



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22020-046 P&Z DATE 11/10/20 CC DATE 11/16/20 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

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

SITE PLAN APPLICATION

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

PLATTING APPLICATION

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

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

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-046

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

DIRECTOR OF PLANNING: [Signature]

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 295 Victory Lane
Subdivision Chandler's Landing Lot 16 Block E
General Location Yacht Club Dr. & Victory Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SUP-SF1 Current Use none
Proposed Zoning SUP-SF1 Proposed Use home/dwelling
Acreage 0.15 Lots [Current] 1 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]

<input checked="" type="checkbox"/> Owner <u>Whittle & Johnson Custom Homes</u>	<input type="checkbox"/> Applicant <u>Mike Whittle</u>
Contact Person <u>Mike Whittle</u>	Contact Person <u>Mike Whittle</u>
Address <u>6525 Horizon Rd. Ste. 130</u>	Address <u>6525 Horizon Rd. Ste. 130</u>
City, State & Zip <u>Heath, TX 75032</u>	City, State & Zip <u>Heath, TX 75032</u>
Phone <u>972-816-5404</u>	Phone <u>972-816-5404</u>
E-Mail <u>mike@wjcustomhomes.com</u>	E-Mail <u>mike@wjcustomhomes.com</u>

NOTARY VERIFICATION [REQUIRED]

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

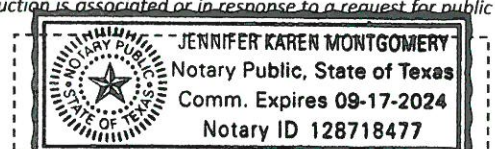
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of October, 20 20. By signing this application, 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 16th day of October, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
Jennifer Montgomery



My Commission Expires 9-17-2024



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

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Contact Person <u>Mike Whittle</u>	Contact Person <u>Mike Whittle</u>
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City, State & Zip <u>Heath, TX 75032</u>	City, State & Zip <u>Heath, TX 75032</u>
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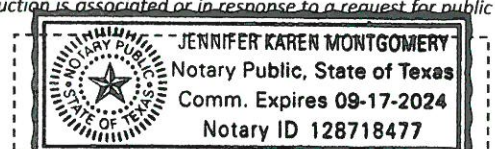
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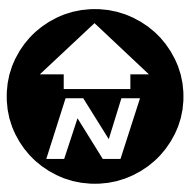
My Commission Expires 9-17-2024



City of Rockwall

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

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

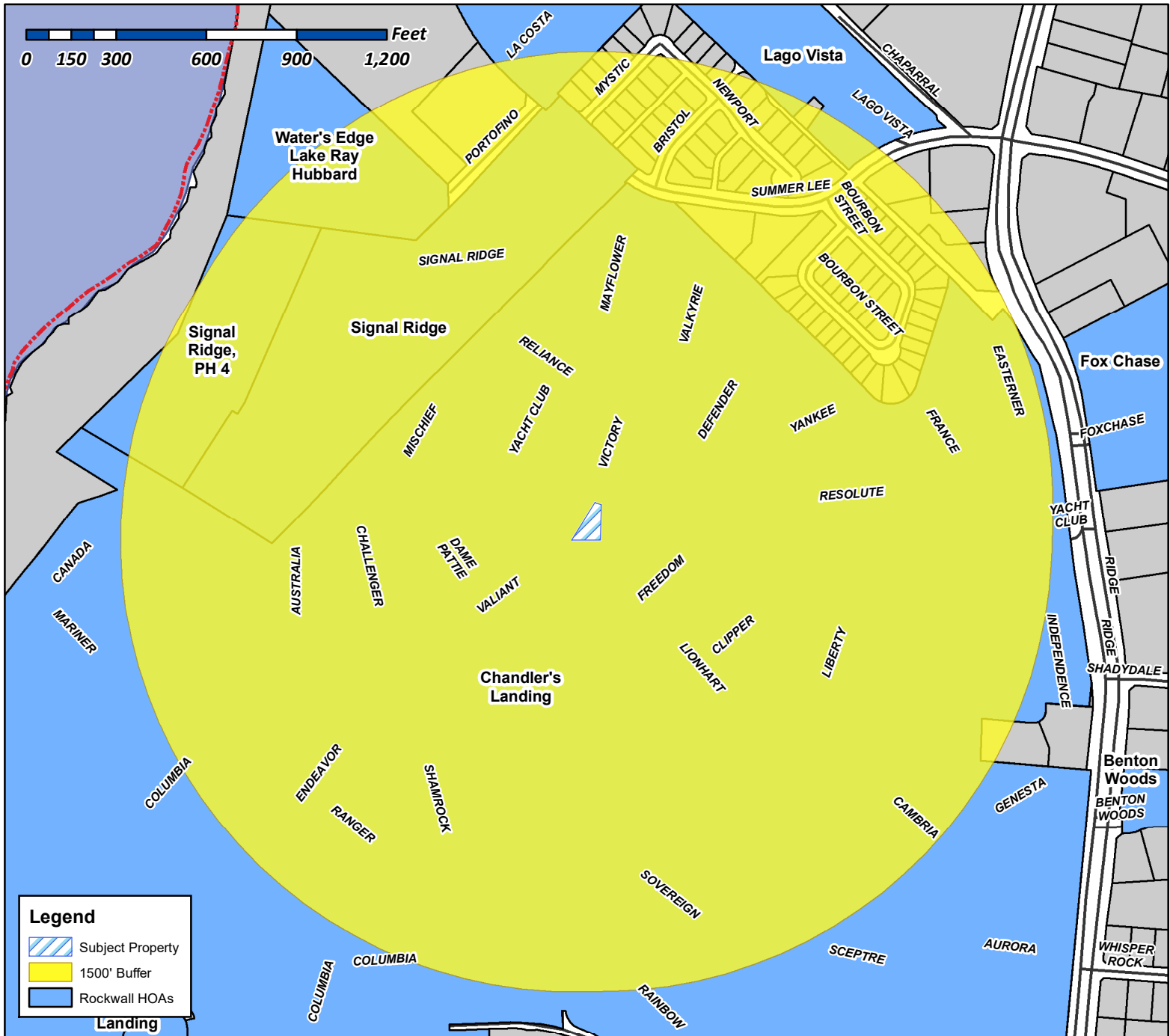




City of Rockwall

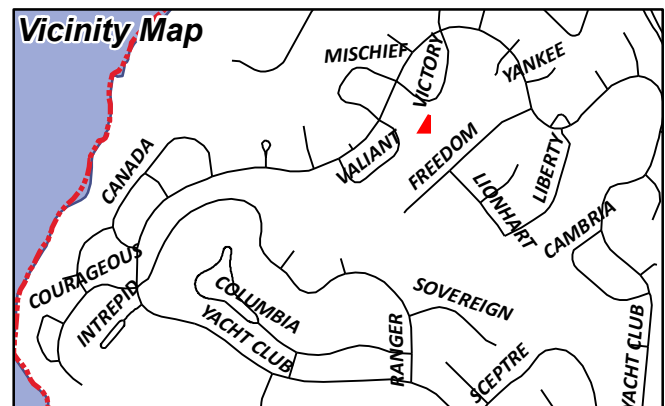
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Case Number: Z2020-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Victory Lane

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-046.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-046 Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

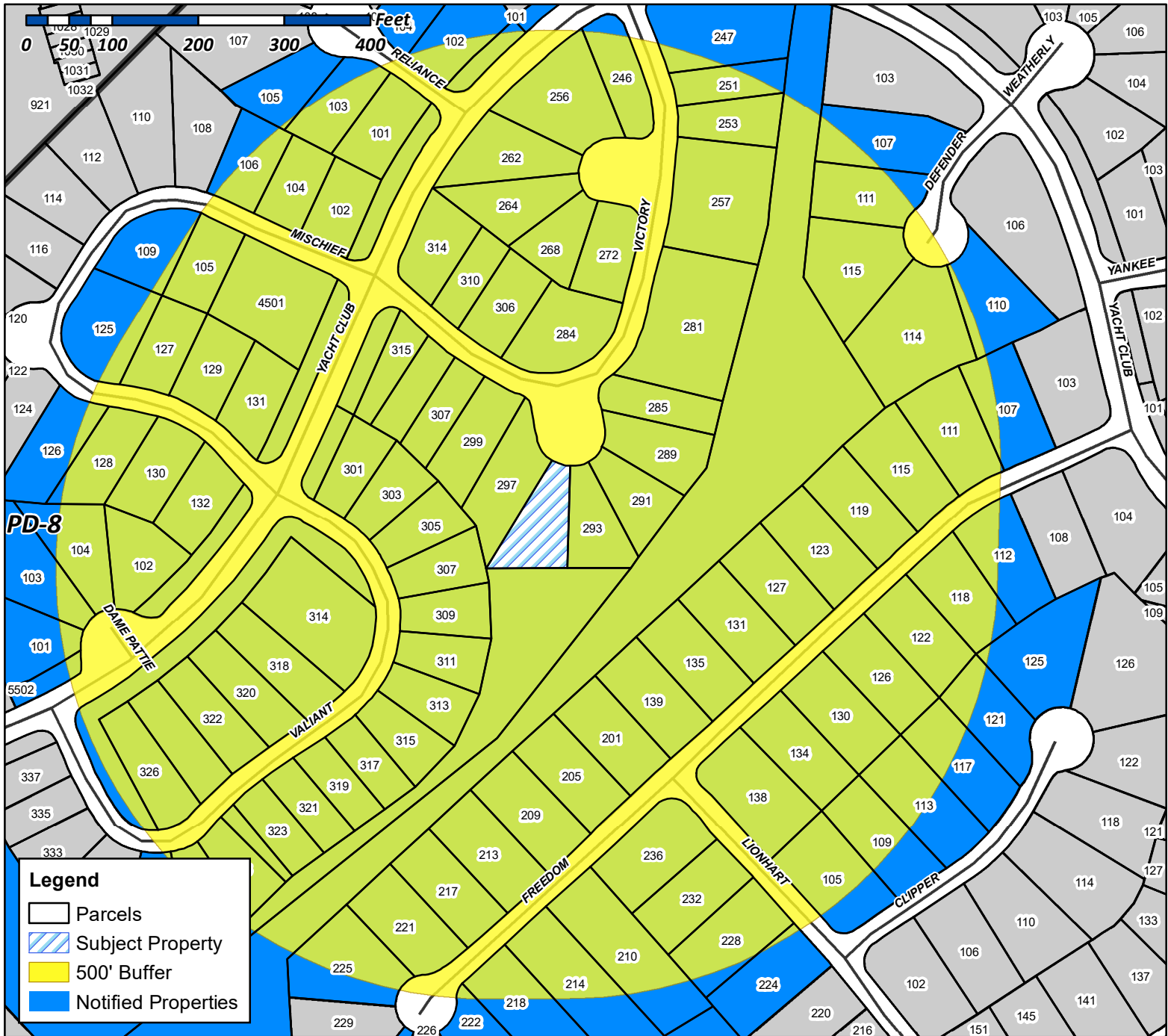
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City of Rockwall

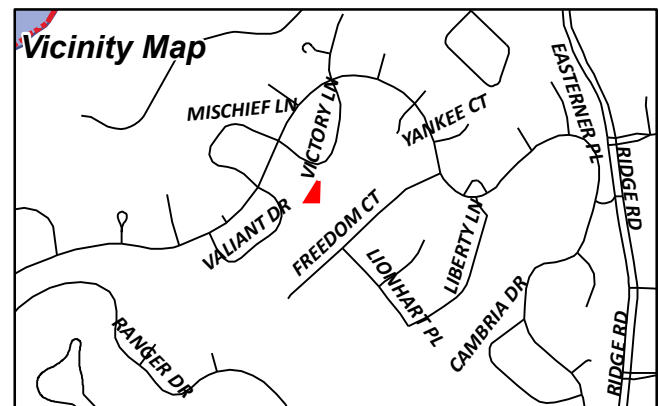
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CHANDLERS LANDING COMMUNITY
ASSOCIATION
1 COMMODORE PLAZA
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
110 DEFENDERCT
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RUSSELL DEBORA J AND
JOSEPH A JR & EDNA J JERMAN
112 FREEDOM COURT
ROCKWALL, TX 75032

SMITH THOMAS M
113 CLIPPER COURT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

PALMER TONY & JUDY
117 CLIPPER CT
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST
EMIL EDWARD & MARGARET O JASTER
TRUSTEES
118 FREEDOM COURT
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
122 FREEDOMCT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEFLN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

HUIE LONDON DARNELL AND KRISTIN NOEL
126 MISCHIEF LANE
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

ROSHAN KC
132 MISCHIEFLN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

HENDRICKS LORI L
139 FREEDOMCT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

MAXCEY THOMAS AND KIRSTEN
201 FREEDOM CT
ROCKWALL, TX 75032

FRITZ AND KATHY MCKINSTRY LIVING TRUST
205 FREEDOM CT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

NICHOLLS HARRY E JR
222 FREEDOM CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA
225 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORYLN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
2710 ROUTH CREEK PKWY APT 3202
RICHARDSON, TX 75082

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BILLITER KENT A
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORYLN
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORYLN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MADSON RICHARD ARLEN
307 VALIANT DR
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORYLN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
311 VALIANTDR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

GUNDERSON BLAKE AND
CASEY MARIE VICKERS
325 VALIANT DR
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANTDR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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. Z2020-046: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 16, 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. Z2020-046: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

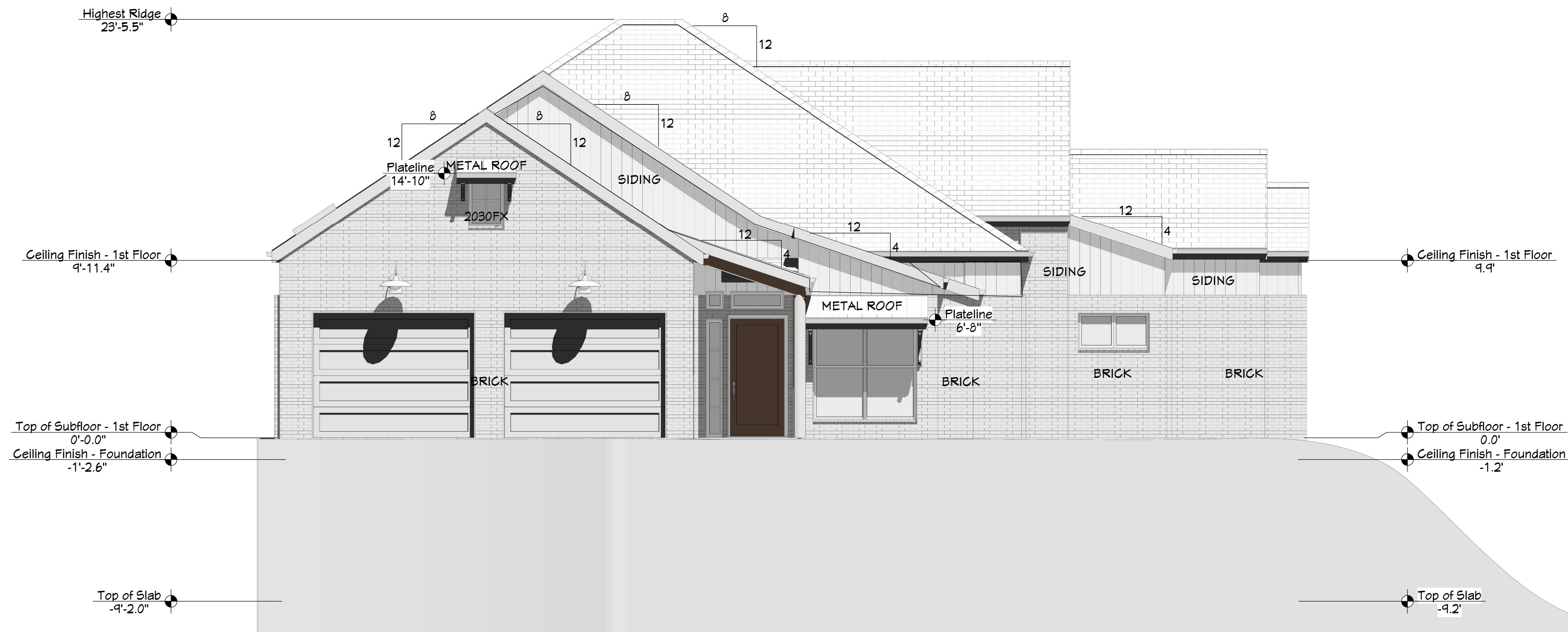
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



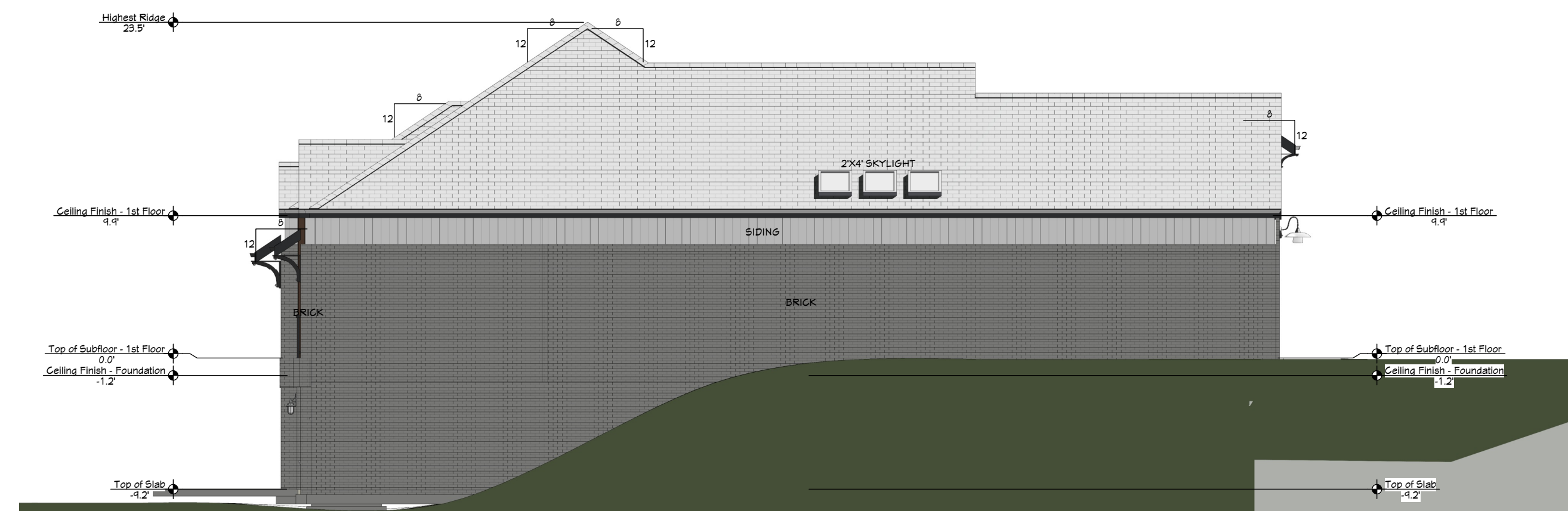
FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"



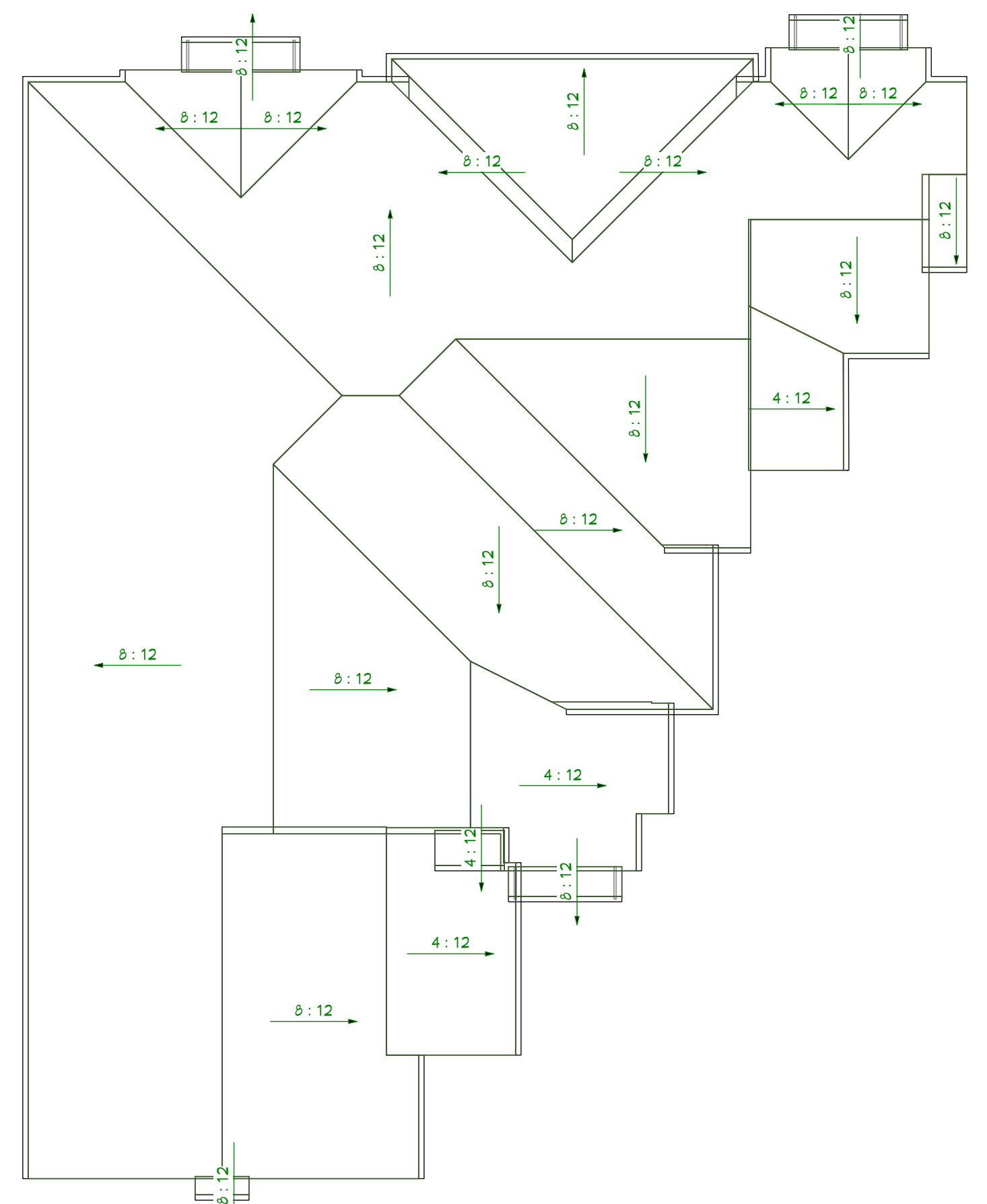
LEFT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



ROOF PLAN

1/4"=1'-0"

* ALL PITCHES TO BE 12:12 U.N.O.

ELEVATION NOTES:

COVERAGES:

FRONT: MASONRY- 81%, SIDING- 19%

REAR: MASONRY-87% SIDING -13%

LEFT: MASONRY- 86%, SIDING- 14%

RIGHT: MASONRY- 89% SIDING- 11%

BRICK-PHOENIX (BILCO WHITE)

ROOF-ONYX BLACK

SIDING-TITANIUM WHITE

GUTTERS-BLACK

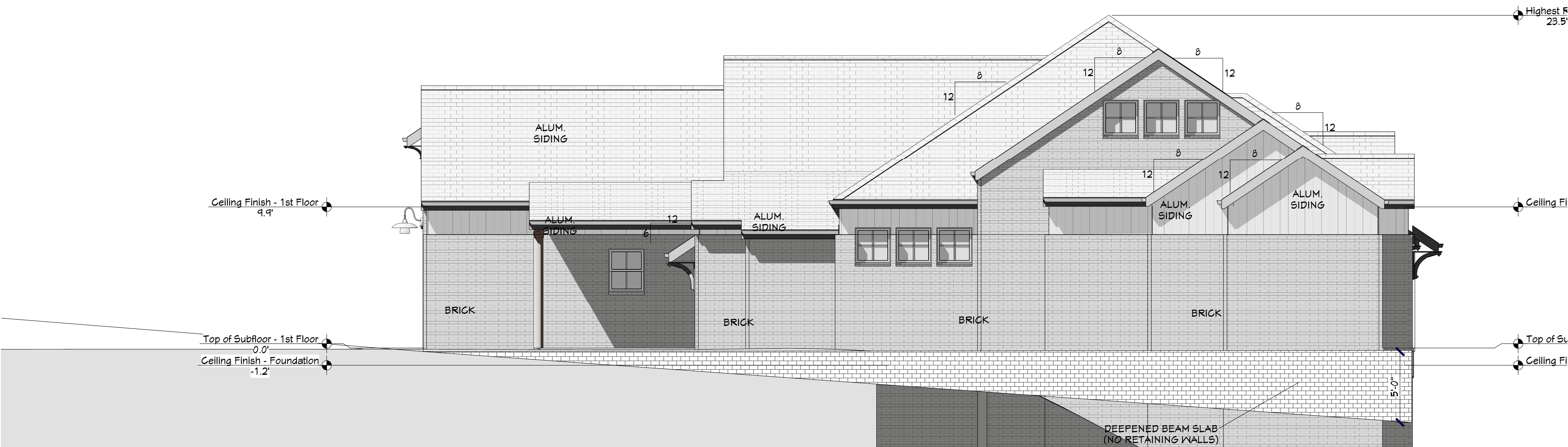
SOFFIT-PURE WHITE

EXT. PAINT-PURE WHITE

NO FENCING

NO RETAINING WALLS

NO POOLS



RIGHT ELEVATION SECTION

1/4"=1'-0"

LOT: 16, BLOCK: E
SUBDIVISION: HANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

SCALE:

SHEET:

6

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 75 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UND ON PLANS.
ATTIC R-38
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

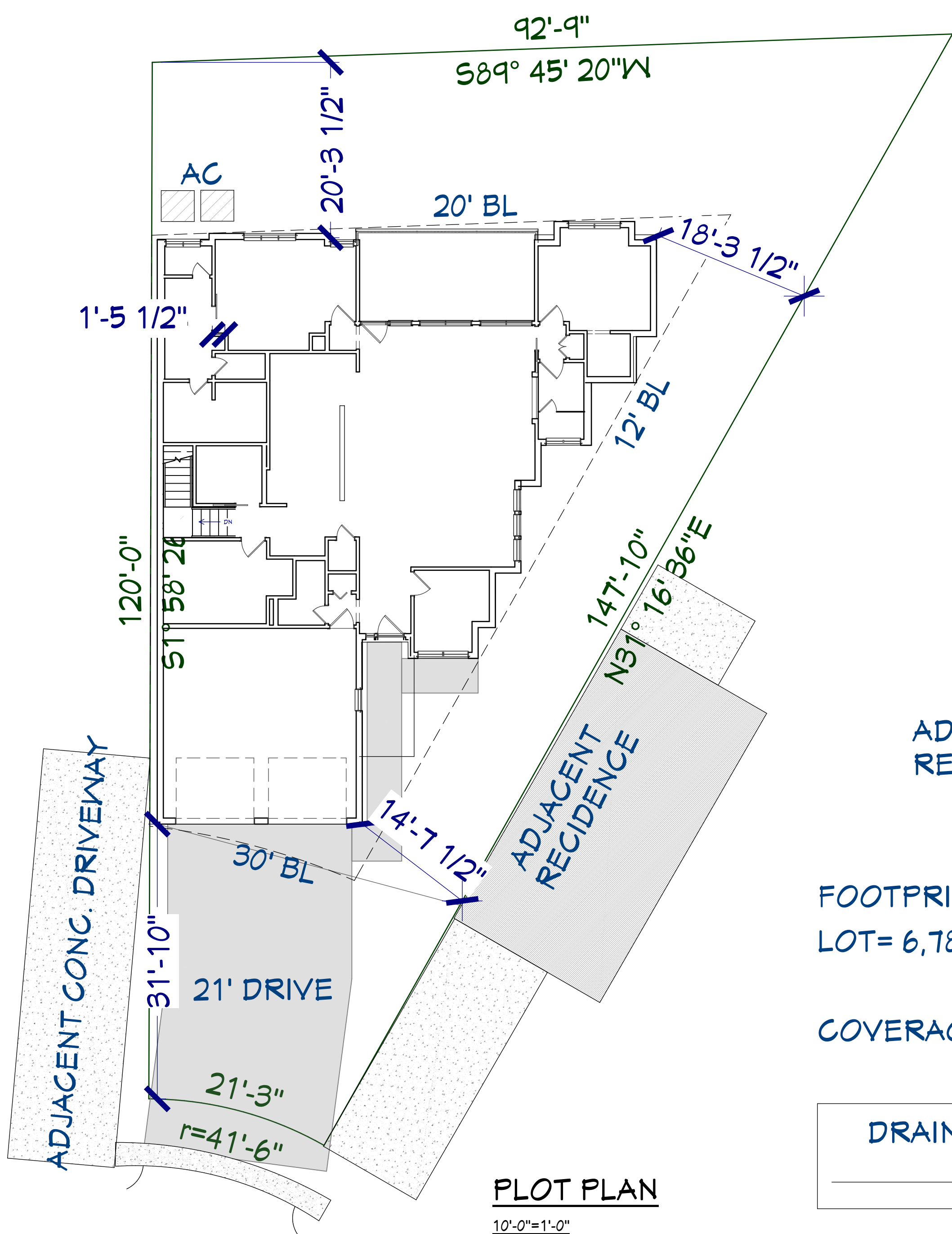
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF (YOUR COMPANY NAME HERE) IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.



