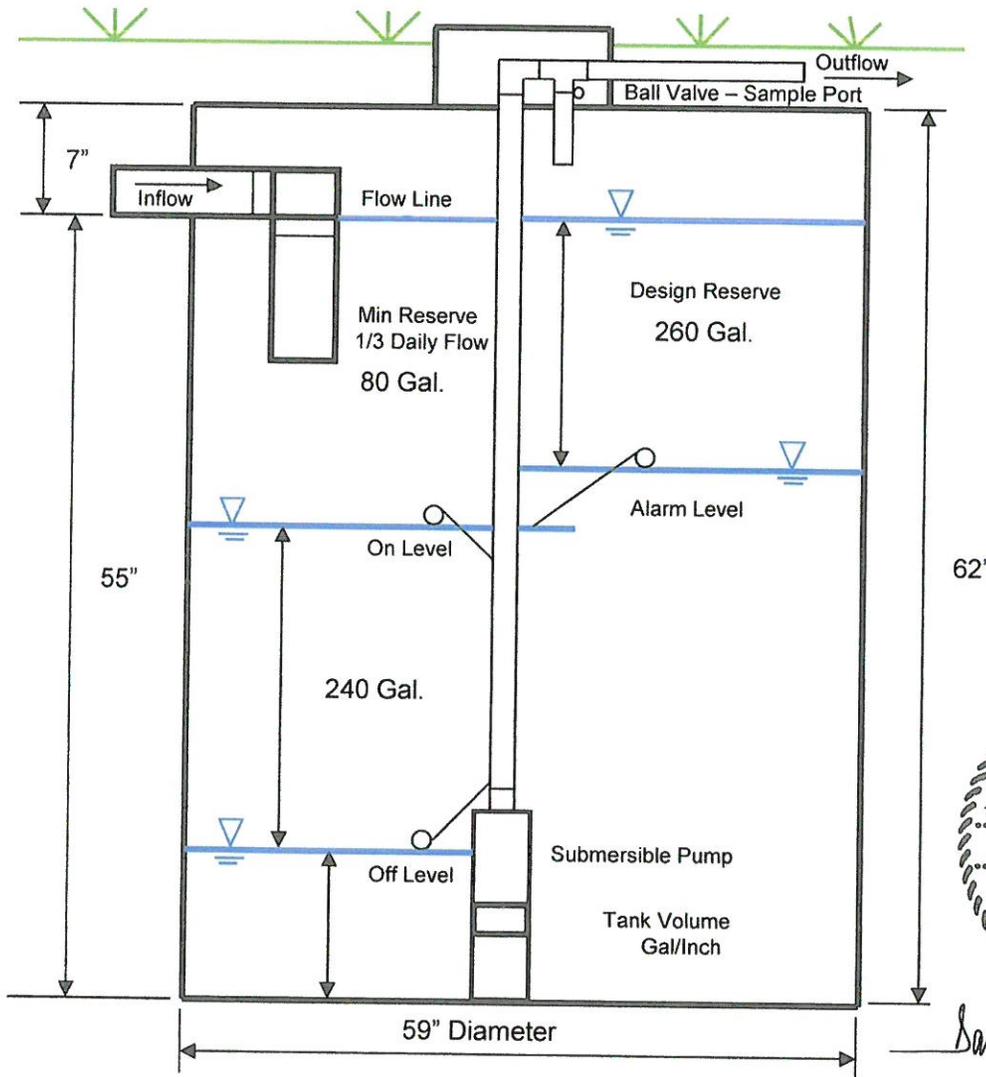
DAVID WATKINS, P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncreek Drive  
 Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

**500 GALLON PUMP TANK**



*David L. Watkins*  
 12/6/19

Pump Time = 23.5 min  
 Volume = 120/120 Gallons/Dose  
 Flow Rate: 5.10 gpm  
 Pressure: 2 ft. head in field

Elevation/Press Head: 9.6 Ft  
 Discharge Pipe 1" Sch 40 PVC  
0.5 Hp pump at 5.10 gpm  
 delivers 100 ft of head  
 Approximately 2 Doses/Day  
 (One dose to each zone per day)







# PROJECT COMMENTS



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

DATE: 8/20/2020

PROJECT NUMBER: Z2020-038  
 PROJECT NAME: SUP for 269 Russell Drive  
 SITE ADDRESS/LOCATIONS: 269 RUSSELL DR

CASE MANAGER: Angelica Gamez  
 CASE MANAGER PHONE: 972-772-6438  
 CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	08/20/2020	Approved w/ Comments

08/20/2020: I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) or Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6434 or email hlee@rockwall.com

M.3 For reference, include the case number (Z2020-038) 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 Lake Rockwall Estate Subdivision, which is 90% or more developed and has been in existence for more than 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 25, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than September 1, 2020.

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 1, 2020; 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 8, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on August 25, 2020.

I.8 The projected City Council meeting dates for this case will be September 21, 2020 [1st Reading] and October 5, 2020 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

08/19/2020: - Label 10' Utility Easement in the Back (I)

- Label 10' Utility Easement in the Front (I)

- Will need a Signed and sealed Engineering Drawings for the Driveway culvert design. (to Include but not limited to Drainage Area Map, Culvert Plans Profile, Drainage Calculations)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Approved
08/17/2020: No comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22070-038

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

DIRECTOR OF PLANNING: *Ryli*

CITY ENGINEER: *Agua*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 629 Russell Drive Rockwall county Texas

Subdivision Lot 1286, 1287 Block

General Location

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

Current Zoning Residential single family

Current Use Vacant

Proposed Zoning Residential Single family

Proposed Use Residential

Acreage 14,400 sqft Lots [Current] 1286, 1287#2 Lots [Proposed] #1

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

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

Owner Jose E ~~de~~ Valerio

Applicant Ruben Segovia

Contact Person

Contact Person

Address 3027 Mason drive

Address 9512 Teagarden Dallas

City, State & Zip Mesquite TX 75150

City, State & Zip Dallas TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail

E-Mail fmeccworks2016@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

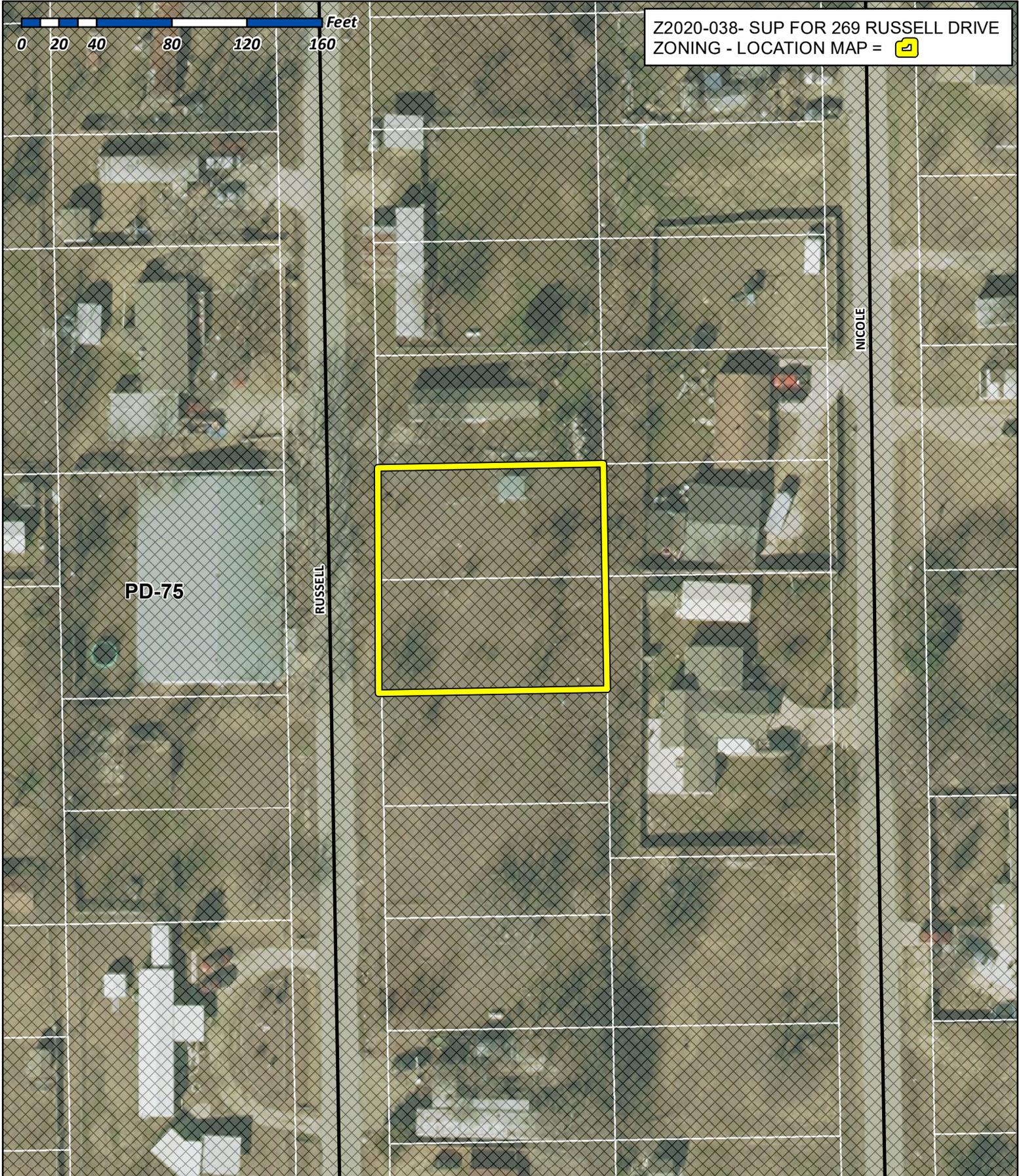
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. 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 Signature Jose E Valerio

Notary Public In and for the State of Texas

My Commission Expires



PD-75

RUSSELL

NICOLE

Z2020-038- SUP FOR 269 RUSSELL DRIVE  
ZONING - LOCATION MAP = [location pin icon]



# City of Rockwall

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

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

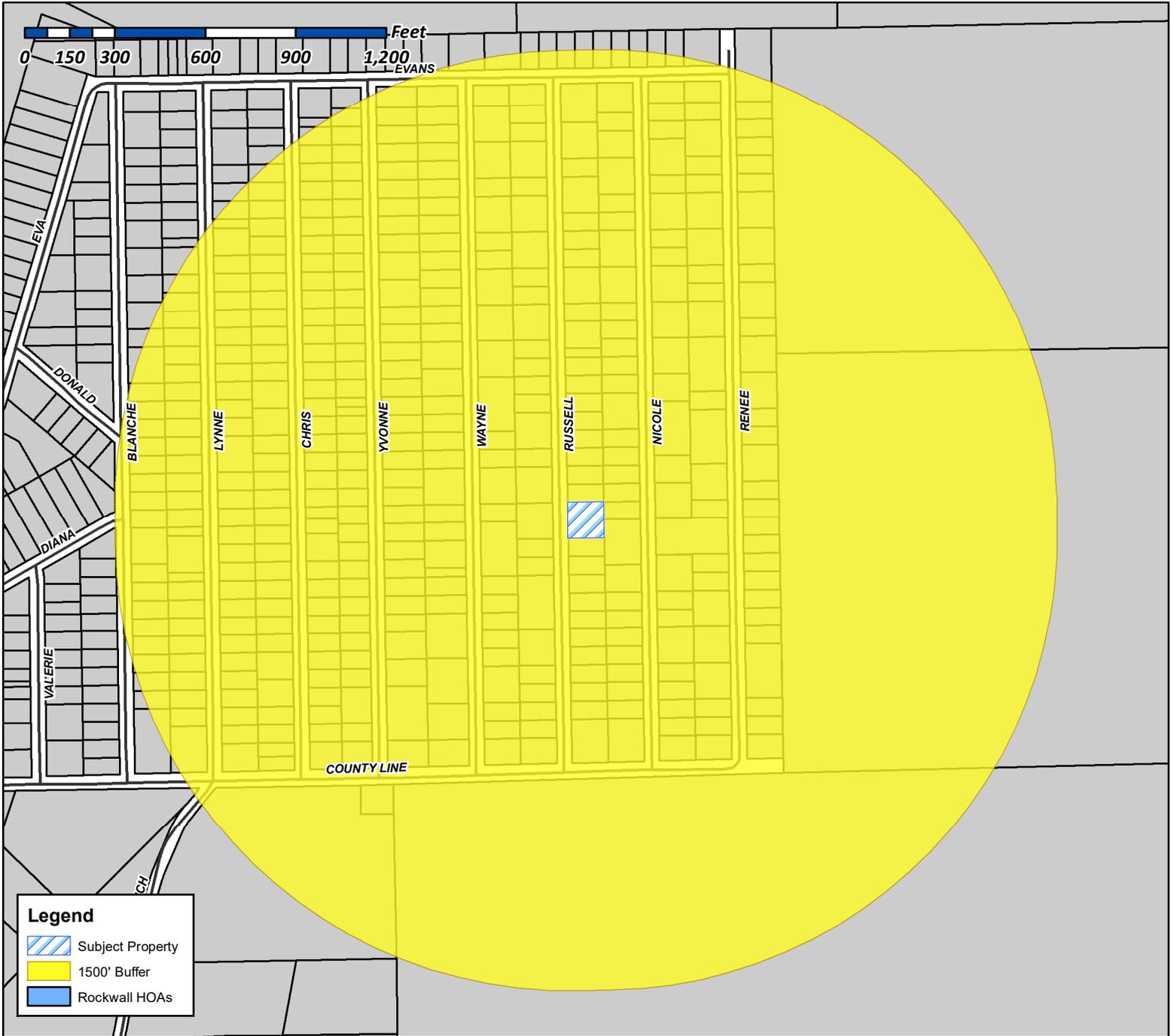




# City of Rockwall

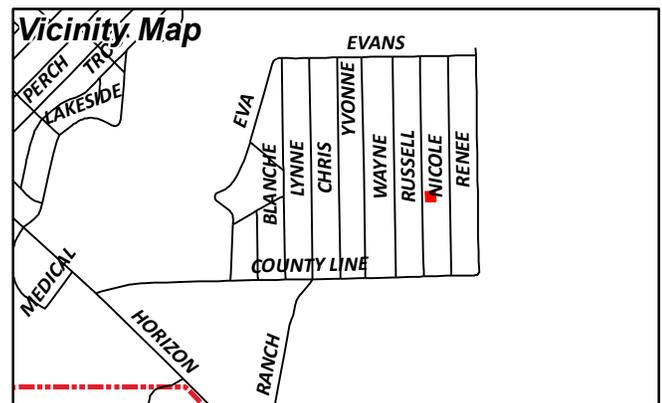
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive

**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745





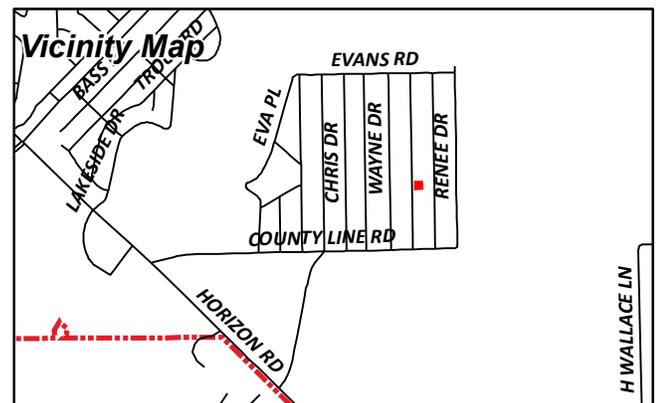
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**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive



**Date Created:** 8/17/2020  
**For Questions on this Case Call** (972) 771-7745

PUENTES VICENTE  
1006 DOVE DRIVE  
GARLAND, TX 75040

GALICIA VANESSA  
10935 ESTATE LN STE 495  
DALLAS, TX 75238

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
143 RUSSELL  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
152 NICOLE  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
155 RUSSELL  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
157 WAYNE  
ROCKWALL, TX 75032

DRCE TRUST  
159 NICOLE  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
164 NICOLE  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
167 RUSSELL  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
168 RUSSELL  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
169 WAYNE  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

UC JOSE LUIS & GELLY DEL R  
176 NICOLE  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
181 RUSSELL  
ROCKWALL, TX 75032

ACUNA NINFA  
182 RUSSELL  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
195 NICOLE  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
195 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
195 WAYNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
196 NICOLE  
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
198 RUSSELL  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RAMIREZ RUBIN & MARTHA  
204 WAYNE  
ROCKWALL, TX 75032

ESPARZA NORA  
207 NICOLE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
208 NICOLE  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
211 WAYNE  
ROCKWALL, TX 75032

CRUZ MARIA D  
212 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
216 WAYNE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

TREJO CECILLIO  
221 RENEE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
222 NICOLE  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
223 RUSSELL  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
226 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
227 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
233 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
235 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
236 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
237 YVONNE  
ROCKWALL, TX 75032

GALICIA VANESSA  
238 RUSSELL  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
245 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
247 RUSSELL  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
248 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
250 RENEE  
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
257 RUSSELL  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
259 YVONNE  
ROCKWALL, TX 75032

SANCHEZ PABLO  
262 NICOLE  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
262 RUSSELL  
ROCKWALL, TX 75032

LINDOP N A JR  
264 WAYNE  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
269 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
271 YVONNE  
ROCKWALL, TX 75032

GUEVARA ELIAS  
274 EASTRIDGE DR  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
274 NICOLE  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
281 YVONNE  
ROCKWALL, TX 75032

ESTRADA NOHEMA  
283 NICOLE  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
285 RENEE  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
285 RUSSELL  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
291 RENEE  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &  
JESUS SANCHEZ  
293 YVONNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

NAVA LUZ A  
2994 S FM 551  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
302 NICOLE  
ROCKWALL, TX 75032

VALERIO JOSE E  
3027 MASON DR  
MESQUITE, TX 75150

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

GUEVARA ELIAS  
307 YVONNE  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
311 RUSSELL  
ROCKWALL, TX 75032

BENITES ROSA  
312 NICOLE  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
313 WAYNE  
ROCKWALL, TX 75032

COVARRUBIAS CARLOS  
314 WAYNE  
ROCKWALL, TX 75032

NAVA LUZ A  
321 RUSSELL  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
321 WAYNE  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ YERICA V CARRIZALES  
326 WAYNE  
ROCKWALL, TX 75032

