



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-021**

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:

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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 **405 N. Alamo Rd Rockwall, TX 75087**

SUBDIVISION **North Alamo Addition** LOT **2** BLOCK **A**

GENERAL LOCATION **405 N. Alamo Rd. Rockwall, TX 75087**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF10**

CURRENT USE **Lot of land**

PROPOSED ZONING **SF7**

PROPOSED USE **2 residential homes**

ACREAGE **1.2811** LOTS [CURRENT] **1.2811** LOTS [PROPOSED] **1.2811**

☒ **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 **Stringfellow Holdings, LLC** ☐ APPLICANT

CONTACT PERSON **Brittney Roador James Stringfellow** CONTACT PERSON

ADDRESS **5023 Parkview** ADDRESS

CITY, STATE & ZIP **Addison, TX 75001** CITY, STATE & ZIP

PHONE **469-450-8826** PHONE

E-MAIL **James@stringfellowholdings.com** E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Brittney Road** [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 \$ **219.22** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **12** DAY OF **April**, 20**23** 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." **NOTARY PUBLIC STATE OF TEXAS** My Commission Expires February 24, 2025

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **12** DAY OF **April**, 20**23**

OWNER'S SIGNATURE **Brittney Road**

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS **2023 Notary Public**

MY COMMISSION EXPIRES **2/24/25**



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

☐ PLAT TYPE.

- ☐ MINOR/AMENDING PLAT.
- ☐ MASTER PLAT.
- ☐ PRELIMINARY PLAT.
- ☐ FINAL PLAT.
- ☐ REPLAT.
- ☐ VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

☐ DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ☐ ONE (1) PDF COPY OF THE PLAT
- ☐ ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- ☐ TREESCAPE PLAN [IF APPLICABLE].
- ☐ LANDSCAPE PLAN [IF APPLICABLE].
- ☐ APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

☐ PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):

- ☐ SITE PLAN.
- ☐ LANDSCAPE PLAN.
- ☐ TREESCAPE PLAN.
- ☐ PHOTOMETRIC PLAN.
- ☐ BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

☐ PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.

☐ VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

☐ APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

☒ LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

☒ ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

☒ LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.

☒ APPLICATION AND APPLICATION FEE.

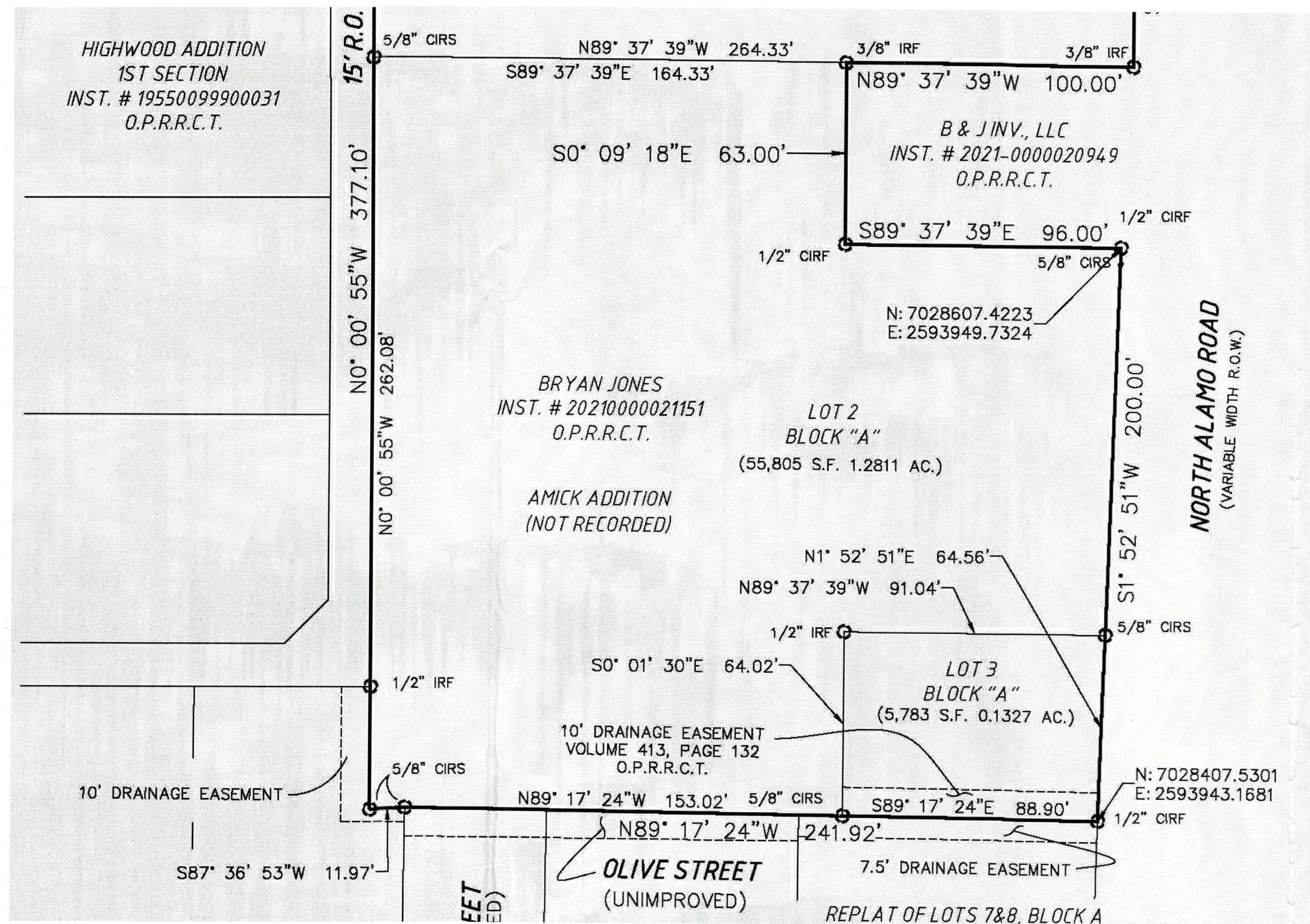
IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

Letter Of Explanation

The land at 405 N Alamo Rd. Rockwall, TX 75087 is currently zoned as SF10. We are requesting it to be rezoned as SF7 which lowers to required street clearance to 60ft. Once the lot is rezoned then we will be able to request for the large lot to be replated into two lots. We are requesting these changes in order to build two personal homes on the large lot. I am wanting to build my personal home with my family and my sister will build the other personal home for her and her family. We are wanting to build our homes next to each other to be able to provide each other support with raising our children.

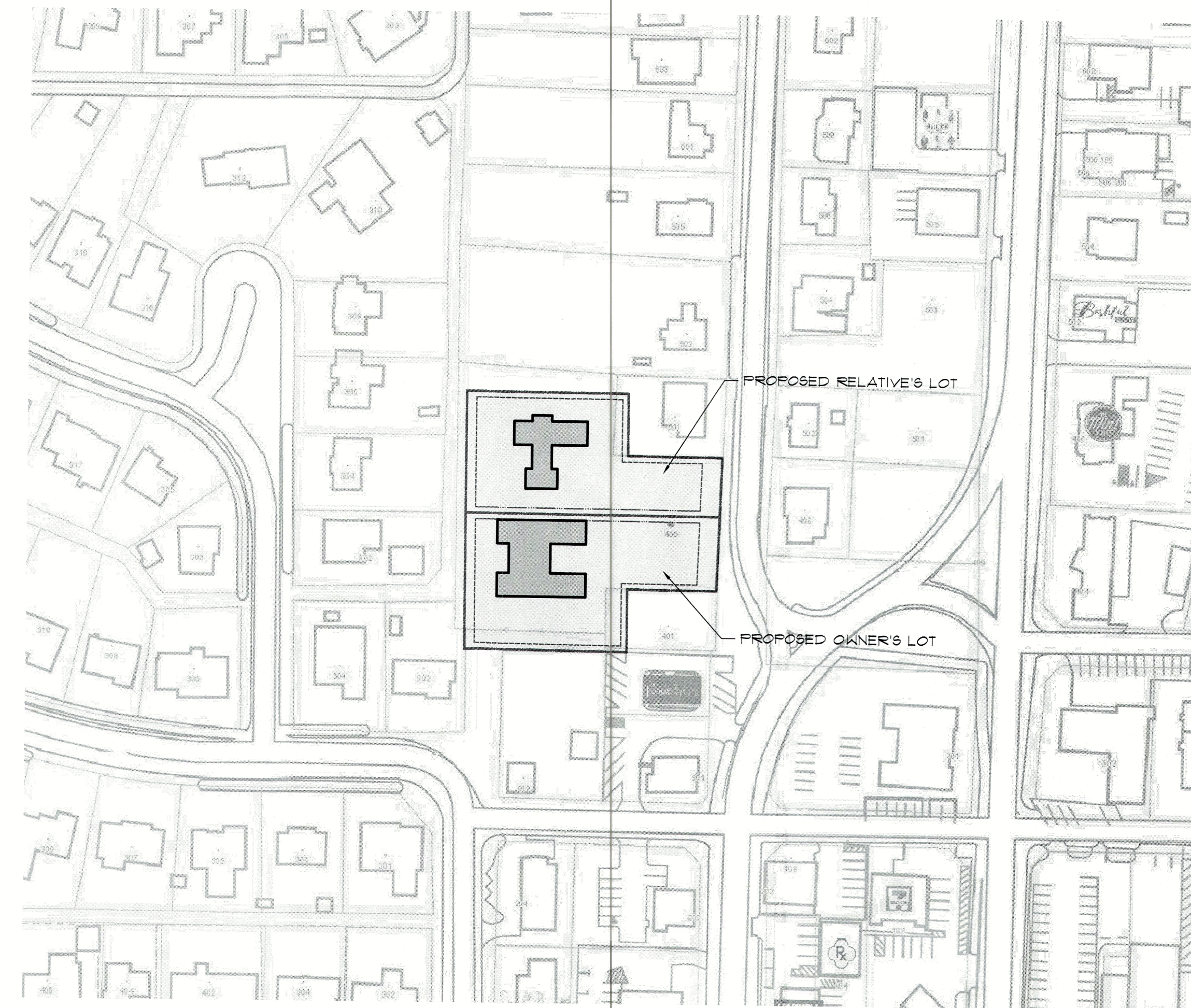
James Stringfellow

469-450-8826



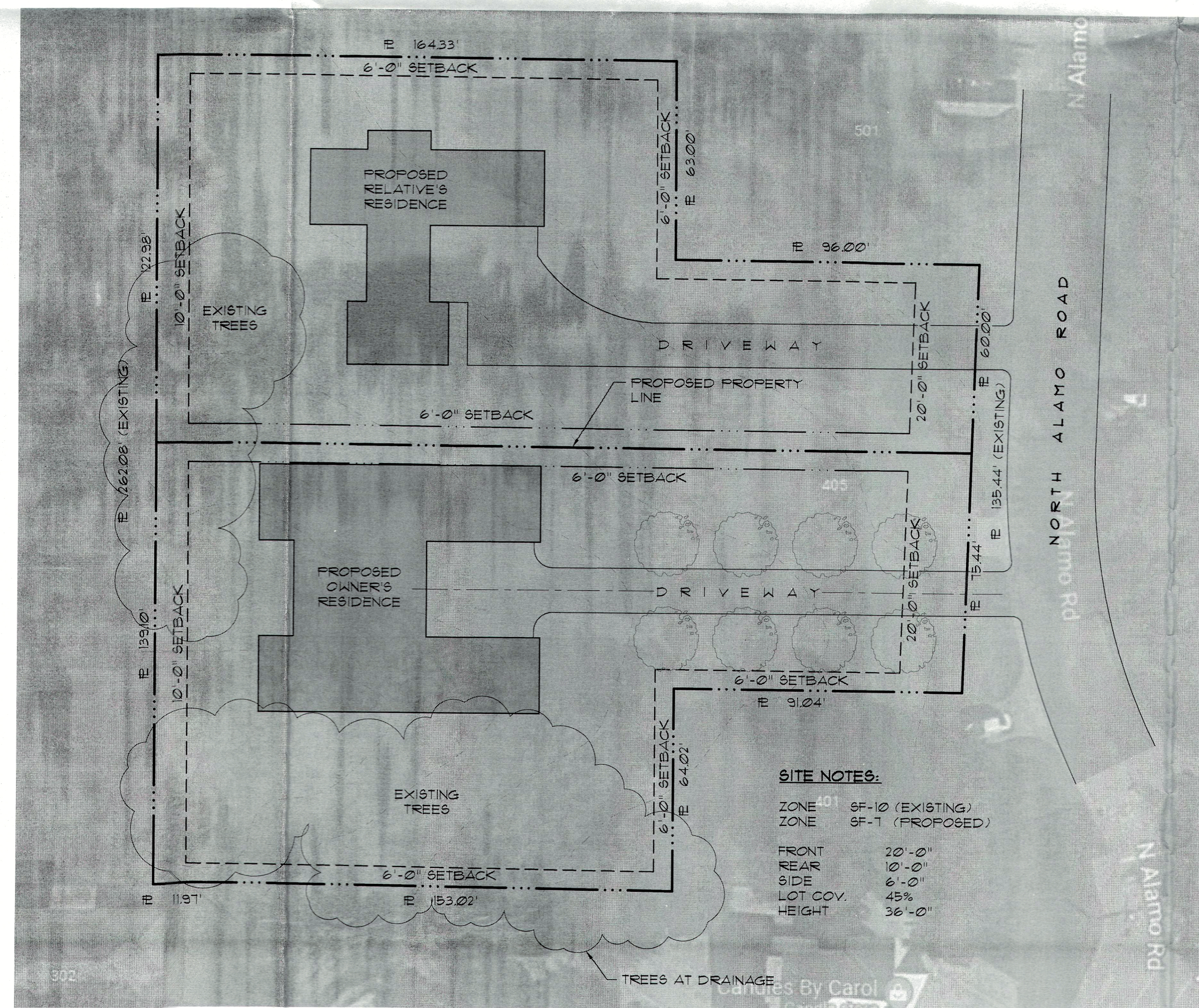
SURVEY OF EXISTING LOT

SCALE 1" = 30'-0"



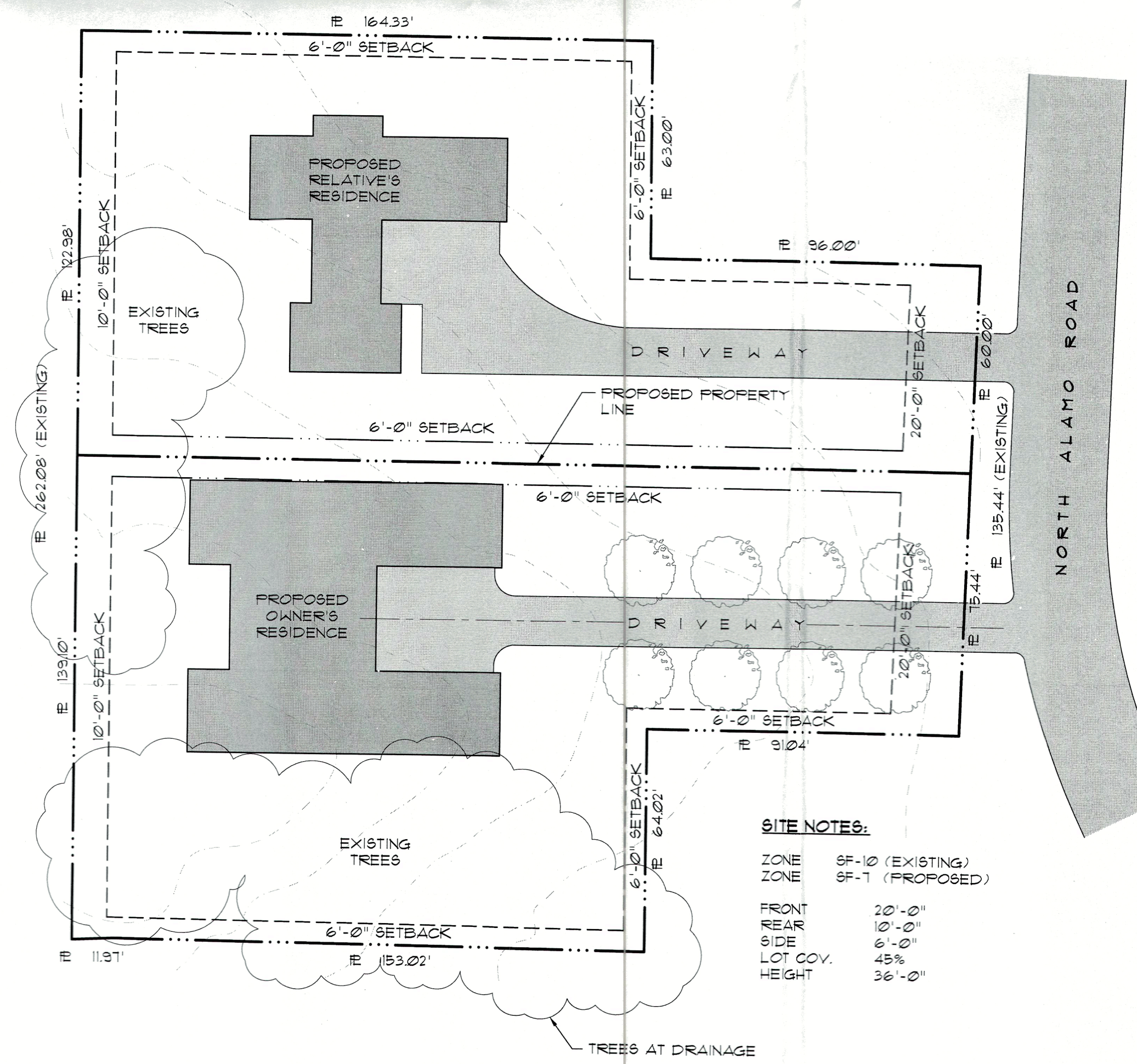
NEIGHBORHOOD PLAN

SCALE 1" = 100'-0"



PROPOSED SITE PLAN / GOOGLE OVERLAY

SCALE 1" = 30'-0"



PROPOSED SITE PLAN

SCALE 1" = 30'-0"

robert durrant
Residential Design LLC

Stringfellow / Rood Residence
405 North Alamo Street, West
Rockwall, Texas
April 11, 2023

PROPERTY ID: 14020
LEGAL DESCRIPTION: NORTH ALAMO ADDITION,
BLOCK A, LOT 2, ACRES 1.2811



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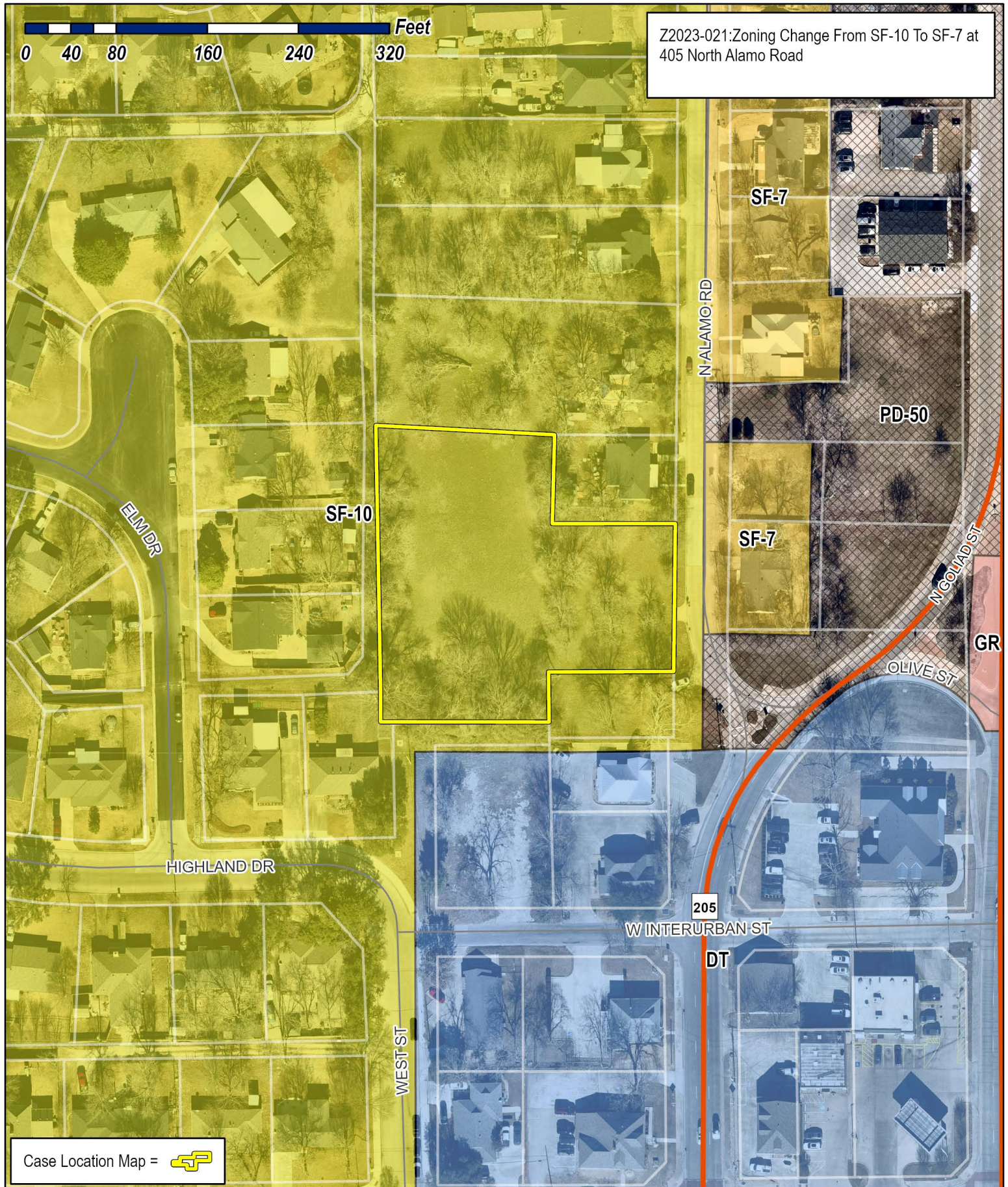
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MY COMMISSION EXPIRES 2/24/25