PLOT PLAN

10'-0"=1'-0"

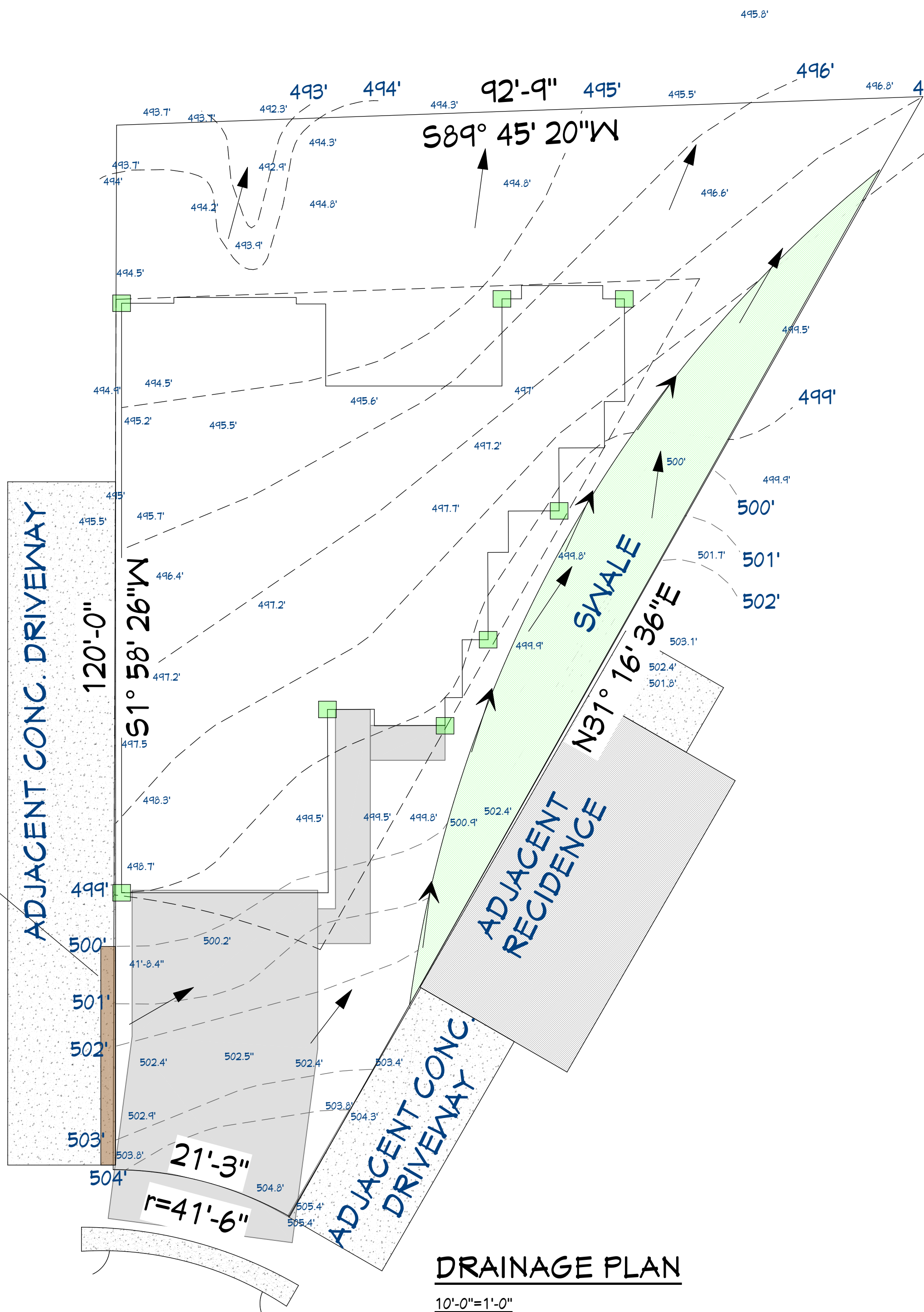
FOOTPRINT= 2,609
LOT= 6,784

COVERAGE= 38%

DRAINAGE

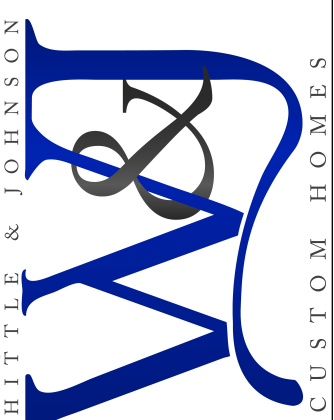


DOWNSPOUTS



DRAINAGE PLAN

10'-0"=1'-0"



LOT 16, BLOCK E
SUBDIVISION: CHANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY: STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

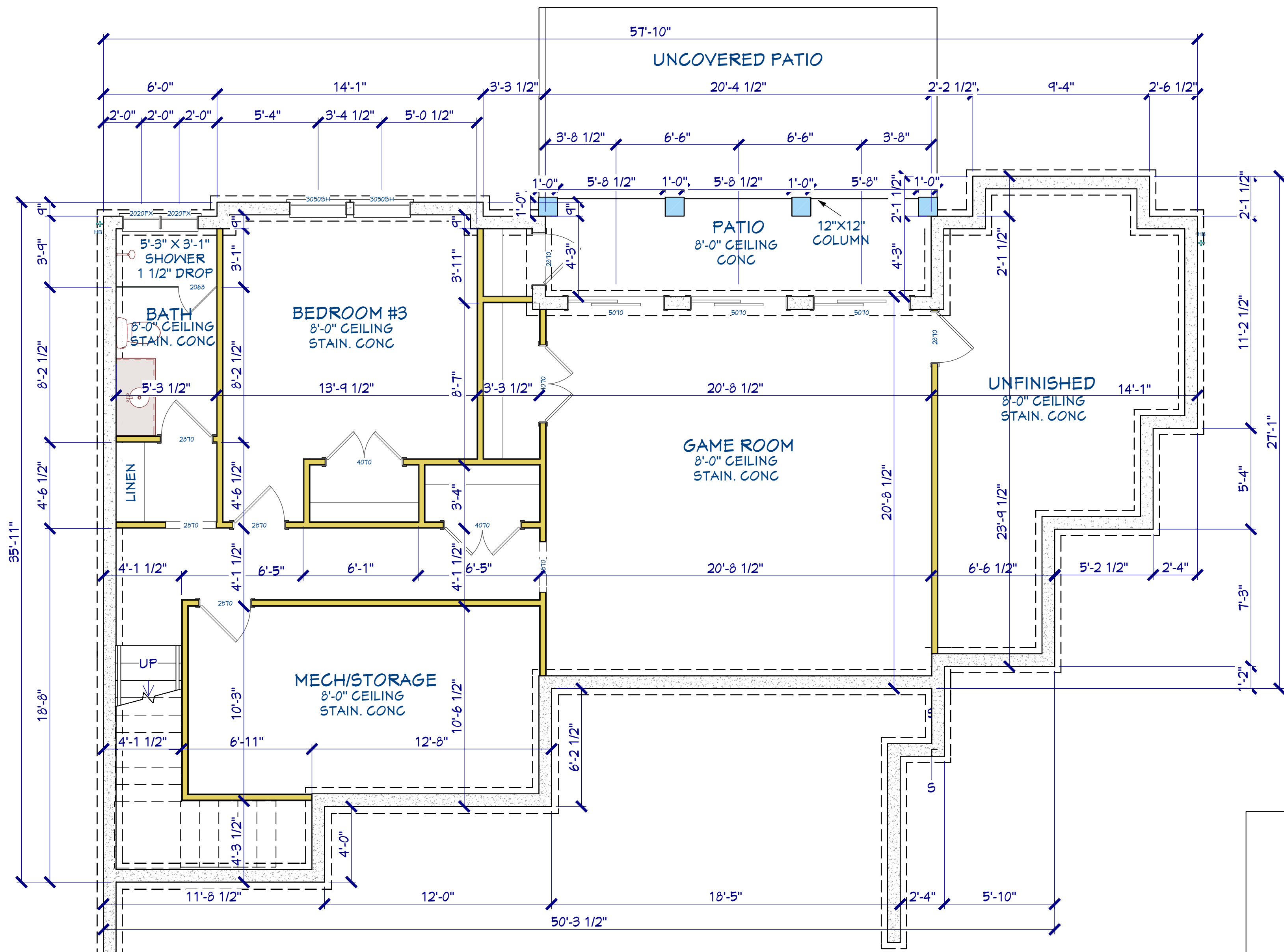
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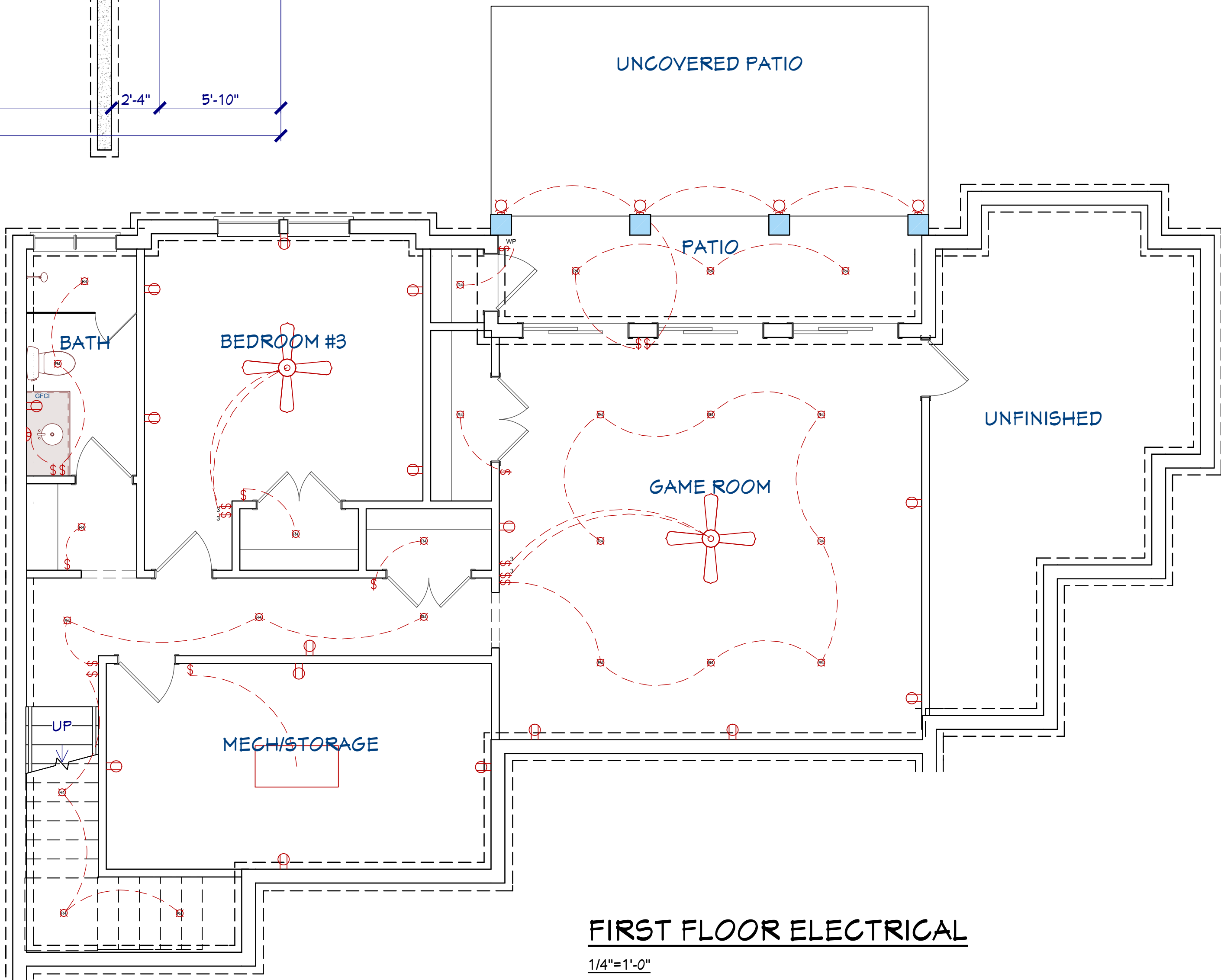
FIRST FLOOR

1/4"=1'-0"

SQUARE FOOTAGES	
1ST FLOOR	1498
2ND FLOOR	2010
TOTAL AIR CONDITIONED	3508
PORCH	90
PATIO	434
GARAGE	512
TOTAL UNDER ROOF	4544

DOOR SCHEDULE			
LABEL	QTY	FLOOR	DESCRIPTION
2068	1	0	2068 L SHOWER-GLASS SLAB
2068	1	1	2068 R SHOWER-GLASS SLAB
2080	2	1	2080 L IN HINGED-DOOR F03
2080	1	1	2080 L IN HINGED-GLASS SLAB
2080	1	1	2080 R 2 DR. BIFOLD-LOUVERED
2080	2	1	2080 R IN HINGED-DOOR F03
2680	1	1	2680 L/R IN DOUBLE HINGED-DOOR F03
2868	1	1	2868 L BARN-DOOR F03
2870	2	0	2870 L IN HINGED-DOOR F03
2870	1	0	2870 R EX EXT. HINGED-DOOR E02
2870	2	0	2870 R IN HINGED-DOOR F03
2880	1	1	2880 L POCKET-DOOR F03
2880	1	1	2880 L EX EXT. HINGED-DOOR E02
2880	3	1	2880 L IN HINGED-DOOR F03
2880	1	1	2880 R POCKET-DOOR F03
2880	2	1	2880 R IN HINGED-DOOR F03
3068	1	1	3068 R EX EXT. HINGED-DOOR F01
3080	1	1	3080 R EX EXT. HINGED-DOOR E02
4070	3	0	4070 L/R IN DOUBLE HINGED-DOOR F03
5070	1	0	5070 L EX EXT. SLIDER-GLASS PANEL
5070	2	0	5070 R EX EXT. SLIDER-GLASS PANEL
9070	2	1	9070 GARAGE-PANEL

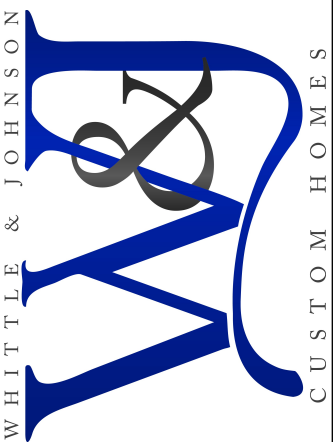
WINDOW SCHEDULE				
LABEL	QTY	FLOOR	SIZE	DESCRIPTION
1010FX	1	1	1010FX	FIXED GLASS 98 1/2"
1068FX	1	1	1068FX	FIXED GLASS 80"
2020FX	2	0	2020FX	FIXED GLASS 84"
2020FX	2	1	2020FX	FIXED GLASS 80"
2020FX	3	1	2020FX	FIXED GLASS 87"
2030FX	1	2	2030FX	FIXED GLASS 58"
2626SC	3	1	2626SC	SINGLE CASEMENT-HR 102"
2626SC	3	2	2626SC	SINGLE CASEMENT-HR 90"
2630SH	1	1	2630SH	SINGLE HUNG 84"
2660SH	1	1	2660SH	SINGLE HUNG 96"
2660SH	1	1	2660SH	SINGLE HUNG 80"
3010FX	6	1	3010FX	FIXED GLASS 111"
3010FX	1	1	3010FX	FIXED GLASS 98 1/2"
3050SH	2	0	3050SH	SINGLE HUNG 84"
3060DH	2	1	3060DH	DOUBLE HUNG 80"
3060SH	2	1	3060SH	SINGLE HUNG 84"
3060SH	4	1	3060SH	SINGLE HUNG 96"
4020DC	1	1	4020DC	DOUBLE CASEMENT-LHL/RHR 84"



FIRST FLOOR ELECTRICAL

1/4"=1'-0"

Electrical Schedule			
2D Symbol	Qty	Floor	Description
	2	0	Basic Ceiling Fan
	4	0	Caged Lantern Sconce
	15	0	Duplex
	1	0	GFCI
	1	0	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	1	0	Nicosia
	24	0	Recessed Down Light 4
	12	0	Single Pole
	4	0	Three Way
	1	0	Weatherproof
	3	1	Arts & Crafts Pendant
	5	1	Basic Ceiling Fan
	1	1	Clothes Dryer
	2	1	Drizzle Round Chandelier
	46	1	Duplex
	4	1	Duplex (weatherproof)
	3	1	Four Way
	3	1	GFCI
	1	1	Garbage Disposal
	2	1	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	2	1	Medium Surface Mounted Tube Light [48W9D] [48W9D]
	2	1	Narciss Sconce
	4	1	Nicosia
	50	1	Recessed Down Light 4
	28	1	Single Pole
	1	1	Single Pole Dimmer
	10	1	Three Way



LOT: 16, BLOCK: E
SUBDIVISION: CHANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY: STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

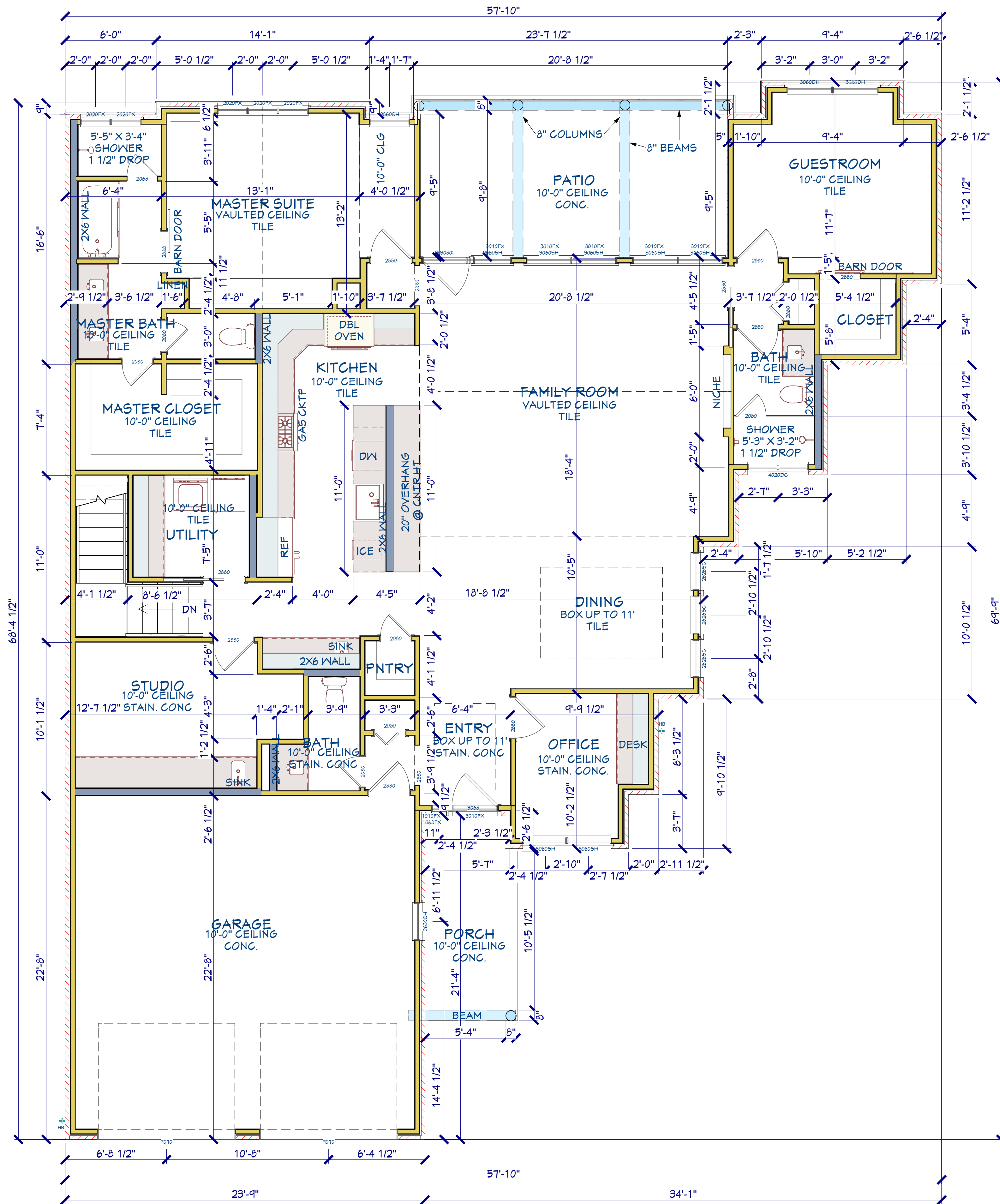
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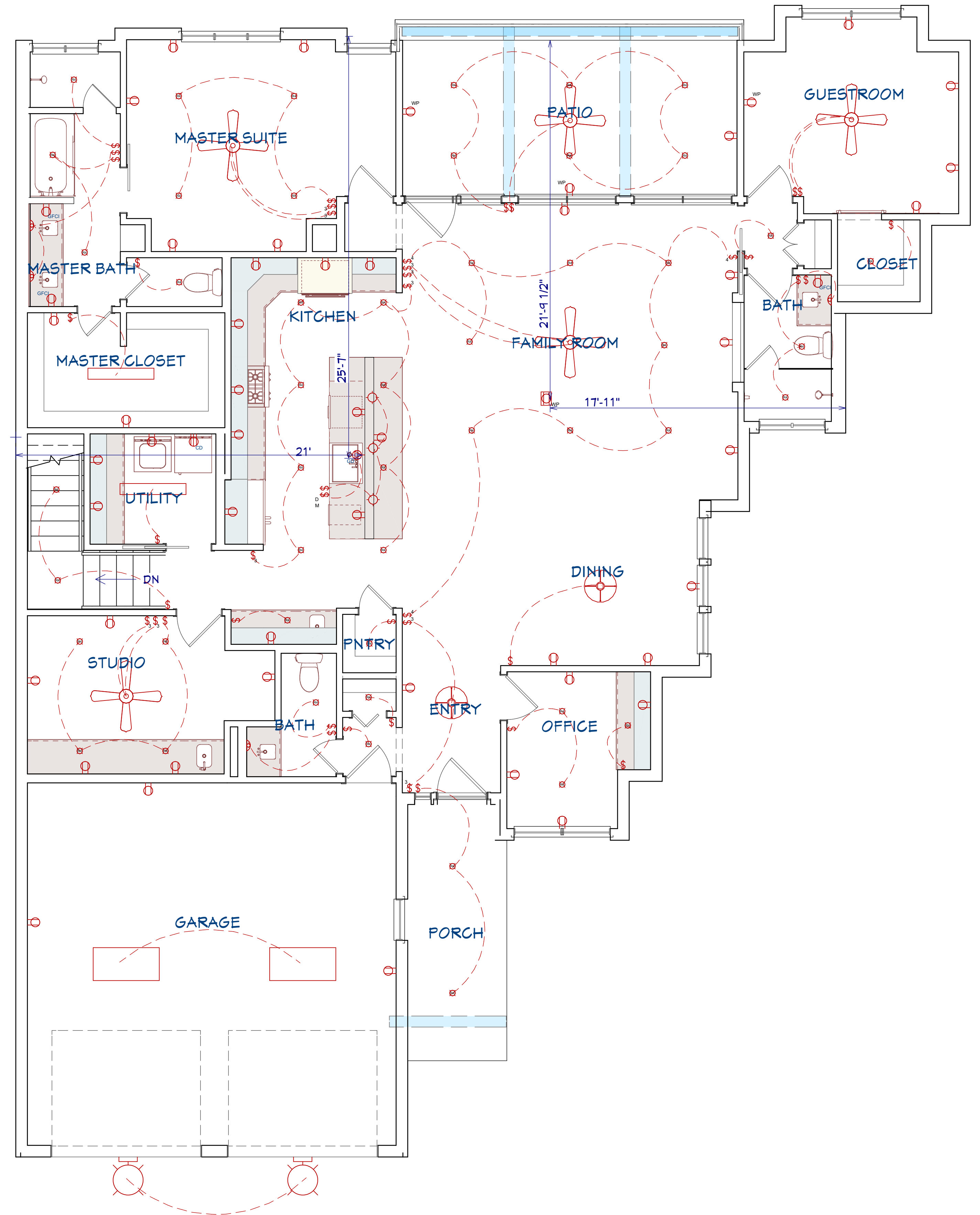


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SECOND FLOOR

1/4"=1'-0"



SECOND FLOOR ELECTRICAL

1/4"=1'-0"

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 8 (PD-8) 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 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 Major Rush 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 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) 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 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *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 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A'
Location Map and Survey

Address: 295 Victory Lane

Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16



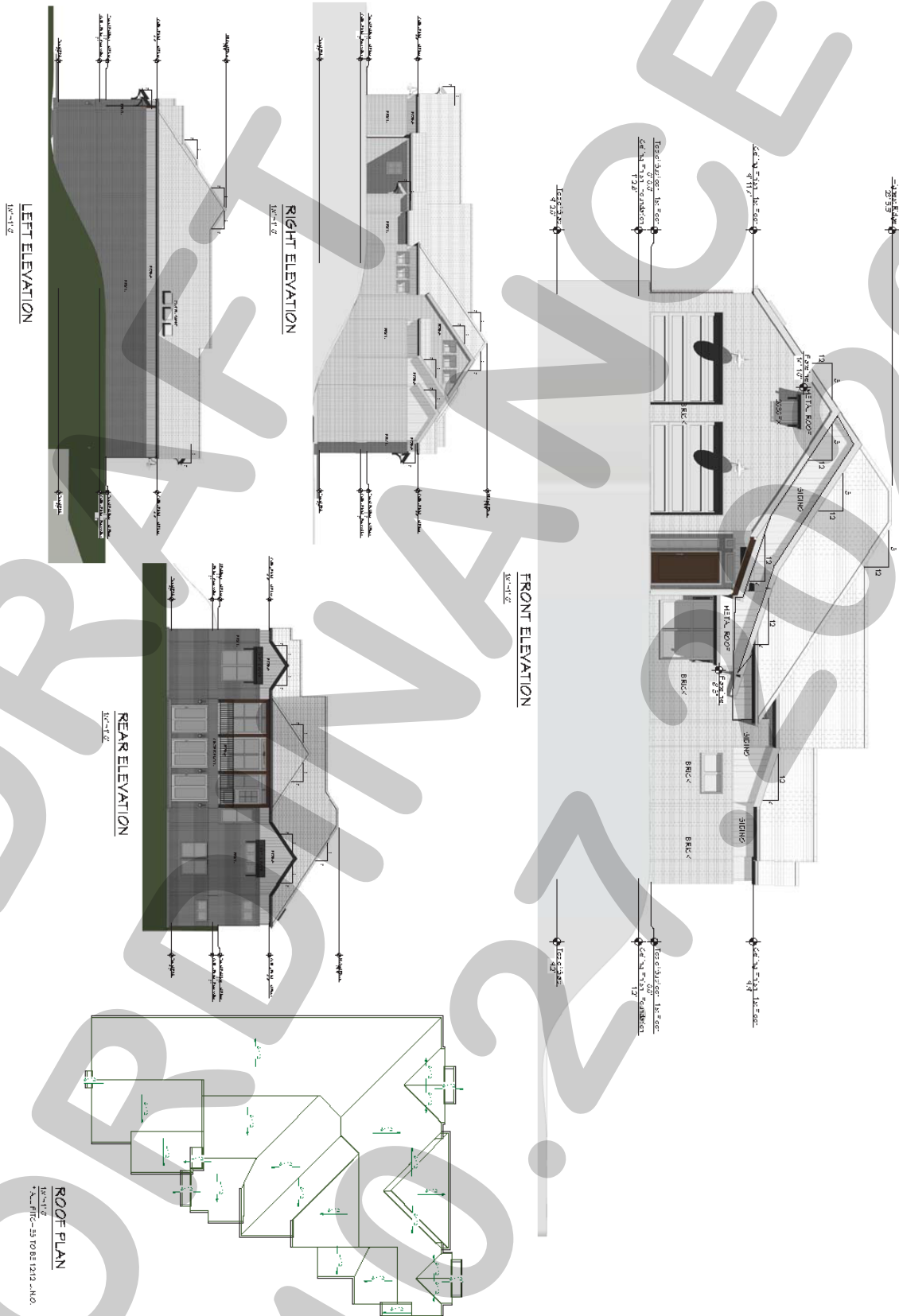
Site Plan Details:

- Lot Dimensions:** 120'-0" (top), 92'-4" (right), 58'-4 1/2" (bottom right), 147'-10" (bottom left).
- Adjacent Features:** ADJACENT CONC DRIVEWAY (top left), ADJACENT RESIDENCE (bottom left), ADJACENT RET. WALL (bottom left).
- Footprint:** 2,609 sq ft
- Coverage:** 38%
- Lot Area:** 6,784 sq ft
- Orientation:** North arrow pointing towards the top right.

Drainage Plan Details:

- Swale:** A green-shaded area labeled "SWALE" with a width of 12'-0" and a depth of 1'-5 1/2".
- Catch Basins:** Various catch basins are shown with spot elevations (e.g., 500.0, 501.0, 502.0, 503.0, 504.0, 505.0, 506.0, 507.0, 508.0, 509.0, 510.0, 511.0, 512.0, 513.0, 514.0, 515.0, 516.0, 517.0, 518.0, 519.0, 520.0, 521.0, 522.0, 523.0, 524.0, 525.0, 526.0, 527.0, 528.0, 529.0, 530.0, 531.0, 532.0, 533.0, 534.0, 535.0, 536.0, 537.0, 538.0, 539.0, 540.0, 541.0, 542.0, 543.0, 544.0, 545.0, 546.0, 547.0, 548.0, 549.0, 550.0, 551.0, 552.0, 553.0, 554.0, 555.0, 556.0, 557.0, 558.0, 559.0, 560.0, 561.0, 562.0, 563.0, 564.0, 565.0, 566.0, 567.0, 568.0, 569.0, 570.0, 571.0, 572.0, 573.0, 574.0, 575.0, 576.0, 577.0, 578.0, 579.0, 580.0, 581.0, 582.0, 583.0, 584.0, 585.0, 586.0, 587.0, 588.0, 589.0, 590.0, 591.0, 592.0, 593.0, 594.0, 595.0, 596.0, 597.0, 598.0, 599.0, 600.0, 601.0, 602.0, 603.0, 604.0, 605.0, 606.0, 607.0, 608.0, 609.0, 610.0, 611.0, 612.0, 613.0, 614.0, 615.0, 616.0, 617.0, 618.0, 619.0, 620.0, 621.0, 622.0, 623.0, 624.0, 625.0, 626.0, 627.0, 628.0, 629.0, 630.0, 631.0, 632.0, 633.0, 634.0, 635.0, 636.0, 637.0, 638.0, 639.0, 640.0, 641.0, 642.0, 643.0, 644.0, 645.0, 646.0, 647.0, 648.0, 649.0, 650.0, 651.0, 652.0, 653.0, 654.0, 655.0, 656.0, 657.0, 658.0, 659.0, 660.0, 661.0, 662.0, 663.0, 664.0, 665.0, 666.0, 667.0, 668.0, 669.0, 670.0, 671.0, 672.0, 673.0, 674.0, 675.0, 676.0, 677.0, 678.0, 679.0, 680.0, 681.0, 682.0, 683.0, 684.0, 685.0, 686.0, 687.0, 688.0, 689.0, 690.0, 691.0, 692.0, 693.0, 694.0, 695.0, 696.0, 697.0, 698.0, 699.0, 700.0, 701.0, 702.0, 703.0, 704.0, 705.0, 706.0, 707.0, 708.0, 709.0, 710.0, 711.0, 712.0, 713.0, 714.0, 715.0, 716.0, 717.0, 718.0, 719.0, 720.0, 721.0, 722.0, 723.0, 724.0, 725.0, 726.0, 727.0, 728.0, 729.0, 730.0, 731.0, 732.0, 733.0, 734.0, 735.0, 736.0, 737.0, 738.0, 739.0, 740.0, 741.0, 742.0, 743.0, 744.0, 745.0, 746.0, 747.0, 748.0, 749.0, 750.0, 751.0, 752.0, 753.0, 754.0, 755.0, 756.0, 757.0, 758.0, 759.0, 760.0, 761.0, 762.0, 763.0, 764.0, 765.0, 766.0, 767.0, 768.0, 769.0, 770.0, 771.0, 772.0, 773.0, 774.0, 775.0, 776.0, 777.0, 778.0, 779.0, 780.0, 781.0, 782.0, 783.0, 784.0, 785.0, 786.0, 787.0, 788.0, 789.0, 790.0, 791.0, 792.0, 793.0, 794.0, 795.0, 796.0, 797.0, 798.0, 799.0, 800.0, 801.0, 802.0, 803.0, 804.0, 805.0, 806.0, 807.0, 808.0, 809.0, 810.0, 811.0, 812.0, 813.0, 814.0, 815.0, 816.0, 817.0, 818.0, 819.0, 820.0, 821.0, 822.0, 823.0, 824.0, 825.0, 826.0, 827.0, 828.0, 829.0, 830.0, 831.0, 832.0, 833.0, 834.0, 835.0, 836.0, 837.0, 838.0, 839.0, 840.0, 841.0, 842.0, 843.0, 844.0, 845.0, 846.0, 847.0, 848.0, 849.0, 850.0, 851.0, 852.0, 853.0, 854.0, 855.0, 856.0, 857.0, 858.0, 859.0, 860.0, 861.0, 862.0, 863.0, 864.0, 865.0, 866.0, 867.0, 868.0, 869.0, 870.0, 871.0, 872.0, 873.0, 874.0, 875.0, 876.0, 877.0, 878.0, 879.0, 880.0, 881.0, 882.0, 883.0, 884.0, 885.0, 886.0, 887.0, 888.0, 889.0, 890.0, 891.0, 892.0, 893.0, 894.0, 895.0, 896.0, 897.0, 898.0, 899.0, 900.0, 901.0, 902.0, 903.0, 904.0, 905.0, 906.0, 907.0, 908.0, 909.0, 910.0, 911.0, 912.0, 913.0, 914.0, 915.0, 916.0, 917.0, 918.0, 919.0, 920.0, 921.0, 922.0, 923.0, 924.0, 925.0, 926.0, 927.0, 928.0, 929.0, 930.0, 931.0, 932.0, 933.0, 934.0, 935.0, 936.0, 937.0, 938.0, 939.0, 940.0, 941.0, 942.0, 943.0, 944.0, 945.0, 946.0, 947.0, 948.0, 949.0, 950.0, 951.0, 952.0, 953.0, 954.0, 955.0, 956.0, 957.0, 958.0, 959.0, 960.0, 961.0, 962.0, 963.0, 964.0, 965.0, 966.0, 967.0, 968.0, 969.0, 970.0, 971.0, 972.0, 973.0, 974.0, 975.0, 976.0, 977.0, 978.0, 979.0, 980.0, 981.0, 982.0, 983.0, 984.0, 985.0, 986.0, 987.0, 988.0, 989.0, 990.0, 991.0, 992.0, 993.0, 994.0, 995.0, 996.0, 997.0, 998.0, 999.0, 1000.0).
- Flow Direction:** Indicated by arrows pointing towards the swale and then towards the adjacent concrete driveway.

Exhibit 'C': Building Elevations



PROJECT COMMENTS



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

DATE: 10/23/2020

PROJECT NUMBER: Z2020-046
PROJECT NAME: SUP for 295 Victory Lane
SITE ADDRESS/LOCATIONS: 295 VICTORY LN

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	10/22/2020	Approved w/ Comments

10/22/2020: Z2020-046; Specific Use Permit (SUP) for Residential Infill for 295 Victory Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, and addressed as 295 Victory Lane.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-046) 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 Phase 16 of the Chandler's Landing Subdivision, which was established on May 14, 1998, consists of 59 total residential lots, and currently only has five (5) vacant lots.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... (and) all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision." Conformance to this requirement will be evaluated by staff and acted upon by the Planning and Zoning Commission and City Council.

I.6 According to Subsection 04.01(B) of Section 4, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street."

M.7 In this case, the proposed garage door is situated in front of the front façade of the proposed home facing the street, and does not meet the requirements of the Unified Development Code (UDC). This garage configuration will require approval by the City Council as part of the Specific Use Permit (SUP) ordinance.

M.8 Please review the attached Draft Ordinance prior to the October 27, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than November 3, 2020. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 3, 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 November 10, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 27, 2020.

I.10 The projected City Council meeting dates for this case will be November 16, 2020 (1st Reading) and December 7, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/22/2020	Approved w/ Comments

10/22/2020: I - No structures or fences in easement.

