PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2022-005 **P&Z DATE**_____ **CC DATE**_____ **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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	503 S. Clark St. Rockwall, TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER		☑ APPLICANT	Perry Bowen Homes, LLC
CONTACT PERSON		CONTACT PERSON	Perry Bowen
ADDRESS		ADDRESS	230 Myers Rd
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	972-771-0986
E-MAIL		E-MAIL	mdhp1260@gmail.com Pbowenhomes@sbcglobal.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Perry Bowen [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* 10th *DAY OF* January *2022. 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."*

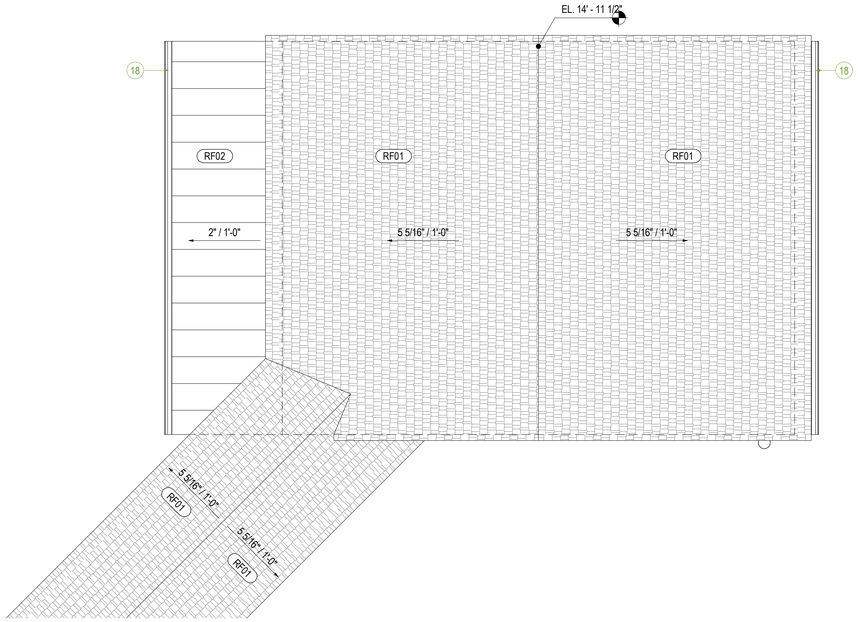
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF January, 2022

OWNER'S SIGNATURE Perry Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle Dawn Pearson

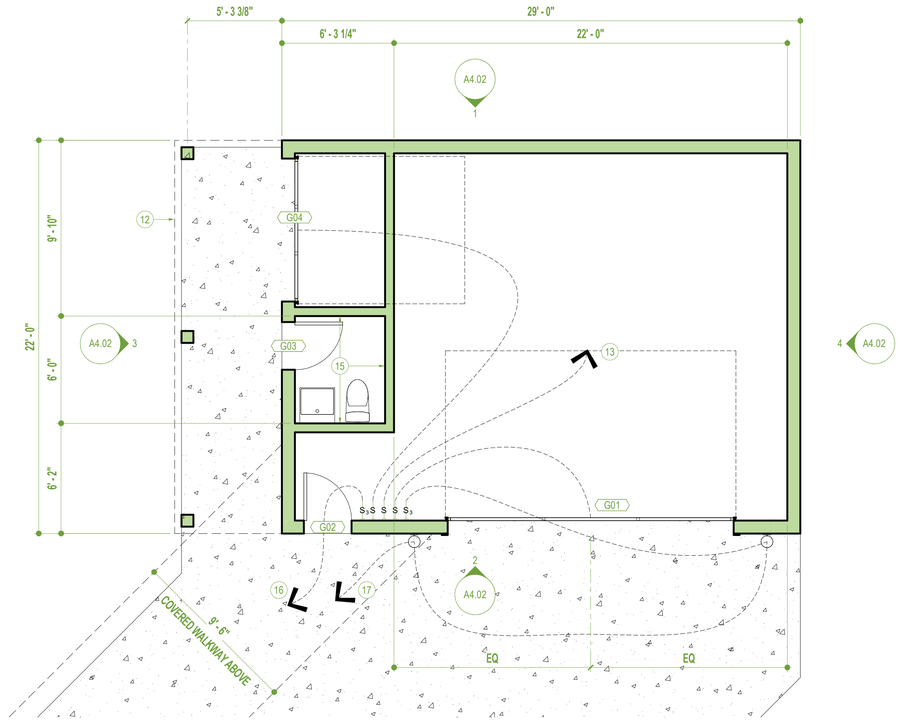
MICHELLE DAWN PEARSON
Notary ID #1137718
My Commission Expires
January 21, 2024

MY COMMISSION EXPIRES 1-21-24



3 GARAGE ROOF

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



2 GARAGE PLAN

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



1 SITE PLAN

SCALE: 1" = 10'-0"

sheet notes

01 20'-0" BUILD LINE
02 MAILBOX (MASONRY)
03 BRICK PAVED WALKWAY
04 PROPERTY LINE
05 5'-0" WATER LINE EASEMENT
06 10'-0" UTILITY EASEMENT
07 6'-0" SIDE YARD SETBACK
08 BRICK PATIO
09 AC UNITS
10 LINE OF OVERHANG ABOVE
11 LINE OF COVERED WALKWAY ABOVE
12 LINE OF CANOPY ABOVE
13 GENERAL GARAGE LIGHTING
15 INSULATE ALL GARAGE INTERIOR WALLS
16 TO WALKWAY LIGHTING
17 3-WAY SWITCH BACK TO HOUSE
18 GUTTER

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO **A1.00**

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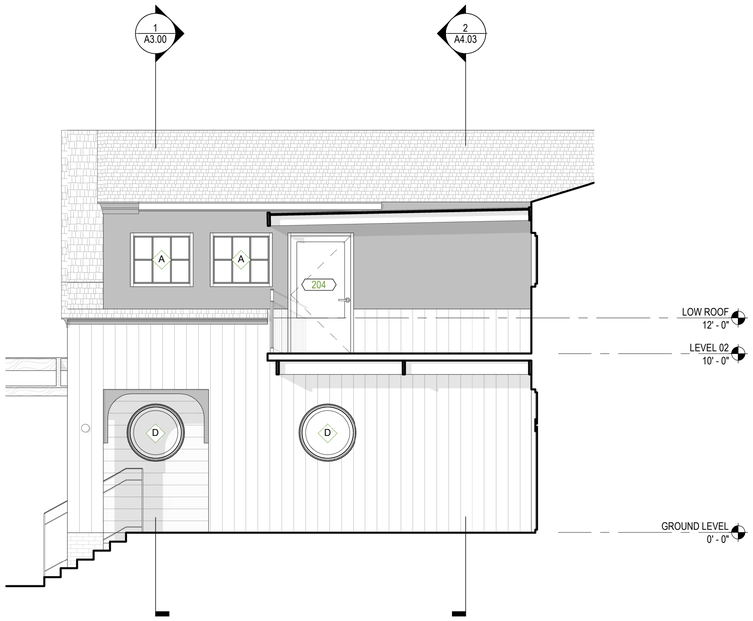


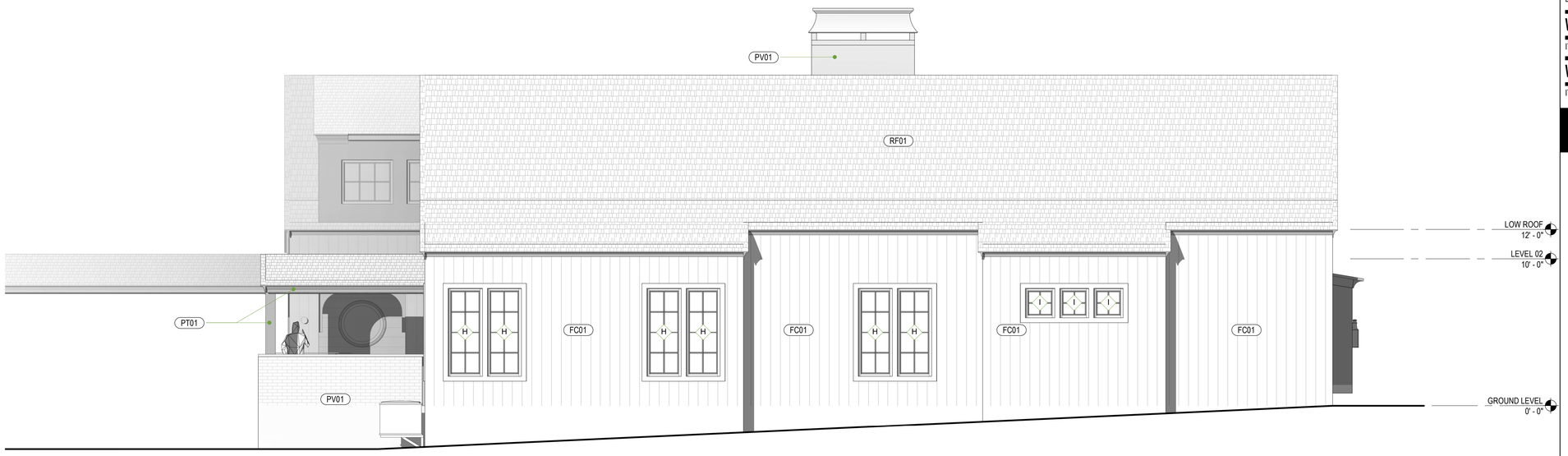
3 ELEVATION @ BACK PATIO

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



1 EAST ELEVATION

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



2 NORTH ELEVATION

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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.01

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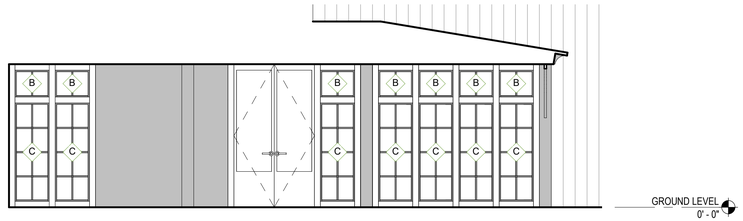
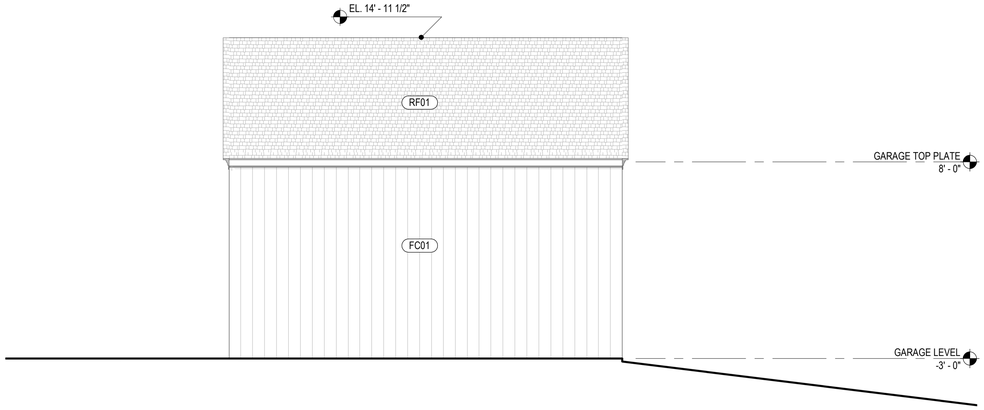
7 ELEVATION @ BACK PORCH
SCALE: 1/4" = 1'-0"



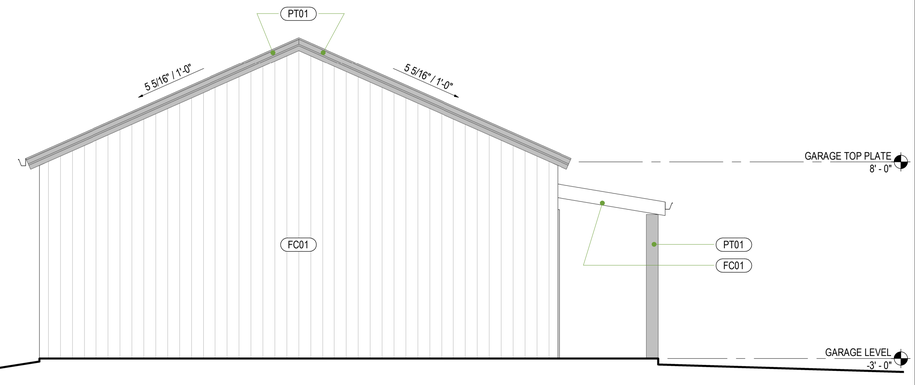
6 ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"



5 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



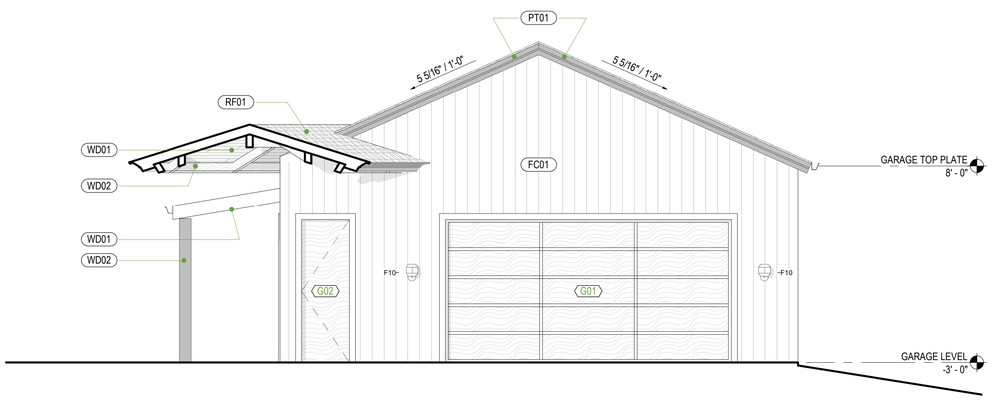
4 SOUTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

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JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.02

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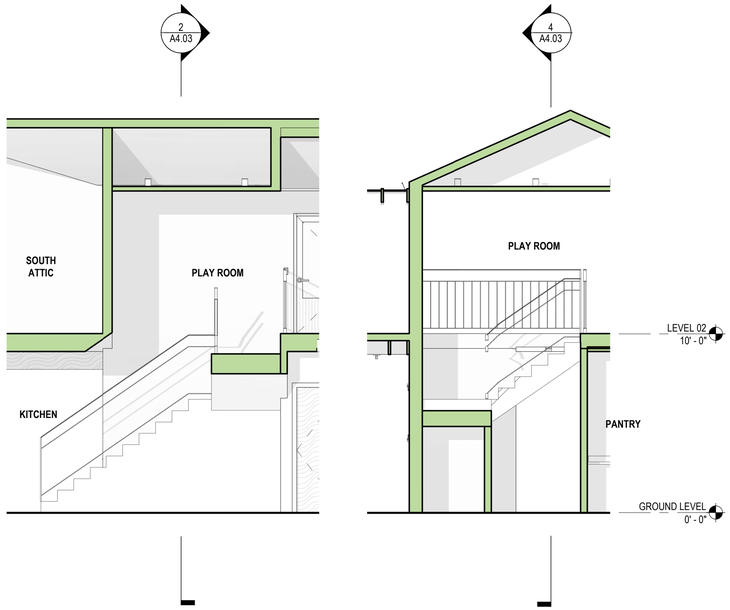
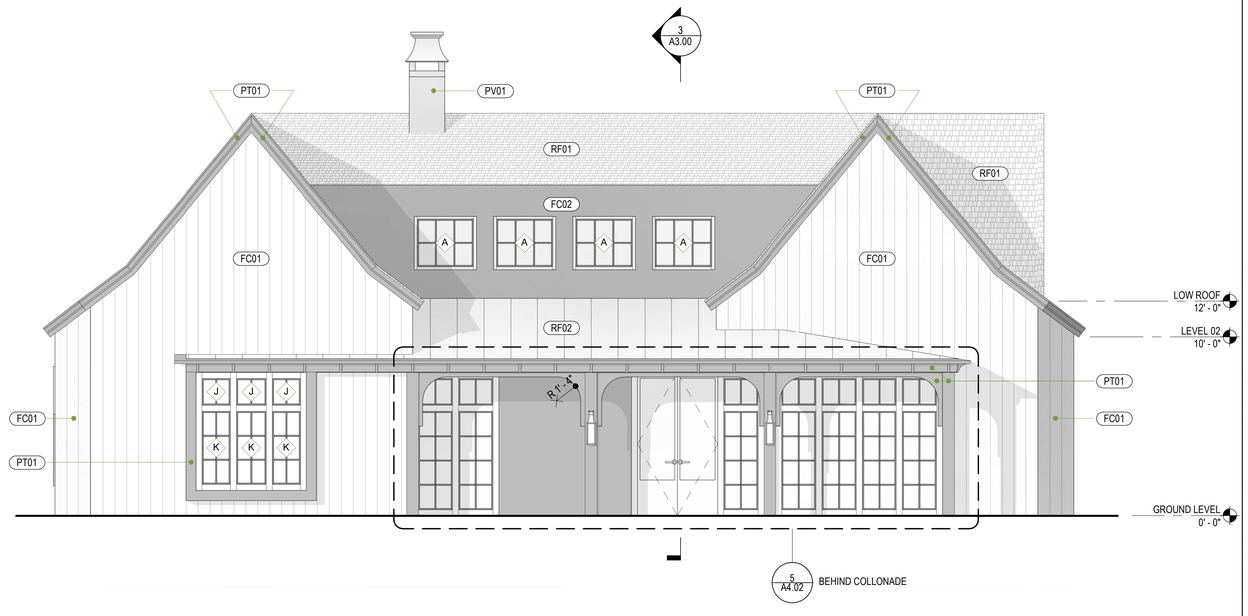
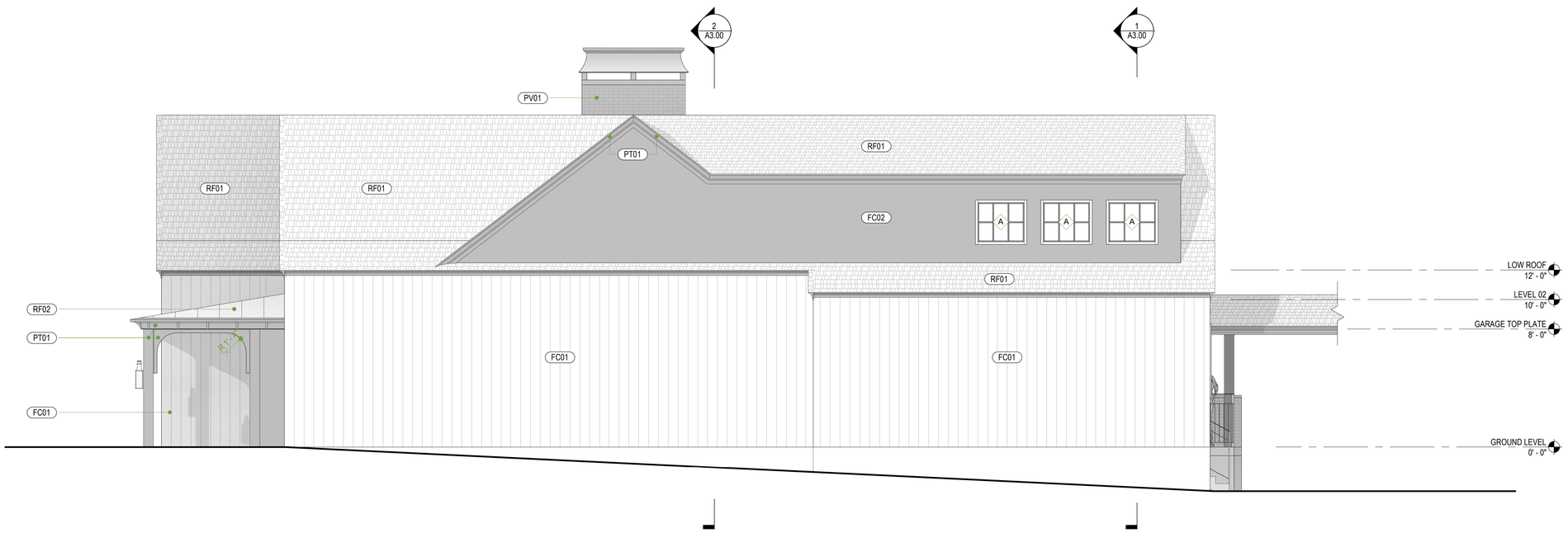


4 STAIR SECTION B
SCALE: 1/4" = 1'-0"

2 STAIR SECTION A
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

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JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.03

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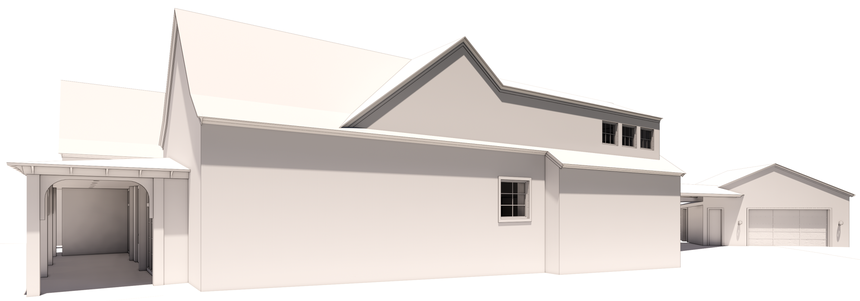
1 WEST ELEVATION VIEW
SCALE: 12" = 1'-0"



5 ENTRANCE VIEW
SCALE: 12" = 1'-0"



4 SOUTH ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.10

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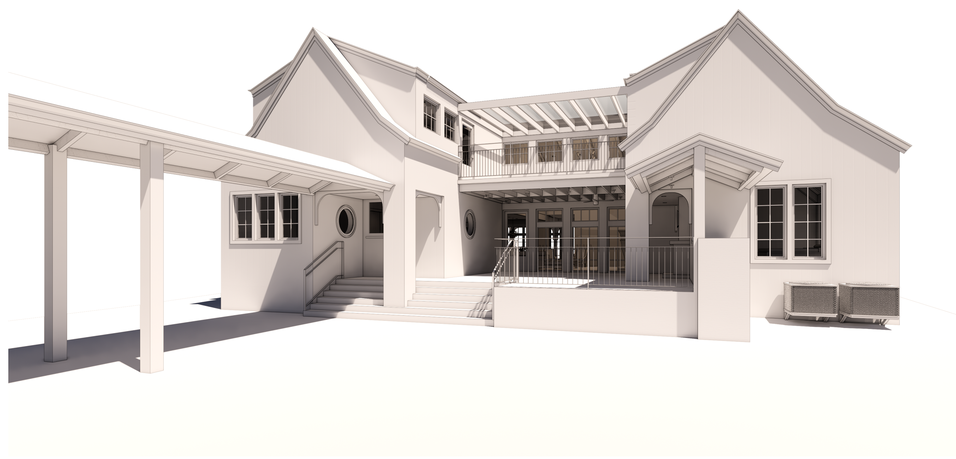
4 PLAY ROOM VIEW
SCALE: 12" = 1'-0"



1 NORTH ELEVATION VIEW
SCALE: 12" = 1'-0"



2 BACK PATIO VIEW
SCALE: 12" = 1'-0"



3 EAST ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.11

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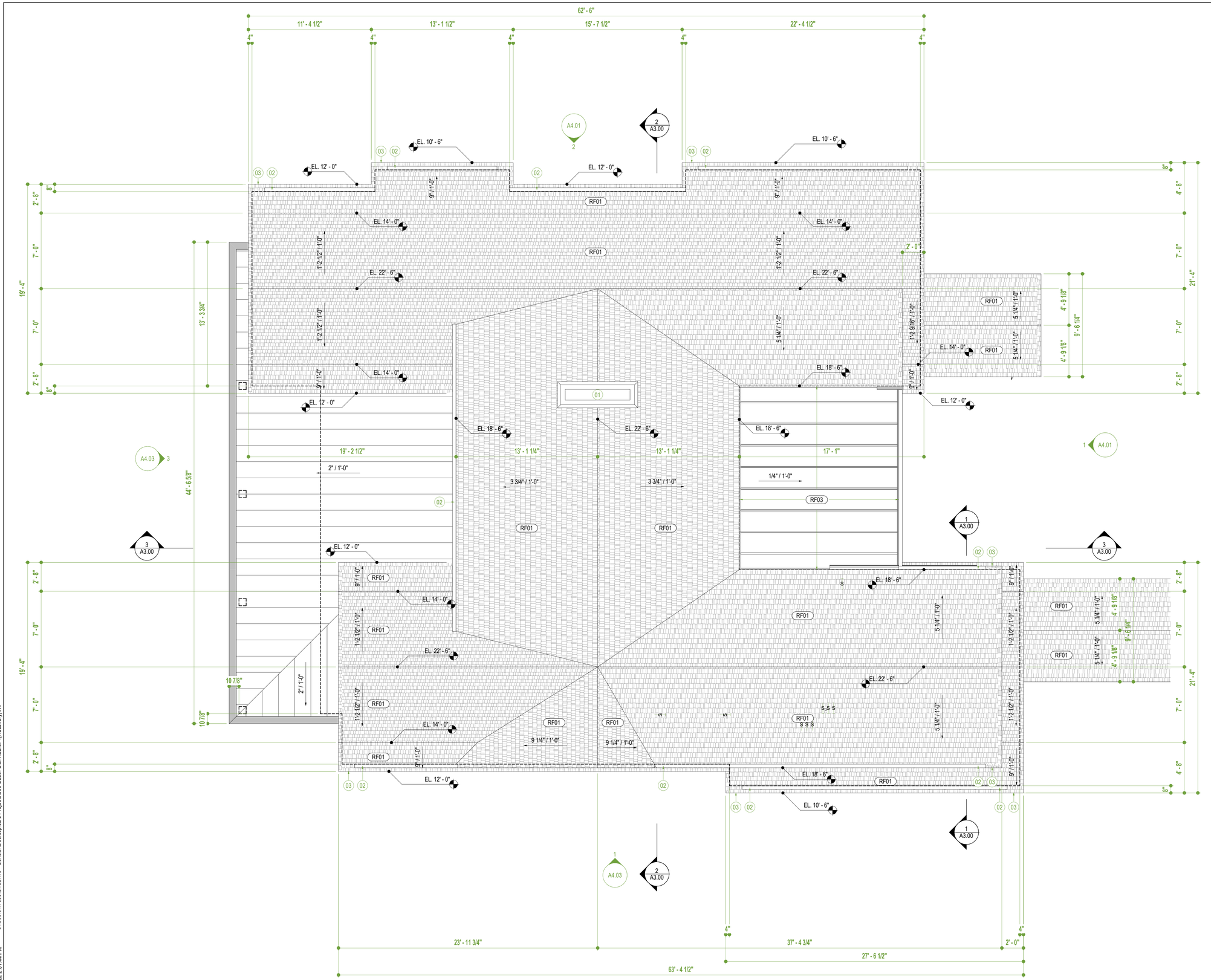

sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 INTEGRAL GUTTER
03 HOLD GUTTER BACK 18" FROM OUTSIDE CORNERS. ALLOW EAVE CORNICE TO WRAP BACK TO GUTTER.

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

general notes

GUTTERS & DOWNSPOUTS STYLE & LOCATIONS AS PER OWNER BUILDER AGREEMENT



CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET

PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
ROOF PLAN

REV	DATE	NOTES
	1/22/21	

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JOB NO	STATUS
001	PRICING

DRAWING NO A1.03

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DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
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- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
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ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
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- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	503 S. Clark St. Rockwall, TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER		☑ APPLICANT	Perry Bowen Homes, LLC
CONTACT PERSON		CONTACT PERSON	Perry Bowen
ADDRESS		ADDRESS	230 Myers Rd
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	972-771-0986
E-MAIL		E-MAIL	mdhp1260@gmail.com Pbowenhomes@sbcglobal.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Perry Bowen [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* 10th *DAY OF* January *2022. 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."*

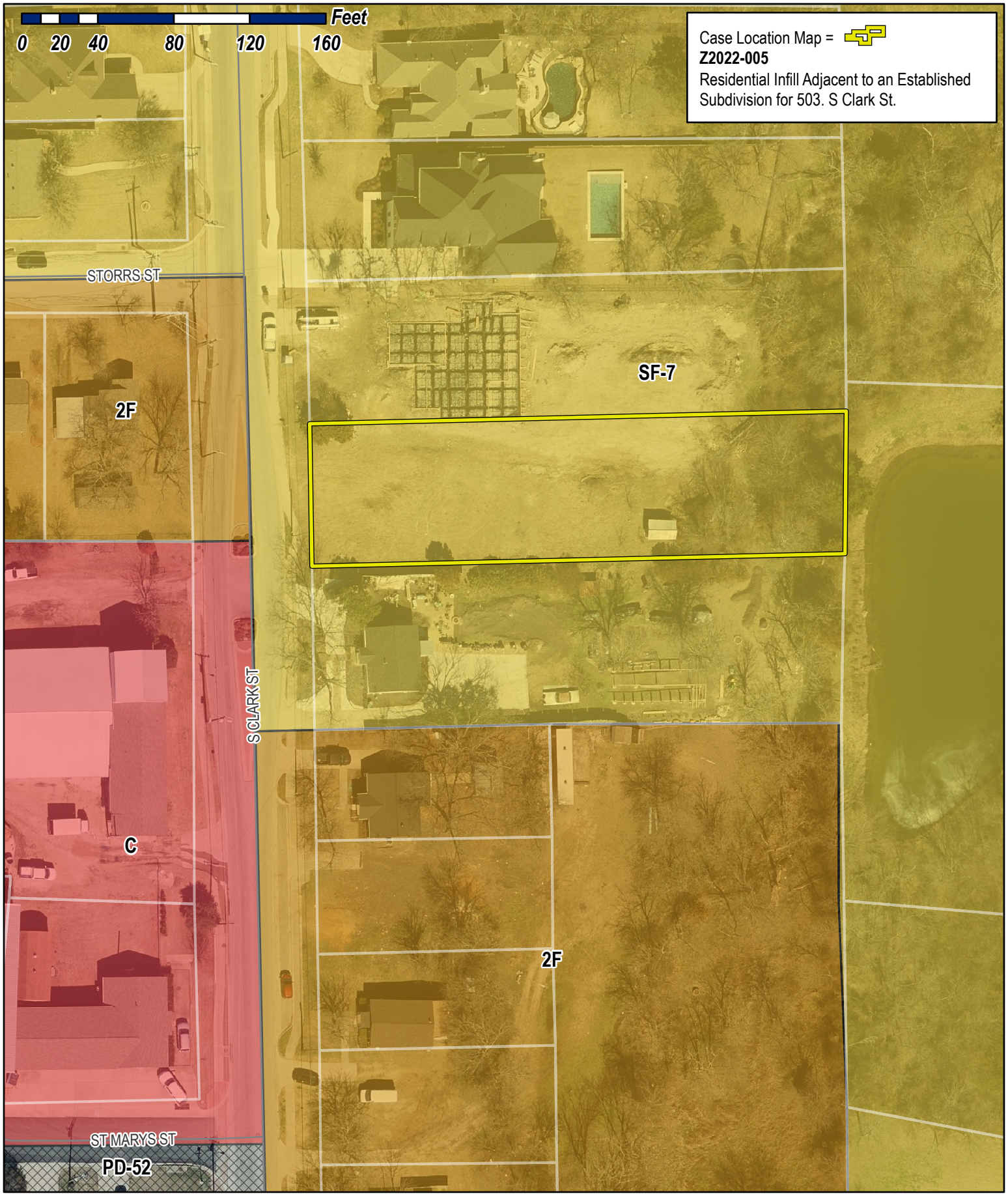
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF January, 2022

OWNER'S SIGNATURE Perry Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle Dawn Pearson

MICHELLE DAWN PEARSON
Notary ID #1137718
My Commission Expires
January 21, 2024

MY COMMISSION EXPIRES 1-21-24



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
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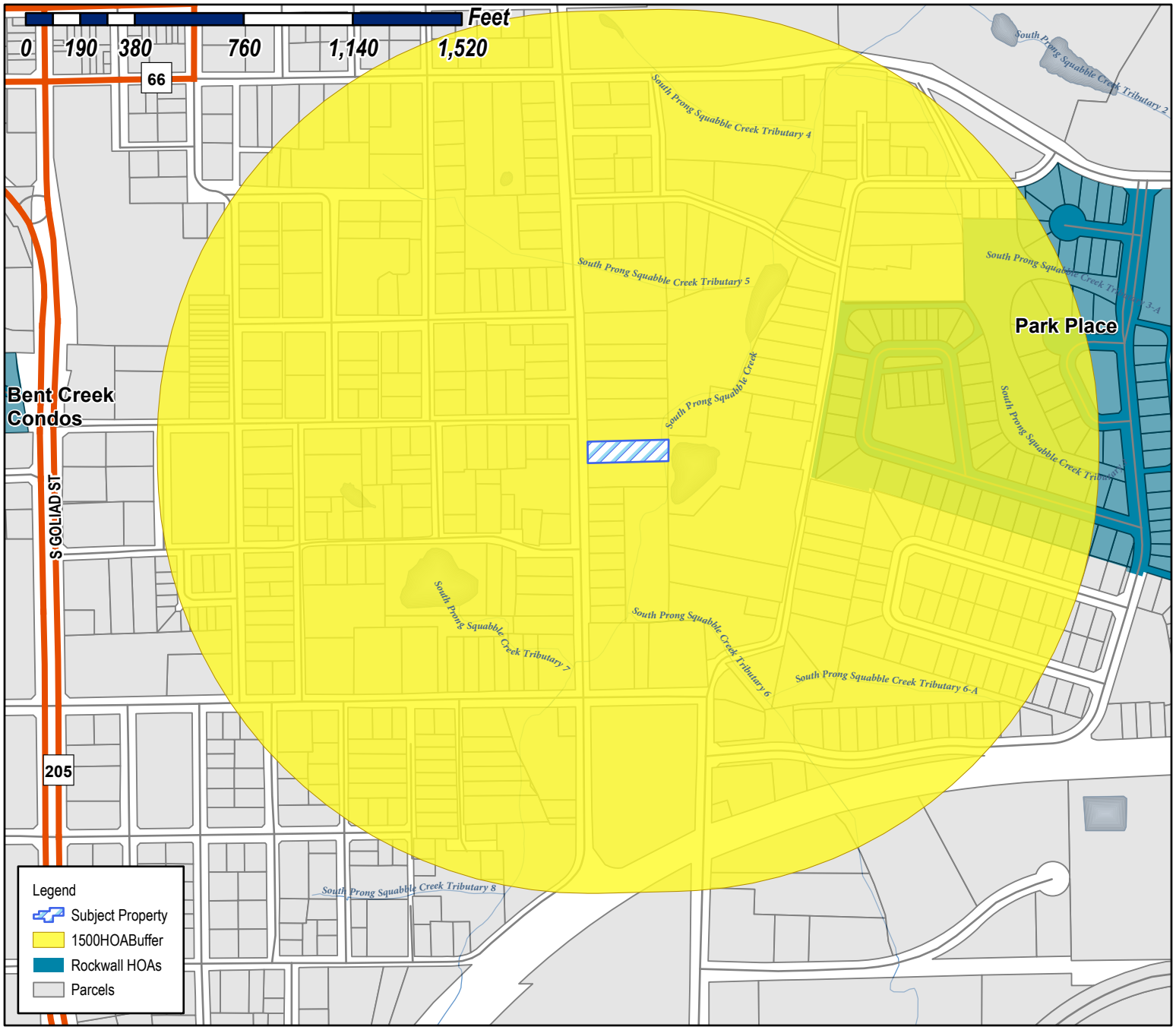
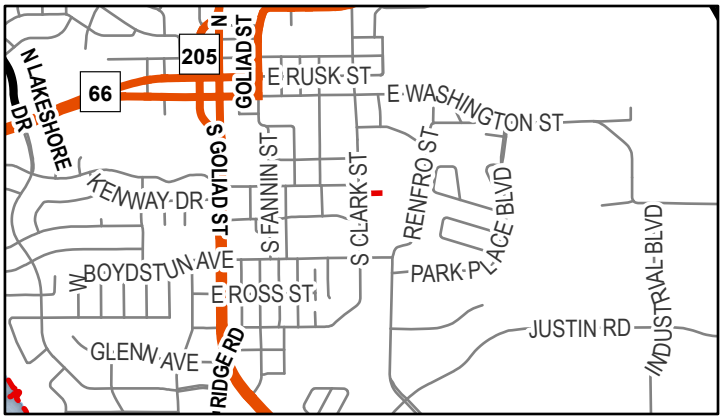


Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.



Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

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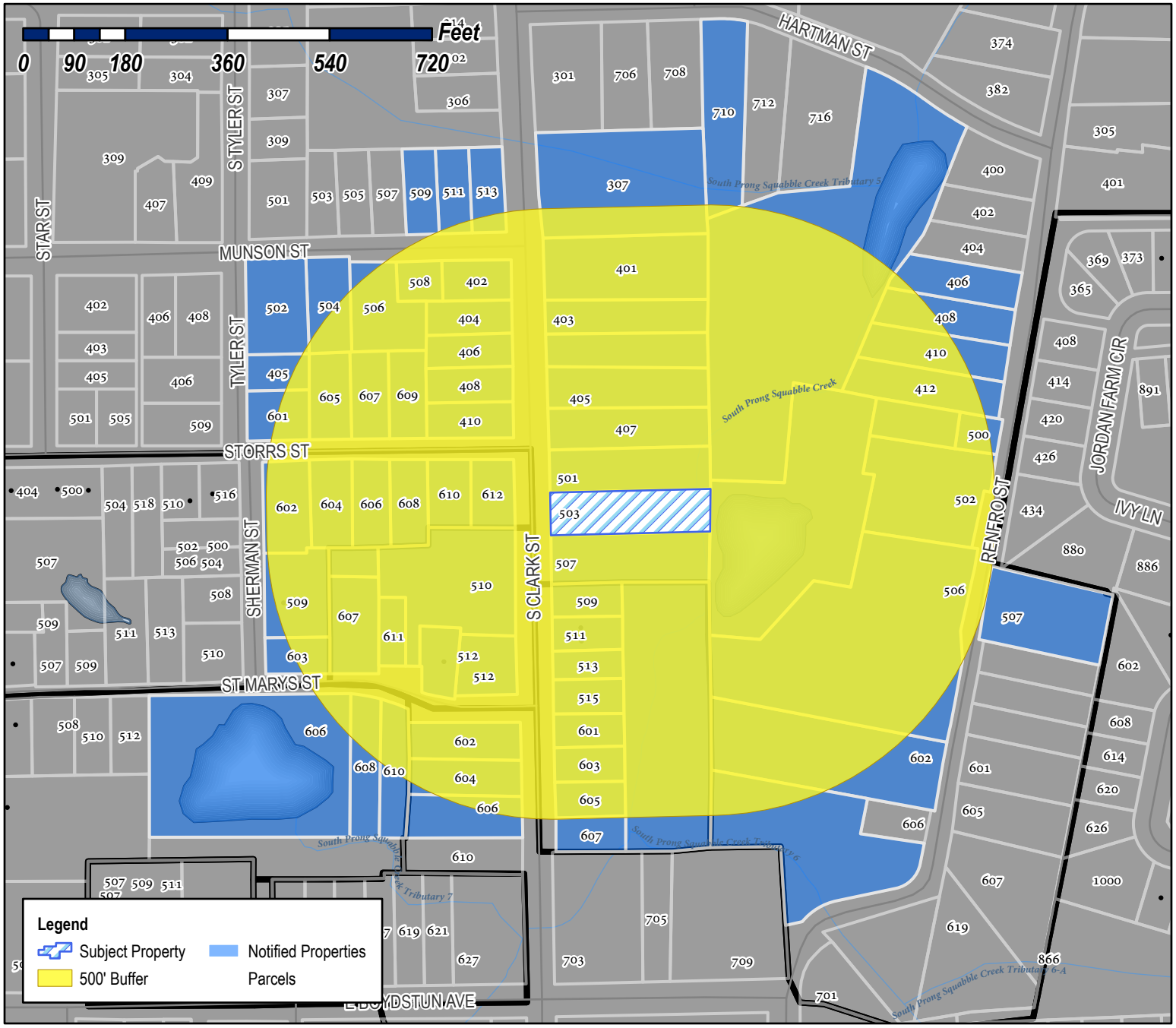

Case Number: Z2022-005
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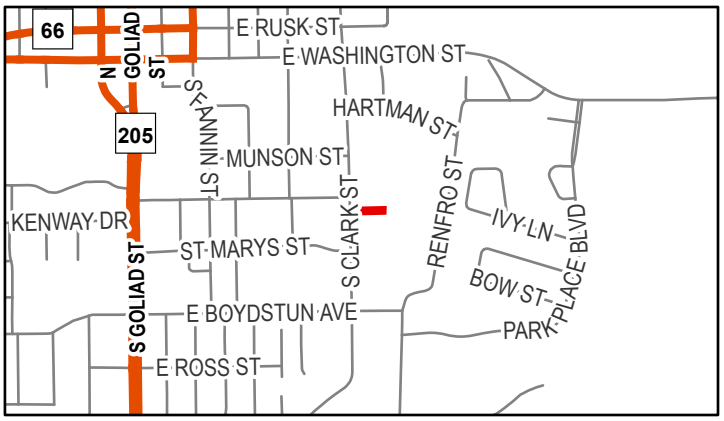
For Questions on this Case Call (972) 771-7745



GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES 602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

COWAN PHYLLIS
3299 ROCHELLE RD
ROCKWALL, TX 75032

CGRH IMPROVEMENTS LLC
206 LAKEHILL DR
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

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210 GLENN AVENUE
ROCKWALL. TX 75087

CASTRO DEVELOPMENT LLC
16424 FALLKIRK DRIVE
DALLAS, TX 75248

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS
7836 YAMINI DR

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
607 S CLARK STREET
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

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. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark Street

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

Please place a check mark on the appropriate line below:

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

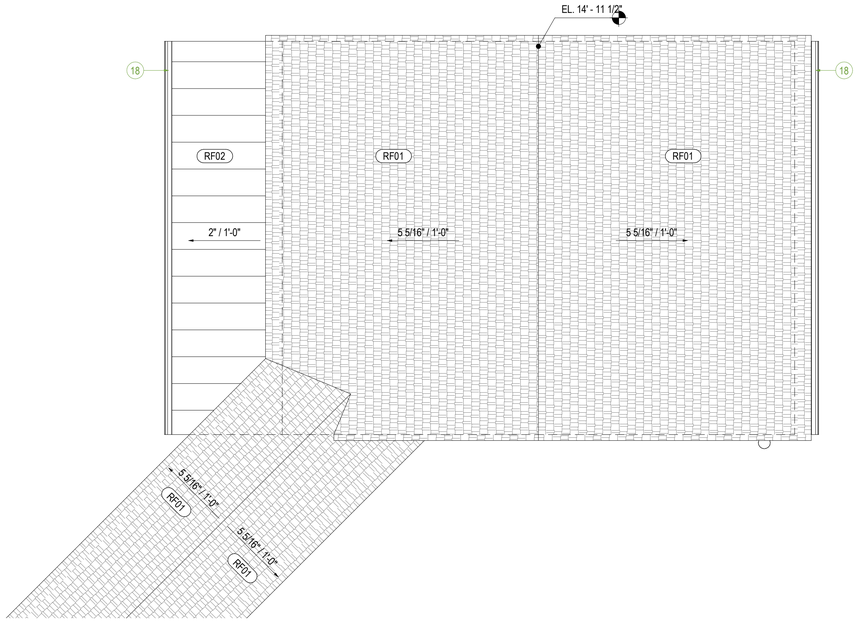
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

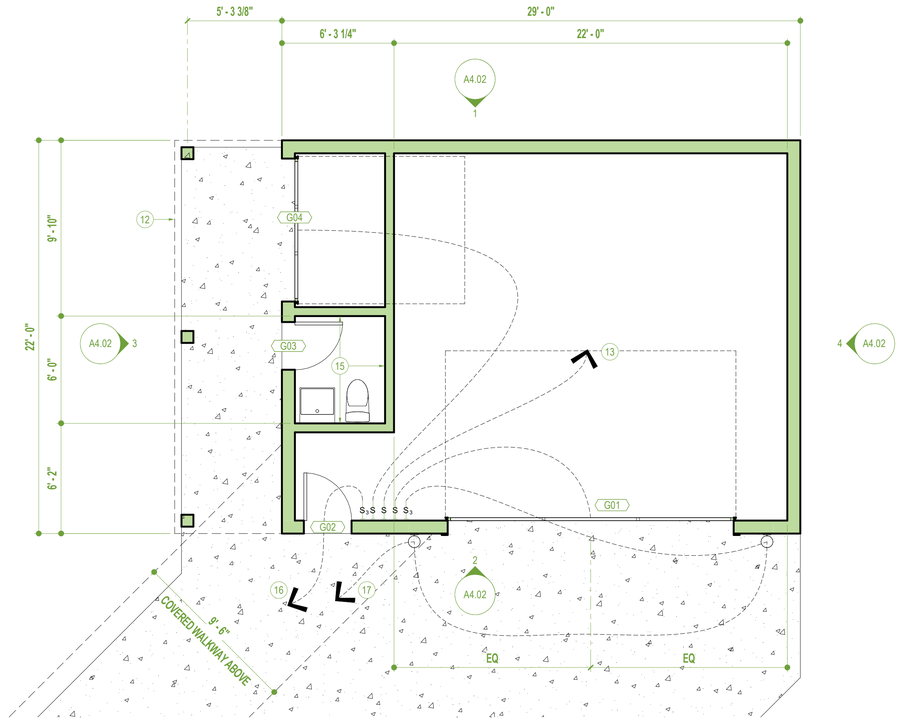
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



3 GARAGE ROOF

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



2 GARAGE PLAN

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



1 SITE PLAN

SCALE: 1" = 10'-0"

sheet notes

01 20'-0" BUILD LINE
02 MAILBOX (MASONRY)
03 BRICK PAVED WALKWAY
04 PROPERTY LINE
05 5'-0" WATER LINE EASEMENT
06 10'-0" UTILITY EASEMENT
07 6'-0" SIDE YARD SETBACK
08 BRICK PATIO
09 AC UNITS
10 LINE OF OVERHANG ABOVE
11 LINE OF COVERED WALKWAY ABOVE
12 LINE OF CANOPY ABOVE
13 GENERAL GARAGE LIGHTING
15 INSULATE ALL GARAGE INTERIOR WALLS
16 TO WALKWAY LIGHTING
17 3-WAY SWITCH BACK TO HOUSE
18 GUTTER

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO **A1.00**

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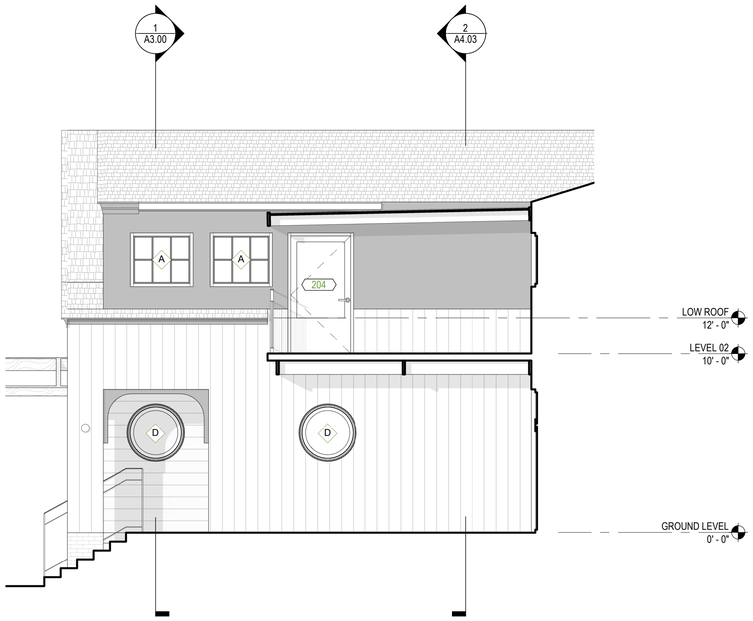


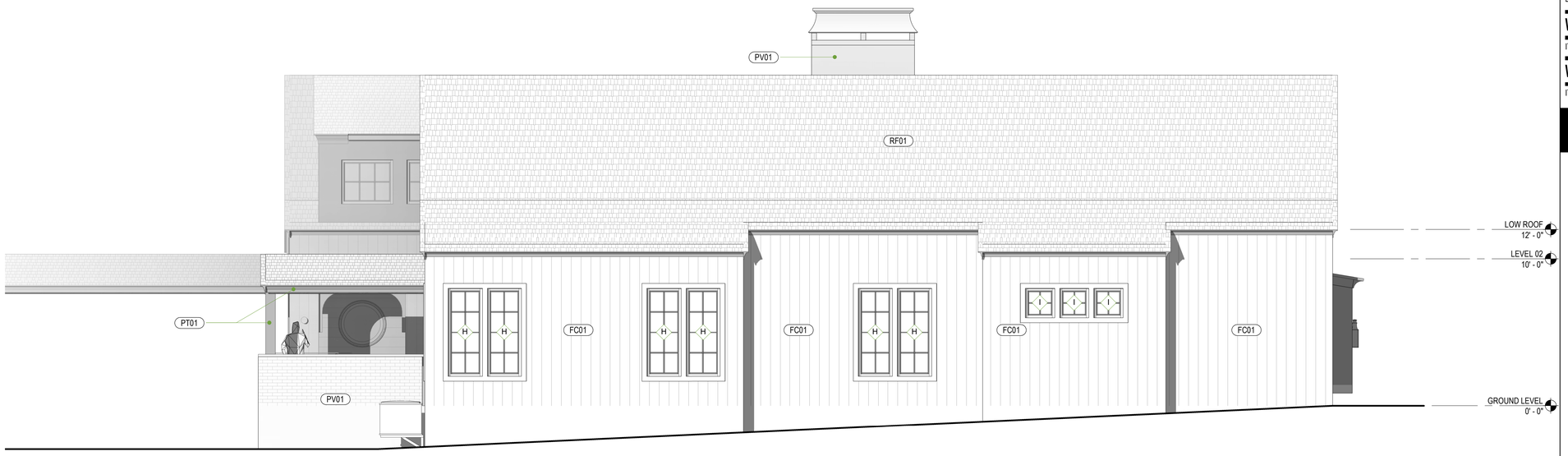
3 ELEVATION @ BACK PATIO

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



1 EAST ELEVATION

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



2 NORTH ELEVATION

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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.01

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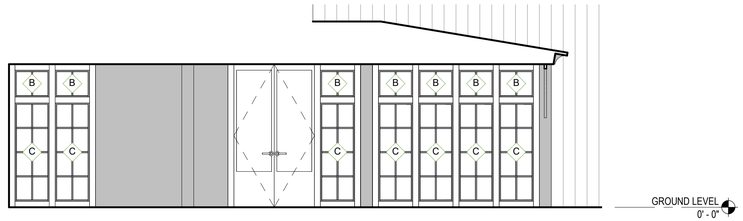
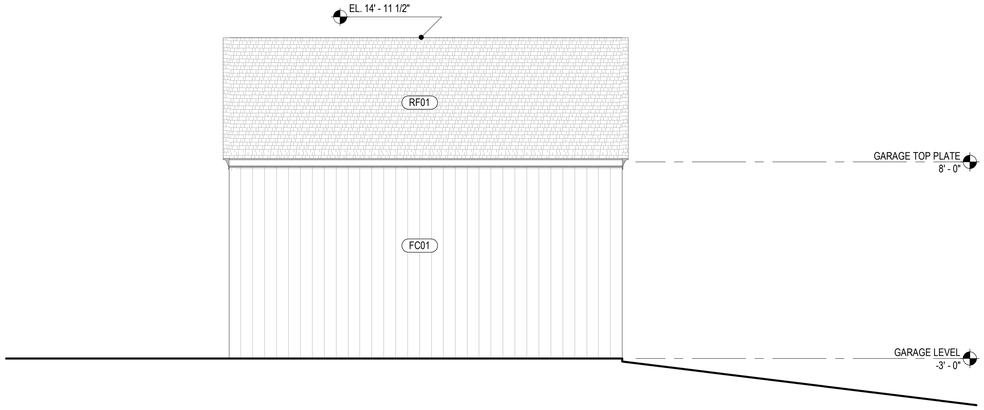
7 ELEVATION @ BACK PORCH
SCALE: 1/4" = 1'-0"



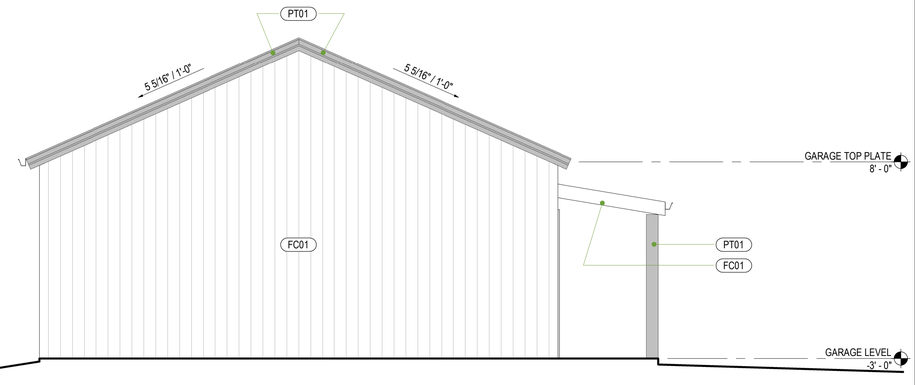
6 ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"



5 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



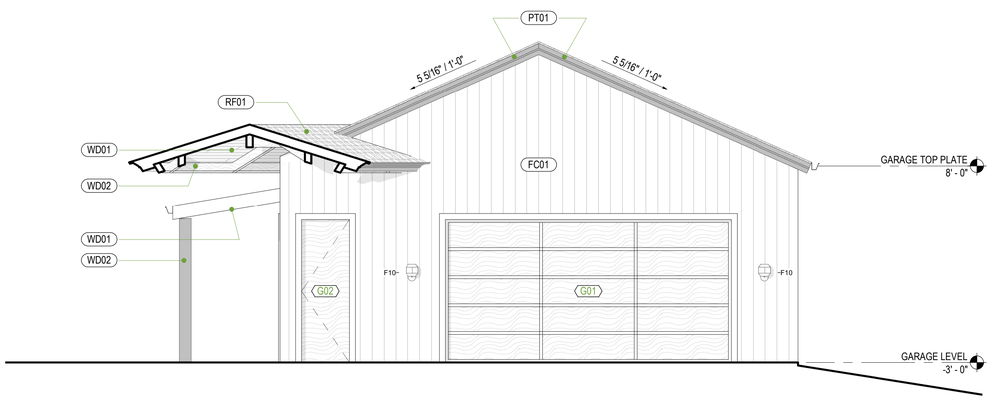
4 SOUTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

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SPECIES & GRADE: BRICK PAVERS

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COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.02

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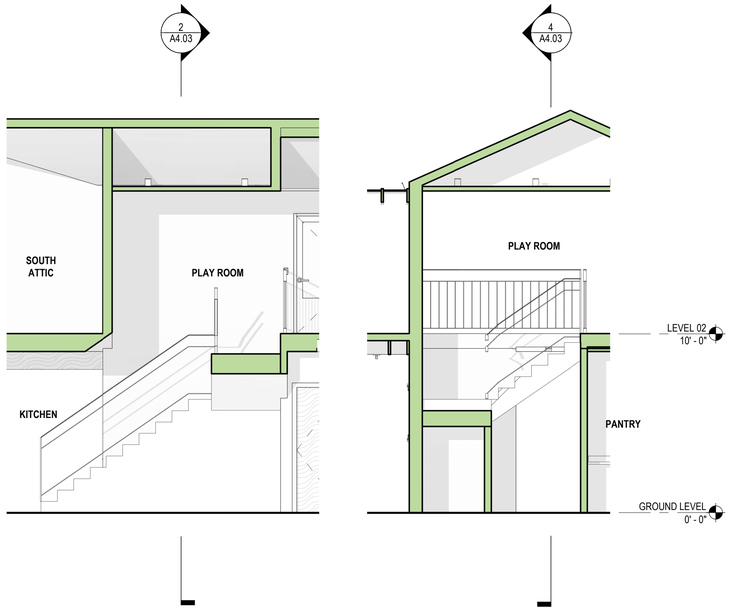
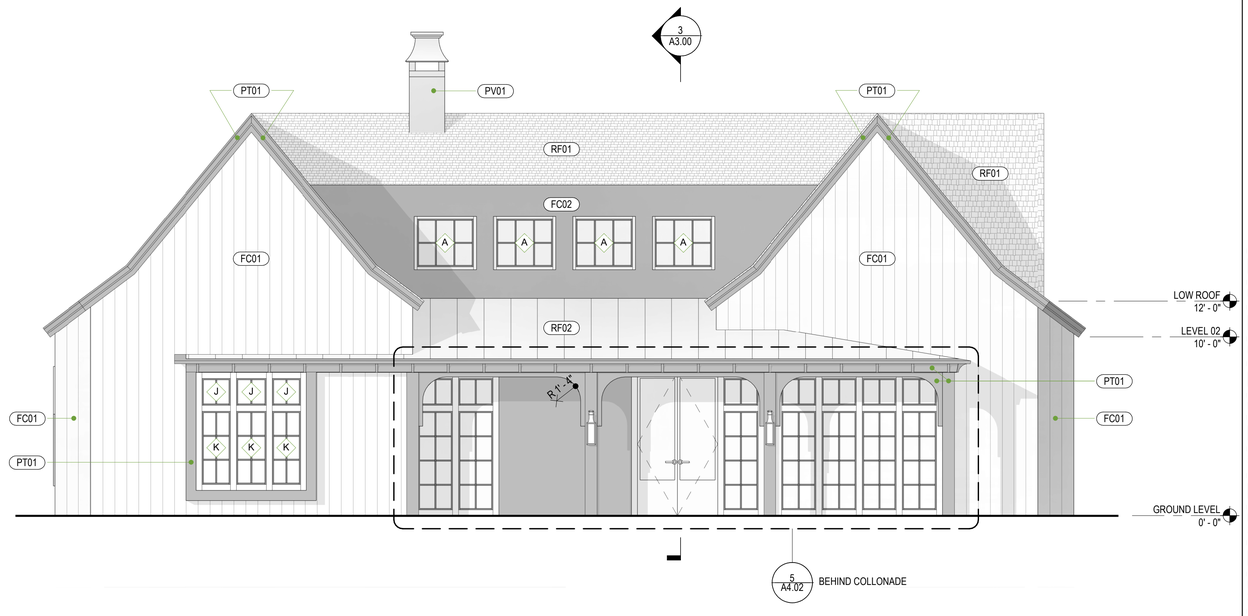
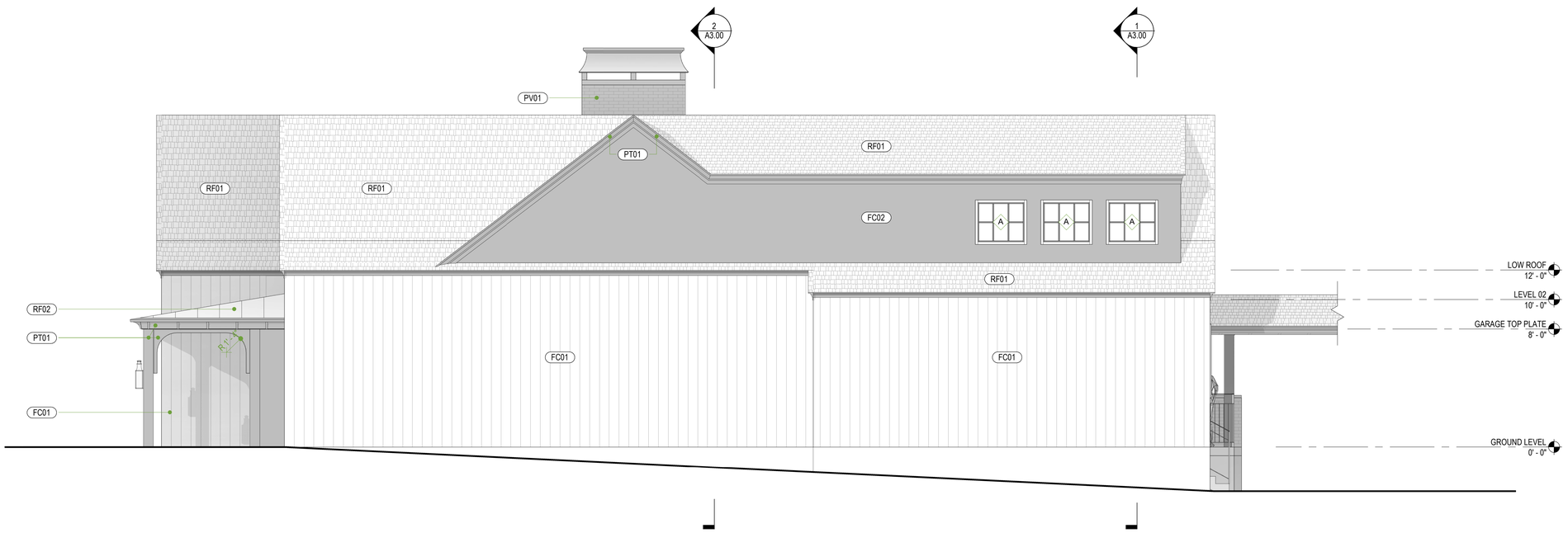


4 STAIR SECTION B
SCALE: 1/4" = 1'-0"

2 STAIR SECTION A
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

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PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

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COLOR: WHITE (TBD)

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LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

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TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.03

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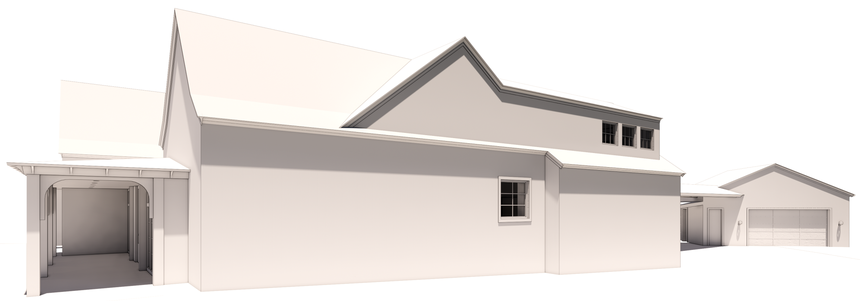
1/4/2022 2:03:08 PM



1 WEST ELEVATION VIEW
SCALE: 12" = 1'-0"



5 ENTRANCE VIEW
SCALE: 12" = 1'-0"



4 SOUTH ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.10

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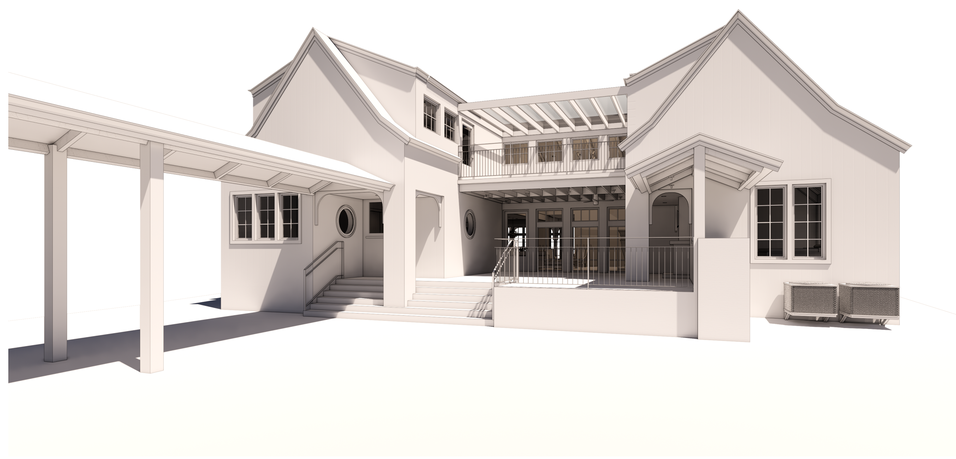
4 PLAY ROOM VIEW
SCALE: 12" = 1'-0"



1 NORTH ELEVATION VIEW
SCALE: 12" = 1'-0"



2 BACK PATIO VIEW
SCALE: 12" = 1'-0"



3 EAST ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.11

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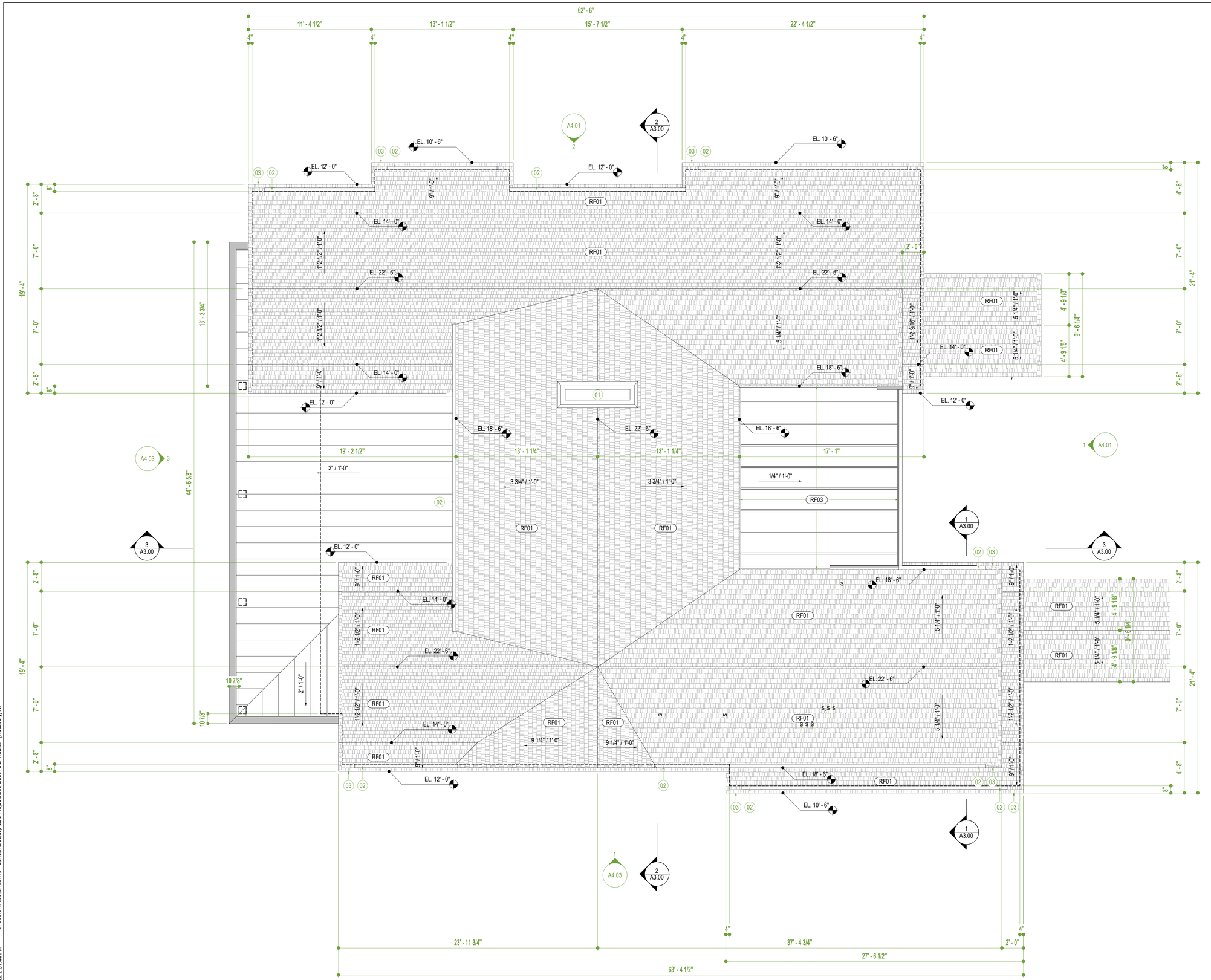

sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 INTEGRAL GUTTER
03 HOLD GUTTER BACK 18" FROM OUTSIDE CORNERS. ALLOW EAVE CORNICE TO WRAP BACK TO GUTTER.