Case Location Map = 



City of Rockwall

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

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

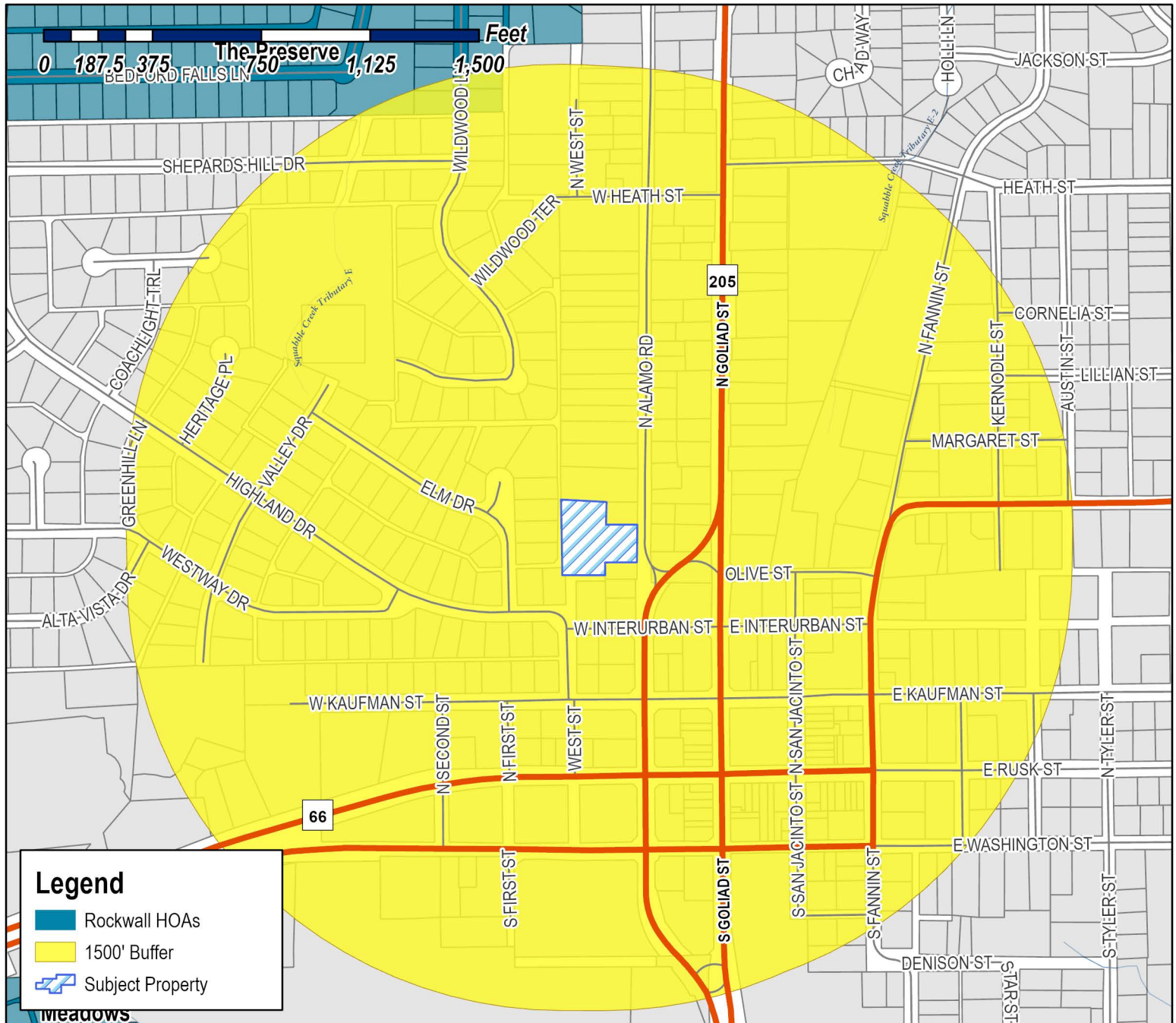




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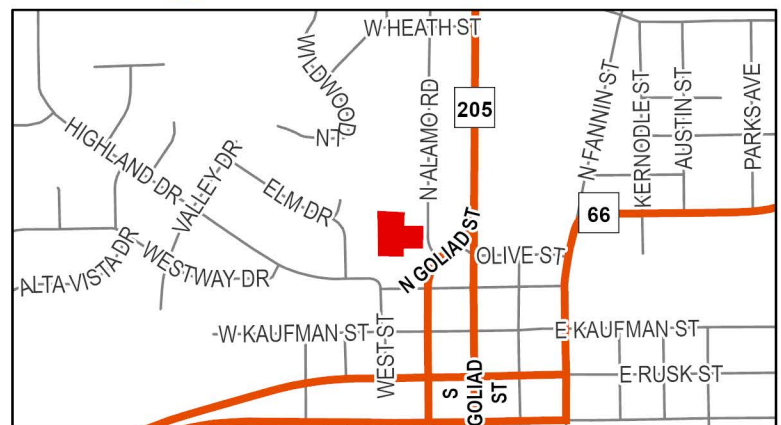
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Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road

Date Saved: 4/13/2023

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

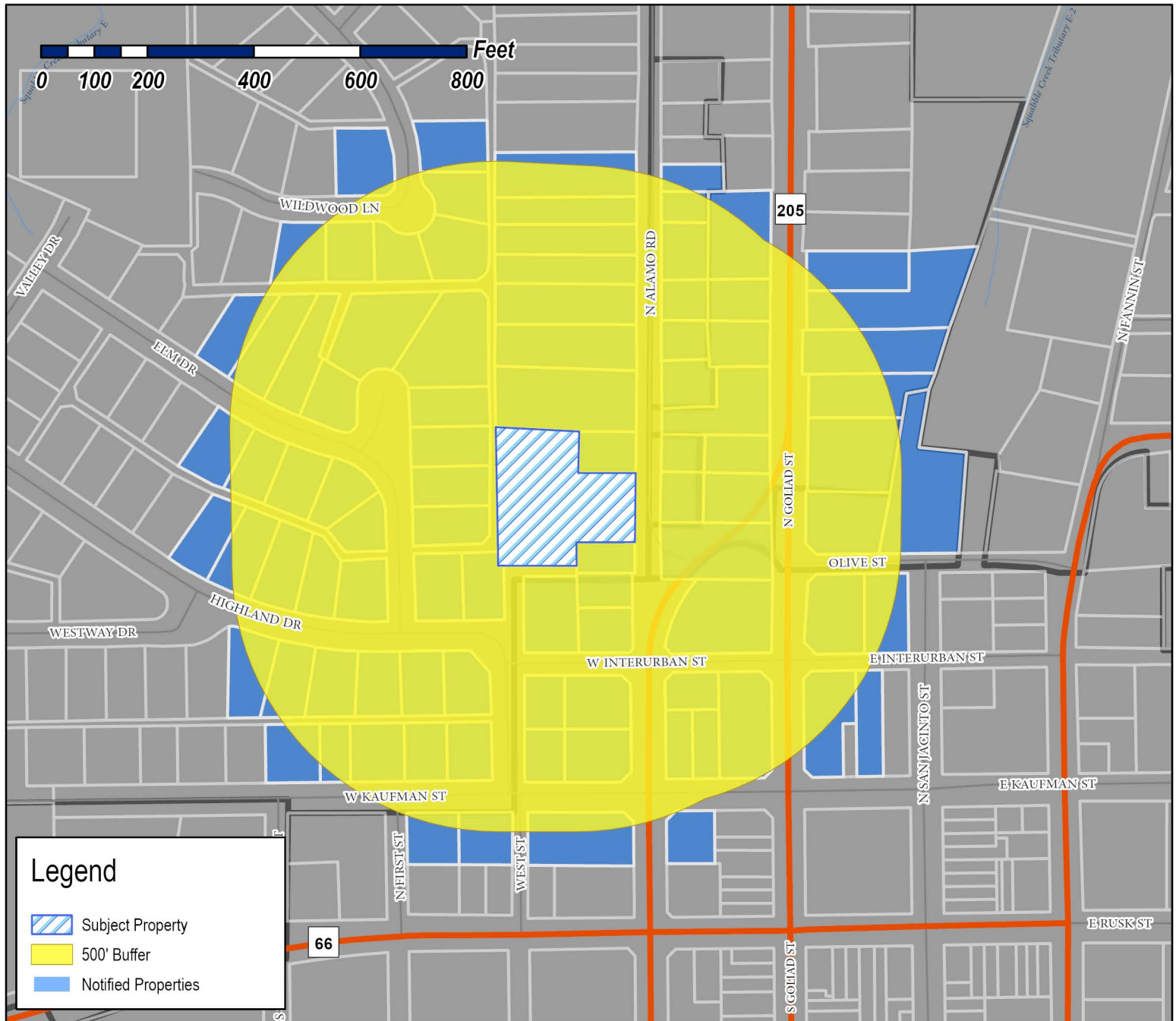
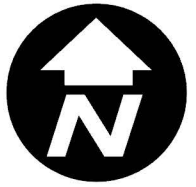




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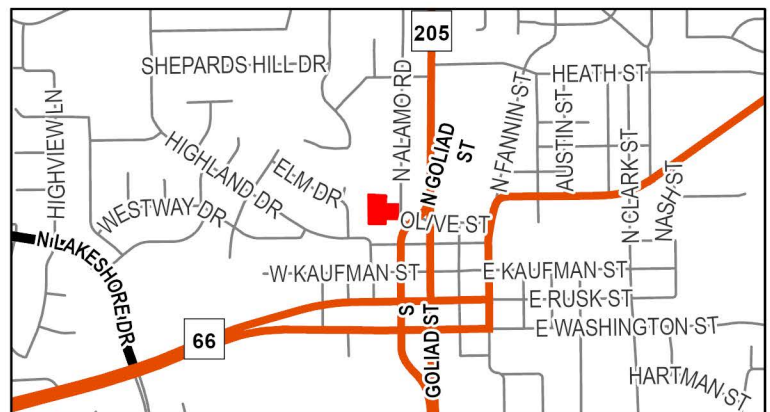
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For Questions on this Case Call: (972) 771-7746



RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

105 N ALAMO LLC
105 N ALAMO
ROCKWALL, TX 75032

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC
120 S RIVERSIDE PLAZA #2000
CHICAGO, IL 60606

LEAL CAROL RHEA
1307 RIDGE ROAD #2317
ROCKWALL, TX 75087

PLACE TIM & LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
201 N ALAMO
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

CANO OSCAR & NANCY
203 N. ALAMO RD
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
208 W HEATH ST
ROCKWALL, TX 75087

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

SMITH IFTACH
2917 CHERRY SPRING CT
PLANO, TX 75025

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
301 W KAUFMAN
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

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302 N GOLIAD ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
303 N ALAMO
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C
304 WEST KAUFMAN STREET
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
307 WILDWOOD LN
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
ROCKWALL, TX 75087

BRADEN DAVID WAYNE
308 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
309 WILDWOOD LN
ROCKWALL, TX 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
310 HIGHLAND DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
314 HIGHLAND DR
ROCKWALL, TX 75087

KINSEY BRIAN & TERESA
316 ELM DRIVE
ROCKWALL, TX 75087

SIDES DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

FURGUSON RANDY AND ANGELA
317 ELM DR
ROCKWALL, TX 75087

TALLEY JANICE
318 ELM DRIVE
ROCKWALL, TX 75087

RESIDENT
319 ELM DR
ROCKWALL, TX 75087

RESIDENT
320 ELM DR
ROCKWALL, TX 75087

RESIDENT
321 ELM DR
ROCKWALL, TX 75087

EVANS SHARON
322 ELM DRIVE
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
508 N ALAMO
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

RISE ACADEMY LEARNING CENTER LLC
7106 LIBERTY GROVE RD
ROWLETT, TX 75089

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

BACKCOUNTRY HOLDINGS LLC AND
KYLEE KNIGHT
8078 WHITEWING DRIVE
FRISCO, TX 75034

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

PRECISION GLOBAL CORPORATION
9330 LBJ FREEWAY SUITE 900
DALLAS, TX 75243

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

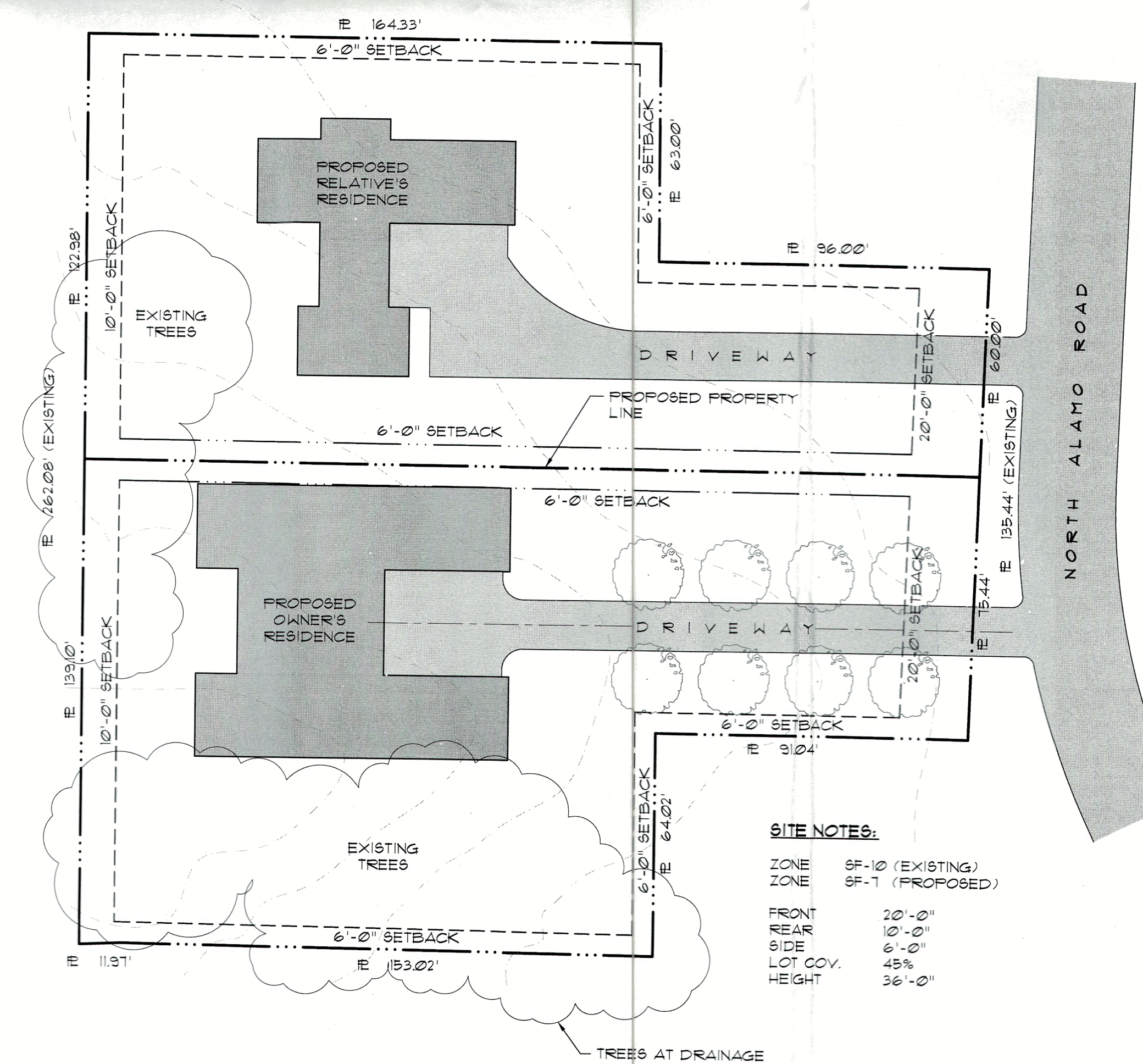
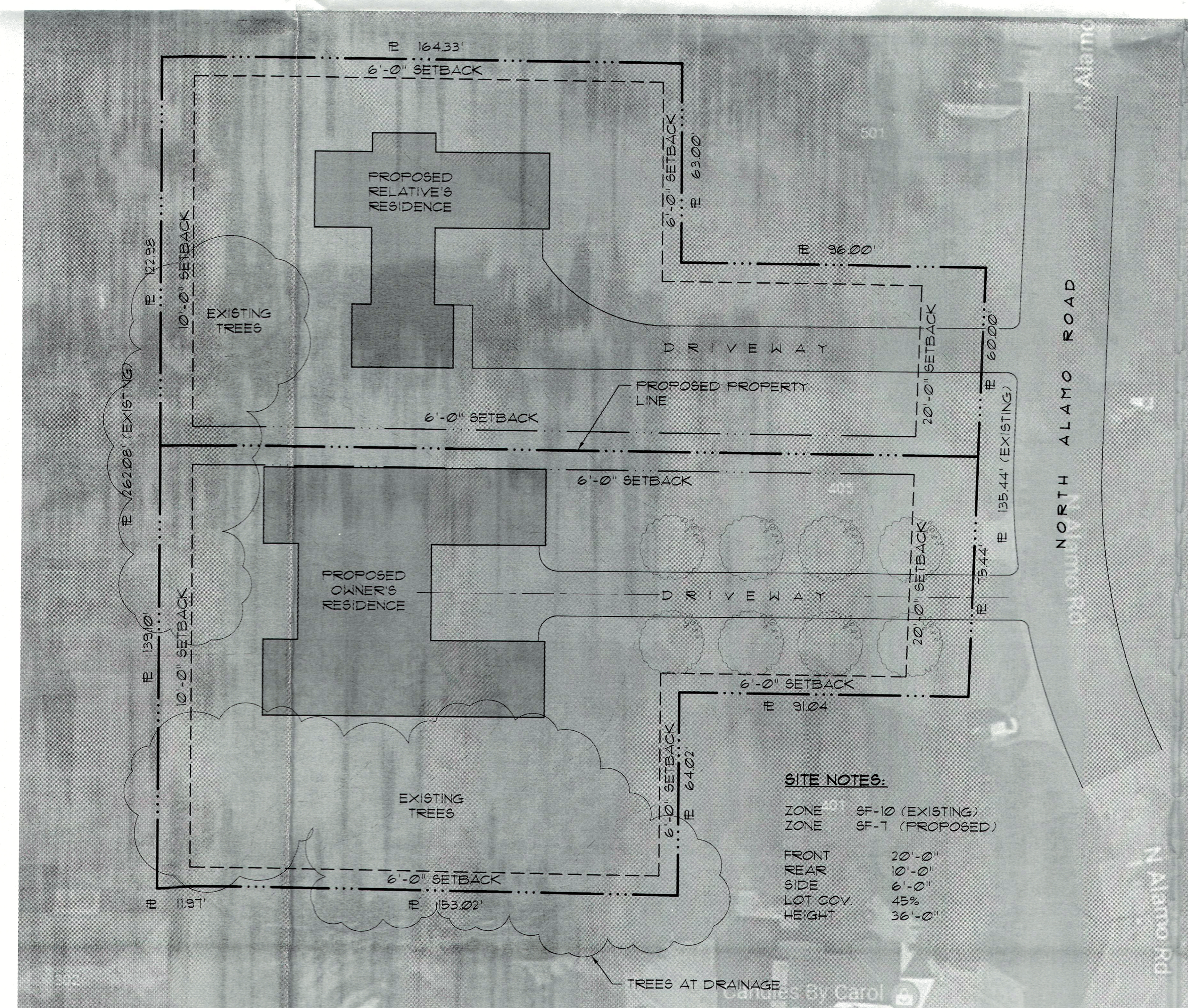
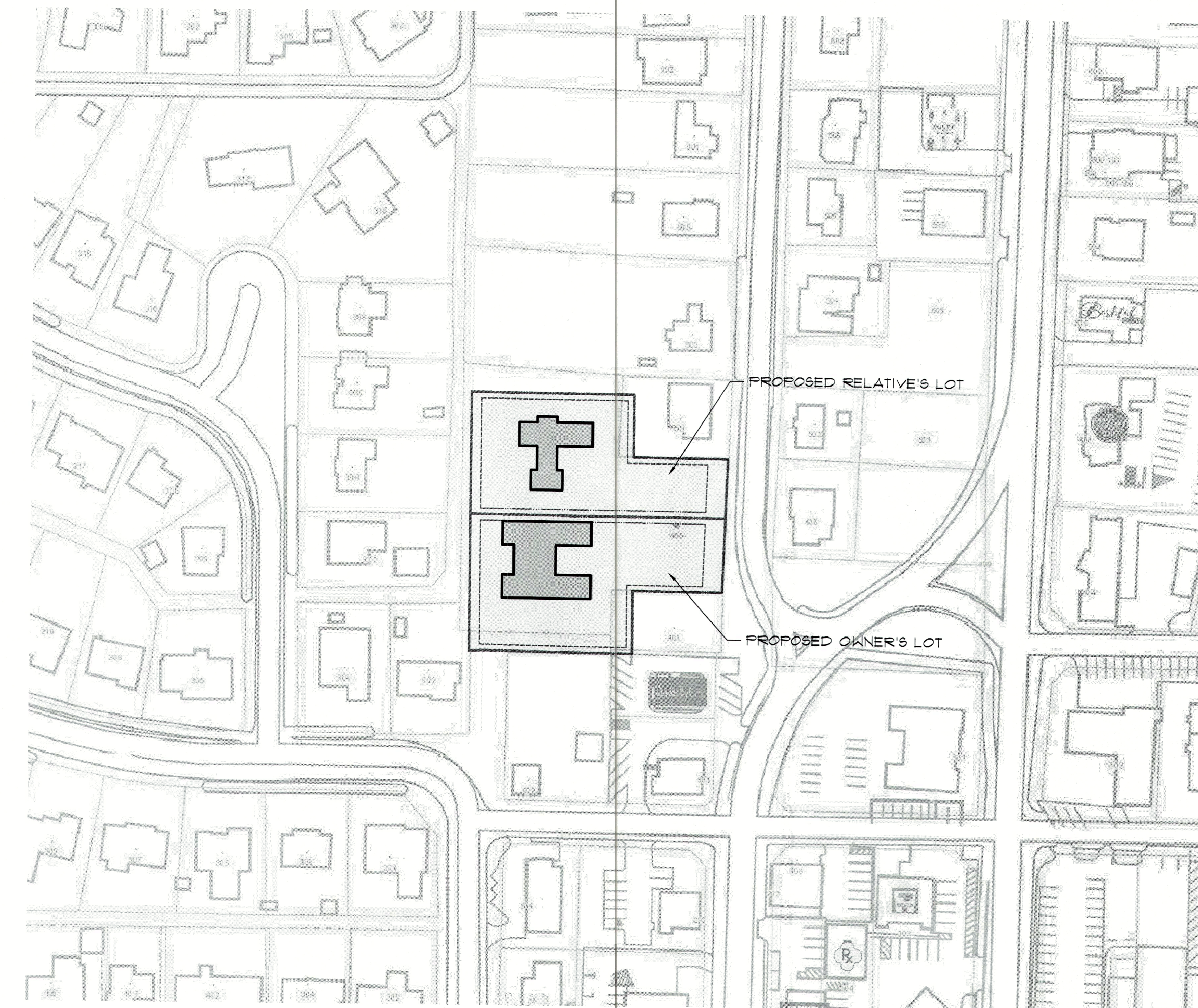
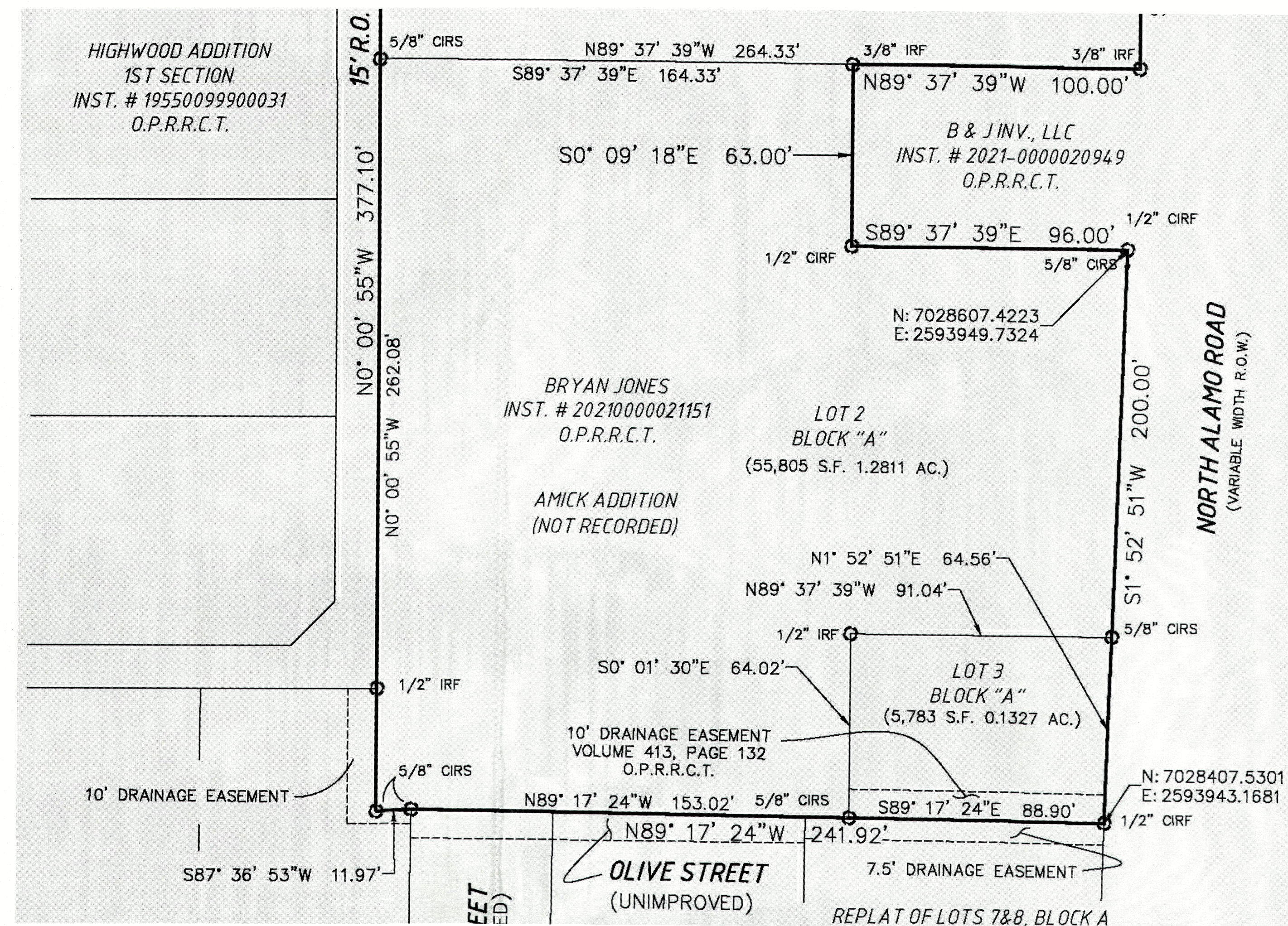
GGX6 LLC
PO BOX 999
ROCKWALL, TX 75087


Letter Of Explanation

The land at 405 N Alamo Rd. Rockwall, TX 75087 is currently zoned as SF10. We are requesting it to be rezoned as SF7 which lowers to required street clearance to 60ft. Once the lot is rezoned then we will be able to request for the large lot to be replated into two lots. We are requesting these changes in order to build two personal homes on the large lot. I am wanting to build my personal home with my family and my sister will build the other personal home for her and her family. We are wanting to build our homes next to each other to be able to provide each other support with raising our children.