I - Retaining wall must be completely on property and will need to rock or stone. If the wall is 3' or taller the wall will need to be engineered by a professional engineer (signed and sealed plans).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/22/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/21/2020	Approved w/ Comments

10/21/2020: The home design shall comply with the 2015 IRC Section R302 Fire-Resistant Construction. The left elevation (as indicated on the plans) exterior wall shall have a one-hour minimum fire-resistance rating tested in accordance with ASTM E 119 or UL 263 with exposure from both sides. There shall be no projections beyond the exterior wall if less than 2 feet from the property line, including the roof eaves.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	10/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2020	Approved

10/20/2020: 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. 22020-046

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

DIRECTOR OF PLANNING: [Signature]

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 295 Victory Lane
Subdivision Chandler's Landing Lot 16 Block E
General Location Yacht Club Dr. & Victory Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SUP-SF1 Current Use none
Proposed Zoning SUP-SF1 Proposed Use home/dwelling
Acreage 0.15 Lots [Current] 1 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]

<input type="checkbox"/> Owner <u>Whittle & Johnson Custom Homes</u>	<input type="checkbox"/> Applicant <u>Mike Whittle</u>
Contact Person <u>Mike Whittle</u>	Contact Person <u>Mike Whittle</u>
Address <u>6525 Horizon Rd. Ste. 130</u>	Address <u>6525 Horizon Rd. Ste. 130</u>
City, State & Zip <u>Heath, TX 75032</u>	City, State & Zip <u>Heath, TX 75032</u>
Phone <u>972-816-5404</u>	Phone <u>972-816-5404</u>
E-Mail <u>mike@wjcustomhomes.com</u>	E-Mail <u>mike@wjcustomhomes.com</u>

NOTARY VERIFICATION [REQUIRED]

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

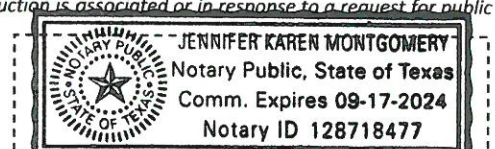
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of October, 20 20. By signing this application, 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 16th day of October, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
Jennifer Montgomery



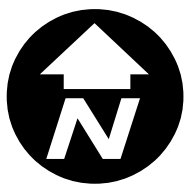
My Commission Expires 9-17-2024



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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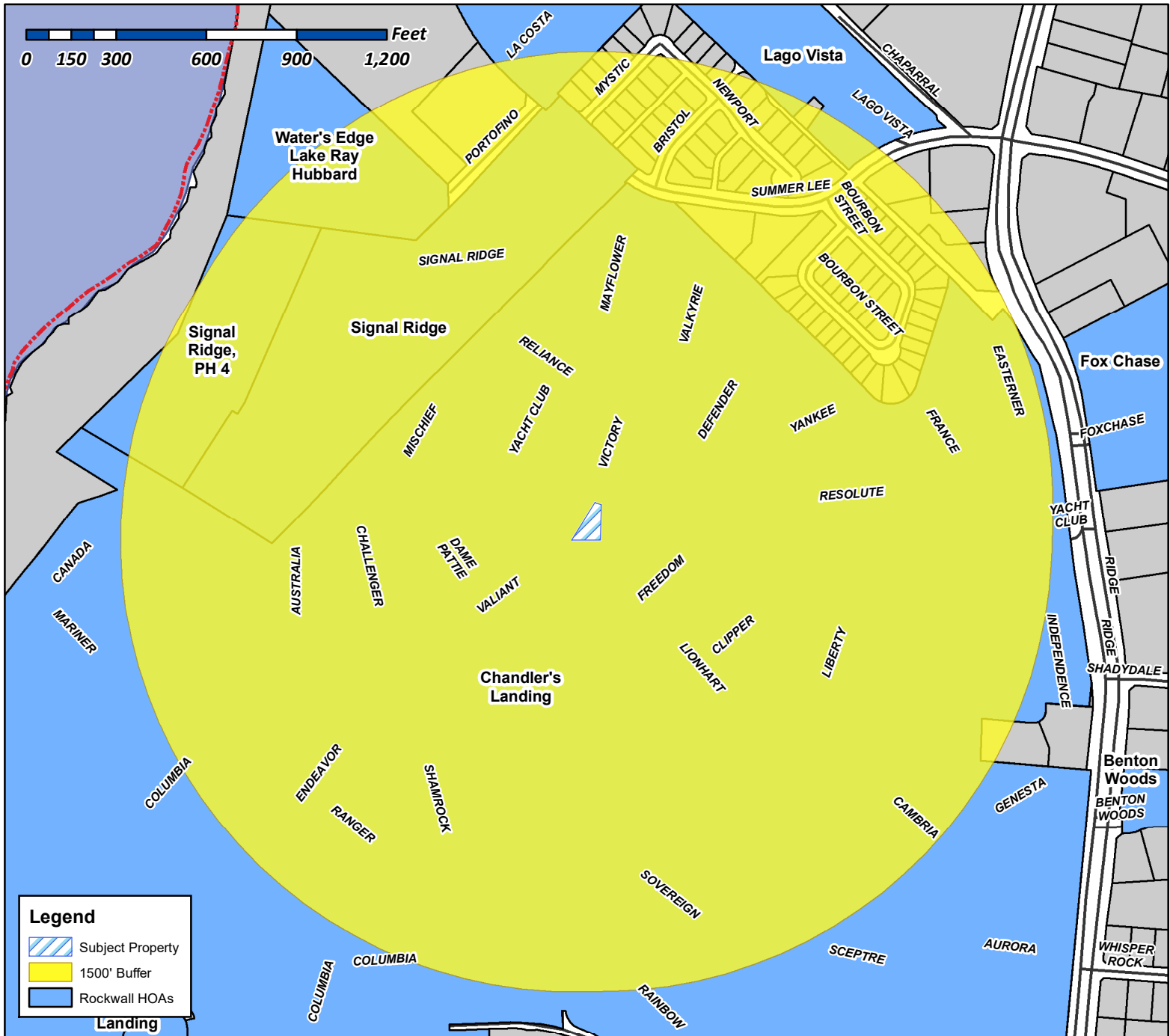




City of Rockwall

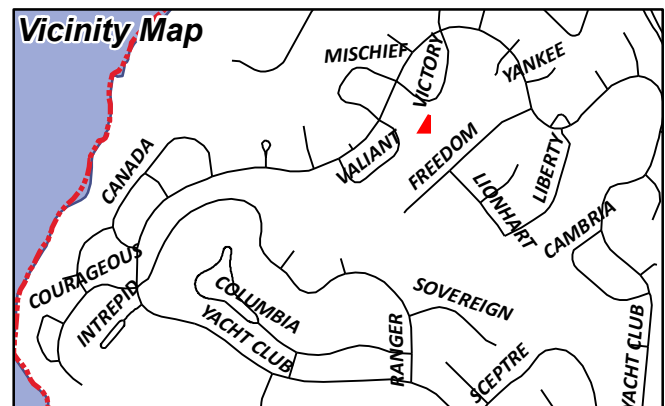
Planning & Zoning Department
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Case Number: Z2020-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Victory Lane

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-046.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-046 Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

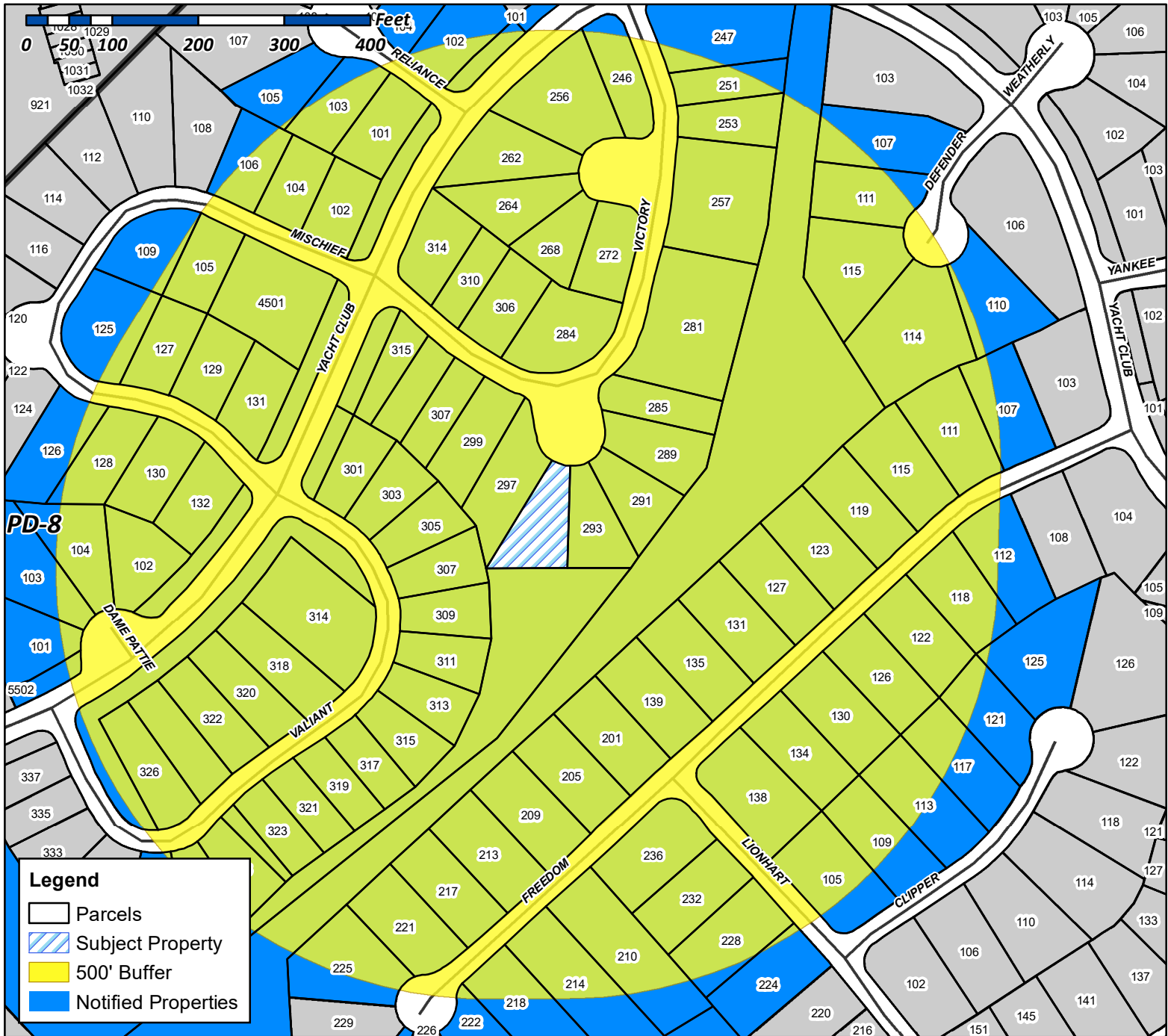
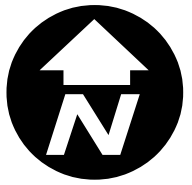
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City of Rockwall

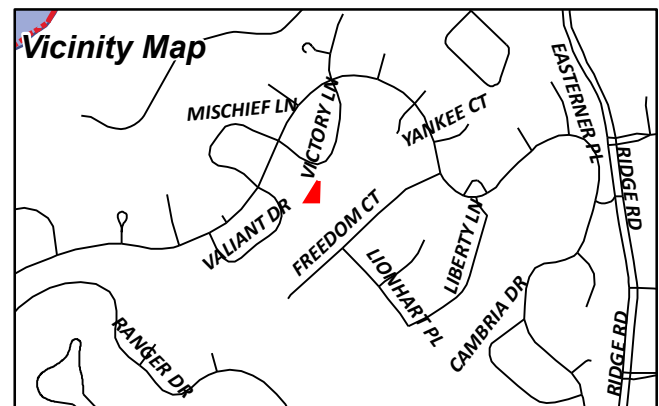
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Case Number: Z2020-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Victory Lane

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



CHANDLERS LANDING COMMUNITY
ASSOCIATION
1 COMMODORE PLAZA
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
110 DEFENDERCT
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RUSSELL DEBORA J AND
JOSEPH A JR & EDNA J JERMAN
112 FREEDOM COURT
ROCKWALL, TX 75032

SMITH THOMAS M
113 CLIPPER COURT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

PALMER TONY & JUDY
117 CLIPPER CT
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST
EMIL EDWARD & MARGARET O JASTER
TRUSTEES
118 FREEDOM COURT
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
122 FREEDOMCT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEFLN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

HUIE LONDON DARNELL AND KRISTIN NOEL
126 MISCHIEF LANE
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

ROSHAN KC
132 MISCHIEFLN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

HENDRICKS LORI L
139 FREEDOMCT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

MAXCEY THOMAS AND KIRSTEN
201 FREEDOM CT
ROCKWALL, TX 75032

FRITZ AND KATHY MCKINSTRY LIVING TRUST
205 FREEDOM CT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

NICHOLLS HARRY E JR
222 FREEDOM CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA
225 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORYLN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
2710 ROUTH CREEK PKWY APT 3202
RICHARDSON, TX 75082

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BILLITER KENT A
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORYLN
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORYLN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MADSON RICHARD ARLEN
307 VALIANT DR
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORYLN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
311 VALIANTDR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

GUNDERSON BLAKE AND
CASEY MARIE VICKERS
325 VALIANT DR
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANTDR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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. Z2020-046: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 16, 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. Z2020-046: Specific Use Permit for Residential Infill

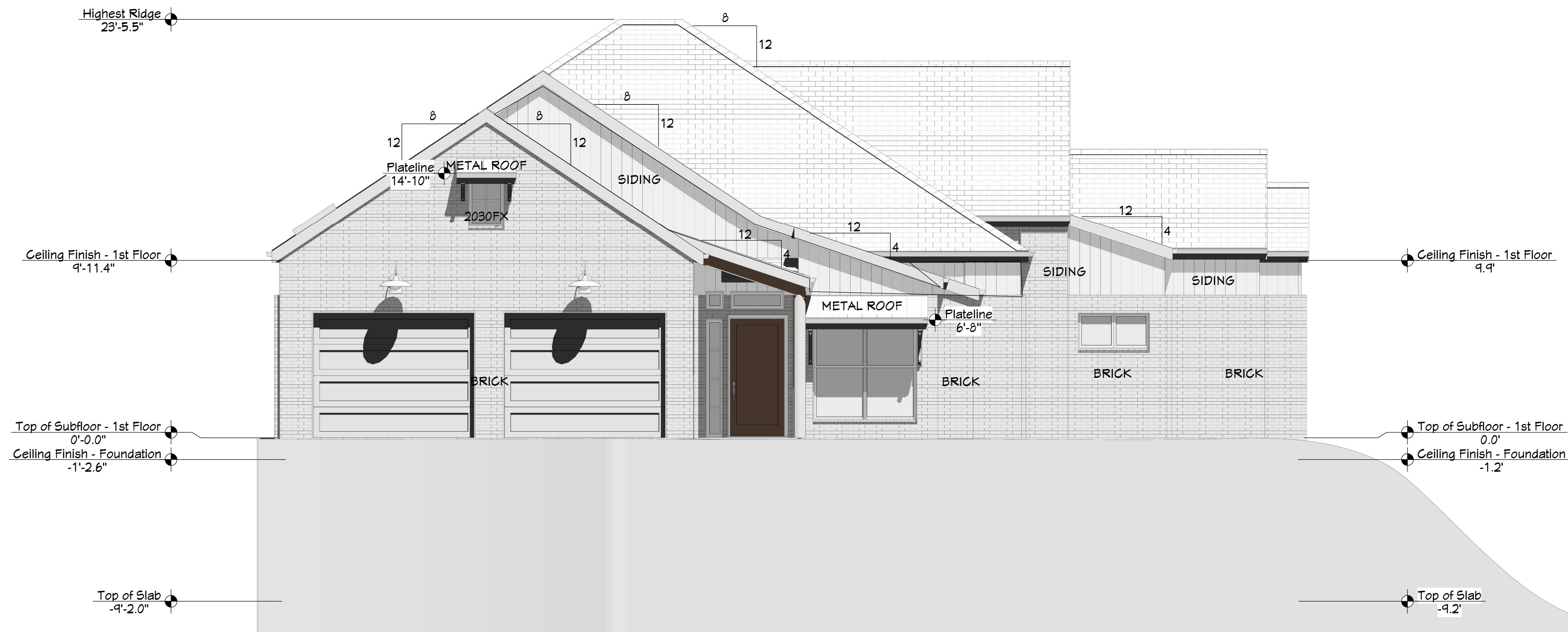
Please place a check mark on the appropriate line below:

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

Name:	
Address:	

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

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



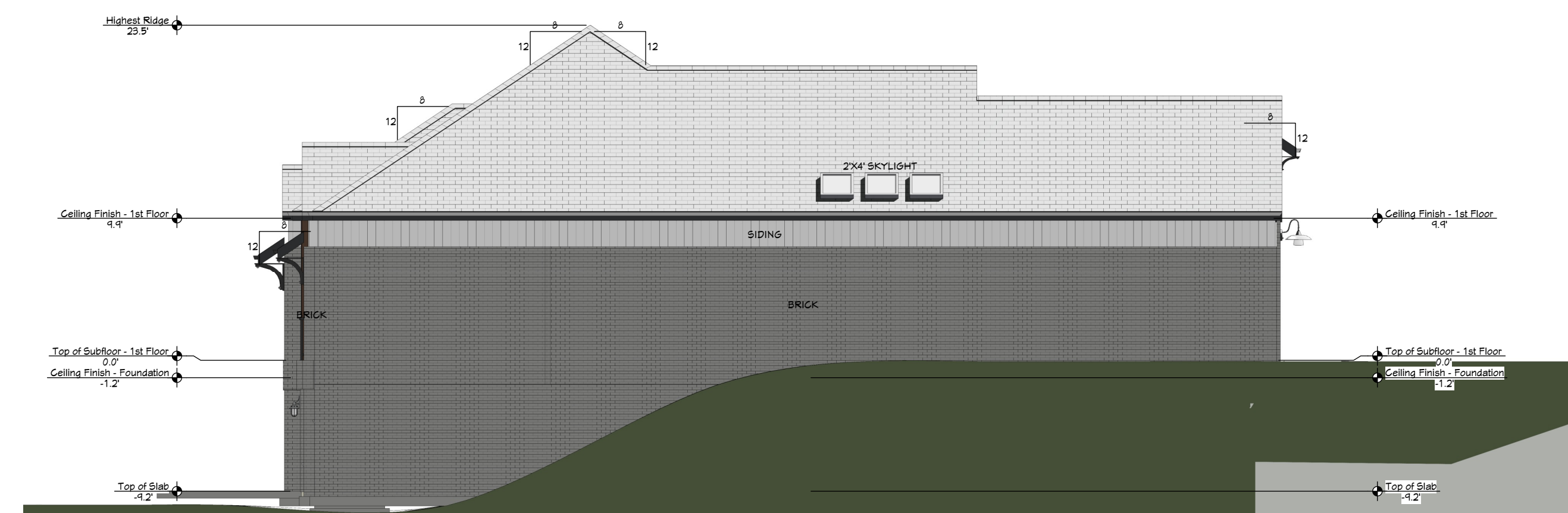
FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"



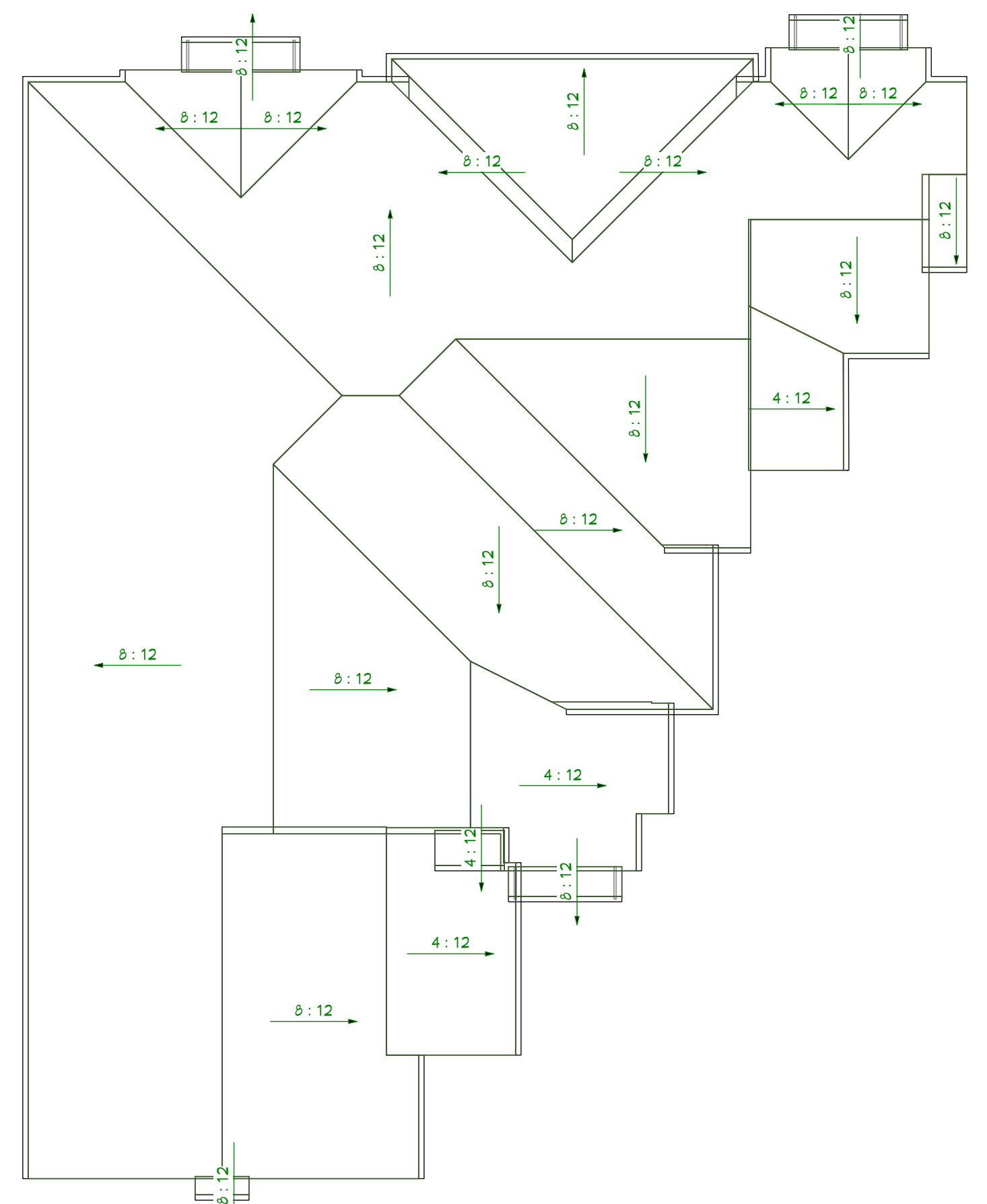
LEFT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



ROOF PLAN

1/4"=1'-0"

* ALL PITCHES TO BE 12:12 U.N.O.

ELEVATION NOTES:

COVERAGES:

FRONT: MASONRY- 81%, SIDING- 19%

REAR: MASONRY-87% SIDING -13%

LEFT: MASONRY- 86%, SIDING- 14%

RIGHT: MASONRY- 89% SIDING- 11%

BRICK-PHOENIX (BILCO WHITE)

ROOF-ONYX BLACK

SIDING-TITANIUM WHITE

GUTTERS-BLACK

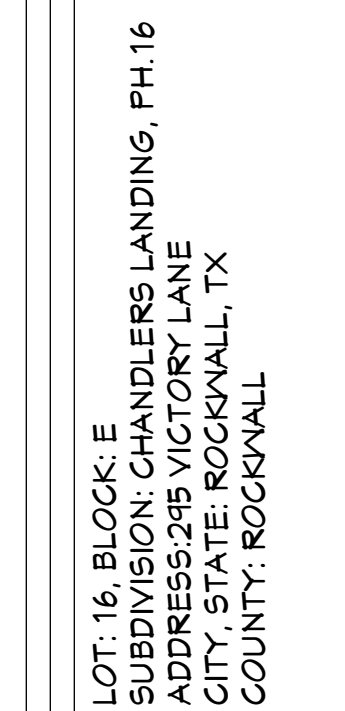
SOFFIT-PURE WHITE

EXT. PAINT-PURE WHITE

NO FENCING

NO RETAINING WALLS

NO POOLS



RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

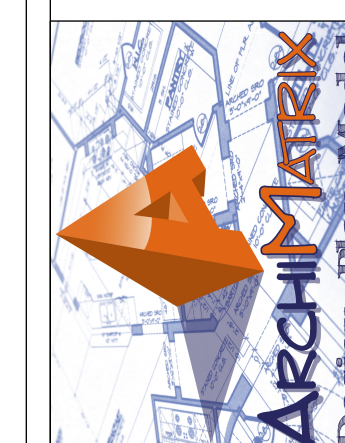
DATE:

5/3/20

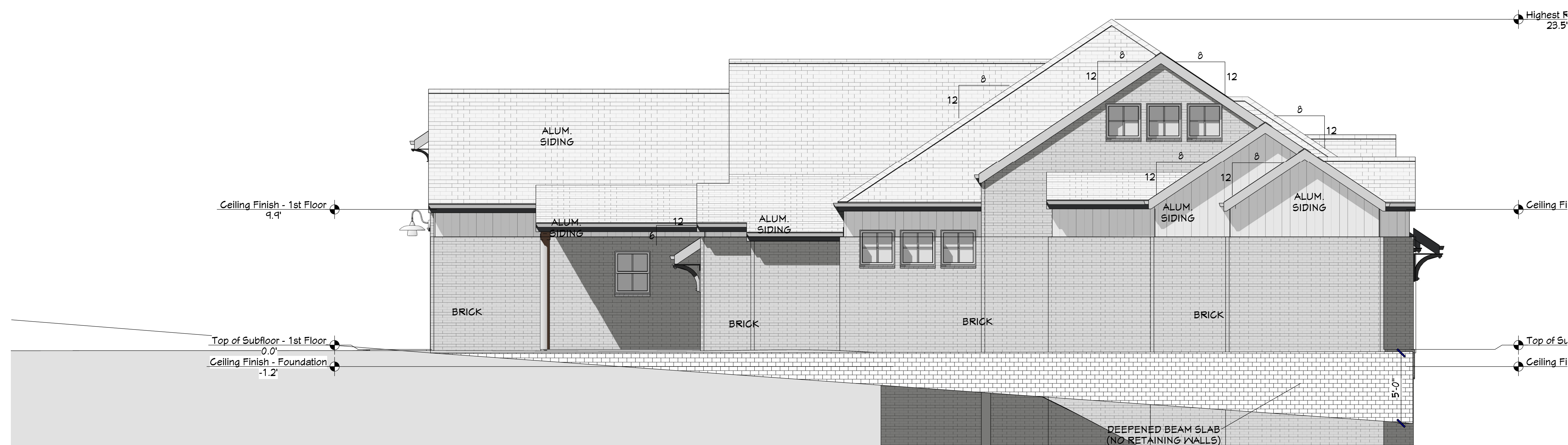
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RIGHT ELEVATION SECTION

1/4"=1'-0"

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 75 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UND ON PLANS.
ATTIC R-38
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

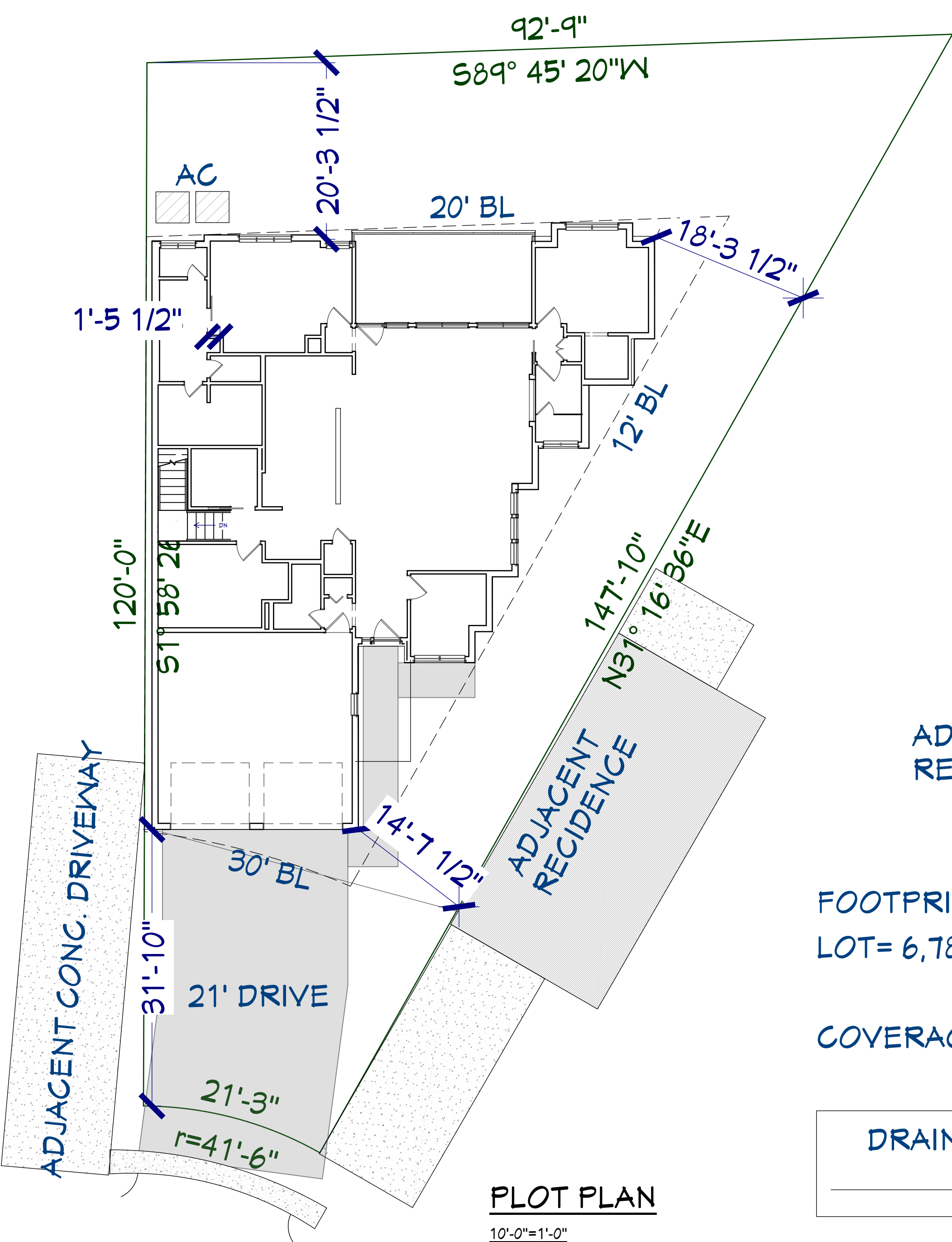
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF (YOUR COMPANY NAME HERE) IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.



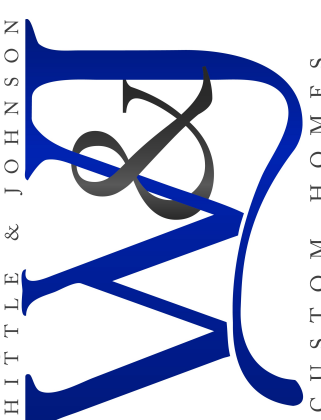
PLOT PLAN

10'-0"=1'-0"



DRAINAGE PLAN

10'-0"=1'-0"



LOT 16, BLOCK E
SUBDIVISION: CHANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY: STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

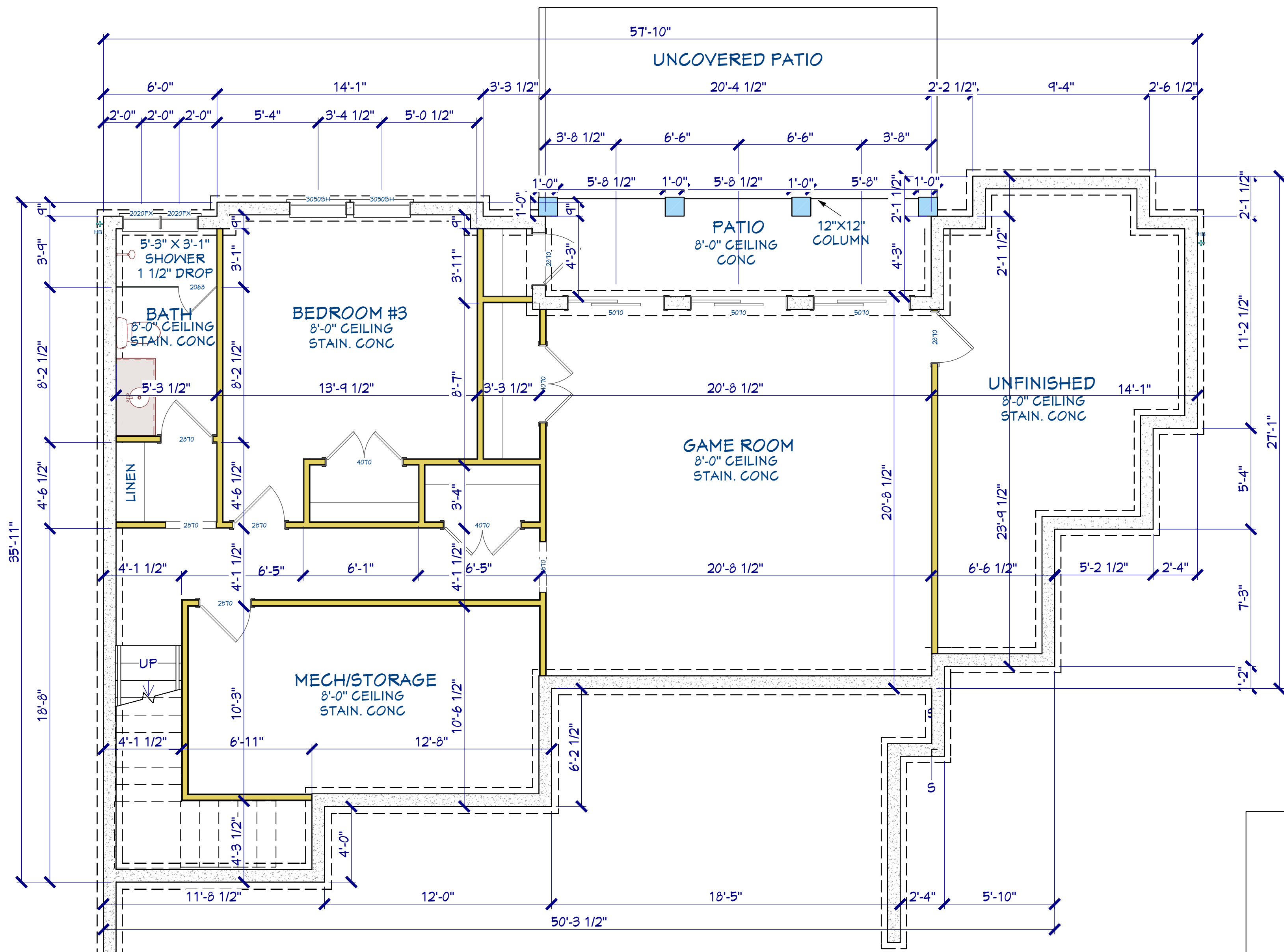
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5/3/20