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

general notes

GUTTERS & DOWNSPOUTS STYLE & LOCATIONS AS PER OWNER BUILDER AGREEMENT



CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET

PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
ROOF PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A1.03

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PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-005	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Specific Use Permit (SUP) for 503 S. Clark Street	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	503 S CLARK ST	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-005; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 503 S. Clark Street.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2022-005) 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 adjacent to Mill Co., Harris, and B. F. Boydston Additions all of which consist of five (5) or more lots, are 90% or more developed, and have been in existence for more than ten (10) years.
I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
I.6 In this case, the proposed request appears to meet all of the requirements for Residential Infill Adjacent to an Established Subdivision, and the zoning requirements for a property in a Single-Family 7 (SF-7) District.
M.7 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.8 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 February 1, 2022; 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 February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.9 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: - Need to show flood plain
- Need to show erosion hazard setback
- Need to show sanitary sewer easement with 10" sewer line. No Structures in easement
- Building permit will require a grading plan that shows the property corner elevations, finish pad elevation and any other grading necessary for the site.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	503 S. Clark St. Rockwall, TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER		☑ APPLICANT	Perry Bowen Homes, LLC
CONTACT PERSON		CONTACT PERSON	Perry Bowen
ADDRESS		ADDRESS	230 Myers Rd
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	972-771-0986
E-MAIL		E-MAIL	mdhp1260@gmail.com Pbowenhomes@sbcglobal.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Perry Bowen [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* 10th *DAY OF* January *2022. 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."*

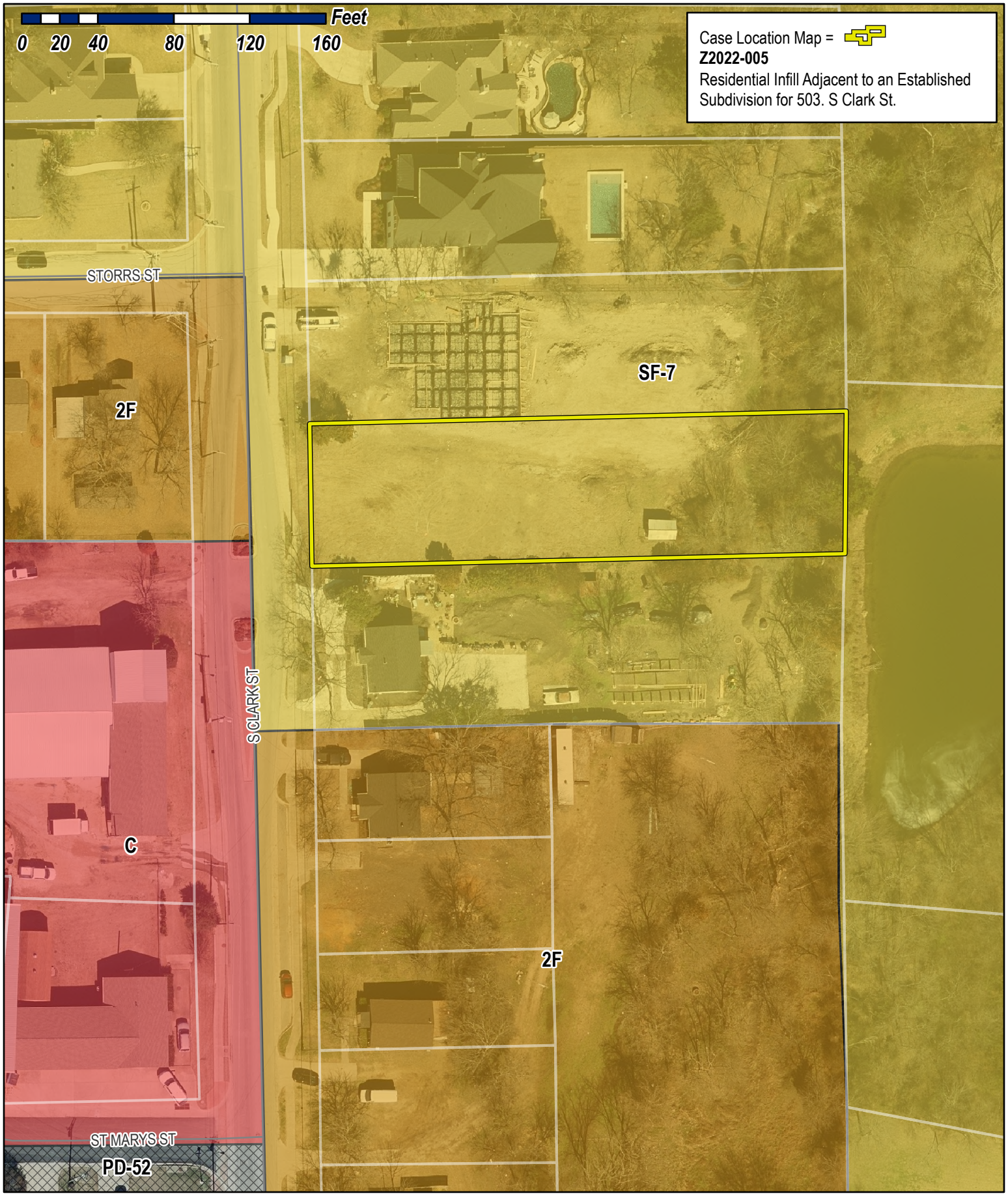
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF January, 2022

OWNER'S SIGNATURE Perry Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle Dawn Pearson

MICHELLE DAWN PEARSON
Notary ID #1137718
My Commission Expires
January 21, 2024

MY COMMISSION EXPIRES 1-21-24



City of Rockwall

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

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

City of Rockwall

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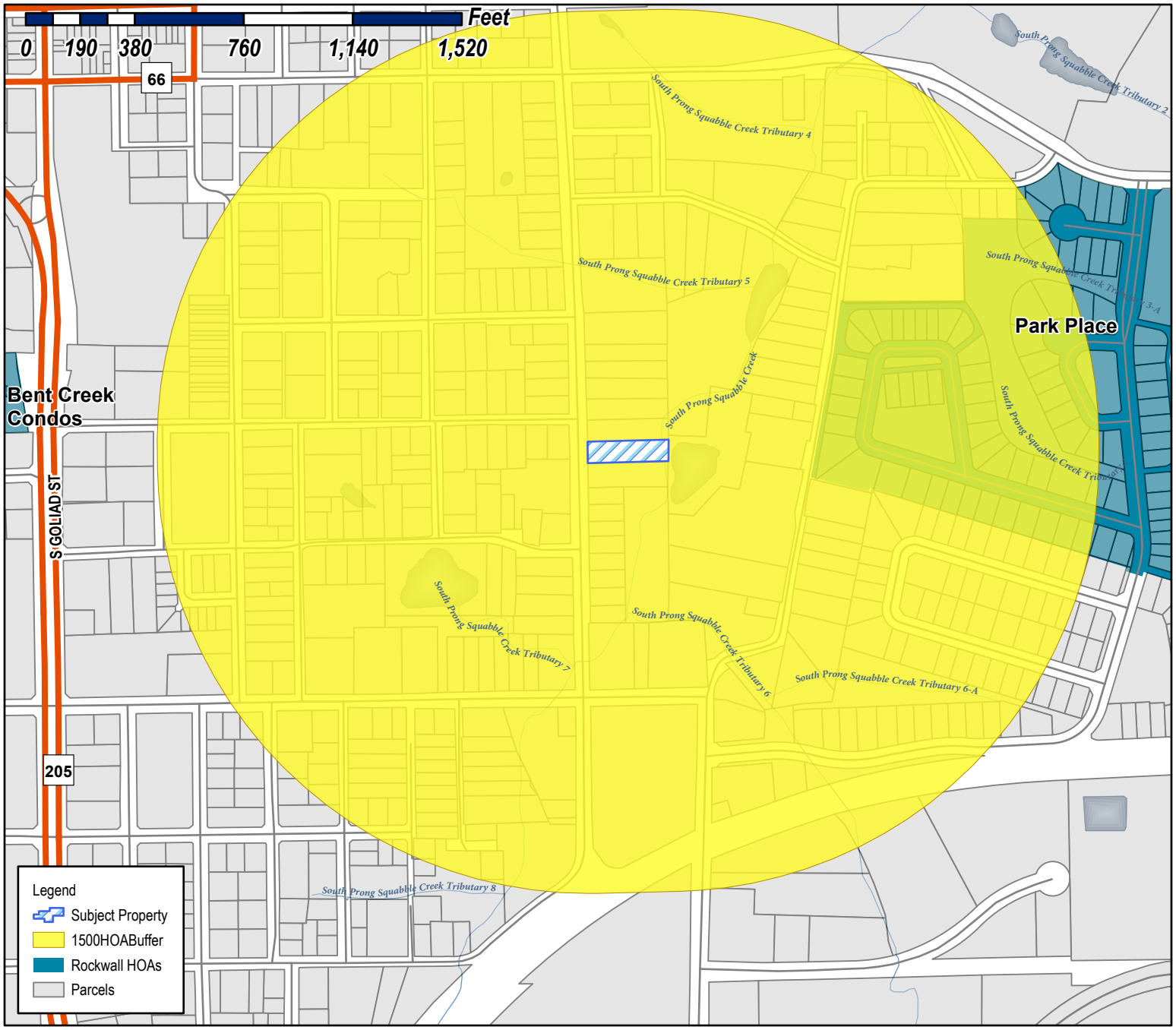
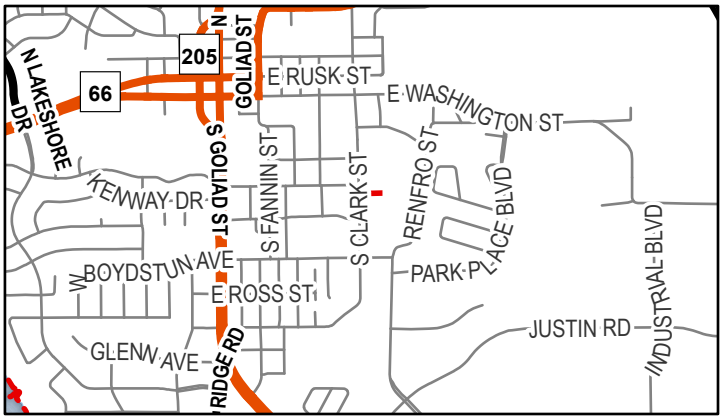


Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.



Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-005]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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.

Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision
Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

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

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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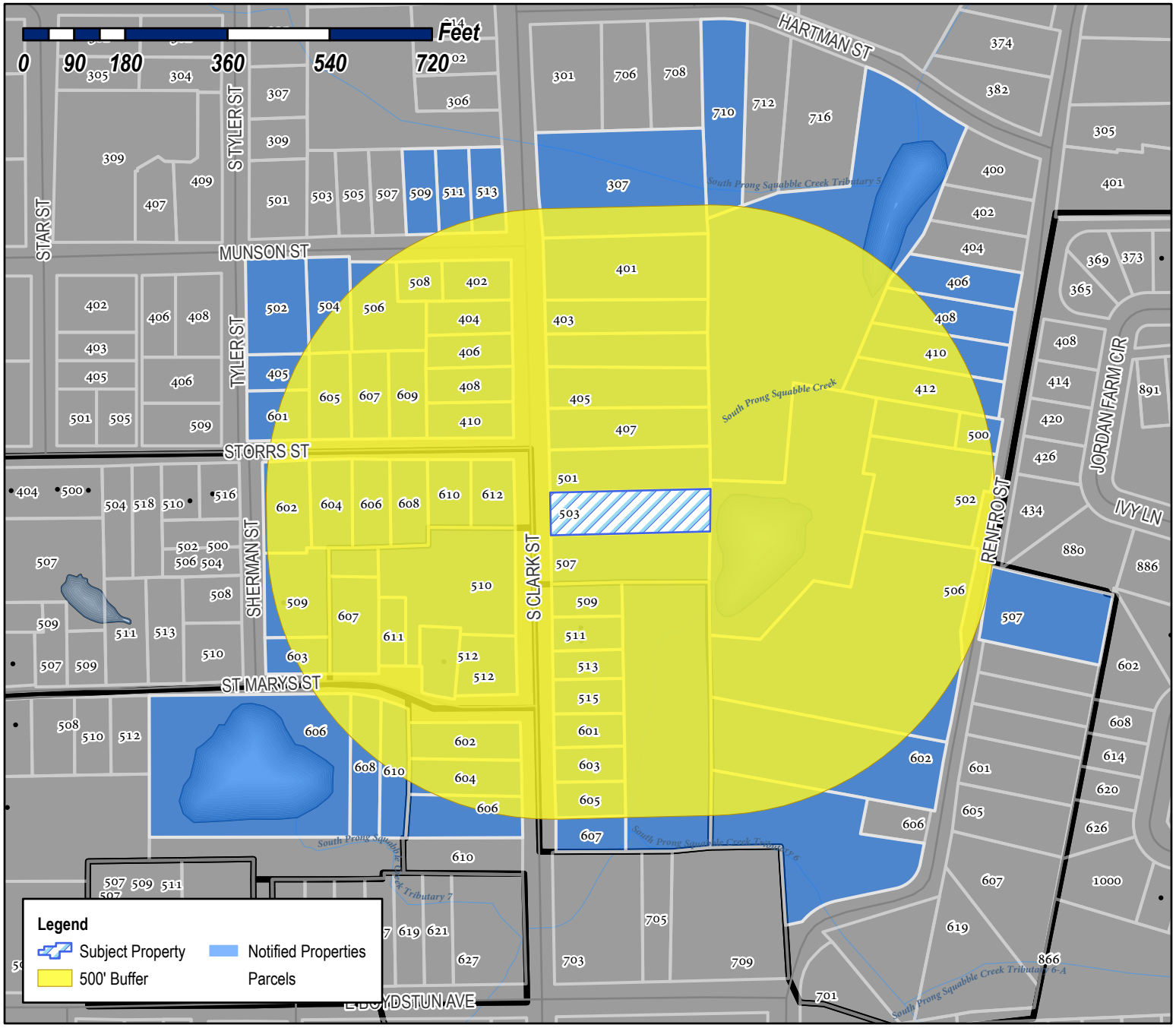
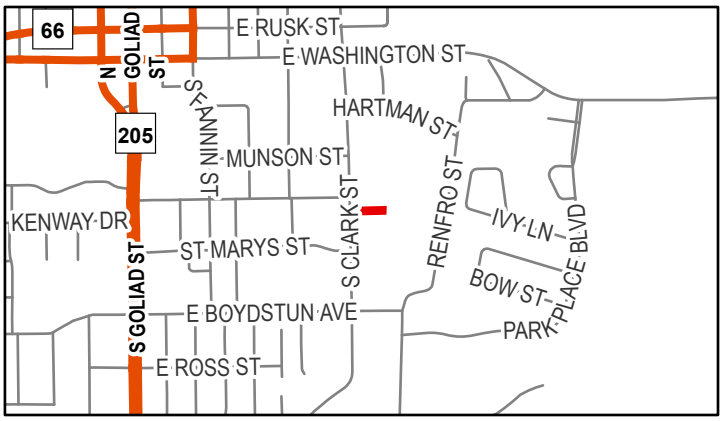


Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES 602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

COWAN PHYLLIS
3299 ROCHELLE RD
ROCKWALL, TX 75032

CGRH IMPROVEMENTS LLC
206 LAKEHILL DR
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

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ROCKWALL. TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

CASTRO DEVELOPMENT LLC
16424 FALLKIRK DRIVE
DALLAS, TX 75248

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS
7836 YAMINI DR

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
607 S CLARK STREET
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

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. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark Street

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

Please place a check mark on the appropriate line below:

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

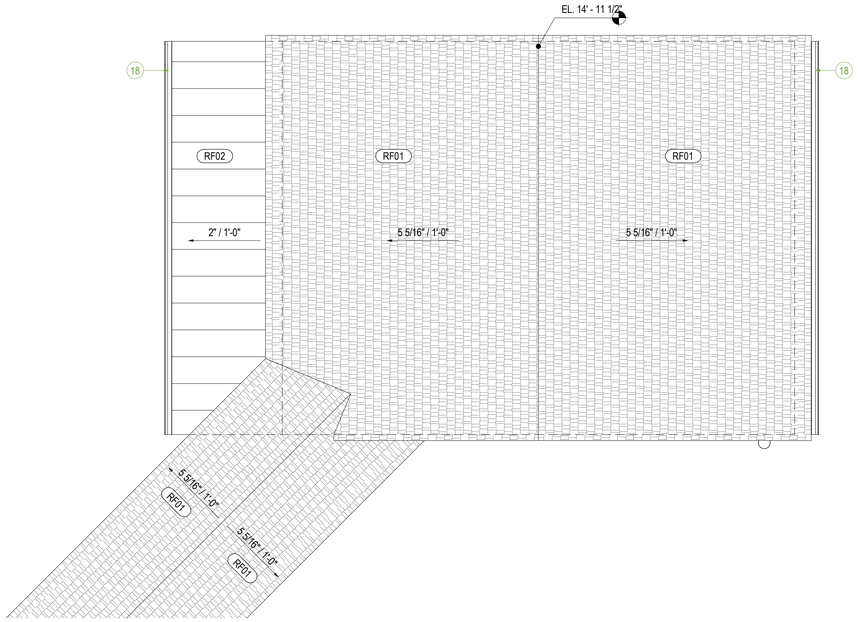
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

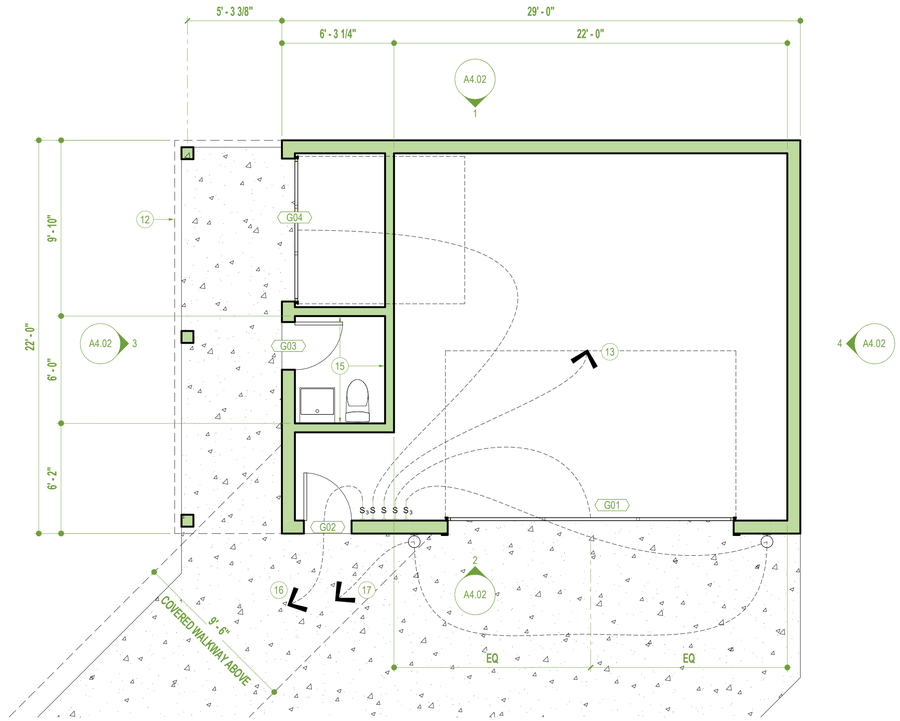
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



3 GARAGE ROOF

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



2 GARAGE PLAN

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



1 SITE PLAN

SCALE: 1" = 10'-0"

sheet notes

01 20'-0" BUILD LINE
02 MAILBOX (MASONRY)
03 BRICK PAVED WALKWAY
04 PROPERTY LINE
05 5'-0" WATER LINE EASEMENT
06 10'-0" UTILITY EASEMENT
07 6'-0" SIDE YARD SETBACK
08 BRICK PATIO
09 AC UNITS
10 LINE OF OVERHANG ABOVE
11 LINE OF COVERED WALKWAY ABOVE
12 LINE OF CANOPY ABOVE
13 GENERAL GARAGE LIGHTING
15 INSULATE ALL GARAGE INTERIOR WALLS
16 TO WALKWAY LIGHTING
17 3-WAY SWITCH BACK TO HOUSE
18 GUTTER

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

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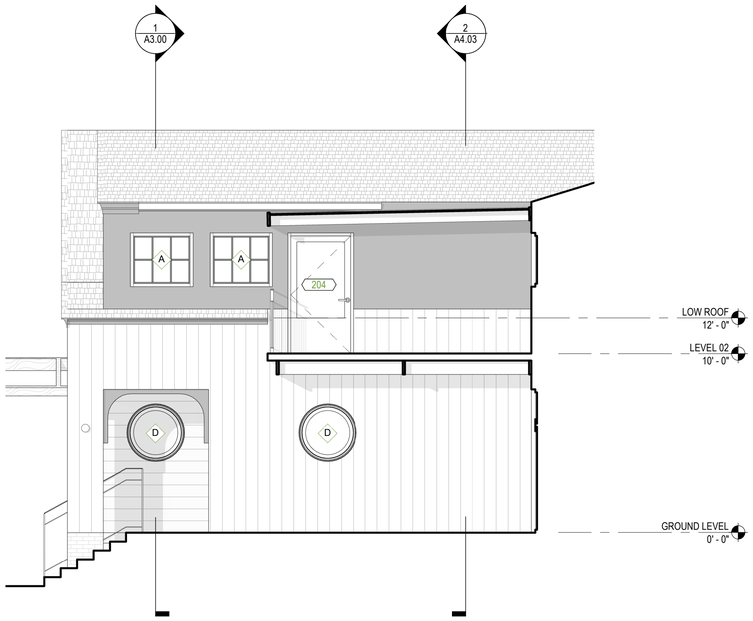


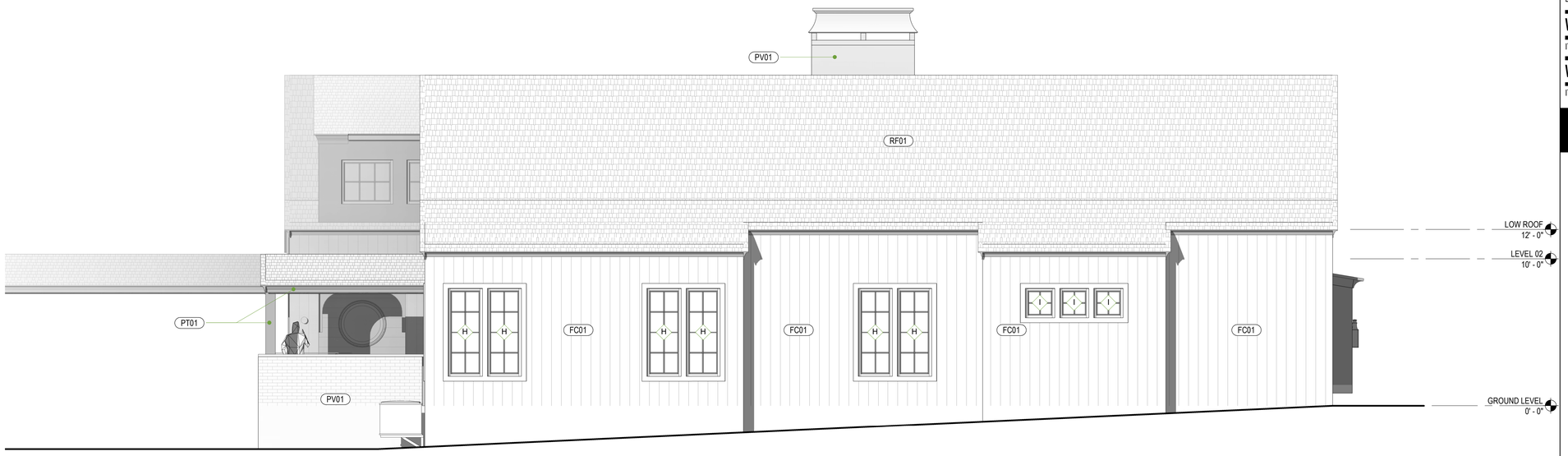
3 ELEVATION @ BACK PATIO

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



1 EAST ELEVATION

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



2 NORTH ELEVATION

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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.01

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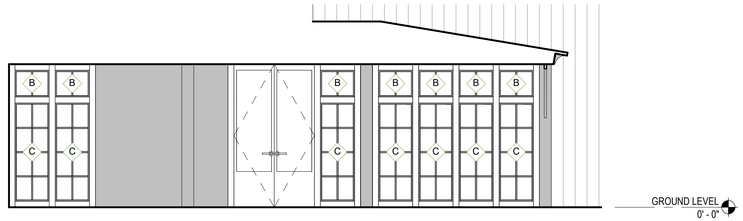
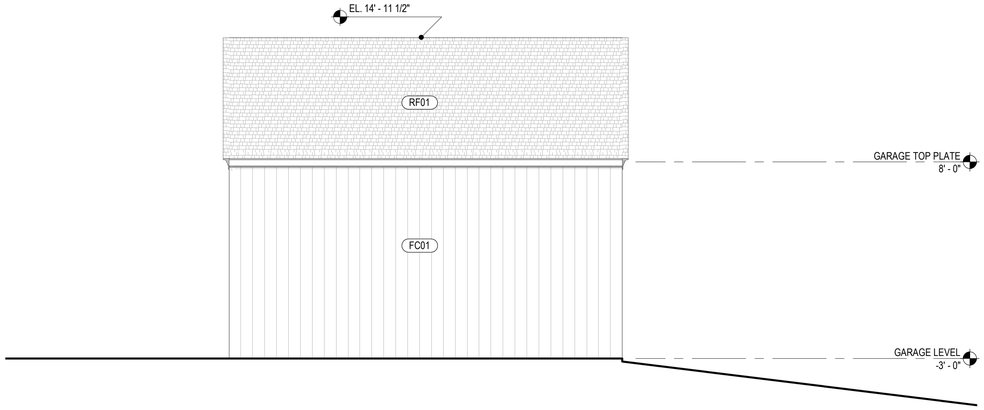
7 ELEVATION @ BACK PORCH
SCALE: 1/4" = 1'-0"



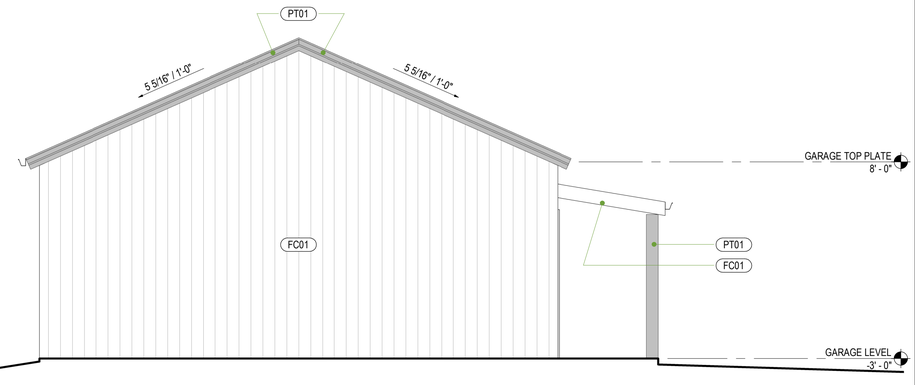
6 ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"



5 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



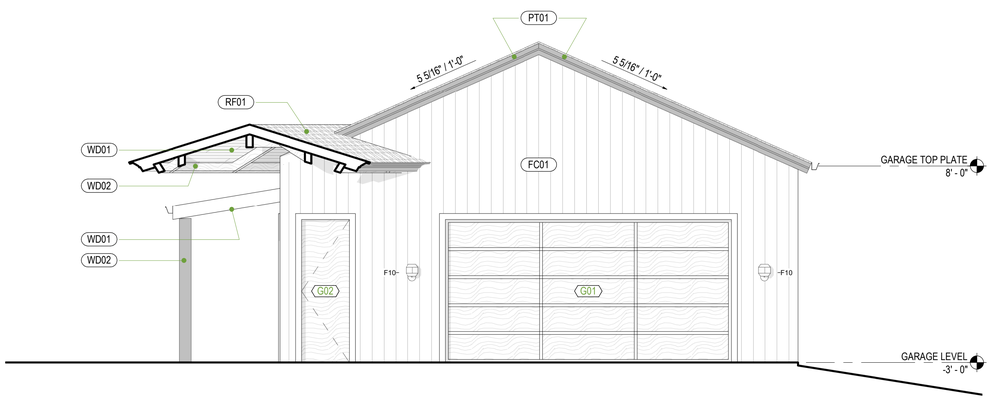
4 SOUTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.02

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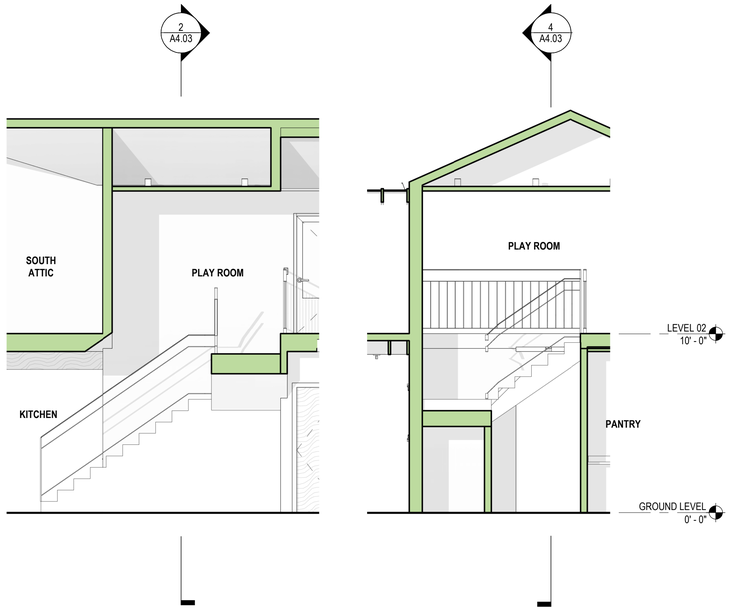
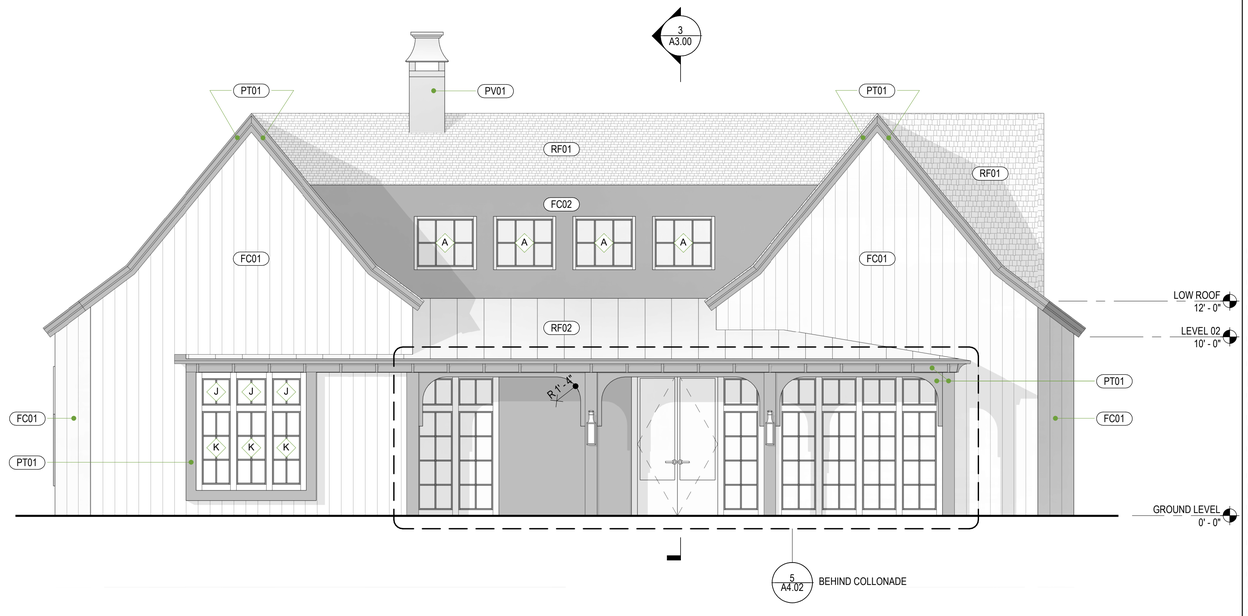
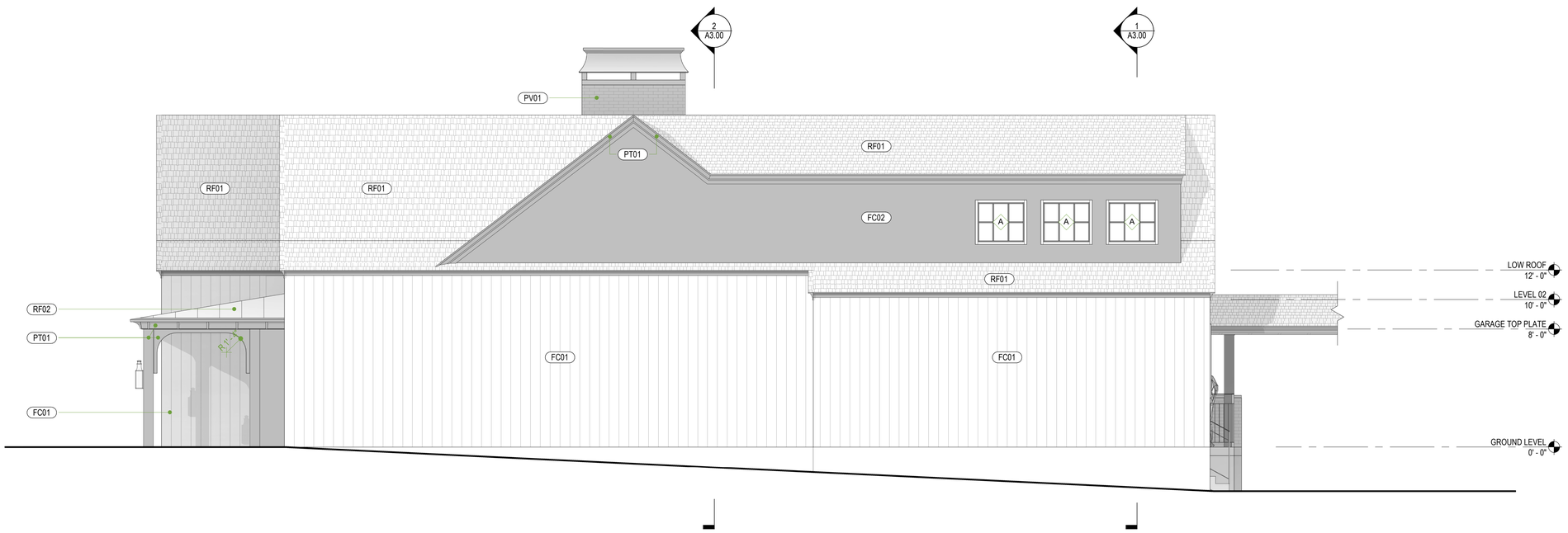


4 STAIR SECTION B
SCALE: 1/4" = 1'-0"

2 STAIR SECTION A
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

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JCB	JCB

JOB NO	STATUS
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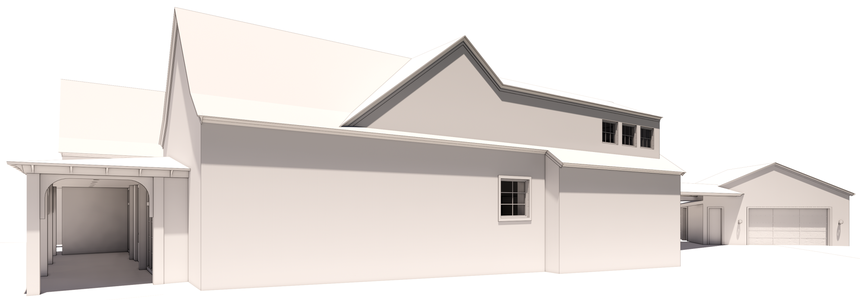
1 WEST ELEVATION VIEW
SCALE: 12" = 1'-0"



5 ENTRANCE VIEW
SCALE: 12" = 1'-0"



4 SOUTH ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

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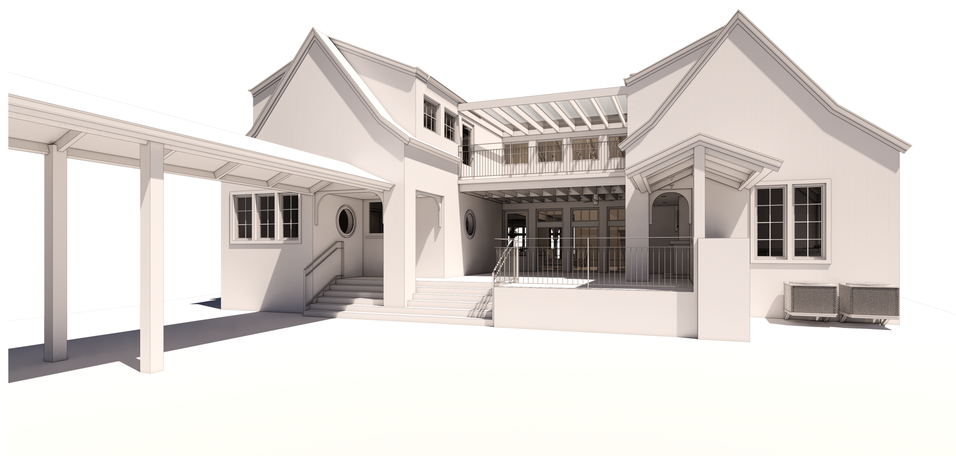
4 PLAY ROOM VIEW
SCALE: 12" = 1'-0"



1 NORTH ELEVATION VIEW
SCALE: 12" = 1'-0"



2 BACK PATIO VIEW
SCALE: 12" = 1'-0"



3 EAST ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.11

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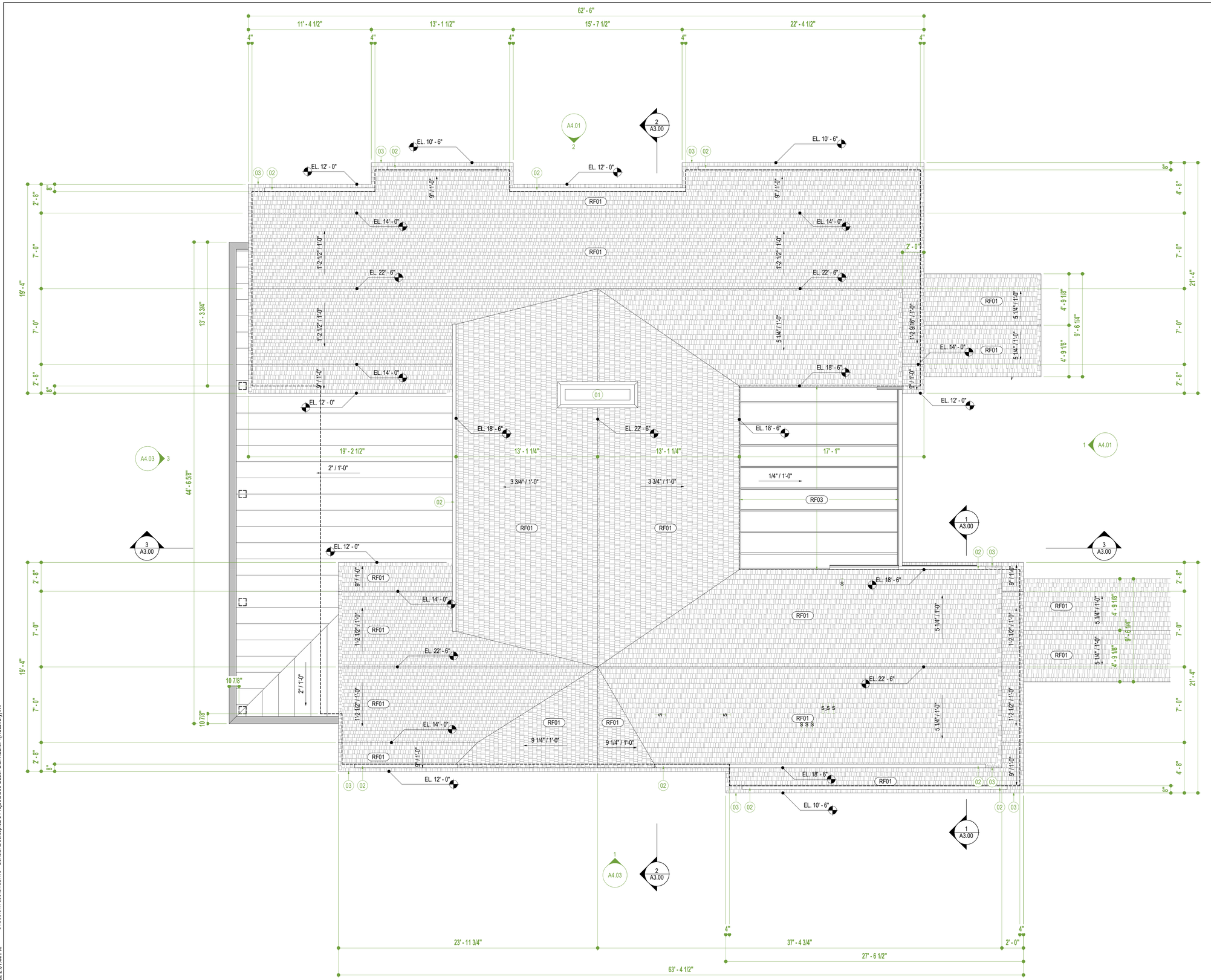

sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 INTEGRAL GUTTER
03 HOLD GUTTER BACK 18" FROM OUTSIDE CORNERS. ALLOW EAVE CORNICE TO WRAP BACK TO GUTTER.