James Stringfellow

469-450-8826



 **robert durrant**
Residential Design LLC

Stringfellow / Rood Residence

405 North Alamo Street *East*
Rockwall, Texas

April 11, 2023

PROPERTY ID: 14020

LEGAL DESCRIPTION: NORTH ALAMO ADDITION,
BLOCK A, LOT 2, ACRES 1.2

PROJECT COMMENTS



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

DATE: 4/20/2023

PROJECT NUMBER: Z2023-021
PROJECT NAME: Zoning Change from SF-10 To SF-7
SITE ADDRESS/LOCATIONS: 405 N ALAMO RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stingfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/19/2023	Approved w/ Comments

04/19/2023: Z2023-021; Zoning Change from SF-10 to SF-7

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Street.

I.2 For questions or comments concerning this case, please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2023-021) in the lower right-hand corner of all pages on future submittals.

M.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the North Lakeshore District and is designated for Medium Density Residential land uses. Medium Density Residential is defined as greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre. Based on this, the proposed zoning change conforms to the Comprehensive Plan.

1.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 7 (SF-7) District and is situated within the SH-66 Overlay (SH-66 OV) District.

I.6 Please note that if the property is subdivided all lots will need to meet the Single-Family 7 (SF-7) District requirements, which are as follows:

Number of Dwelling Units/Lot	1.0
Number of Dwelling Units/Acre	6.2
Minimum Dwelling Unit	1,100 SF
Minimum Lot Area	7,000 SF
Minimum Lot Width	60-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	20-Feet
Minimum Rear Yard Setback	10-Feet
Minimum Side Yard Setback	6-Feet
Between Buildings	10-Feet
Building Height	32-Feet

Maximum Lot Coverage 45%
Required Parking Spaces 2

M.7 Please review the attached Draft Ordinance prior to the April 25, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than May 4, 2023.

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 May 4, 2023; 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 May 9, 2023, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 25, 2023.

I.9 The projected City Council meeting dates for this case will be May 15, 2023 (1st Reading) and June 5, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/20/2023	Approved w/ Comments

04/20/2023: Informational comments.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must plat the property.

Roadway Paving Items:

- Must build 5' wide sidewalk along Alamo Road.

Water and Wastewater Items:

- Show proposed utility lines (Water, Sewer, etc.)
- Fire hydrant may be needed depending on site layout. Hydrant and lead must be located within a 20' easement.

Drainage Items:

No structures allowed in easements.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/14/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/14/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-021**

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 **405 N. Alamo Rd Rockwall, TX 75087**

SUBDIVISION **North Alamo Addition** LOT **2** BLOCK **A**

GENERAL LOCATION **405 N. Alamo Rd. Rockwall, TX 75087**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF10**

CURRENT USE **Lot of land**

PROPOSED ZONING **SF7**

PROPOSED USE **2 residential homes**

ACREAGE **1.2811**

LOTS [CURRENT] **1.2811**

LOTS [PROPOSED] **1.2811**

☒ **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 **Stringfellow Holdings, LLC** ☐ APPLICANT

CONTACT PERSON **Brittney Roador James Stringfellow** CONTACT PERSON

ADDRESS **5023 Parkview** ADDRESS

CITY, STATE & ZIP **Addison, TX 75001** CITY, STATE & ZIP

PHONE **469-450-8826** PHONE

E-MAIL **james@stringfellowholdings.com** E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brittney Roador [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 \$ 219.22 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF April, 2023 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."

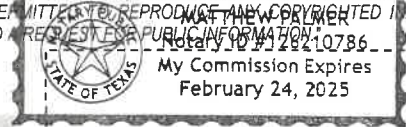
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2023

OWNER'S SIGNATURE

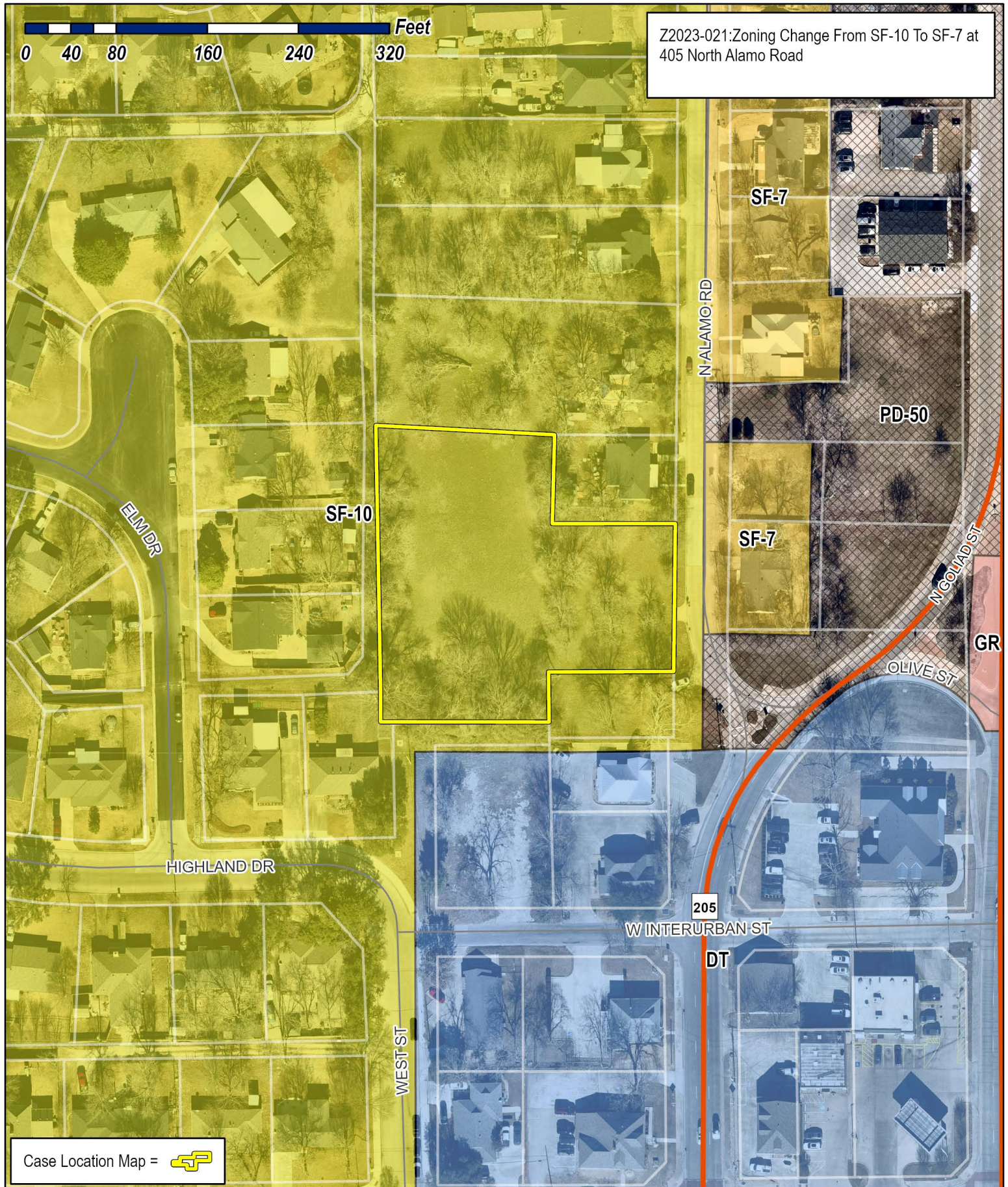
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES 2/24/25



City of Rockwall

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

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

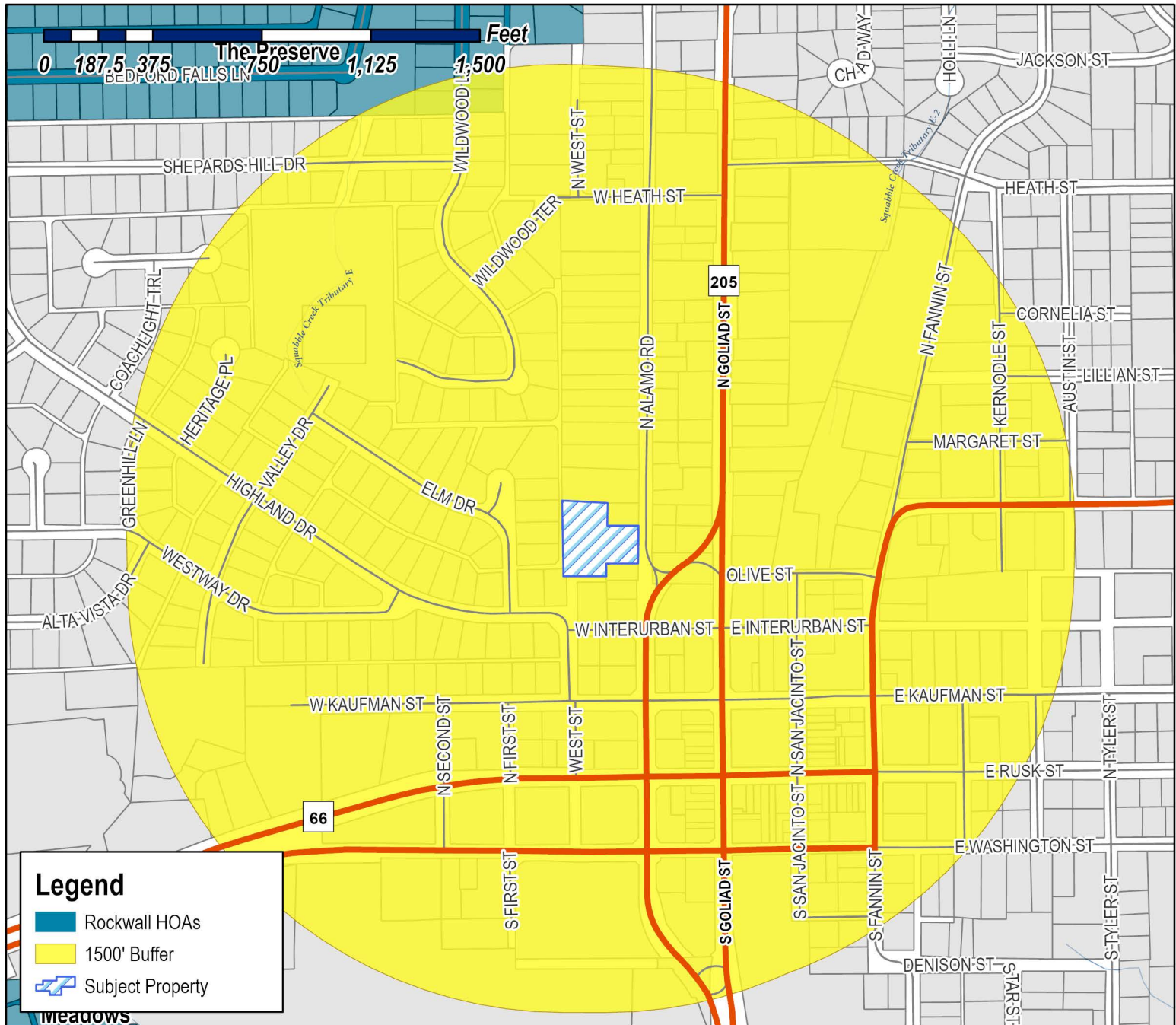
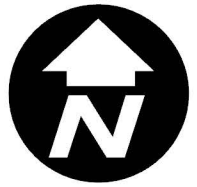




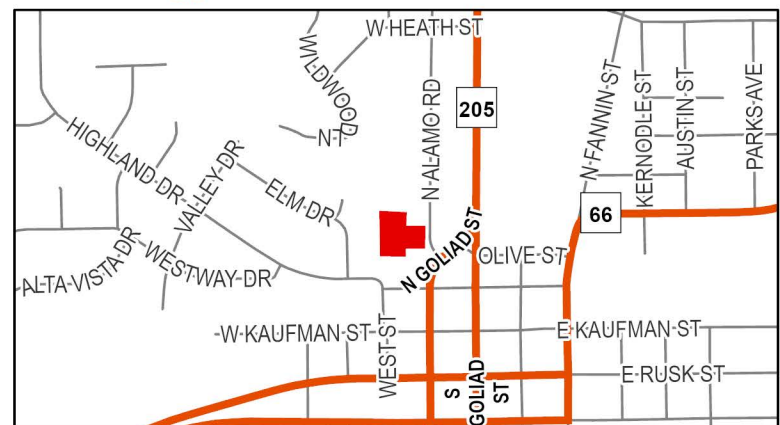
City of Rockwall

Planning & Zoning Department
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Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road



Date Saved: 4/13/2023

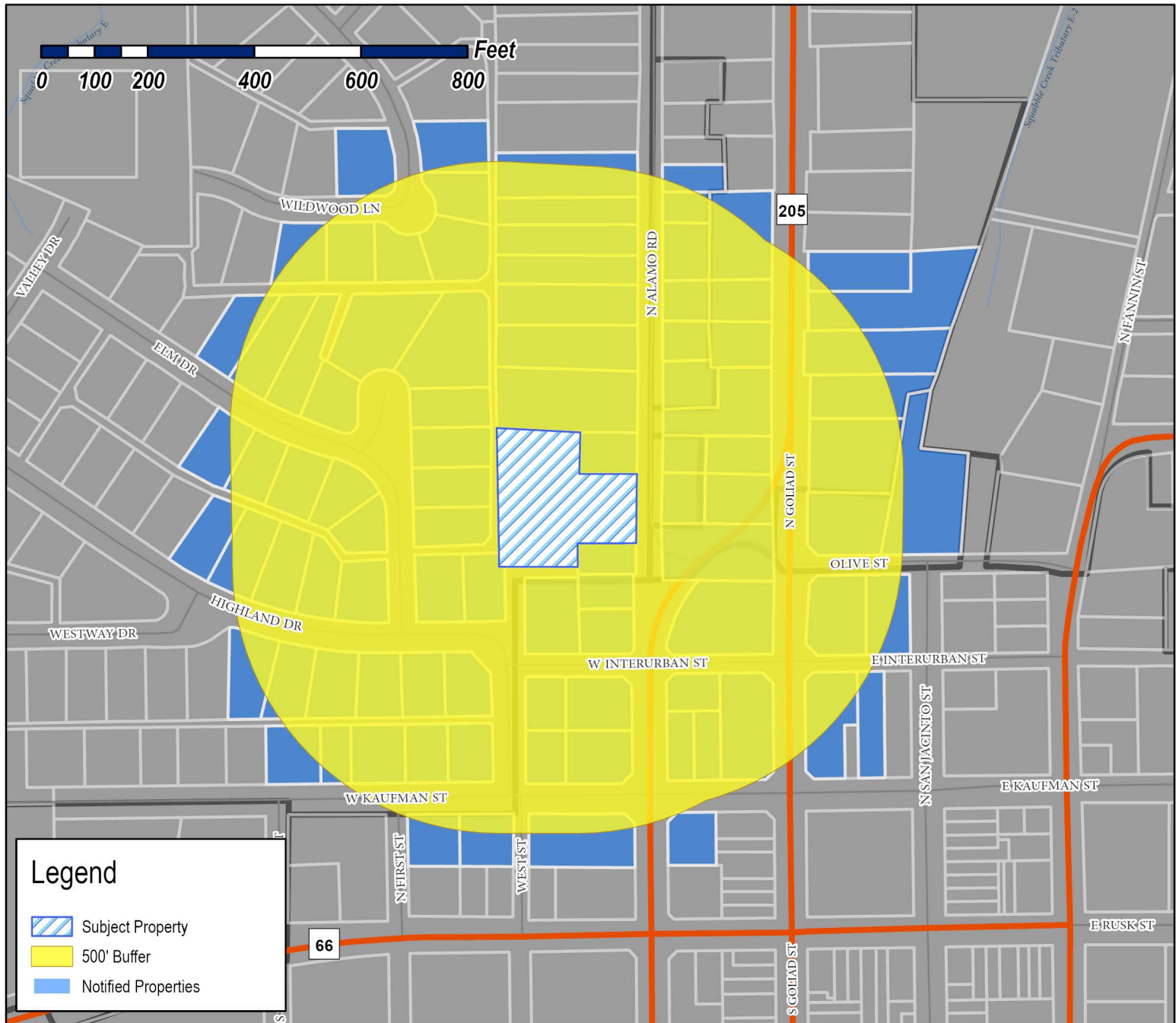
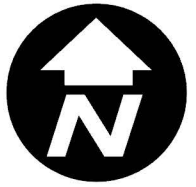
For Questions on this Case Call (972) 771-7745



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Rockwall, Texas 75087
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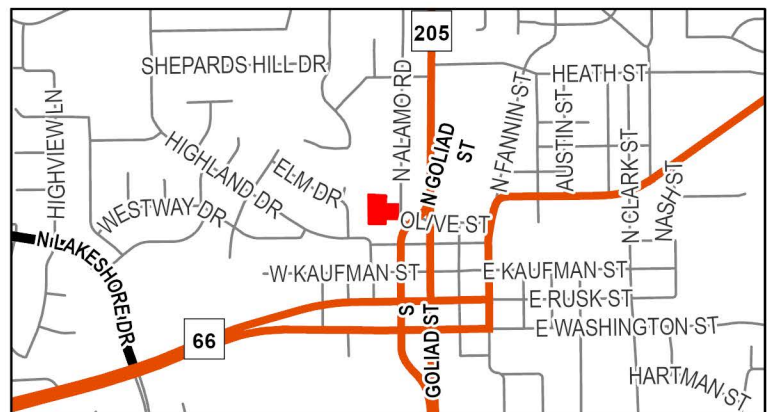
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Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road

Date Saved: 4/13/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

105 N ALAMO LLC
105 N ALAMO
ROCKWALL, TX 75032

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC
120 S RIVERSIDE PLAZA #2000
CHICAGO, IL 60606

LEAL CAROL RHEA
1307 RIDGE ROAD #2317
ROCKWALL, TX 75087

PLACE TIM & LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
201 N ALAMO
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

CANO OSCAR & NANCY
203 N. ALAMO RD
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
208 W HEATH ST
ROCKWALL, TX 75087

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

SMITH IFTACH
2917 CHERRY SPRING CT
PLANO, TX 75025

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
301 W KAUFMAN
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

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302 N GOLIAD ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
303 N ALAMO
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C
304 WEST KAUFMAN STREET
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
307 WILDWOOD LN
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
ROCKWALL, TX 75087

BRADEN DAVID WAYNE
308 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
309 WILDWOOD LN
ROCKWALL, TX 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
310 HIGHLAND DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
314 HIGHLAND DR
ROCKWALL, TX 75087

KINSEY BRIAN & TERESA
316 ELM DRIVE
ROCKWALL, TX 75087

SIDES DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

FURGUSON RANDY AND ANGELA
317 ELM DR
ROCKWALL, TX 75087

TALLEY JANICE
318 ELM DRIVE
ROCKWALL, TX 75087

RESIDENT
319 ELM DR
ROCKWALL, TX 75087

RESIDENT
320 ELM DR
ROCKWALL, TX 75087

RESIDENT
321 ELM DR
ROCKWALL, TX 75087

EVANS SHARON
322 ELM DRIVE
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
508 N ALAMO
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

RISE ACADEMY LEARNING CENTER LLC
7106 LIBERTY GROVE RD
ROWLETT, TX 75089

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

BACKCOUNTRY HOLDINGS LLC AND
KYLEE KNIGHT
8078 WHITEWING DRIVE
FRISCO, TX 75034

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

PRECISION GLOBAL CORPORATION
9330 LBJ FREEWAY SUITE 900
DALLAS, TX 75243

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

GGX6 LLC
PO BOX 999
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-021: Zoning Change from SF-10 to SF-7

Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo 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, May 9, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 15, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 15, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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.