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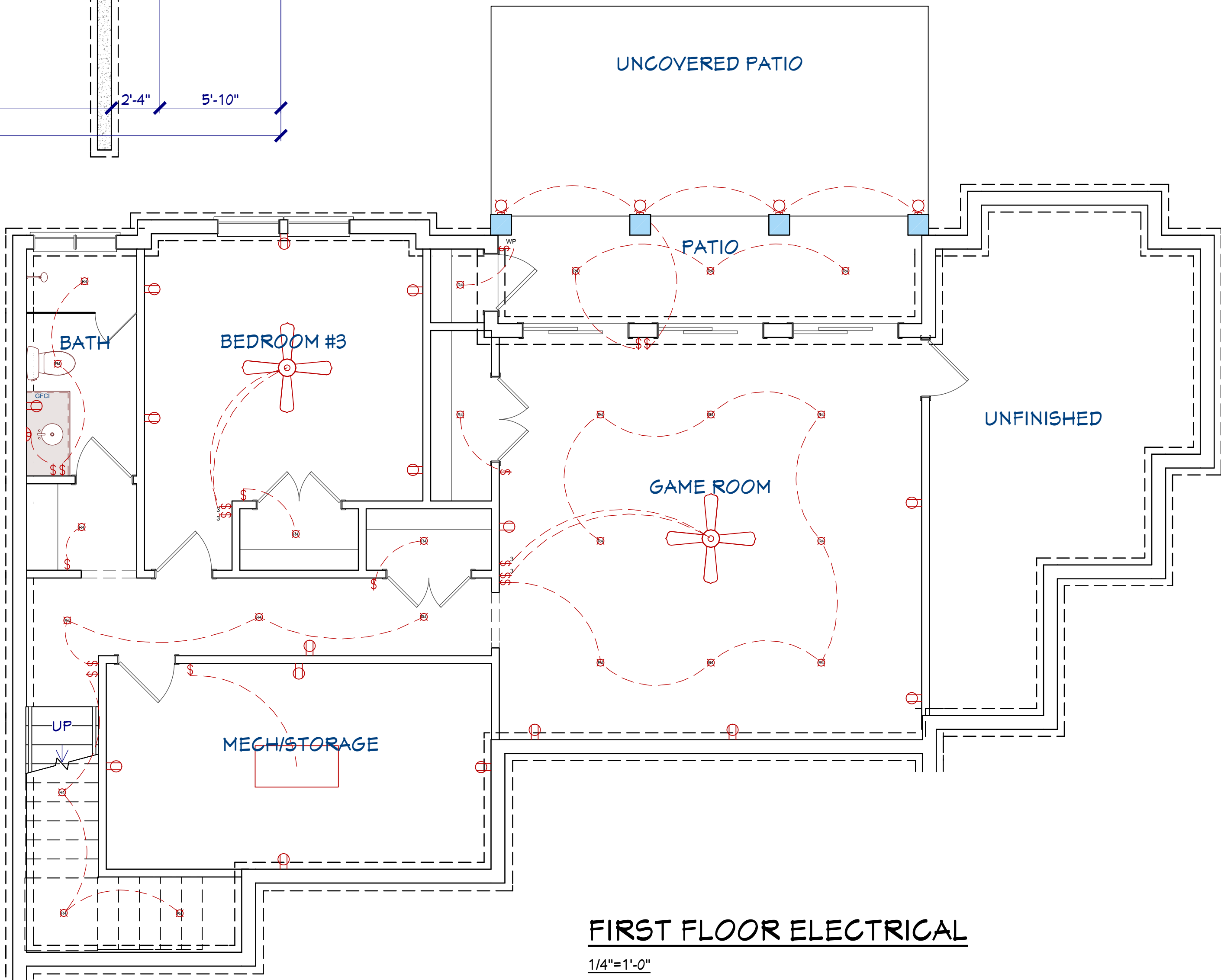
FIRST FLOOR

1/4"=1'-0"

SQUARE FOOTAGES	
1ST FLOOR	1498
2ND FLOOR	2010
TOTAL AIR CONDITIONED	3508
PORCH	90
PATIO	434
GARAGE	512
TOTAL UNDER ROOF	4544

DOOR SCHEDULE			
LABEL	QTY	FLOOR	DESCRIPTION
2068	1	0	2068 L SHOWER-GLASS SLAB
2068	1	1	2068 R SHOWER-GLASS SLAB
2080	2	1	2080 L IN HINGED-DOOR F03
2080	1	1	2080 L IN HINGED-GLASS SLAB
2080	1	1	2080 R 2 DR. BIFOLD-LOUVERED
2080	2	1	2080 R IN HINGED-DOOR F03
2680	1	1	2680 L/R IN DOUBLE HINGED-DOOR F03
2868	1	1	2868 L BARN-DOOR F03
2870	2	0	2870 L IN HINGED-DOOR F03
2870	1	0	2870 R EX EXT. HINGED-DOOR E02
2870	2	0	2870 R IN HINGED-DOOR F03
2880	1	1	2880 L POCKET-DOOR F03
2880	1	1	2880 L EX EXT. HINGED-DOOR E02
2880	3	1	2880 L IN HINGED-DOOR F03
2880	1	1	2880 R POCKET-DOOR F03
2880	2	1	2880 R IN HINGED-DOOR F03
3068	1	1	3068 R EX EXT. HINGED-DOOR F01
3080	1	1	3080 R EX EXT. HINGED-DOOR E02
4070	3	0	4070 L/R IN DOUBLE HINGED-DOOR F03
5070	1	0	5070 L EX EXT. SLIDER-GLASS PANEL
5070	2	0	5070 R EX EXT. SLIDER-GLASS PANEL
9070	2	1	9070 GARAGE-PANEL

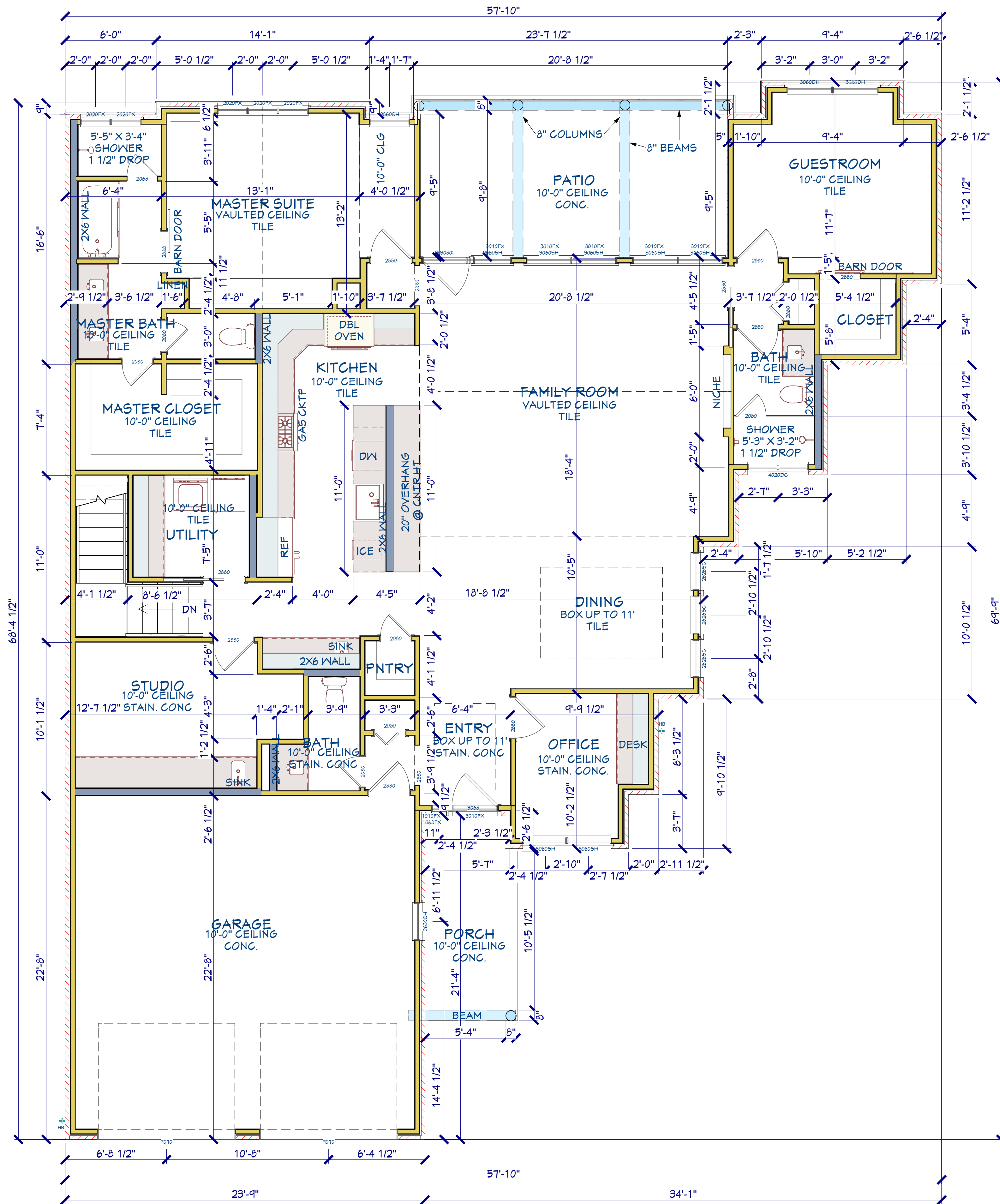
WINDOW SCHEDULE				
LABEL	QTY	FLOOR	SIZE	DESCRIPTION
1010FX	1	1	1010FX	FIXED GLASS 98 1/2"
1068FX	1	1	1068FX	FIXED GLASS 80"
2020FX	2	0	2020FX	FIXED GLASS 84"
2020FX	2	1	2020FX	FIXED GLASS 80"
2020FX	3	1	2020FX	FIXED GLASS 87"
2030FX	1	2	2030FX	FIXED GLASS 58"
2626SC	3	1	2626SC	SINGLE CASEMENT-HR 102"
2626SC	3	2	2626SC	SINGLE CASEMENT-HR 90"
2630SH	1	1	2630SH	SINGLE HUNG 84"
2660SH	1	1	2660SH	SINGLE HUNG 96"
2660SH	1	1	2660SH	SINGLE HUNG 80"
3010FX	6	1	3010FX	FIXED GLASS 111"
3010FX	1	1	3010FX	FIXED GLASS 98 1/2"
3050SH	2	0	3050SH	SINGLE HUNG 84"
3060DH	2	1	3060DH	DOUBLE HUNG 80"
3060SH	2	1	3060SH	SINGLE HUNG 84"
3060SH	4	1	3060SH	SINGLE HUNG 96"
4020DC	1	1	4020DC	DOUBLE CASEMENT-LHL/RHR 84"



FIRST FLOOR ELECTRICAL

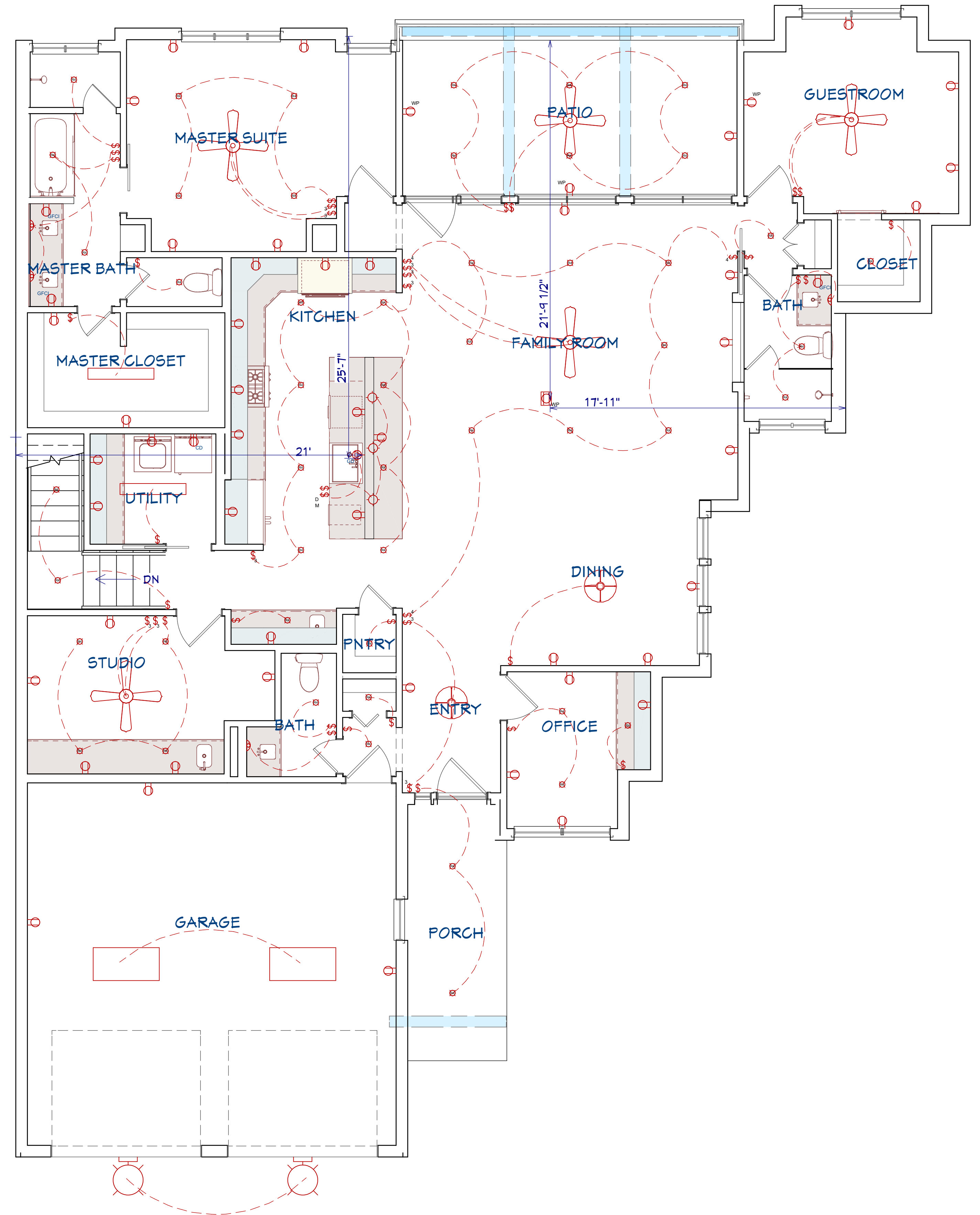
1/4"=1'-0"

Electrical Schedule			
2D Symbol	Qty	Floor	Description
	2	0	Basic Ceiling Fan
	4	0	Caged Lantern Sconce
	15	0	Duplex
	1	0	GFCI
	1	0	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	1	0	Nicosia
	24	0	Recessed Down Light 4
	12	0	Single Pole
	4	0	Three Way
	1	0	Weatherproof
	3	1	Arts & Crafts Pendant
	5	1	Basic Ceiling Fan
	1	1	Clothes Dryer
	2	1	Drizzle Round Chandelier
	46	1	Duplex
	4	1	Duplex (Weatherproof)
	3	1	Four Way
	3	1	GFCI
	1	1	Garbage Disposal
	2	1	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	2	1	Medium Surface Mounted Tube Light [48W9D] [48W9D]
	2	1	Narciss Sconce
	4	1	Nicosia
	50	1	Recessed Down Light 4
	28	1	Single Pole
	1	1	Single Pole Dimmer
	10	1	Three Way



SECOND FLOOR

1/4"=1'-0"



SECOND FLOOR ELECTRICAL

1/4"=1'-0"

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 8 (PD-8) 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 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 Major Rush 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 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) 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 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *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 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A'
Location Map and Survey

Address: 295 Victory Lane

Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16



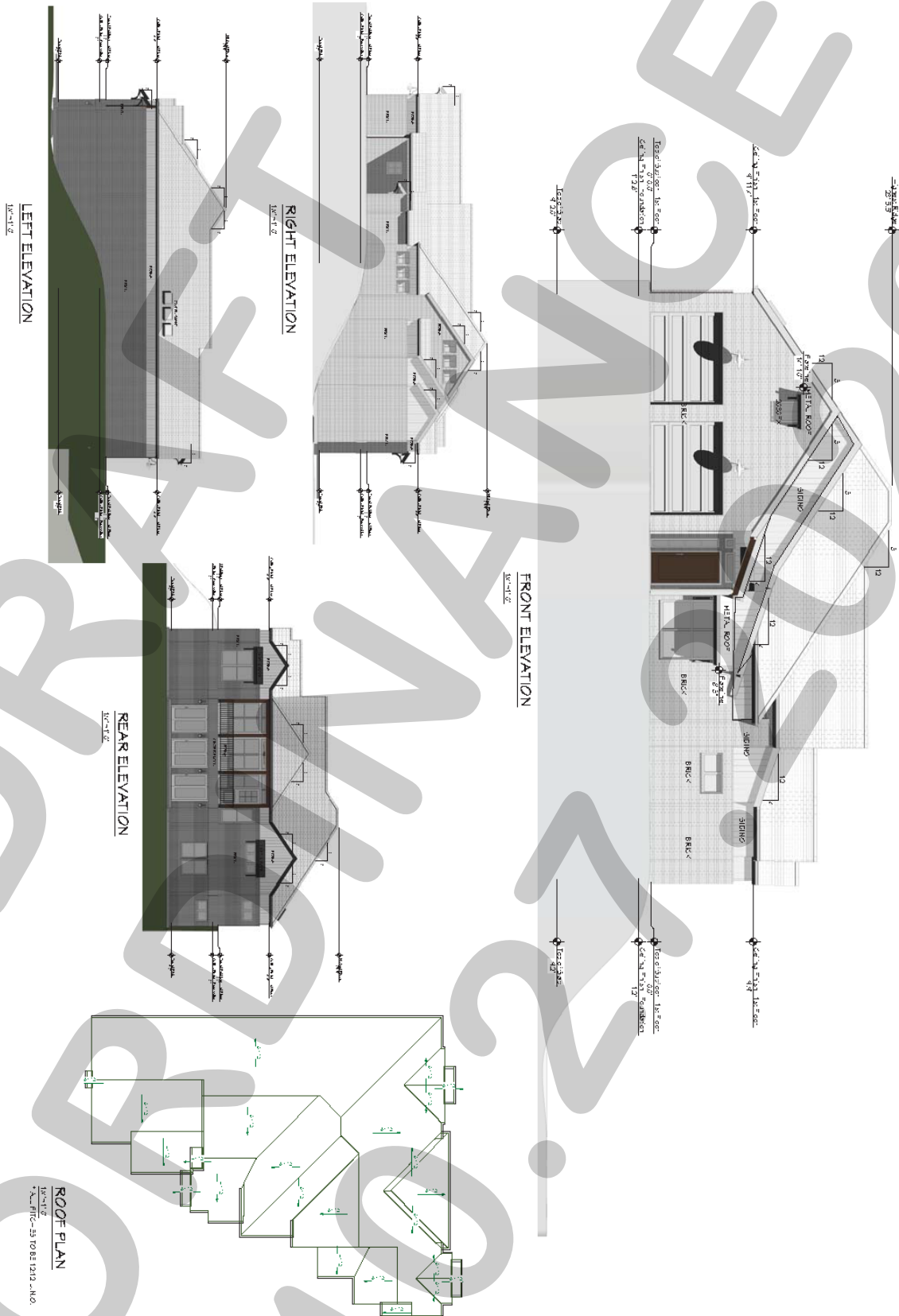
Site Plan Details:

- Lot Dimensions:** 120'-0" (top), 92'-4" (right), 58'-4 1/2" (bottom right), 147'-10" (bottom left).
- Adjacent Features:** ADJACENT CONC DRIVEWAY (top left), ADJACENT RESIDENCE (bottom left), ADJACENT RET. WALL (bottom left).
- Footprint:** 2,609 sq ft
- Coverage:** 38%
- Lot Area:** 6,784 sq ft
- Orientation:** North arrow pointing towards the top right.

Drainage Plan Details:

- Swale:** A green-shaded area labeled "SWALE" with a width of 12'-0" and a depth of 1'-5 1/2".
- Catch Basins:** Various catch basins are shown with spot elevations (e.g., 500.0, 501.0, 502.0, 503.0, 504.0, 505.0, 506.0, 507.0, 508.0, 509.0, 510.0, 511.0, 512.0, 513.0, 514.0, 515.0, 516.0, 517.0, 518.0, 519.0, 520.0, 521.0, 522.0, 523.0, 524.0, 525.0, 526.0, 527.0, 528.0, 529.0, 530.0, 531.0, 532.0, 533.0, 534.0, 535.0, 536.0, 537.0, 538.0, 539.0, 540.0, 541.0, 542.0, 543.0, 544.0, 545.0, 546.0, 547.0, 548.0, 549.0, 550.0, 551.0, 552.0, 553.0, 554.0, 555.0, 556.0, 557.0, 558.0, 559.0, 560.0, 561.0, 562.0, 563.0, 564.0, 565.0, 566.0, 567.0, 568.0, 569.0, 570.0, 571.0, 572.0, 573.0, 574.0, 575.0, 576.0, 577.0, 578.0, 579.0, 580.0, 581.0, 582.0, 583.0, 584.0, 585.0, 586.0, 587.0, 588.0, 589.0, 590.0, 591.0, 592.0, 593.0, 594.0, 595.0, 596.0, 597.0, 598.0, 599.0, 600.0, 601.0, 602.0, 603.0, 604.0, 605.0, 606.0, 607.0, 608.0, 609.0, 610.0, 611.0, 612.0, 613.0, 614.0, 615.0, 616.0, 617.0, 618.0, 619.0, 620.0, 621.0, 622.0, 623.0, 624.0, 625.0, 626.0, 627.0, 628.0, 629.0, 630.0, 631.0, 632.0, 633.0, 634.0, 635.0, 636.0, 637.0, 638.0, 639.0, 640.0, 641.0, 642.0, 643.0, 644.0, 645.0, 646.0, 647.0, 648.0, 649.0, 650.0, 651.0, 652.0, 653.0, 654.0, 655.0, 656.0, 657.0, 658.0, 659.0, 660.0, 661.0, 662.0, 663.0, 664.0, 665.0, 666.0, 667.0, 668.0, 669.0, 670.0, 671.0, 672.0, 673.0, 674.0, 675.0, 676.0, 677.0, 678.0, 679.0, 680.0, 681.0, 682.0, 683.0, 684.0, 685.0, 686.0, 687.0, 688.0, 689.0, 690.0, 691.0, 692.0, 693.0, 694.0, 695.0, 696.0, 697.0, 698.0, 699.0, 700.0, 701.0, 702.0, 703.0, 704.0, 705.0, 706.0, 707.0, 708.0, 709.0, 710.0, 711.0, 712.0, 713.0, 714.0, 715.0, 716.0, 717.0, 718.0, 719.0, 720.0, 721.0, 722.0, 723.0, 724.0, 725.0, 726.0, 727.0, 728.0, 729.0, 730.0, 731.0, 732.0, 733.0, 734.0, 735.0, 736.0, 737.0, 738.0, 739.0, 740.0, 741.0, 742.0, 743.0, 744.0, 745.0, 746.0, 747.0, 748.0, 749.0, 750.0, 751.0, 752.0, 753.0, 754.0, 755.0, 756.0, 757.0, 758.0, 759.0, 760.0, 761.0, 762.0, 763.0, 764.0, 765.0, 766.0, 767.0, 768.0, 769.0, 770.0, 771.0, 772.0, 773.0, 774.0, 775.0, 776.0, 777.0, 778.0, 779.0, 780.0, 781.0, 782.0, 783.0, 784.0, 785.0, 786.0, 787.0, 788.0, 789.0, 790.0, 791.0, 792.0, 793.0, 794.0, 795.0, 796.0, 797.0, 798.0, 799.0, 800.0, 801.0, 802.0, 803.0, 804.0, 805.0, 806.0, 807.0, 808.0, 809.0, 810.0, 811.0, 812.0, 813.0, 814.0, 815.0, 816.0, 817.0, 818.0, 819.0, 820.0, 821.0, 822.0, 823.0, 824.0, 825.0, 826.0, 827.0, 828.0, 829.0, 830.0, 831.0, 832.0, 833.0, 834.0, 835.0, 836.0, 837.0, 838.0, 839.0, 840.0, 841.0, 842.0, 843.0, 844.0, 845.0, 846.0, 847.0, 848.0, 849.0, 850.0, 851.0, 852.0, 853.0, 854.0, 855.0, 856.0, 857.0, 858.0, 859.0, 860.0, 861.0, 862.0, 863.0, 864.0, 865.0, 866.0, 867.0, 868.0, 869.0, 870.0, 871.0, 872.0, 873.0, 874.0, 875.0, 876.0, 877.0, 878.0, 879.0, 880.0, 881.0, 882.0, 883.0, 884.0, 885.0, 886.0, 887.0, 888.0, 889.0, 890.0, 891.0, 892.0, 893.0, 894.0, 895.0, 896.0, 897.0, 898.0, 899.0, 900.0, 901.0, 902.0, 903.0, 904.0, 905.0, 906.0, 907.0, 908.0, 909.0, 910.0, 911.0, 912.0, 913.0, 914.0, 915.0, 916.0, 917.0, 918.0, 919.0, 920.0, 921.0, 922.0, 923.0, 924.0, 925.0, 926.0, 927.0, 928.0, 929.0, 930.0, 931.0, 932.0, 933.0, 934.0, 935.0, 936.0, 937.0, 938.0, 939.0, 940.0, 941.0, 942.0, 943.0, 944.0, 945.0, 946.0, 947.0, 948.0, 949.0, 950.0, 951.0, 952.0, 953.0, 954.0, 955.0, 956.0, 957.0, 958.0, 959.0, 960.0, 961.0, 962.0, 963.0, 964.0, 965.0, 966.0, 967.0, 968.0, 969.0, 970.0, 971.0, 972.0, 973.0, 974.0, 975.0, 976.0, 977.0, 978.0, 979.0, 980.0, 981.0, 982.0, 983.0, 984.0, 985.0, 986.0, 987.0, 988.0, 989.0, 990.0, 991.0, 992.0, 993.0, 994.0, 995.0, 996.0, 997.0, 998.0, 999.0, 1000.0).
- Flow Direction:** Indicated by arrows pointing towards the swale and then towards the adjacent concrete driveway.

**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: November 10, 2020

APPLICANT: Mike Whittle

CASE NUMBER: Z2020-046; *Specific Use Permit (SUP) for a Residential Infill for 295 Victory Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*. At the time of annexation, the property was zoned Agricultural (AG) District. On November 12, 1973, the subject property was rezoned from an Agricultural (AG) District to Planned Development District 8 (PD-8) for single-family land uses by *Ordinance No. 73-48*. The subject property was platted as Lot 16, Block E, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-50-01*. On January 20, 1986, the City Council approved *Ordinance No. 86-04 [Case No. PZ1985-094-01]* amending Planned Development District 8 (PD-8) [*Ordinance No. 73-48*] to change the zoning of Lots 1-26, Block E and Lots 1-11, Block F of the Chandler's Landing, Phase 16 Addition to allow a zero lot-line lot configuration. The subject property was again replatted as Lot 24, Block E, Chandler's Landing, Phase 16 Addition on March 16, 2020 by *Case No. P2020-010*. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 295 Victory Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Victory Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes, which are zoned Planned Development District 8 (PD-8) for single-family land uses. North of this is Yacht Club Drive, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a tract of land owned by the Chandler's Landing Home Owners Association (HOA), and which is dedicated as open space. Beyond this are several single-family homes, which are zoned Planned Development District 8 (PD-8) for single-family land uses. South of this is Freedom Court, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) single-family homes (*i.e.* 291 & 293 Victory Lane) that are zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is a tract of land owned by the Chandler's Landing Home Owners Association (HOA), and which is dedicated as open space. East of this are several single-family homes that are zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are several homes that are zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Yacht Club Drive, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes that are zoned Planned Development District 8 (PD-8) for single-family land uses.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Chandler's Landing Phase 16 Subdivision, which has been in existence August 5, 1985, consists of 57 lots, and is 98.25% 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 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 Victory Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Victory Lane and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Victory Lane.
Year Built	1994-2017	N/A
Building SF on Property	1,788 SF – 3,528 SF	4,020 SF (3,508 SF of Air-Conditioned Space)
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	30-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	0-Feet and 12-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	20-Feet
Building Materials	Brick and Siding (Secondary)	Brick and Siding
Paint and Color	Red, White, Grey, Blonde, and Brown	White Brick and Siding
Roofs	Composite Shingles and Tile	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing, J-swing, and no garages.	The garage will be attached and located approximately nineteen (19) feet in front of the front façade.

According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant is proposing to put the garage nineteen (19) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement.

Staff should note that other single-family homes along Victory Lane have a garage in front of the front façade of the single-family home, and that this garage orientation is not uncharacteristic of the neighborhood. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) and Planned Development District 8 (PD-8). 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 Victory Lane 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 October 20, 2020, staff mailed 129 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Signal Ridge, Signal Ridge Phase 4, Water's Edge Lake Ray Hubbard, and Lago Vista Homeowner's Associations (HOAs), which are HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 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. 22020-046

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

DIRECTOR OF PLANNING: [Signature]

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 295 Victory Lane
Subdivision Chandler's Landing Lot 16 Block E
General Location Yacht Club Dr. & Victory Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SUP-SF1 Current Use none
Proposed Zoning SUP-SF1 Proposed Use home/dwelling
Acreage 0.15 Lots [Current] 1 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]

<input type="checkbox"/> Owner <u>Whittle & Johnson Custom Homes</u>	<input type="checkbox"/> Applicant <u>Mike Whittle</u>
Contact Person <u>Mike Whittle</u>	Contact Person <u>Mike Whittle</u>
Address <u>6525 Horizon Rd. Ste. 130</u>	Address <u>6525 Horizon Rd. Ste. 130</u>
City, State & Zip <u>Heath, TX 75032</u>	City, State & Zip <u>Heath, TX 75032</u>
Phone <u>972-816-5404</u>	Phone <u>972-816-5404</u>
E-Mail <u>mike@wjcustomhomes.com</u>	E-Mail <u>mike@wjcustomhomes.com</u>

NOTARY VERIFICATION [REQUIRED]

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

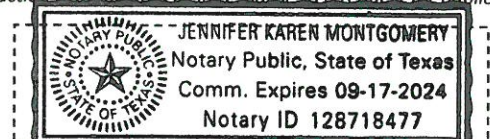
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of October, 20 20. By signing this application, 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 16th day of October, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
Jennifer Montgomery



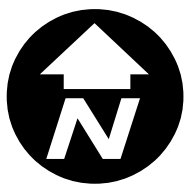
My Commission Expires 9-17-2024



City of Rockwall

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

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

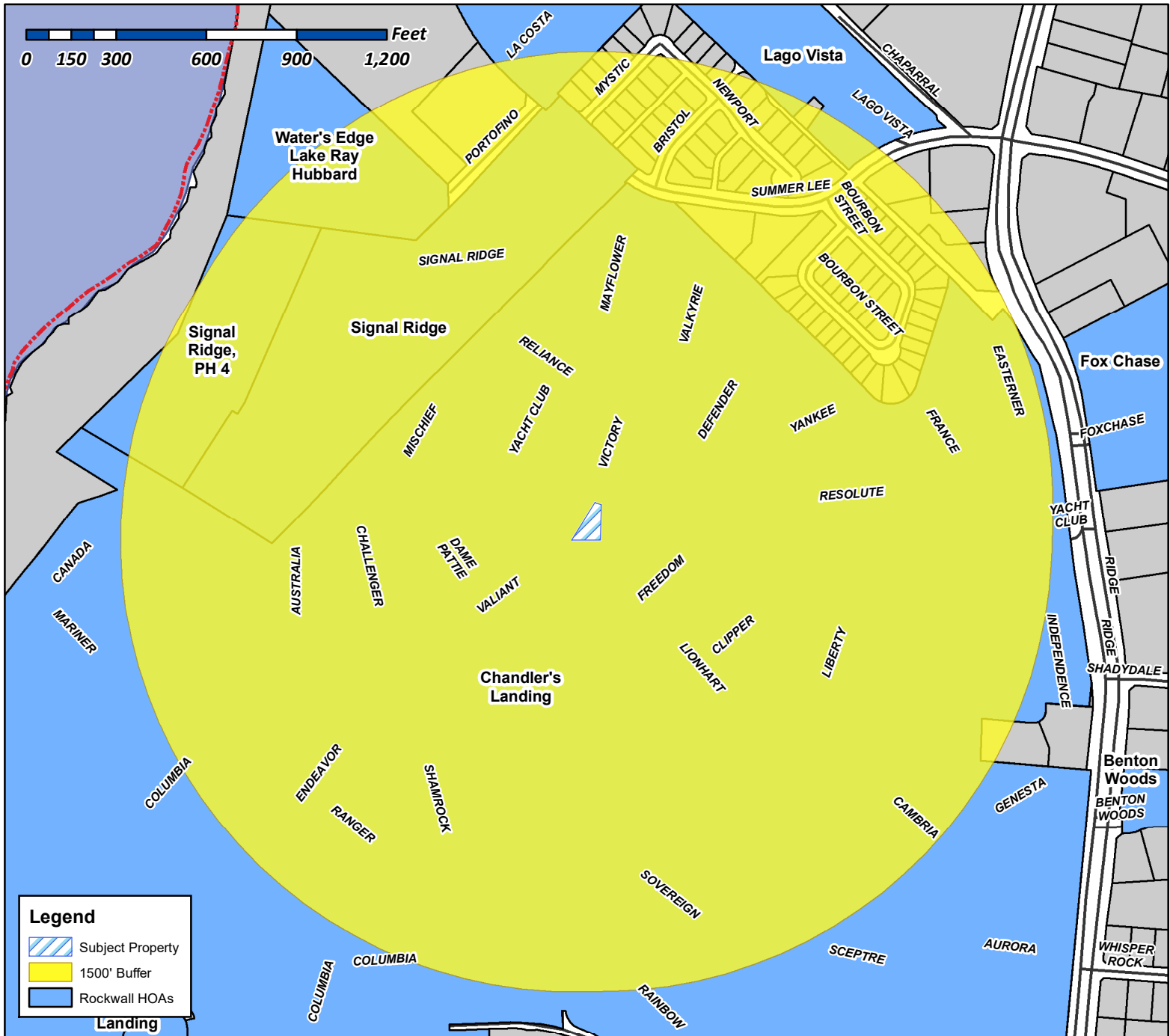




City of Rockwall

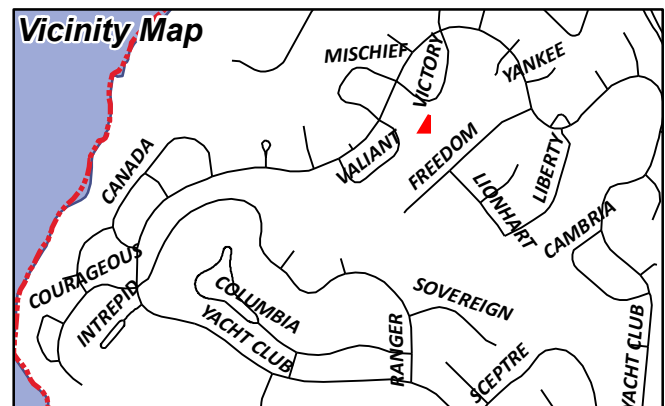
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Victory Lane

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-046.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/cases>.