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

general notes

GUTTERS & DOWNSPOUTS STYLE & LOCATIONS AS PER OWNER BUILDER AGREEMENT



CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET

PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
ROOF PLAN

REV	DATE	NOTES
	1/22/21	

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JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A1.03

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CITY OF ROCKWALL

HOUSIN ANALYSIS FOR CASE NO. Z2022-005

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402 S Clark Street	Single-Family Home	1987	1,090	216	Brick
403 S Clark Street	Single-Family Home	1966	720	*N/A*	Siding
404 S Clark Street	Single-Family Home	1983	1,097	*N/A*	Brick
405 S Clark Street	Single-Family Home	2006	1,682	*N/A*	Brick
406 S Clark Street	Single-Family Home	1990	1,348	144	Brick
408 S Clark Street	Single-Family Home	2006	2,049	*N/A*	Brick
410 S Clark Street	Single-Family Home	1989	1,112	*N/A*	Siding
501 S Clark Street	Single-Family Home	2021	4,394	*N/A*	HardiBoard
503 S Clark Street	Accessory Building	1975	*N/A*	600	Metal
507 S Clark Street	Single-Family Home	1975	884	670	Brick
509 S Clark Street	Single-Family Home	1945	768	240	Siding
510 S Clark Street	Commercial	1970	*N/A*	*N/A*	Metal
511 S Clark Street	Single-Family Home	1940	951	*N/A*	Siding
512 S Clark Street	Commercial	1960	*N/A*	*N/A*	Siding
513 S Clark Street	Single-Family Home	1966	744	*N/A*	Siding
601 S Clark Street	Single-Family Home	1945	789	*N/A*	Siding
604 Storrs Street	Single-Family Home	1990	1,262	48	Siding
605 Storrs Street	Single-Family Home	1980	1,554	370	Siding
606 Storrs Street	Single-Family Home	1990	929	*N/A*	Siding
607 Storrs Street	Single-Family Home	1993	1,170	*N/A*	Siding
608 Storrs Street	Single-Family Home	1950	735	196	Siding
609 Storrs Street	Single-Family Home	1990	1,168	*N/A*	Siding
610 Storrs Street	Single-Family Home	1985	1,130	100	Siding
612 Storrs Street	Single-Family Home	1960	696	320	Siding
	AVERAGES:	1978	1,251	290	



402 S. CLARK STREET



403 S. CLARK STREET



404 S. CLARK STREET



405 S. CLARK STREET



406 S. CLARK STREET



408 S. CLARK STREET



410 S. CLARK STREET



501 S. CLARK STREET



503 S. CLARK STREET



507 S. CLARK STREET



509 S. CLARK STREET



510 S. CLARK STREET



511 S. CLARK STREET



512 S. CLARK STREET



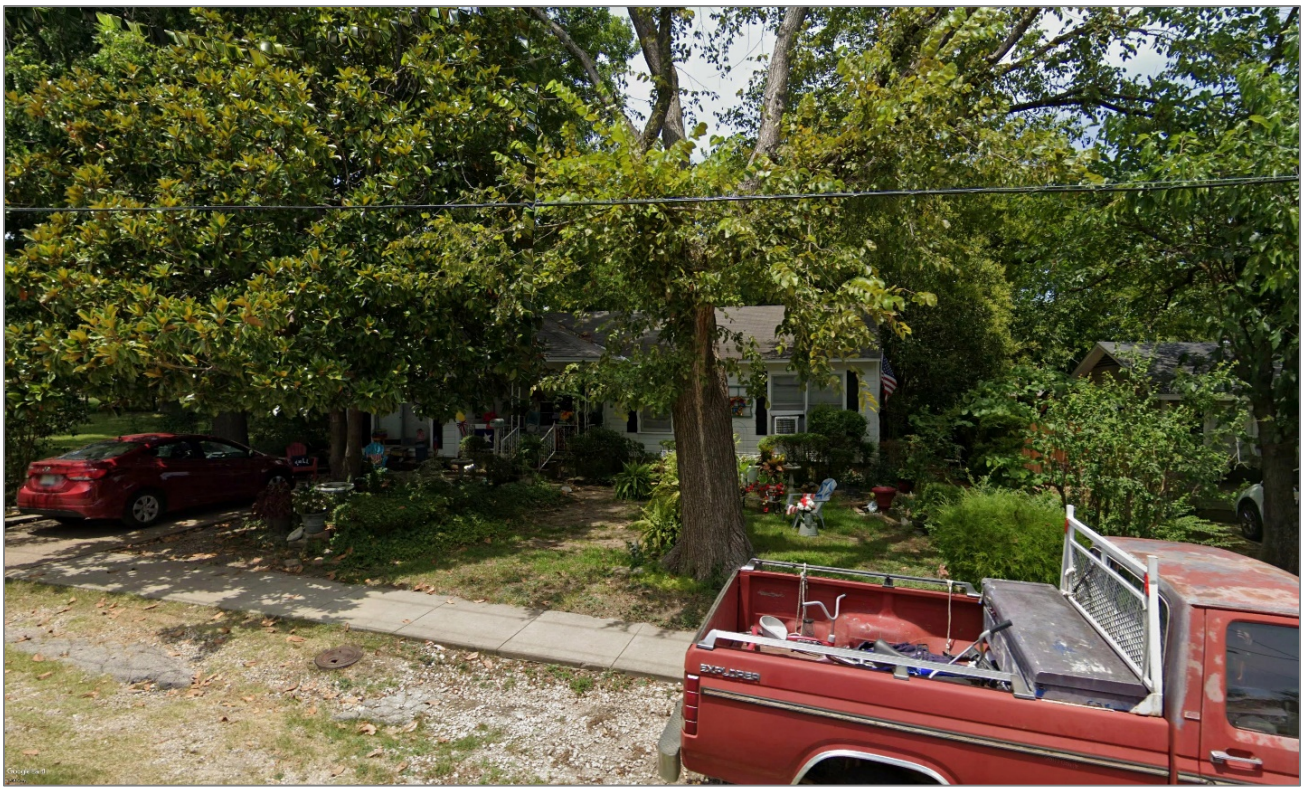
513 S. CLARK STREET



601 S. CLARK STREET



604 STORRS STREET



605 STORRS STREET



606 STORRS STREET



607 STORRS STREET



608 STORRS STREET



609 STORRS STREET



610 STORRS STREET



612 STORRS STREET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.49-acre parcel of land being described as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 01.26.2022

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home 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.

DRAFT ORDINANCE 04.25.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 22, 2022*

2nd Reading: *March 7, 2022*

DRAFT ORDINANCE 01.25.2022

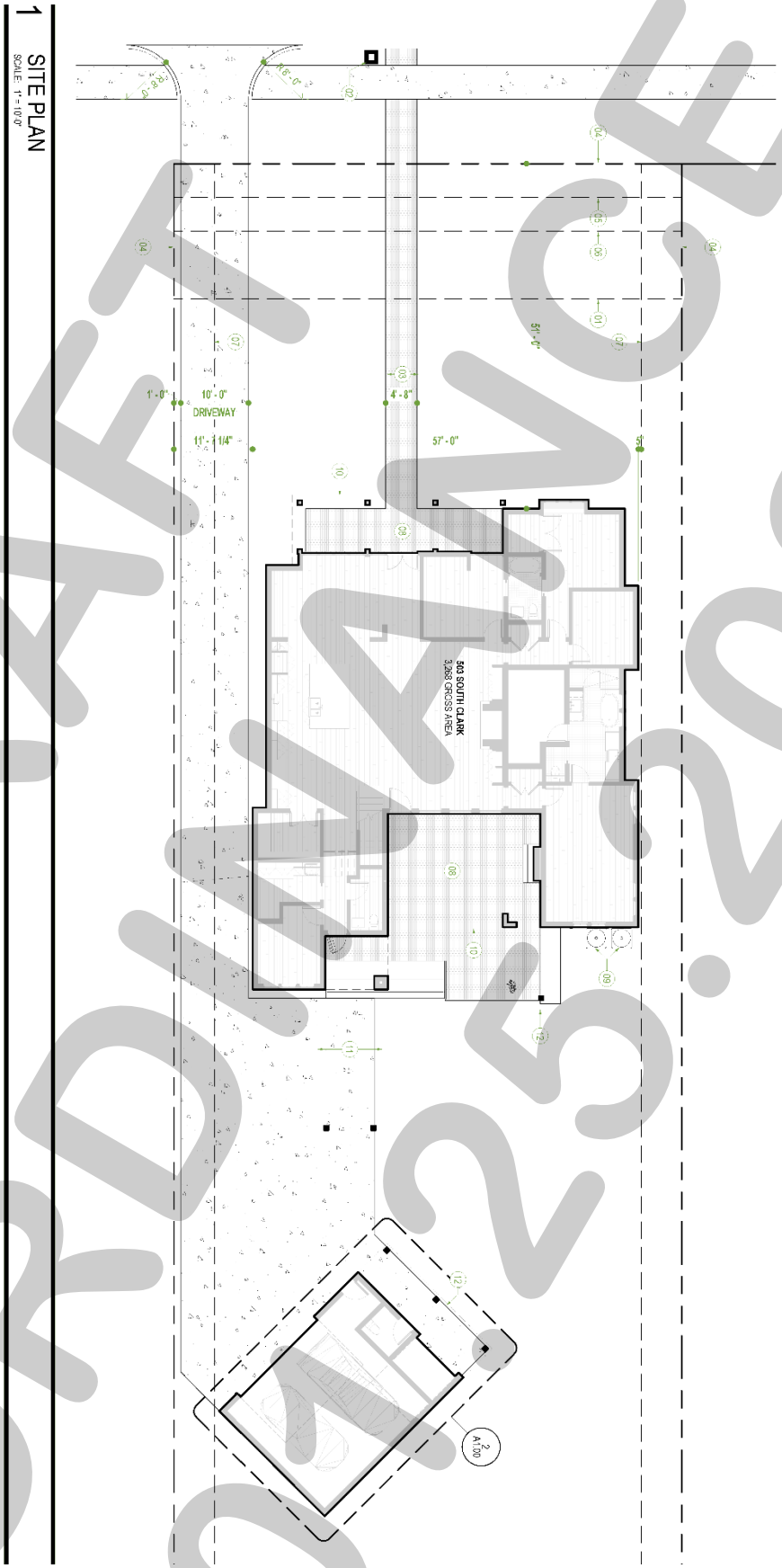
Exhibit 'A'
Location Map and Legal Description

Address: *503 S. Clark Street*
Legal Description: *Lot 2, Block A, Haley & Kyle Addition*



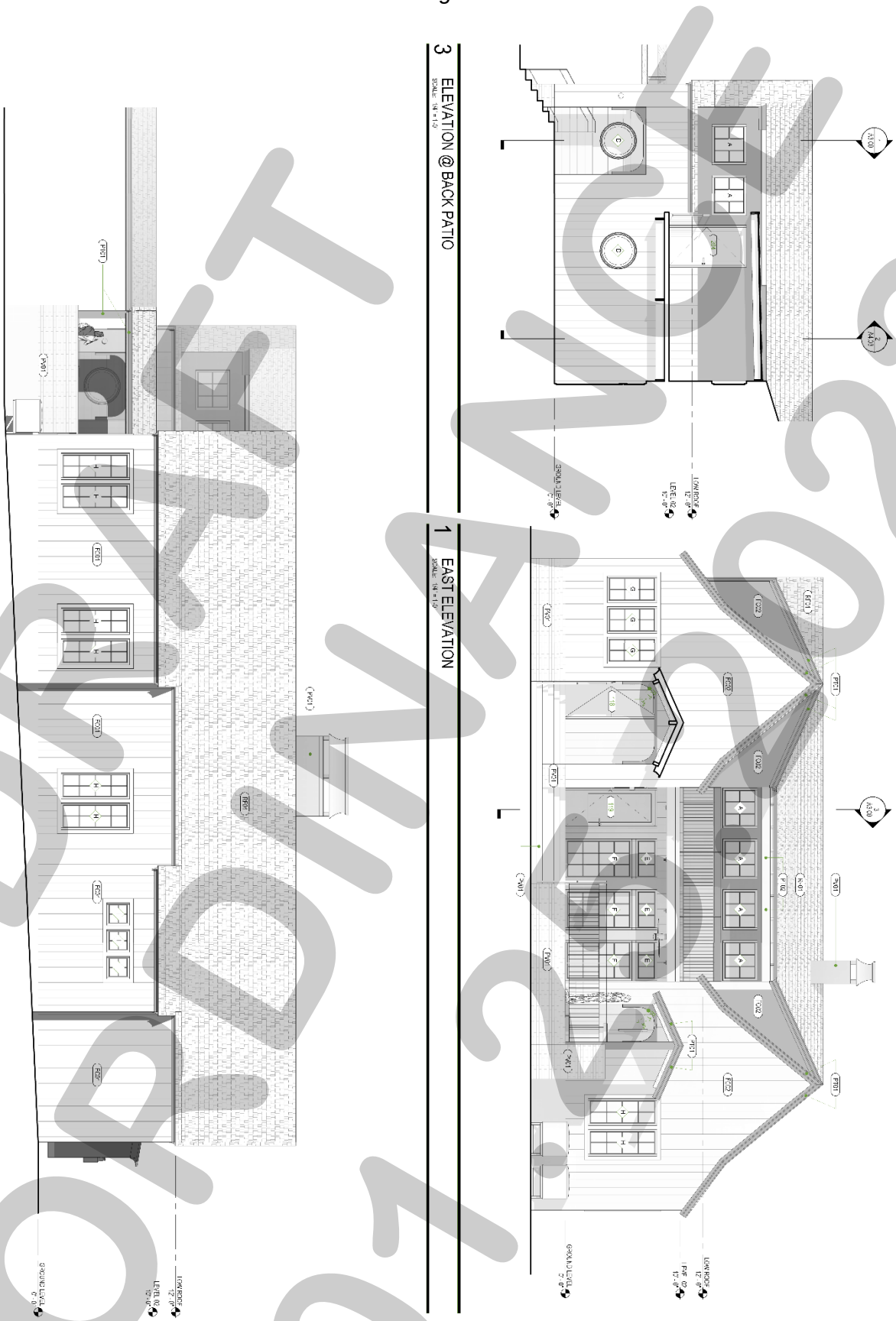
DRAFT 01.25.2022

Exhibit 'B':
Residential Plot Plan



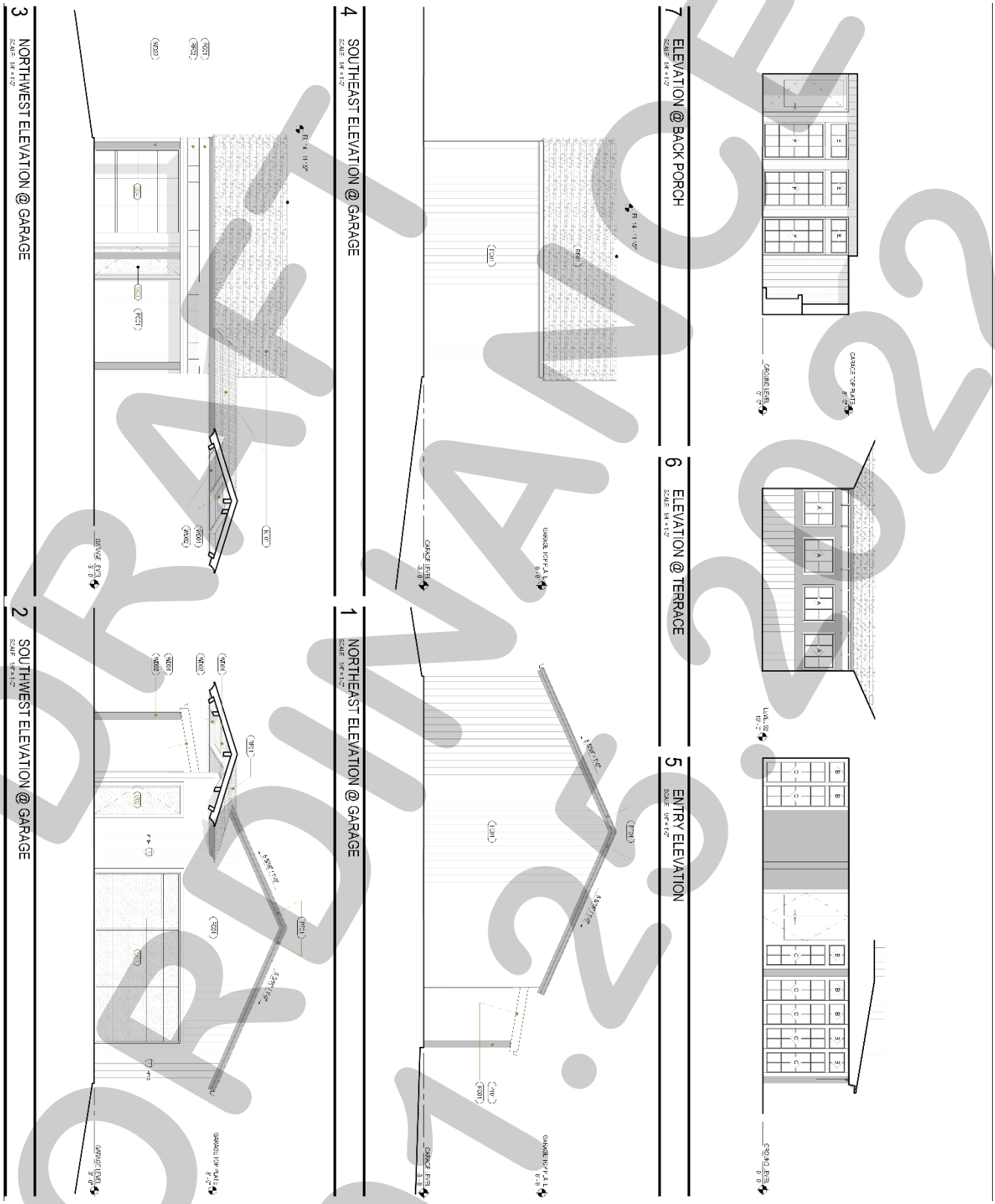
DRAFT ORDINANCE 2025.2022

Exhibit 'C':
Building Elevations



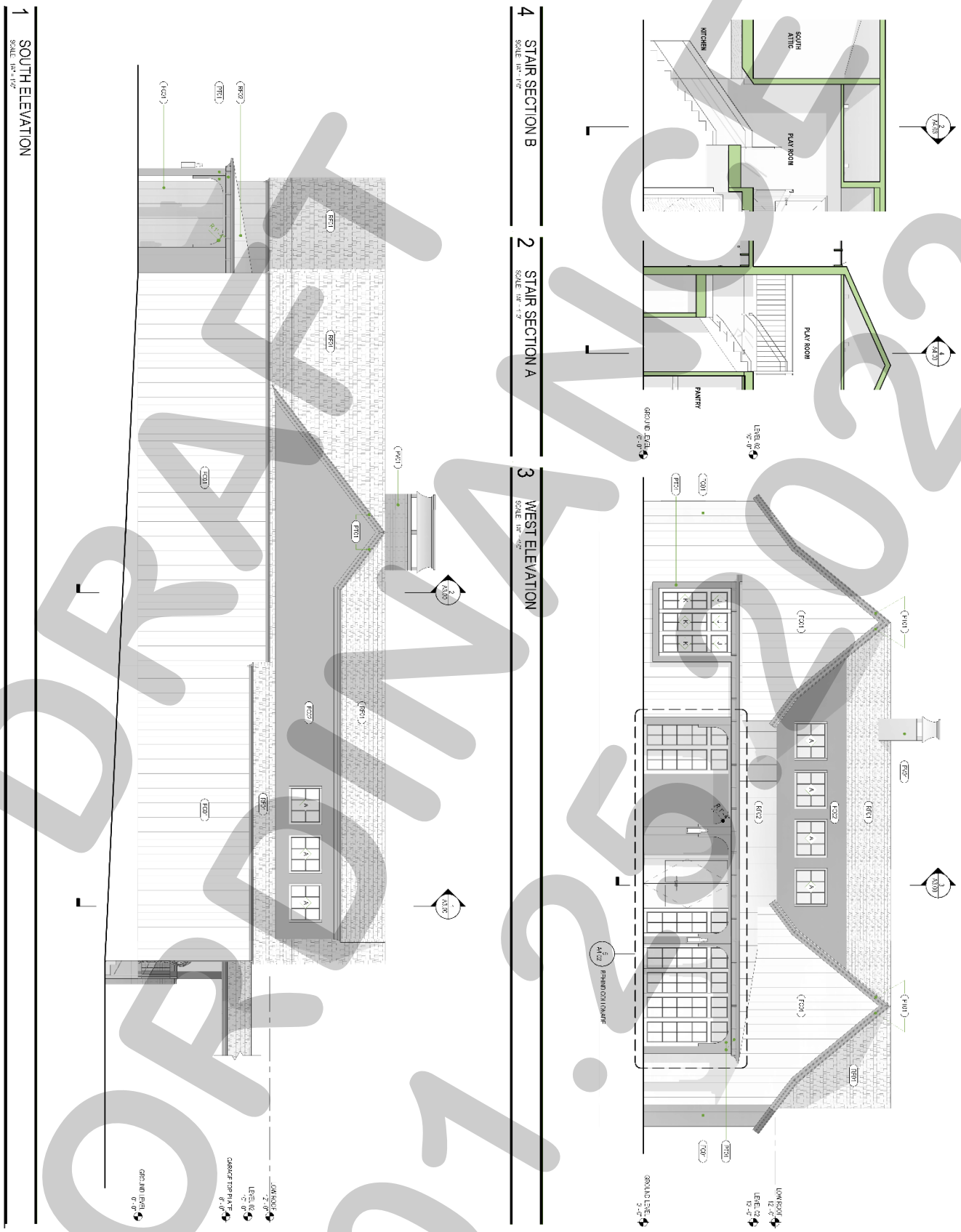
DRAFT
01-26-2022

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
01.25.2022

Exhibit 'C':
Building Elevations



DRAFT
01.25.2022

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:	February 15, 2022
APPLICANT:	Perry Bowen; *Perry Bowen Homes, LLC*
CASE NUMBER:	Z2022-005; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 503 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934 the subject property was platted as Lot A, Block 107, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed between January 4, 1972 and May 15, 1983 to Single-Family 7 (SF-7) District. On November 18, 2020 the City Council approved a replat of the subject property establishing Lot 2, Block A, Haley & Kyle Addition [*Case No. P2019-040*].

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 503 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land (*i.e. Lot 1, Block A, Haley & Kyle Addition; Lots 1 & 2, Block 1, Clark Street Homesite; and Lots 1 & 2, Block 1, Shaw Addition*), one (1) of which is vacant. These properties are zoned Single-Family 7 (SF-7) District and have single-family homes situated on them. Beyond this are five (5) single-family homes on five (5) parcels of land (*i.e. Lots 49A, 49B, 50, 51 105A-1 of the B. F. Boydston Addition*) zoned Single-Family 7 (SF-7) District. All of these properties are within the Old Town Rockwall Historic District. Beyond this is Hartman Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is one (1) vacant parcel of land (*i.e. Lot 2, Block A, Haley & Kyle Addition*) and one (1) parcel of land with a single-family home situated on it (*i.e. Lot 107 of the B. F. Boydston Addition*). The properties are both zoned Single-Family 7 (SF-7) District. Beyond this are eight (8) single-family homes (*i.e. Lots 1-7 & 6A of the Harris Addition*) zoned Two-Family (2F) District.

East: Directly east of the subject property is a 3.983-acre tract of land (*i.e. Tract 34-1 of the R. Ballard Survey, Abstract No. 29*) zoned Single-Family 7 (SF-7) District. Also, east of the subject property is a 1.792-acre vacant parcel of land (*i.e. Tract 44-01 of the R. Ballard Survey, Abstract No. 29*) zoned Single-Family 7 (SF-7) District. Beyond this are two (2) tracts of land (*i.e. Tracts 18 & 18-1 of the R. Ballard Survey, Abstract No. 29*) and one (1) parcel of land (*i.e. Lot 1, Block A, Blue Sky Subdivision*) zoned Single-Family 7 (SF-7) District. East of this is Renfro Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) single-family homes on six (6) tracts of land that are a part of the Mill Co. Subdivision. These properties are zoned Single-Family 7 (SF-7) District. Beyond this is Sherman Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the B. F. Boydston Addition and within 500-feet of the Mill Co. and Richard Harris #2 Additions. All of these subdivisions are considered to be established subdivisions and have been in existence for more than ten (10) years, consist of more than five (5) lots, and are greater than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, 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 S. Clark Street and Storrs Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Clark Street & Storrs Street	Proposed Housing
Building Height	One (1) 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 S. Clark Street
Year Built	1945 - 2020	*N/A*
Building SF on Property	696 SF – 3,404 SF	3,268 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	51-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	5.50-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	HardiBoard Siding
Paint and Color	Red, White, Grey, Green, Blue, White, and Brown	White
Roofs	Composite and Asphalt Shingles	Composite Shingle & Metal (*Secondary Elements*)
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	Attached garage situated behind the primary structure.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Clark Street, Storrs Street, 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 January 14, 2022, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 written, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a ***Specific Use Permit (SUP)*** for *Residential Infill Adjacent to 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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	503 S. Clark St. Rockwall, TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER		☑ APPLICANT	Perry Bowen Homes, LLC
CONTACT PERSON		CONTACT PERSON	Perry Bowen
ADDRESS		ADDRESS	230 Myers Rd
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	972-771-0986
E-MAIL		E-MAIL	mdhp1260@gmail.com Pbowenhomes@sbcglobal.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Perry Bowen [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* 10th *DAY OF* January *2022. 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."*

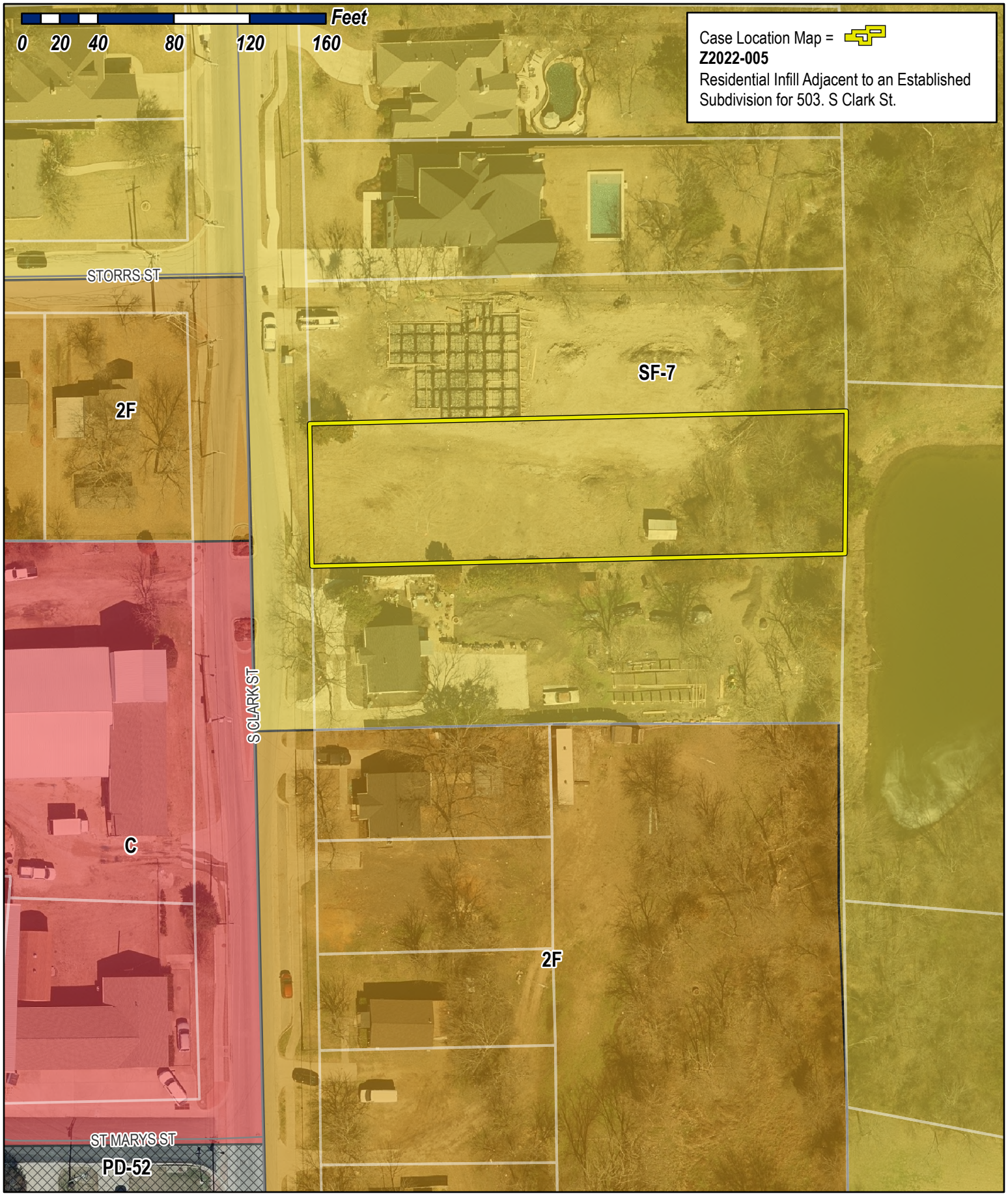
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF January, 2022

OWNER'S SIGNATURE Perry Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle Dawn Pearson

MICHELLE DAWN PEARSON
Notary ID #1137718
My Commission Expires
January 21, 2024

MY COMMISSION EXPIRES 1-21-24



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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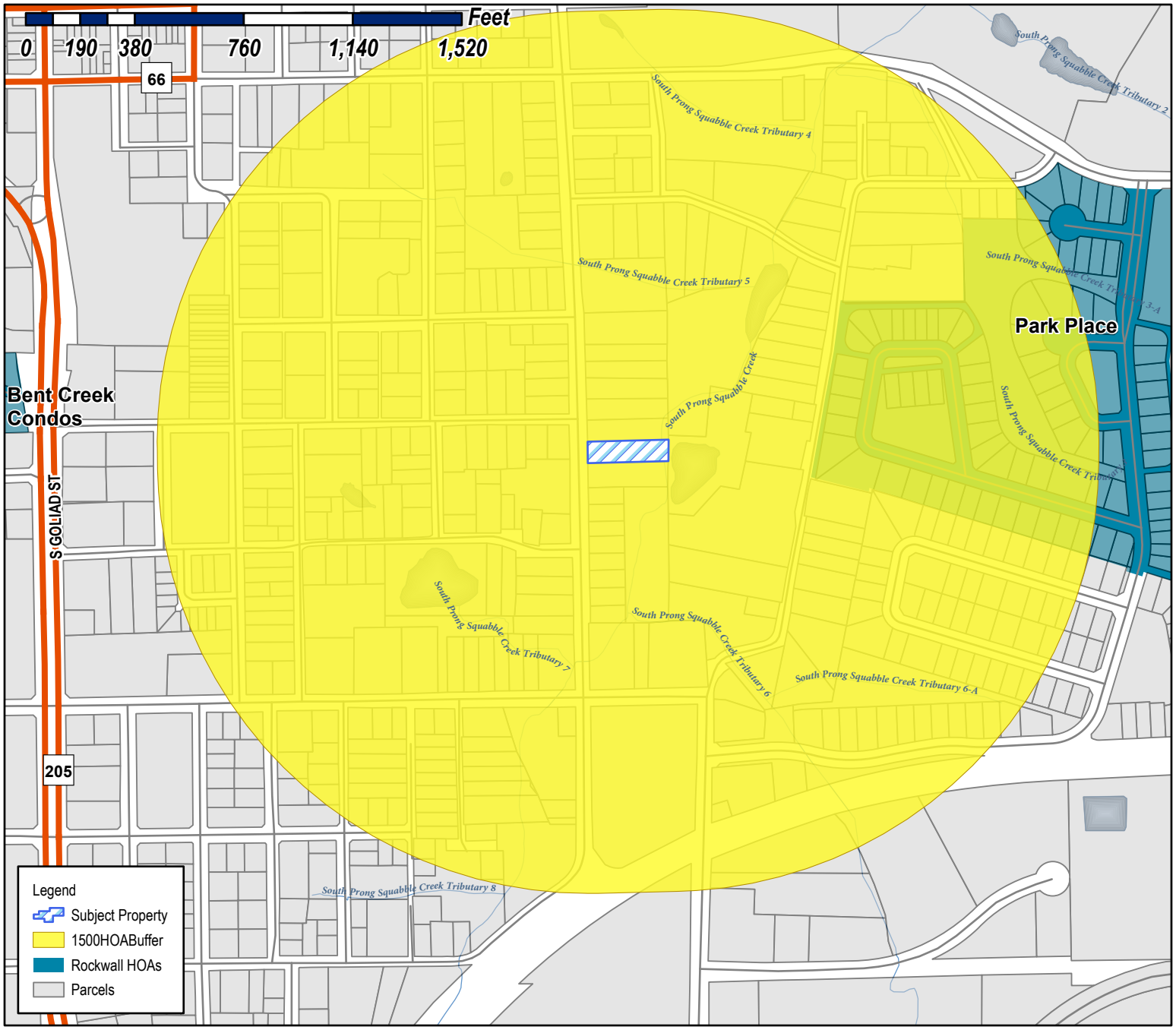
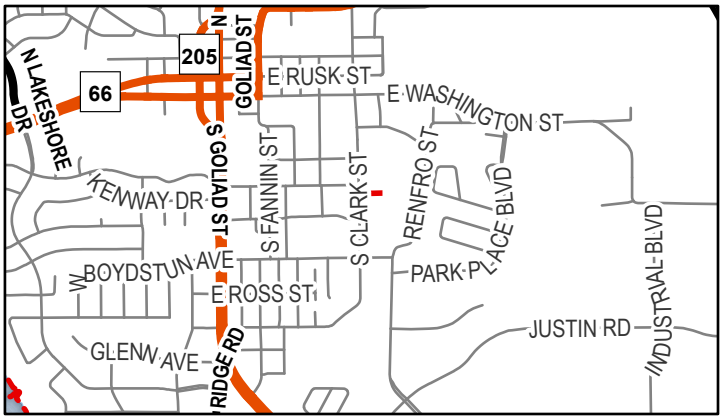


Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.



Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-005]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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.

Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision
Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

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

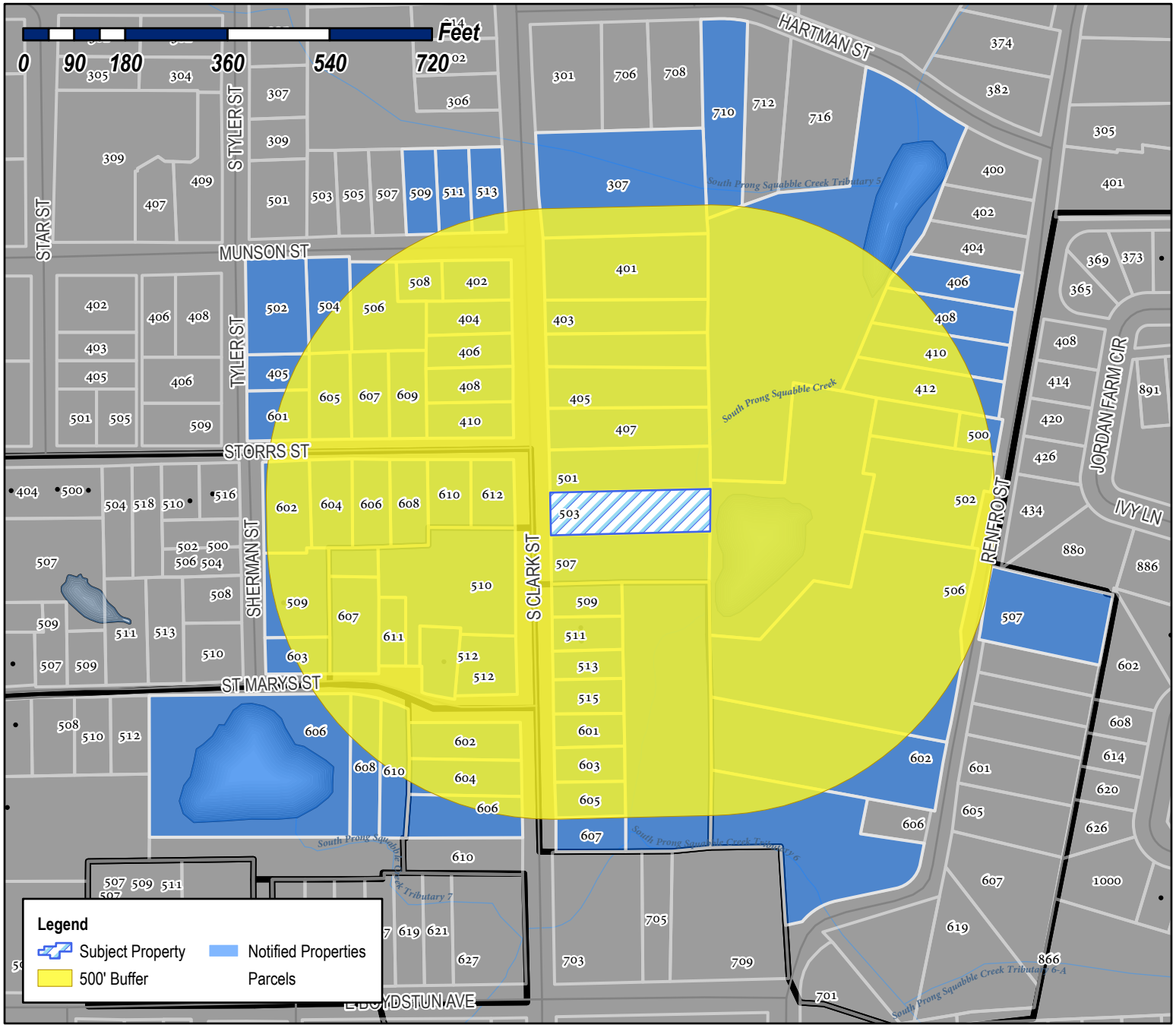
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

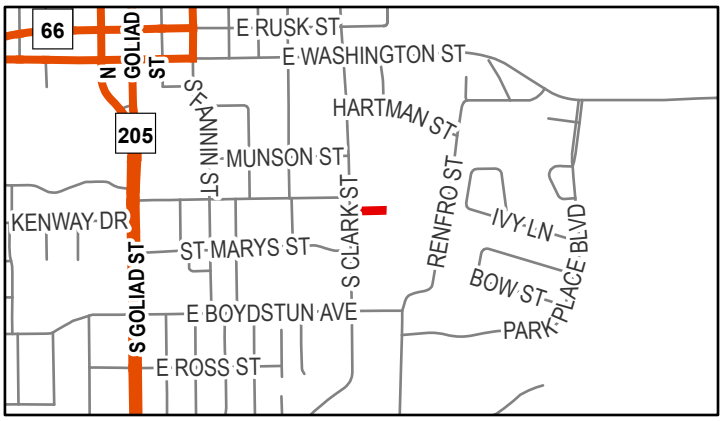
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES 602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

COWAN PHYLLIS
3299 ROCHELLE RD
ROCKWALL, TX 75032

CGRH IMPROVEMENTS LLC
206 LAKEHILL DR
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

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ROCKWALL. TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

CASTRO DEVELOPMENT LLC
16424 FALLKIRK DRIVE
DALLAS, TX 75248

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS
7836 YAMINI DR

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
607 S CLARK STREET
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

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. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark Street

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

Please place a check mark on the appropriate line below:

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

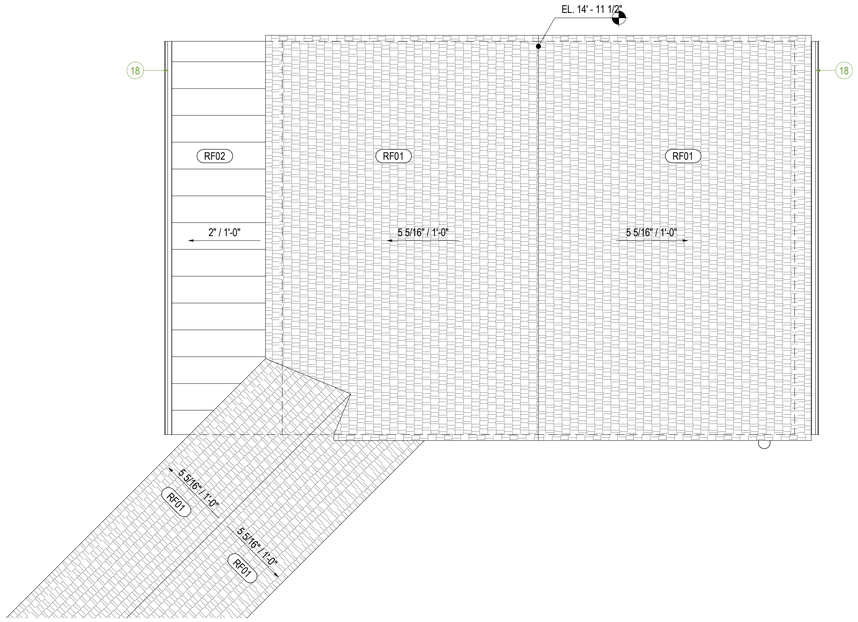
☐ I am opposed to the request for the reasons listed below.

Name: Sherri Johnston

Address: 610 Storrs Street

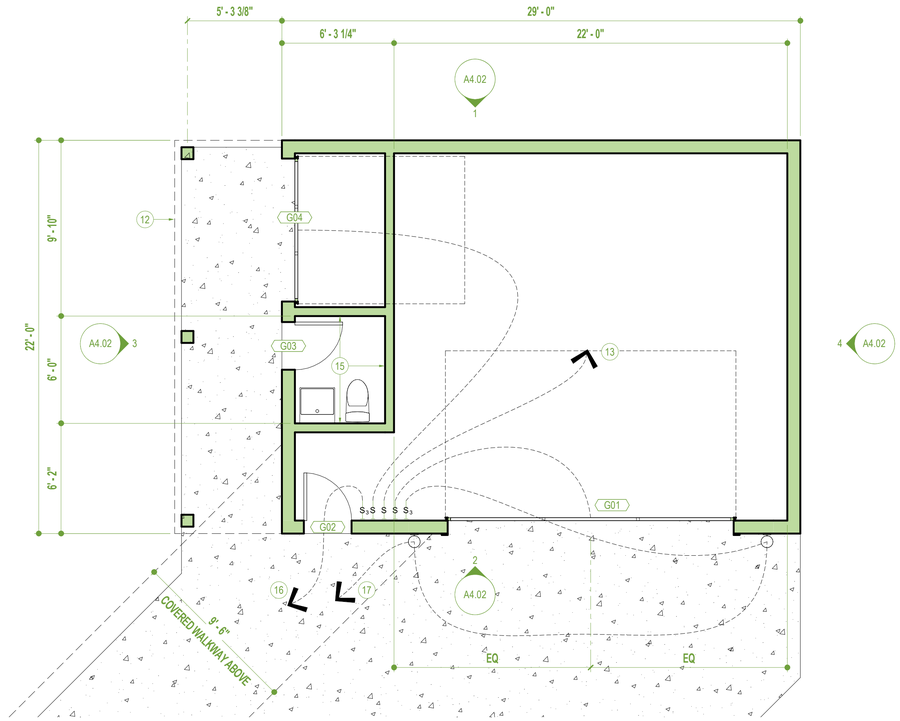
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



3 GARAGE ROOF

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



2 GARAGE PLAN

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



1 SITE PLAN

SCALE: 1" = 10'-0"

sheet notes

01 20'-0" BUILD LINE
02 MAILBOX (MASONRY)
03 BRICK PAVED WALKWAY
04 PROPERTY LINE
05 5'-0" WATER LINE EASEMENT
06 10'-0" UTILITY EASEMENT
07 6'-0" SIDE YARD SETBACK
08 BRICK PATIO
09 AC UNITS
10 LINE OF OVERHANG ABOVE
11 LINE OF COVERED WALKWAY ABOVE
12 LINE OF CANOPY ABOVE
13 GENERAL GARAGE LIGHTING
15 INSULATE ALL GARAGE INTERIOR WALLS
16 TO WALKWAY LIGHTING
17 3-WAY SWITCH BACK TO HOUSE
18 GUTTER

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES
	1/22/21	

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JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO **A1.00**

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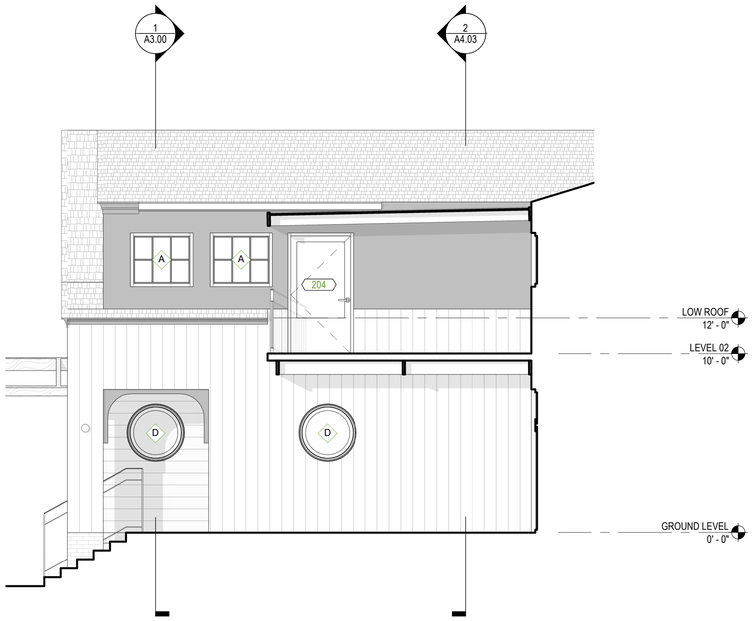


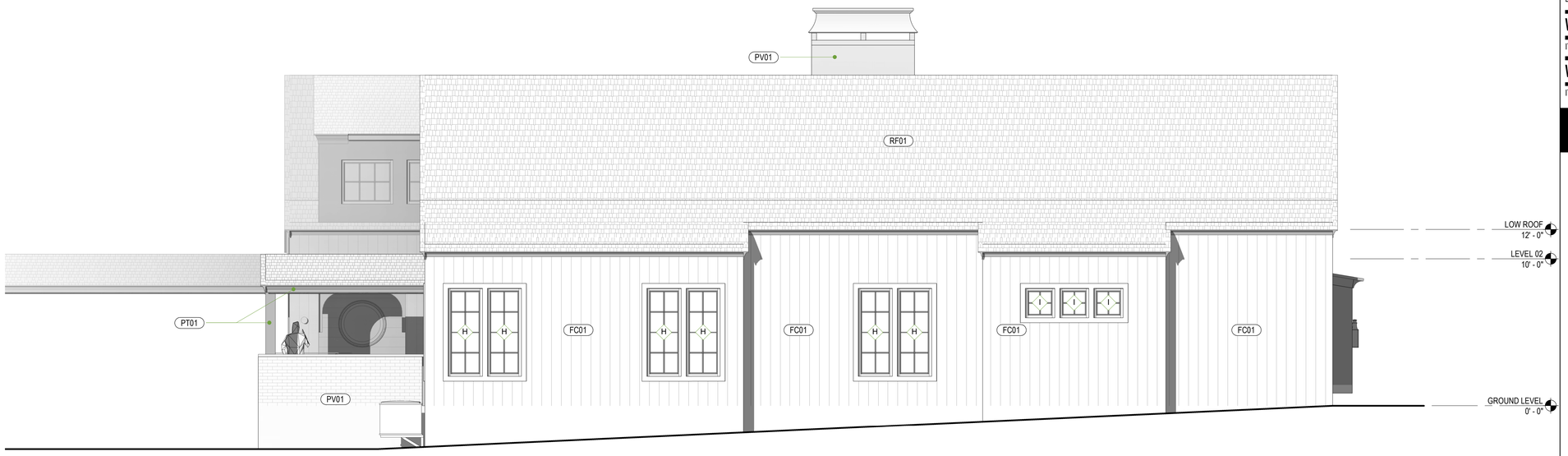
3 ELEVATION @ BACK PATIO

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



1 EAST ELEVATION

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



2 NORTH ELEVATION

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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

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JOB NO	STATUS
001	PRICING

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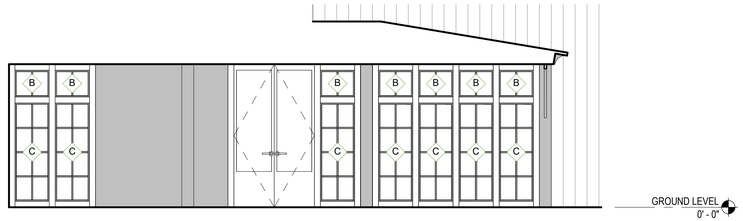
7 ELEVATION @ BACK PORCH
SCALE: 1/4" = 1'-0"



6 ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"



5 ENTRY ELEVATION
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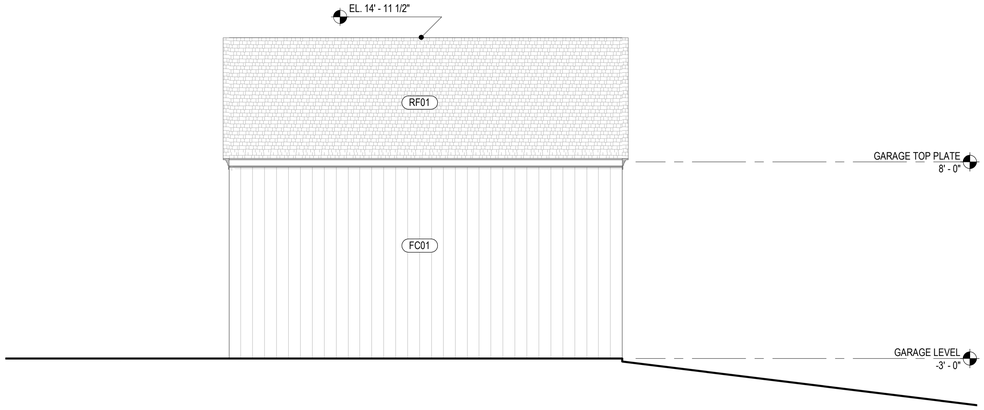
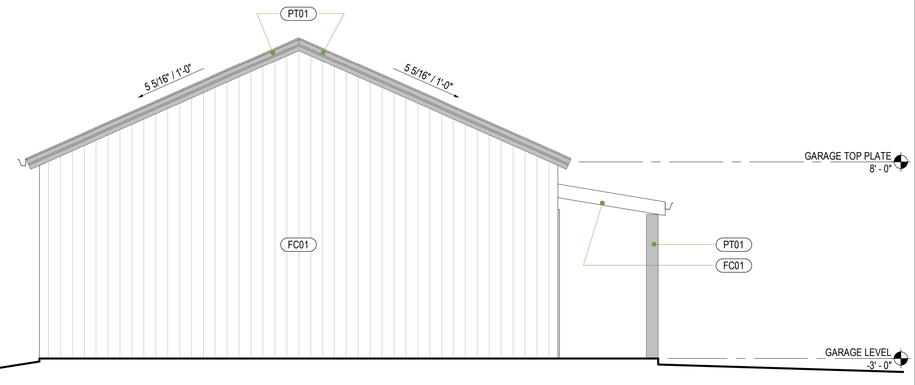


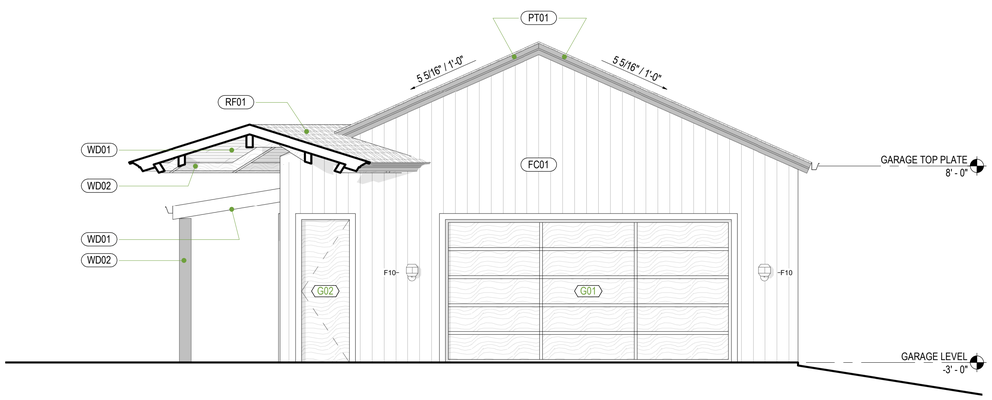
4 SOUTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
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JOB NO	STATUS
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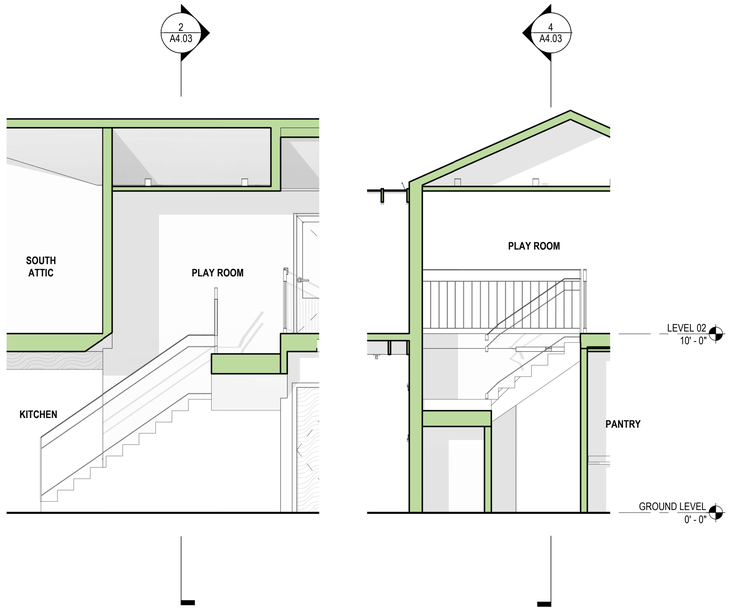
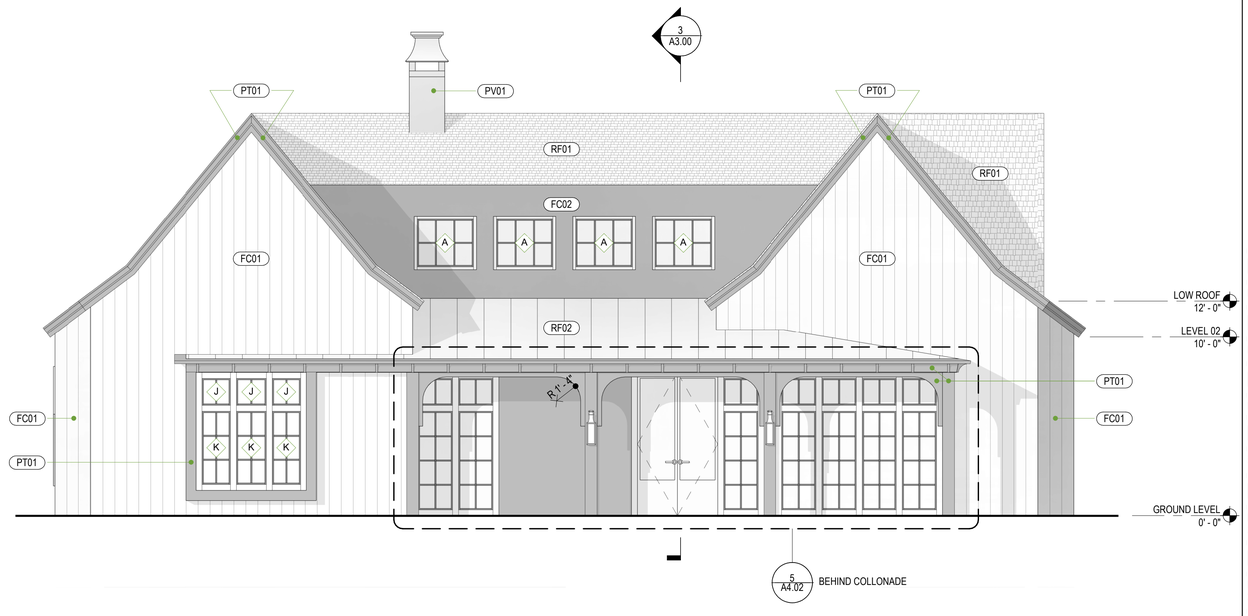
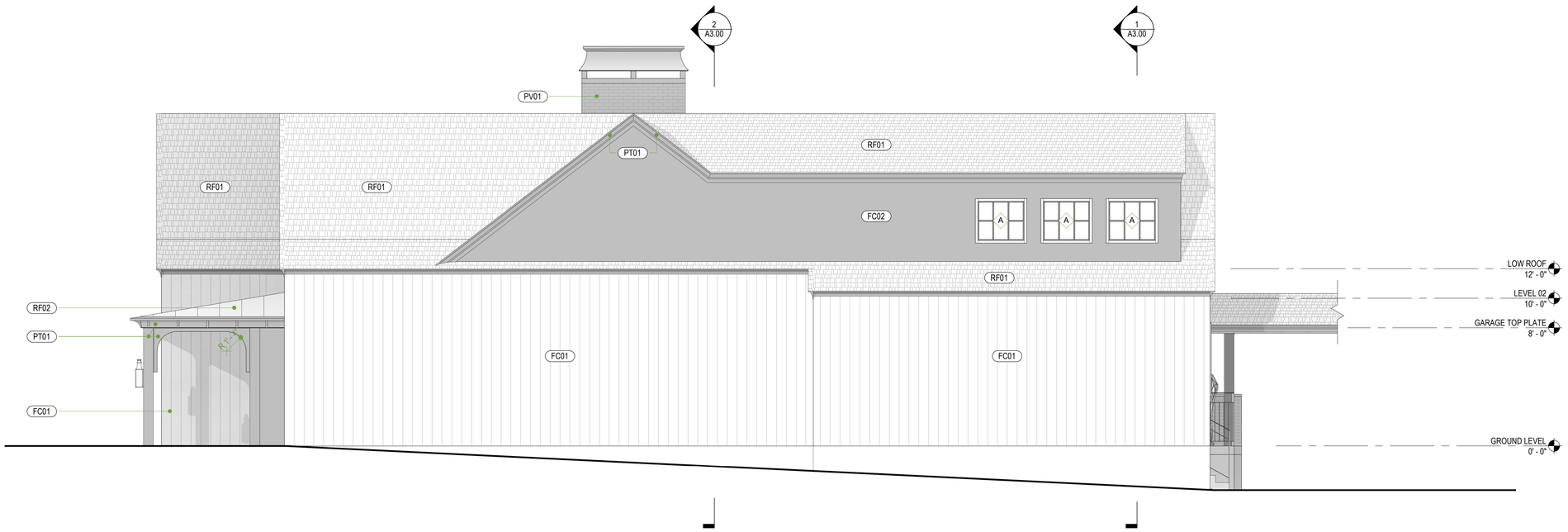


4 STAIR SECTION B
SCALE: 1/4" = 1'-0"

2 STAIR SECTION A
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

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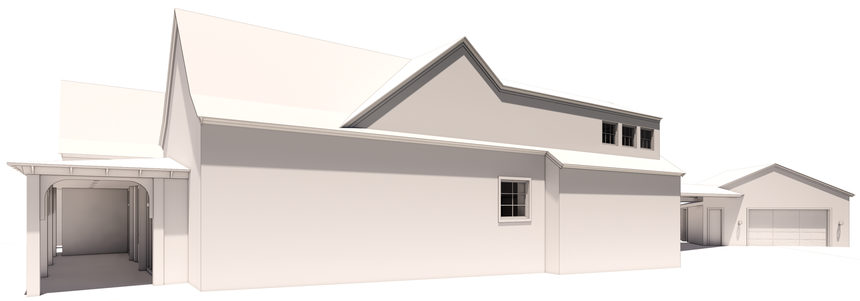
1 WEST ELEVATION VIEW
SCALE: 12" = 1'-0"



5 ENTRANCE VIEW
SCALE: 12" = 1'-0"



4 SOUTH ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

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JOB NO	STATUS
001	PRICING

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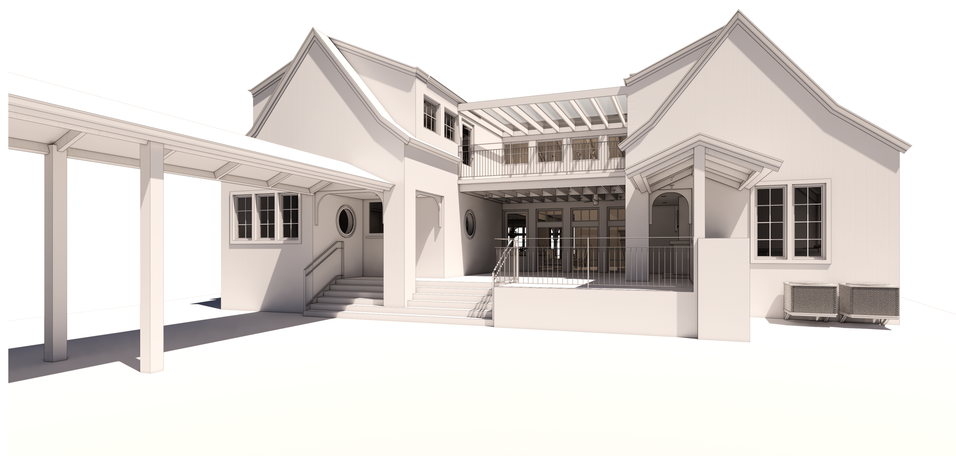
4 PLAY ROOM VIEW
SCALE: 12" = 1'-0"



1 NORTH ELEVATION VIEW
SCALE: 12" = 1'-0"



2 BACK PATIO VIEW
SCALE: 12" = 1'-0"



3 EAST ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

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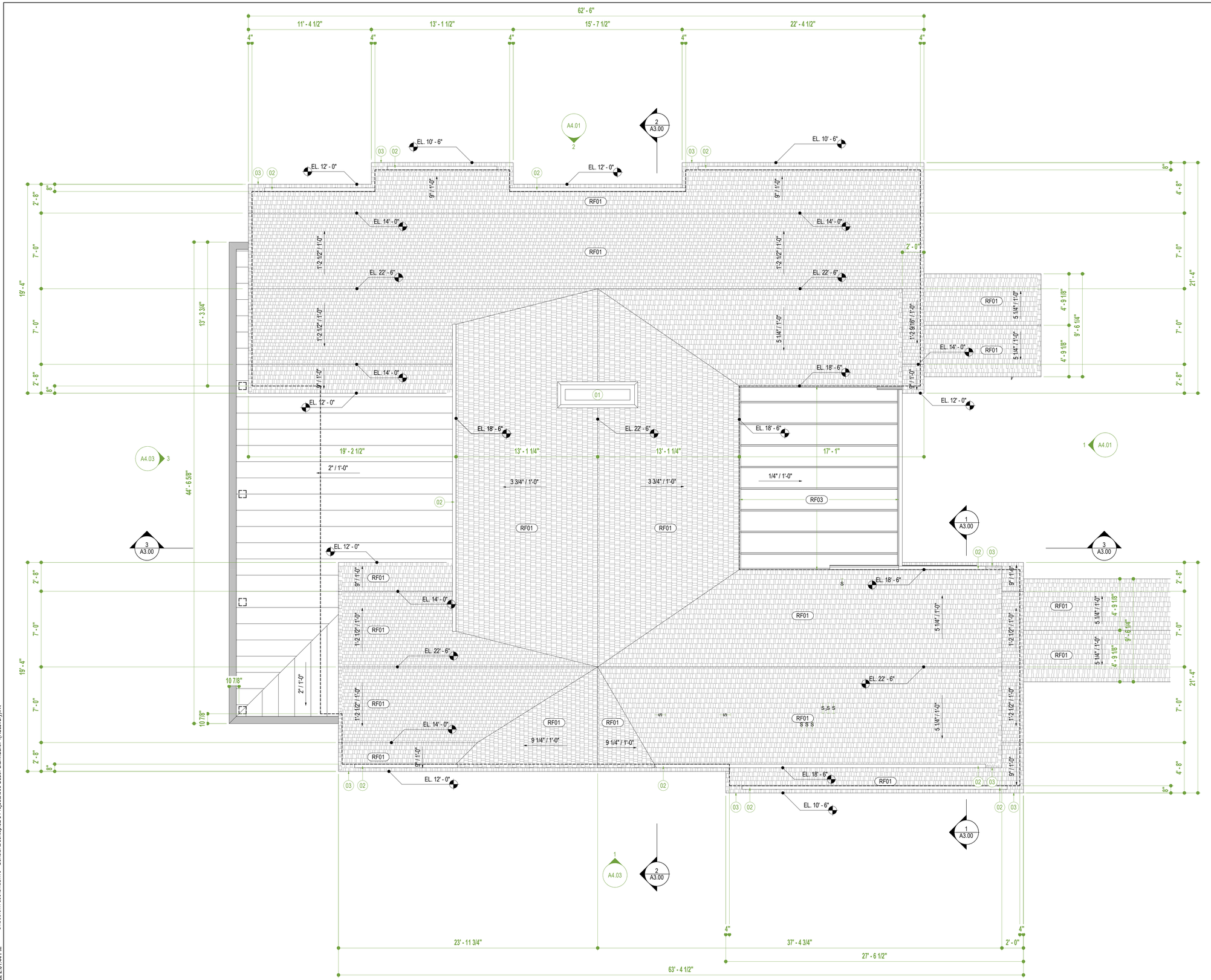

sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 INTEGRAL GUTTER
03 HOLD GUTTER BACK 18" FROM OUTSIDE CORNERS. ALLOW EAVE CORNICE TO WRAP BACK TO GUTTER.