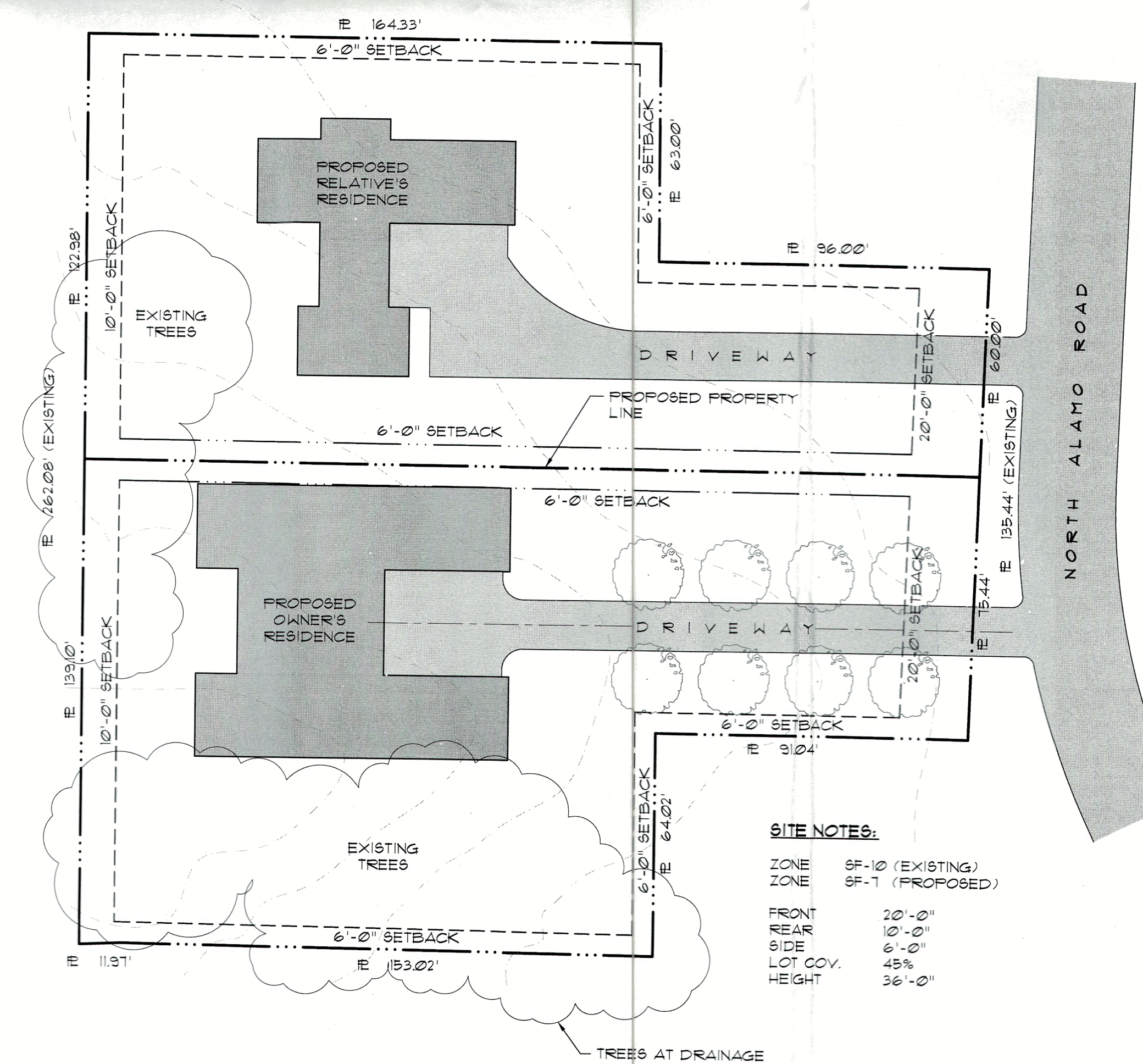
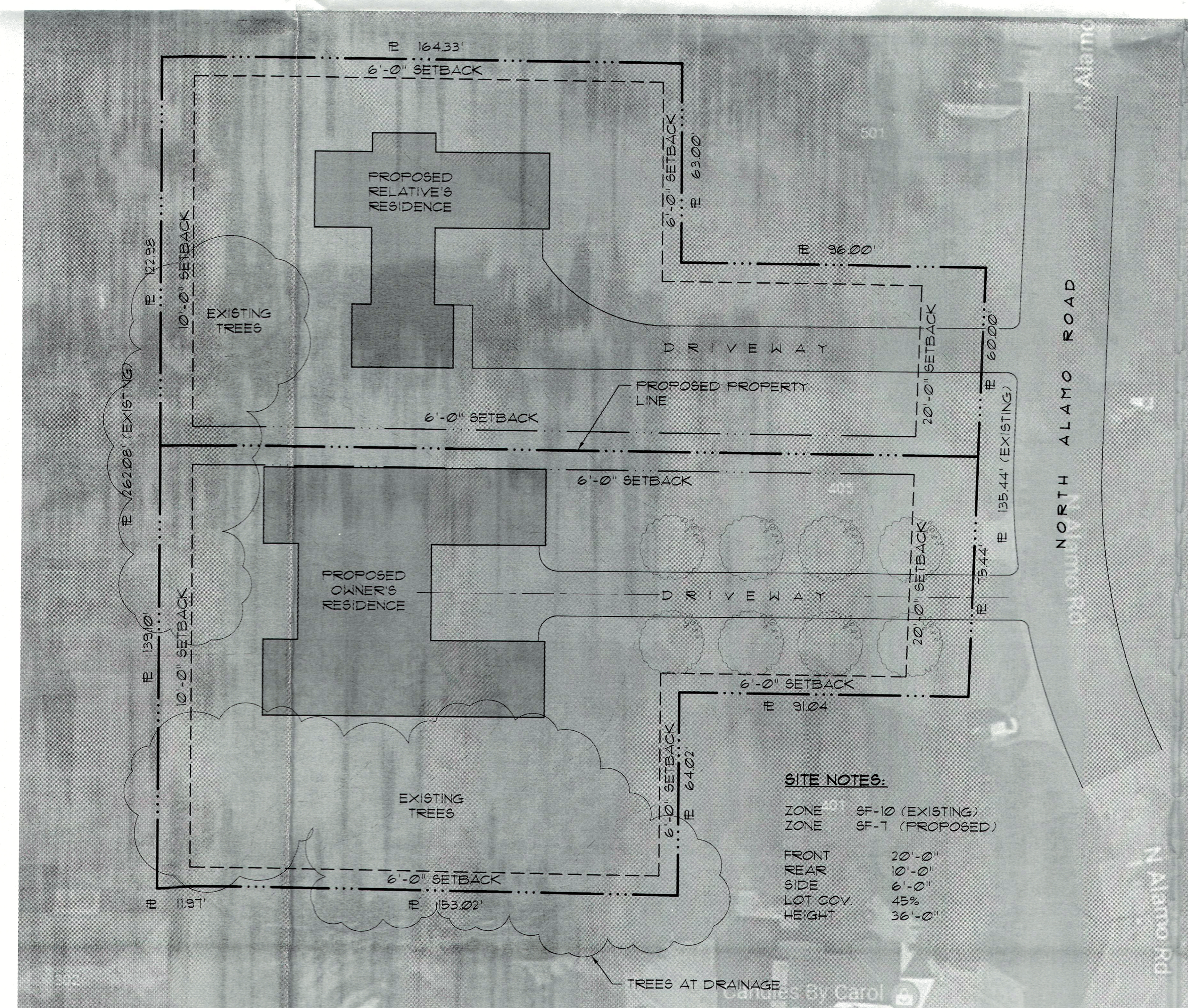
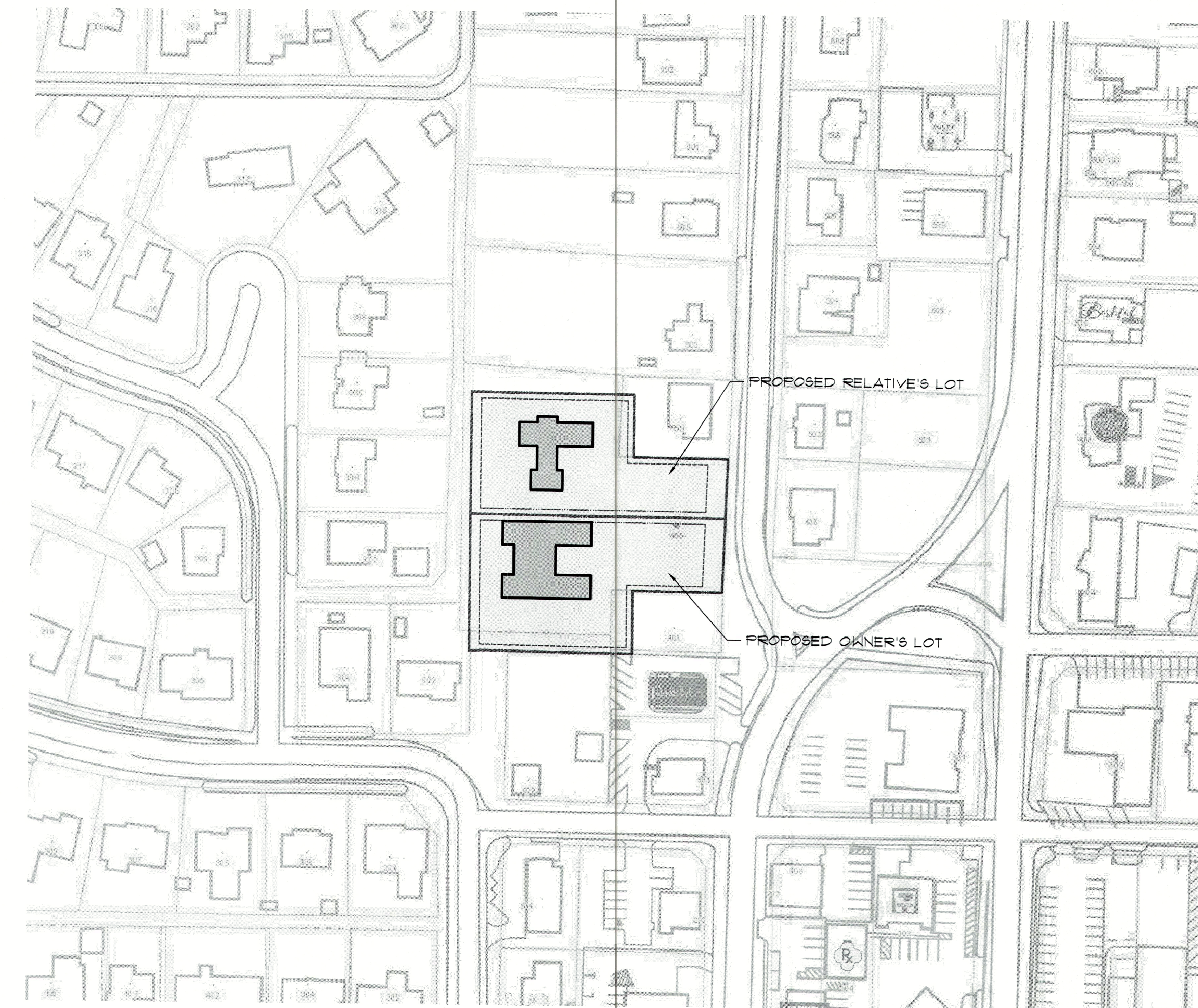
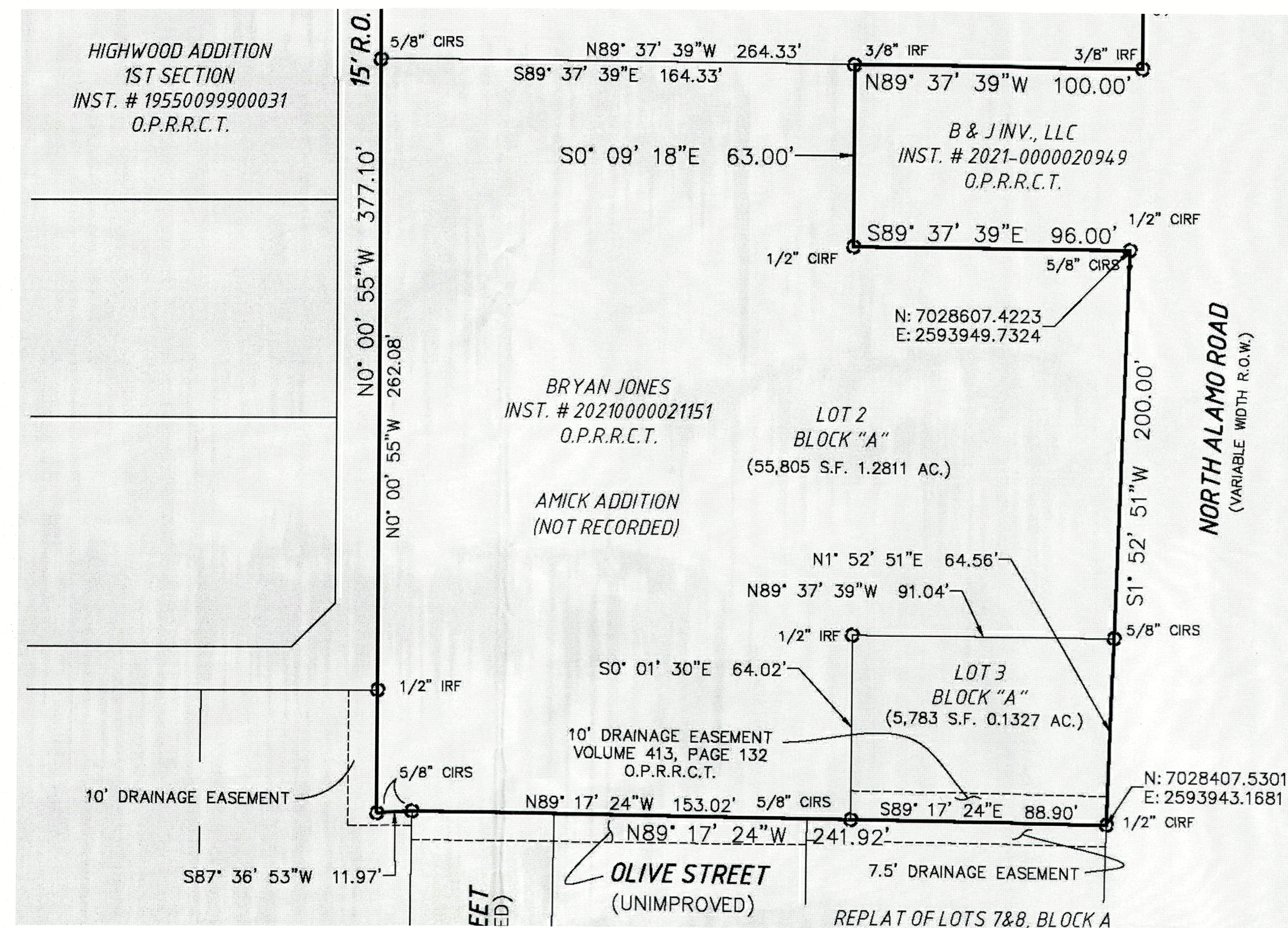
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE


Letter Of Explanation

The land at 405 N Alamo Rd. Rockwall, TX 75087 is currently zoned as SF10. We are requesting it to be rezoned as SF7 which lowers to required street clearance to 60ft. Once the lot is rezoned then we will be able to request for the large lot to be replated into two lots. We are requesting these changes in order to build two personal homes on the large lot. I am wanting to build my personal home with my family and my sister will build the other personal home for her and her family. We are wanting to build our homes next to each other to be able to provide each other support with raising our children.

James Stringfellow

469-450-8826



 **robert durrant**
Residential Design LLC

Stringfellow / Rood Residence

405 North Alamo Street *East*
Rockwall, Texas

April 11, 2023

PROPERTY ID: 14020

LEGAL DESCRIPTION: NORTH ALAMO ADDITION,
BLOCK A, LOT 2, ACRES 1.2

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 1.2811-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 James Stringfellow and Bethany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Single-Family 10 (SF-10) District to Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 7 (SF-7) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.03, *General Residential District Standards*; and Section 03.09, *Single-Family 7 (SF-7) District*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF JUNE, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 15, 2023

2nd Reading: June 5, 2023

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block A, North Alamo Addition

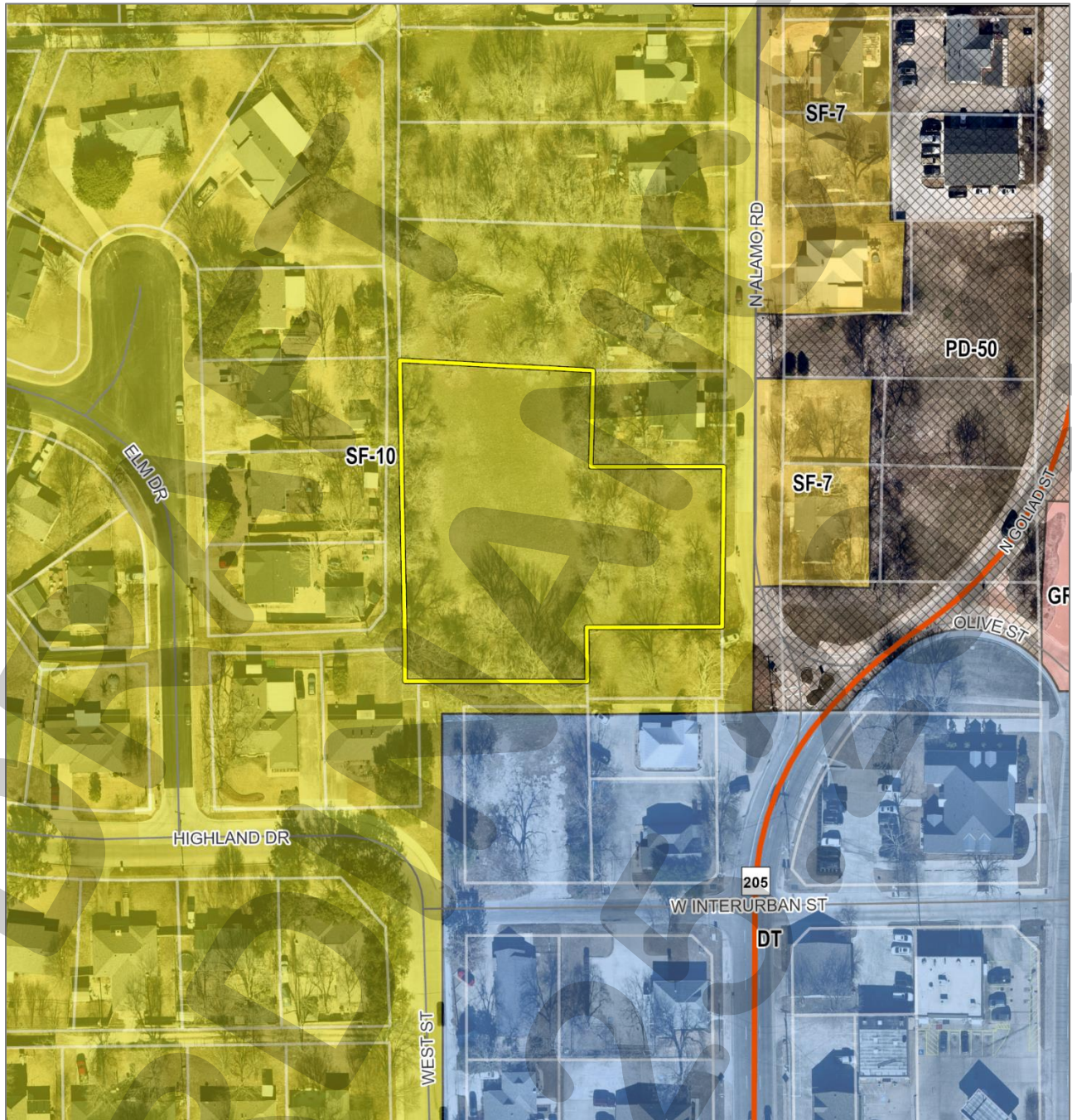
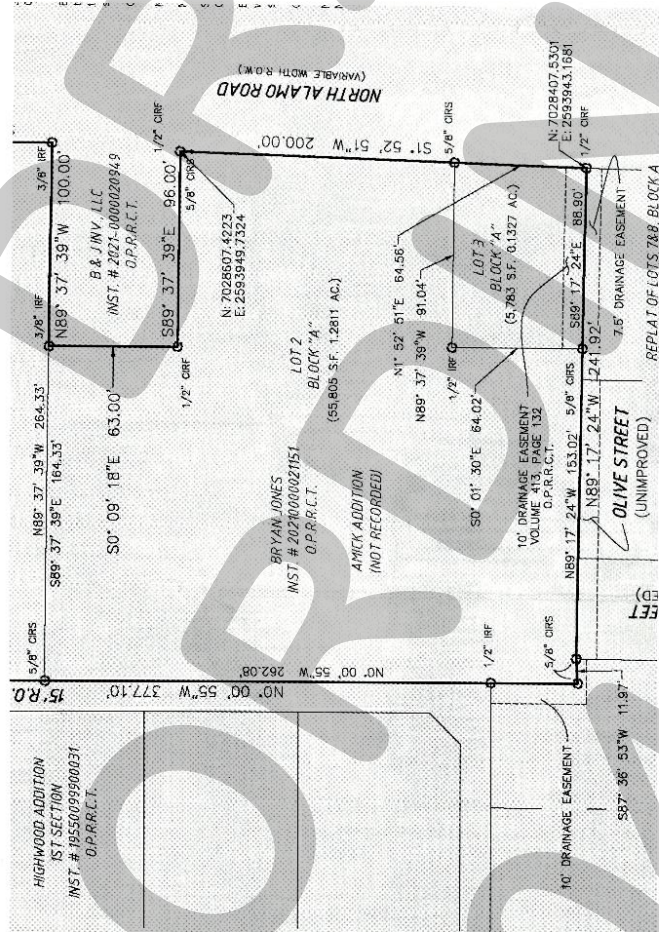
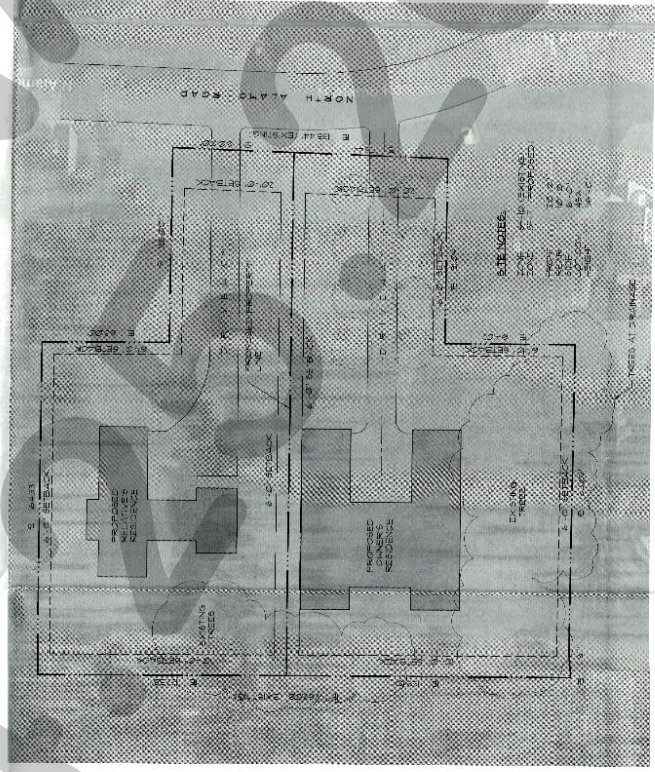
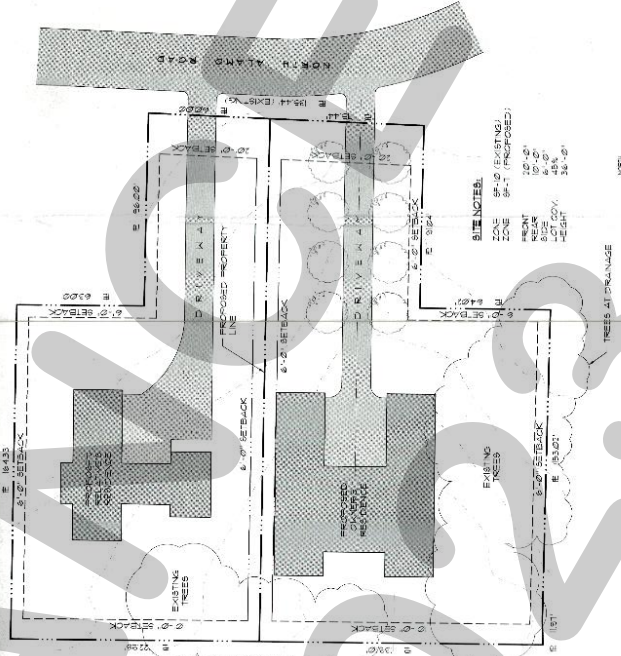


Exhibit 'B'
Zoning Exhibit



NEIGHBORHOOD PLAN
SCALE: 1" = 80'-0"





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: May 9, 2023

APPLICANT: James Stringfellow and Bethany Rood

CASE NUMBER: Z2023-021; *Zoning Change from Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District*

SUMMARY

Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. The zoning designation of the subject property changed from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District sometime between January 3, 1972 and May 16, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 10 (SF-10) District since this change. On May 16, 2022, the City Council approved a replat [*i.e. Case Number P2022-018*] for the purpose of creating two (2) lots [*i.e. Lots 1 & 2, Block A, North Alamo Addition*].