Z2020-046 Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

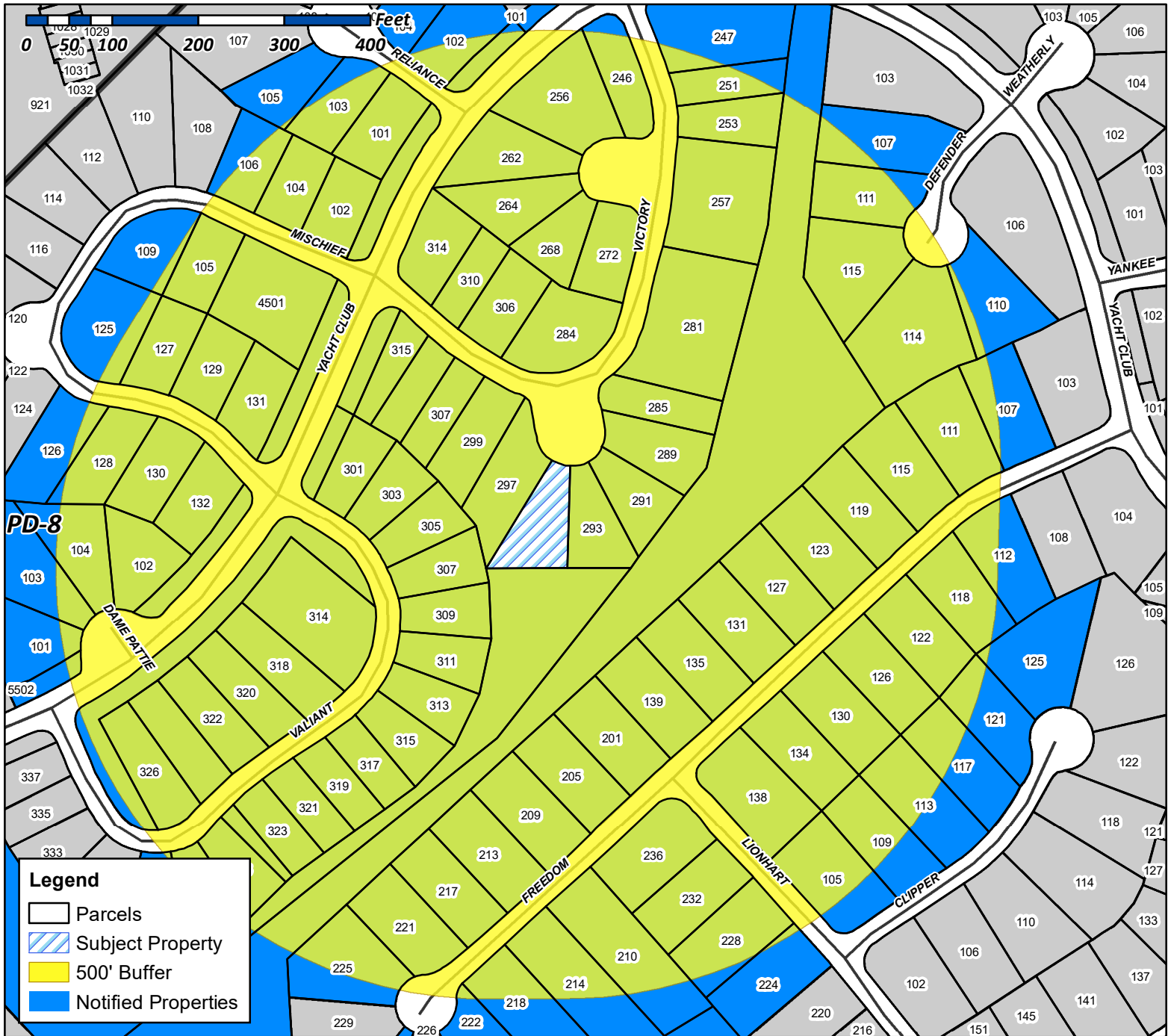
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City of Rockwall

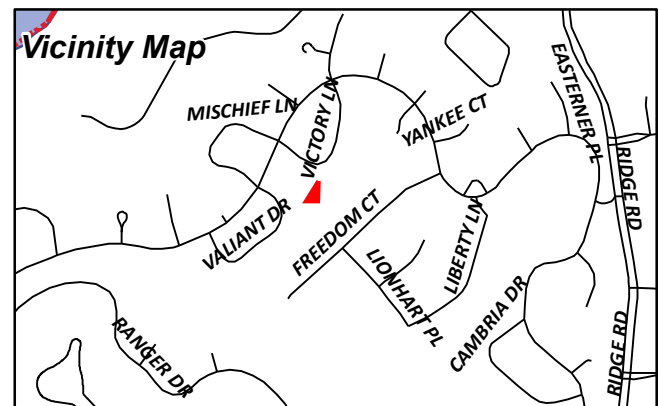
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Victory Lane

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



CHANDLERS LANDING COMMUNITY
ASSOCIATION
1 COMMODORE PLAZA
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
110 DEFENDERCT
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RUSSELL DEBORA J AND
JOSEPH A JR & EDNA J JERMAN
112 FREEDOM COURT
ROCKWALL, TX 75032

SMITH THOMAS M
113 CLIPPER COURT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

PALMER TONY & JUDY
117 CLIPPER CT
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST
EMIL EDWARD & MARGARET O JASTER
TRUSTEES
118 FREEDOM COURT
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
122 FREEDOMCT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEFLN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

HUIE LONDON DARNELL AND KRISTIN NOEL
126 MISCHIEF LANE
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

ROSHAN KC
132 MISCHIEFLN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

HENDRICKS LORI L
139 FREEDOMCT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

MAXCEY THOMAS AND KIRSTEN
201 FREEDOM CT
ROCKWALL, TX 75032

FRITZ AND KATHY MCKINSTRY LIVING TRUST
205 FREEDOM CT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

NICHOLLS HARRY E JR
222 FREEDOM CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA
225 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORYLN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
2710 ROUTH CREEK PKWY APT 3202
RICHARDSON, TX 75082

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BILLITER KENT A
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORYLN
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORYLN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MADSON RICHARD ARLEN
307 VALIANT DR
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORYLN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
311 VALIANTDR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

GUNDERSON BLAKE AND
CASEY MARIE VICKERS
325 VALIANT DR
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANTDR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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. Z2020-046: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 16, 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. Z2020-046: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Gamez, Angelica

From: Bruce Robison <brobison@robison.com>
Sent: Monday, November 2, 2020 9:52 AM
To: Planning
Cc: Bruce Robison
Subject: Case No. Z2020-046: Special Use Permit for Residential Infill

My name is Bruce Robison and I live at 135 Freedom Ct, Rockwall, TX 75032. I am opposed to the request for the reasons listed below.

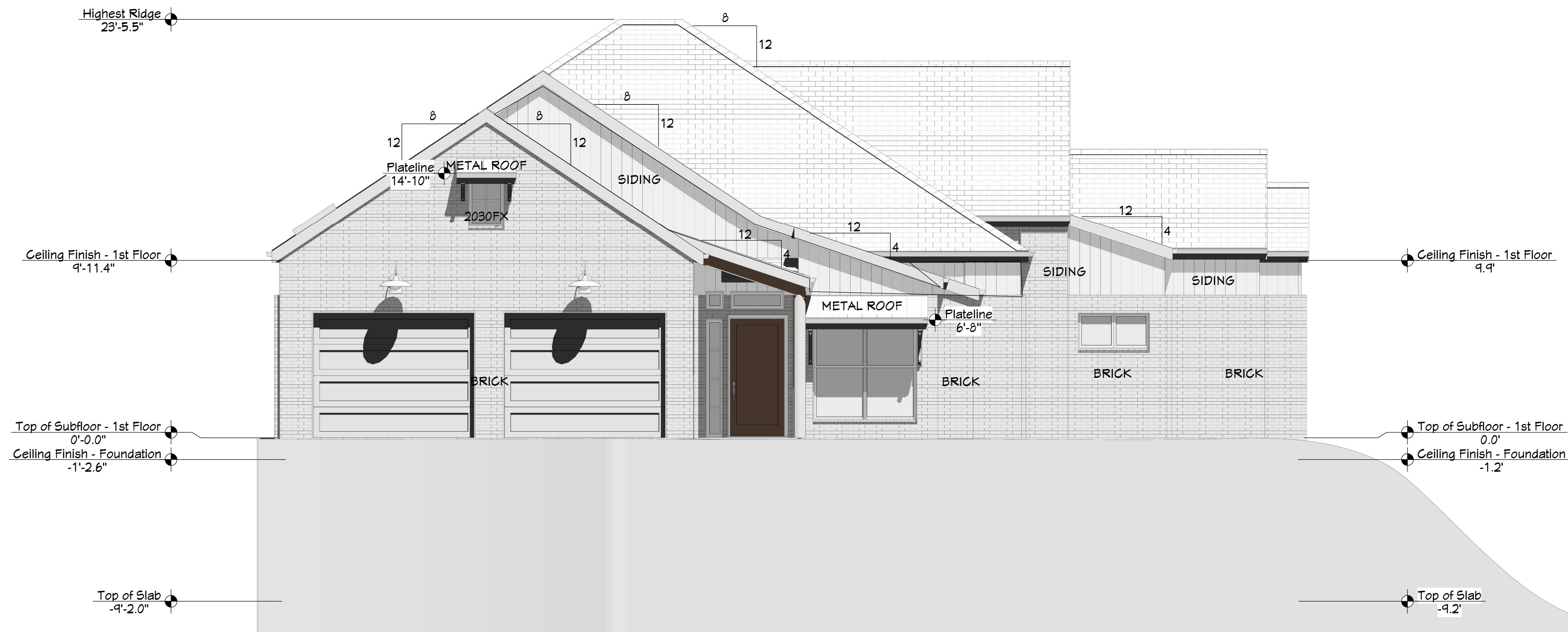
The street is already crowded and putting anything in that small space would make the crowded situation even worse.

Thank you,

Bruce

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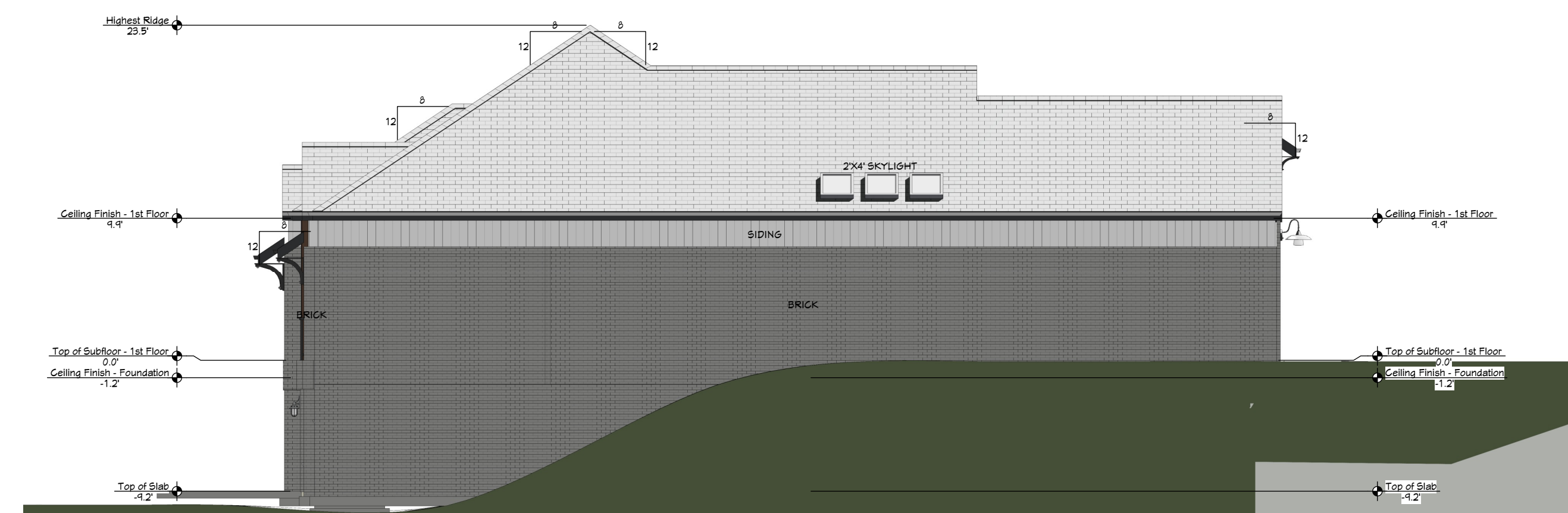
FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"



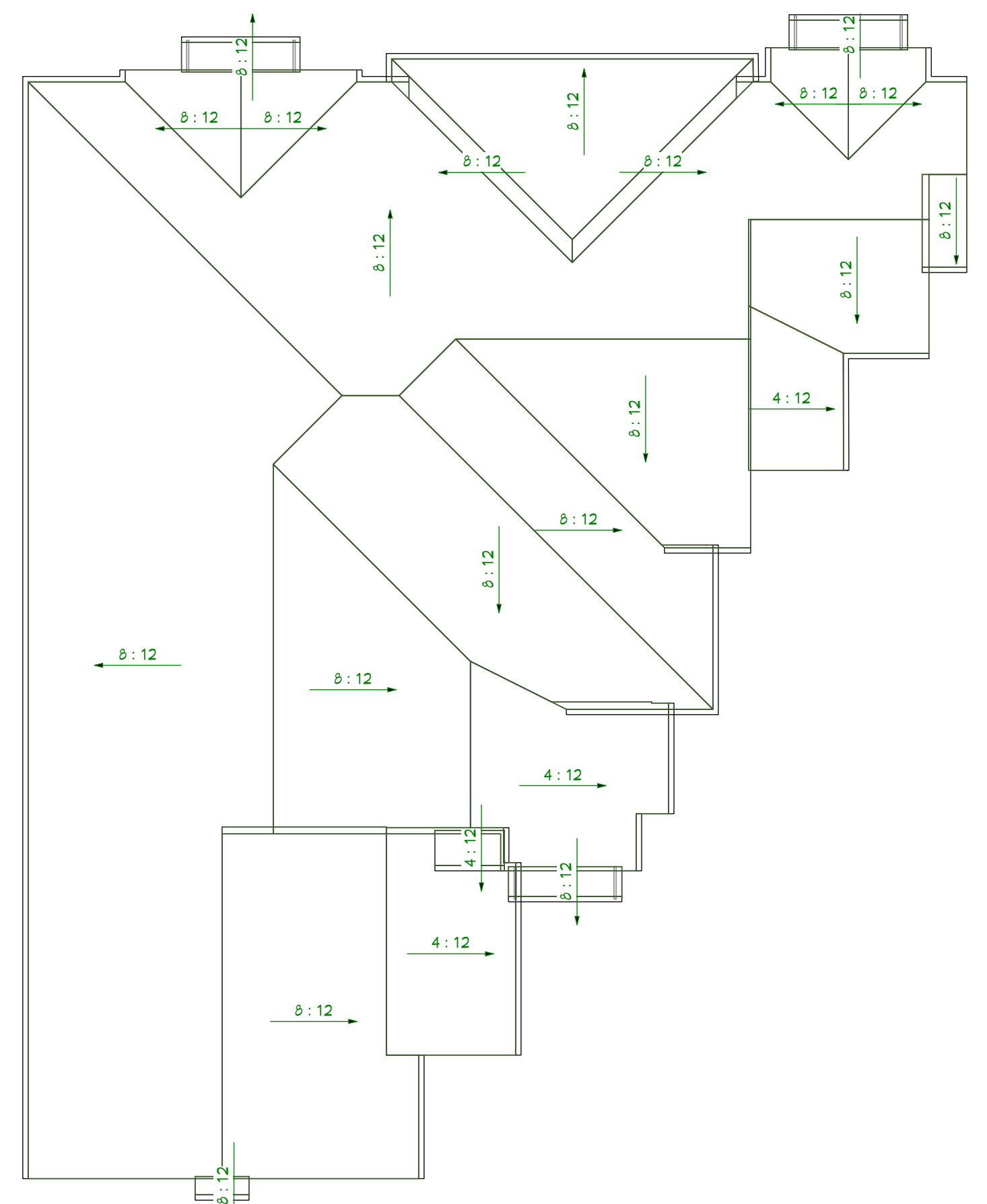
LEFT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



ROOF PLAN

1/4"=1'-0"

* ALL PITCHES TO BE 12:12 U.N.O.

ELEVATION NOTES:

COVERAGES:

FRONT: MASONRY- 81%, SIDING- 19%

REAR: MASONRY-87% SIDING -13%

LEFT: MASONRY- 86%, SIDING- 14%

RIGHT: MASONRY- 89% SIDING- 11%

BRICK-PHOENIX (BILCO WHITE)

ROOF-ONYX BLACK

SIDING-TITANIUM WHITE

GUTTERS-BLACK

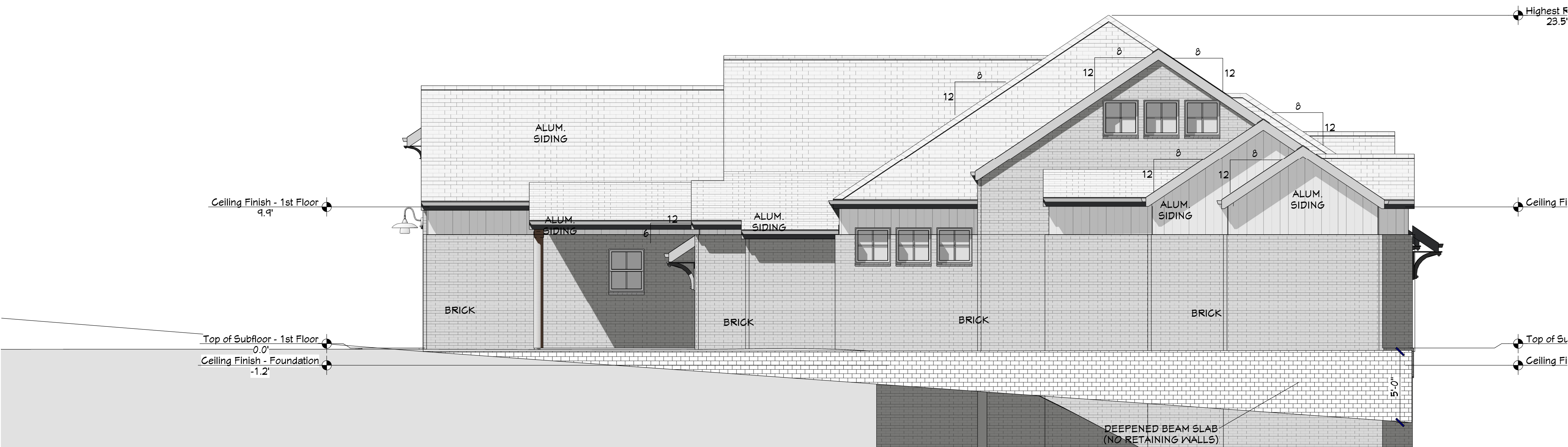
SOFFIT-PURE WHITE

EXT. PAINT-PURE WHITE

NO FENCING

NO RETAINING WALLS

NO POOLS



RIGHT ELEVATION SECTION

1/4"=1'-0"

LOT: 16, BLOCK: E
SUBDIVISION: HANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY, STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

SCALE:

SHEET:

6

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 75 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UND ON PLANS.
ATTIC R-38
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

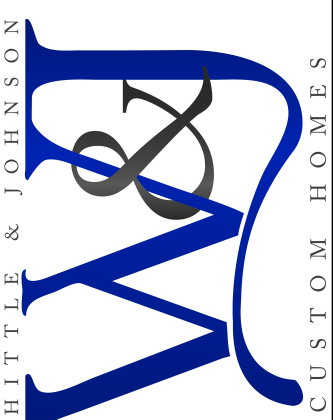
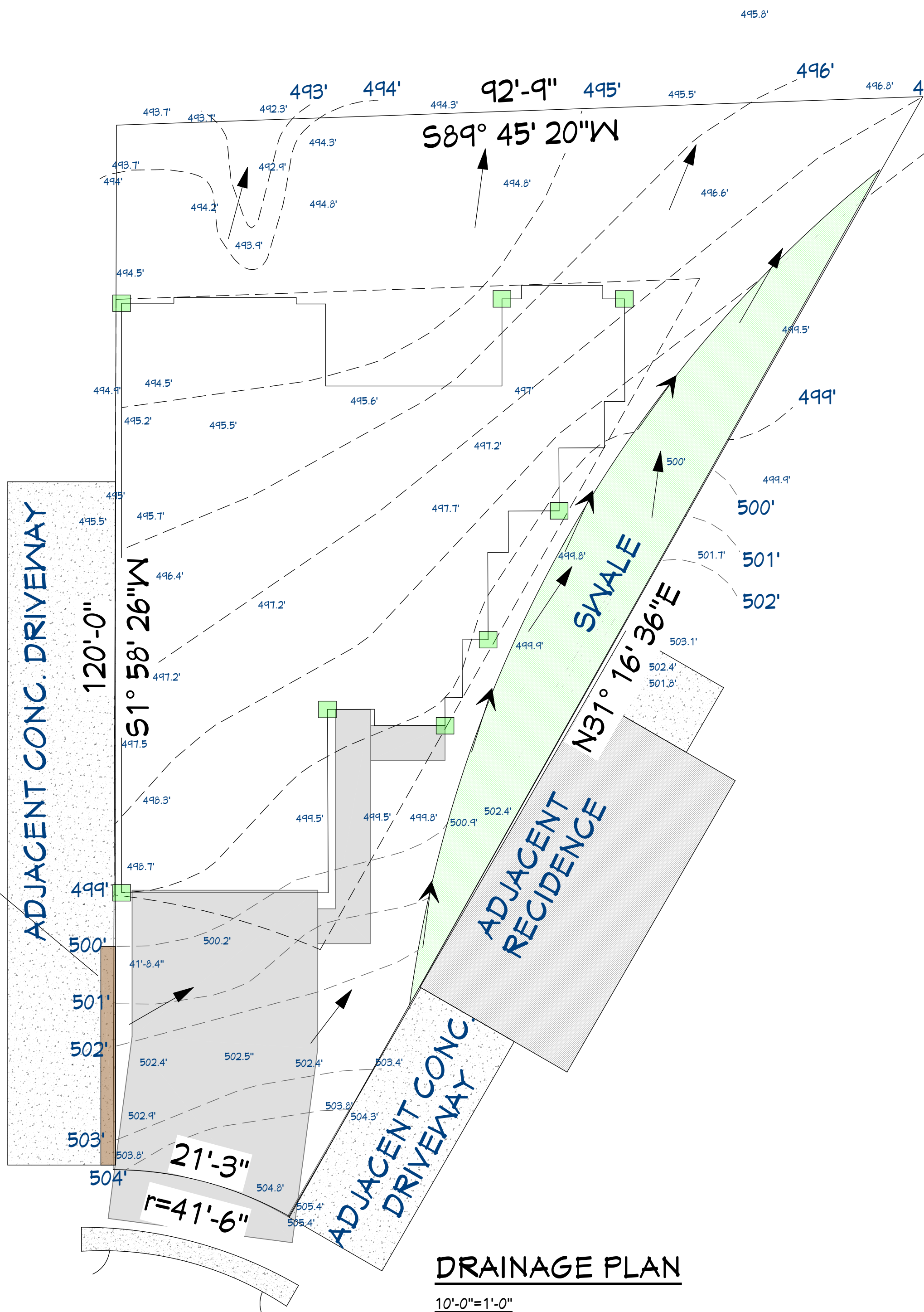
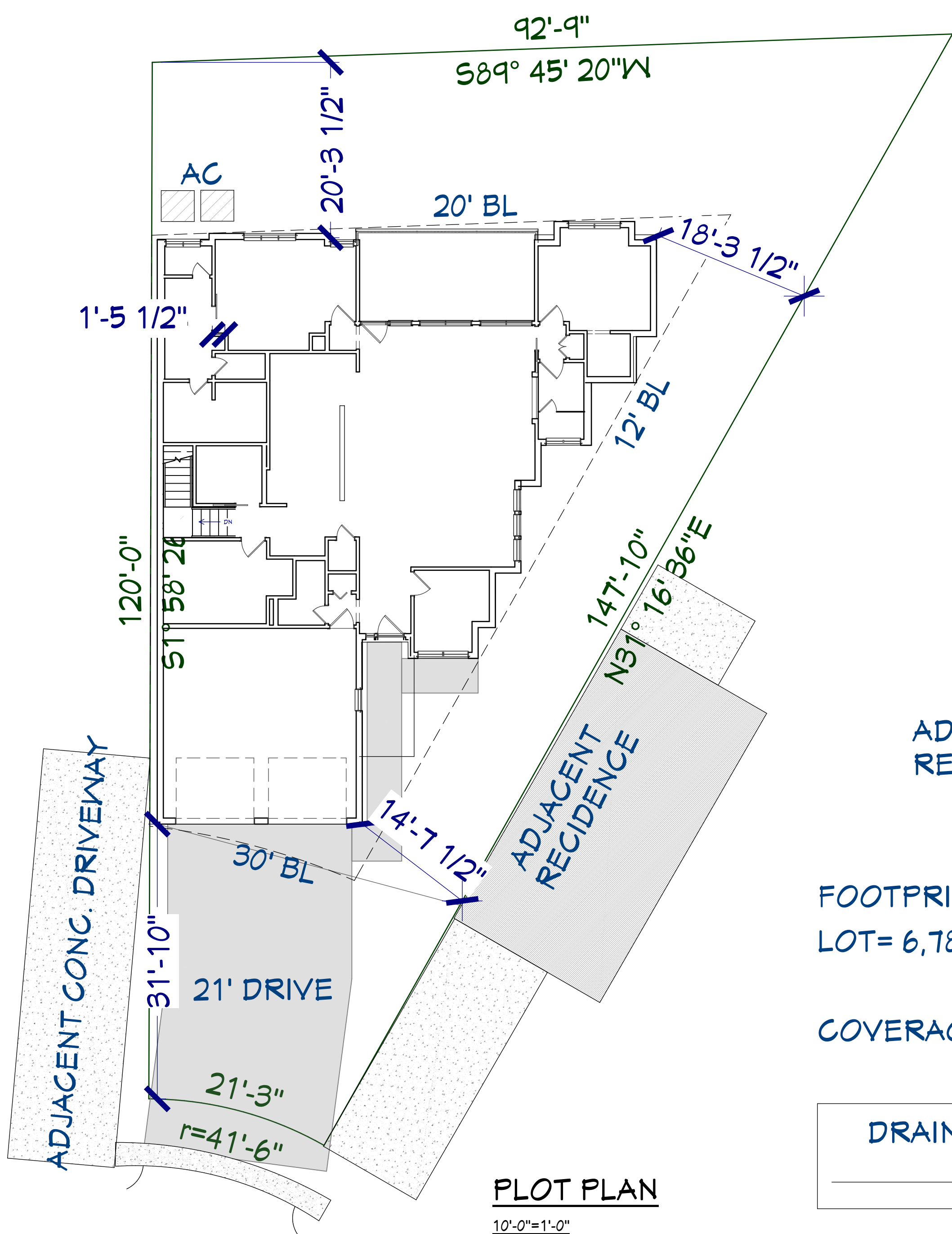
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF (YOUR COMPANY NAME HERE) IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.



LOT 16, BLOCK E
SUBDIVISION: CHANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY: STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

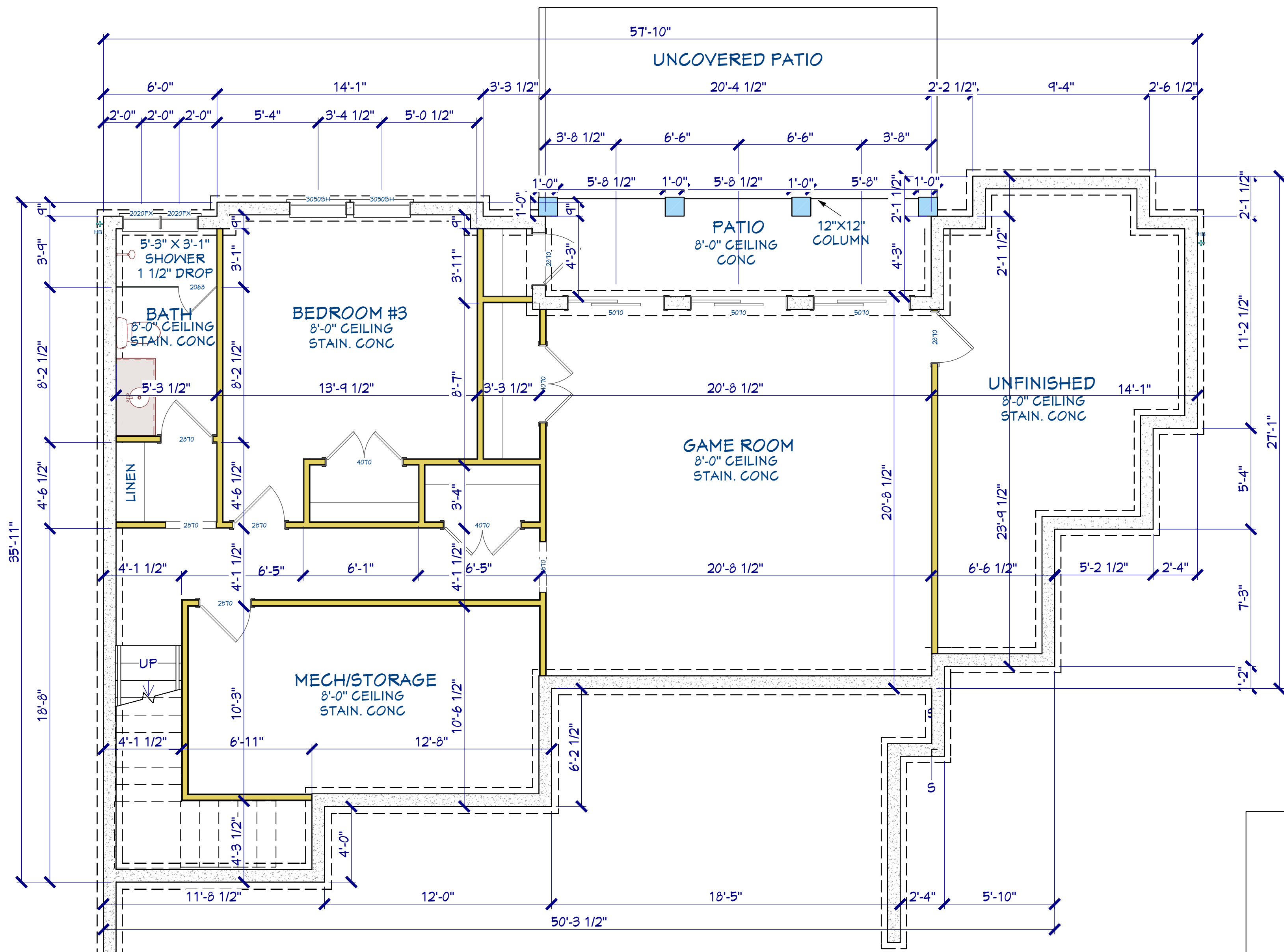
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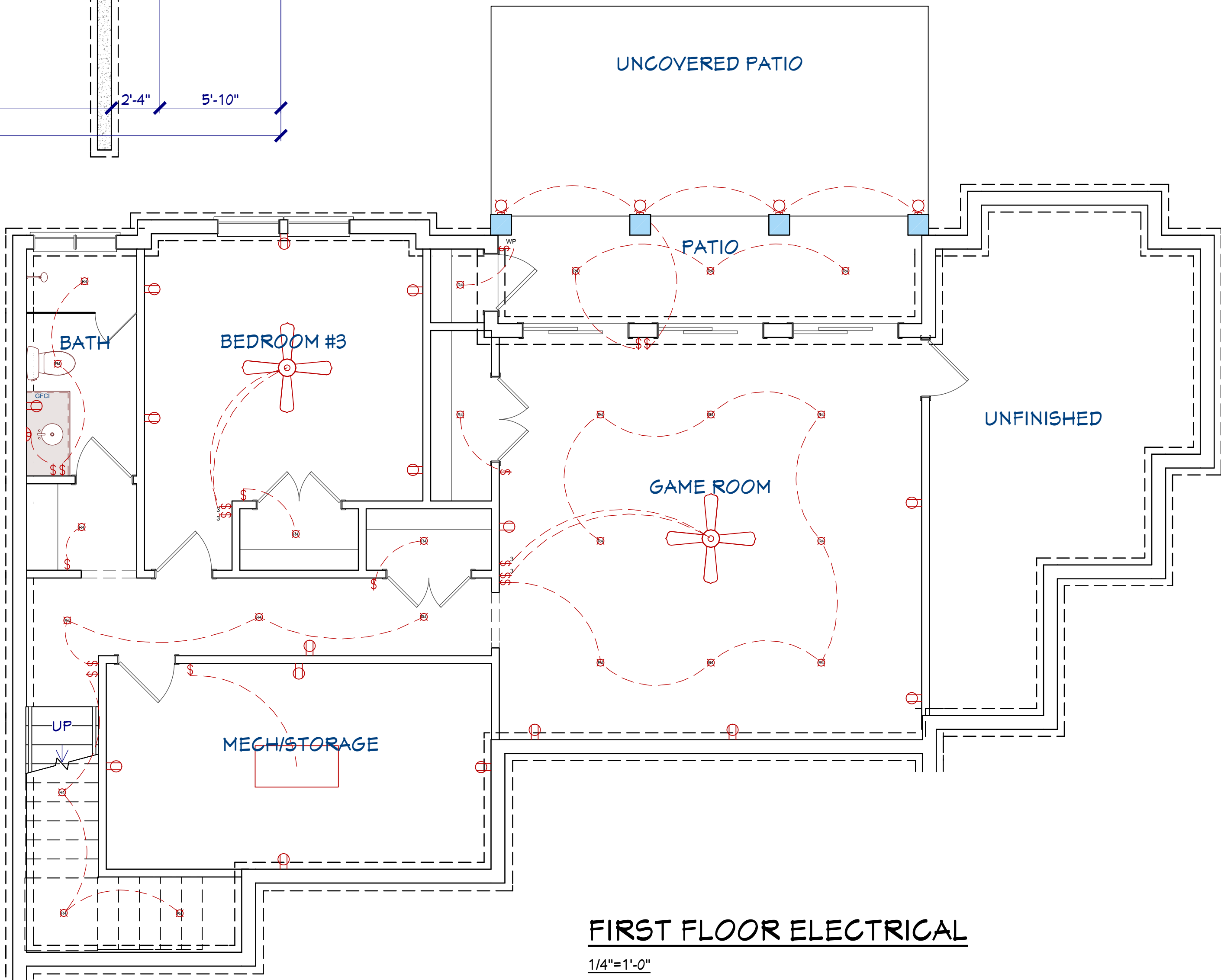
FIRST FLOOR

1/4"=1'-0"

SQUARE FOOTAGES	
1ST FLOOR	1498
2ND FLOOR	2010
TOTAL AIR CONDITIONED	3508
PORCH	90
PATIO	434
GARAGE	512
TOTAL UNDER ROOF	4544