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

general notes

GUTTERS & DOWNSPOUTS STYLE & LOCATIONS AS PER OWNER BUILDER AGREEMENT



CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET

PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
ROOF PLAN

REV	DATE	NOTES
	1/22/21	

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JCB	JCB

JOB NO	STATUS
001	PRICING

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CITY OF ROCKWALL

HOUSIN ANALYSIS FOR CASE NO. Z2022-005

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402 S Clark Street	Single-Family Home	1987	1,090	216	Brick
403 S Clark Street	Single-Family Home	1966	720	*N/A*	Siding
404 S Clark Street	Single-Family Home	1983	1,097	*N/A*	Brick
405 S Clark Street	Single-Family Home	2006	1,682	*N/A*	Brick
406 S Clark Street	Single-Family Home	1990	1,348	144	Brick
408 S Clark Street	Single-Family Home	2006	2,049	*N/A*	Brick
410 S Clark Street	Single-Family Home	1989	1,112	*N/A*	Siding
501 S Clark Street	Single-Family Home	2021	4,394	*N/A*	HardiBoard
503 S Clark Street	Accessory Building	1975	*N/A*	600	Metal
507 S Clark Street	Single-Family Home	1975	884	670	Brick
509 S Clark Street	Single-Family Home	1945	768	240	Siding
510 S Clark Street	Commercial	1970	*N/A*	*N/A*	Metal
511 S Clark Street	Single-Family Home	1940	951	*N/A*	Siding
512 S Clark Street	Commercial	1960	*N/A*	*N/A*	Siding
513 S Clark Street	Single-Family Home	1966	744	*N/A*	Siding
601 S Clark Street	Single-Family Home	1945	789	*N/A*	Siding
604 Storrs Street	Single-Family Home	1990	1,262	48	Siding
605 Storrs Street	Single-Family Home	1980	1,554	370	Siding
606 Storrs Street	Single-Family Home	1990	929	*N/A*	Siding
607 Storrs Street	Single-Family Home	1993	1,170	*N/A*	Siding
608 Storrs Street	Single-Family Home	1950	735	196	Siding
609 Storrs Street	Single-Family Home	1990	1,168	*N/A*	Siding
610 Storrs Street	Single-Family Home	1985	1,130	100	Siding
612 Storrs Street	Single-Family Home	1960	696	320	Siding
	AVERAGES:	1978	1,251	290	



402 S. CLARK STREET



403 S. CLARK STREET



404 S. CLARK STREET



405 S. CLARK STREET



406 S. CLARK STREET



408 S. CLARK STREET



410 S. CLARK STREET



501 S. CLARK STREET



503 S. CLARK STREET



507 S. CLARK STREET



509 S. CLARK STREET



510 S. CLARK STREET



511 S. CLARK STREET



512 S. CLARK STREET



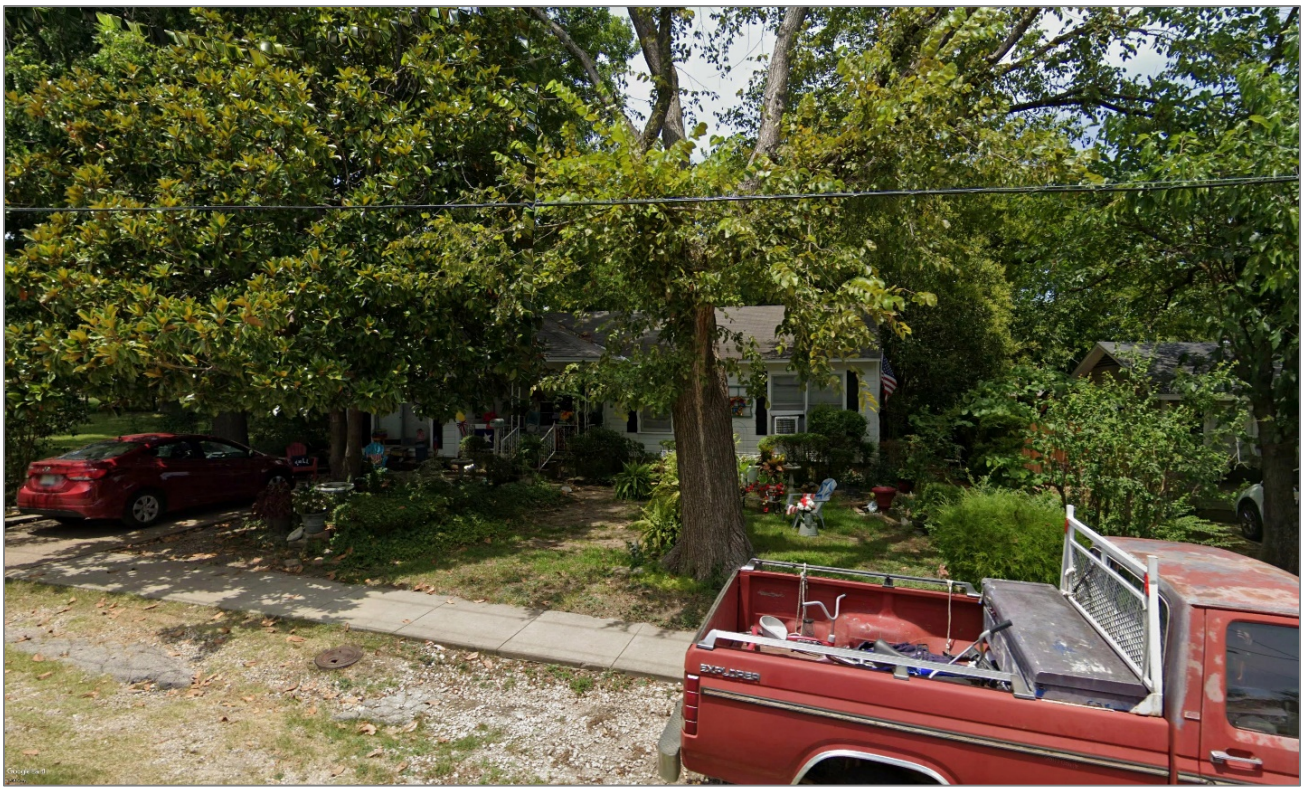
513 S. CLARK STREET



601 S. CLARK STREET



604 STORRS STREET



605 STORRS STREET



606 STORRS STREET



607 STORRS STREET



608 STORRS STREET



609 STORRS STREET



610 STORRS STREET



612 STORRS STREET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.49-acre parcel of land being described as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 02-15-2022

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home 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.

DRAFT
ORDINANCE
05.16.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *February 22, 2022*

2nd Reading: *March 7, 2022*

DRAFT ORDINANCE 02.15.2022

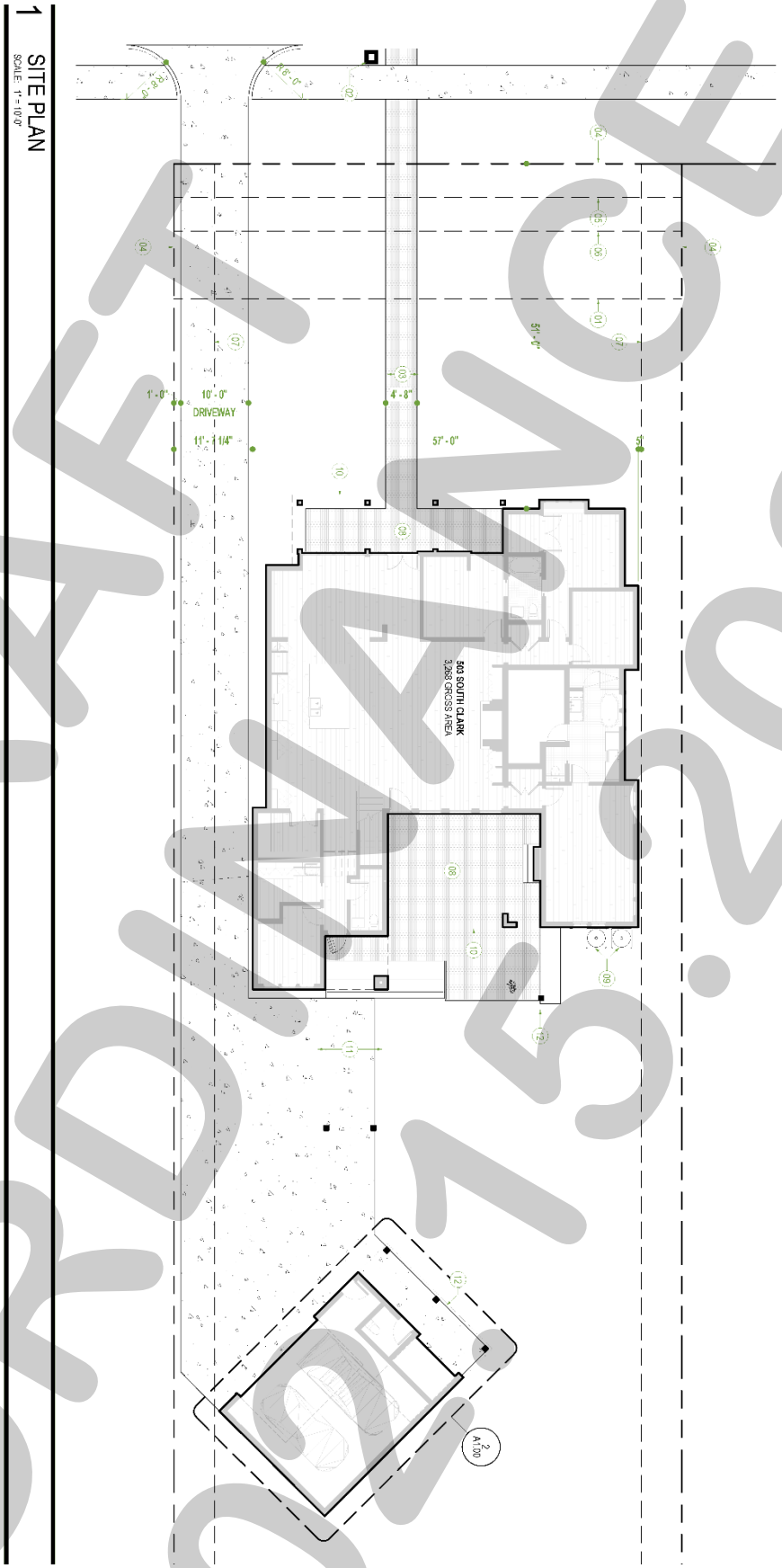
Exhibit 'A'
Location Map and Legal Description

Address: *503 S. Clark Street*
Legal Description: *Lot 2, Block A, Haley & Kyle Addition*



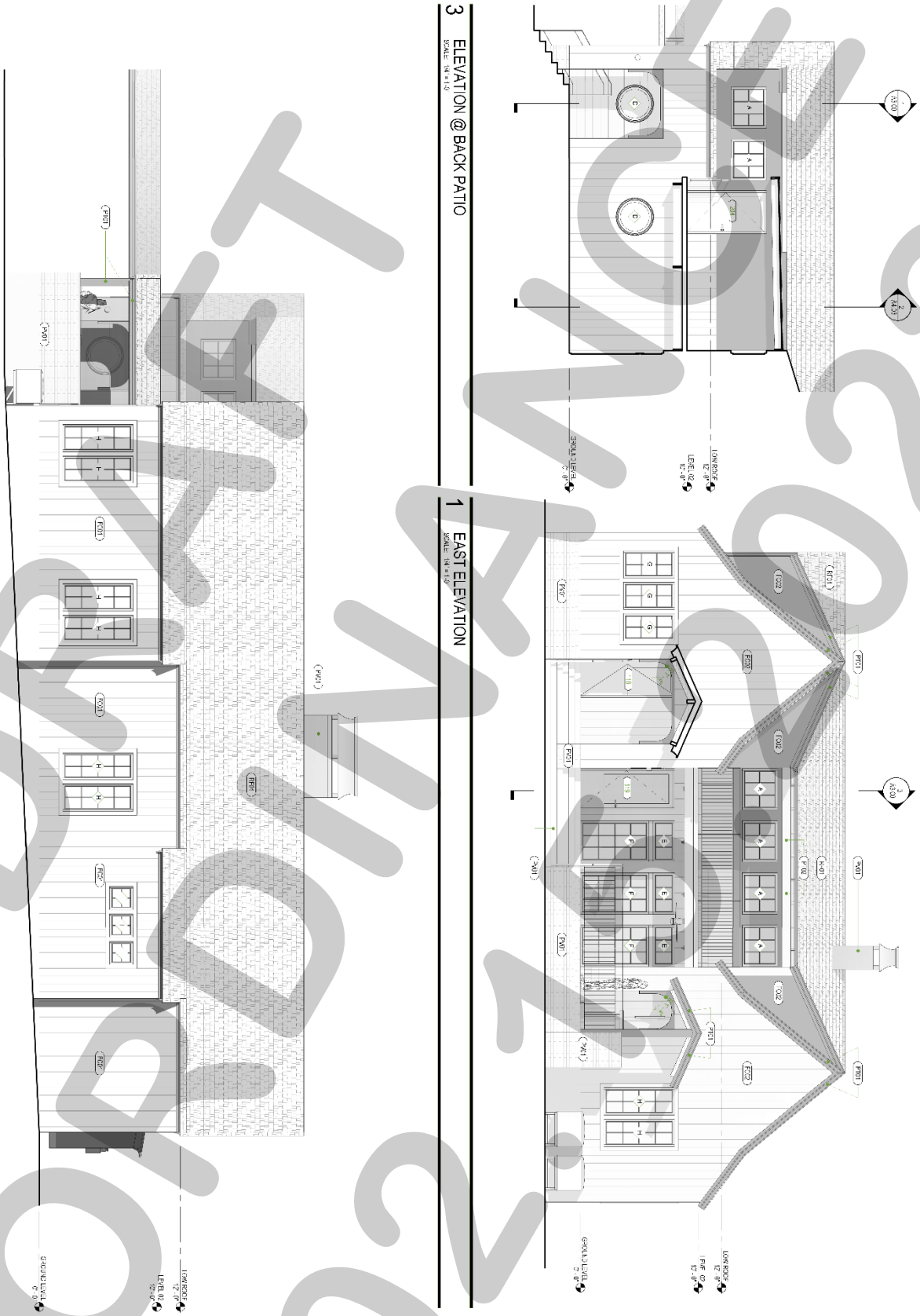
DRAFT 09/15/2022

Exhibit 'B':
Residential Plot Plan



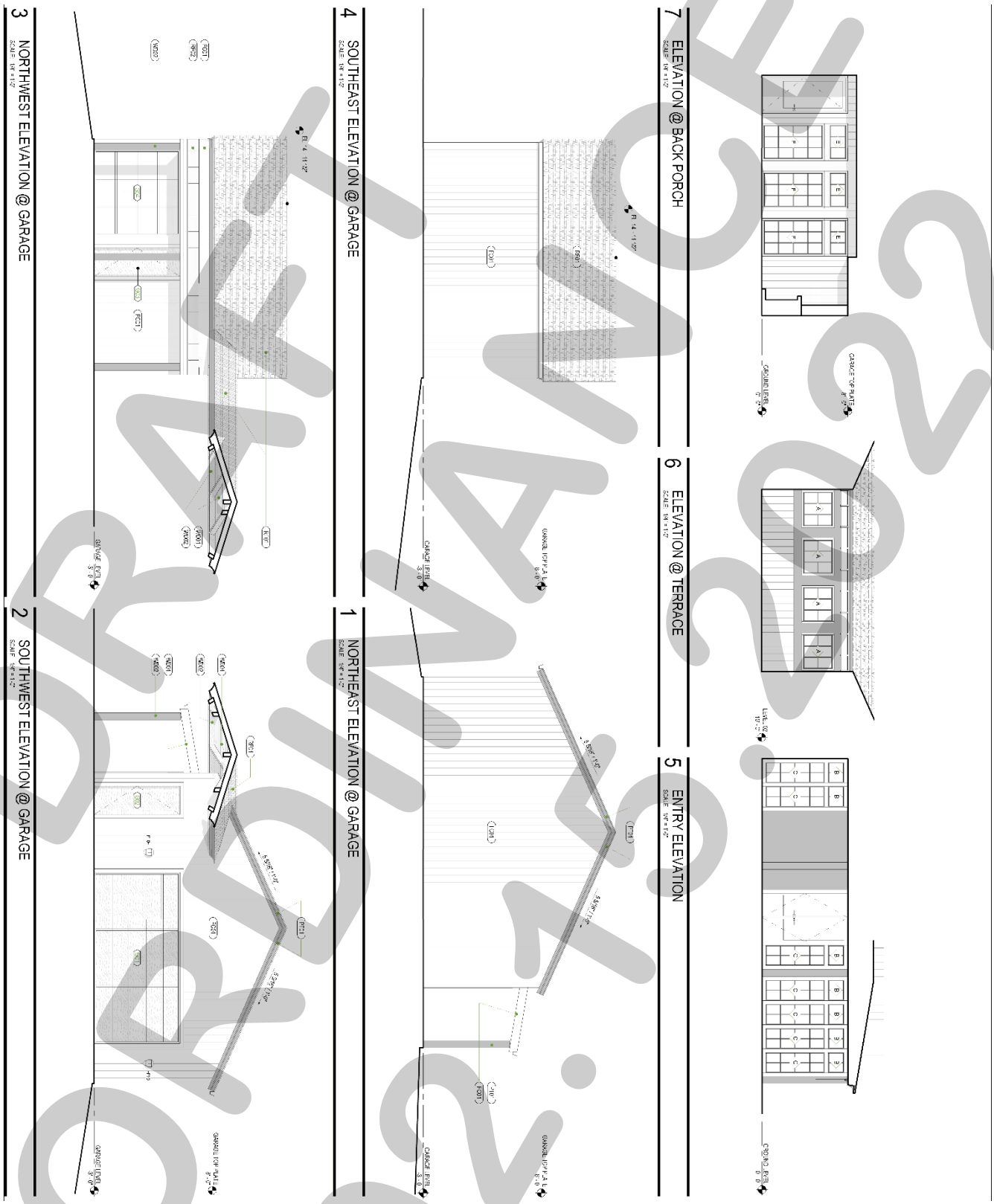
DRAFT ORDINANCE 02.15.2022

Exhibit 'C':
Building Elevations



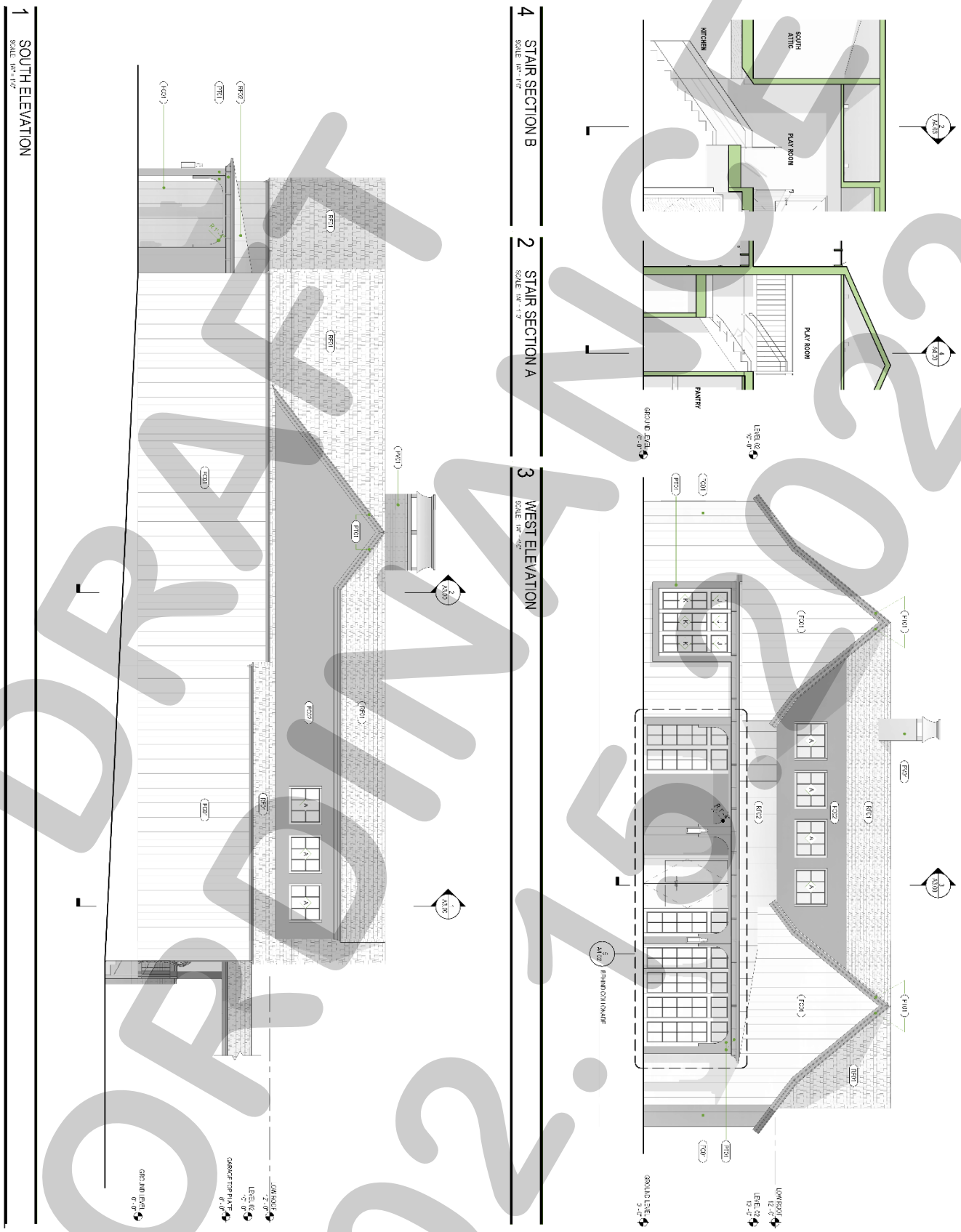
DRAFT
ORDINANCE
02.15.2022

Exhibit 'C':
Building Elevations



DRAFT OF ORDINANCE 02.15.2022

Exhibit 'C':
Building Elevations



DRAFT
02.15.2022

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:	February 22, 2022
APPLICANT:	Perry Bowen; *Perry Bowen Homes, LLC*
CASE NUMBER:	Z2022-005; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 503 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934 the subject property was platted as Lot A, Block 107, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed between January 4, 1972 and May 15, 1983 to Single-Family 7 (SF-7) District. On November 18, 2020 the City Council approved a replat of the subject property establishing Lot 2, Block A, Haley & Kyle Addition [*Case No. P2019-040*].

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 503 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are five (5) parcels of land (*i.e. Lot 1, Block A, Haley & Kyle Addition; Lots 1 & 2, Block 1, Clark Street Homesite; and Lots 1 & 2, Block 1, Shaw Addition*), one (1) of which is vacant. These properties are zoned Single-Family 7 (SF-7) District and have single-family homes situated on them. Beyond this are five (5) single-family homes on five (5) parcels of land (*i.e. Lots 49A, 49B, 50, 51 105A-1 of the B. F. Boydston Addition*) zoned Single-Family 7 (SF-7) District. All of these properties are within the Old Town Rockwall Historic District. Beyond this is Hartman Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is one (1) vacant parcel of land (*i.e. Lot 2, Block A, Haley & Kyle Addition*) and one (1) parcel of land with a single-family home situated on it (*i.e. Lot 107 of the B. F. Boydston Addition*). The properties are both zoned Single-Family 7 (SF-7) District. Beyond this are eight (8) single-family homes (*i.e. Lots 1-7 & 6A of the Harris Addition*) zoned Two-Family (2F) District.

East: Directly east of the subject property is a 3.983-acre tract of land (*i.e. Tract 34-1 of the R. Ballard Survey, Abstract No. 29*) zoned Single-Family 7 (SF-7) District. Also, east of the subject property is a 1.792-acre vacant parcel of land (*i.e. Tract 44-01 of the R. Ballard Survey, Abstract No. 29*) zoned Single-Family 7 (SF-7) District. Beyond this are two (2) tracts of land (*i.e. Tracts 18 & 18-1 of the R. Ballard Survey, Abstract No. 29*) and one (1) parcel of land (*i.e. Lot 1, Block A, Blue Sky Subdivision*) zoned Single-Family 7 (SF-7) District. East of this is Renfro Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) single-family homes on six (6) tracts of land that are a part of the Mill Co. Subdivision. These properties are zoned Single-Family 7 (SF-7) District. Beyond this is Sherman Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the B. F. Boydston Addition and within 500-feet of the Mill Co. and Richard Harris #2 Additions. All of these subdivisions are considered to be established subdivisions and have been in existence for more than ten (10) years, consist of more than five (5) lots, and are greater than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, 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 S. Clark Street and Storrs Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Clark Street & Storrs Street	Proposed Housing
Building Height	One (1) 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 S. Clark Street
Year Built	1945 - 2020	*N/A*
Building SF on Property	696 SF – 3,404 SF	3,268 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	51-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	5.50-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	HardiBoard Siding
Paint and Color	Red, White, Grey, Green, Blue, White, and Brown	White
Roofs	Composite and Asphalt Shingles	Composite Shingle & Metal (*Secondary Elements*)
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	Attached garage situated behind the primary structure.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Clark Street, Storrs Street, 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 January 14, 2022, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 written, staff had received two (2) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a ***Specific Use Permit (SUP)*** for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the ***Specific Use Permit (SUP)*** ordinance and which are detailed as follows:

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

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the ***Building Elevations*** depicted in *Exhibit 'C'* of the draft ordinance; and,

   (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this ***Specific Use Permit (SUP)*** shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 15, 2022, 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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	503 S. Clark St. Rockwall, TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER		☑ APPLICANT	Perry Bowen Homes, LLC
CONTACT PERSON		CONTACT PERSON	Perry Bowen
ADDRESS		ADDRESS	230 Myers Rd
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	972-771-0986
E-MAIL		E-MAIL	mdhp1260@gmail.com Pbowenhomes@sbcglobal.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Perry Bowen [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* 10th *DAY OF* January *2022. 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."*

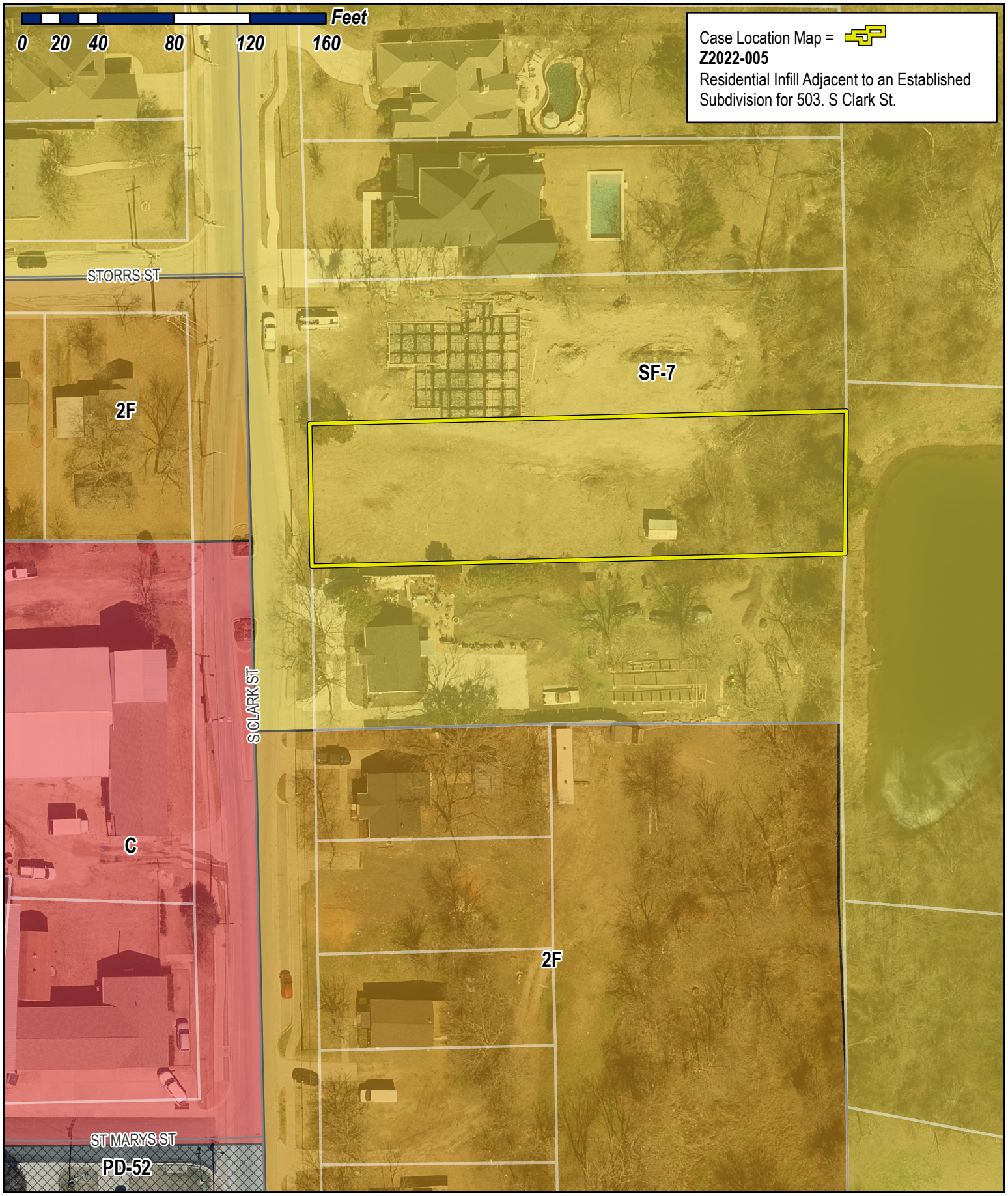
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF January, 2022

OWNER'S SIGNATURE Perry Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle Dawn Pearson

MICHELLE DAWN PEARSON
Notary ID #1137718
My Commission Expires
January 21, 2024

MY COMMISSION EXPIRES 1-21-24



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

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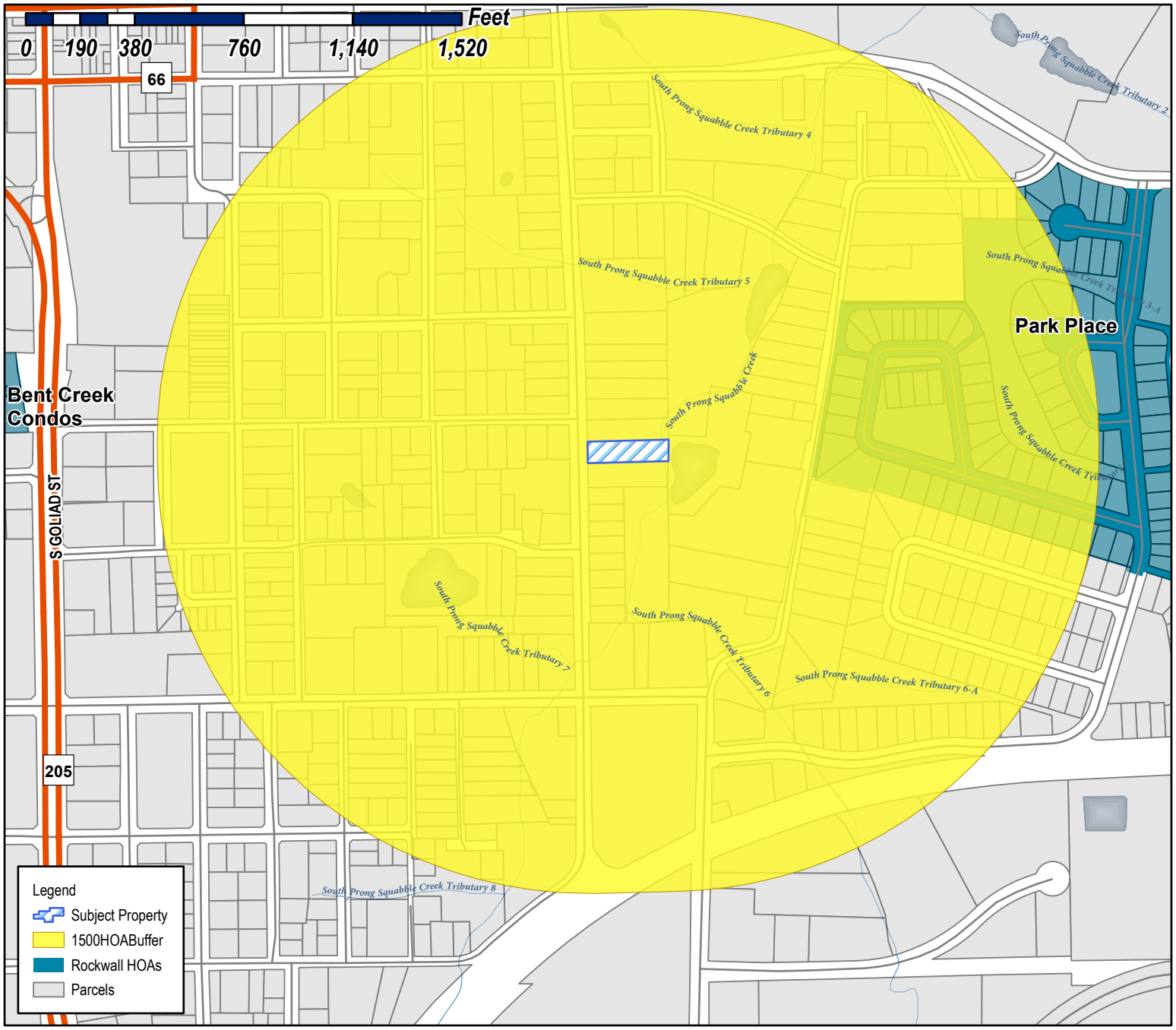
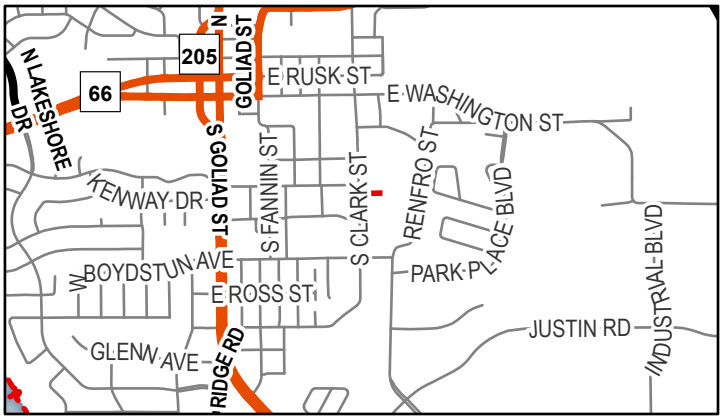


Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.



Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-005]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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.

Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision
Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

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

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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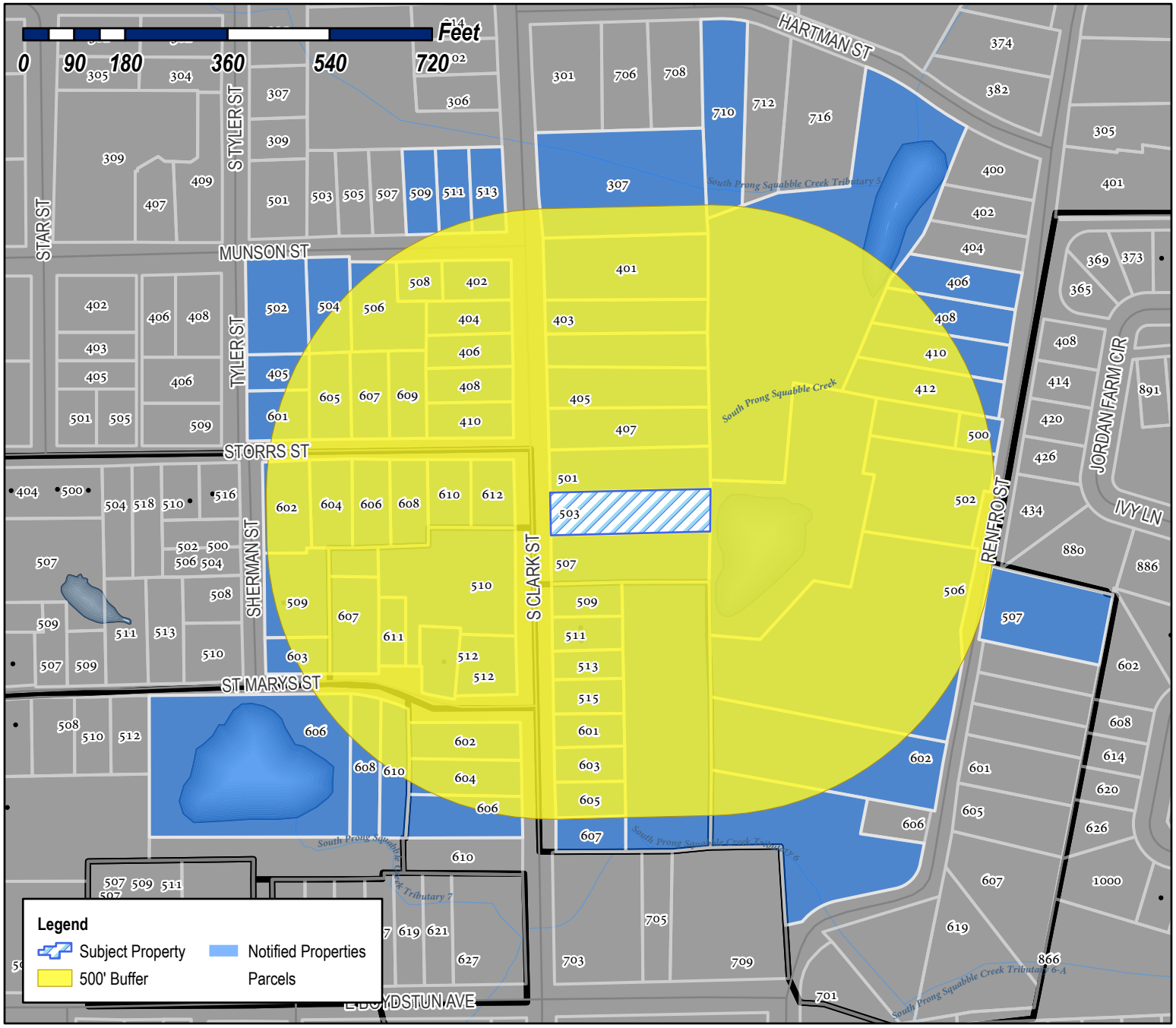
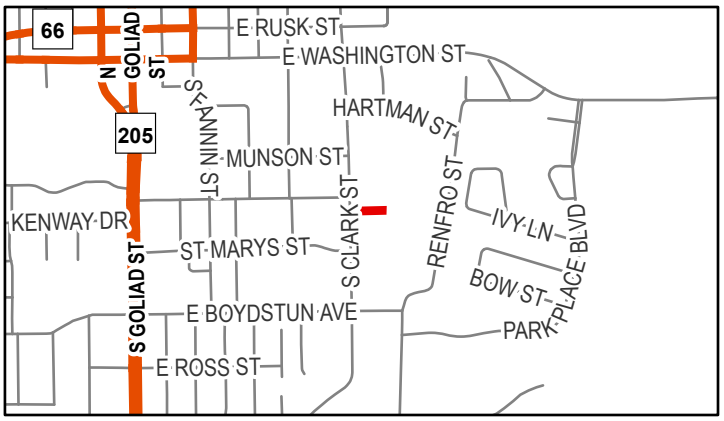


Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES 602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

COWAN PHYLLIS
3299 ROCHELLE RD
ROCKWALL, TX 75032

CGRH IMPROVEMENTS LLC
206 LAKEHILL DR
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

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RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

CASTRO DEVELOPMENT LLC
16424 FALLKIRK DRIVE
DALLAS, TX 75248

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS
7836 YAMINI DR

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
607 S CLARK STREET
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

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. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark Street

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 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 *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

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: Sherri Johnston

Address: 610 Storrs Street

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-005

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

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Christy

Last Name *

Jones (Munson Partners1.LLC)

Address *

2241 Auburn Ave

City *

Dallas

State *

Texas

Zip Code *

75214

Email Address *

christyjonesmwf@yahoo.com

Phone Number

214-738-5180

Please check all that apply: *

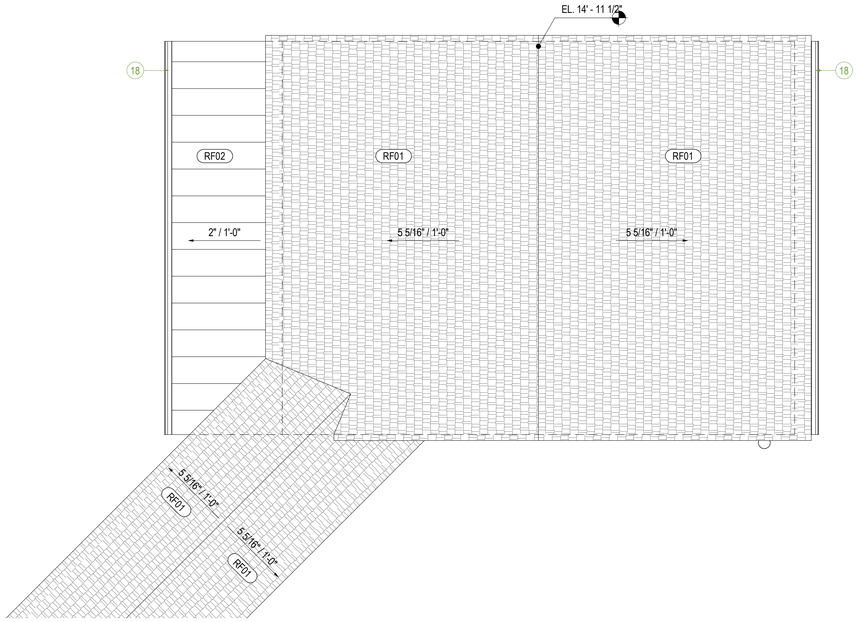
- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

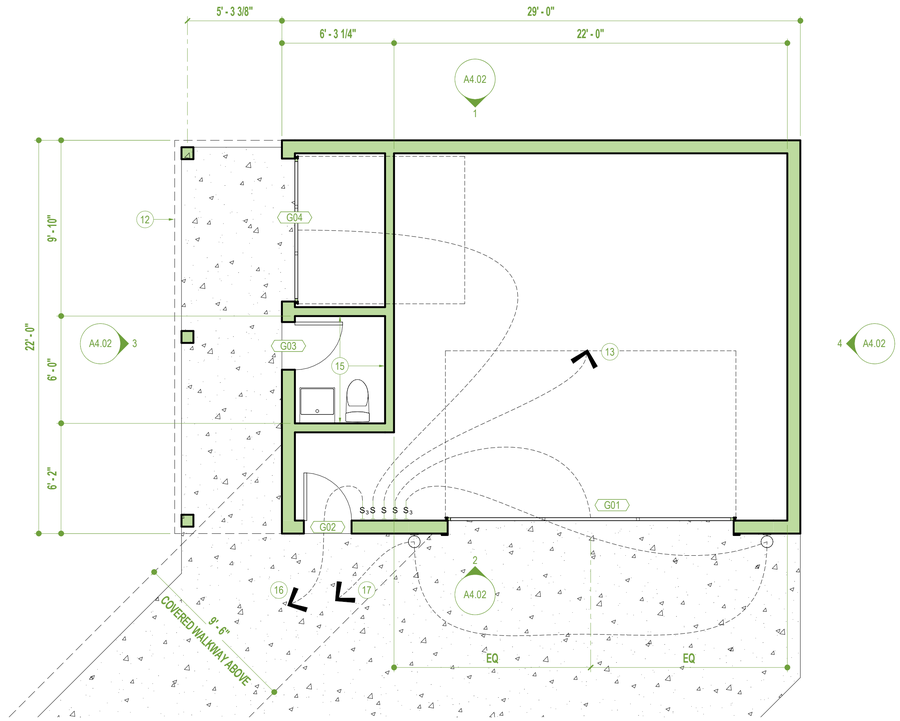
This content is neither created nor endorsed by Google.

Google Forms



3 GARAGE ROOF

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



2 GARAGE PLAN

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



1 SITE PLAN

SCALE: 1" = 10'-0"

sheet notes

01 20'-0" BUILD LINE
02 MAILBOX (MASONRY)
03 BRICK PAVED WALKWAY
04 PROPERTY LINE
05 5'-0" WATER LINE EASEMENT
06 10'-0" UTILITY EASEMENT
07 6'-0" SIDE YARD SETBACK
08 BRICK PATIO
09 AC UNITS
10 LINE OF OVERHANG ABOVE
11 LINE OF COVERED WALKWAY ABOVE
12 LINE OF CANOPY ABOVE
13 GENERAL GARAGE LIGHTING
15 INSULATE ALL GARAGE INTERIOR WALLS
16 TO WALKWAY LIGHTING
17 3-WAY SWITCH BACK TO HOUSE
18 GUTTER

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
SITE PLAN

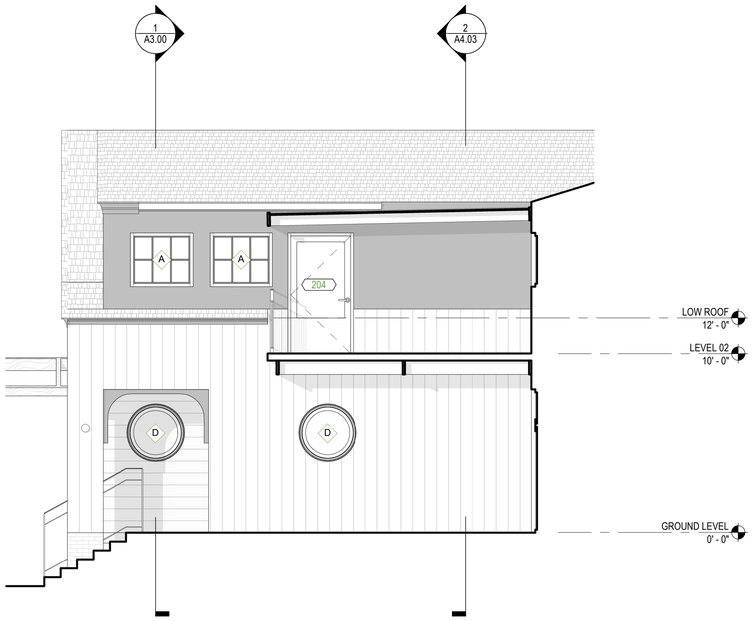
REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO **A1.00**

1/4/2022 2:01:40 PM C:\Users\17553\OneDrive - Gensler\Desktop\JB's Projects\503 South Clark\Garth 4(Recovery).rvt



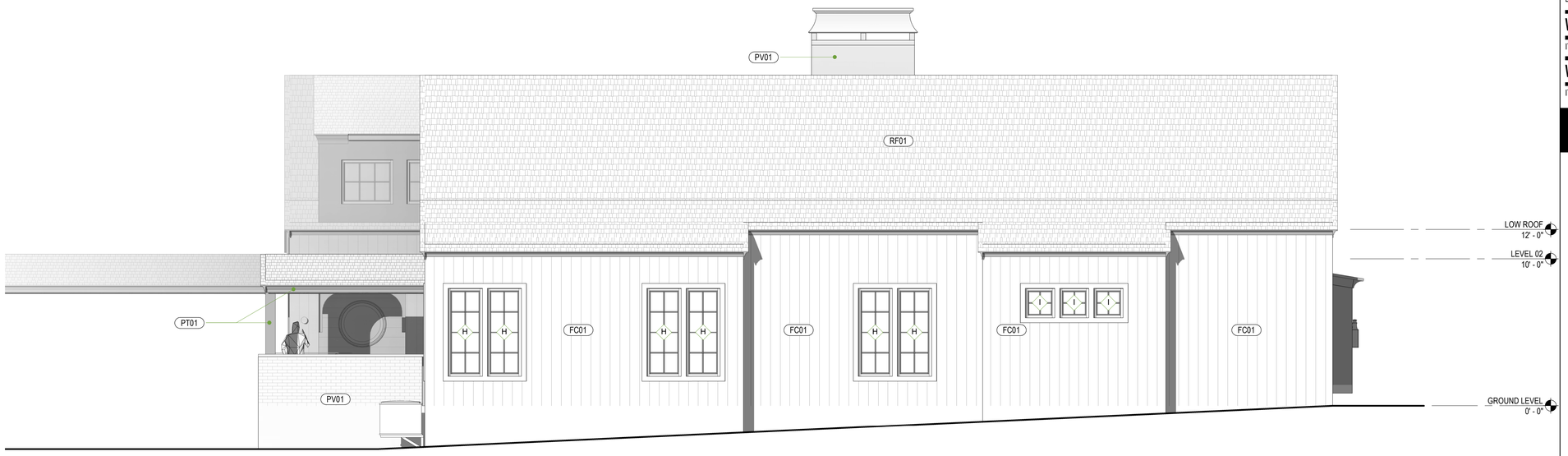
3 ELEVATION @ BACK PATIO

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



1 EAST ELEVATION

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



2 NORTH ELEVATION

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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.01

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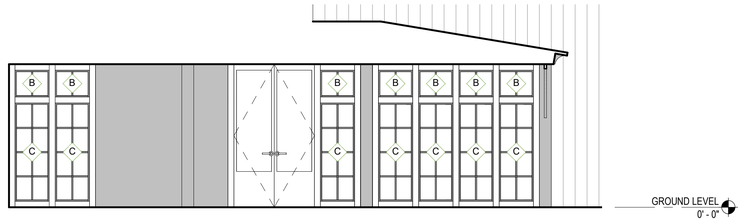
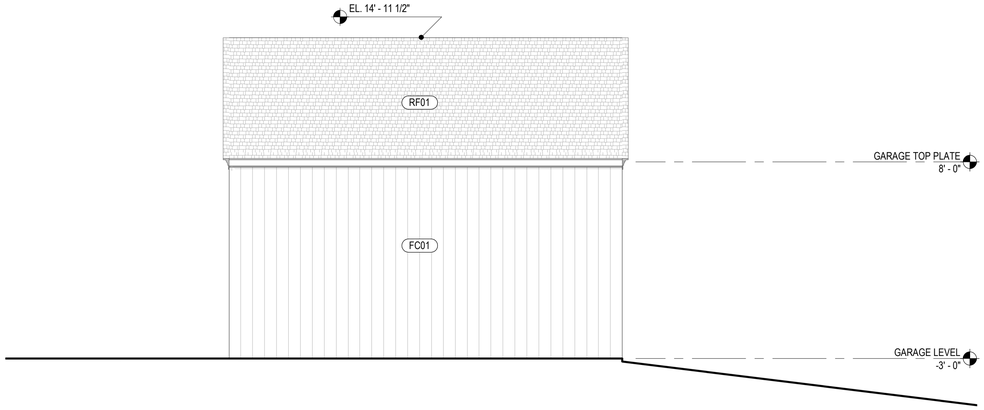
7 ELEVATION @ BACK PORCH
SCALE: 1/4" = 1'-0"



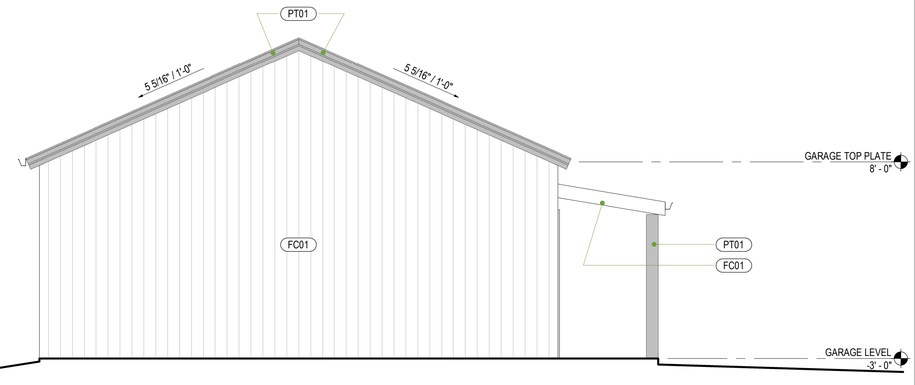
6 ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"



5 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



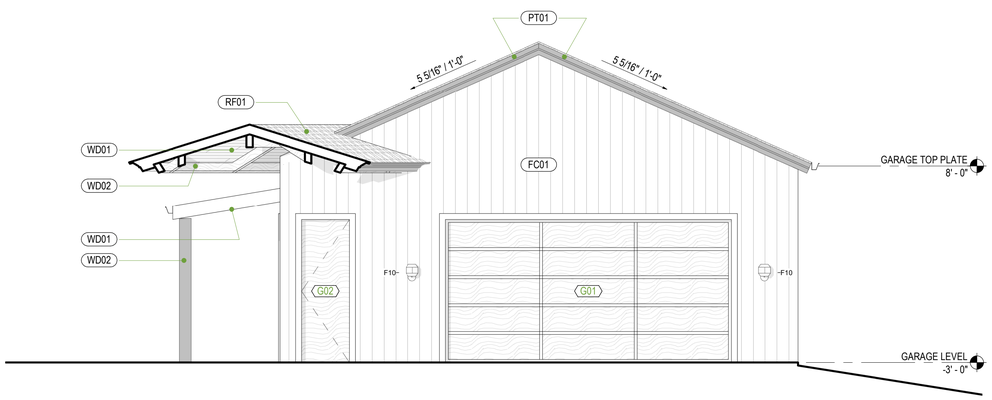
4 SOUTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.02

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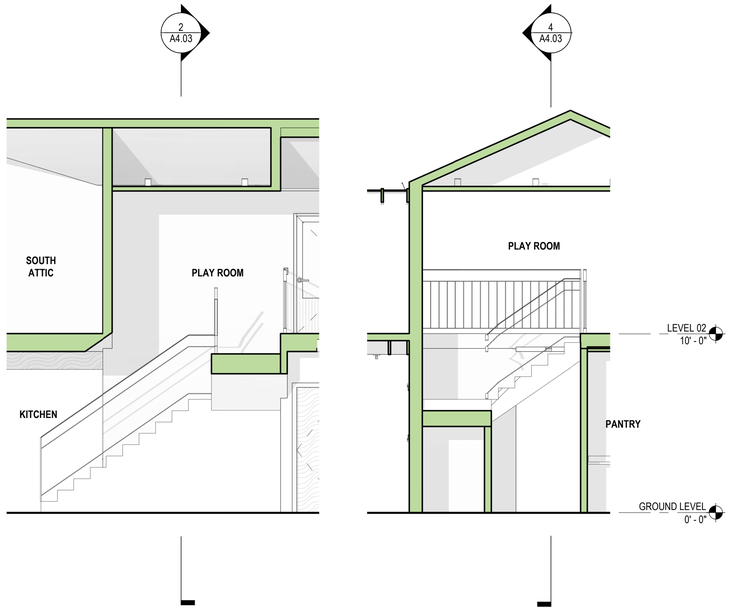
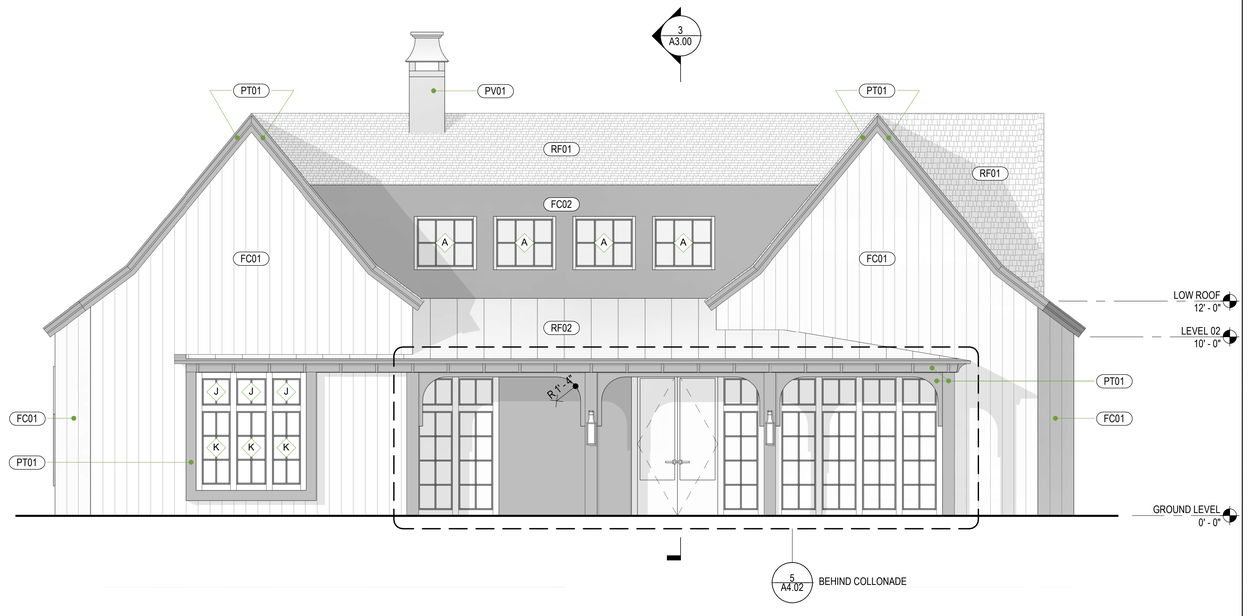
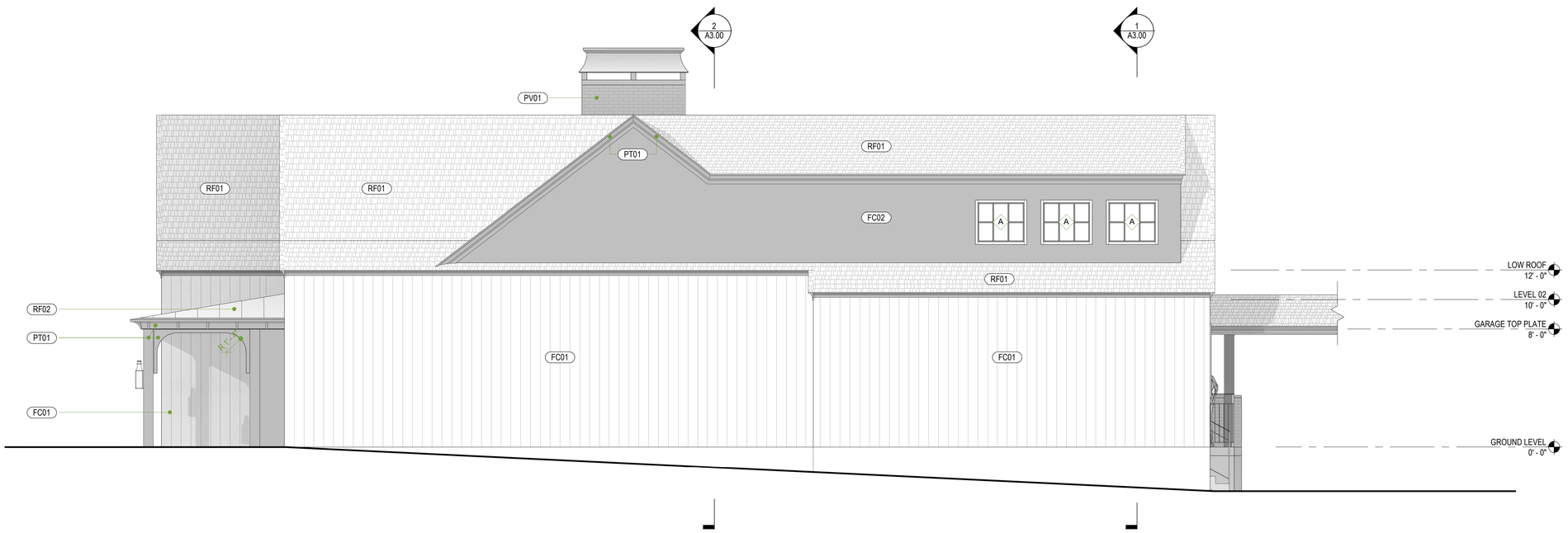


4 STAIR SECTION B
SCALE: 1/4" = 1'-0"

2 STAIR SECTION A
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.03

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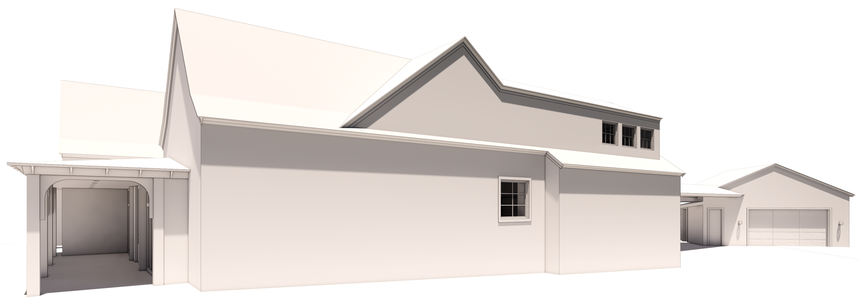
1 WEST ELEVATION VIEW
SCALE: 12" = 1'-0"



5 ENTRANCE VIEW
SCALE: 12" = 1'-0"



4 SOUTH ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.10

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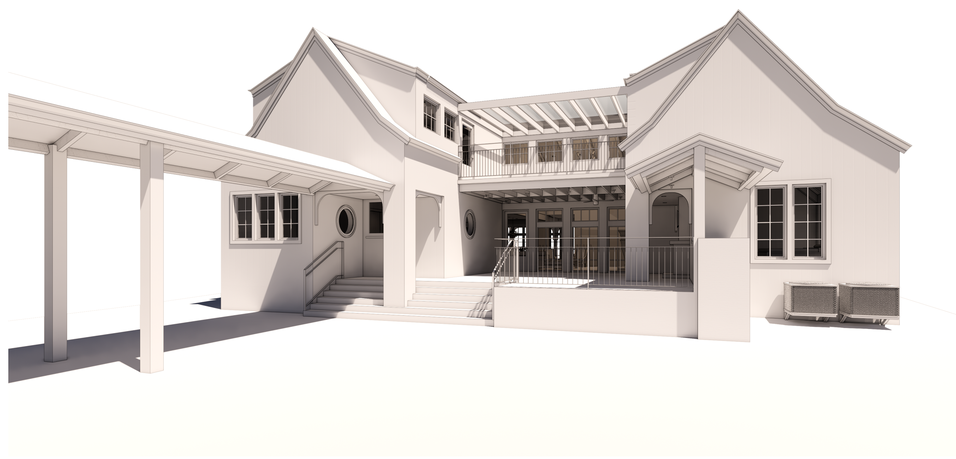
4 PLAY ROOM VIEW
SCALE: 12" = 1'-0"



1 NORTH ELEVATION VIEW
SCALE: 12" = 1'-0"



2 BACK PATIO VIEW
SCALE: 12" = 1'-0"



3 EAST ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.11

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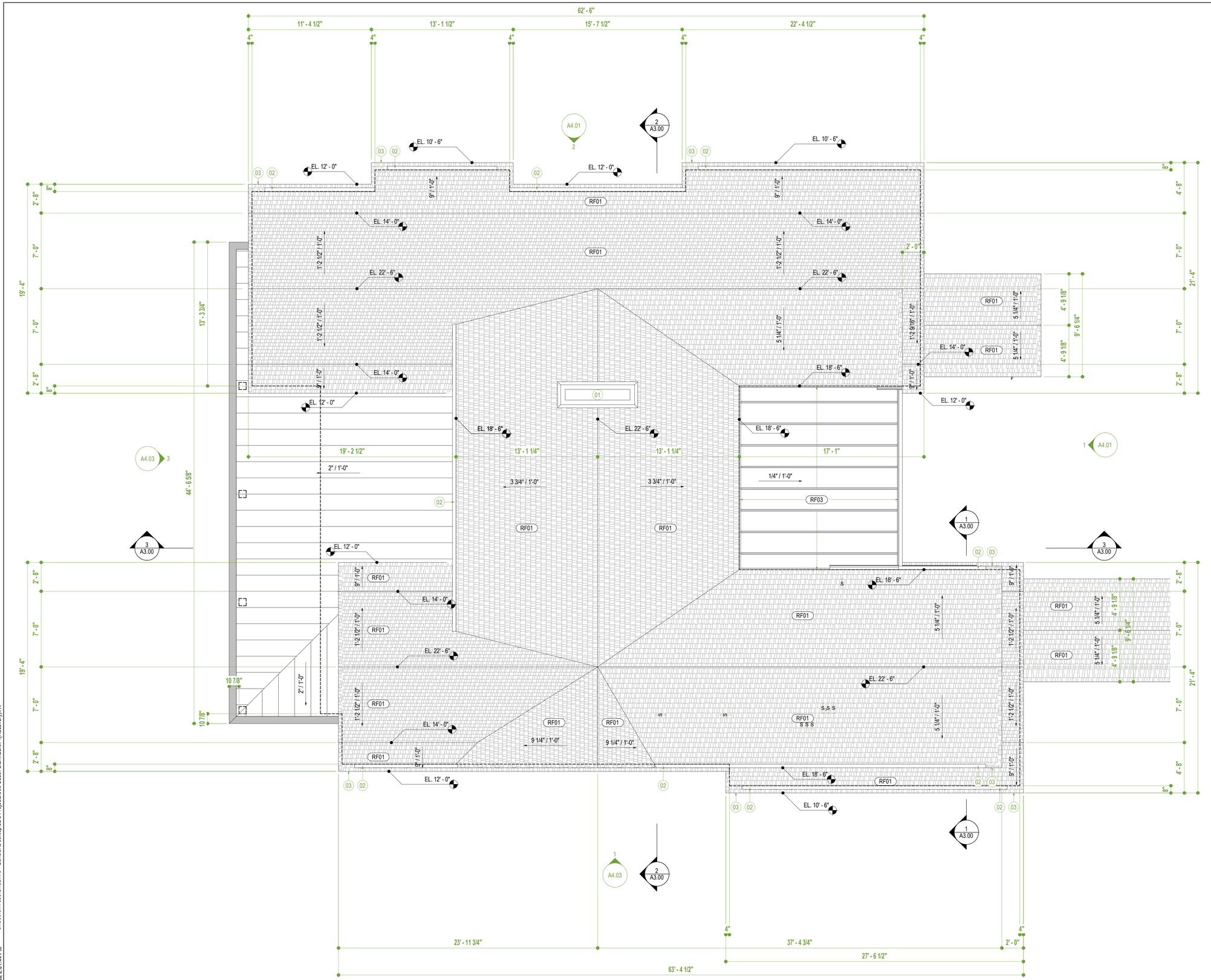

sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 INTEGRAL GUTTER
03 HOLD GUTTER BACK 18" FROM OUTSIDE CORNERS. ALLOW EAVE CORNICE TO WRAP BACK TO GUTTER.

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

general notes

GUTTERS & DOWNSPOUTS STYLE & LOCATIONS AS PER OWNER BUILDER AGREEMENT



CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET

PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
ROOF PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A1.03

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CITY OF ROCKWALL

HOUSIN ANALYSIS FOR CASE NO. Z2022-005

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402 S Clark Street	Single-Family Home	1987	1,090	216	Brick
403 S Clark Street	Single-Family Home	1966	720	*N/A*	Siding
404 S Clark Street	Single-Family Home	1983	1,097	*N/A*	Brick
405 S Clark Street	Single-Family Home	2006	1,682	*N/A*	Brick
406 S Clark Street	Single-Family Home	1990	1,348	144	Brick
408 S Clark Street	Single-Family Home	2006	2,049	*N/A*	Brick
410 S Clark Street	Single-Family Home	1989	1,112	*N/A*	Siding
501 S Clark Street	Single-Family Home	2021	4,394	*N/A*	HardiBoard
503 S Clark Street	Accessory Building	1975	*N/A*	600	Metal
507 S Clark Street	Single-Family Home	1975	884	670	Brick
509 S Clark Street	Single-Family Home	1945	768	240	Siding
510 S Clark Street	Commercial	1970	*N/A*	*N/A*	Metal
511 S Clark Street	Single-Family Home	1940	951	*N/A*	Siding
512 S Clark Street	Commercial	1960	*N/A*	*N/A*	Siding
513 S Clark Street	Single-Family Home	1966	744	*N/A*	Siding
601 S Clark Street	Single-Family Home	1945	789	*N/A*	Siding
604 Storrs Street	Single-Family Home	1990	1,262	48	Siding
605 Storrs Street	Single-Family Home	1980	1,554	370	Siding
606 Storrs Street	Single-Family Home	1990	929	*N/A*	Siding
607 Storrs Street	Single-Family Home	1993	1,170	*N/A*	Siding
608 Storrs Street	Single-Family Home	1950	735	196	Siding
609 Storrs Street	Single-Family Home	1990	1,168	*N/A*	Siding
610 Storrs Street	Single-Family Home	1985	1,130	100	Siding
612 Storrs Street	Single-Family Home	1960	696	320	Siding
	AVERAGES:	1978	1,251	290	



402 S. CLARK STREET



403 S. CLARK STREET



404 S. CLARK STREET



405 S. CLARK STREET



406 S. CLARK STREET



408 S. CLARK STREET



410 S. CLARK STREET



501 S. CLARK STREET



503 S. CLARK STREET



507 S. CLARK STREET



509 S. CLARK STREET



510 S. CLARK STREET



511 S. CLARK STREET



512 S. CLARK STREET



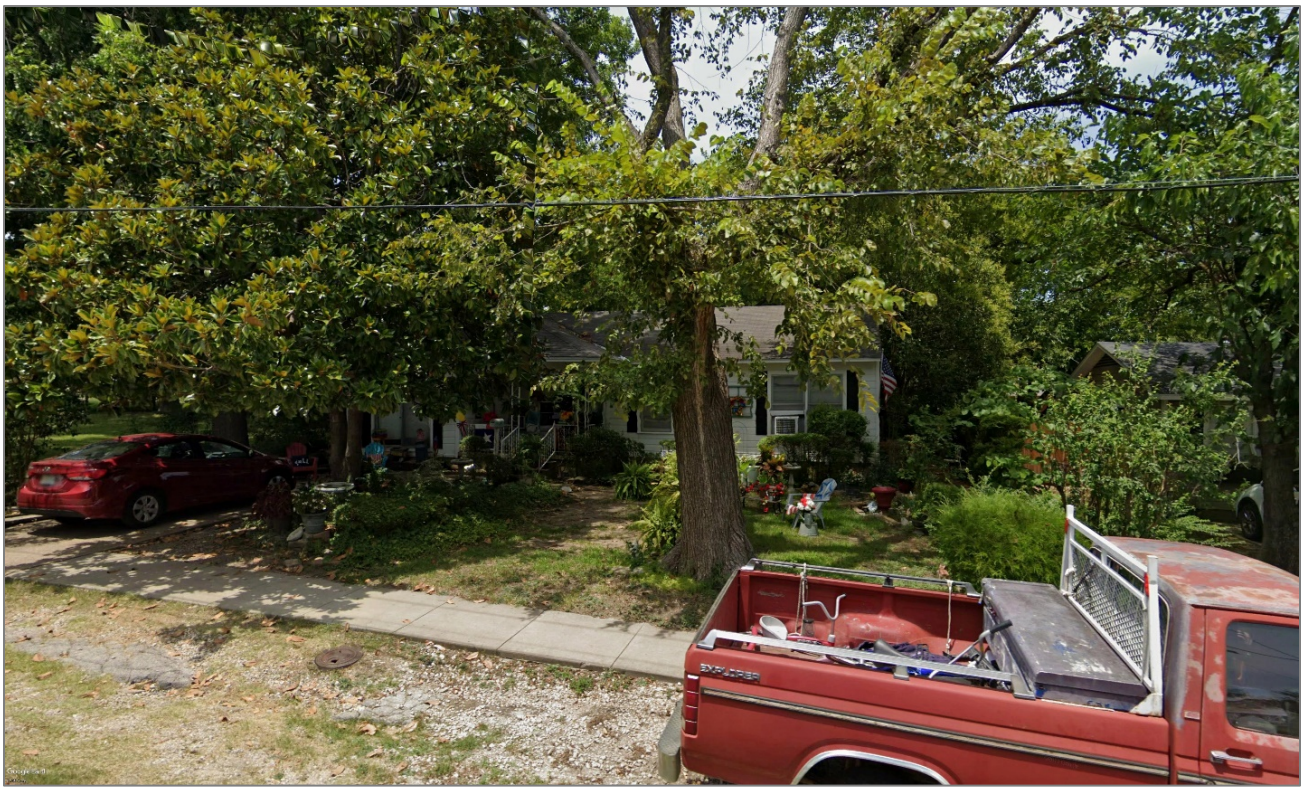
513 S. CLARK STREET



601 S. CLARK STREET



604 STORRS STREET



605 STORRS STREET



606 STORRS STREET



607 STORRS STREET



608 STORRS STREET



609 STORRS STREET



610 STORRS STREET



612 STORRS STREET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.49-acre parcel of land being described as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 03.22.2022

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home 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.