PURPOSE

On April 14, 2023, the applicants -- *James Stringfellow and Bethany Rood* -- submitted an application requesting to change the zoning of the *subject property* from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for the purpose of subdividing the property into two (2) lots to allow the construction of two (2) single-family homes.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 405 N. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) residential lots (*i.e. 503, 505, & 601 N. Alamo Road*) that form part of the Amick Subdivision, which consists of 38 residential lots on 9.79-acres of land zoned Single-Family 10 (SF-10) District. Beyond this are three (3) additional residential lots (*i.e. 603, 605, & 703 N. Alamo Road*) that make up the Alamo Valley Subdivision, and are zoned Single-Family 10 (SF-10) District. North of these properties are N. West Street and W. Heath Street, which are identified as *Minor Collectors* 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 tract of land (*i.e. Lots 2, 3, & 6, Block A, Old Town Rockwall Addition*) and two (2) lots addressed as 301 & 303 N. Alamo Road. These properties are currently being used for retail or office land uses (*i.e. Candles by Carol and Bedford Survey*). Beyond this is E. Interurban Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are four (4) lots addressed as 201 N. West Street, 204 N. West Street, 201 N. Alamo Road, and 203 N. Alamo Road. Beyond this is W. Kaufman Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Alamo Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (i.e. Lot 16, Block 18A SW PT, Amick Addition and Lot 20, Block 19C, Amick Addition) that are zoned Single-Family 7 (SF-7) District. East of these properties is N. Goliad Street, which is identified as a P3U (i.e. *principal arterial, three (3) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Highwood Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 74 residential lots on 26.45-acres. Beyond this is the Highland Hills Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 59 residential lots on 22.40-acres.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 1.2811-acre parcel of land from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for the purpose of subdividing the property into two (2) residential lots to facilitate constructing a single-family home on each lot. It should be noted, that if this zoning change is approved, the applicant will be required to subdivide the subject property into two (2) buildable lots and apply for a Specific Use Permit (SUP) for *Residential Infill* to allow the construction of the future homes.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots... (t)hese developments are typically in areas adjacent to low-intensity non-residential land uses, in or around the Old Town Rockwall (OTR) Historic District; where they will serve as a logical transition from higher to lower density residential zoning districts." In this case, the majority of the properties adjacent to N. Alamo Road are zoned Single-Family 10 (SF-10) District or Single-Family 7 (SF-7) District, Downtown (DT) District and Planned Development District 50 (PD-50). Staff should point out that there are also two (2) properties east of the subject property that are zoned Single-Family 7 (SF-7) District. In addition, northeast of the property, are nine (9) other properties zoned Single-Family 7 (SF-7) District. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 7 (SF-7) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 7 (SF- 7) DISTRICT DEVELOPMENT STANDARDS

<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>6.2</i>
<i>Minimum Dwelling Unit</i>	<i>1,100 SF</i>
<i>Minimum Lot Area</i>	<i>7,000 SF</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>6-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>32-Feet</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Required Parking Spaces</i>	<i>2</i>

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the North Lakeshore District and is designated for Medium Density Residential land uses. The Medium Density Residential land use is defined as "...residential subdivisions that are greater than two and one-half (2 ½) units per gross acre or but not higher than three (3) units per gross acre ...". Based on this the proposed zoning change conforms to the Comprehensive Plan. In addition, the

OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. In this case, the proposed zoning change conforms to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, which was designed around the desired 80% / 20% land use ratio. In addition, the proposed zoning change does not change land use ratio. Based on this the proposed zoning change does not affect the current residential to non-residential percentage.

NOTIFICATIONS

On April 18, 2023, staff notified 136 property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve Homeowner’s Association (HOA), which was the only Homeowner’s Association (HOA) or Neighborhood Organization 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) notices in favor, one (1) email in favor and one (1) notice in opposition of the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request to rezone the subject property from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-021**

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 **405 N. Alamo Rd Rockwall, TX 75087**

SUBDIVISION **North Alamo Addition** LOT **2** BLOCK **A**

GENERAL LOCATION **405 N. Alamo Rd. Rockwall, TX 75087**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF10**

CURRENT USE **Lot of land**

PROPOSED ZONING **SF7**

PROPOSED USE **2 residential homes**

ACREAGE **1.2811** LOTS [CURRENT] **1.2811** LOTS [PROPOSED] **1.2811**

☒ **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 **Stringfellow Holdings, LLC** ☐ APPLICANT

CONTACT PERSON **Brittney Roador James Stringfellow** CONTACT PERSON

ADDRESS **5023 Parkview** ADDRESS

CITY, STATE & ZIP **Addison, TX 75001** CITY, STATE & ZIP

PHONE **469-450-8826** PHONE

E-MAIL **James@stringfellowholdings.com** E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brittney Roador [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

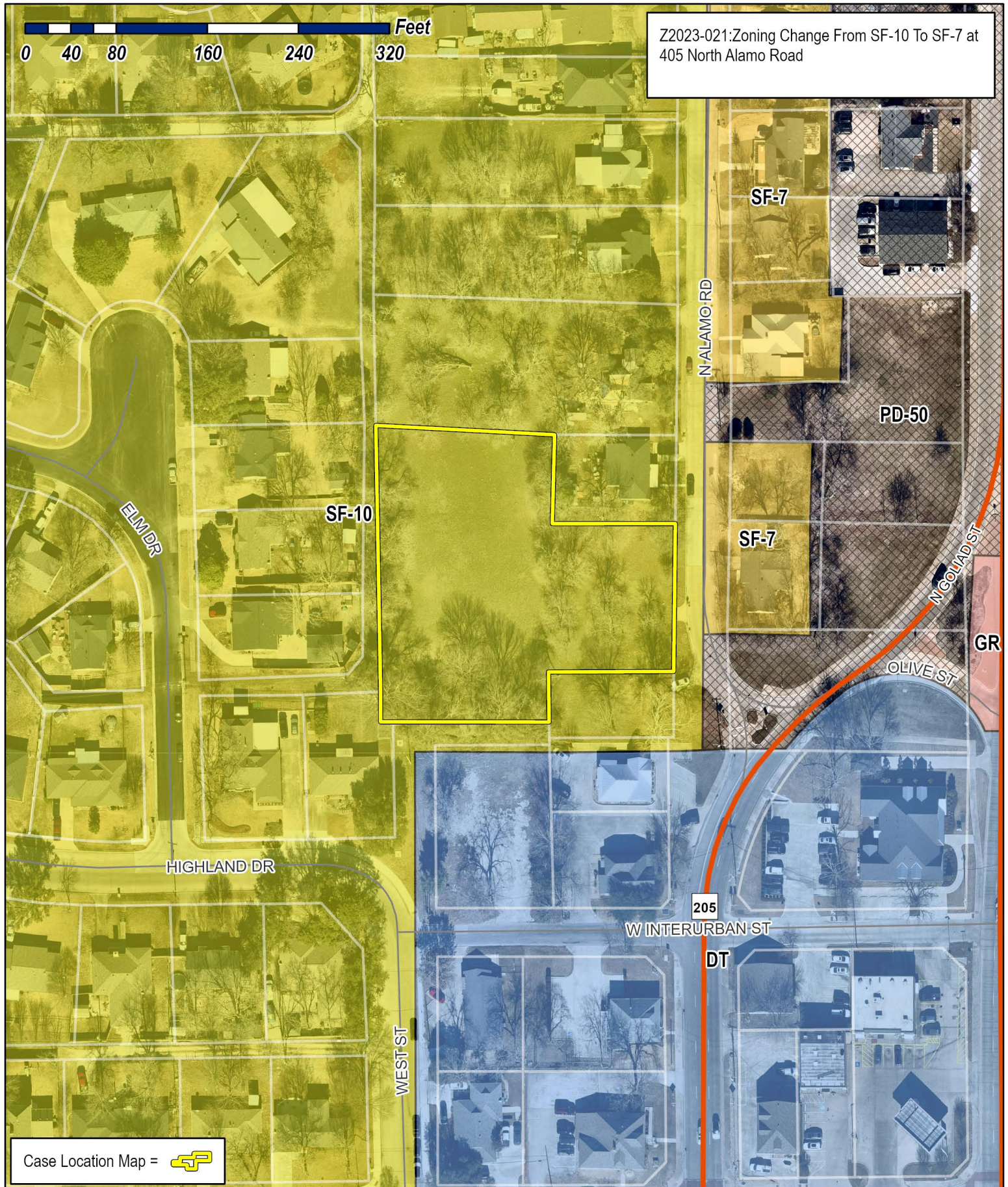
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 219.22 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF April, 2023 BY SIGNING THIS APPLICATION, 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." **NOTARY PUBLIC STATE OF TEXAS** My Commission Expires February 24, 2025

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF April, 2023

OWNER'S SIGNATURE Brittney Roador

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS 2023 Notary Public

MY COMMISSION EXPIRES 2/24/25



City of Rockwall

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

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

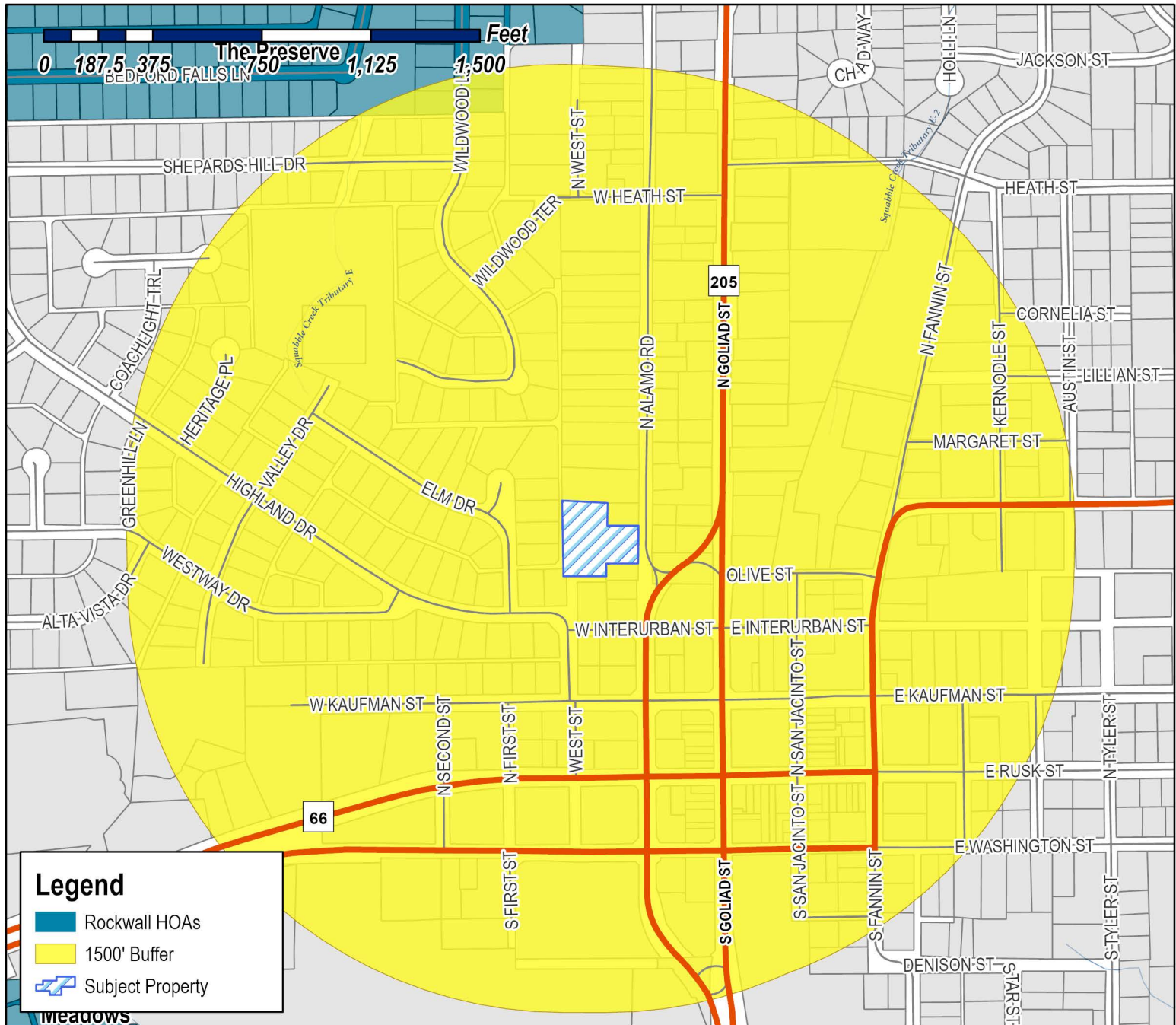
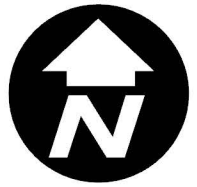




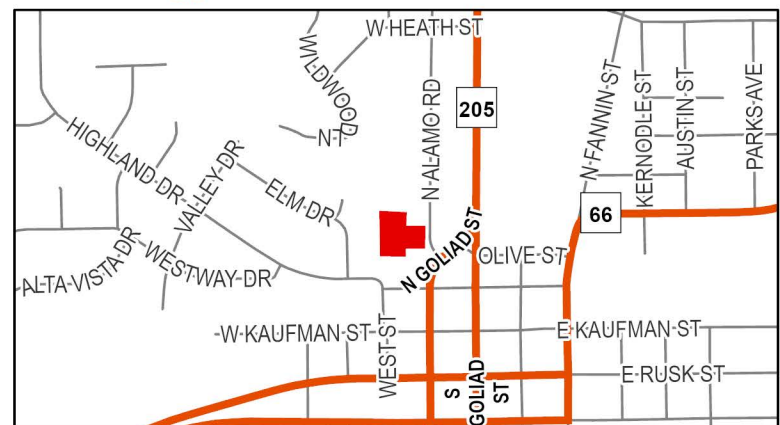
City of Rockwall

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Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road



Date Saved: 4/13/2023

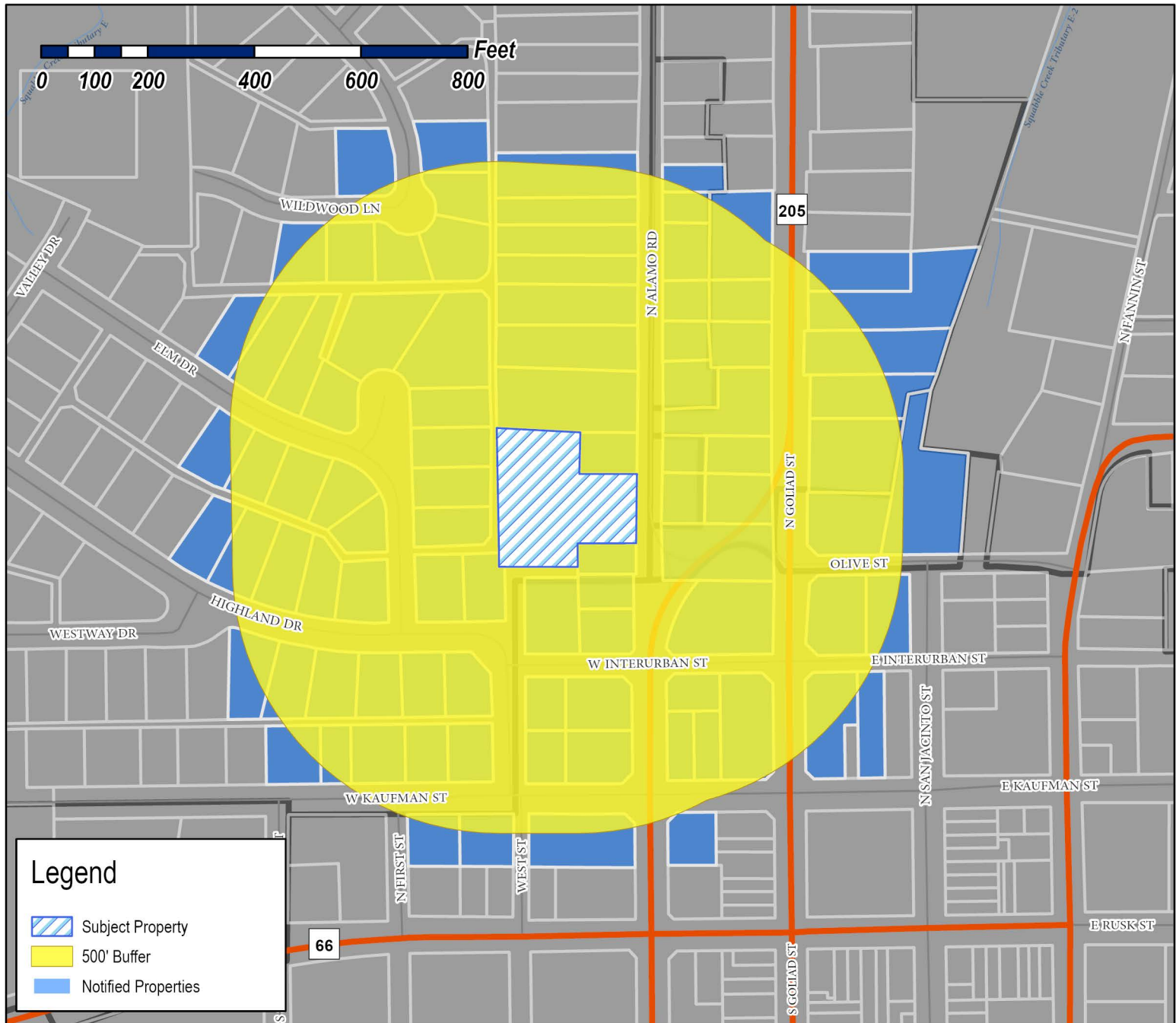
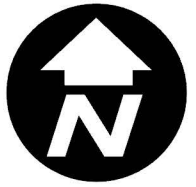
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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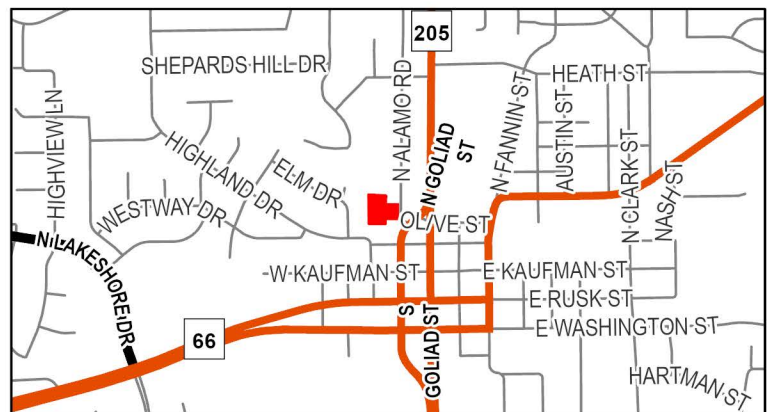
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Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road

Date Saved: 4/13/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

105 N ALAMO LLC
105 N ALAMO
ROCKWALL, TX 75032

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC
120 S RIVERSIDE PLAZA #2000
CHICAGO, IL 60606

LEAL CAROL RHEA
1307 RIDGE ROAD #2317
ROCKWALL, TX 75087

PLACE TIM & LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
201 N ALAMO
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

CANO OSCAR & NANCY
203 N. ALAMO RD
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
208 W HEATH ST
ROCKWALL, TX 75087

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

SMITH IFTACH
2917 CHERRY SPRING CT
PLANO, TX 75025

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
301 W KAUFMAN
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
303 N ALAMO
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C
304 WEST KAUFMAN STREET
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
307 WILDWOOD LN
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
ROCKWALL, TX 75087

BRADEN DAVID WAYNE
308 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
309 WILDWOOD LN
ROCKWALL, TX 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
310 HIGHLAND DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
314 HIGHLAND DR
ROCKWALL, TX 75087

KINSEY BRIAN & TERESA
316 ELM DRIVE
ROCKWALL, TX 75087

SIDES DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

FURGUSON RANDY AND ANGELA
317 ELM DR
ROCKWALL, TX 75087

TALLEY JANICE
318 ELM DRIVE
ROCKWALL, TX 75087

RESIDENT
319 ELM DR
ROCKWALL, TX 75087

RESIDENT
320 ELM DR
ROCKWALL, TX 75087

RESIDENT
321 ELM DR
ROCKWALL, TX 75087

EVANS SHARON
322 ELM DRIVE
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
508 N ALAMO
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

RISE ACADEMY LEARNING CENTER LLC
7106 LIBERTY GROVE RD
ROWLETT, TX 75089

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

BACKCOUNTRY HOLDINGS LLC AND
KYLEE KNIGHT
8078 WHITEWING DRIVE
FRISCO, TX 75034

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

PRECISION GLOBAL CORPORATION
9330 LBJ FREEWAY SUITE 900
DALLAS, TX 75243

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

GGX6 LLC
PO BOX 999
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-021: Zoning Change from SF-10 to SF-7

Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo 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, May 9, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 15, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 15, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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

PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT
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Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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PLEASE RETURN THE BELOW FORM

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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:

TERRI BEDFORD / A Bedford Group

Address:

301 N. Alamo Rd, Rockwall 75087

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From: [Miller, Ryan](#)
To: [Guevara, Angelica](#)
Subject: FW: In Favor of case Z2023-021 Zoning
Date: Tuesday, May 2, 2023 4:39:28 PM

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 | 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.

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

From: Hallie B. <[REDACTED]>
Sent: Tuesday, May 2, 2023 2:29 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: In Favor of case Z2023-021 Zoning

Hi there!

Long time!

In favor of the zoning change above!

Hallie Davenport
[REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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:

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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. Z2023-021: Zoning Change from SF-10 to SF-7

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.