MACIAS ARMANDO JAMIE  
327 NICOLE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
330 RENEE  
ROCKWALL, TX 75032

NAVA LUZ A  
335 RUSSELL  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

SOSA LORENA  
338 WAYNE DR  
ROCKWALL, TX 75032

WILBURN RONALD J  
345 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
346 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
347 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
353 NICOLE  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
358 RENEE  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
358 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
359 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

BRYANT JERRY LYNN  
366 WAYNE DR  
ROCKWALL, TX 75032

PUENTES VICENTE  
370 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
371 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
372 NICOLE  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

CRUZ MARIA D  
381 RUSSELL  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
382 NICOLE  
ROCKWALL, TX 75032

PUENTES VICENTE  
382 RUSSELL  
ROCKWALL, TX 75032

RESENDIZ ESTELA  
385 WAYNE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MORENO NOE  
474 BASS RD  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

JIMENEZ HELIODORO & MARIA ELENA  
6101 BAY ISLAND DR APT 1007  
GARLAND, TX 75043

RAMIREZ ZACARIAS  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ESPARZA NORA  
7723 GLENMERE TRAIL  
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

TREJO CECILLIO  
M/R  
, TX

# PUBLIC NOTICE



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

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

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

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, 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 15, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

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

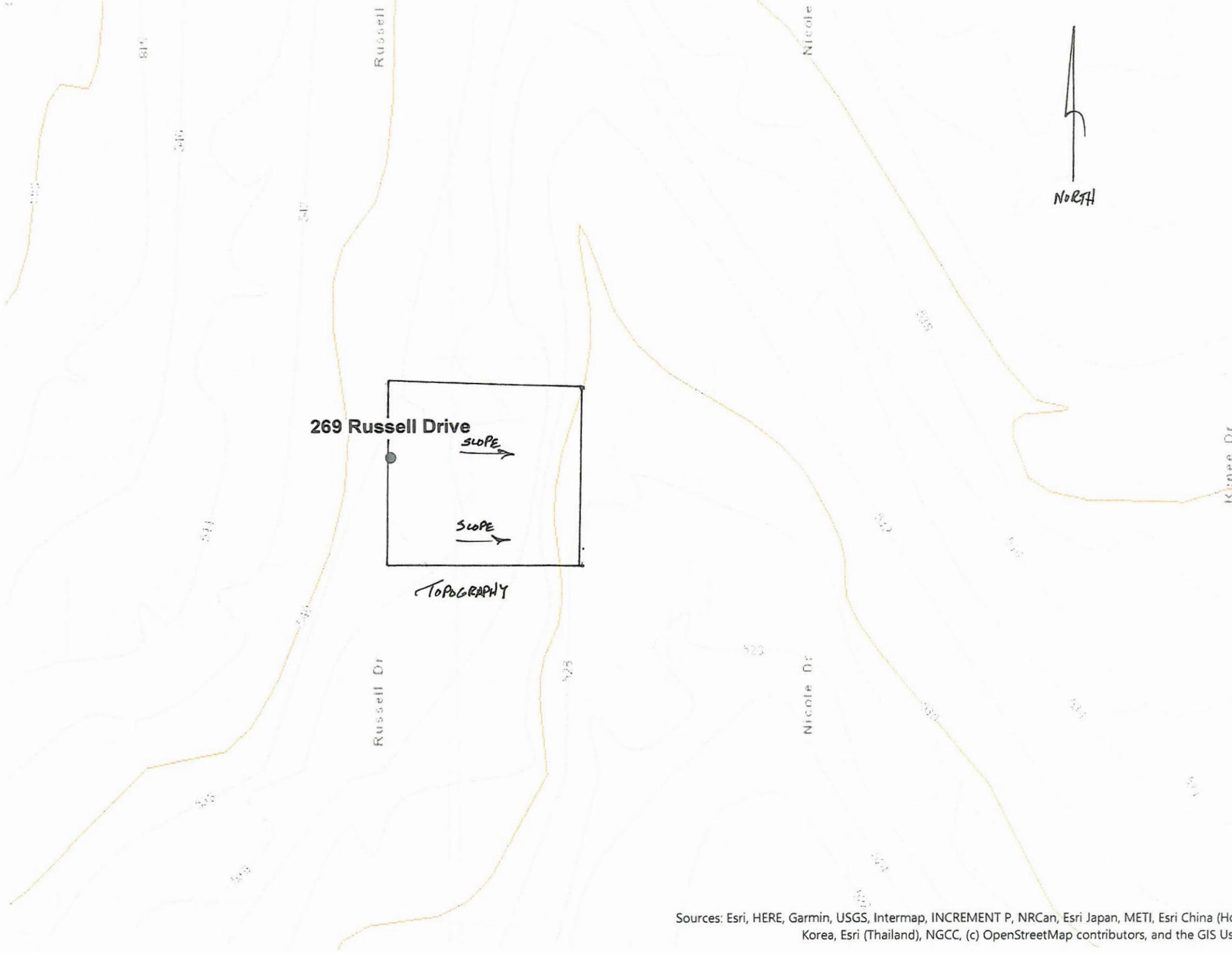
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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



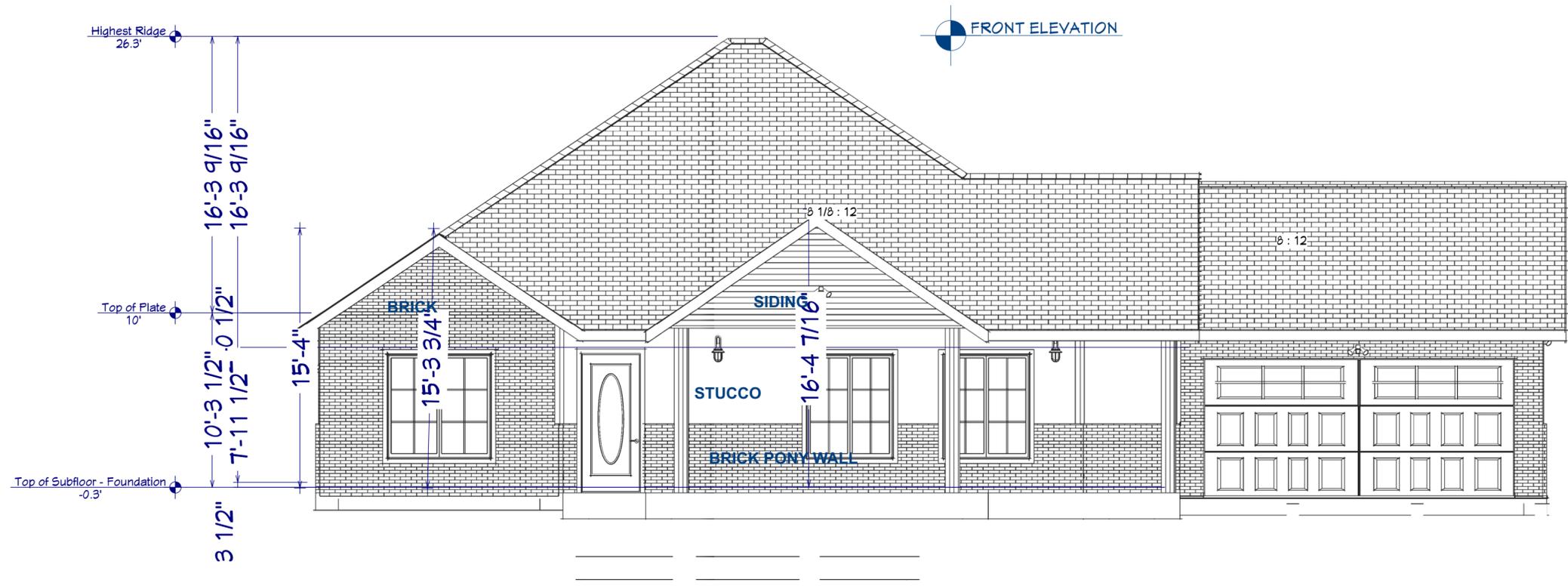
269 Russell Drive

SLOPE →

SLOPE →

TOPOGRAPHY

NORTH



FRONT ELEVATION



BACK ELEVATION

**ROOF FRAMING / TRUSS NOTES:**  
 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.  
 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.  
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.  
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.  
 ALL ROOF FRAMING 24" O.C.  
 ALL OVERHANGS 16".  
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.  
 ATTIC VENTILATION: REQUIRED ABOVE HOUSE.  
 MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.  
 WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

**FLOORS AND ROOFS**  
 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.  
 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.  
 SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.  
 THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

TRUSS NOTES:
1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ BRACKS ETC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C.
8. ALL ROOF PITCH 4:12
9. SCISSOR TRUSS CEILING PITCH 2:12
10. TRUSSES MANUFACTURED BY
11. ALL OVERHANGS 16"

**EXTERIOR FINISH NOTES:**  
 1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.  
 2. ROOFING TO BE 90 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.  
 3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.  
 4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.  
 5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
 6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.  
 7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**  
**B.P. BRACED WALL PANEL**  
 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.  
**I.B.P. INTERIOR BRACED WALL PANEL**  
 1/2" GYP. BD PER R 602.10.3(5), 1/2 GWS EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAD22 OR STD10)

**LUMBER SPECIES:**  
 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.  
 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.  
 3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.  
 4. ALL STUDS TO BE DF#2 OR BETTER.  
 5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
 6. ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.  
 7. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.  
 8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. FINE C WORKS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FINE C WORK, DEVELOPED FOR THE EXCLUSIVE USE OF FINE C WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF FINE C WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES

NUMBER	DATE	REVISION BY	DESCRIPTION

- LIVING AREA SQ.FT 1,923
- INTERIOR AREA SQ.FT 2,404
- STANDARD AREA ((FOUNDATION)) SQ.FT 2,585

269 RUSSELL DRIVE  
 ROCKWALL COUNTY  
 TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
 FINE C WORKS  
 RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-4

**ROOF FRAMING / TRUSS NOTES:**

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

**FLOORS AND ROOFS**

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

TRUSS NOTES:	
ATTIC VENTILATION: AREA / 300	1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.	2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
PROVIDE GABLE VENTS ALL GABLE ENDS.	3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
PROVIDE GABLE ROOF VENTS ON INSIDE OF ROOF LINE ABOVE CONDITIONED AREA.	4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
	5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ BRACKETS OR SIMILAR ETC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
	6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
	7. ALL ROOF FRAMING 24" O.C.
	8. ALL ROOF PITCH 4:12
	9. SCISSOR TRUSS CEILING PITCH 2:12
	10. TRUSSES MANUFACTURED BY
	11. ALL OVERHANGS 16"

**EXTERIOR FINISH NOTES:**

- EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
- ROOFING TO BE 30 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
- DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
- CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
- DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
- FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
- BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**

**B.P. BRACED WALL PANEL**  
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

**I.B.P. INTERIOR BRACED WALL PANEL**  
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAD22 OR STD10)

**LUMBER SPECIES:**

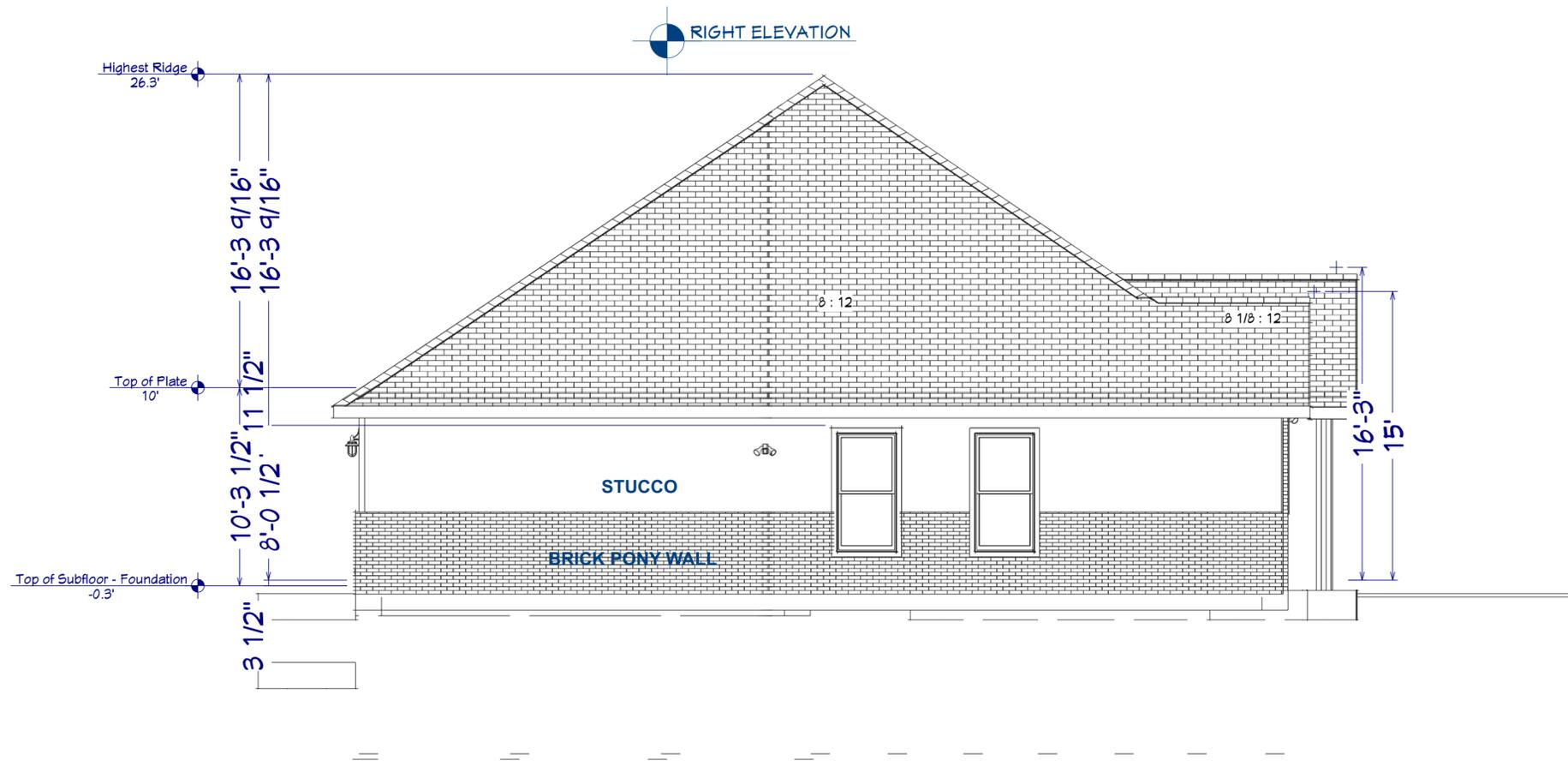
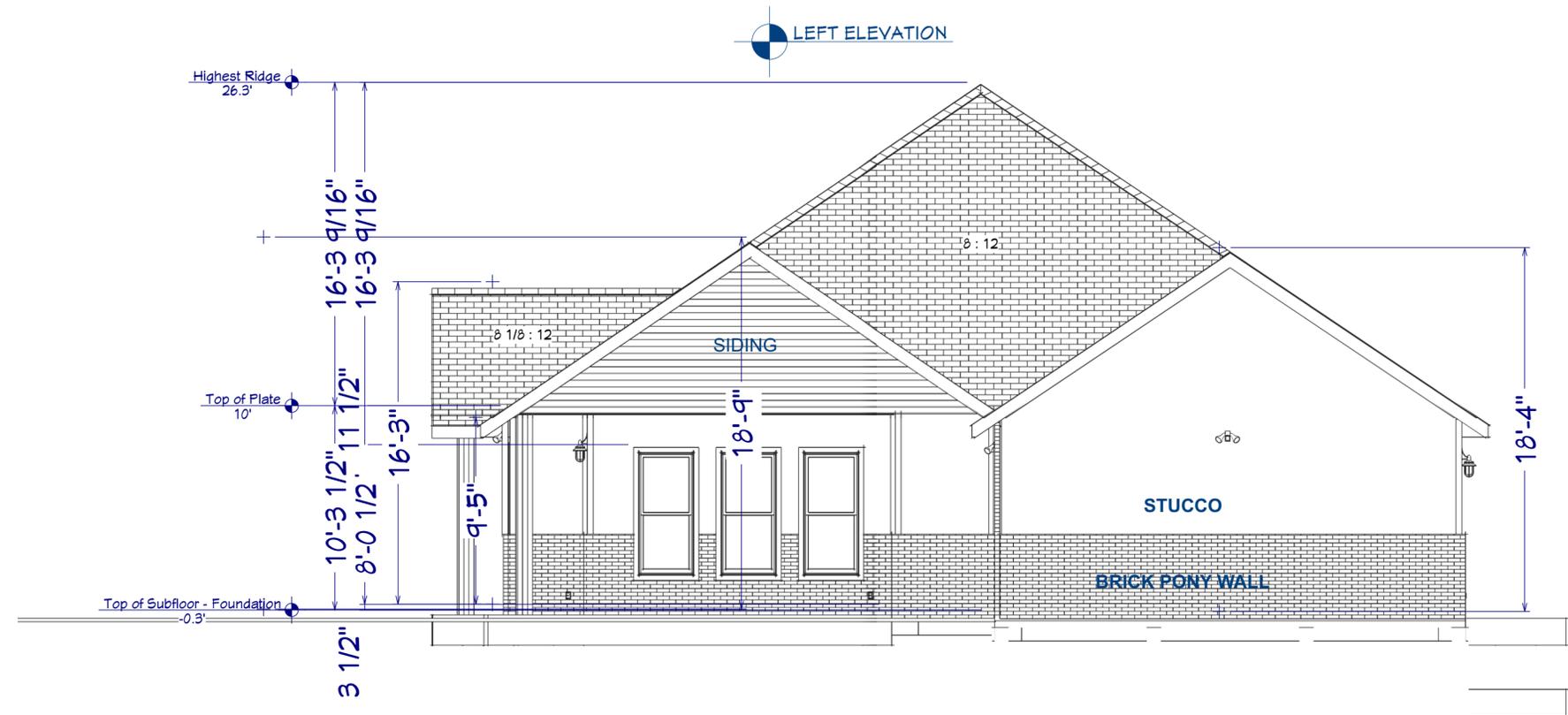
- POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
- EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
- SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- ALL STUDS TO BE DF#2 OR BETTER.
- PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
- WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
- FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

**HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. FINE C WORKS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FINE C WORK. DEVELOPED FOR THE EXCLUSIVE USE OF FINE C WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF FINE C WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES



NUMBER	DATE	REVISION BY	DESCRIPTION

- LIVING AREA SQ.FT 1,923
- INTERIOR AREA SQ.FT 2,404
- STANDARD AREA ((FOUNDATION)) SQ.FT 2,585

269 RUSSELL DRIVE  
ROCKWALL COUNTY  
TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
FINE C WORKS  
RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-5

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOSE VALERIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1286 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

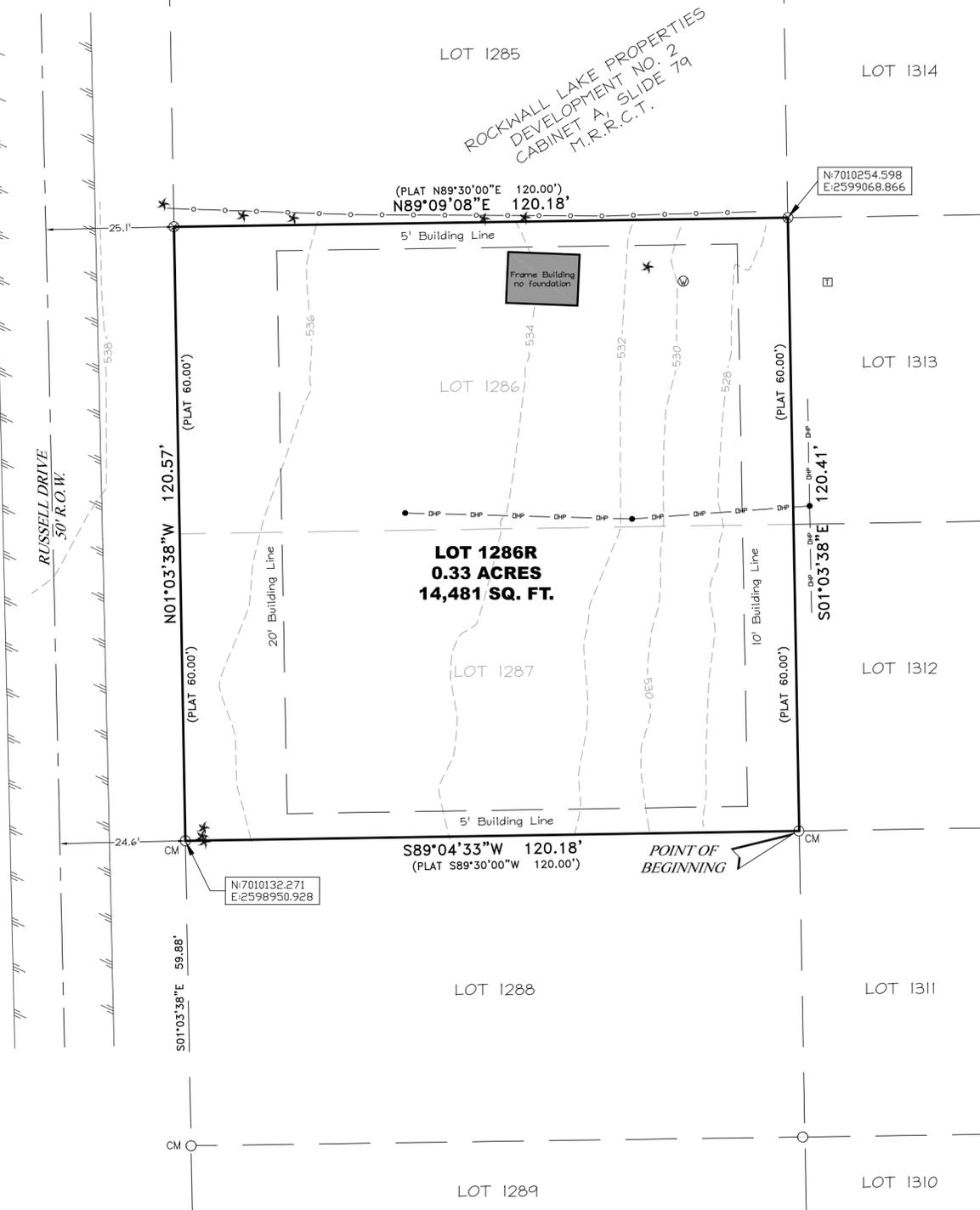
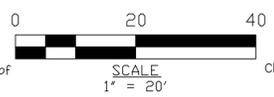
\_\_\_\_\_  
Jose Valerio, Owner

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**LEGEND**

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ★ HACKBERRY TREE
- POWER POLE
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- — — ASPHALT
- ○ — CHAINLINK FENCE
- DP — DP — OVERHEAD ELCTRIC LINE
- BUILDING

**VICINITY MAP NOT TO SCALE**

Evans Rd.  
Russell Dr.  
Renee Dr.  
County Line Rd.  
FM 3097  
Subject Tract

**NOTES:**

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one lot from two lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Wayne Beets, II  
Registered Professional Land Surveyor No. 6039

**REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128

CASE NO. \_\_\_\_\_

OWNER - JOSE VALERIO  
3027 MASON DR, MESQUITE, TX 75150 -  
PHONE NUMBER 469-286-9964

ADDRESS:  
269 # 257 RUSSELL DRIVE,  
ROCKWALL, TEXAS  
ACREAGE: 0.33 ACRES  
ZONING: PD-75  
PREPARED: 1/31/2020  
BY-LINE JOB NO: 2020-009  
SCALE: 1" = 20'  
TECHNICIAN: TYB

**BY-LINE SURVEYING LLC**

P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 1286 & 1287, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ruben Segovia for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map*

Address: 269 Russell Drive

Legal Description: Lot 1286, Rockwall Lake Estates #2 Addition



**City of Rockwall**

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

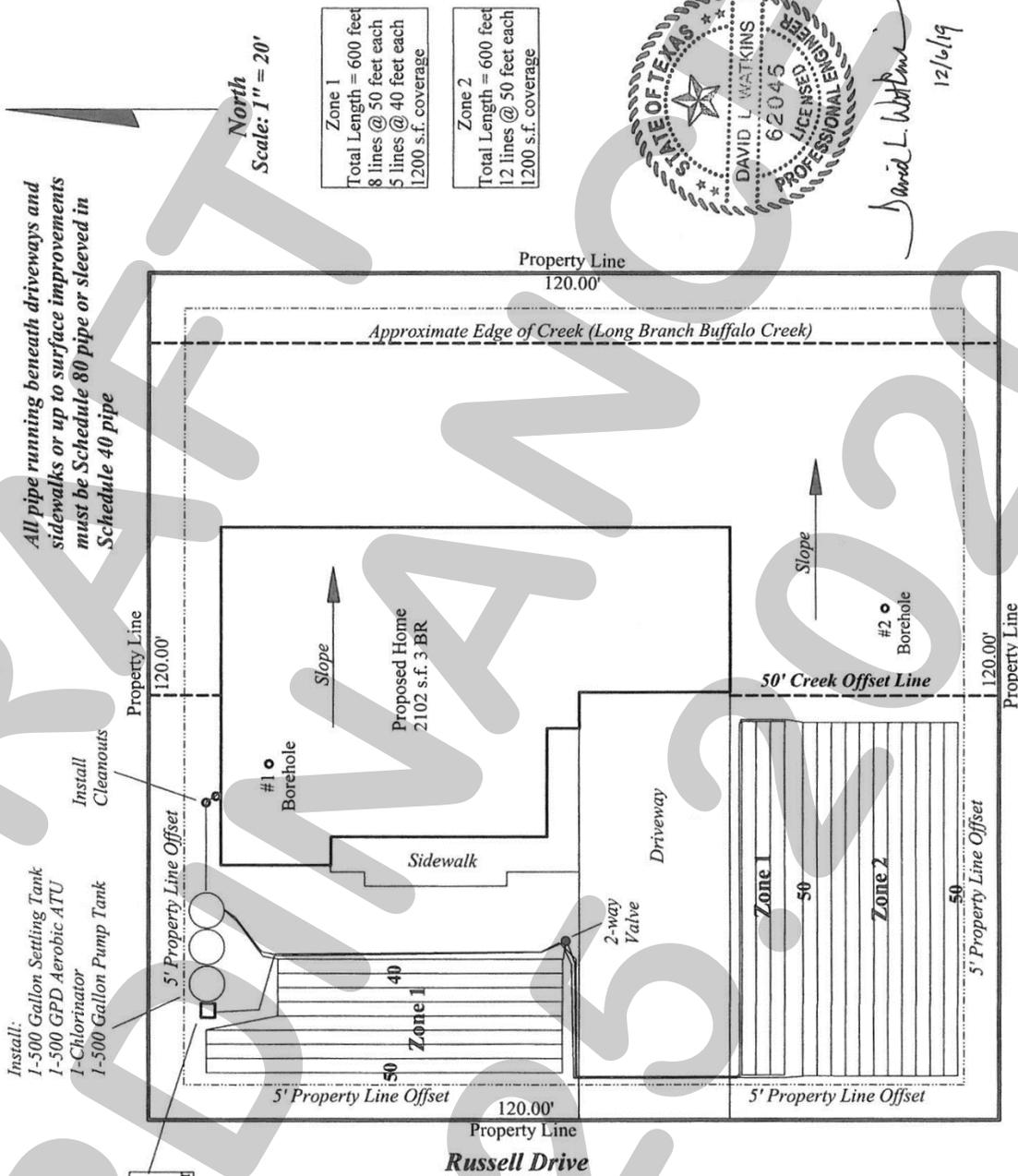
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Exhibit 'B':  
Residential Plot Plan**

December 5, 2019

**Ruben Segovia (972) 363-5019  
269 Russell Drive  
Rockwall, Texas 75032  
Rockwall County**



North  
Scale: 1" = 20'

<b>Zone 1</b> Total Length = 600 feet 8 lines @ 50 feet each 5 lines @ 40 feet each 1200 s.f. coverage	<b>Zone 2</b> Total Length = 600 feet 12 lines @ 50 feet each 1200 s.f. coverage
--	---



*David L. Watkins*  
12/6/19

*All pipe running beneath driveways and sidewalks or up to surface improvements must be Schedule 80 pipe or sleeved in Schedule 40 pipe*

*Install:  
1-500 Gallon Settling Tank  
1-500 GPD Aerobic ATU  
1-Chlorinator  
1-500 Gallon Pump Tank*

**INSTALL:**  
Mechanical Filtration Unit - 150 Micron Filter

Maintain 2' between trenches minimum

Supply Lines  
1" Sch 40 PVC  
Return Lines  
1" Sch 40 PVC

A check valve is to be installed between the distribution field and the filtration unit







# 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

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**TO:** Planning and Zoning Commission  
**DATE:** September 15, 2020  
**APPLICANT:** Ruben Segovia  
**CASE NUMBER:** Z2020-038; *Specific Use Permit (SUP) for a Residential Infill for 269 Russell Drive*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

### **BACKGROUND**

The subject property was originally platted as Lots 1286 & 1287 of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. At the time of annexation, one (1) manufactured home was situated on the subject property. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on aerial imagery, at some point between February 13, 2014 and March 28, 2015, the manufactured home situated on the subject property was demolished. The subject property has remained vacant since this demolition.

### **PURPOSE**

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

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 269 Russell Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are developed with mobile/manufactured homes. Beyond this are several vacant lots.

South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Of the twelve (12) lots south of the subject property four (4) have mobile/manufactured homes, with the rest of the lots being vacant. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. One (1) of the properties has a mobile/manufactured home, the other lots are vacant. Beyond this is Lynne Drive, which is classified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Russell Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are developed with mobile/manufactured homes. Beyond this is Wayne Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Russell Drive Between County Line Road and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located along Russell Drive are oriented toward Russell Drive.	The front elevation of the home will face onto Russell Drive.
Year Built	1970-2000	N/A
Building SF on Property	840 SF – 2,106 SF	2,102 SF (1,640 SF of Air-Conditioned Space)
Building Architecture	Mobile/Manufactured Homes	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	Estimated between 0-Feet and greater than 20-feet.	X>20-Feet
Side	The side yard setbacks appear to be between zero (0) and greater than six (6) feet.	X>5-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	X>10-Feet
Building Materials	Aluminum & Wood Siding, Modular Paneling, Composite Siding, and Vinyl Siding	Combination of HardiBoard Siding, Brick, and Stucco
Paint and Color	White, Cream, Light-Brown, Blue, and Tan	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	Driveways are all in the front and visible from Russell Drive; however, some are behind front yard fences. Two (2) of the homes have enclosed garages.	The garage will be a recessed front entry garage with the driveway facing onto Russell Drive and the garage door being ~24-feet behind the front façade of the proposed home.

The proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Russell Drive and 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 18, 2020, staff mailed 144 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to 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) to construct a single-family home as a *Residential Infill within 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. 22070-038

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

DIRECTOR OF PLANNING: Ryli

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 629 Russell Drive Rockwall county Texas

Subdivision \_\_\_\_\_ Lot 1286, 1287 Block \_\_\_\_\_

General Location \_\_\_\_\_

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

Current Zoning Residential single family

Current Use Vacant

Proposed Zoning Residential Single family

Proposed Use Residential

Acreage 14,400 sqft Lots [Current] 1286, 1287#2 Lots [Proposed] #1

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

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

Owner Jose E. Valerio

Applicant Ruben Segovia

Contact Person \_\_\_\_\_

Contact Person 472 363 5019

Address 3027 Mason drive

Address 9512 Teagarden Dallas

City, State & Zip Mesquite TX 75150

City, State & Zip Dallas TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail \_\_\_\_\_

E-Mail fmecworks2016@gmail.com

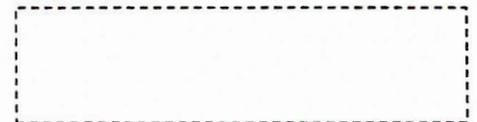
## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [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 \$ \_\_\_\_\_, 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."

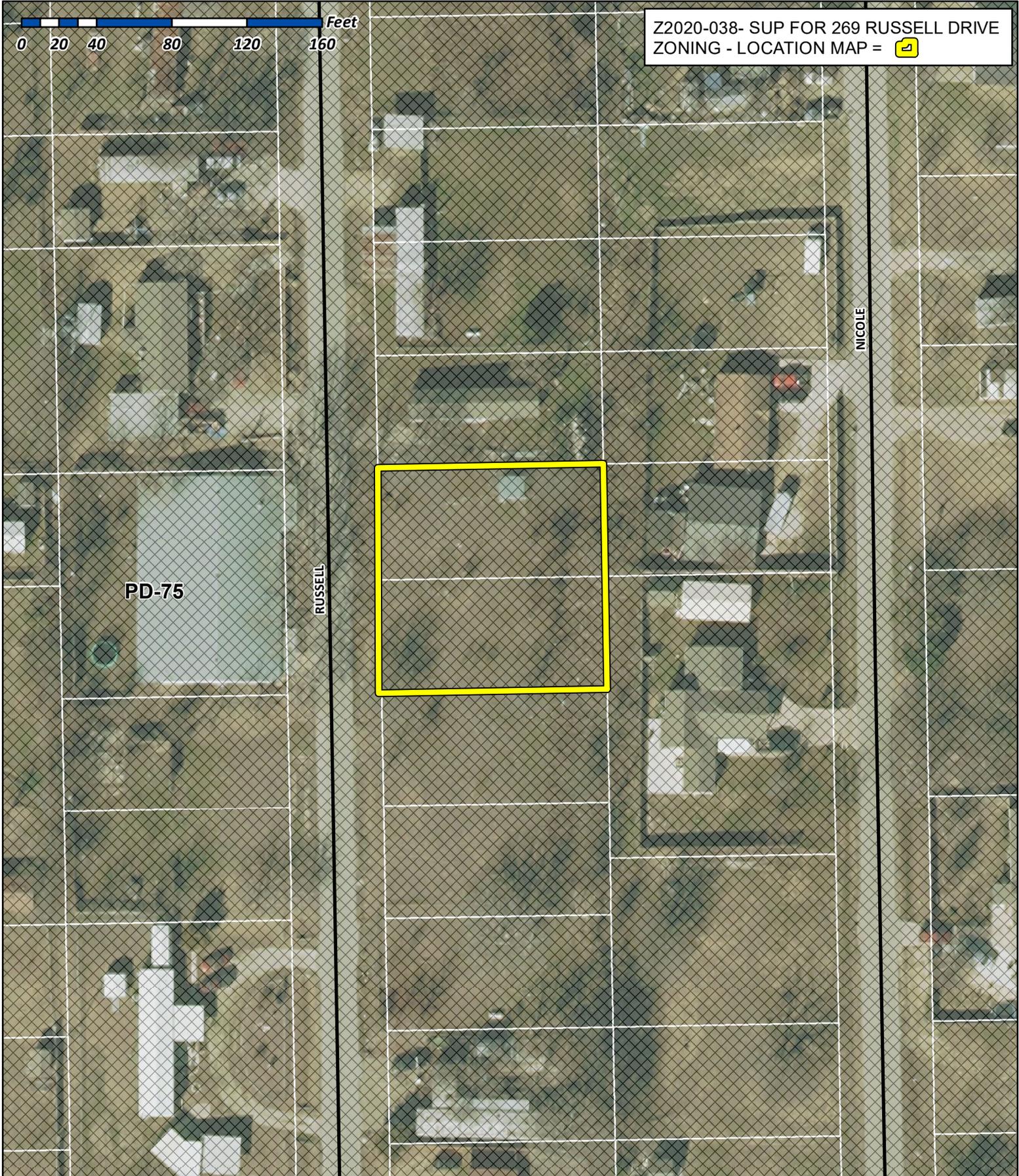
Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's Signature Jose E Valerio



Notary Public In and for the State of Texas

My Commission Expires \_\_\_\_\_



PD-75

RUSSELL

NICOLE

Z2020-038- SUP FOR 269 RUSSELL DRIVE  
ZONING - LOCATION MAP = [location pin icon]