DOOR SCHEDULE			
LABEL	QTY	FLOOR	DESCRIPTION
2068	1	0	2068 L SHOWER-GLASS SLAB
2068	1	1	2068 R SHOWER-GLASS SLAB
2080	2	1	2080 L IN HINGED-DOOR F03
2080	1	1	2080 L IN HINGED-GLASS SLAB
2080	1	1	2080 R 2 DR. BIFOLD-LOUVERED
2080	2	1	2080 R IN HINGED-DOOR F03
2680	1	1	2680 L/R IN DOUBLE HINGED-DOOR F03
2868	1	1	2868 L BARN-DOOR F03
2870	2	0	2870 L IN HINGED-DOOR F03
2870	1	0	2870 R EX EXT. HINGED-DOOR E02
2870	2	0	2870 R IN HINGED-DOOR F03
2880	1	1	2880 L POCKET-DOOR F03
2880	1	1	2880 L EX EXT. HINGED-DOOR E02
2880	3	1	2880 L IN HINGED-DOOR F03
2880	1	1	2880 R POCKET-DOOR F03
2880	2	1	2880 R IN HINGED-DOOR F03
3068	1	1	3068 R EX EXT. HINGED-DOOR F01
3080	1	1	3080 R EX EXT. HINGED-DOOR E02
4070	3	0	4070 L/R IN DOUBLE HINGED-DOOR F03
5070	1	0	5070 L EX EXT. SLIDER-GLASS PANEL
5070	2	0	5070 R EX EXT. SLIDER-GLASS PANEL
9070	2	1	9070 GARAGE-PANEL

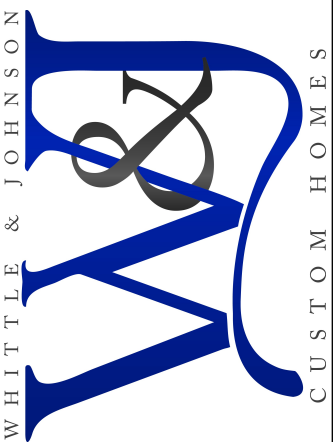
WINDOW SCHEDULE				
LABEL	QTY	FLOOR	SIZE	DESCRIPTION
1010FX	1	1	1010FX	FIXED GLASS 98 1/2"
1068FX	1	1	1068FX	FIXED GLASS 80"
2020FX	2	0	2020FX	FIXED GLASS 84"
2020FX	2	1	2020FX	FIXED GLASS 80"
2020FX	3	1	2020FX	FIXED GLASS 87"
2030FX	1	2	2030FX	FIXED GLASS 58"
2626SC	3	1	2626SC	SINGLE CASEMENT-HR 102"
2626SC	3	2	2626SC	SINGLE CASEMENT-HR 90"
2630SH	1	1	2630SH	SINGLE HUNG 84"
2660SH	1	1	2660SH	SINGLE HUNG 96"
2660SH	1	1	2660SH	SINGLE HUNG 80"
3010FX	6	1	3010FX	FIXED GLASS 111"
3010FX	1	1	3010FX	FIXED GLASS 98 1/2"
3050SH	2	0	3050SH	SINGLE HUNG 84"
3060DH	2	1	3060DH	DOUBLE HUNG 80"
3060SH	2	1	3060SH	SINGLE HUNG 84"
3060SH	4	1	3060SH	SINGLE HUNG 96"
4020DC	1	1	4020DC	DOUBLE CASEMENT-LHL/RHR 84"



FIRST FLOOR ELECTRICAL

1/4"=1'-0"

Electrical Schedule			
2D Symbol	Qty	Floor	Description
	2	0	Basic Ceiling Fan
	4	0	Caged Lantern Sconce
	15	0	Duplex
	1	0	GFCI
	1	0	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	1	0	Nicosia
	24	0	Recessed Down Light 4
	12	0	Single Pole
	4	0	Three Way
	1	0	Weatherproof
	3	1	Arts & Crafts Pendant
	5	1	Basic Ceiling Fan
	1	1	Clothes Dryer
	2	1	Drizzle Round Chandelier
	46	1	Duplex
	4	1	Duplex (weatherproof)
	3	1	Four Way
	3	1	GFCI
	1	1	Garbage Disposal
	2	1	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	2	1	Medium Surface Mounted Tube Light [48W9D] [48W9D]
	2	1	Narciss Sconce
	4	1	Nicosia
	50	1	Recessed Down Light 4
	28	1	Single Pole
	1	1	Single Pole Dimmer
	10	1	Three Way



LOT: 16, BLOCK: E
SUBDIVISION: CHANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY: STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

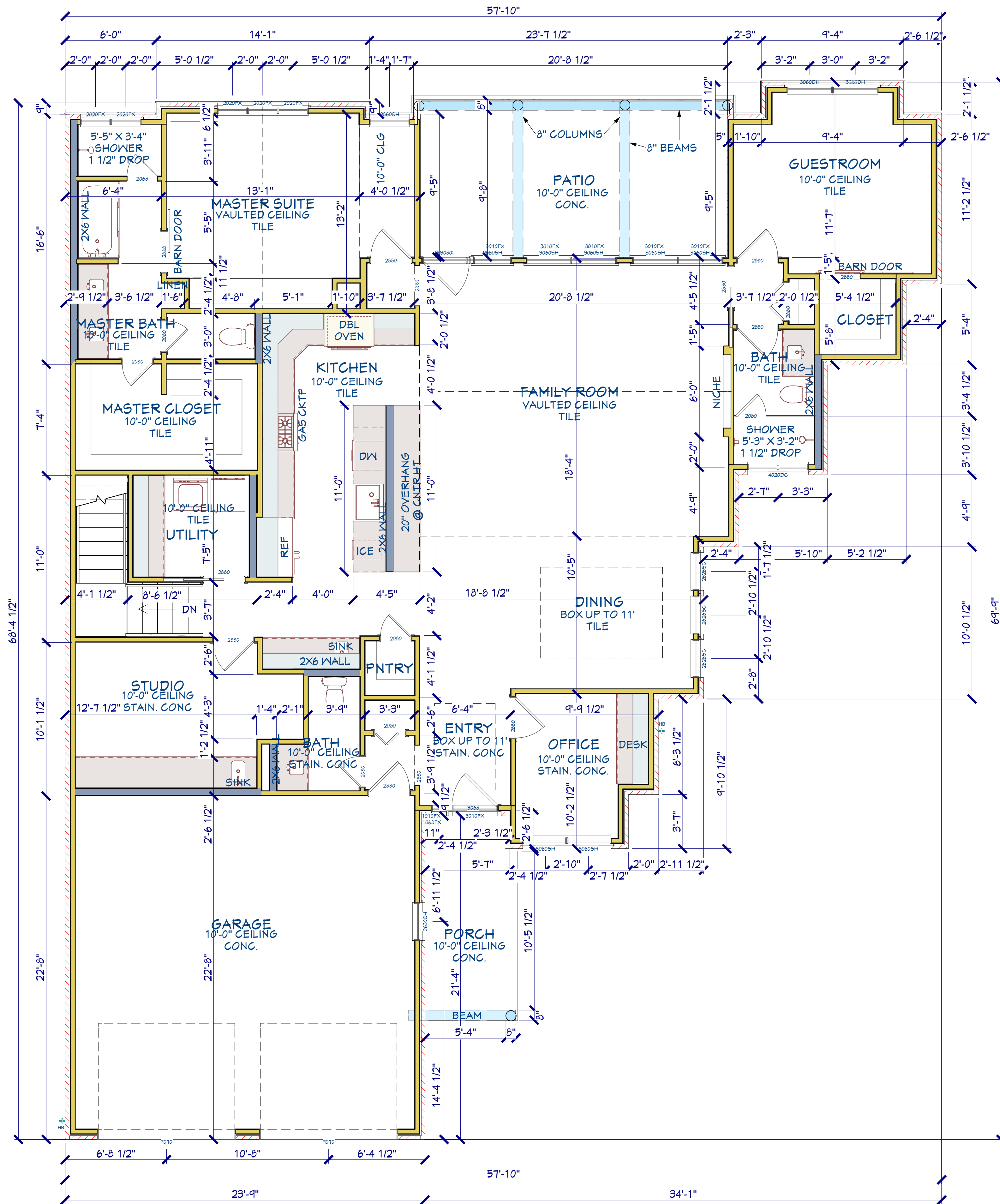
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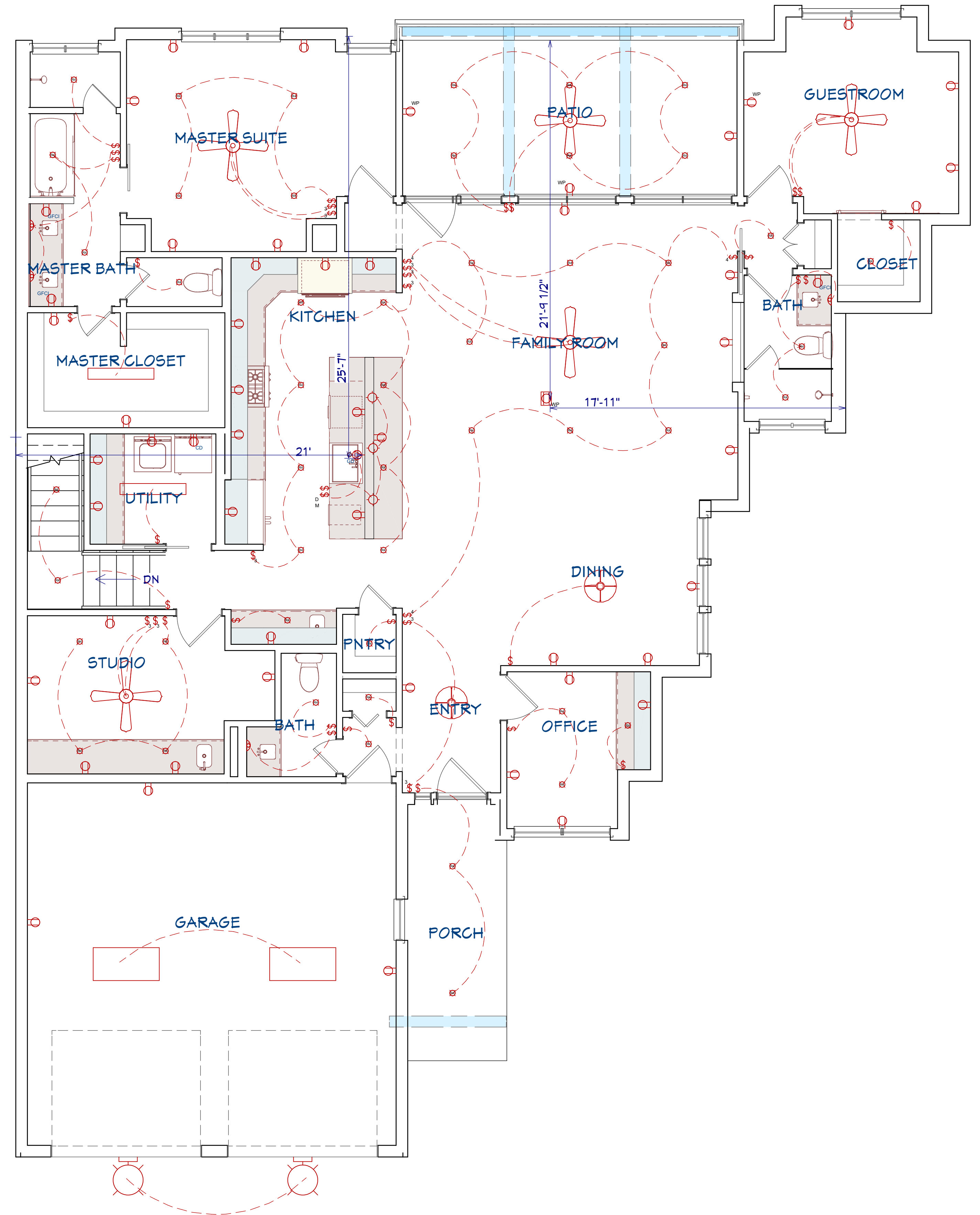


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SECOND FLOOR

1/4"=1'-0"



SECOND FLOOR ELECTRICAL

1/4"=1'-0"

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
246 Victory Lane	Single-Family Home	2004	3646	N/A	Brick
247 Victory Lane	Single-Family Home	2004	3,106	N/A	Stone & Brick
251 Victory Lane	Single-Family Home	2000	2,344	N/A	Brick
253 Victory Lane	Single-Family Home	1994	2,629	N/A	Brick
256 Victory Lane	Single-Family Home	2012	3,528	N/A	Brick
257 Victory Lane	Single-Family Home	2014	3,168	N/A	Stucco
262 Victory Lane	Single-Family Home	2000	2,628	N/A	Brick
264 Victory Lane	Single-Family Home	1994	2,205	N/A	Brick
268 Victory Lane	Single-Family Home	1995	2,496	N/A	Brick
272 Victory Lane	Single-Family Home	1997	1,788	N/A	Brick
281 Victory Lane	Single-Family Home	1995	3,001	N/A	Brick
284 Victory Lane	Single-Family Home	2003	2,462	N/A	Brick
285 Victory Lane	Single-Family Home	1994	1,897	N/A	Brick
289 Victory Lane	Single-Family Home	2007	2,307	N/A	Brick
291 Victory Lane	Single-Family Home	2005	2,057	N/A	Stucco
293 Victory Lane	Single-Family Home	1993	2153	N/A	Brick
295 Victory Lane	RCAD Indicates Vacant		Subject Property		N/A
297 Victory Lane	Single-Family Home	2002	2,661	N/A	Brick
299 Victory Lane	Single-Family Home	2007	2,262	N/A	Brick
306 Victory Lane	Single-Family Home	2004	3,047	N/A	Brick
307 Victory Lane	Single-Family Home	2004	2,589	N/A	Stone & Brick
310 Victory Lane	Single-Family Home	1995	2,002	N/A	Brick
Averages:		2001	2,570		



246 Victory Lane



247 Victory Lane



251 Victory Lane



253 Victory Lane



256 Victory Lane



257 Victory Lane



262 Victory Lane



264 Victory Lane



268 Victory Lane



272 Victory Lane



281 Victory Lane



284 Victory Lane



285 Victory Lane



289 Victory Lane



291 Victory Lane



293 Victory Lane



295 Victory Lane



297 Victory Lane



299 Victory Lane



306 Victory Lane



307 Victory Lane



310 Victory Lane

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 8 (PD-8) 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 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 Major Rush 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 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) 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 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *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 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

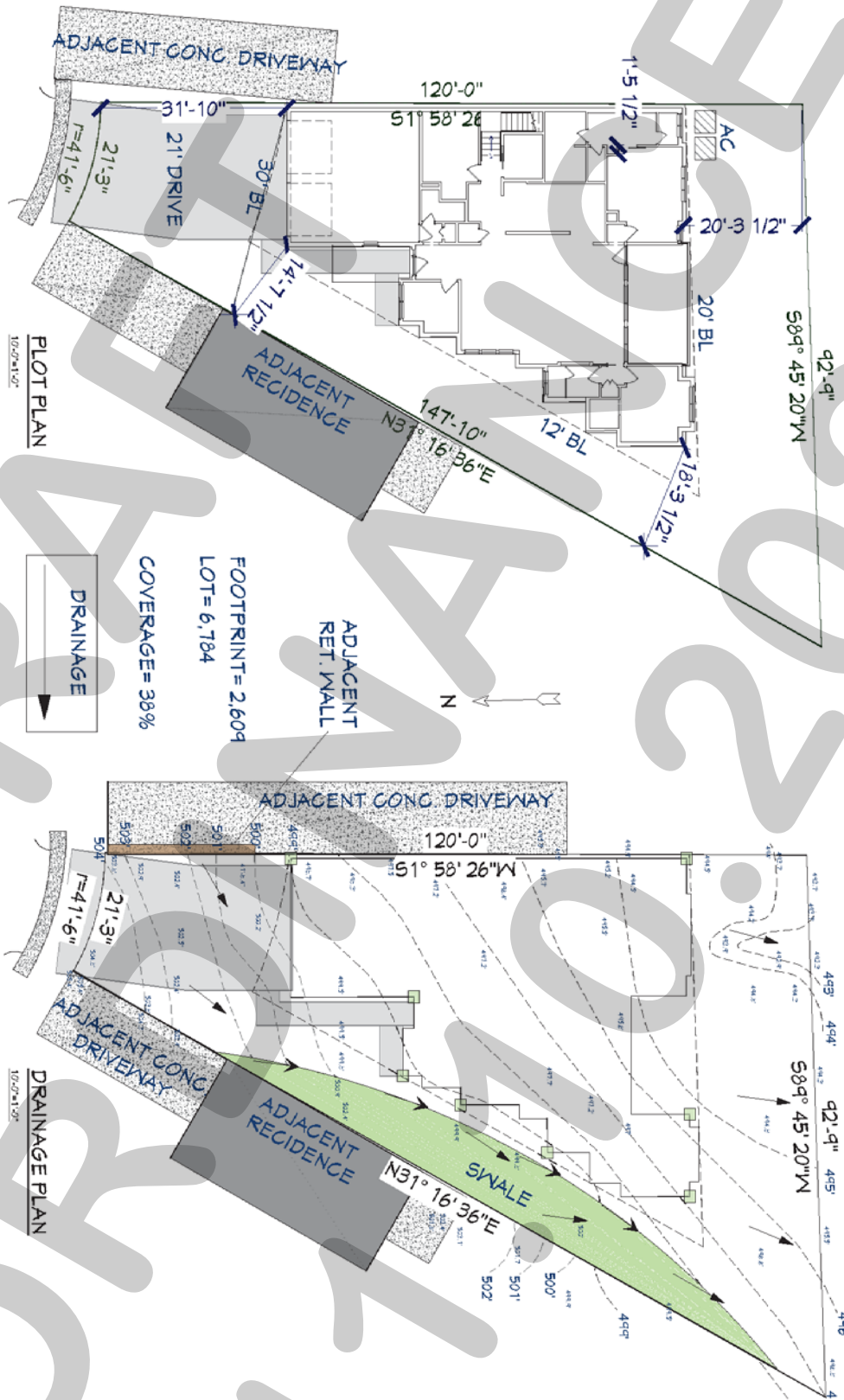
Exhibit 'A'
Location Map and Survey

Address: 295 Victory Lane

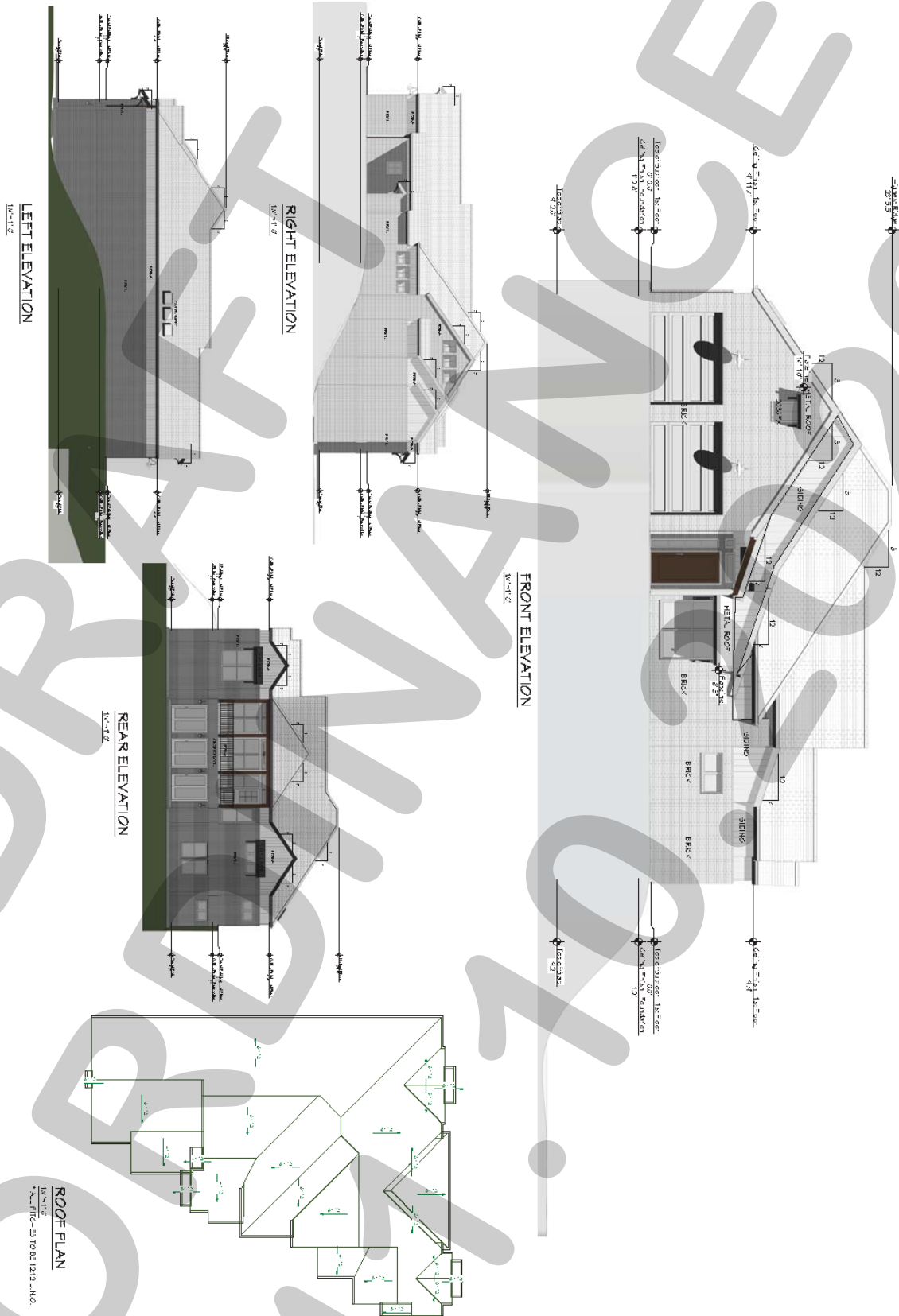
Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16



Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 16, 2020
APPLICANT: Mike Whittle
CASE NUMBER: Z2020-046; *Specific Use Permit (SUP) for a Residential Infill for 295 Victory Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*. At the time of annexation, the property was zoned Agricultural (AG) District. On November 12, 1973, the subject property was rezoned from an Agricultural (AG) District to Planned Development District 8 (PD-8) for single-family land uses by *Ordinance No. 73-48*. The subject property was platted as Lot 16, Block E, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-50-01*. On January 20, 1986, the City Council approved *Ordinance No. 86-04 [Case No. PZ1985-094-01]* amending Planned Development District 8 (PD-8) [*Ordinance No. 73-48*] to change the zoning of Lots 1-26, Block E and Lots 1-11, Block F of the Chandler's Landing, Phase 16 Addition to allow a zero lot-line lot configuration. The subject property was again replatted as Lot 24, Block E, Chandler's Landing, Phase 16 Addition on March 16, 2020 by *Case No. P2020-010*. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 295 Victory Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Victory Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes, which are zoned Planned Development District 8 (PD-8) for single-family land uses. North of this is Yacht Club Drive, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a tract of land owned by the Chandler's Landing Home Owners Association (HOA), and which is dedicated as open space. Beyond this are several single-family homes, which are zoned Planned Development District 8 (PD-8) for single-family land uses. South of this is Freedom Court, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) single-family homes (*i.e.* 291 & 293 Victory Lane) that are zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is a tract of land owned by the Chandler's Landing Home Owners Association (HOA), and which is dedicated as open space. East of this are several single-family homes that are zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are several homes that are zoned Planned Development District 8 (PD-8) for single-family land uses. Beyond this is Yacht Club Drive, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes that are zoned Planned Development District 8 (PD-8) for single-family land uses.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Chandler's Landing Phase 16 Subdivision, which has been in existence August 5, 1985, consists of 57 lots, and is 98.25% 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 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 Victory Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Victory Lane and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Victory Lane.
Year Built	1994-2017	N/A
Building SF on Property	1,788 SF – 3,528 SF	4,020 SF (3,508 SF of Air-Conditioned Space)
Building Architecture	Single Family Homes	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	30-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	0-Feet and 12-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	20-Feet
Building Materials	Brick and Siding (Secondary)	Brick and Siding
Paint and Color	Red, White, Grey, Blonde, and Brown	White Brick and Siding
Roofs	Composite Shingles and Tile	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing, J-swing, and no garages.	The garage will be attached and located approximately nineteen (19) feet in front of the front façade.

According to Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant is proposing to put the garage nineteen (19) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that other single-family homes along Victory Lane have a garage in front of the front façade of the single-family home, and that

this garage orientation is not uncharacteristic of the neighborhood. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) and Planned Development District 8 (PD-8). 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 Victory Lane 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 October 20, 2020, staff mailed 129 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Signal Ridge, Signal Ridge Phase 4, Water's Edge Lake Ray Hubbard, and Lago Vista Homeowner's Associations (HOAs), which are HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) email in opposition 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

On November 10, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-046

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

DIRECTOR OF PLANNING: [Signature]

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 295 Victory Lane
Subdivision Chandler's Landing Lot 16 Block E
General Location Yacht Club Dr. & Victory Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning SUP-SF1 Current Use none
Proposed Zoning SUP-SF1 Proposed Use home/dwelling
Acreage 0.15 Lots [Current] 1 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]

<input checked="" type="checkbox"/> Owner <u>Whittle & Johnson Custom Homes</u>	<input type="checkbox"/> Applicant <u>Mike Whittle</u>
Contact Person <u>Mike Whittle</u>	Contact Person <u>Mike Whittle</u>
Address <u>6525 Horizon Rd. Ste. 130</u>	Address <u>6525 Horizon Rd. Ste. 130</u>
City, State & Zip <u>Heath, TX 75032</u>	City, State & Zip <u>Heath, TX 75032</u>
Phone <u>972-816-5404</u>	Phone <u>972-816-5404</u>
E-Mail <u>mike@wjcustomhomes.com</u>	E-Mail <u>mike@wjcustomhomes.com</u>

NOTARY VERIFICATION [REQUIRED]

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

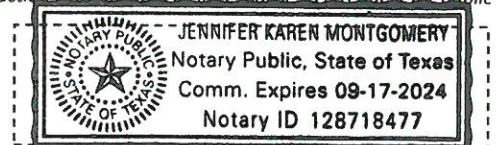
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of October, 20 20. By signing this application, 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 16th day of October, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
Jennifer Montgomery



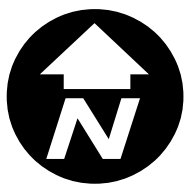
My Commission Expires 9-17-2024



City of Rockwall

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

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

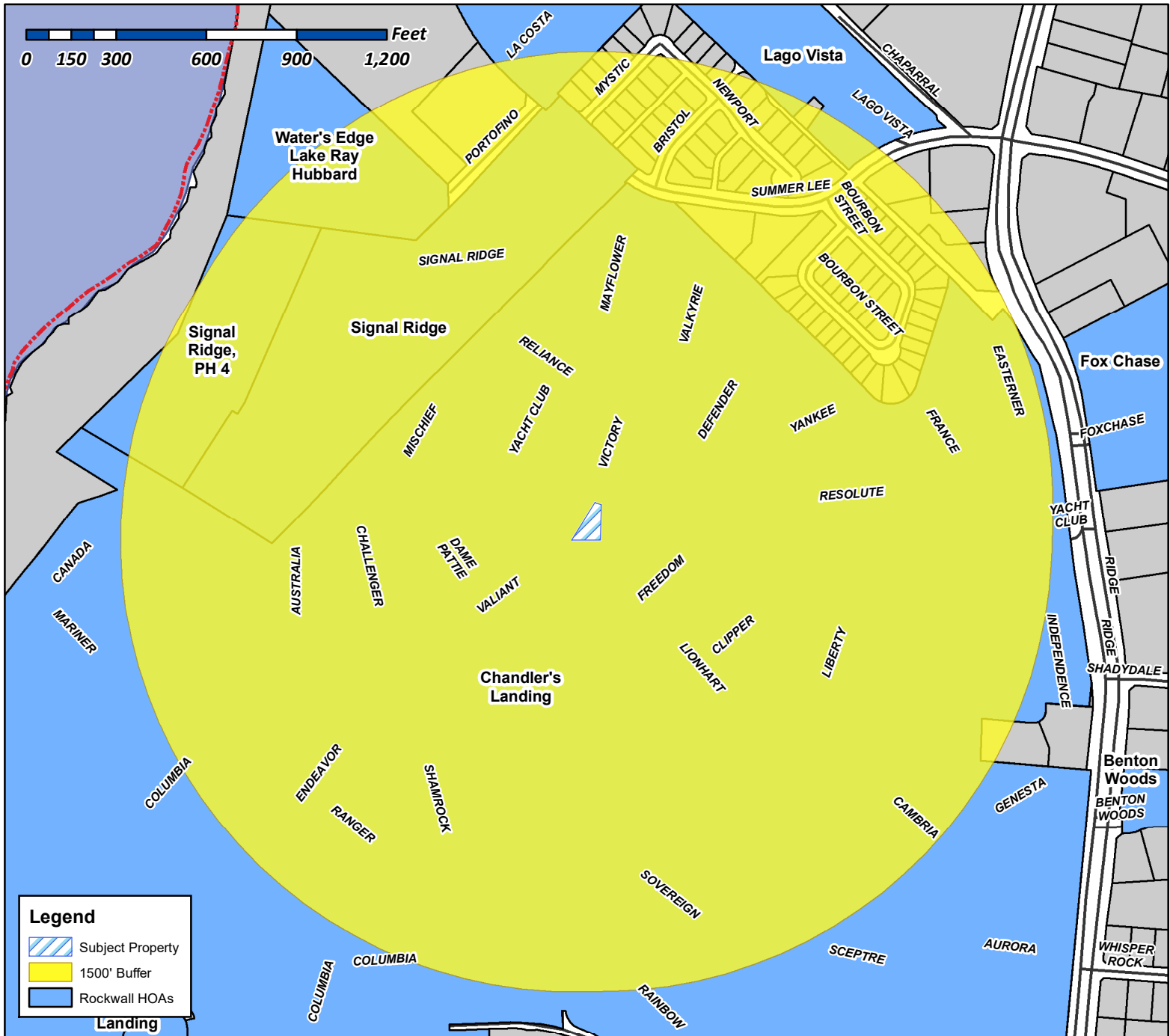




City of Rockwall

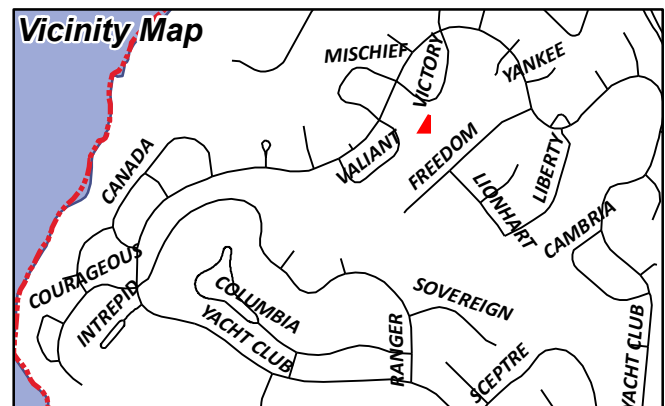
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-046
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Victory Lane

Date Created: 10/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Wednesday, October 21, 2020 2:20 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program
Attachments: Public Notice (10.20.2020).pdf; HOA Map Z2020-046.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that was published in the Rockwall Herald Banner on *Friday, October 23, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 10, 2020 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 16, 2020 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-046 Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

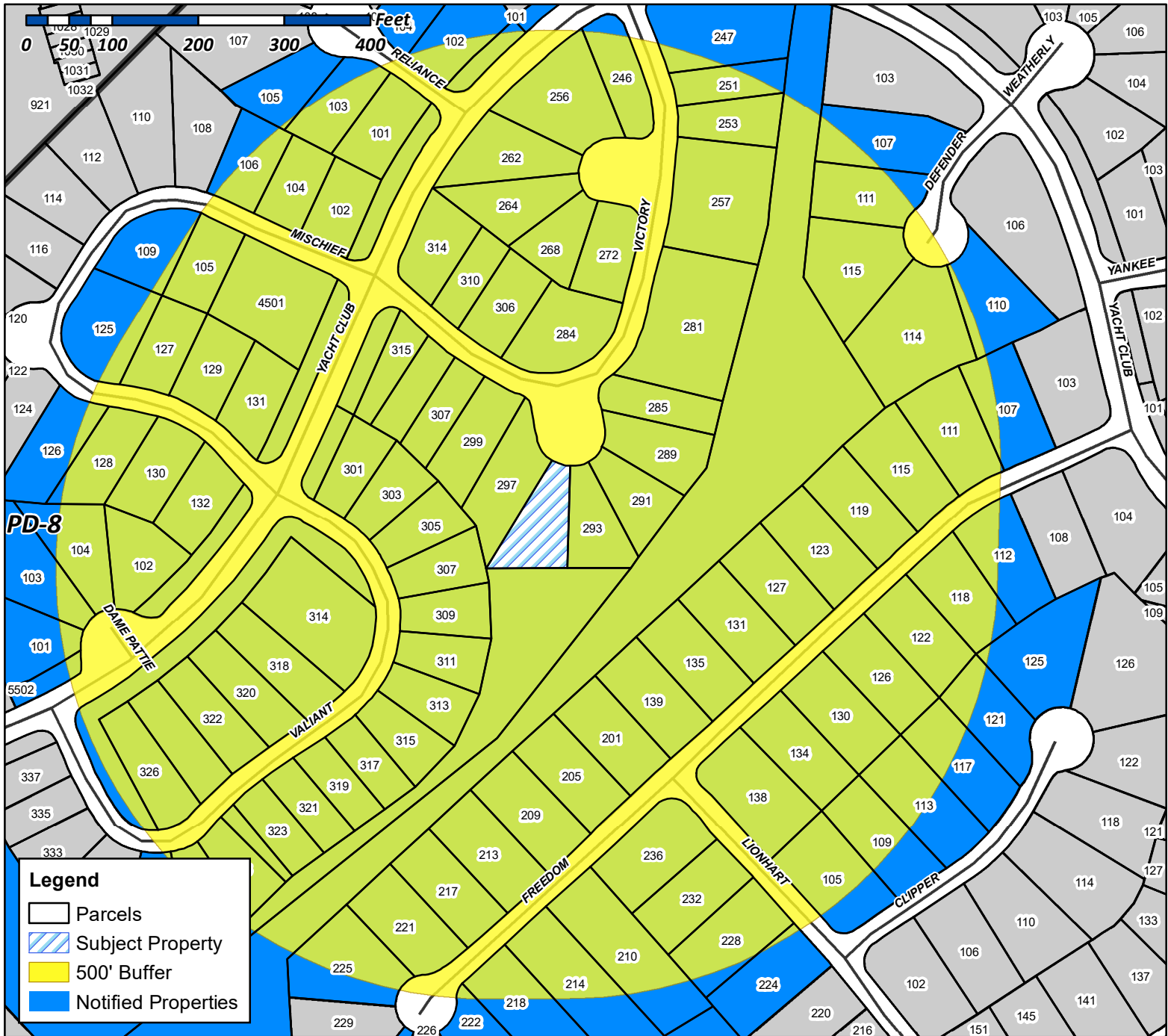
This email was scanned by Bitdefender



City of Rockwall

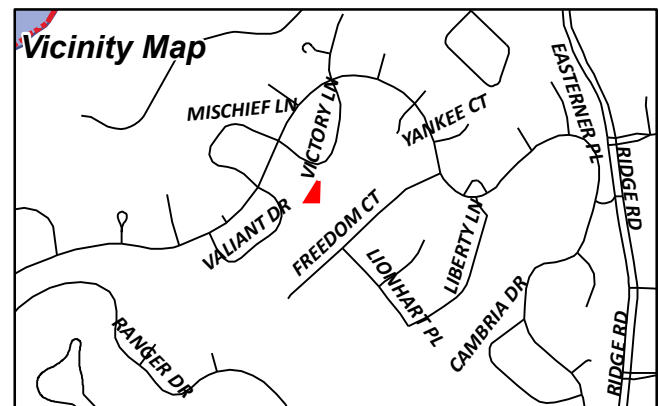
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-046
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For Questions on this Case Call (972) 771-7745



CHANDLERS LANDING COMMUNITY
ASSOCIATION
1 COMMODORE PLAZA
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
110 DEFENDERCT
ROCKWALL, TX 75032

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RUSSELL DEBORA J AND
JOSEPH A JR & EDNA J JERMAN
112 FREEDOM COURT
ROCKWALL, TX 75032

SMITH THOMAS M
113 CLIPPER COURT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

PALMER TONY & JUDY
117 CLIPPER CT
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST
EMIL EDWARD & MARGARET O JASTER
TRUSTEES
118 FREEDOM COURT
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
122 FREEDOMCT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEFLN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

HUIE LONDON DARNELL AND KRISTIN NOEL
126 MISCHIEF LANE
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

ROSHAN KC
132 MISCHIEFLN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

HENDRICKS LORI L
139 FREEDOMCT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD
HEATH, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

MAXCEY THOMAS AND KIRSTEN
201 FREEDOM CT
ROCKWALL, TX 75032

FRITZ AND KATHY MCKINSTRY LIVING TRUST
205 FREEDOM CT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRISS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

NICHOLLS HARRY E JR
222 FREEDOM CT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA
225 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORYLN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
2710 ROUTH CREEK PKWY APT 3202
RICHARDSON, TX 75082

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BILLITER KENT A
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORYLN
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORYLN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MADSON RICHARD ARLEN
307 VALIANT DR
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORYLN
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
311 VALIANTDR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

GUNDERSON BLAKE AND
CASEY MARIE VICKERS
325 VALIANT DR
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANTDR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

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. Z2020-046: Specific Use Permit for Residential Infill

Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 16, 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, November 16, 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. Z2020-046: Specific Use Permit for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Gamez, Angelica

From: Bruce Robison <brobison@robison.com>
Sent: Monday, November 2, 2020 9:52 AM
To: Planning
Cc: Bruce Robison
Subject: Case No. Z2020-046: Special Use Permit for Residential Infill

My name is Bruce Robison and I live at 135 Freedom Ct, Rockwall, TX 75032. I am opposed to the request for the reasons listed below.