One thing we love about Rockwall is the zoning, and how, unlike a lot of surrounding cities, there are not a ton of apartments or high-density housing. We love that the historic district of Rockwall has character + want to protect that and not

Name: Ryan and Taylor Siddall

Address: 706 N. Alamo

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

Thank you for asking our opinion 😊

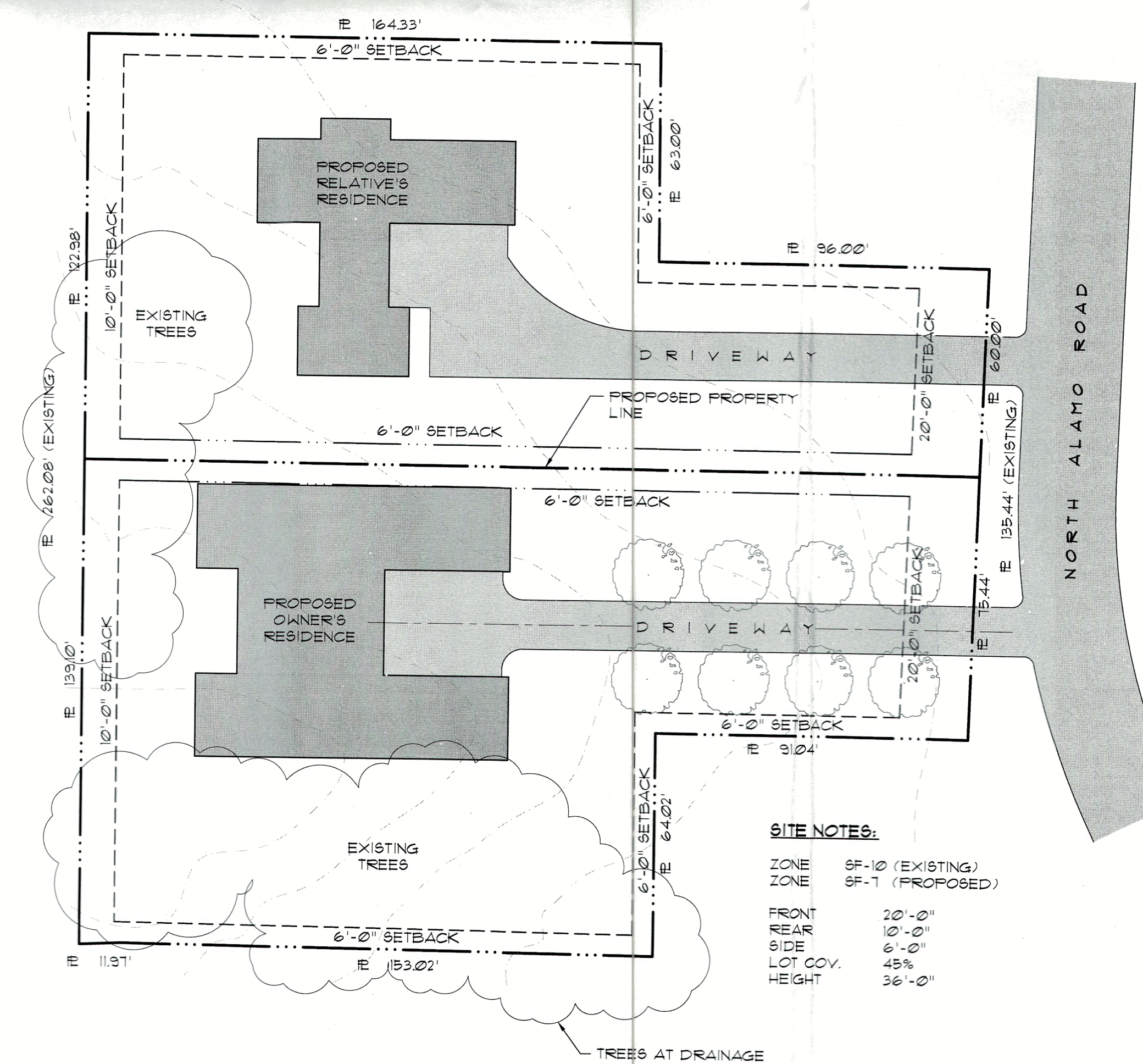
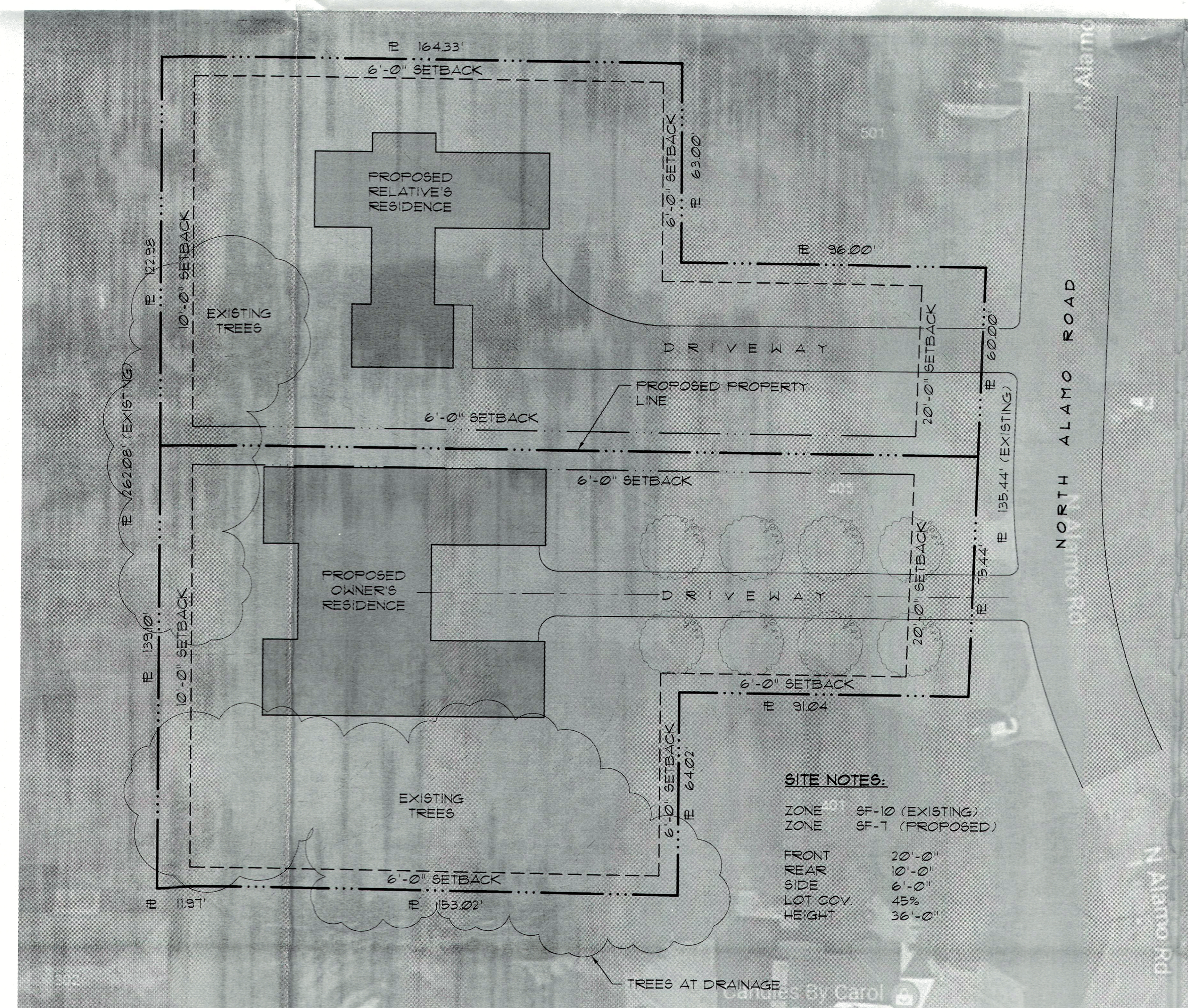
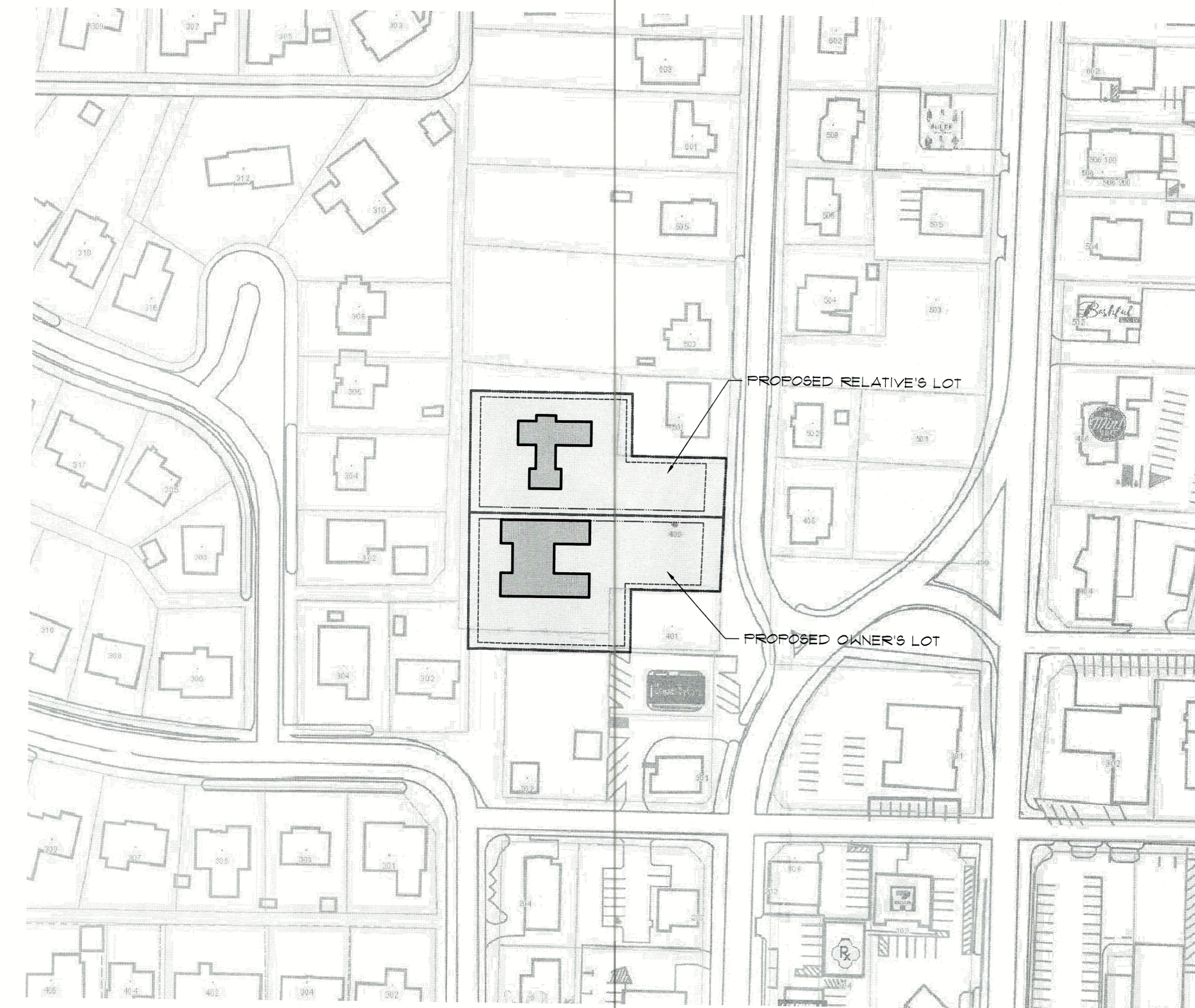
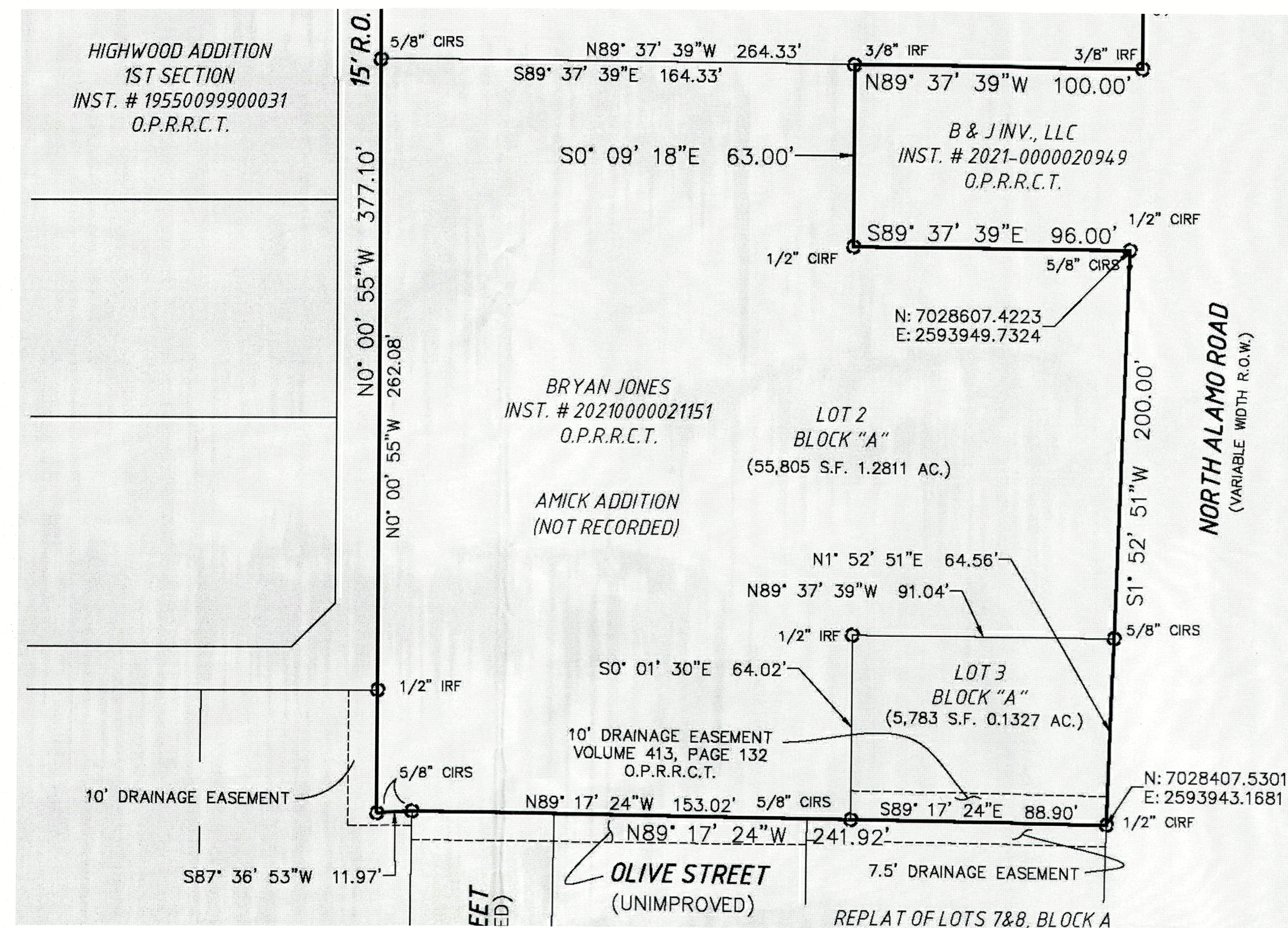
sacrifice
it for
the
sake
of
investors
trying
to make
money.


Letter Of Explanation

The land at 405 N Alamo Rd. Rockwall, TX 75087 is currently zoned as SF10. We are requesting it to be rezoned as SF7 which lowers to required street clearance to 60ft. Once the lot is rezoned then we will be able to request for the large lot to be replated into two lots. We are requesting these changes in order to build two personal homes on the large lot. I am wanting to build my personal home with my family and my sister will build the other personal home for her and her family. We are wanting to build our homes next to each other to be able to provide each other support with raising our children.

James Stringfellow

469-450-8826



 **robert durrant**
Residential Design LLC

Stringfellow / Rood Residence

405 North Alamo Street *East*
Rockwall, Texas

April 11, 2023

PROPERTY ID: 14020

LEGAL DESCRIPTION: NORTH ALAMO ADDITION,
BLOCK A, LOT 2, ACRES 1.2

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 1.2811-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 James Stringfellow and Bethany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Single-Family 10 (SF-10) District to Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 7 (SF-7) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.03, *General Residential District Standards*; and Section 03.09, *Single-Family 7 (SF-7) District*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF JUNE, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 15, 2023

2nd Reading: June 5, 2023

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block A, North Alamo Addition

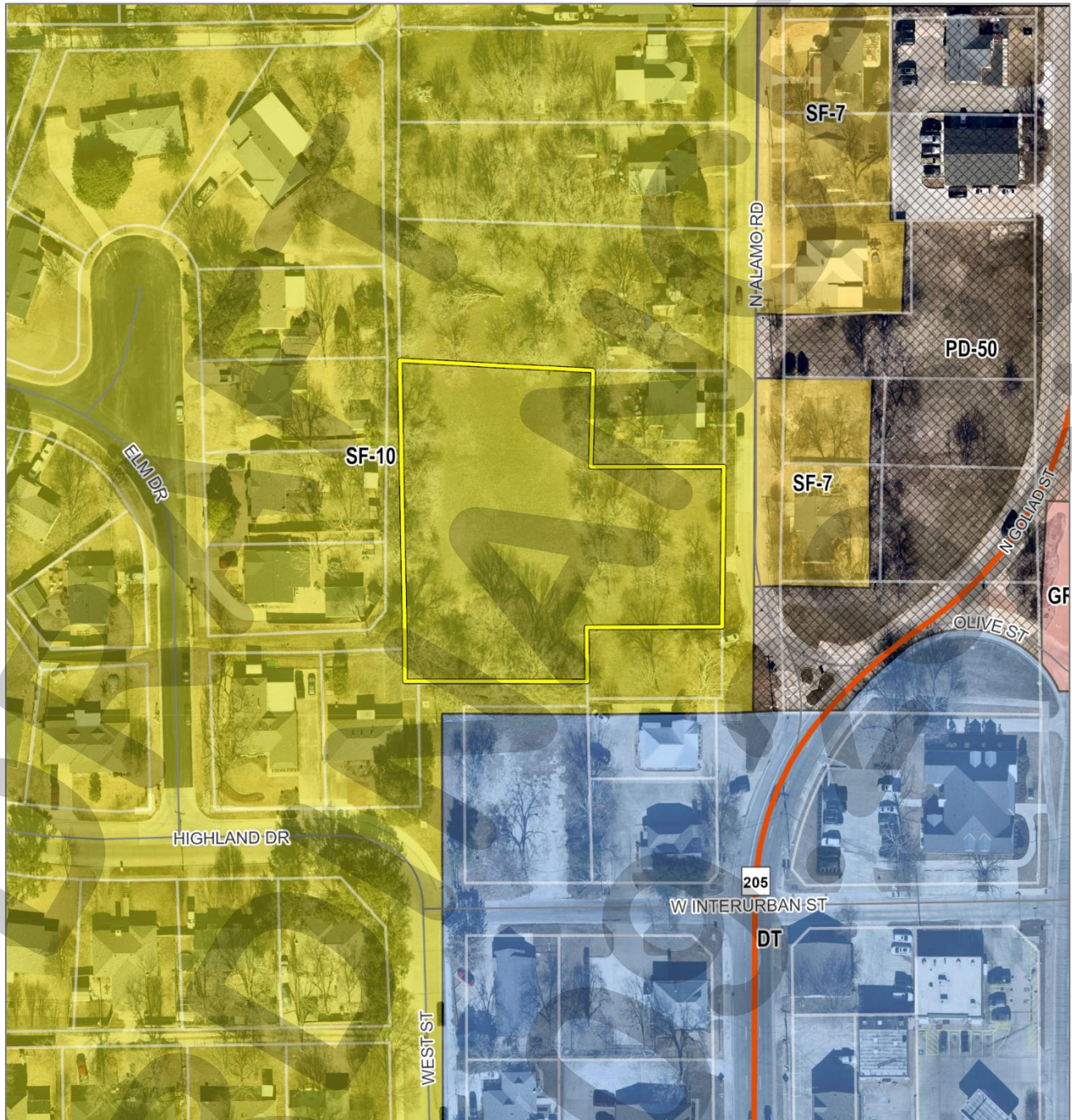
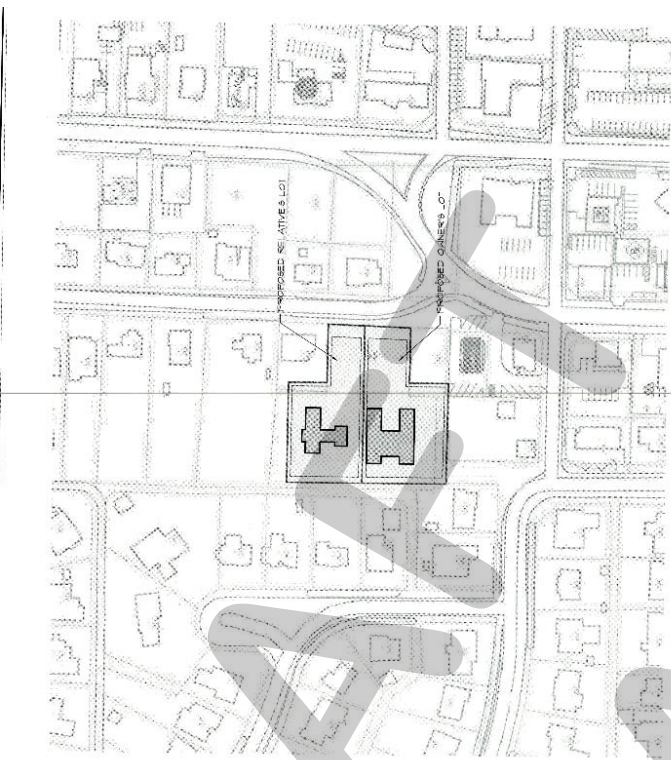
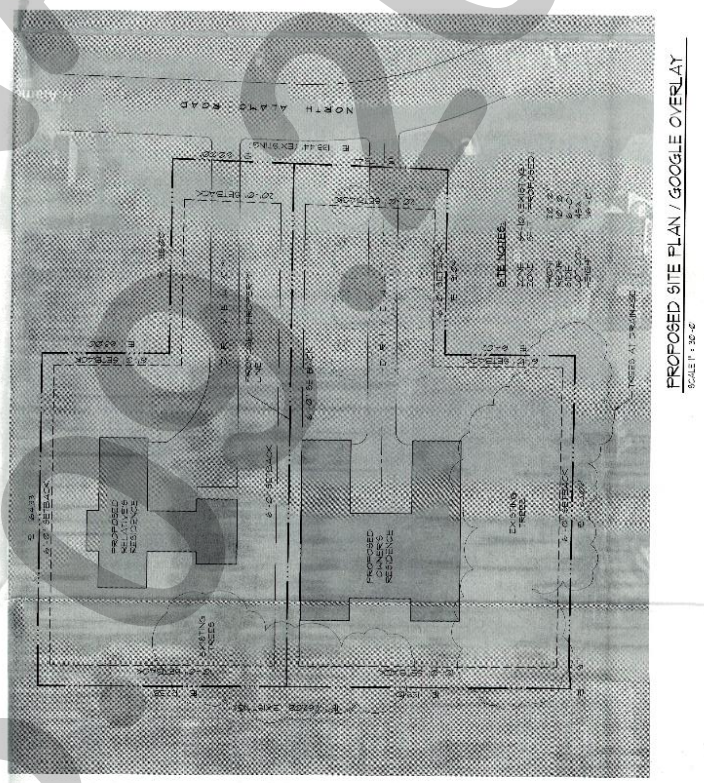
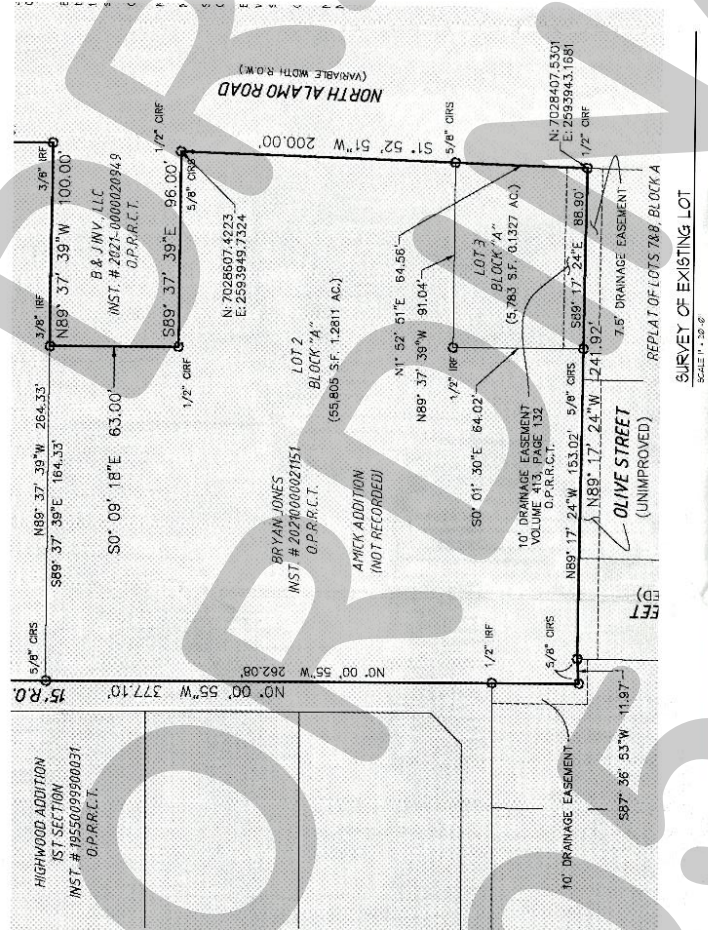
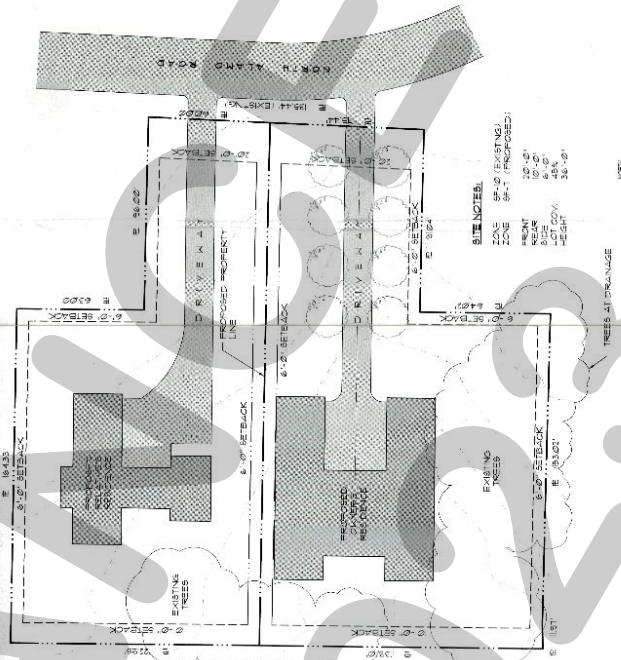


Exhibit 'B'
Zoning Exhibit



NEIGHBORHOOD PLAN
SCALE: 1" = 50'-0"





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: May 15, 2023

APPLICANT: James Stringfellow and Brittany Rood

CASE NUMBER: Z2023-021; *Zoning Change from Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District*

SUMMARY

Hold a public hearing to discuss and consider a request by James Stringfellow and Brittany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. The zoning designation of the subject property changed from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District sometime between January 3, 1972 and May 16, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 10 (SF-10) District since this change. On May 16, 2022, the City Council approved a replat [*i.e. Case Number P2022-018*] for the purpose of creating two (2) lots [*i.e. Lots 1 & 2, Block A, North Alamo Addition*].