# City of Rockwall

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

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

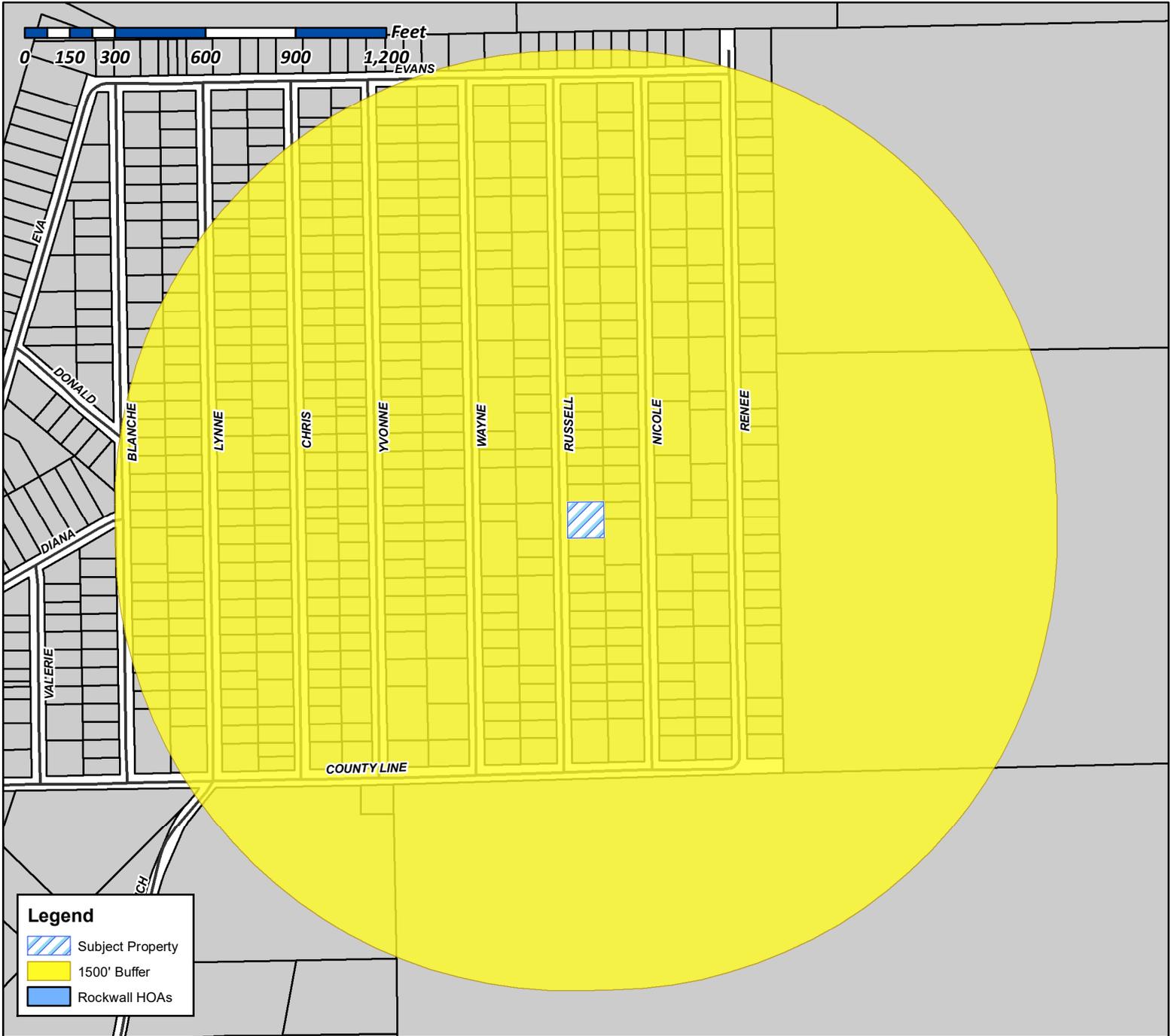




# City of Rockwall

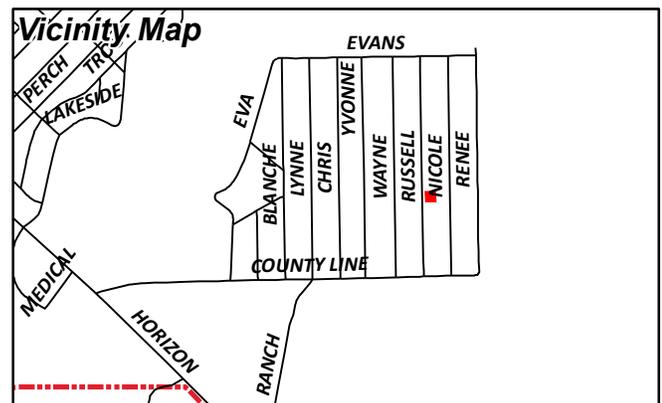
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive

**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745





# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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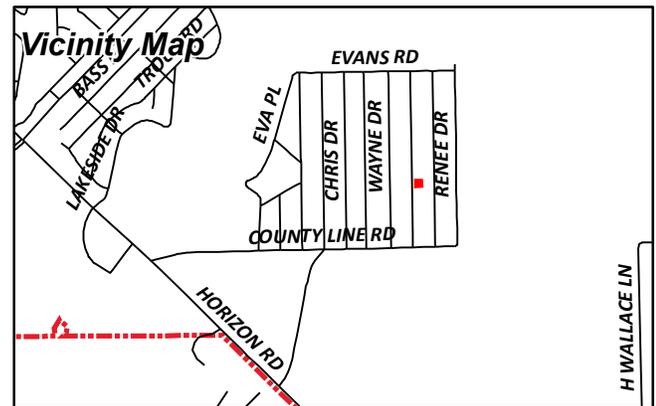
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**Legend**

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive



**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745

PUENTES VICENTE  
1006 DOVE DRIVE  
GARLAND, TX 75040

GALICIA VANESSA  
10935 ESTATE LN STE 495  
DALLAS, TX 75238

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
143 RUSSELL  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
152 NICOLE  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
155 RUSSELL  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
157 WAYNE  
ROCKWALL, TX 75032

DRCE TRUST  
159 NICOLE  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
164 NICOLE  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
167 RUSSELL  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
168 RUSSELL  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
169 WAYNE  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

UC JOSE LUIS & GELLY DEL R  
176 NICOLE  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
181 RUSSELL  
ROCKWALL, TX 75032

ACUNA NINFA  
182 RUSSELL  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
195 NICOLE  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
195 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
195 WAYNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
196 NICOLE  
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
198 RUSSELL  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RAMIREZ RUBIN & MARTHA  
204 WAYNE  
ROCKWALL, TX 75032

ESPARZA NORA  
207 NICOLE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
208 NICOLE  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
211 WAYNE  
ROCKWALL, TX 75032

CRUZ MARIA D  
212 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
216 WAYNE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

TREJO CECILLIO  
221 RENEE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
222 NICOLE  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
223 RUSSELL  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
226 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
227 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
233 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
235 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
236 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
237 YVONNE  
ROCKWALL, TX 75032

GALICIA VANESSA  
238 RUSSELL  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
245 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
247 RUSSELL  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
248 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
250 RENEE  
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
257 RUSSELL  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
259 YVONNE  
ROCKWALL, TX 75032

SANCHEZ PABLO  
262 NICOLE  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
262 RUSSELL  
ROCKWALL, TX 75032

LINDOP N A JR  
264 WAYNE  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
269 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
271 YVONNE  
ROCKWALL, TX 75032

GUEVARA ELIAS  
274 EASTRIDGE DR  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
274 NICOLE  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
281 YVONNE  
ROCKWALL, TX 75032

ESTRADA NOHEMA  
283 NICOLE  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
285 RENEE  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
285 RUSSELL  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
291 RENEE  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &  
JESUS SANCHEZ  
293 YVONNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

NAVA LUZ A  
2994 S FM 551  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
302 NICOLE  
ROCKWALL, TX 75032

VALERIO JOSE E  
3027 MASON DR  
MESQUITE, TX 75150

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

GUEVARA ELIAS  
307 YVONNE  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
311 RUSSELL  
ROCKWALL, TX 75032

BENITES ROSA  
312 NICOLE  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
313 WAYNE  
ROCKWALL, TX 75032

COVARRUBIAS CARLOS  
314 WAYNE  
ROCKWALL, TX 75032

NAVA LUZ A  
321 RUSSELL  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
321 WAYNE  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ YERICA V CARRIZALES  
326 WAYNE  
ROCKWALL, TX 75032

MACIAS ARMANDO JAMIE  
327 NICOLE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
330 RENEE  
ROCKWALL, TX 75032

NAVA LUZ A  
335 RUSSELL  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

SOSA LORENA  
338 WAYNE DR  
ROCKWALL, TX 75032

WILBURN RONALD J  
345 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
346 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
347 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
353 NICOLE  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
358 RENEE  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
358 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
359 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

BRYANT JERRY LYNN  
366 WAYNE DR  
ROCKWALL, TX 75032

PUENTES VICENTE  
370 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
371 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
372 NICOLE  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

CRUZ MARIA D  
381 RUSSELL  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
382 NICOLE  
ROCKWALL, TX 75032

PUENTES VICENTE  
382 RUSSELL  
ROCKWALL, TX 75032

RESENDIZ ESTELA  
385 WAYNE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMON CT  
DALLAS, TX 75287

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MORENO NOE  
474 BASS RD  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

JIMENEZ HELIODORO & MARIA ELENA  
6101 BAY ISLAND DR APT 1007  
GARLAND, TX 75043

RAMIREZ ZACARIAS  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ESPARZA NORA  
7723 GLENMERE TRAIL  
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

TREJO CECILLIO  
M/R  
, TX

# PUBLIC NOTICE



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

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

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

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, 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 15, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

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

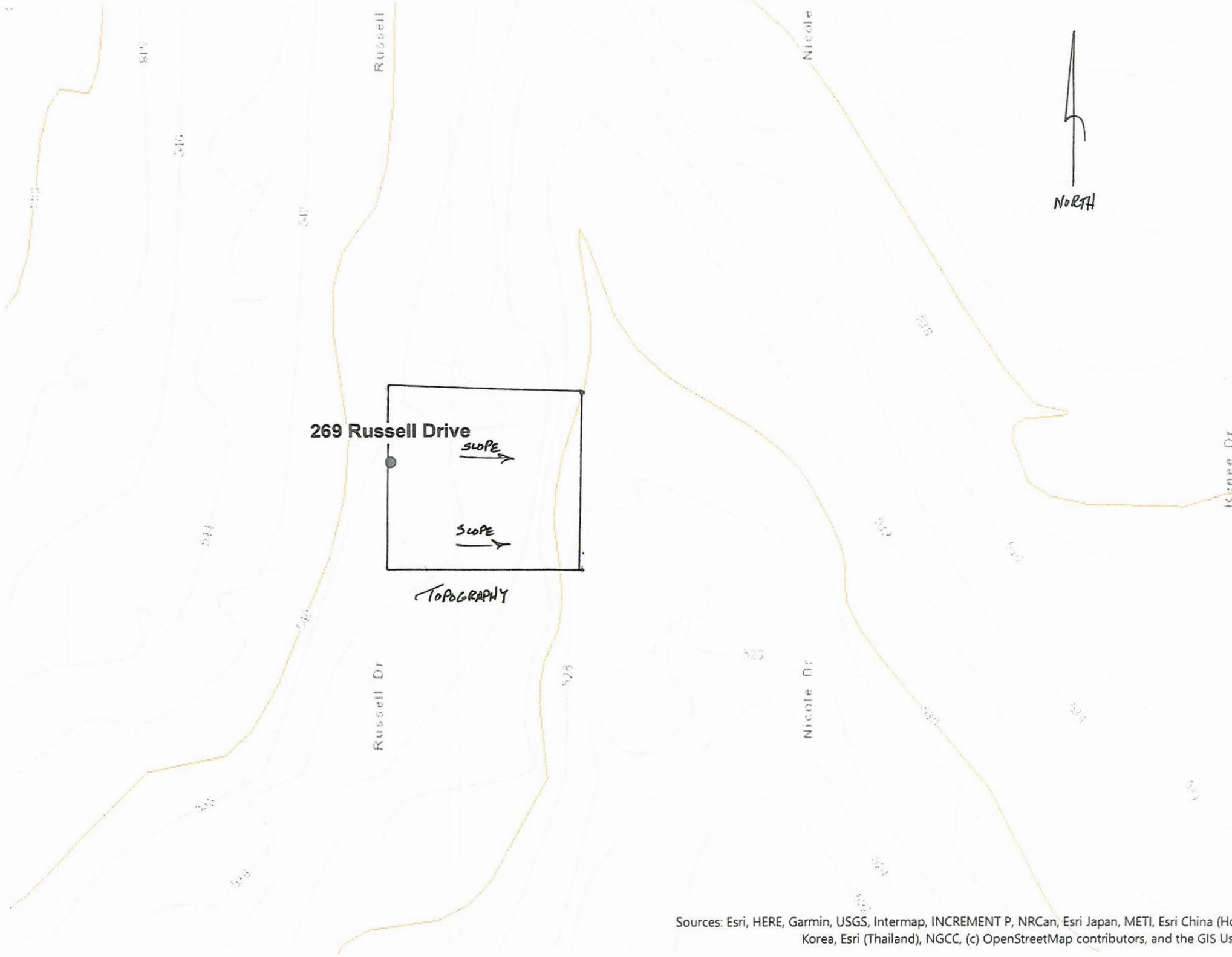
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

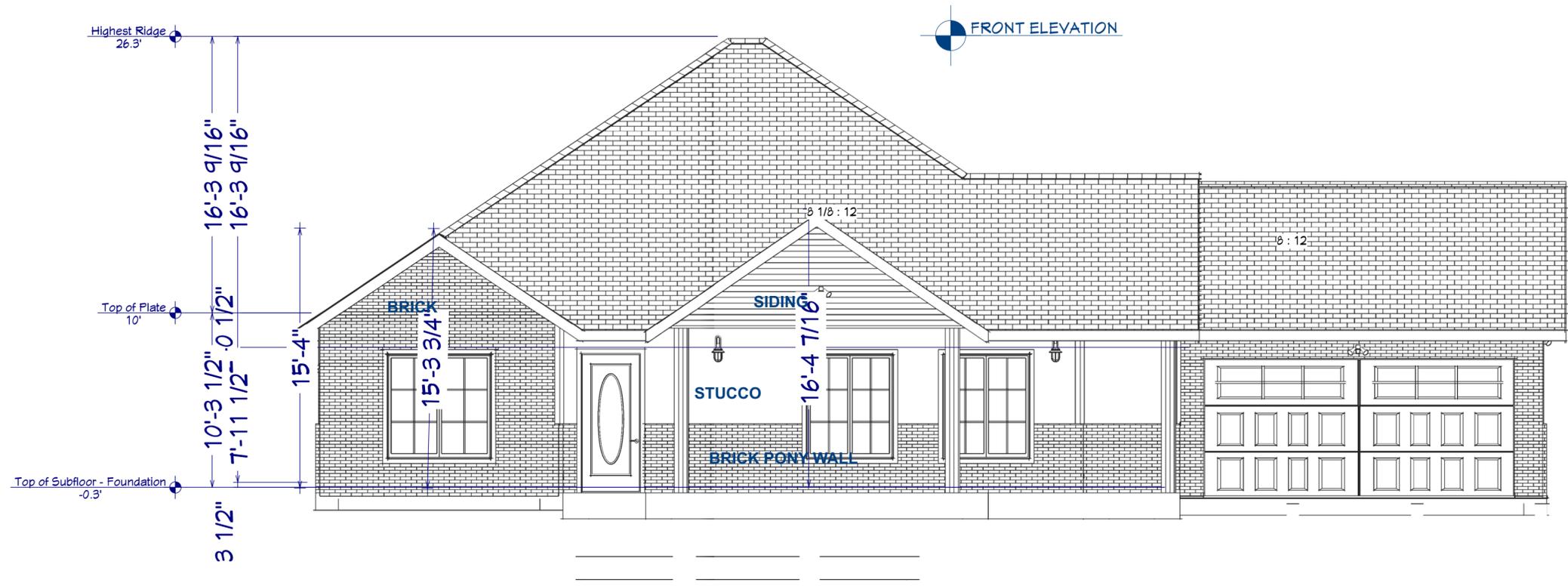
[Redacted area]

Name: [Redacted]  
Address: [Redacted]

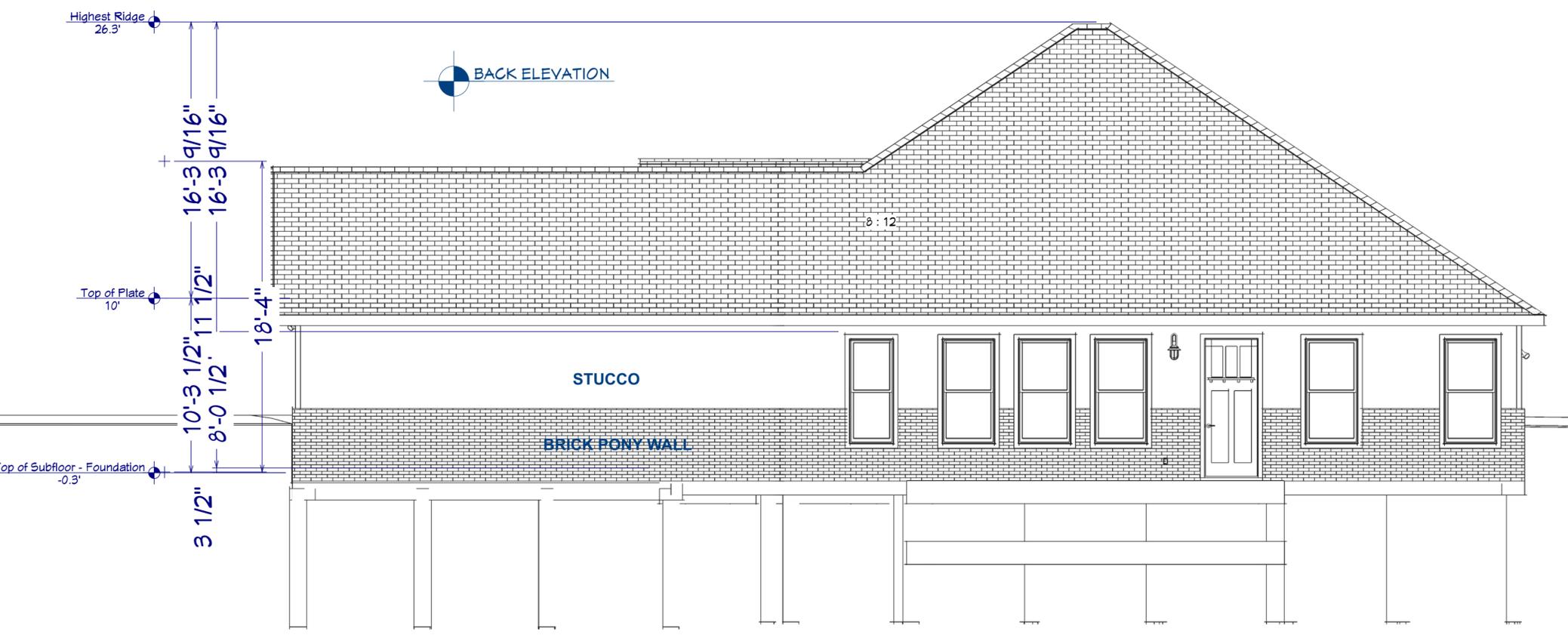
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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





FRONT ELEVATION



BACK ELEVATION

**ROOF FRAMING / TRUSS NOTES:**  
 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.  
 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.  
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.  
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.  
 ALL ROOF FRAMING 24" O.C.  
 ALL OVERHANGS 16".  
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.  
 ATTIC VENTILATION: REQUIRED ABOVE HOUSE.  
 MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.  
 WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

**FLOORS AND ROOFS**  
 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.  
 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.  
 SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.  
 THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

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10. TRUSSES MANUFACTURED BY
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**EXTERIOR FINISH NOTES:**  
 1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.  
 2. ROOFING TO BE 90 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.  
 3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.  
 4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.  
 5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
 6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.  
 7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**  
**B.P. BRACED WALL PANEL**  
 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.  
**I.B.P. INTERIOR BRACED WALL PANEL**  
 1/2" GYP. BD PER R 602.10.3(5), 1/2 GWS EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAH22 OR STD10)

**LUMBER SPECIES:**  
 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.  
 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.  
 3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.  
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HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.