DRAFT ORDINANCE 02.22.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *February 22, 2022*

2nd Reading: *March 7, 2022*

DRAFT ORDINANCE 02.22.2022

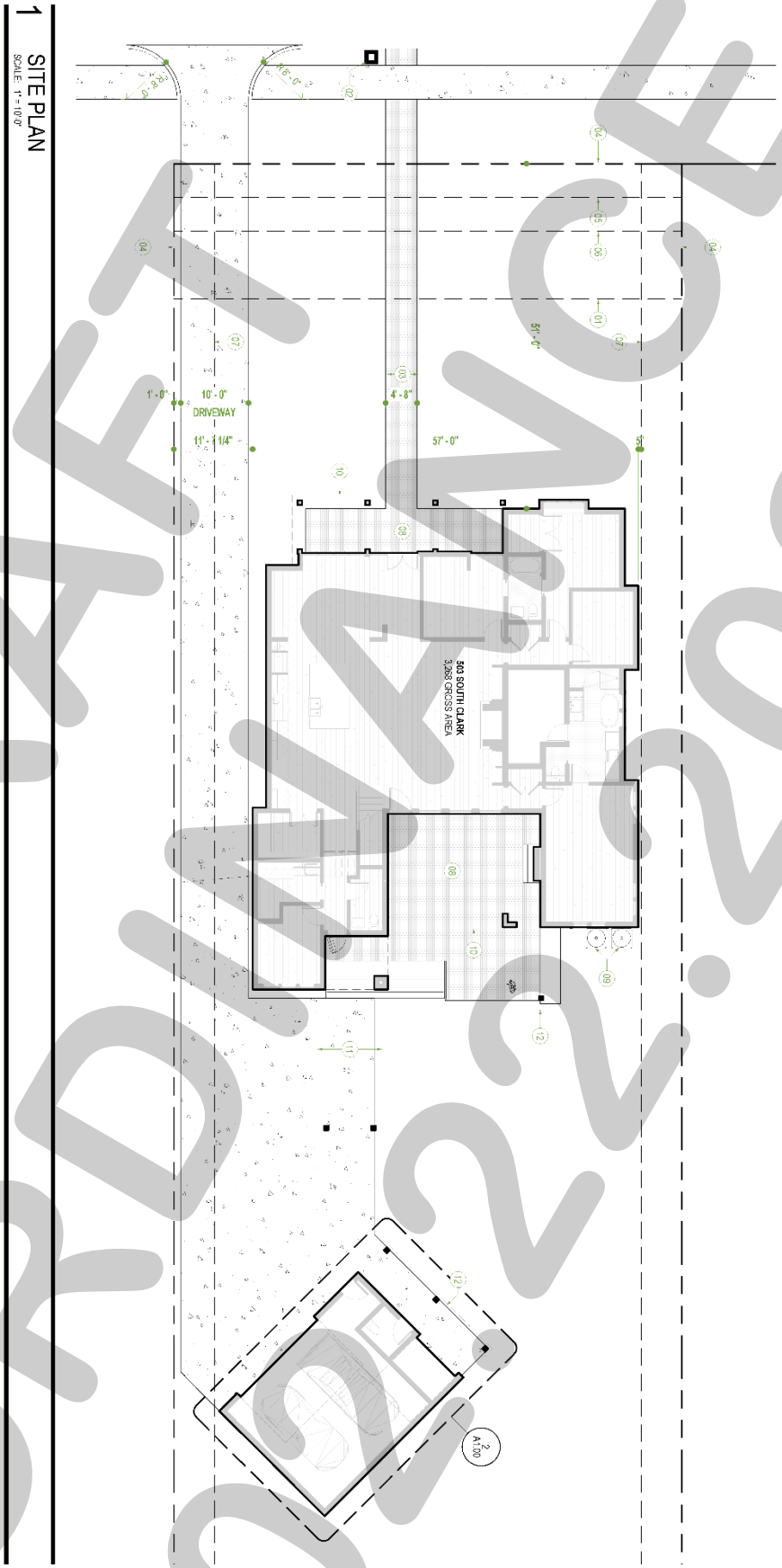
Exhibit 'A'
Location Map and Legal Description

Address: *503 S. Clark Street*
Legal Description: *Lot 2, Block A, Haley & Kyle Addition*



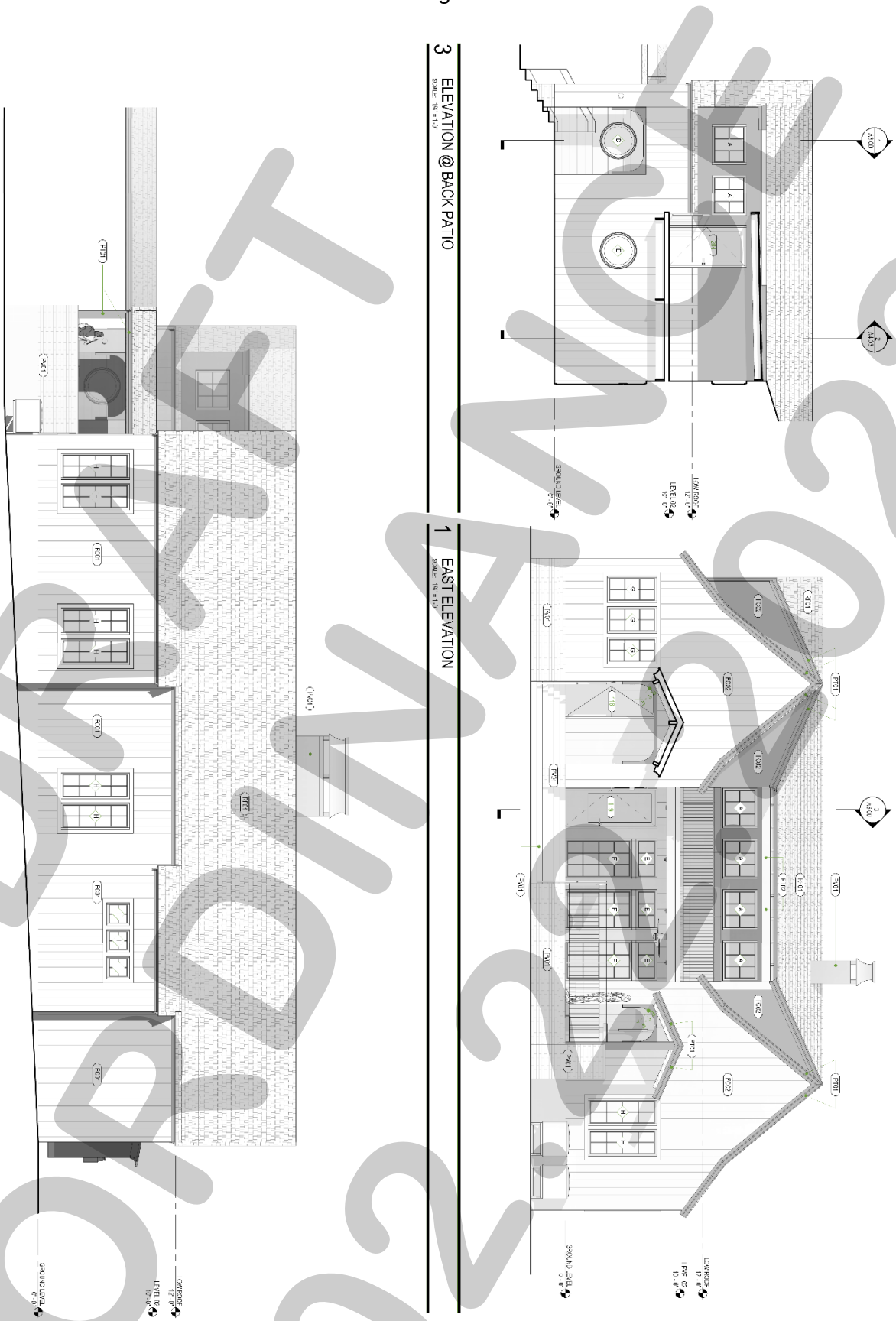
DRAFT 09/21/2022

Exhibit 'B':
Residential Plot Plan



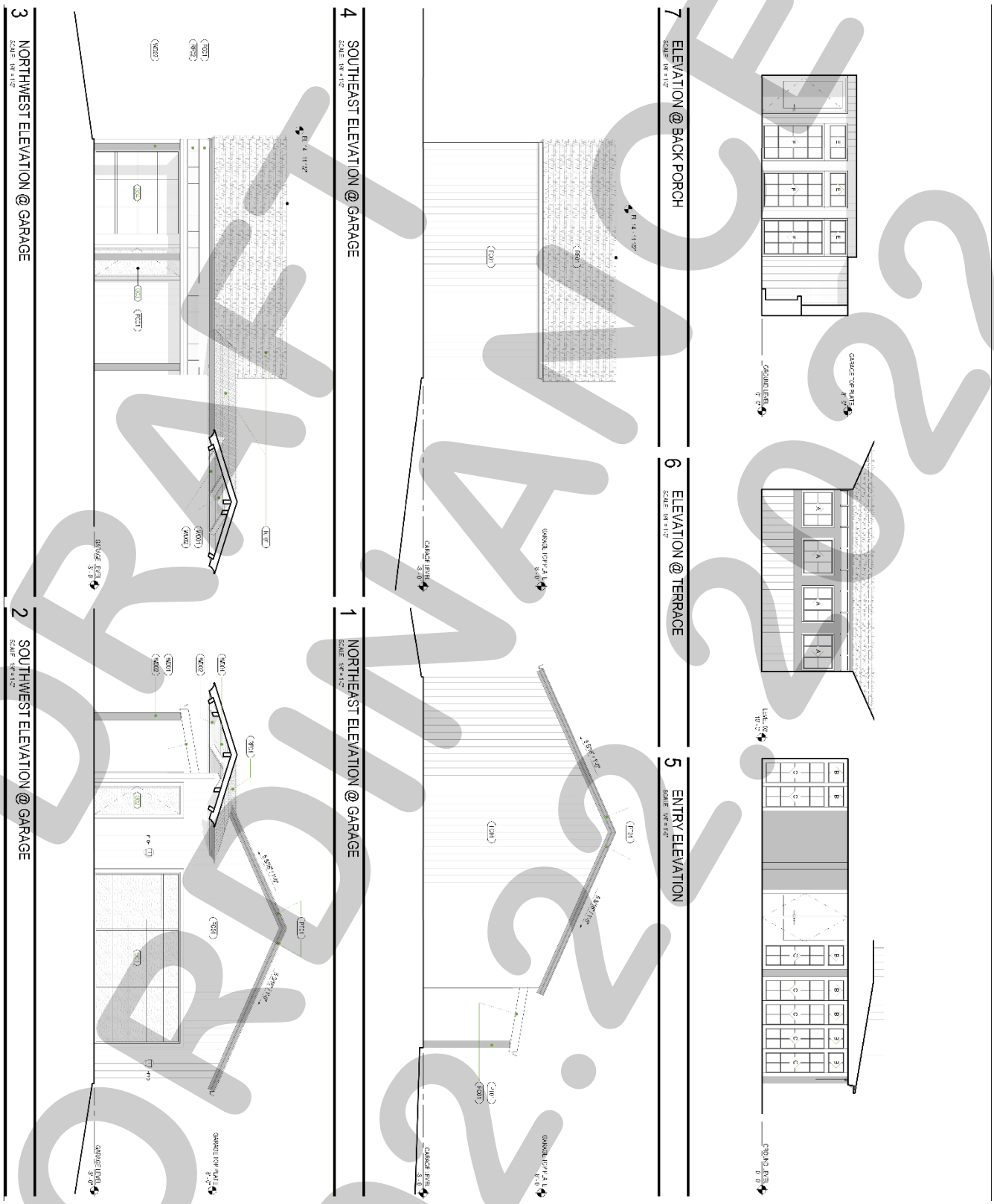
DRAFT ORDINANCE 02-22-2022

Exhibit 'C':
Building Elevations



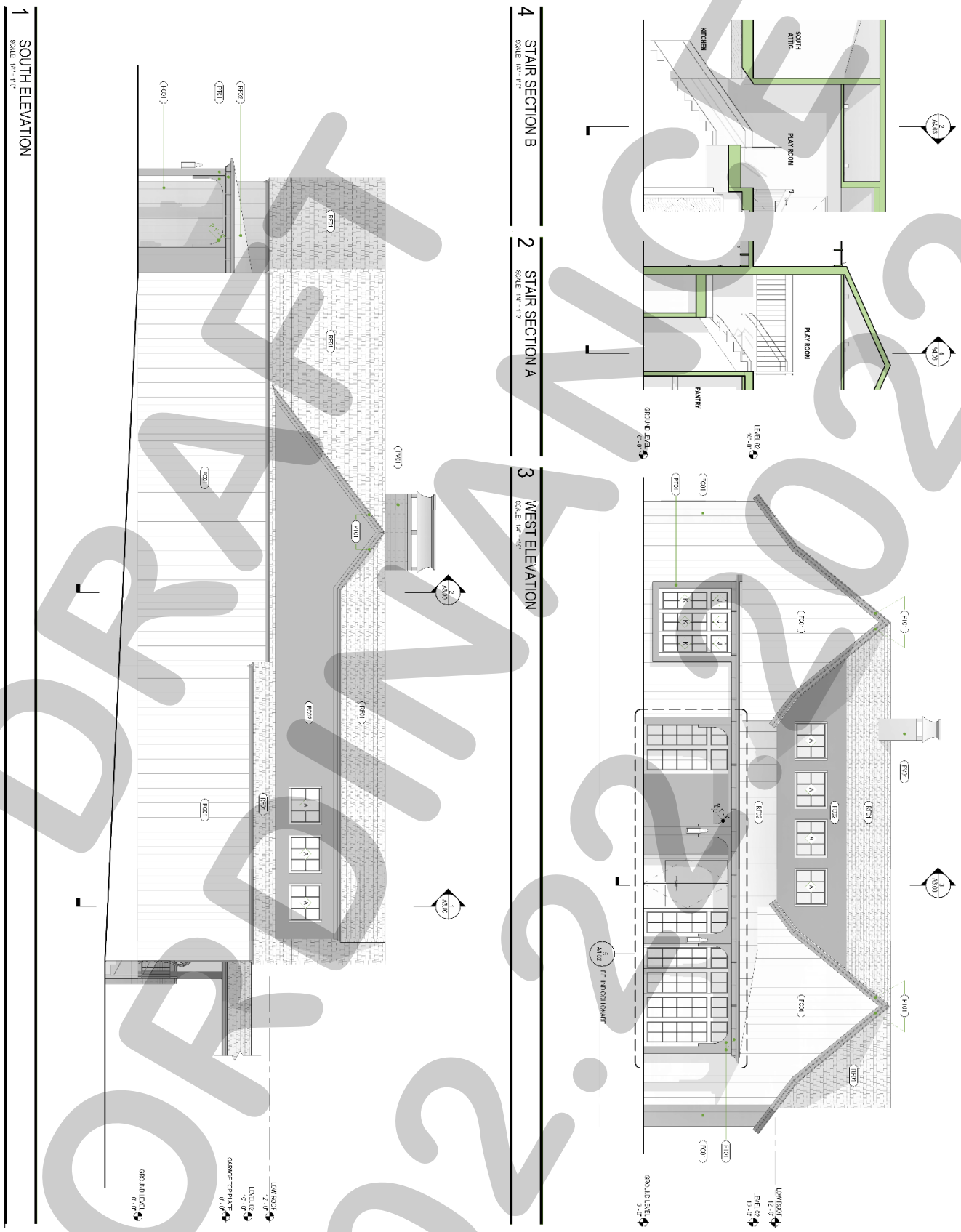
DRAFT
ORDINANCE
02-2022

Exhibit 'C':
Building Elevations



DRAFT
02.21.2022

Exhibit 'C':
Building Elevations



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 8:41 AM
To: 'pbowenhomes@sbcglobal.net'
Subject: Case No. Z2022-005: Project Comments
Attachments: Draft Ordinance (01.18.2022).pdf; Project Comments (01.20.2022).pdf

Mr. Bowen ... Attached to this email are the project comments and draft ordinance for Case No. Z2022-005. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by February 1, 2022. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: January 25, 2022
Planning and Zoning Commission Public Hearing: February 15, 2022
City Council Public Hearing/1st Reading: February 22, 2022
City Council 2nd Reading: March 7, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions please let me know. Thanks.

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

March 23, 2022

TO: Perry Bowen
Perry Bowen Homes, LLC
230 Meyers Road
Heath, TX 75032

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-005; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 503 S. Clark Street*

Mr. Bowen:

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 March 7, 2022. 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 February 15, 2022, 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 February 22, 2022, the City Council approved the Specific Use Permit (SUP) by a vote of 7-0.

On March 7, 2022, the City Council approved the Specific Use Permit (SUP) by a vote of 5-0, with Commissioners Macalik and Johannesen absent.

Included with this letter is a copy of *Ordinance No. 22-14*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 22-14

SPECIFIC USE PERMIT NO. S-273

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.49-acre parcel of land being described as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

(1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

(2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2nd Reading: March 7, 2022

Exhibit 'A'
Location Map and Legal Description

Address: *503 S. Clark Street*
Legal Description: *Lot 2, Block A, Haley & Kyle Addition*

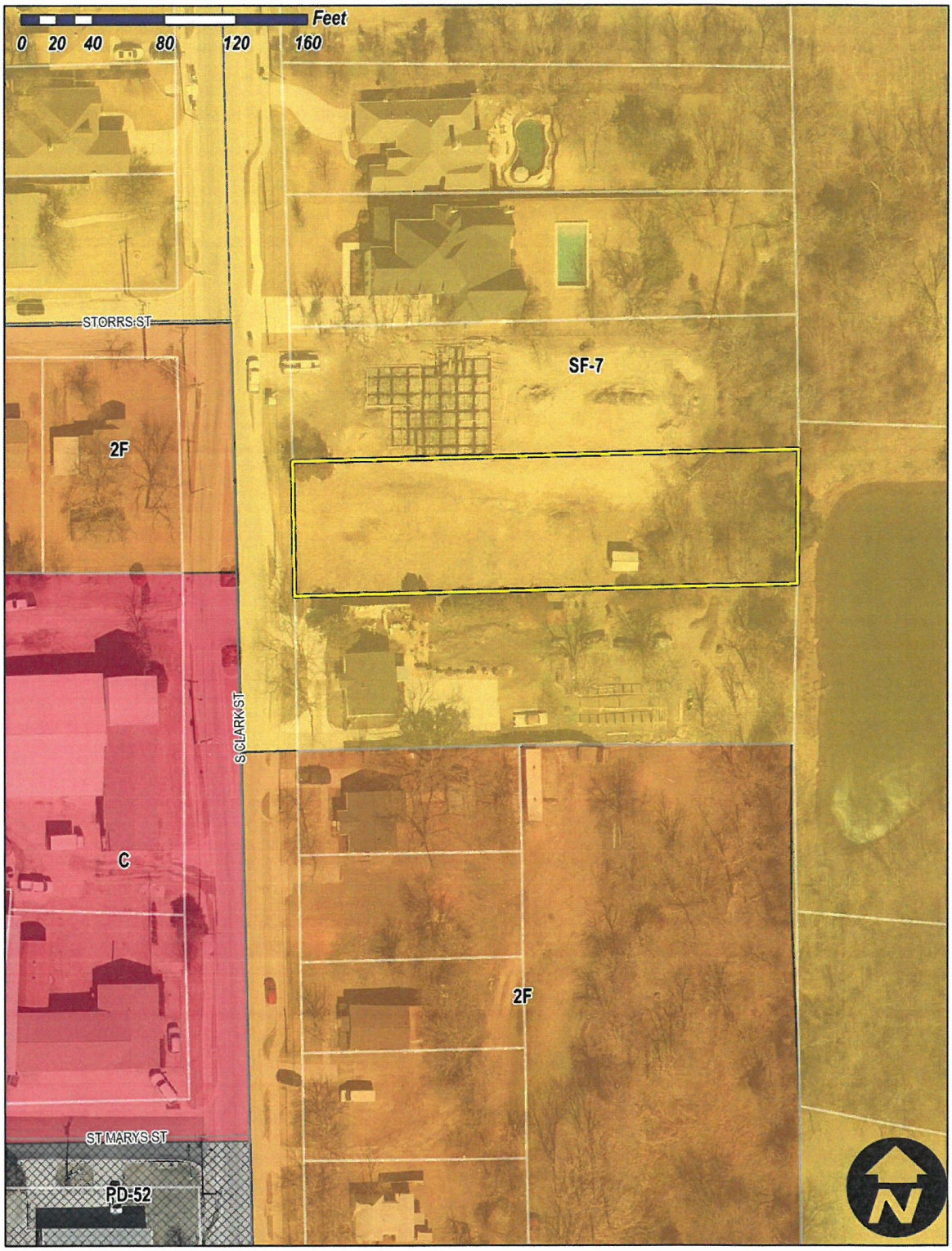


Exhibit 'B':
Residential Plot Plan

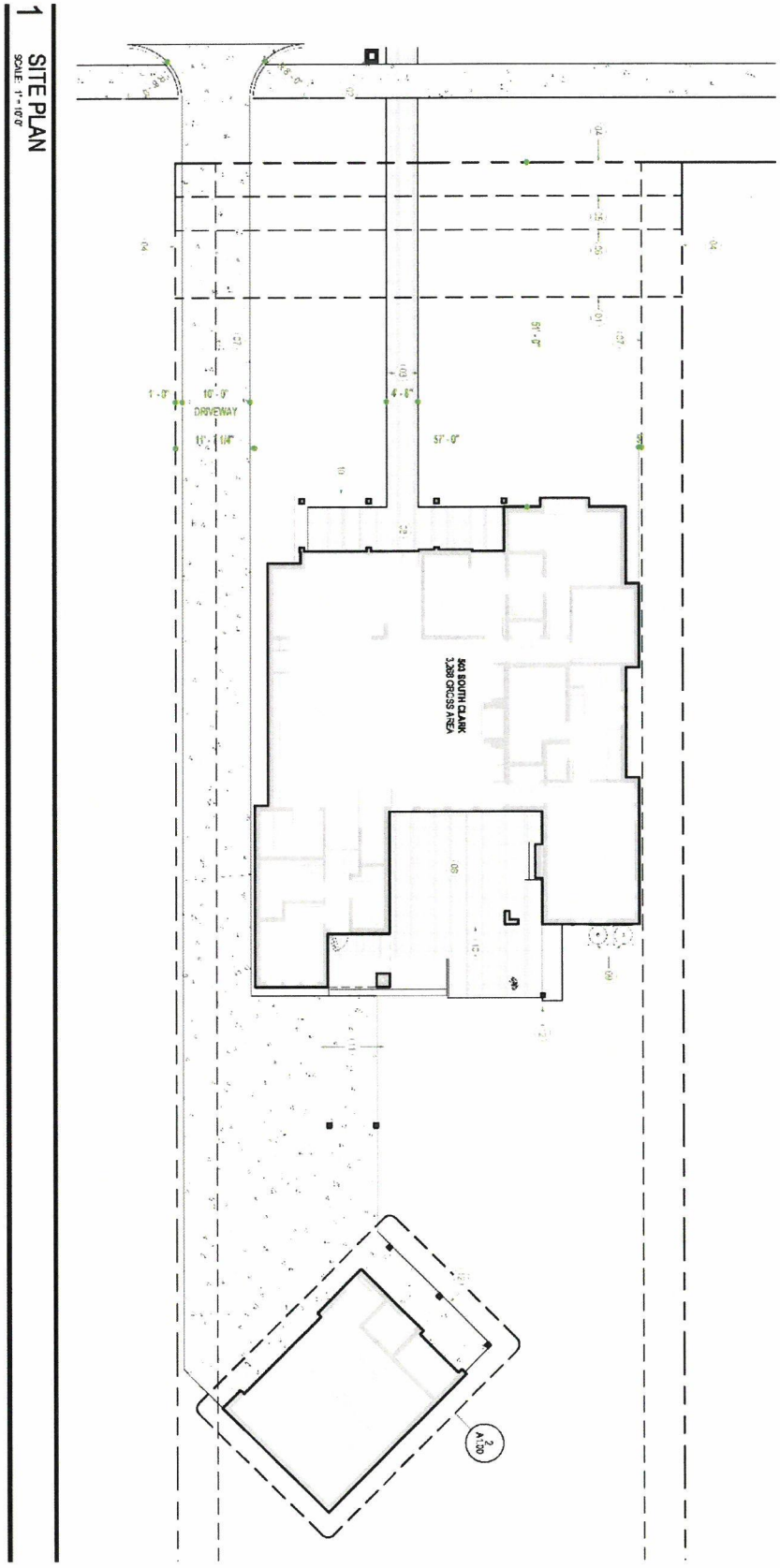


Exhibit 'C':
Building Elevations

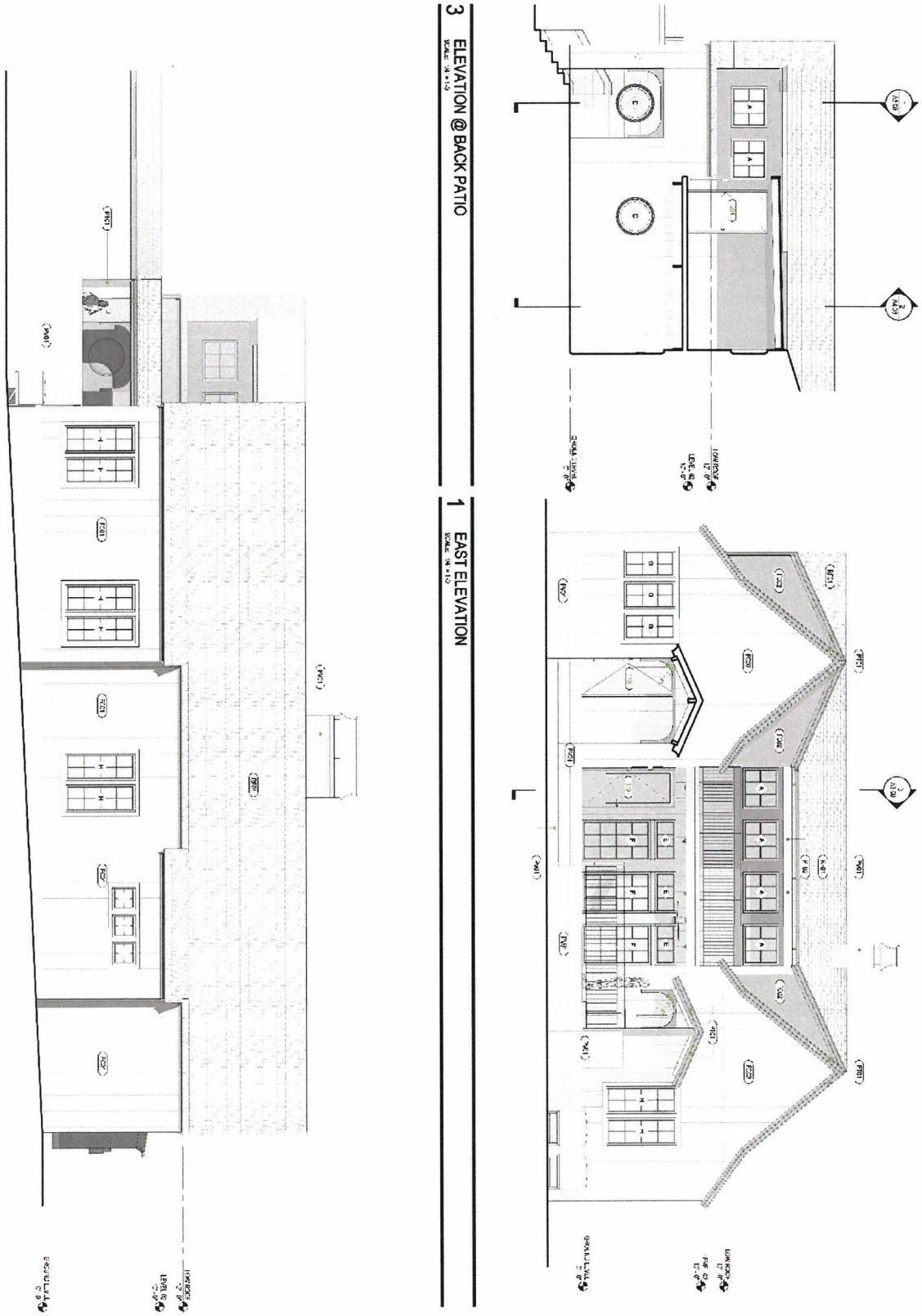


Exhibit 'C':
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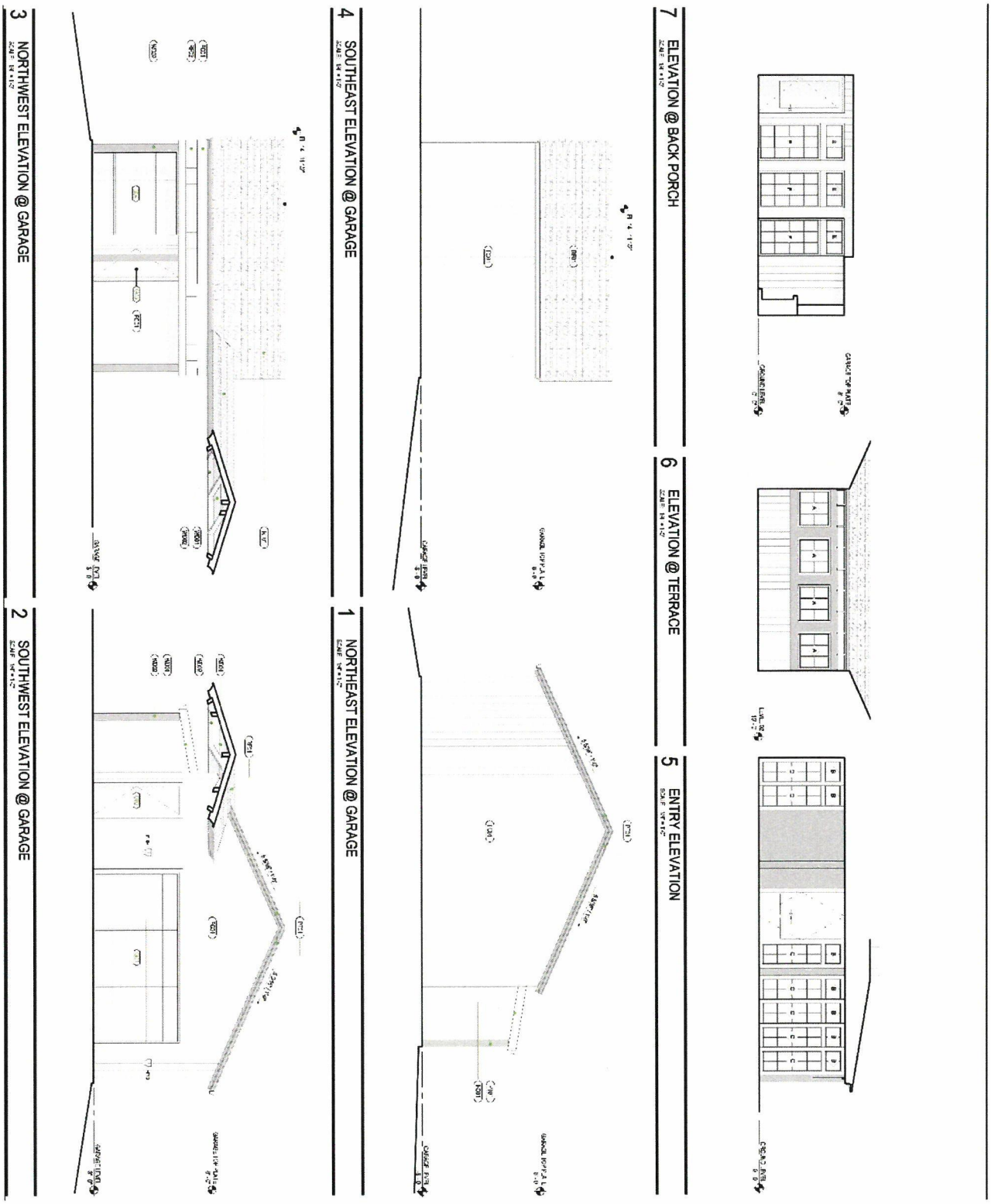

Exhibit 'C':
Building Elevations