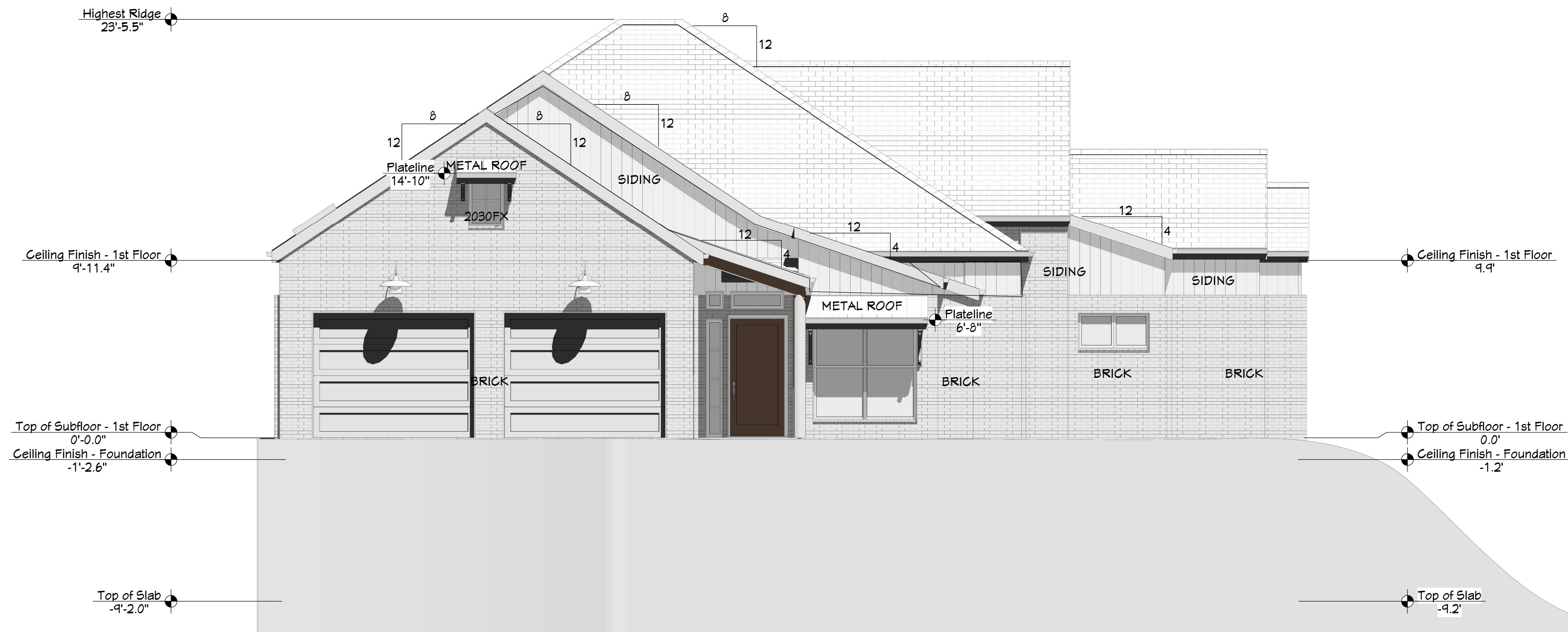
The street is already crowded and putting anything in that small space would make the crowded situation even worse.

Thank you,

Bruce

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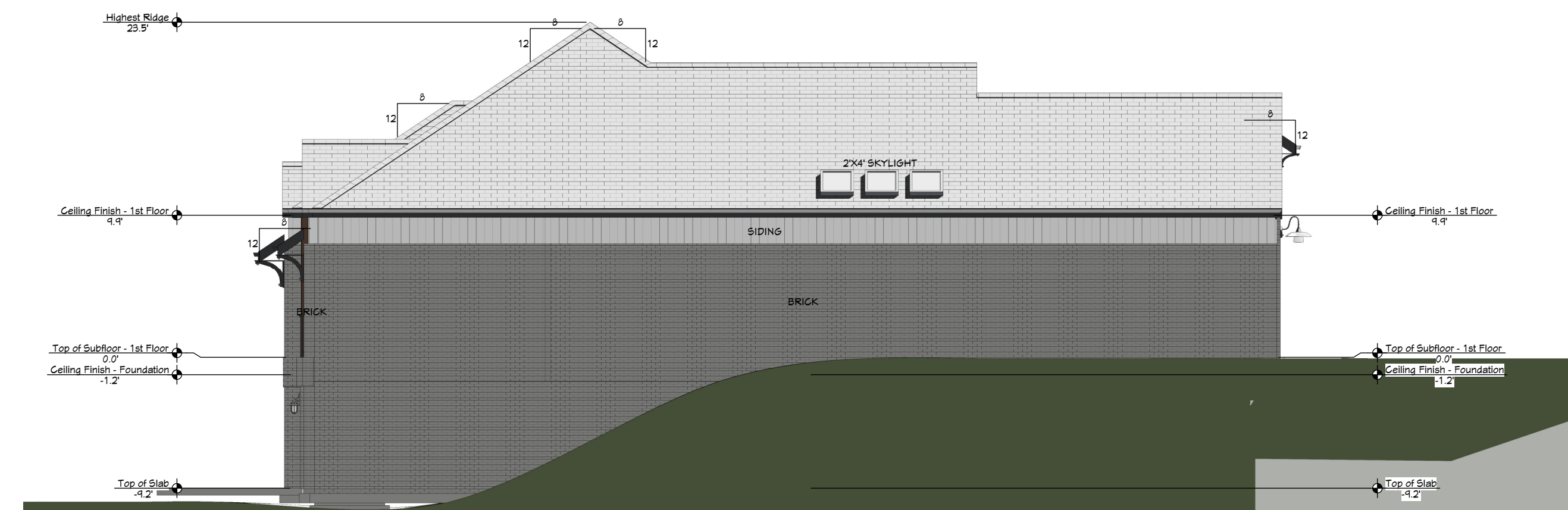
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FRONT ELEVATION
1/4"=1'-0"



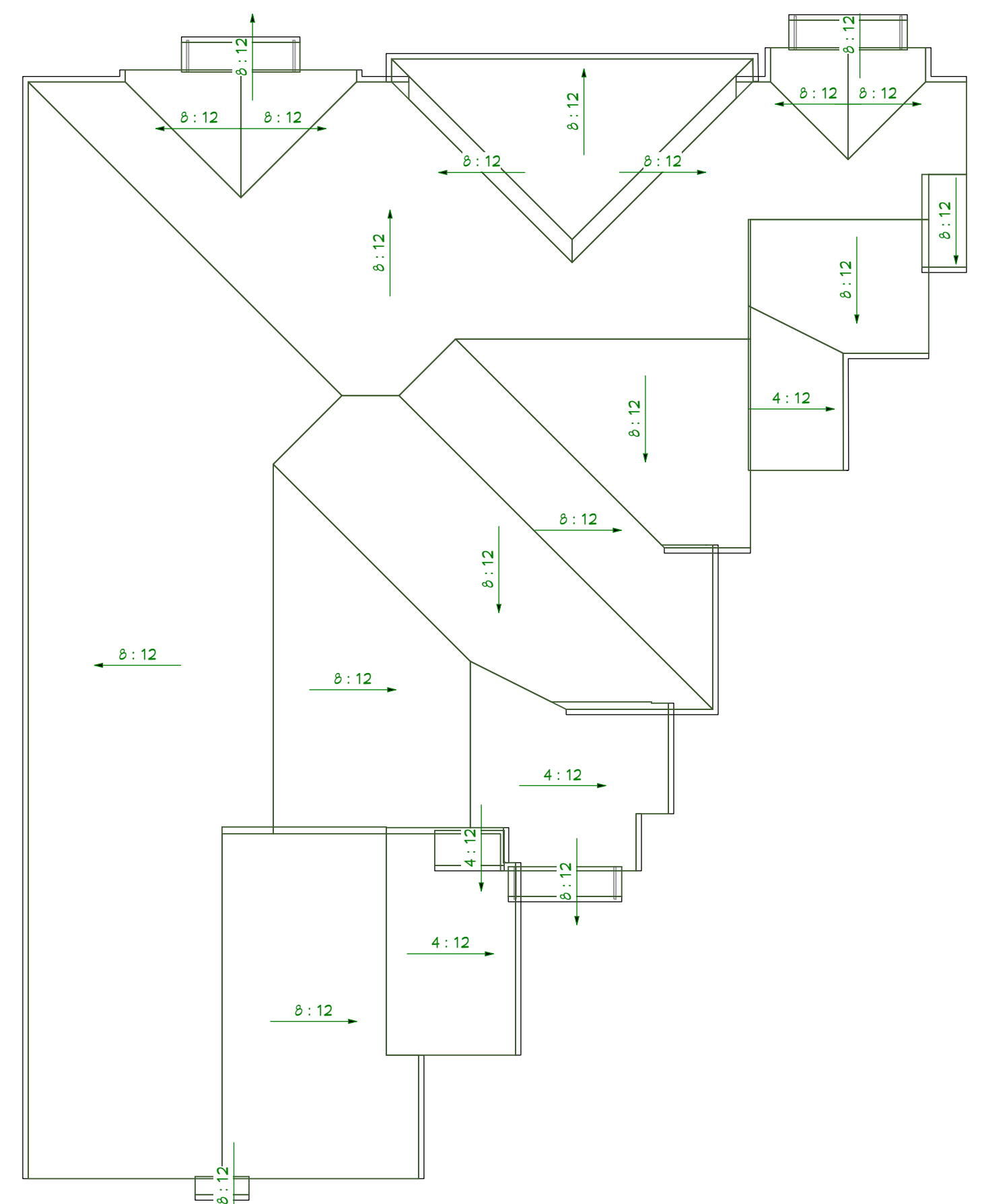
RIGHT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"
* ALL PITCHES TO BE 12:12 U.N.O.

ELEVATION NOTES:

COVERAGES:

FRONT: MASONRY- 81%, SIDING- 19%

REAR: MASONRY-87% SIDING -13%

LEFT: MASONRY- 86%, SIDING- 14%

RIGHT: MASONRY- 89% SIDING- 11%

BRICK-PHOENIX (BILCO WHITE)

ROOF-ONYX BLACK

SIDING-TITANIUM WHITE

GUTTERS-BLACK

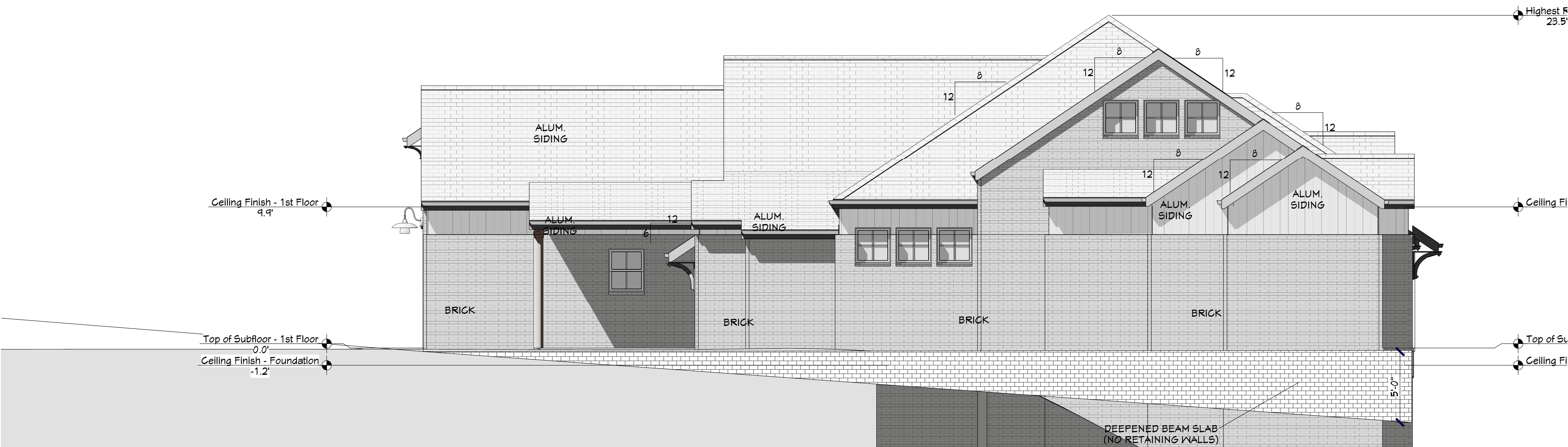
SOFFIT-PURE WHITE

EXT. PAINT-PURE WHITE

NO FENCING

NO RETAINING WALLS

NO POOLS



RIGHT ELEVATION SECTION

1/4"=1'-0"

DATE:

5/3/20

SCALE:

SHEET:

6

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 75 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UND ON PLANS.
ATTIC R-38
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

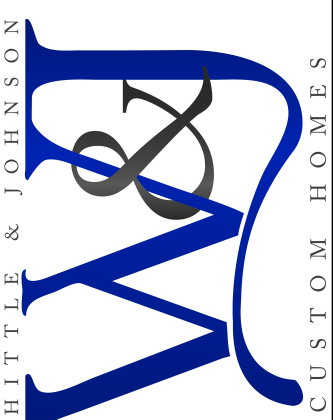
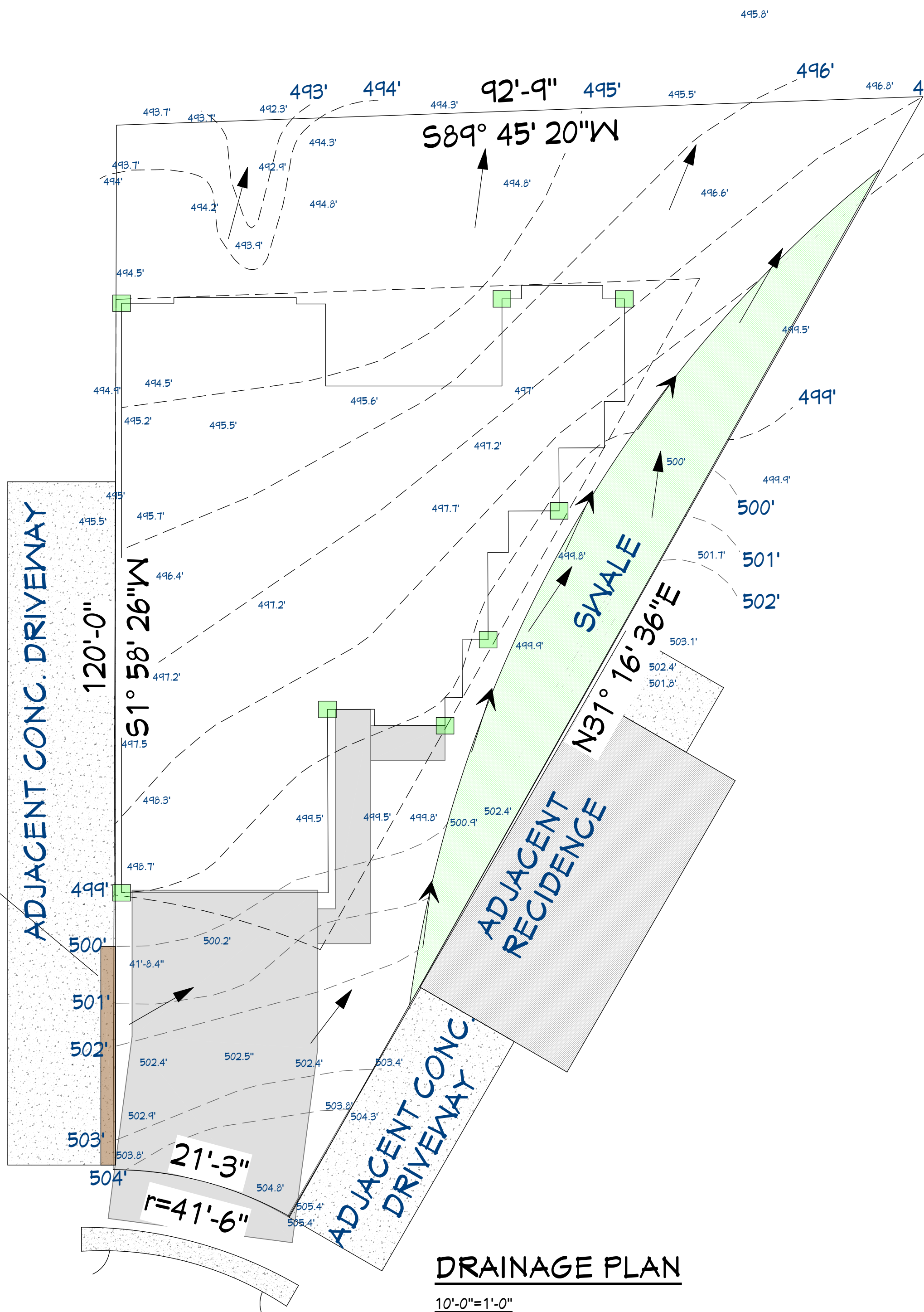
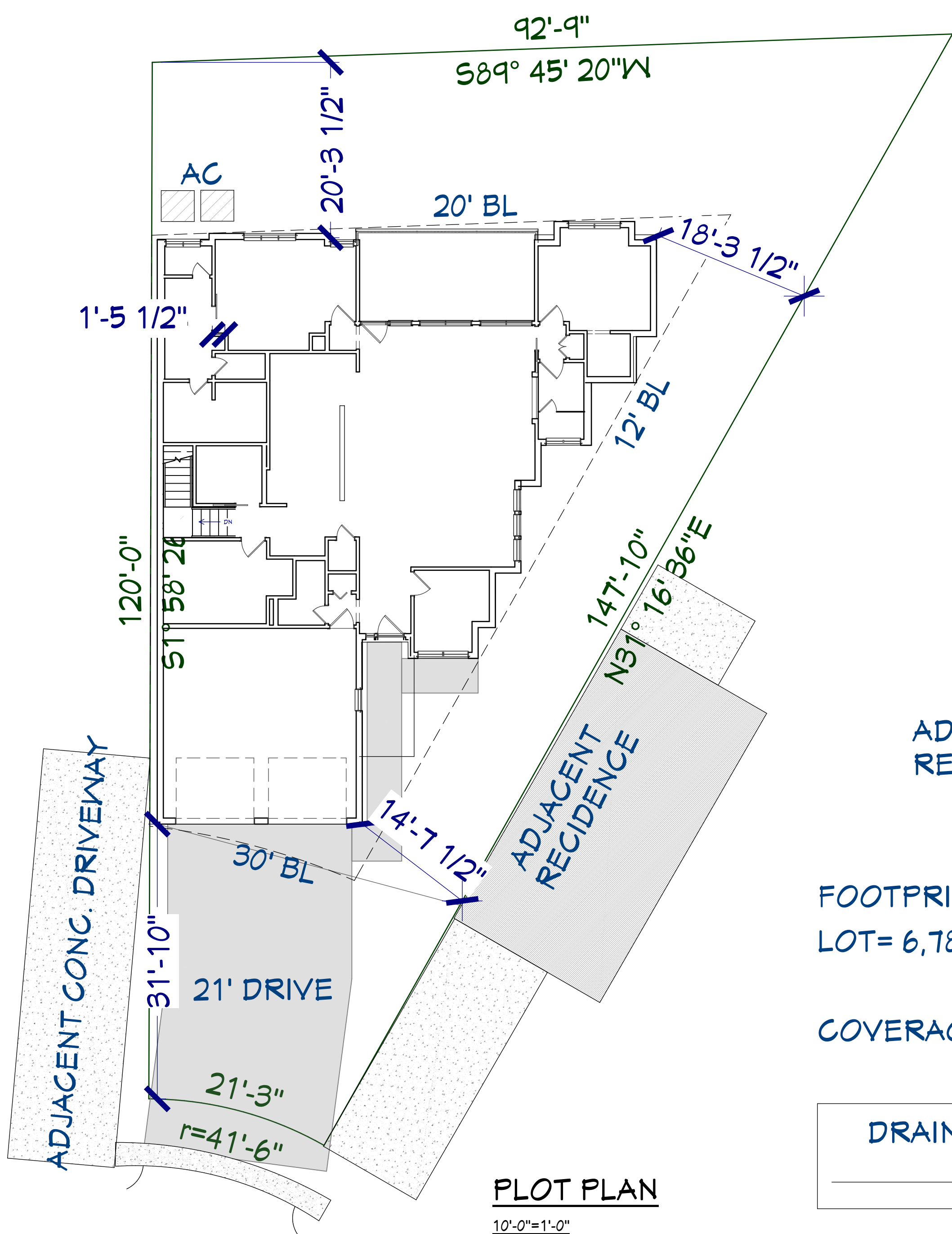
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ARCHIMATRIX, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF ARCHIMATRIX, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF (YOUR COMPANY NAME HERE) IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.



LOT 16, BLOCK E
SUBDIVISION: CHANDLERS LANDING, PH. 16
ADDRESS: 2415 VICTORY LANE
CITY: STATE: ROCKWALL, TX
COUNTY: ROCKWALL

RESIDENCE FOR:
WARDLOW

WHITTLE & JOHNSON
CUSTOM HOMES

DATE:

5/3/20

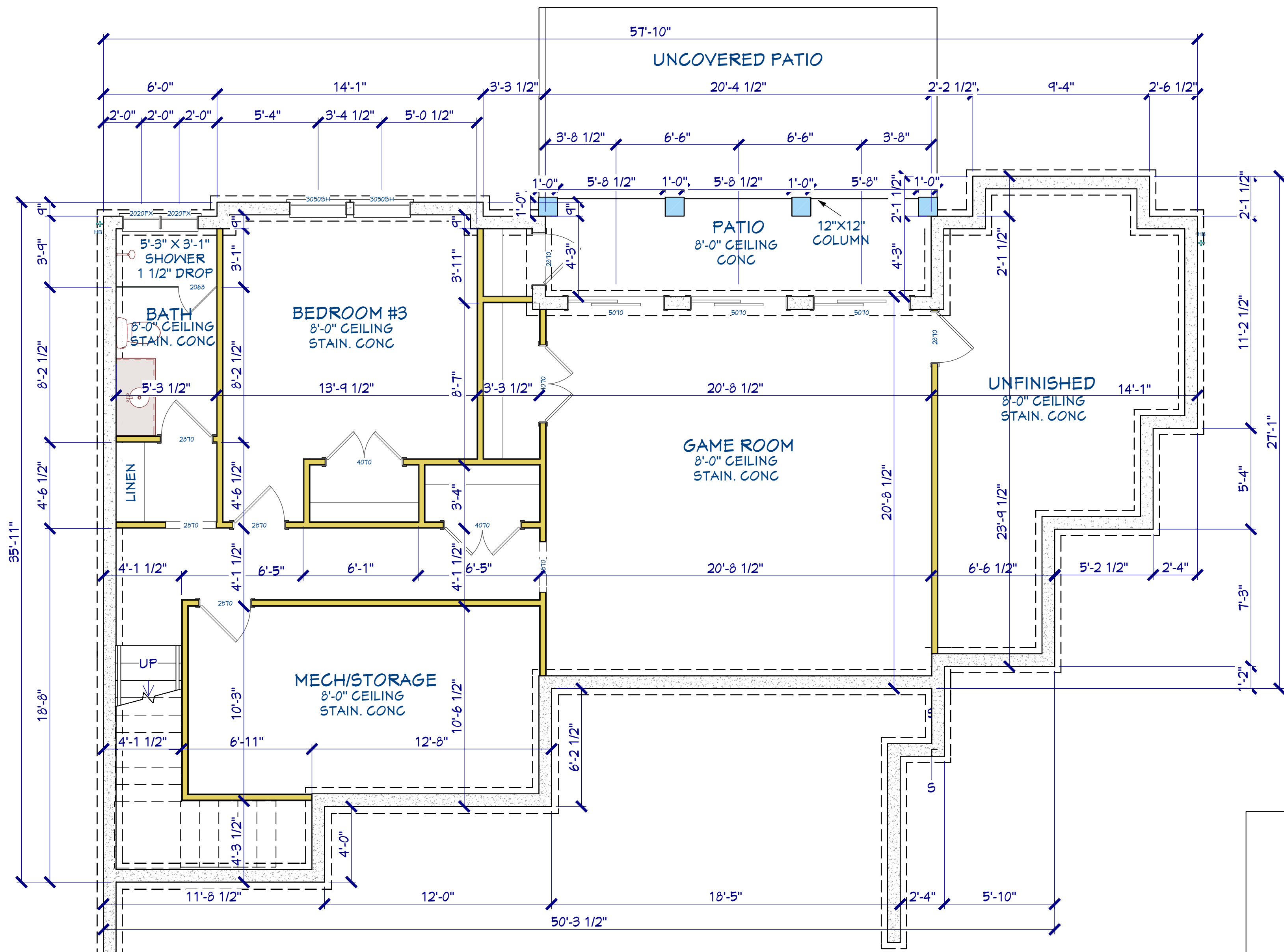
SCALE:

SHEET:

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ARCHIMATRIX.ORG



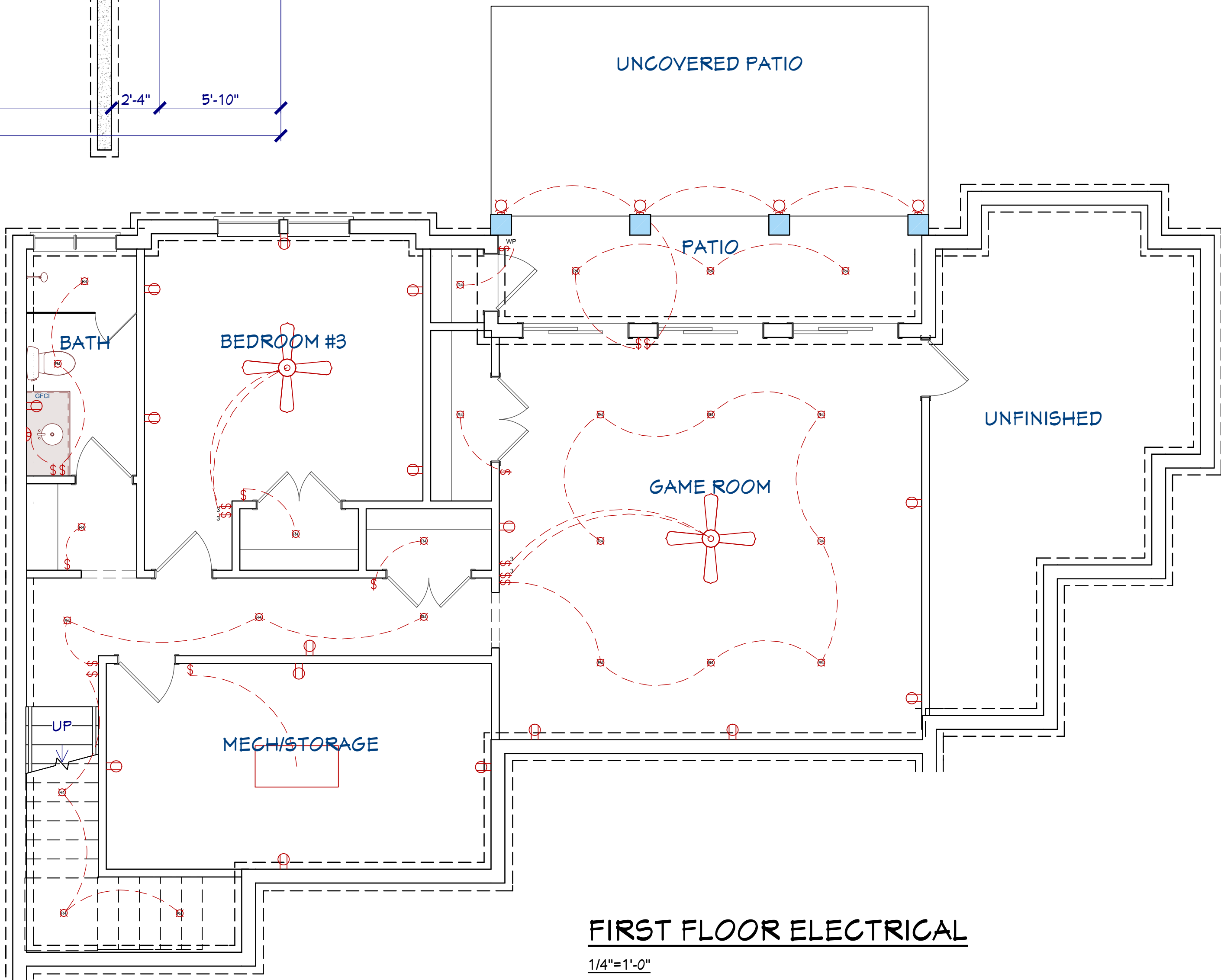
FIRST FLOOR

1/4"=1'-0"

SQUARE FOOTAGES	
1ST FLOOR	1498
2ND FLOOR	2010
TOTAL AIR CONDITIONED	3508
PORCH	90
PATIO	434
GARAGE	512
TOTAL UNDER ROOF	4544

DOOR SCHEDULE			
LABEL	QTY	FLOOR	DESCRIPTION
2068	1	0	2068 L SHOWER-GLASS SLAB
2068	1	1	2068 R SHOWER-GLASS SLAB
2080	2	1	2080 L IN HINGED-DOOR F03
2080	1	1	2080 L IN HINGED-GLASS SLAB
2080	1	1	2080 R 2 DR. BIFOLD-LOUVERED
2080	2	1	2080 R IN HINGED-DOOR F03
2680	1	1	2680 L/R IN DOUBLE HINGED-DOOR F03
2868	1	1	2868 L BARN-DOOR F03
2870	2	0	2870 L IN HINGED-DOOR F03
2870	1	0	2870 R EX EXT. HINGED-DOOR E02
2870	2	0	2870 R IN HINGED-DOOR F03
2880	1	1	2880 L POCKET-DOOR F03
2880	1	1	2880 L EX EXT. HINGED-DOOR E02
2880	3	1	2880 L IN HINGED-DOOR F03
2880	1	1	2880 R POCKET-DOOR F03
2880	2	1	2880 R IN HINGED-DOOR F03
3068	1	1	3068 R EX EXT. HINGED-DOOR F01
3080	1	1	3080 R EX EXT. HINGED-DOOR E02
4070	3	0	4070 L/R IN DOUBLE HINGED-DOOR F03
5070	1	0	5070 L EX EXT. SLIDER-GLASS PANEL
5070	2	0	5070 R EX EXT. SLIDER-GLASS PANEL
9070	2	1	9070 GARAGE-PANEL