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269 RUSSELL DRIVE  
 ROCKWALL COUNTY  
 TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
 FINE C WORKS  
 RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

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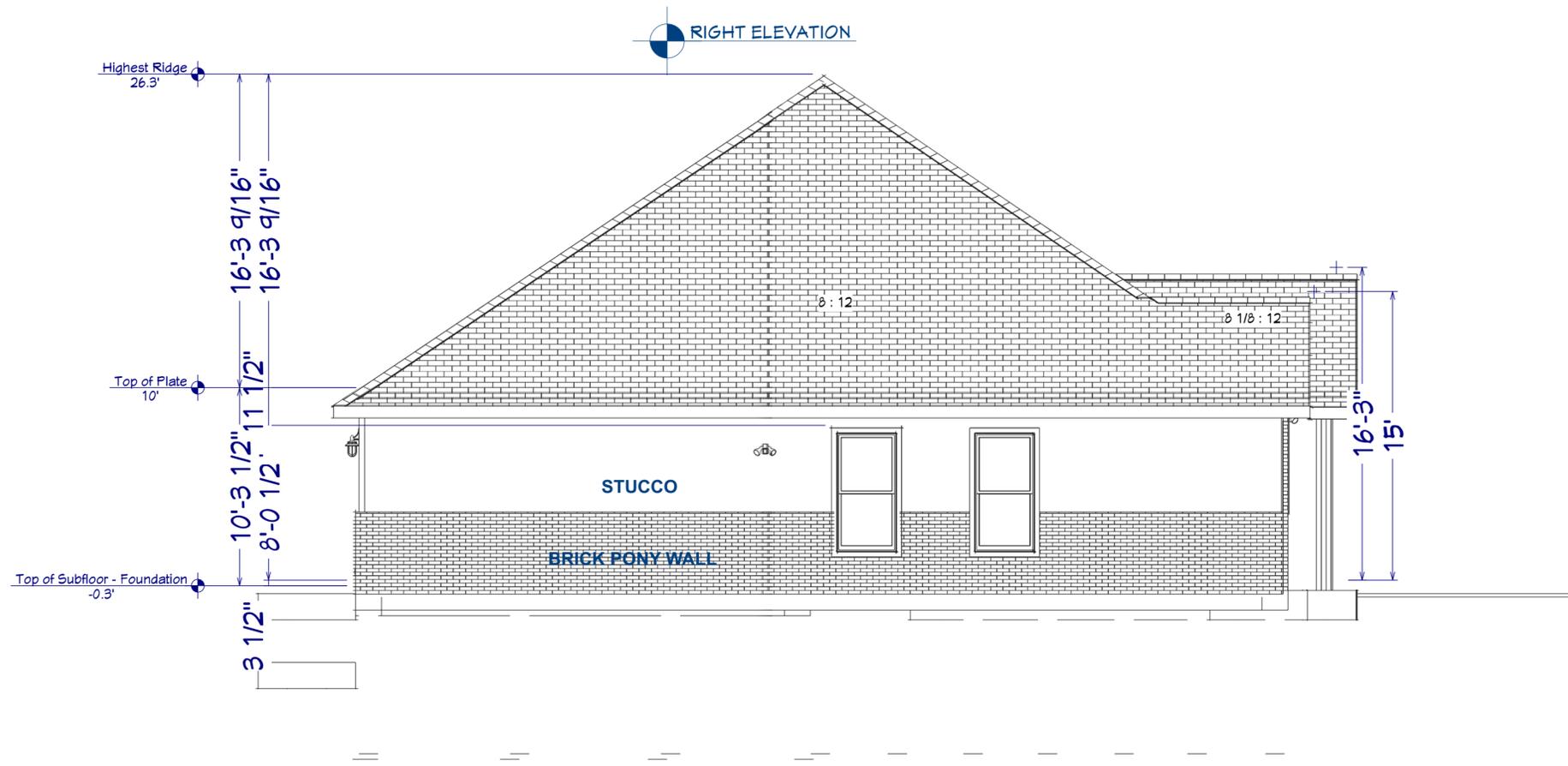
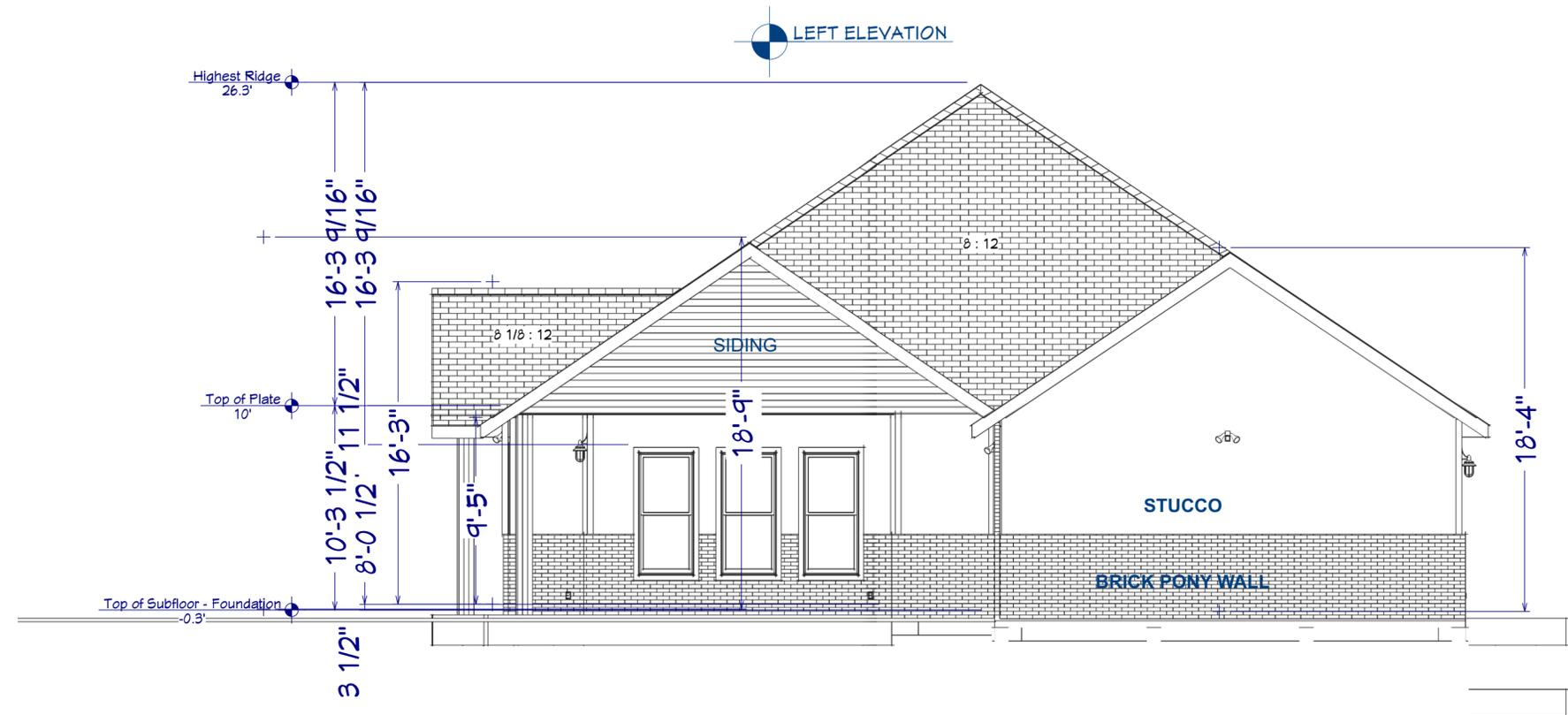
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ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
FINE C WORKS  
RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-5

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOSE VALERIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1286 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

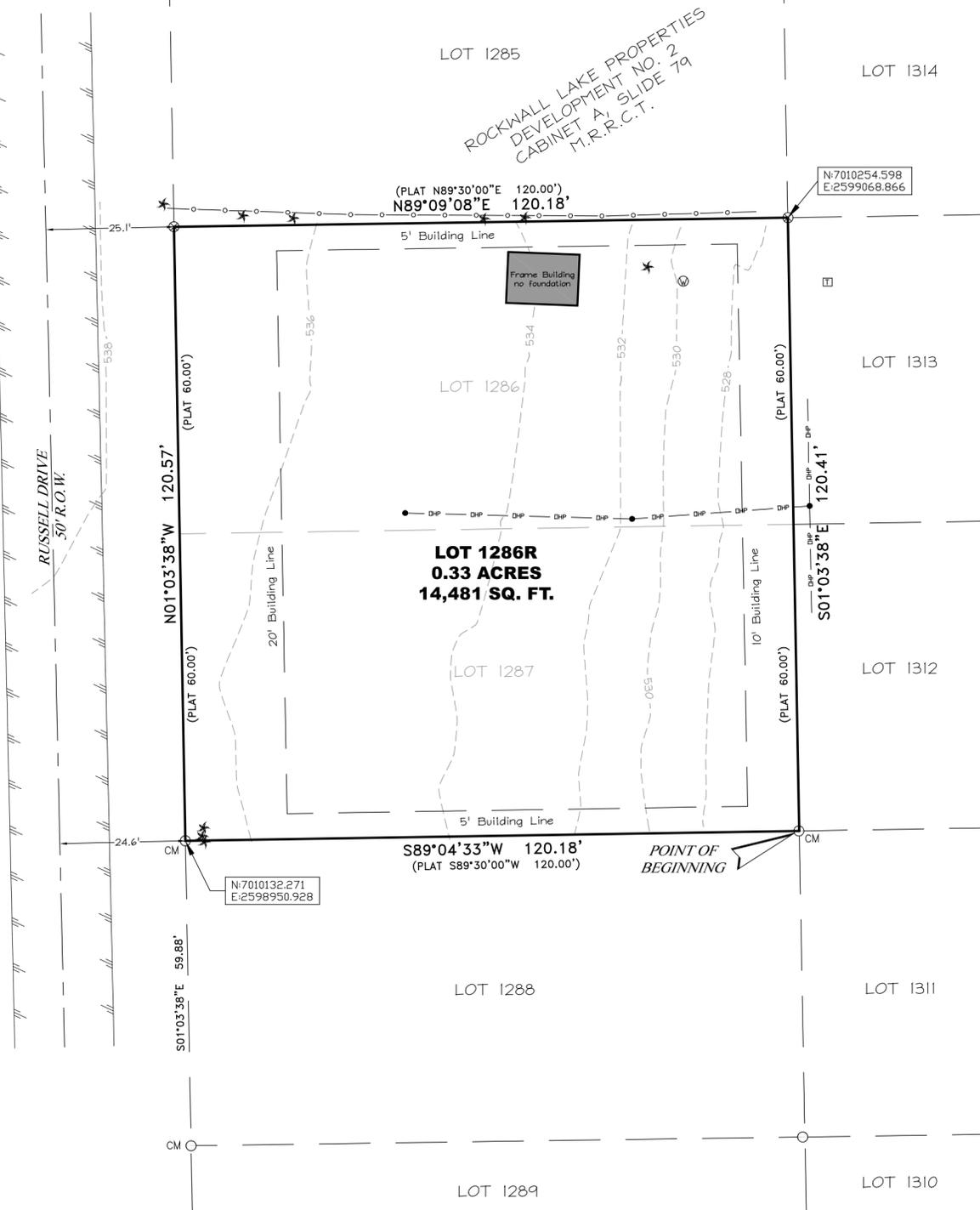
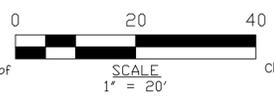
\_\_\_\_\_  
Jose Valerio, Owner

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**LEGEND**

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ★ HACKBERRY TREE
- POWER POLE
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- — — ASPHALT
- ○ — ○ — CHAINLINK FENCE
- DP — DP — OVERHEAD ELCTRIC LINE
- BUILDING

**VICINITY MAP NOT TO SCALE**

**NOTES:**

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one lot from two lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Wayne Beets, II  
Registered Professional Land Surveyor No. 6039

**REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128

CASE NO. \_\_\_\_\_

OWNER - JOSE VALERIO  
3027 MASON DR, MESQUITE, TX 75150 -  
PHONE NUMBER 469-286-9964

ADDRESS:  
269 # 257 RUSSELL DRIVE,  
ROCKWALL, TEXAS  
ACREAGE: 0.33 ACRES  
ZONING: PD-75  
PREPARED: 1/31/2020  
BY-LINE JOB NO: 2020-009  
SCALE: 1" = 20'  
TECHNICIAN: TYB

**BY-LINE SURVEYING LLC**

P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 1286 & 1287, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ruben Segovia for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

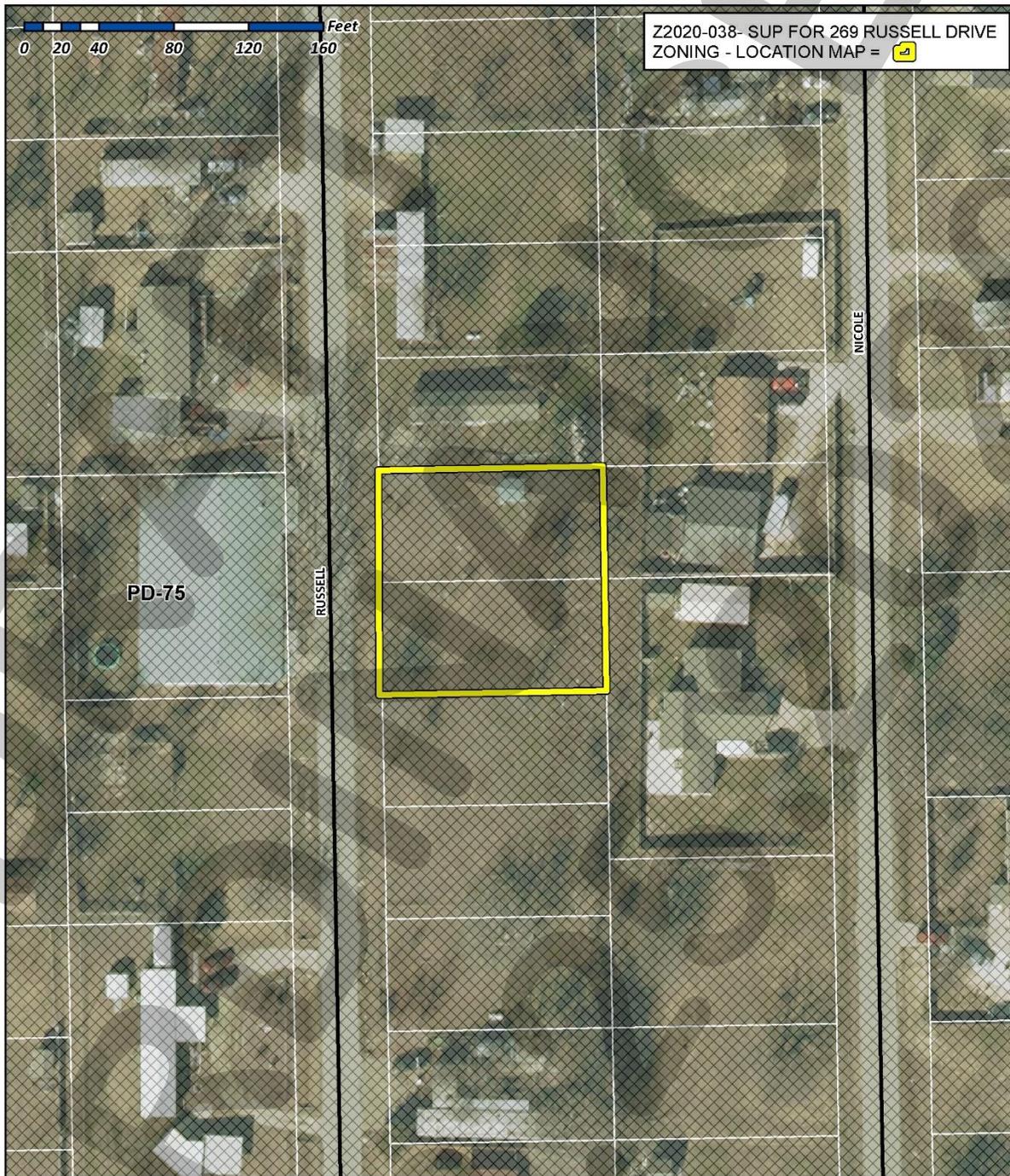
1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map*