PURPOSE

On April 14, 2023, the applicants -- *James Stringfellow and Brittany Rood* -- submitted an application requesting to change the zoning of the *subject property* from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for the purpose of subdividing the property into two (2) lots to allow the construction of two (2) single-family homes.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 405 N. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) residential lots (*i.e. 503, 505, & 601 N. Alamo Road*) that form part of the Amick Subdivision, which consists of 38 residential lots on 9.79-acres of land zoned Single-Family 10 (SF-10) District. Beyond this are three (3) additional residential lots (*i.e. 603, 605, & 703 N. Alamo Road*) that make up the Alamo Valley Subdivision, and are zoned Single-Family 10 (SF-10) District. North of these properties are N. West Street and W. Heath Street, which are identified as *Minor Collectors* 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 tract of land (*i.e. Lots 2, 3, & 6, Block A, Old Town Rockwall Addition*) and two (2) lots addressed as 301 & 303 N. Alamo Road. These properties are currently being used for retail or office land uses (*i.e. Candles by Carol and Bedford Survey*). Beyond this is E. Interurban Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are four (4) lots addressed as 201 N. West Street, 204 N. West Street, 201 N. Alamo Road, and 203 N. Alamo Road. Beyond this is W. Kaufman Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Alamo Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (i.e. Lot 16, Block 18A SW PT, Amick Addition and Lot 20, Block 19C, Amick Addition) that are zoned Single-Family 7 (SF-7) District. East of these properties is N. Goliad Street, which is identified as a P3U (i.e. *principal arterial, three (3) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Highwood Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 74 residential lots on 26.45-acres. Beyond this is the Highland Hills Subdivision, which is zoned Single-Family 10 (SF-10) District and consists of 59 residential lots on 22.40-acres.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 1.2811-acre parcel of land from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for the purpose of subdividing the property into two (2) residential lots to facilitate constructing a single-family home on each lot. It should be noted, that if this zoning change is approved, the applicant will be required to subdivide the subject property into two (2) buildable lots and apply for a Specific Use Permit (SUP) for *Residential Infill* to allow the construction of the future homes.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 7 (SF-7) District is the proper zoning classification for single-family developments with smaller lots... (t)hese developments are typically in areas adjacent to low-intensity non-residential land uses, in or around the Old Town Rockwall (OTR) Historic District; where they will serve as a logical transition from higher to lower density residential zoning districts." In this case, the majority of the properties adjacent to N. Alamo Road are zoned Single-Family 10 (SF-10) District or Single-Family 7 (SF-7) District, Downtown (DT) District and Planned Development District 50 (PD-50). Staff should point out that there are also two (2) properties east of the subject property that are zoned Single-Family 7 (SF-7) District. In addition, northeast of the property, are nine (9) other properties zoned Single-Family 7 (SF-7) District. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 7 (SF-7) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 7 (SF- 7) DISTRICT DEVELOPMENT STANDARDS

<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>6.2</i>
<i>Minimum Dwelling Unit</i>	<i>1,100 SF</i>
<i>Minimum Lot Area</i>	<i>7,000 SF</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>6-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>32-Feet</i>
<i>Maximum Lot Coverage</i>	<i>45%</i>
<i>Required Parking Spaces</i>	<i>2</i>

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the North Lakeshore District and is designated for Medium Density Residential land uses. The Medium Density Residential land use is defined as "...residential subdivisions that are greater than two and one-half (2 ½) units per gross acre or but not higher than three (3) units per gross acre ...". Based on this the proposed zoning change conforms to the Comprehensive Plan. In addition, the

OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. In this case, the proposed zoning change conforms to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, which was designed around the desired 80% / 20% land use ratio. In addition, the proposed zoning change does not change land use ratio. Based on this the proposed zoning change does not affect the current residential to non-residential percentage.

NOTIFICATIONS

On April 18, 2023, staff notified 136 property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve Homeowner’s Association (HOA), which was the only Homeowner’s Association (HOA) or Neighborhood Organization 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) notices in favor, one (1) email in favor and one (1) notice in opposition of the applicant’s request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant’s request to rezone the subject property from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change 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 May 9, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22023-021**

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 **405 N. Alamo Rd Rockwall, TX 75087**
SUBDIVISION **North Alamo Addition** LOT **2** BLOCK **A**
GENERAL LOCATION **405 N. Alamo Rd. Rockwall, TX 75087**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF10** CURRENT USE **Lot of land**
PROPOSED ZONING **SF7** PROPOSED USE **2 residential homes**
ACREAGE **1.2811** LOTS [CURRENT] **1.2811** LOTS [PROPOSED] **1.2811**

☒ **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 **Stringfellow Holdings, LLC** ☐ APPLICANT
CONTACT PERSON **Brittany Roador James Stringfellow** CONTACT PERSON
ADDRESS **5023 Parkview** ADDRESS
CITY, STATE & ZIP **Addison, TX 75001** CITY, STATE & ZIP
PHONE **469-450-8826** PHONE
E-MAIL **James@stringfellowholdings.com** E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Brittany Road** [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

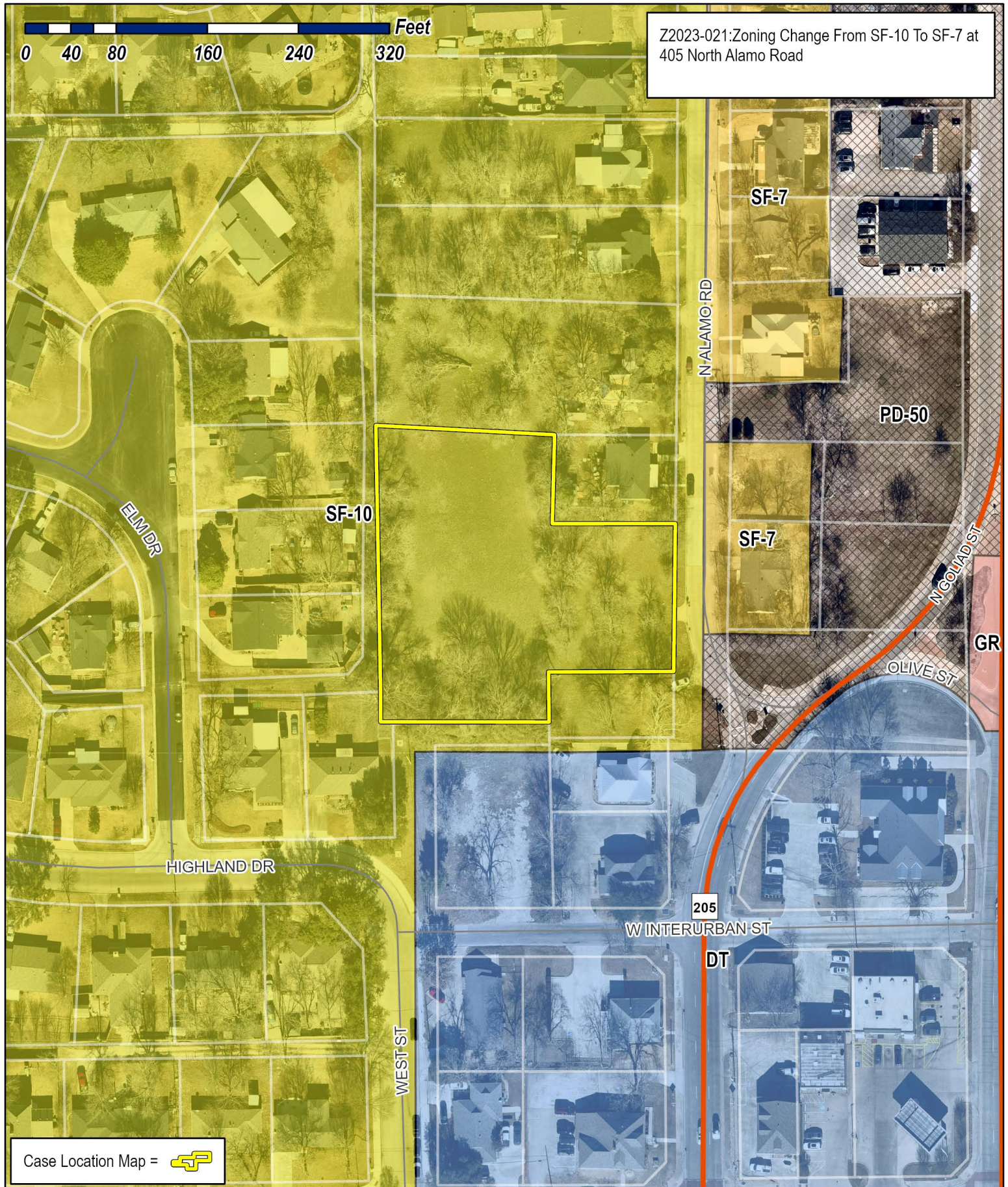
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ **214.22** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **12** DAY OF **April**, **2023** BY SIGNING 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."
Notary Public for the State of Texas
My Commission Expires February 24, 2025

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **12** DAY OF **April**, 20 **23**

OWNER'S SIGNATURE **Brittany Road**

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS **20 Notary Public**

MY COMMISSION EXPIRES **2/24/25**



City of Rockwall

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

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

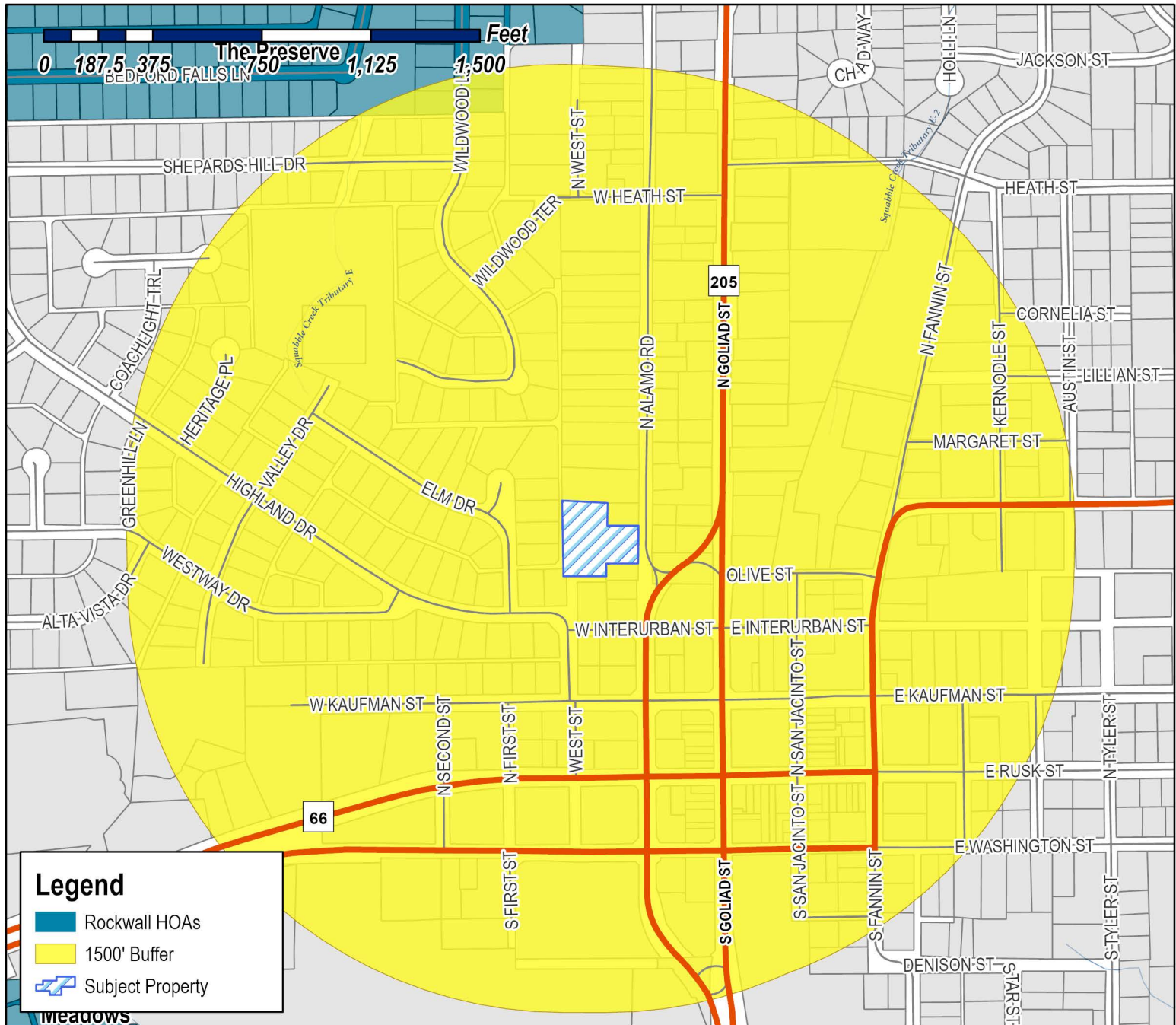
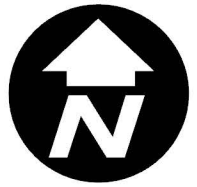




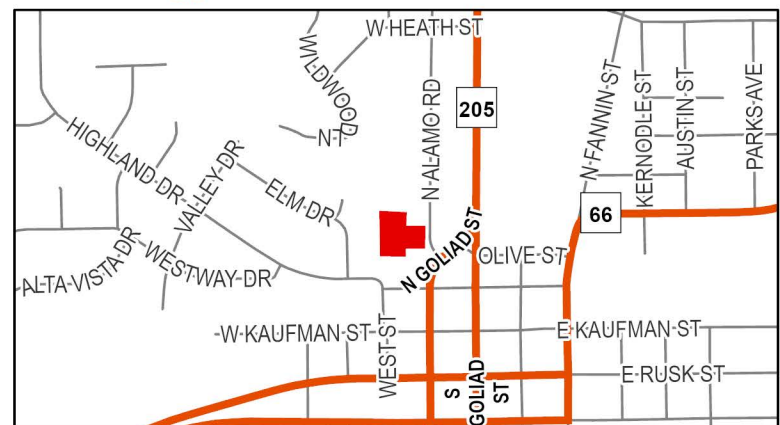
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road



Date Saved: 4/13/2023

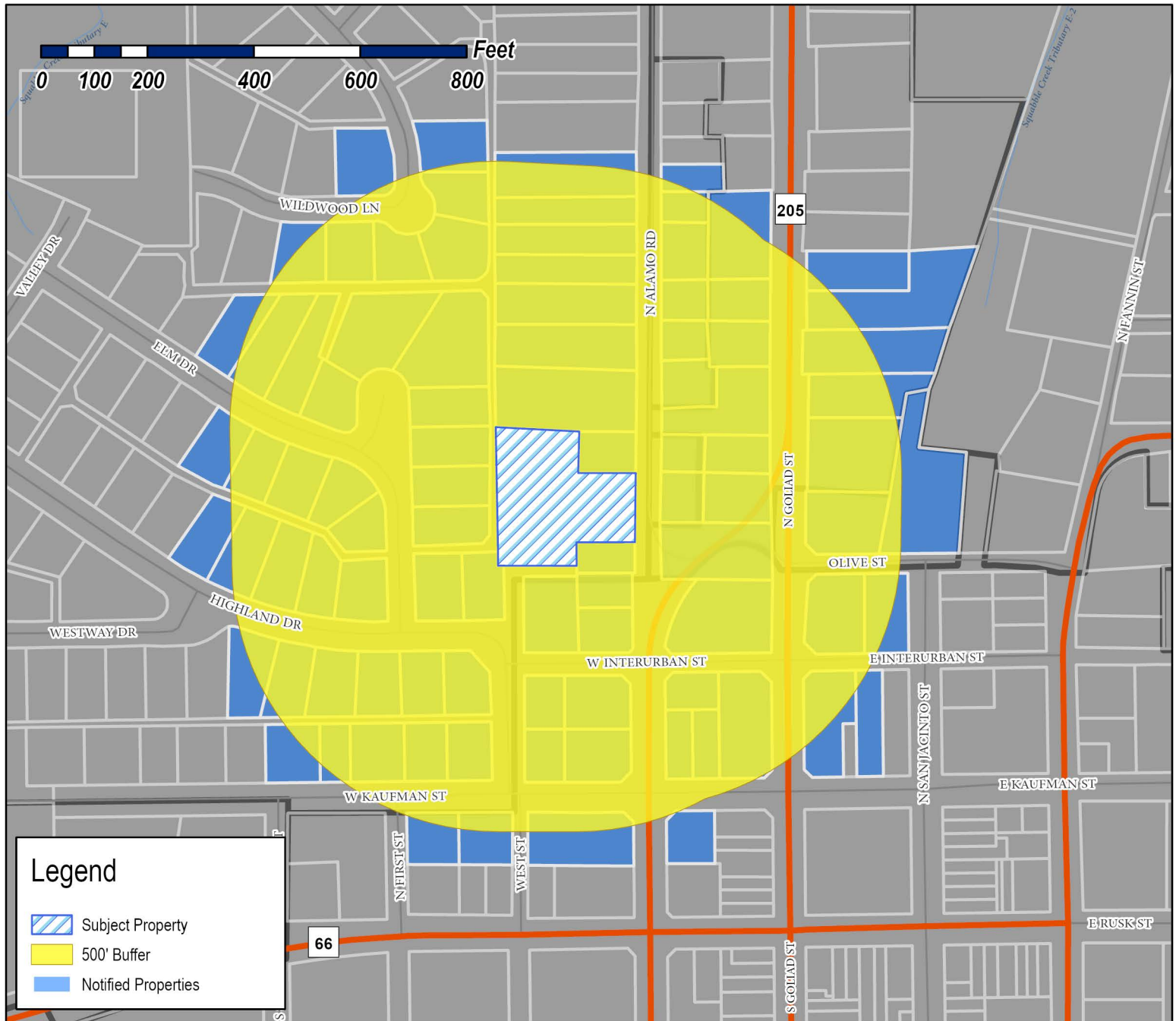
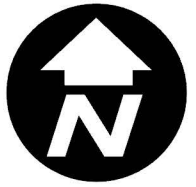
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

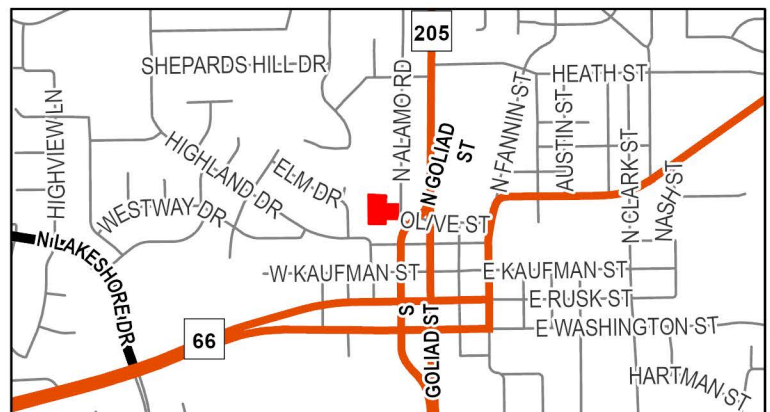
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Case Number: Z2023-021
Case Name: Zoning Change from SF-10 to SF-7
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 405 N. Alamo Road

Date Saved: 4/13/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

105 N ALAMO LLC
105 N ALAMO
ROCKWALL, TX 75032

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC
120 S RIVERSIDE PLAZA #2000
CHICAGO, IL 60606

LEAL CAROL RHEA
1307 RIDGE ROAD #2317
ROCKWALL, TX 75087

PLACE TIM & LISANNE
1531 ZAPATA DR
EL DORADO HILLS, CA 95762

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
201 N ALAMO
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

CANO OSCAR & NANCY
203 N. ALAMO RD
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
208 W HEATH ST
ROCKWALL, TX 75087

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

SMITH IFTACH
2917 CHERRY SPRING CT
PLANO, TX 75025

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
301 W KAUFMAN
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
303 N ALAMO
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C
304 WEST KAUFMAN STREET
ROCKWALL, TX 75087

FOUSE DORIS BURNS
305 ELM DR
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
307 WILDWOOD LN
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
ROCKWALL, TX 75087

BRADEN DAVID WAYNE
308 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
309 WILDWOOD LN
ROCKWALL, TX 75087

GRACE CLINE LIFE ESTATE
MARK CLINE
309 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
310 HIGHLAND DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
314 HIGHLAND DR
ROCKWALL, TX 75087

KINSEY BRIAN & TERESA
316 ELM DRIVE
ROCKWALL, TX 75087

SIDES DEBORAH HALE
317 ELM DR
ROCKWALL, TX 75087

FURGUSON RANDY AND ANGELA
317 ELM DR
ROCKWALL, TX 75087

TALLEY JANICE
318 ELM DRIVE
ROCKWALL, TX 75087

RESIDENT
319 ELM DR
ROCKWALL, TX 75087

RESIDENT
320 ELM DR
ROCKWALL, TX 75087

RESIDENT
321 ELM DR
ROCKWALL, TX 75087

EVANS SHARON
322 ELM DRIVE
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

PARKS PAIGE E
402 W KAUFMAN ST STE 100
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
508 N ALAMO
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

RISE ACADEMY LEARNING CENTER LLC
7106 LIBERTY GROVE RD
ROWLETT, TX 75089

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
804 TRUMPETER WAY
ROCKWALL, TX 75032

BACKCOUNTRY HOLDINGS LLC AND
KYLEE KNIGHT
8078 WHITEWING DRIVE
FRISCO, TX 75034

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

PRECISION GLOBAL CORPORATION
9330 LBJ FREEWAY SUITE 900
DALLAS, TX 75243

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

GGX6 LLC
PO BOX 999
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2023-021: Zoning Change from SF-10 to SF-7

Hold a public hearing to discuss and consider a request by James Stringfellow and Bethany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 N. Alamo 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, May 9, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 15, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, May 15, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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

PUBLIC NOTICE



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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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PLEASE RETURN THE BELOW FORM

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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:

TERRI BEDFORD / A Bedford Group

Address:

301 N. Alamo Rd, Rockwall 75087

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.