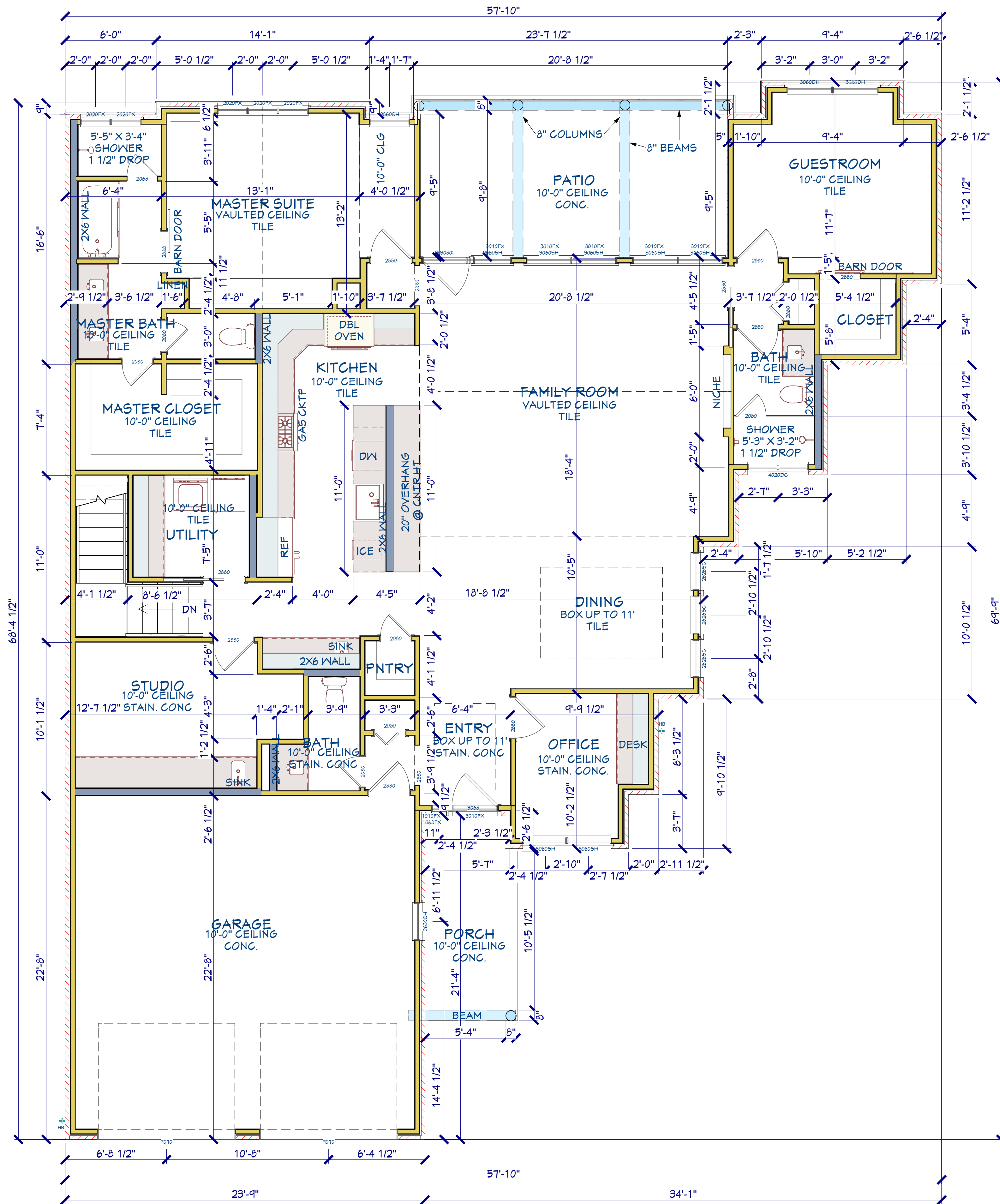
WINDOW SCHEDULE				
LABEL	QTY	FLOOR	SIZE	DESCRIPTION
1010FX	1	1	1010FX	FIXED GLASS 98 1/2"
1068FX	1	1	1068FX	FIXED GLASS 80"
2020FX	2	0	2020FX	FIXED GLASS 84"
2020FX	2	1	2020FX	FIXED GLASS 80"
2020FX	3	1	2020FX	FIXED GLASS 87"
2030FX	1	2	2030FX	FIXED GLASS 58"
2626SC	3	1	2626SC	SINGLE CASEMENT-HR 102"
2626SC	3	2	2626SC	SINGLE CASEMENT-HR 90"
2630SH	1	1	2630SH	SINGLE HUNG 84"
2660SH	1	1	2660SH	SINGLE HUNG 96"
2660SH	1	1	2660SH	SINGLE HUNG 80"
3010FX	6	1	3010FX	FIXED GLASS 111"
3010FX	1	1	3010FX	FIXED GLASS 98 1/2"
3050SH	2	0	3050SH	SINGLE HUNG 84"
3060DH	2	1	3060DH	DOUBLE HUNG 80"
3060SH	2	1	3060SH	SINGLE HUNG 84"
3060SH	4	1	3060SH	SINGLE HUNG 96"
4020DC	1	1	4020DC	DOUBLE CASEMENT-LHL/RHR 84"



FIRST FLOOR ELECTRICAL

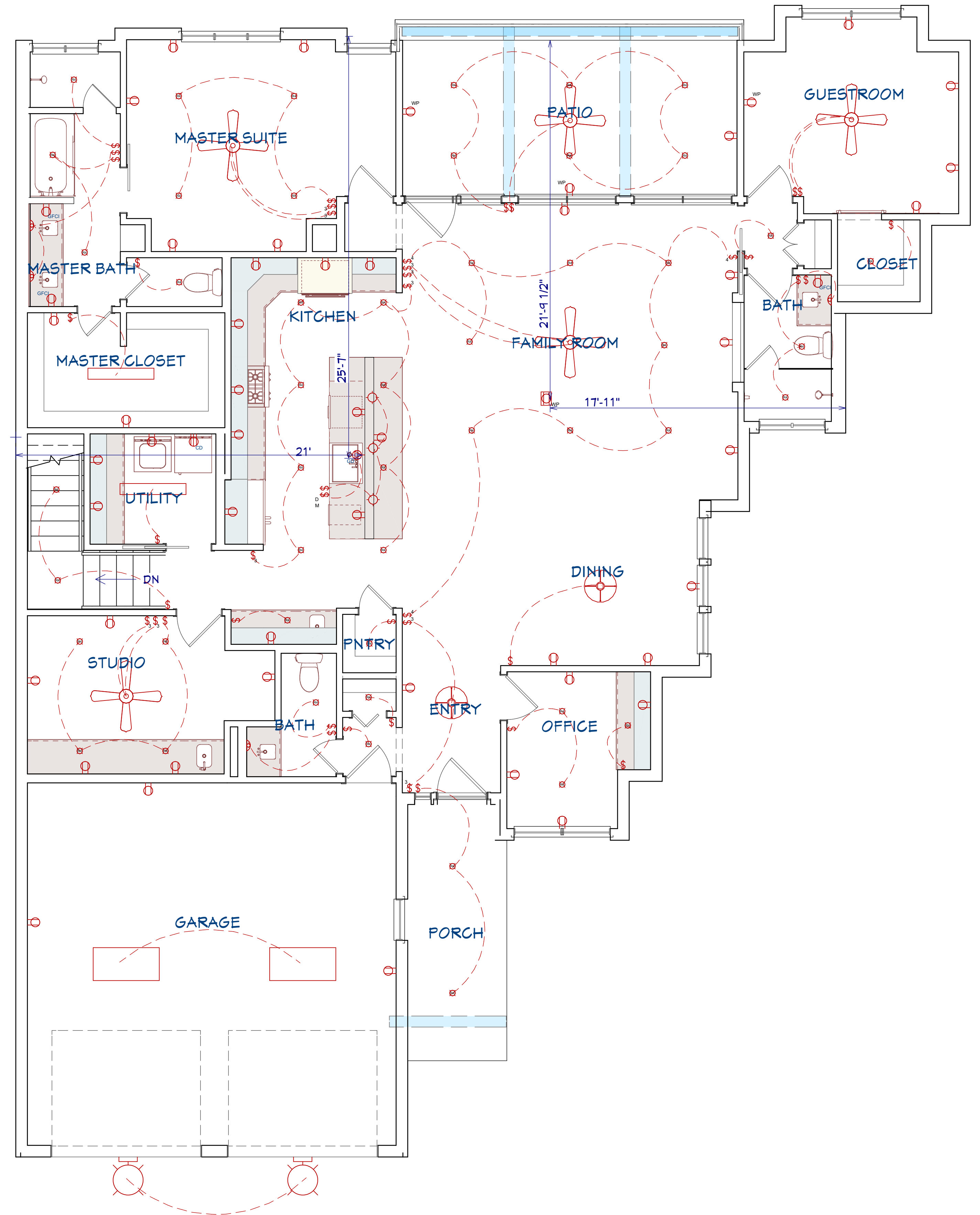
1/4"=1'-0"

Electrical Schedule			
2D Symbol	Qty	Floor	Description
	2	0	Basic Ceiling Fan
	4	0	Caged Lantern Sconce
	15	0	Duplex
	1	0	GFCI
	1	0	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	1	0	Nicosia
	24	0	Recessed Down Light 4
	12	0	Single Pole
	4	0	Three Way
	1	0	Weatherproof
	3	1	Arts & Crafts Pendant
	5	1	Basic Ceiling Fan
	1	1	Clothes Dryer
	2	1	Drizzle Round Chandelier
	46	1	Duplex
	4	1	Duplex (weatherproof)
	3	1	Four Way
	3	1	GFCI
	1	1	Garbage Disposal
	2	1	Medium Double Surface Mounted Tube Light [48W21D] [48W21D]
	2	1	Medium Surface Mounted Tube Light [48W9D] [48W9D]
	2	1	Narciss Sconce
	4	1	Nicosia
	50	1	Recessed Down Light 4
	28	1	Single Pole
	1	1	Single Pole Dimmer
	10	1	Three Way



SECOND FLOOR

1/4"=1'-0"



SECOND FLOOR ELECTRICAL

1/4"=1'-0"

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
246 Victory Lane	Single-Family Home	2004	3646	N/A	Brick
247 Victory Lane	Single-Family Home	2004	3,106	N/A	Stone & Brick
251 Victory Lane	Single-Family Home	2000	2,344	N/A	Brick
253 Victory Lane	Single-Family Home	1994	2,629	N/A	Brick
256 Victory Lane	Single-Family Home	2012	3,528	N/A	Brick
257 Victory Lane	Single-Family Home	2014	3,168	N/A	Stucco
262 Victory Lane	Single-Family Home	2000	2,628	N/A	Brick
264 Victory Lane	Single-Family Home	1994	2,205	N/A	Brick
268 Victory Lane	Single-Family Home	1995	2,496	N/A	Brick
272 Victory Lane	Single-Family Home	1997	1,788	N/A	Brick
281 Victory Lane	Single-Family Home	1995	3,001	N/A	Brick
284 Victory Lane	Single-Family Home	2003	2,462	N/A	Brick
285 Victory Lane	Single-Family Home	1994	1,897	N/A	Brick
289 Victory Lane	Single-Family Home	2007	2,307	N/A	Brick
291 Victory Lane	Single-Family Home	2005	2,057	N/A	Stucco
293 Victory Lane	Single-Family Home	1993	2153	N/A	Brick
295 Victory Lane	RCAD Indicates Vacant		Subject Property		N/A
297 Victory Lane	Single-Family Home	2002	2,661	N/A	Brick
299 Victory Lane	Single-Family Home	2007	2,262	N/A	Brick
306 Victory Lane	Single-Family Home	2004	3,047	N/A	Brick
307 Victory Lane	Single-Family Home	2004	2,589	N/A	Stone & Brick
310 Victory Lane	Single-Family Home	1995	2,002	N/A	Brick
Averages:		2001	2,570		



246 Victory Lane



247 Victory Lane



251 Victory Lane



253 Victory Lane



256 Victory Lane



257 Victory Lane



262 Victory Lane



264 Victory Lane



268 Victory Lane



272 Victory Lane



281 Victory Lane



284 Victory Lane



285 Victory Lane



289 Victory Lane



291 Victory Lane



293 Victory Lane



295 Victory Lane



297 Victory Lane



299 Victory Lane



306 Victory Lane



307 Victory Lane



310 Victory Lane

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 8 (PD-8) 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 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 Major Rush 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 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) 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 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

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

Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *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 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

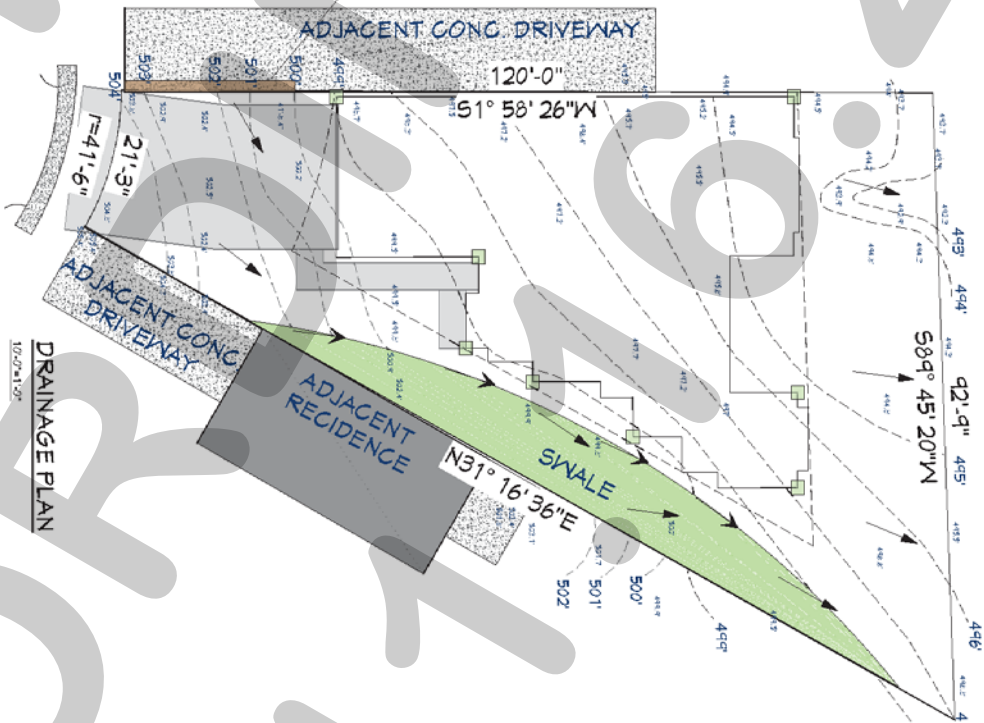
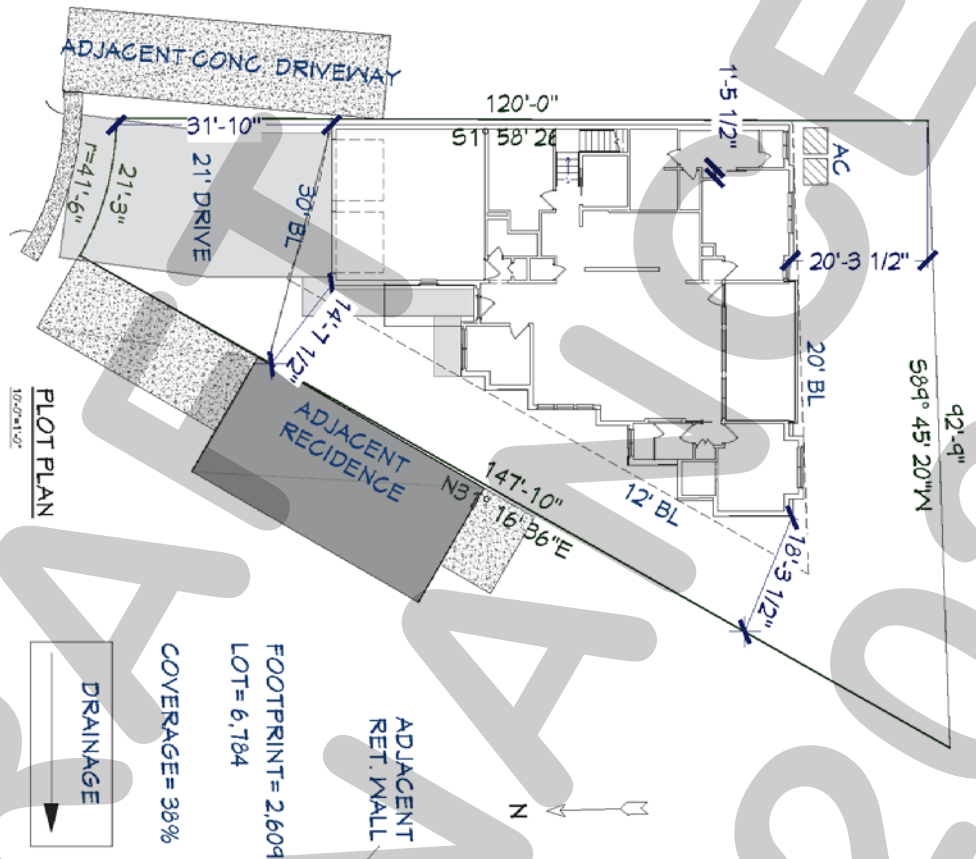
Exhibit 'A'
Location Map and Survey

Address: 295 Victory Lane

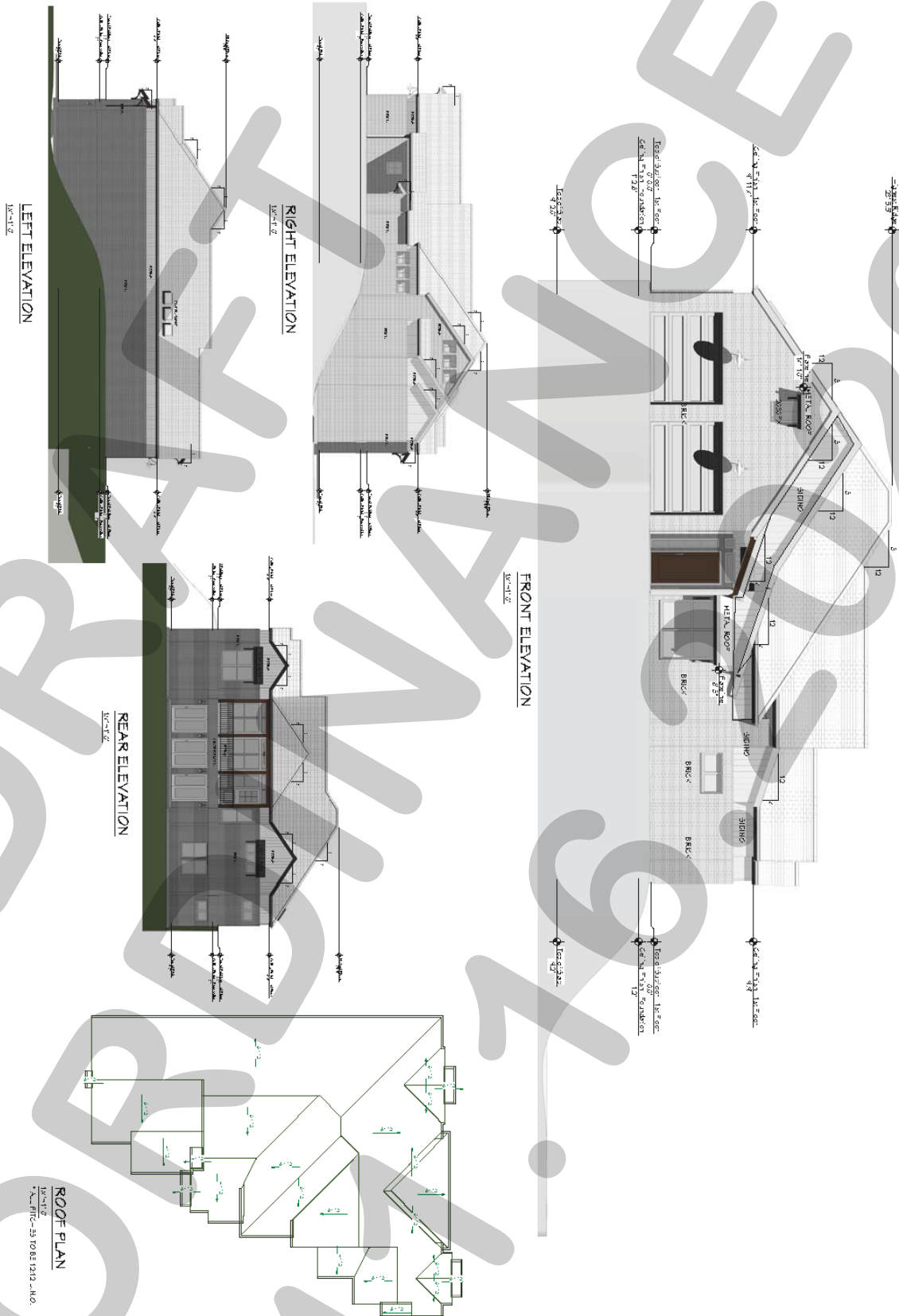
Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16



Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**



CITY OF ROCKWALL

ORDINANCE NO. 20-49

SPECIFIC USE PERMIT NO. S-237

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) 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 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *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 8 (PD-8) -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

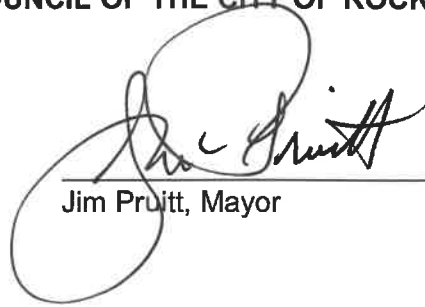
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

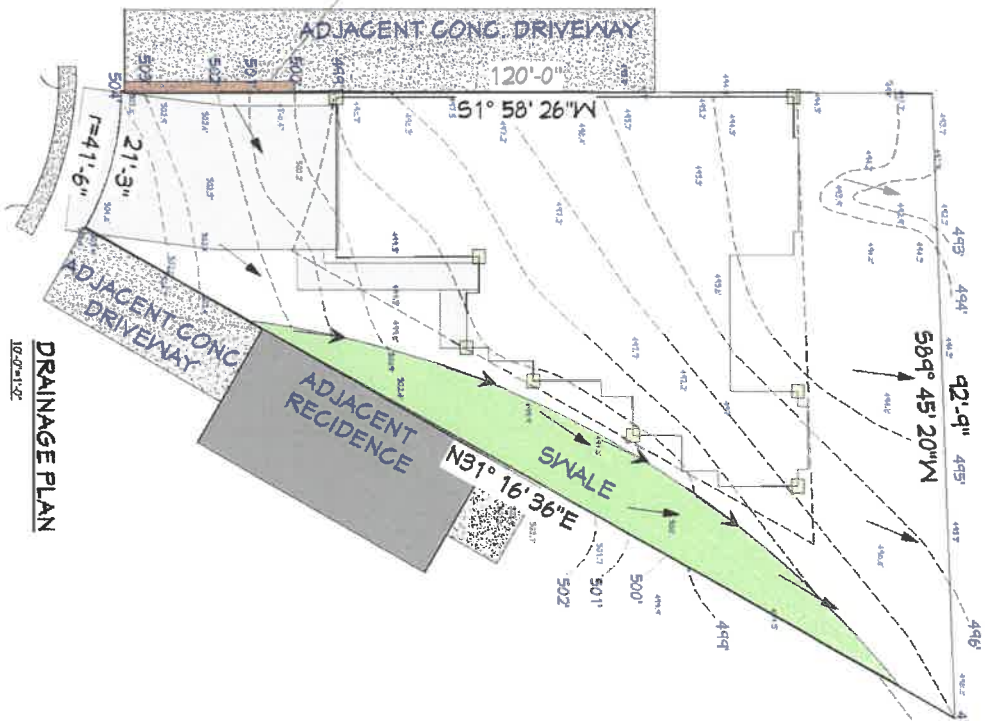
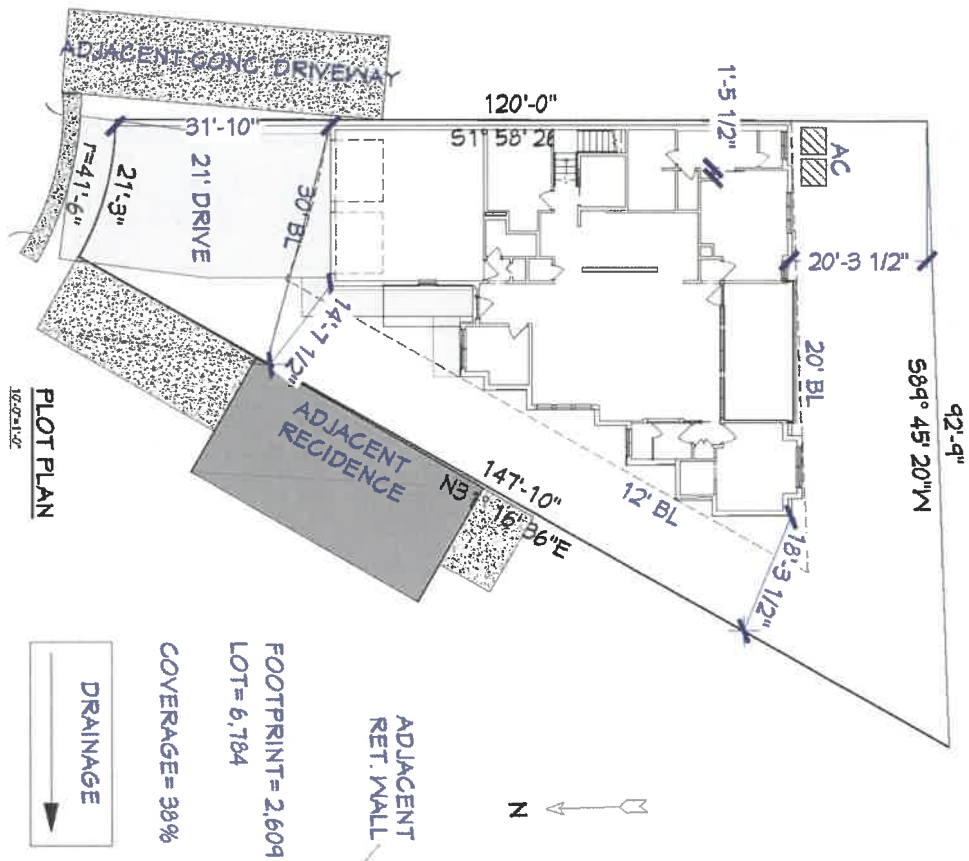
Exhibit 'A'
Location Map and Survey

Address: 295 Victory Lane

Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16



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



The image displays five architectural drawings for a building, arranged in a grid-like fashion. The drawings are as follows:

- FRONT ELEVATION:** A detailed elevation of the front of the building, showing a gabled roof, multiple windows, and a central entrance. The drawing is labeled "FRONT ELEVATION" and "1/2\"=1'-0\"".
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The drawings are presented in a clean, professional style, with clear lines and labels. The scale for all drawings is 1/2" = 1'-0".

Lee, Henry

From: Miller, Ryan
Sent: Friday, October 23, 2020 3:57 PM
To: 'mike@wjcustomhomes.com'
Subject: Project Comments: Z2020-046
Attachments: Project Comments (10.23.2020).pdf; Draft Ordinance (10.22.2020).pdf

Mr. Whittle,

Attached are the comments and draft ordinance for your Specific Use Permit (SUP) case. Please address these comments, redline the draft ordinance, and return them to staff no later than November 3, 2020. Please also note, the following meeting schedule:

Planning and Zoning Commission Work Session: October 27, 2020
Planning and Zoning Commission (Public Hearing): November 10, 2020
City Council (Public Hearing and 1st Reading): November 16, 2020
City Council (2nd Reading): December 7, 2020

All meetings will be held at 6:00 PM in the City Council Chambers at City Hall (*i.e. 385 S. Goliad Street*). A representative will need to be present at the meeting. If you have any questions please contact your case manager. Thank you.



RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Lee, Henry

From: Lee, Henry
Sent: Friday, December 18, 2020 8:48 AM
To: 'mike@wjcustomhomes.com'
Subject: Z2020-046 Approval Letter
Attachments: Approval Letter (12.09.2020).pdf

Good Morning,

This email serves to inform you that your zoning case, Z2020-046, was approved. Attached is the approval letter, which will also be mailed to you. If you have any questions feel free to contact me.

Thank you,



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



December 09, 2020

TO: Mike Whittle
6525 Horizon Road, Ste 130
Heath, TX 75032

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

SUBJECT: Z2020-046; *Specific Use Permit (SUP) for 295 Victory Lane*

Mike Whittle:

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 December 07, 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 November 10, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 7-0.

City Council

- On November 16, 2020, the City Council approved a motion to approve the Specific Use Permit (SUP) for a residential infill for the purpose of constructing a single-family home by a vote of 7-0.
- On December 7, 2020, the City Council approved a motion to approve a Specific Use Permit (SUP) to allow for the construction of a single-family home with the conditions of approval by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of Ordinance No. 20-49, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-7745.

Sincerely,

Henry Lee
Planner

CITY OF ROCKWALL

ORDINANCE NO. 20-49

SPECIFIC USE PERMIT NO. S-237

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) 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 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, 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 Mike Whittle of Whittle & Johnson Custom Homes 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 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) 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 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *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 8 (PD-8) -- 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.

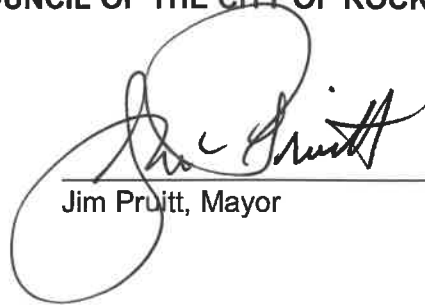
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THIS THE 7TH DAY OF DECEMBER, 2020.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

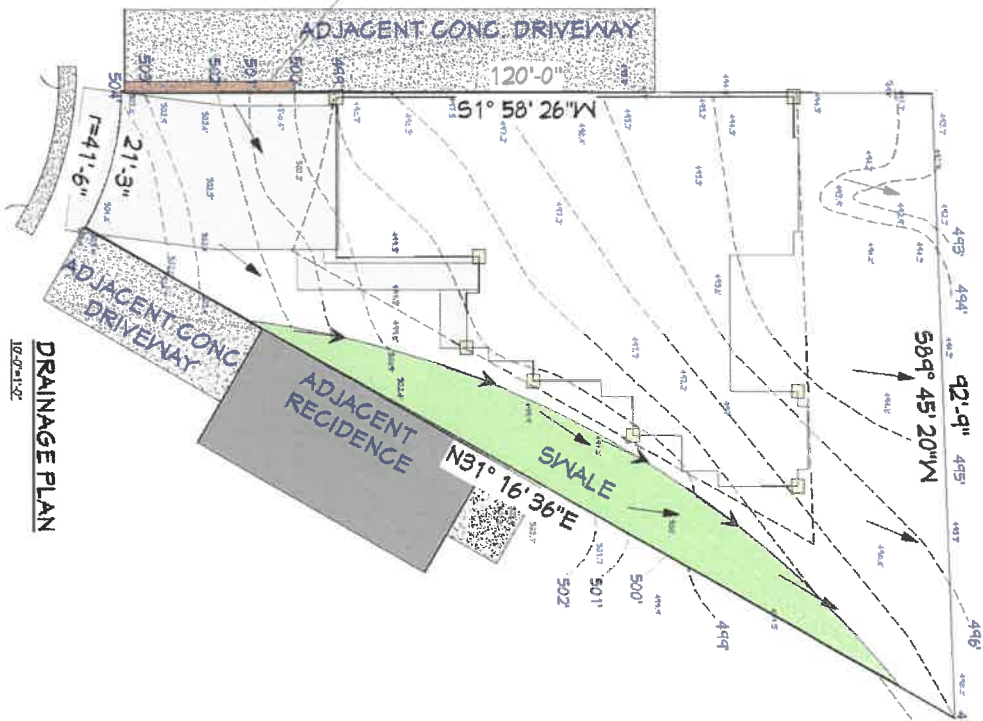
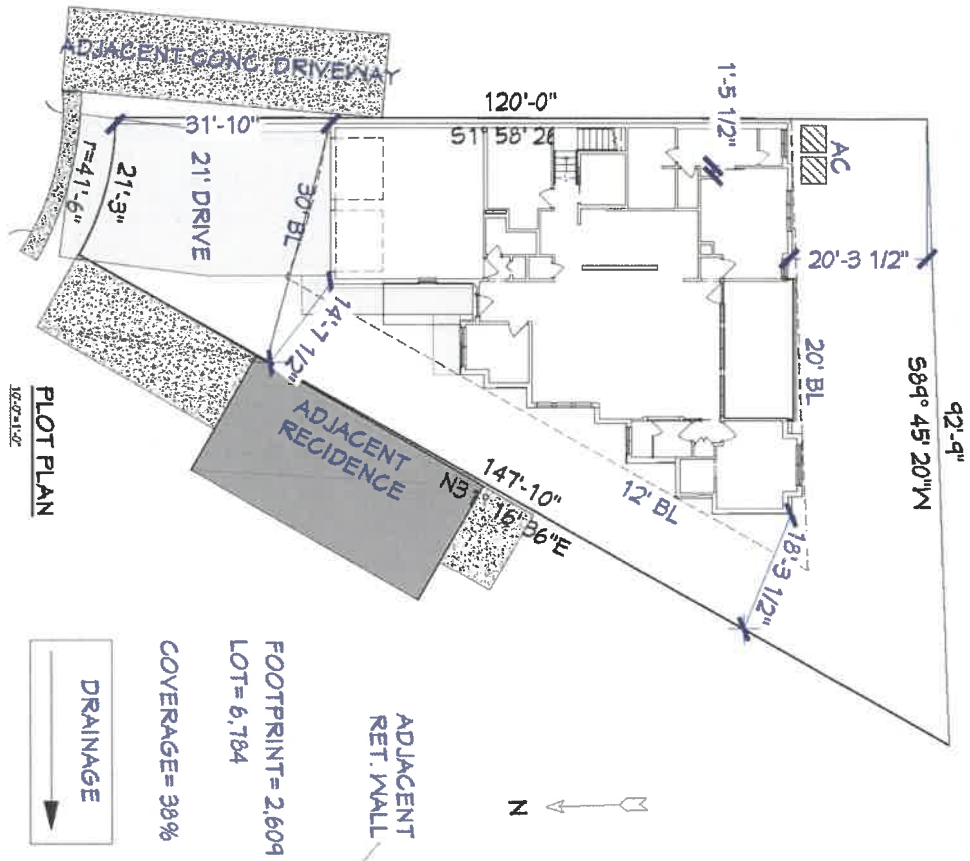
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