Address: 269 Russell Drive

Legal Description: Lot 1286, Rockwall Lake Estates #2 Addition



**City of Rockwall**

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

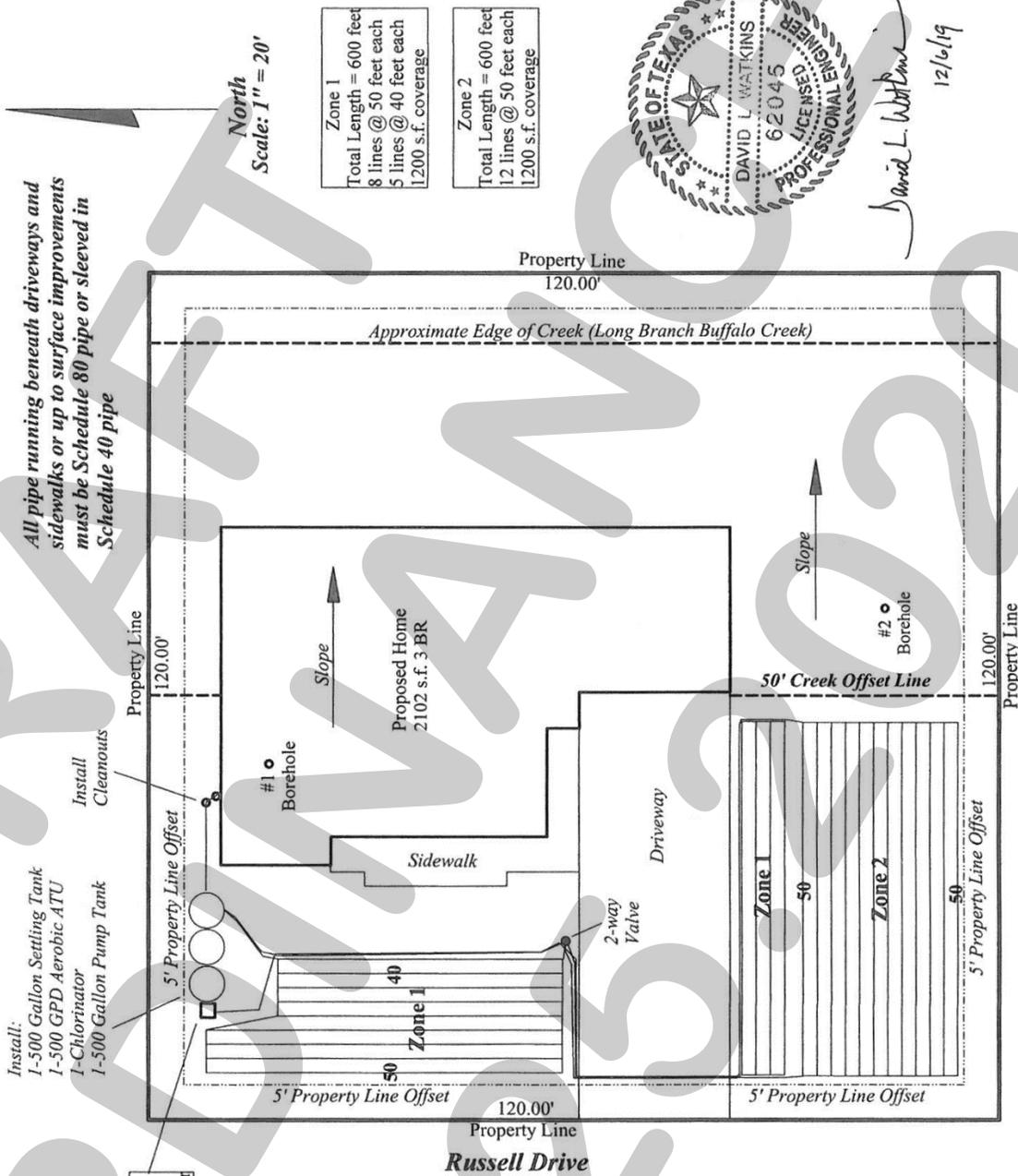
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**Exhibit 'B':  
Residential Plot Plan**

December 5, 2019

**Ruben Segovia (972) 363-5019  
269 Russell Drive  
Rockwall, Texas 75032  
Rockwall County**



*All pipe running beneath driveways and sidewalks or up to surface improvements must be Schedule 80 pipe or sleeved in Schedule 40 pipe*

**Install:**  
1-500 Gallon Settling Tank  
1-500 GPD Aerobic ATU  
1-Chlorinator  
1-500 Gallon Pump Tank  
Install Cleanouts

**INSTALL:**  
Mechanical Filtration Unit - 150 Micron Filter

**Zone 1**  
Total Length = 600 feet  
8 lines @ 50 feet each  
5 lines @ 40 feet each  
1200 s.f. coverage

**Zone 2**  
Total Length = 600 feet  
12 lines @ 50 feet each  
1200 s.f. coverage



*David L. Watkins*  
12/6/19

Maintain 2' between trenches minimum

Supply Lines  
1" Sch 40 PVC  
Return Lines  
1" Sch 40 PVC

A check valve is to be installed between the distribution field and the filtration unit



# Exhibit 'C': Building Elevations

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISION TABLE</th> <th style="width: 50%;">REVISION BY / REVISION DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION TABLE	REVISION BY / REVISION DATE							• LIVING AREA SQ. FT. 1,923 • INTERIOR AREA SQ. FT. 2,404 • (FOUNDATION) SQ. FT. 2,585	TEXAS 75032 ROCKWALL COUNTY	ELEVATION PLAN VIEWS	DRAWINGS PROVIDED BY: RUBEN REGOVIA
REVISION TABLE	REVISION BY / REVISION DATE											
DATE: 11/18/2019		SCALE: 3/16"=1'		SHEET: P-5								

**GENERAL NOTES:**

1. THIS DRAWING IS FOR THE EXTERIOR ELEVATIONS ONLY. ALL FINISHES AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.
2. ALL FINISHES AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.
3. ALL FINISHES AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.
4. ALL FINISHES AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.
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**FINISH NOTES:**

ALL FINISHES AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.

**ALLOWED MATERIALS:**

ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU BLOCK WITH STUCCO FINISH. ALL INTERIOR WALLS SHALL BE CONSTRUCTED WITH 5/8" GYP BOARD WITH STUCCO FINISH. ALL CEILING SHALL BE CONSTRUCTED WITH 5/8" GYP BOARD WITH STUCCO FINISH. ALL FLOOR SHALL BE CONSTRUCTED WITH 4" CONCRETE ON 2" GYP BOARD WITH STUCCO FINISH. ALL ROOF SHALL BE CONSTRUCTED WITH 2" POLYSTYRENE INSULATION ON 2" GYP BOARD WITH STUCCO FINISH. ALL WINDOWS SHALL BE CONSTRUCTED WITH 2" ALUMINUM FRAME WITH STUCCO FINISH. ALL DOORS SHALL BE CONSTRUCTED WITH 2" ALUMINUM FRAME WITH STUCCO FINISH. ALL TRIM SHALL BE CONSTRUCTED WITH 1" ALUMINUM FINISH WITH STUCCO FINISH. ALL PAINT SHALL BE CONSTRUCTED WITH 2" ALUMINUM FINISH WITH STUCCO FINISH. ALL FINISHES AND MATERIALS ARE TO BE PROVIDED BY THE CONTRACTOR.

**LEFT ELEVATION**

**RIGHT 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 21, 2020  
**APPLICANT:** Ruben Segovia  
**CASE NUMBER:** Z2020-038; *Specific Use Permit (SUP) for a Residential Infill for 269 Russell Drive*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

### **BACKGROUND**

The subject property was originally platted as Lots 1286 & 1287 of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. At the time of annexation, one (1) manufactured home was situated on the subject property. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on aerial imagery, at some point between February 13, 2014 and March 28, 2015, the manufactured home situated on the subject property was demolished. The subject property has remained vacant since this demolition.

### **PURPOSE**

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

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 269 Russell Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are developed with mobile/manufactured homes. Beyond this are several vacant lots.

South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Of the twelve (12) lots south of the subject property four (4) have mobile/manufactured homes, with the rest of the lots being vacant. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. One (1) of the properties has a mobile/manufactured home, the other lots are

vacant. Beyond this is Lynne Drive, which is classified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Russell Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are developed with mobile/manufactured homes. Beyond this is Wayne Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Russell Drive Between County Line Road and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located along Russell Drive are oriented toward Russell Drive.	The front elevation of the home will face onto Russell Drive.
Year Built	1970-2000	N/A
Building SF on Property	840 SF – 2,106 SF	2,102 SF (1,640 SF of Air-Conditioned Space)
Building Architecture	Mobile/Manufactured Homes	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	Estimated between 0-Feet and greater than 20-feet.	X>20-Feet
Side	The side yard setbacks appear to be between zero (0) and greater than six (6) feet.	X>5-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	X>10-Feet
Building Materials	Aluminum & Wood Siding, Modular Paneling, Composite Siding, and Vinyl Siding	Combination of HardiBoard Siding, Brick, and Stucco
Paint and Color	White, Cream, Light-Brown, Blue, and Tan	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	Driveways are all in the front and visible from Russell Drive; however, some are behind front yard fences. Two (2) of the homes have enclosed garages.	The garage will be a recessed front entry garage with the driveway facing onto Russell Drive and the garage door being ~24-feet behind the front façade of the proposed home.

The proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Russell Drive and 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 18, 2020, staff mailed 144 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within 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 15, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22070-038

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

DIRECTOR OF PLANNING: Ryli

CITY ENGINEER: Agua

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 629 Russell Drive Rockwall county Texas

Subdivision \_\_\_\_\_ Lot 1286, 1287 Block \_\_\_\_\_

General Location \_\_\_\_\_

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

Current Zoning Residential single family Current Use Vacant

Proposed Zoning Residential Single family Proposed Use Residential

Acreage 14,400 sqft Lots [Current] 1286, 1287#2 Lots [Proposed] #1

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

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

Owner Jose E. Valerio

Applicant Ruben Segovia

Contact Person

Contact Person

Address 3027 Mason drive

Address 9512 Teagarden Dallas

City, State & Zip Mesquite TX 75150

City, State & Zip Dallas TX 75217

Phone 469-286-9964

Phone 972-363-5019

E-Mail

E-Mail fmecworks2016@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

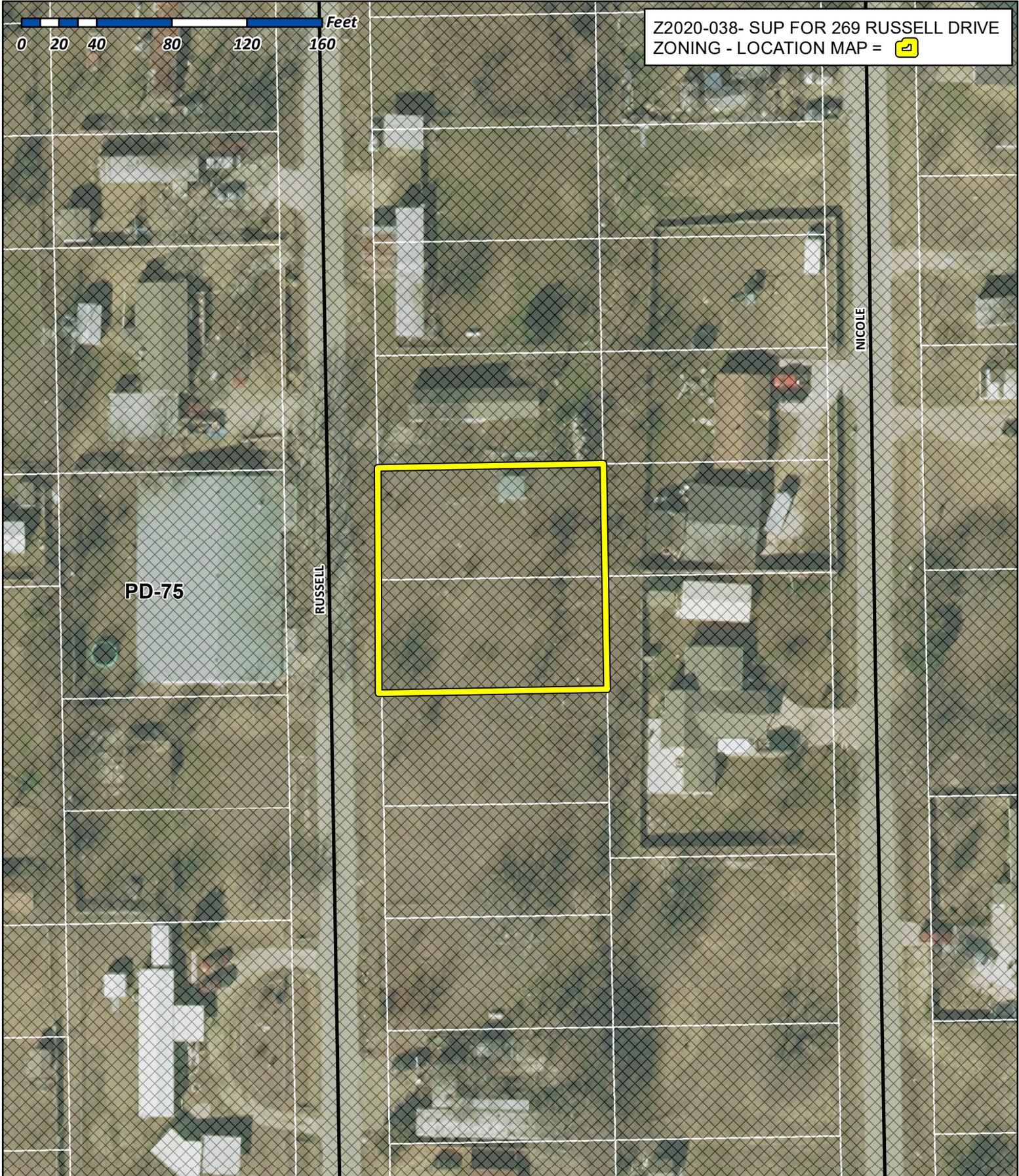
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. 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 Signature Jose E Valerio

Notary Public In and for the State of Texas

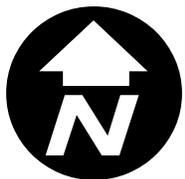
My Commission Expires



# City of Rockwall

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

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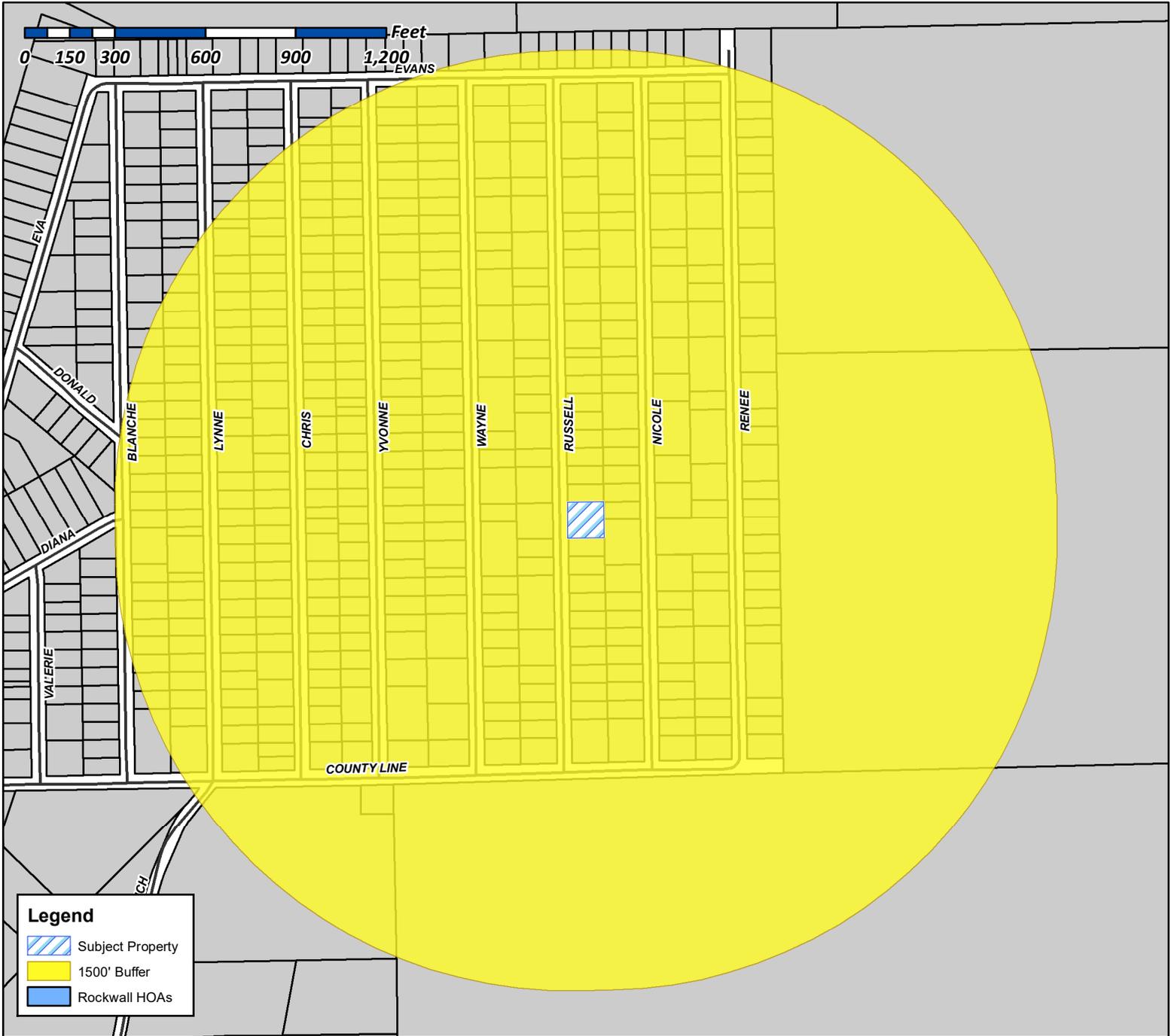




# City of Rockwall

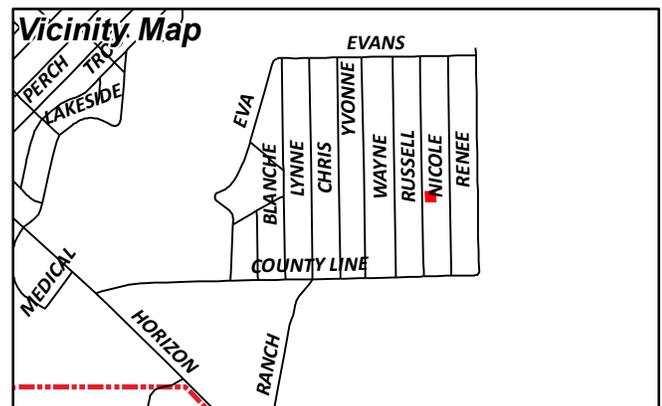
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**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive

**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745

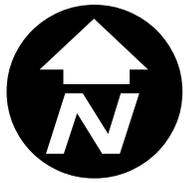




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(P): (972) 771-7745  
(W): www.rockwall.com

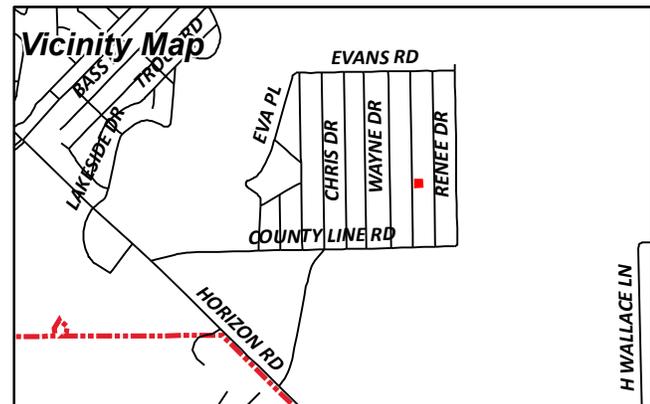
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Legend**

- Parcels
- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2020-038  
**Case Name:** SUP for 269 Russell Drive  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 269 Russell Drive



**Date Created:** 8/17/2020  
 For Questions on this Case Call (972) 771-7745

PUENTES VICENTE  
1006 DOVE DRIVE  
GARLAND, TX 75040

GALICIA VANESSA  
10935 ESTATE LN STE 495  
DALLAS, TX 75238

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RAMIREZ ZACARIAS  
143 RUSSELL  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
152 NICOLE  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
155 RUSSELL  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
157 WAYNE  
ROCKWALL, TX 75032

DRCE TRUST  
159 NICOLE  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
164 NICOLE  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
167 RUSSELL  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
168 RUSSELL  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
169 WAYNE  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

UC JOSE LUIS & GELLY DEL R  
176 NICOLE  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

FAST INVESTMENTS LLC  
181 RUSSELL  
ROCKWALL, TX 75032

ACUNA NINFA  
182 RUSSELL  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

ESPARZA NORA  
195 NICOLE  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
195 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
195 WAYNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
196 NICOLE  
ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
198 RUSSELL  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RAMIREZ RUBIN & MARTHA  
204 WAYNE  
ROCKWALL, TX 75032

ESPARZA NORA  
207 NICOLE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
208 NICOLE  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
211 WAYNE  
ROCKWALL, TX 75032

CRUZ MARIA D  
212 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
216 WAYNE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

DAVID B RENO II & PATRICIA J RENO REVOCABLE  
LIVING TRUST  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

TREJO CECILLIO  
221 RENEE  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
222 NICOLE  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
223 RUSSELL  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBEN & MARTHA  
226 WAYNE  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
227 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
233 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
235 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
236 WAYNE  
ROCKWALL, TX 75032

KENDALL LEAH T  
237 YVONNE  
ROCKWALL, TX 75032

GALICIA VANESSA  
238 RUSSELL  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
245 RENEE  
ROCKWALL, TX 75032

MORENO NOE  
247 RUSSELL  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
248 RUSSELL  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032

GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
250 RENEE  
ROCKWALL, TX 75032

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
257 RUSSELL  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
259 YVONNE  
ROCKWALL, TX 75032

SANCHEZ PABLO  
262 NICOLE  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

GALICIA VANESSA  
262 RUSSELL  
ROCKWALL, TX 75032

LINDOP N A JR  
264 WAYNE  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

VALERIO JOSE E  
269 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
271 YVONNE  
ROCKWALL, TX 75032

GUEVARA ELIAS  
274 EASTRIDGE DR  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
274 NICOLE  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO  
281 YVONNE  
ROCKWALL, TX 75032

ESTRADA NOHEMA  
283 NICOLE  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
285 RENEE  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
285 RUSSELL  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
291 RENEE  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

CARMONA BLANCA CECILIA &  
JESUS SANCHEZ  
293 YVONNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

NAVA LUZ A  
2994 S FM 551  
ROYSE CITY, TX 75189

FLORES LISANDRA CONTRERAS  
302 NICOLE  
ROCKWALL, TX 75032

VALERIO JOSE E  
3027 MASON DR  
MESQUITE, TX 75150

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

GUEVARA ELIAS  
307 YVONNE  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
311 RUSSELL  
ROCKWALL, TX 75032

BENITES ROSA  
312 NICOLE  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
313 WAYNE  
ROCKWALL, TX 75032

COVARRUBIAS CARLOS  
314 WAYNE  
ROCKWALL, TX 75032

NAVA LUZ A  
321 RUSSELL  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
321 WAYNE  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ YERICA V CARRIZALES  
326 WAYNE  
ROCKWALL, TX 75032

MACIAS ARMANDO JAMIE  
327 NICOLE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
330 RENEE  
ROCKWALL, TX 75032

NAVA LUZ A  
335 RUSSELL  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

SOSA LORENA  
338 WAYNE DR  
ROCKWALL, TX 75032

WILBURN RONALD J  
345 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
346 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
347 RUSSELL  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
353 NICOLE  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
358 RENEE  
ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA  
358 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
359 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

BRYANT JERRY LYNN  
366 WAYNE DR  
ROCKWALL, TX 75032

PUENTES VICENTE  
370 RUSSELL  
ROCKWALL, TX 75032

CRUZ MARIA D  
371 RUSSELL  
ROCKWALL, TX 75032

CONTRERAS NORMA  
372 NICOLE  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

CRUZ MARIA D  
381 RUSSELL  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
382 NICOLE  
ROCKWALL, TX 75032

PUENTES VICENTE  
382 RUSSELL  
ROCKWALL, TX 75032

RESENDIZ ESTELA  
385 WAYNE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MORENO NOE  
474 BASS RD  
ROCKWALL, TX 75032

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

JIMENEZ HELIODORO & MARIA ELENA  
6101 BAY ISLAND DR APT 1007  
GARLAND, TX 75043

RAMIREZ ZACARIAS  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

SIERRA ZACARIAS RAMIREZ  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ESPARZA NORA  
7723 GLENMERE TRAIL  
SACHSE, TX 75048

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

TREJO CECILLIO  
M/R  
, TX

# PUBLIC NOTICE



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

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

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

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

*Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, 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 15, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 21, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 21, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2020-038: SUP for Residential Infill at 269 Russell Drive**

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

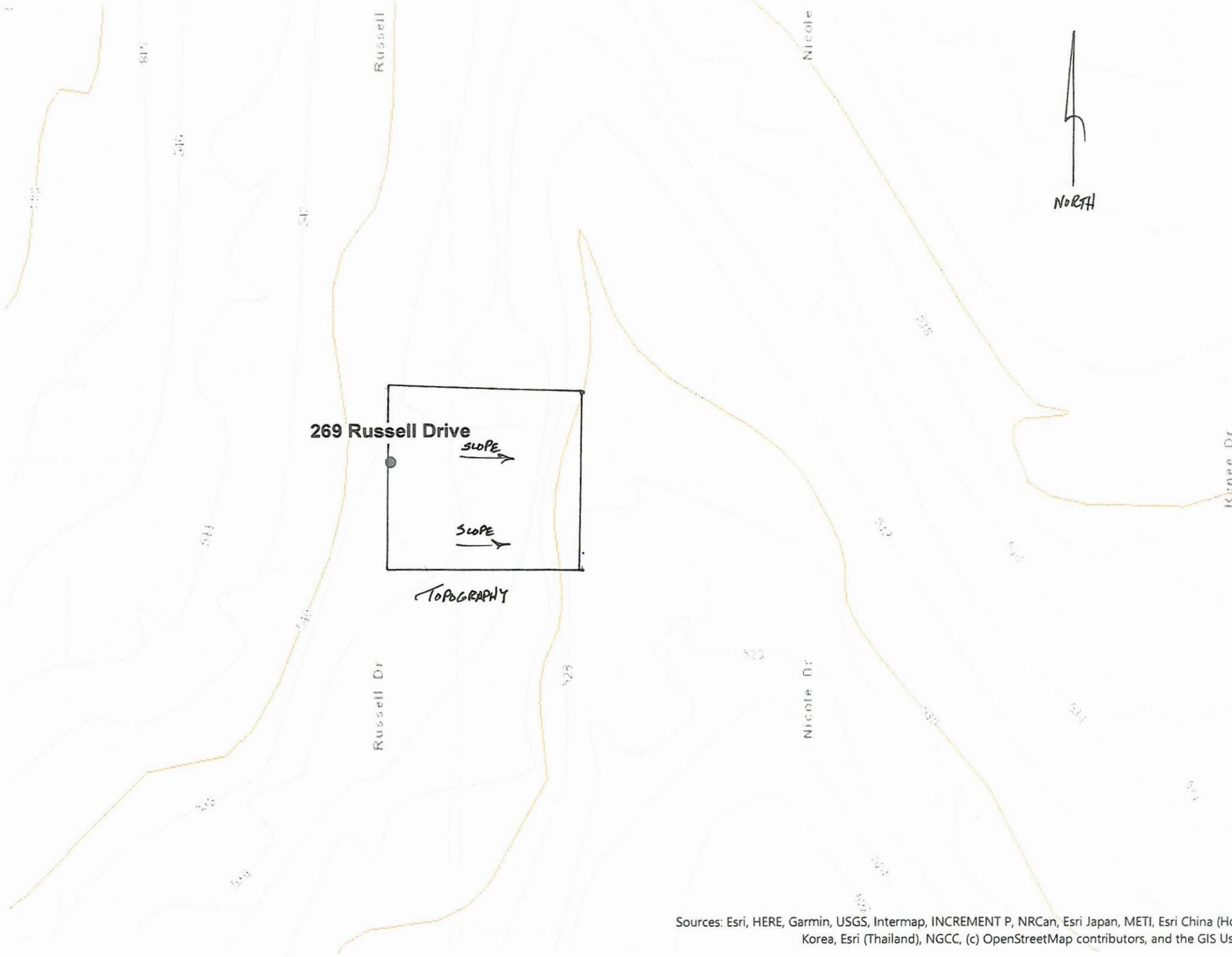
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

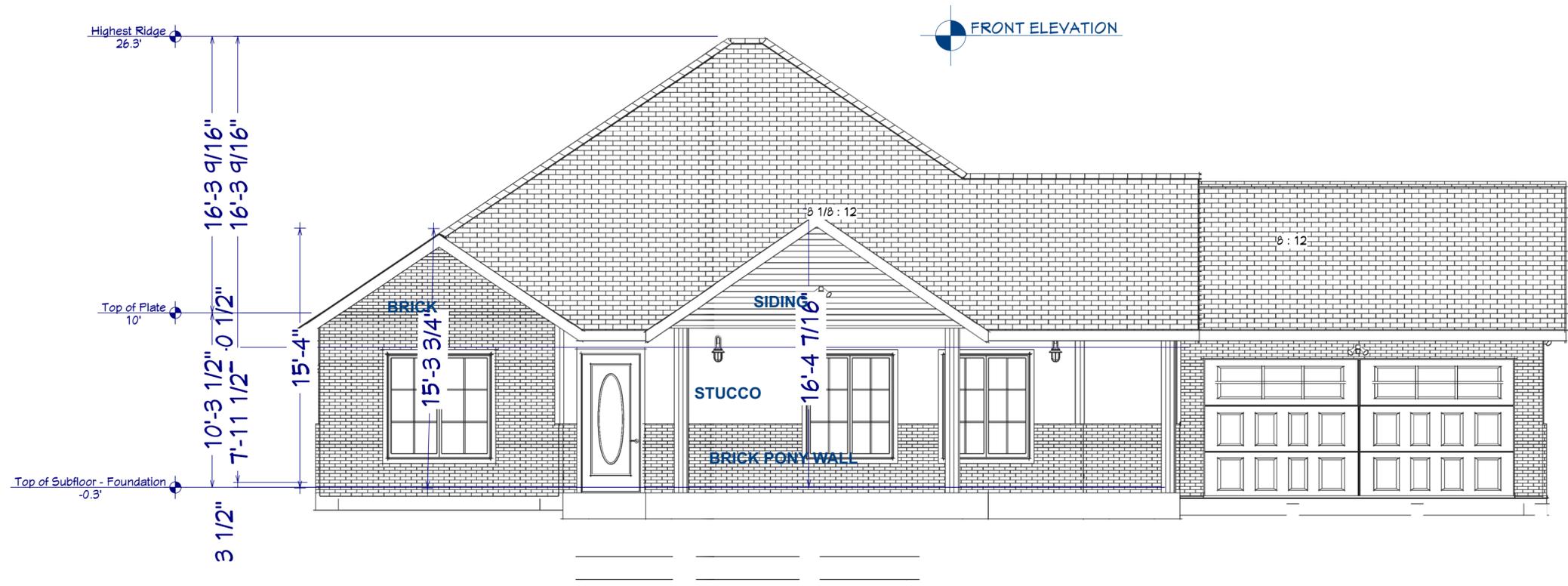
[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)





FRONT ELEVATION



BACK ELEVATION

**ROOF FRAMING / TRUSS NOTES:**  
 TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.  
 ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.  
 ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.  
 ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
 ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.  
 ALL ROOF FRAMING 24" O.C.  
 ALL OVERHANGS 16".  
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.  
 ATTIC VENTILATION: REQUIRED ABOVE HOUSE.  
 MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.  
 WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

**FLOORS AND ROOFS**  
 ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.  
 PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.  
 SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.  
 THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

TRUSS NOTES:	
1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.	11. ALL OVERHANGS 16".
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.	
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.	
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.	
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ BRACKETS ETC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.	
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.	
7. ALL ROOF FRAMING 24" O.C.	
8. ALL ROOF PITCH 4:12	
9. SCISSOR TRUSS CEILING PITCH 2:12	
10. TRUSSES MANUFACTURED BY	

**EXTERIOR FINISH NOTES:**  
 1. EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.  
 2. ROOFING TO BE 90 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.  
 3. DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.  
 4. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.  
 5. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.  
 6. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.  
 7. BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**  
**B.P. BRACED WALL PANEL**  
 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.  
**I.B.P. INTERIOR BRACED WALL PANEL**  
 1/2" GYP. BD PER R 602.10.3(5), 1/2 GWS EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PER ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAD22 OR STD10)

**LUMBER SPECIES:**  
 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.  
 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.  
 3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.  
 4. ALL STUDS TO BE DF#2 OR BETTER.  
 5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
 6. ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.  
 7. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.  
 8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. FINE C WORKS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FINE C WORK, DEVELOPED FOR THE EXCLUSIVE USE OF FINE C WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF FINE C WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES

NUMBER	DATE	REVISION BY	DESCRIPTION

- LIVING AREA SQ.FT 1,923
- INTERIOR AREA SQ.FT 2,404
- STANDARD AREA ((FOUNDATION)) SQ.FT 2,585

269 RUSSELL DRIVE  
 ROCKWALL COUNTY  
 TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
 FINE C WORKS  
 RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-4

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 1286 & 1287, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ruben Segovia for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] 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 the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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 5<sup>TH</sup> DAY OF OCTOBER, 2020.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map*

Address: 269 Russell Drive

Legal Description: Lot 1286, Rockwall Lake Estates #2 Addition



**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.









**ROOF FRAMING / TRUSS NOTES:**

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

**FLOORS AND ROOFS**

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

NUMBER	DATE	REVISION BY	DESCRIPTION

TRUSS NOTES:	
ATTIC VENTILATION: AREA / 300	1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.	2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
PROVIDE GABLE VENTS ALL GABLE ENDS.	3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
PROVIDE GAVL. ROOF VENTS ON INSIDE OF ROOF LINE ABOVE CONDITIONED AREA.	4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
	5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ BRACKETS OR SIMILAR ETC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
	6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
	7. ALL ROOF FRAMING 24" O.C.
	8. ALL ROOF PITCH 4:12
	9. SCISSORS TRUSS CEILING PITCH 2:12
	10. TRUSSES MANUFACTURED BY
	11. ALL OVERHANGS 16"

**EXTERIOR FINISH NOTES:**

- EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
- ROOFING TO BE 30 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
- DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
- CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
- DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
- FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
- BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

**WALL PANEL NOTES:**

**B.P. BRACED WALL PANEL**  
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

**I.B.P. INTERIOR BRACED WALL PANEL**  
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWSB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

**A.B.P. ALTERNATE BRACED WALL PANEL**  
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 180# MIN. HOLDDOWN EACH END \*HPAD22 OR STD10)

**LUMBER SPECIES:**

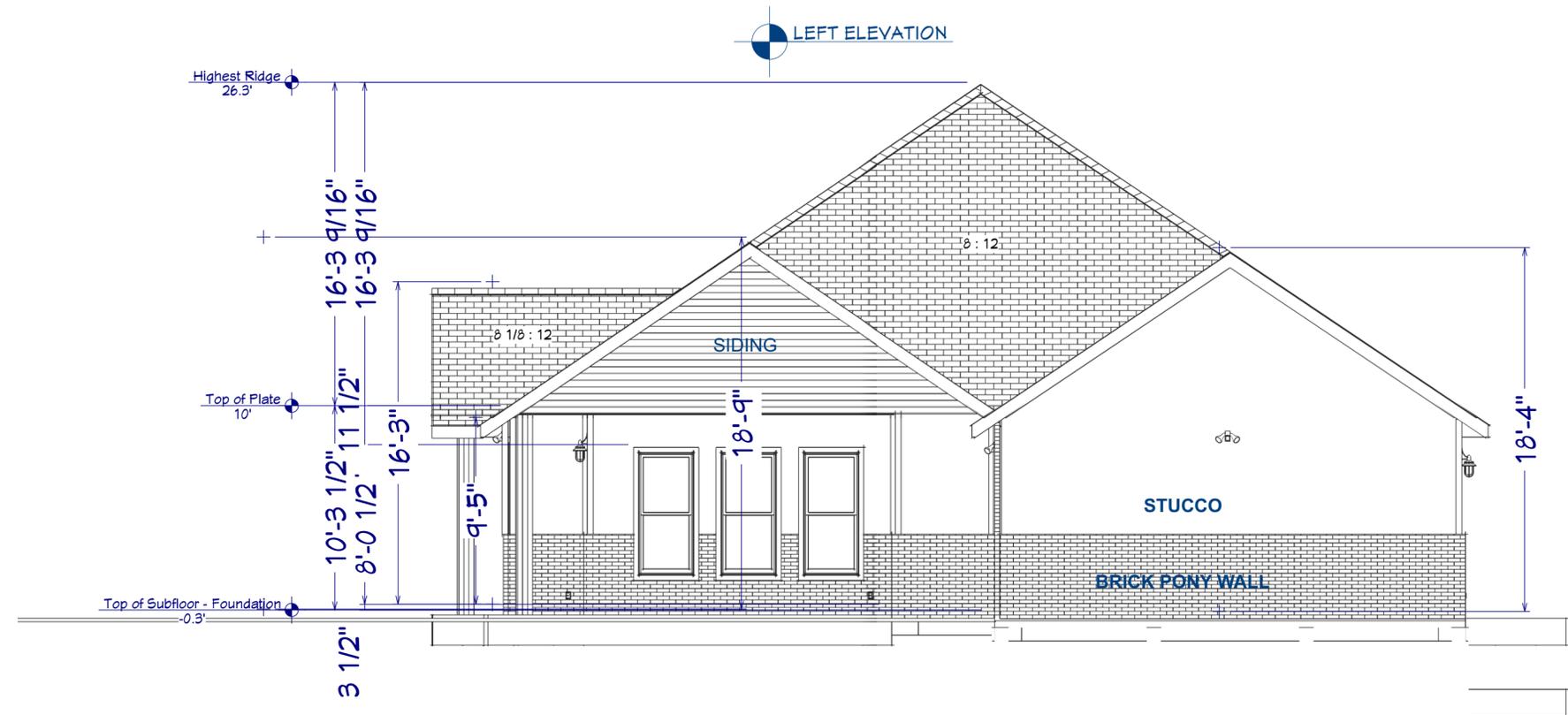
- POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
- EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
- SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- ALL STUDS TO BE DF#2 OR BETTER.
- PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
- WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
- FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

**HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.**

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. FINE C WORKS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF FINE C WORK. DEVELOPED FOR THE EXCLUSIVE USE OF FINE C WORKS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF FINE C WORKS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES



NUMBER	DATE	REVISION BY	DESCRIPTION

- LIVING AREA SQ.FT 1,923
- INTERIOR AREA SQ.FT 2,404
- STANDARD AREA ((FOUNDATION)) SQ.FT 2,585

269 RUSSELL DRIVE  
ROCKWALL COUNTY  
TEXAS 75032

ELEVATION PLAN VIEWS

DRAWINGS PROVIDED BY:  
FINE C WORKS  
RUBEN SEGOVIA

DATE:

11/18/2019

SCALE:

3/16"=1'

SHEET:

P-5

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS JOSE VALERIO, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a lot, tract or parcel of land situated in the John R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being all of Lots 1286 and 1287 of Rockwall Lake Properties Development No. 2 according to the plat thereof recorded in Cabinet A, Slide 79, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Lot 1287, the Northeast corner of Lot 1288, the Northwest corner of Lot 1311 and the Southwest corner of Lot 1312 of said Rockwall Lake Properties;

THENCE South 89 degrees 04 minutes 33 seconds West, with the South line of said Lot 1287 and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South 01 degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North 01 degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1286 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North 01 degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of land or 14,481 square feet.

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

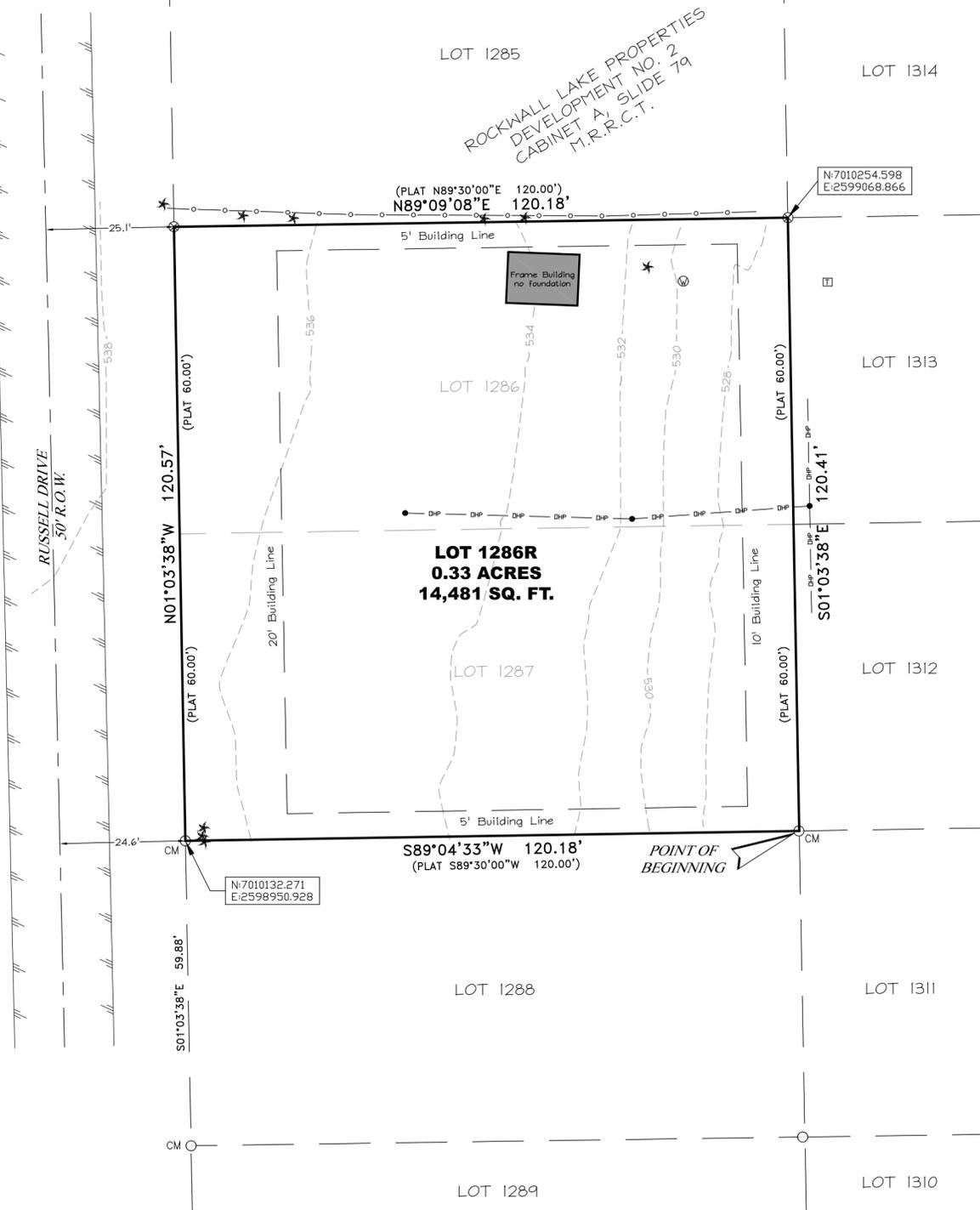
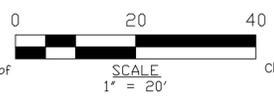
\_\_\_\_\_  
Jose Valerio, Owner

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas



**LEGEND**

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET (BY-LINE)
- ★ HACKBERRY TREE
- POWER POLE
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- — — ASPHALT
- ○ — CHAINLINK FENCE
- DP — OVERHEAD ELCTRIC LINE
- BUILDING

**VICINITY MAP NOT TO SCALE**

**NOTES:**

- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
- Any structure new or existing may not extend across new property lines.
- The purpose of this plat is to create one lot from two lots.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The property is shown as being located within Zone X by Flood Insurance Rate Map No. 48397C0040L, dated 09/26/2008. It is shown as not being located in a special flood hazard area inundated by 100-year flood.

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

**KNOW ALL MEN BY THESE PRESENTS:**

That I, Wayne Beets, II, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

This \_\_\_\_\_ day of \_\_\_\_\_, 2020

**PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Wayne Beets, II  
Registered Professional Land Surveyor No. 6039

**REPLAT OF LOTS 1286 AND 1287  
OF ROCKWALL LAKE PROPERTIES  
DEVELOPMENT NO. 2  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
IN THE JOHN R. JOHNSON SURVEY, ABSTRACT NO. 128  
CASE NO. \_\_\_\_\_**

OWNER - JOSE VALERIO  
3027 MASON DR, MESQUITE, TX 75150 -  
PHONE NUMBER 469-286-9964

ADDRESS:  
269 # 257 RUSSELL DRIVE,  
ROCKWALL, TEXAS  
ACREAGE: 0.33 ACRES  
ZONING: PD-75  
PREPARED: 1/31/2020  
BY-LINE JOB NO: 2020-009  
SCALE: 1" = 20'  
TECHNICIAN: TYB

**BY-LINE  
SURVEYING LLC**

P.O. Box 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www.bylinesurveying.com

## Lee, Henry

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**From:** Lee, Henry  
**Sent:** Tuesday, August 25, 2020 9:07 AM  
**To:** 'fineworks2016@gmail.com'  
**Subject:** Rockwall Staff Comments Z2020-038  
**Attachments:** Project Comments (08.25.2020).pdf

Good Morning,

Please find attached staff's project comments for your request. The Planning Commission will be meet in person on Tuesday, August 25, 2020 in the City's Council Chambers. The meeting is scheduled for 6:00 p.m. The City prefers that a representative(s) be present for the meetings.

Please see dates for all meetings in the attached project comments.

Do not hesitate to contact me should you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

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**From:** Lee, Henry  
**Sent:** Tuesday, September 22, 2020 9:42 AM  
**To:** 'fineworks2016@gmail.com'  
**Subject:** Z2020-038 Comments  
**Attachments:** Project Comments (08.25.2020).pdf

Good Morning,

Your case, Z2020-038, was approved at the first reading of city council last night; the second reading is yet to come. However I wanted to remind you we still need the planning and engineering comments addressed. These have been sent to you previously, but have yet to be addressed. I have attached the comments to this email for easy access. Please get these comments addressed as soon as possible. If you have any planning questions please contact me; if you have any engineering questions contact Sarah Johnston.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

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**From:** Lee, Henry  
**Sent:** Thursday, October 8, 2020 1:48 PM  
**To:** 'fineworks2016@gmail.com'  
**Subject:** Z2020-038 Approval Letter  
**Attachments:** Filing Guidelines.pdf; Approval Letter (10.06.2020).pdf

Good Afternoon,

Thank you for the addressing staff comments. The mylar copies can be submitted for filing. Please see the following information regarding the filing of the plat:

The filing fees for the plat will be \$50 per page (e.g. \$50 x 2 pages = \$100) + \$30 for the 1<sup>st</sup> Tax Certificate + \$4 for any additional Tax Certificates [*i.e. two (2) properties, etc.*]. Please note that there is an additional \$4 fee for a *Tax Receipt* indicating the current years assessed taxes have been paid [*this applies from September to December*]. If you have any questions regarding this particular requirement, please call Rockwall County at 972.204.6311. As an example, the **Minimum Total Fees Due = \$130.00** for a 2 page plat with one tax certificate, if filed by August 31, 2020. Should the plat be filed after August 31, 2020, a *Tax Receipt* indicating that the current year assessed taxes have been paid will be required, and an additional \$4 for each tax receipt will be due in order to file the plat with Rockwall County.

Please make your check *payable to the Rockwall County Clerk* for the appropriate amount or the plat will not be filed. If you have any questions regarding the fee amount, please call staff at 972.771.7745.

You will need to provide a minimum of one (1) copy on mylar with signatures notarized. City staff will obtain signatures from the Planning and Zoning Commissioner, Mayor, Engineer, and City Secretary. Any additional mylar (*or bonded*) copies are welcomed and will be returned to you. Once filed, you must pick-up the additional copies or they will be discarded.

When dropping off the plat for filing, please be sure that you have all items required (*i.e. mylar copies, tax certificate(s), tax receipts [if applicable], & filing fees*). Staff will not accept the mylars if all items necessary for filing are not received at the time they are submitted to City staff.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087



October 06, 2020

TO: Ruben Segovia  
9512 Teagarden Dallas  
Dallas, TX 75217

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

SUBJECT: Z2020-038; *Specific Use Permit (SUP) for 269 Russell Drive*

Mr. Segovia:

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 05, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

- On September 15, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Conway absent.

City Council

- On September 21, 2020, the City Council approved a motion to approve the applicant's request for residential infill at 269 Russell Drive by a vote of 6-1, with Mayor Pruitt dissenting.
  
- On October 5, 2020, the City Council approved a motion to approve the applicant's request for residential infill at 269 Russell Drive by a vote of 6-1, with Mayor Pruitt dissenting.

Included with this letter is a copy of Ordinance No. 20-43, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee  
Planner

CITY OF ROCKWALL

ORDINANCE NO. 20-43

SPECIFIC USE PERMIT NO. S-234

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE TRACT OF LAND, IDENTIFIED AS LOTS 1286 & 1287, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Ruben Segovia for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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 the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

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

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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.

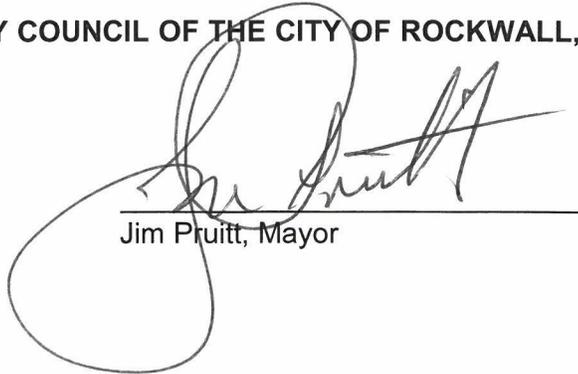
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 5<sup>th</sup> DAY OF OCTOBER, 2020.**



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

**ATTEST:**



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



**APPROVED AS TO FORM:**



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

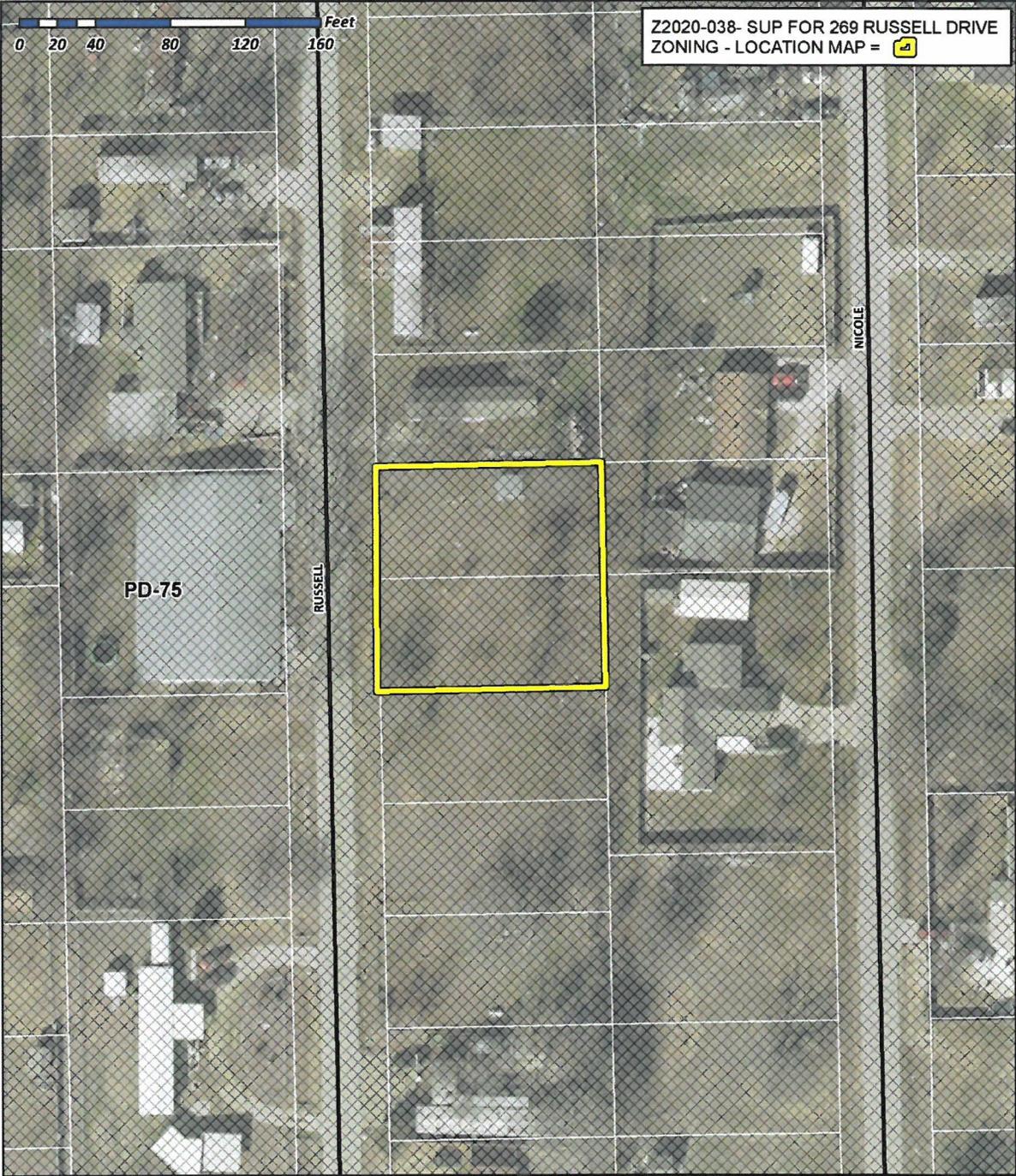
1<sup>st</sup> Reading: September 21, 2020

2<sup>nd</sup> Reading: October 5, 2020

**Exhibit 'A'**  
*Location Map*

Address: 269 Russell Drive

Legal Description: Lot 1286, Rockwall Lake Estates #2 Addition



**City of Rockwall**

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

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







# Exhibit 'C': Building Elevations