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From: [Miller, Ryan](#)
To: [Guevara, Angelica](#)
Subject: FW: In Favor of case Z2023-021 Zoning
Date: Tuesday, May 2, 2023 4:39:28 PM

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 | 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.

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

From: Hallie B. <[REDACTED]>
Sent: Tuesday, May 2, 2023 2:29 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: In Favor of case Z2023-021 Zoning

Hi there!

Long time!

In favor of the zoning change above!

Hallie Davenport
[REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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.

Four horizontal lines for providing reasons for the request.

Name:

Address:

Two horizontal lines for providing name and 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.

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

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Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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TO GO DIRECTLY
TO THE WEBSITE



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PLEASE RETURN THE BELOW FORM

Case No. Z2023-021: Zoning Change from SF-10 to SF-7

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.

One thing we love about Rockwall is the zoning, and how, unlike a lot of surrounding cities, there are not a ton of apartments or high-density housing. We love that the historic district of Rockwall has character + want to protect that and not

Name: Ryan and Taylor Siddall

Address: 706 N. Alamo

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

Thank you for asking our opinion 😊

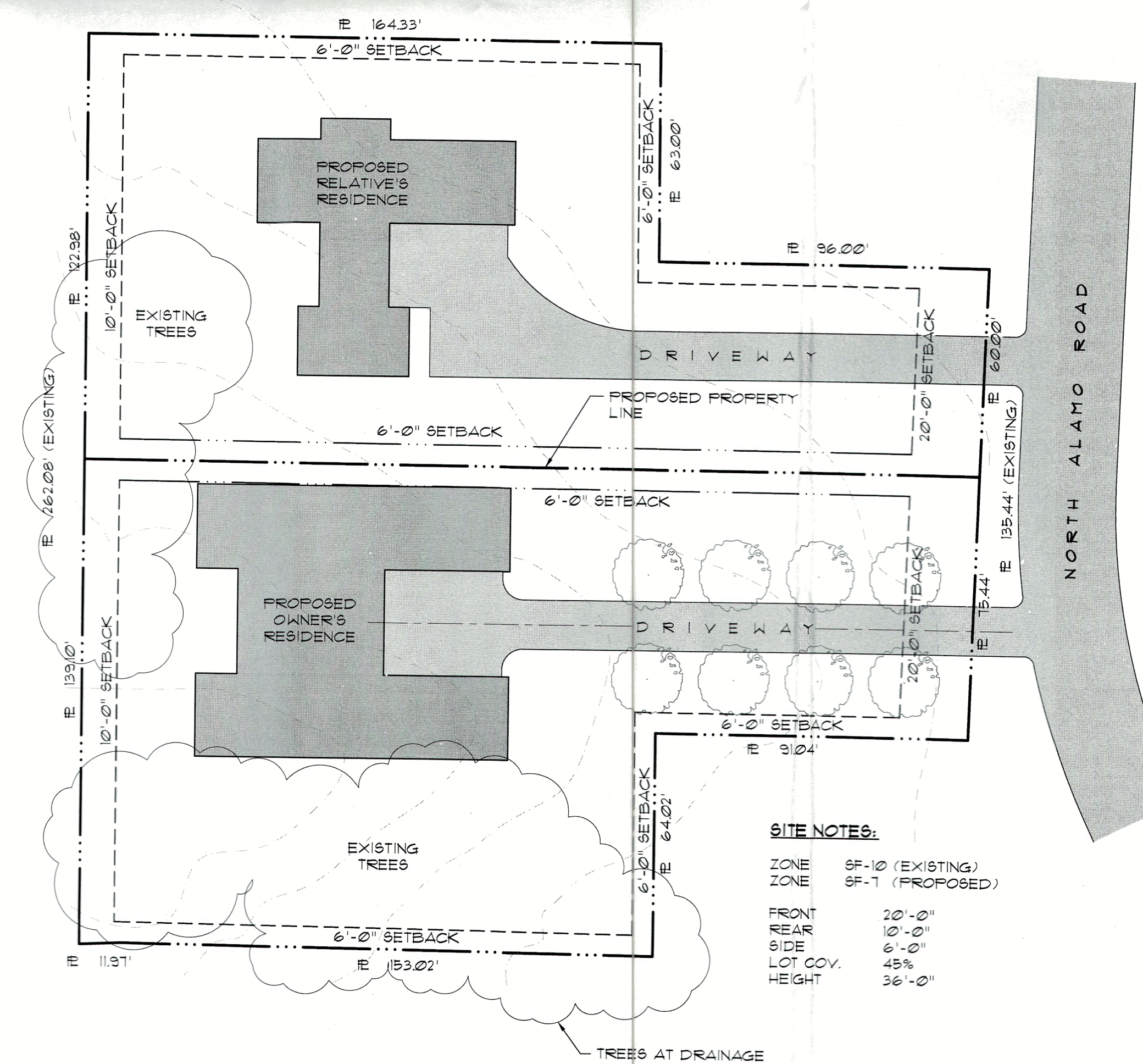
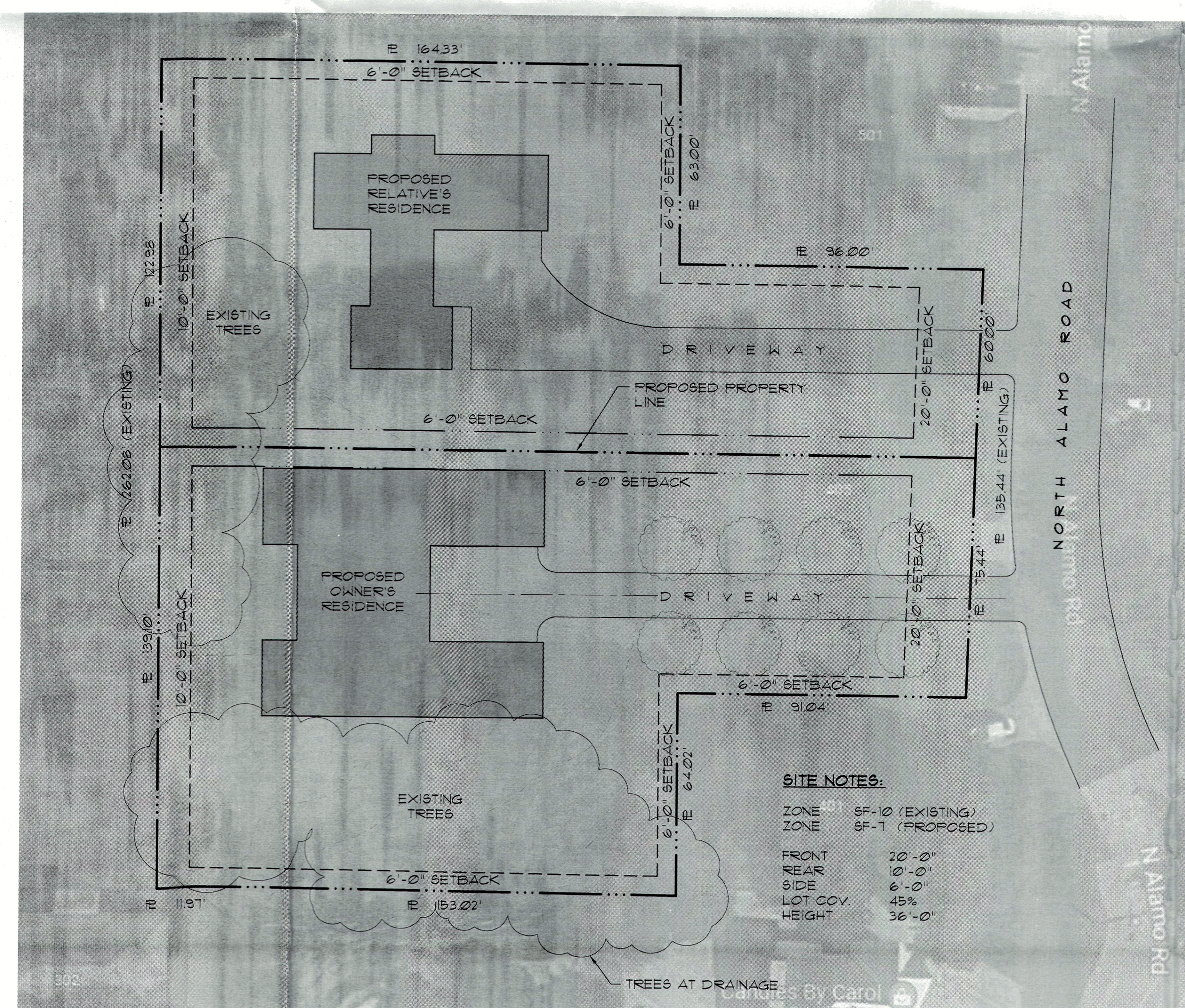
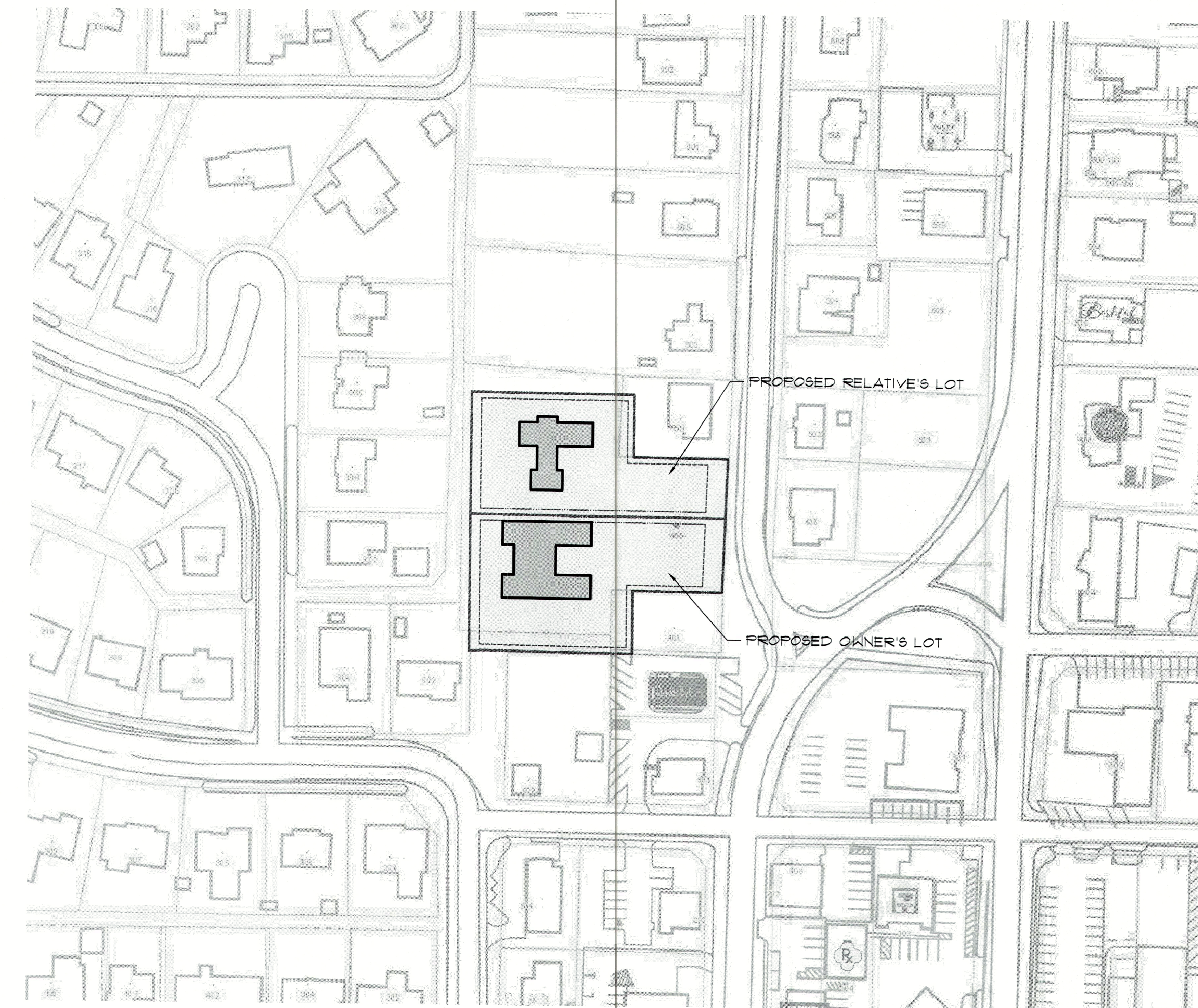
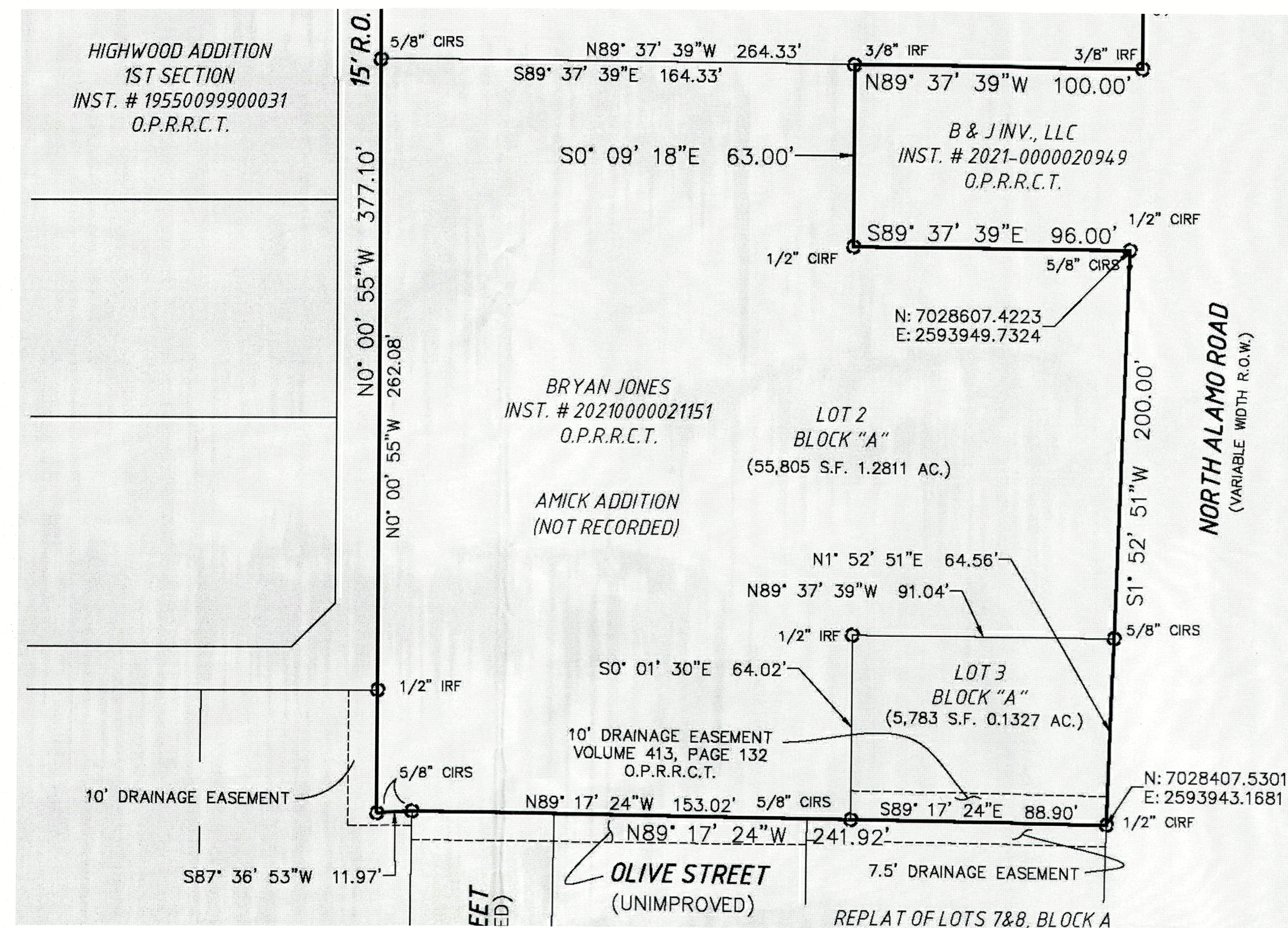
sacrifice
it for
the
sake
of
investors
trying
to make
money.


Letter Of Explanation

The land at 405 N Alamo Rd. Rockwall, TX 75087 is currently zoned as SF10. We are requesting it to be rezoned as SF7 which lowers to required street clearance to 60ft. Once the lot is rezoned then we will be able to request for the large lot to be replated into two lots. We are requesting these changes in order to build two personal homes on the large lot. I am wanting to build my personal home with my family and my sister will build the other personal home for her and her family. We are wanting to build our homes next to each other to be able to provide each other support with raising our children.

James Stringfellow

469-450-8826



 **robert durrant**
Residential Design LLC

Stringfellow / Rood Residence

405 North Alamo Street *East*
Rockwall, Texas

April 11, 2023

PROPERTY ID: 14020

LEGAL DESCRIPTION: NORTH ALAMO ADDITION,
BLOCK A, LOT 2, ACRES 1.2

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 1.2811-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 James Stringfellow and Brittany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Single-Family 10 (SF-10) District to Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 7 (SF-7) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.03, *General Residential District Standards*; and Section 03.09, *Single-Family 7 (SF-7) District*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF JUNE, 2023.**

Trace Johanessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 15, 2023

2nd Reading: June 5, 2023

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block A, North Alamo Addition

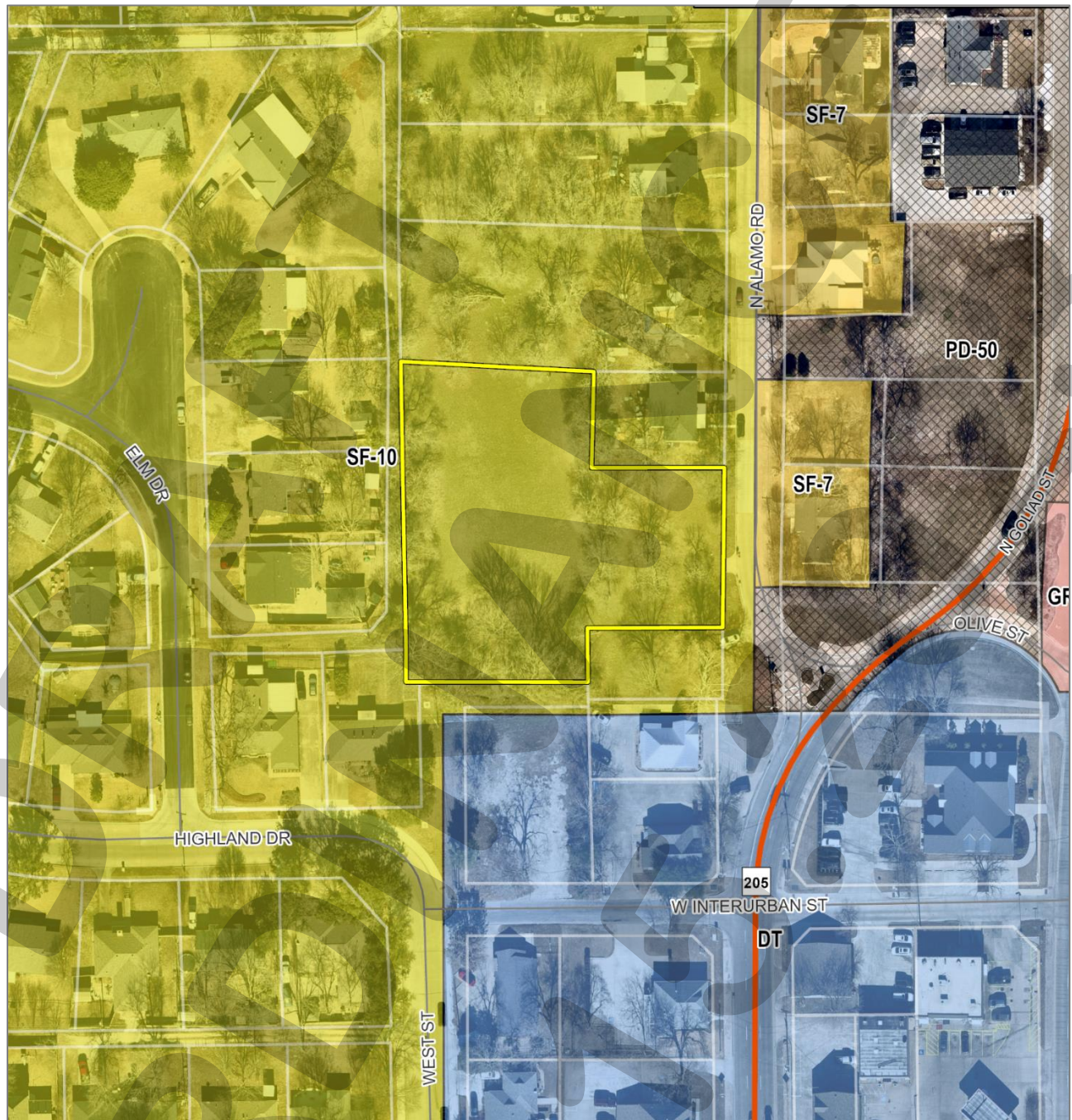
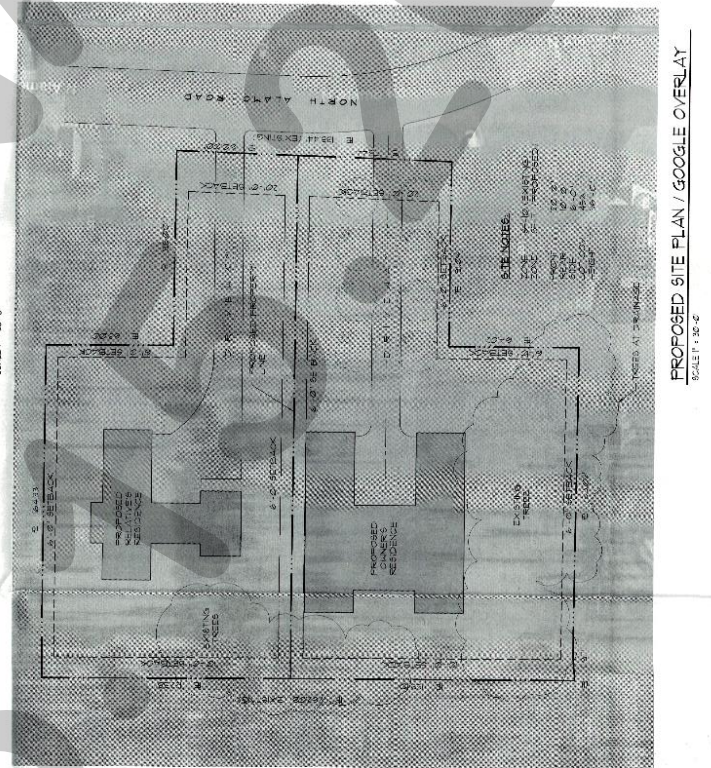
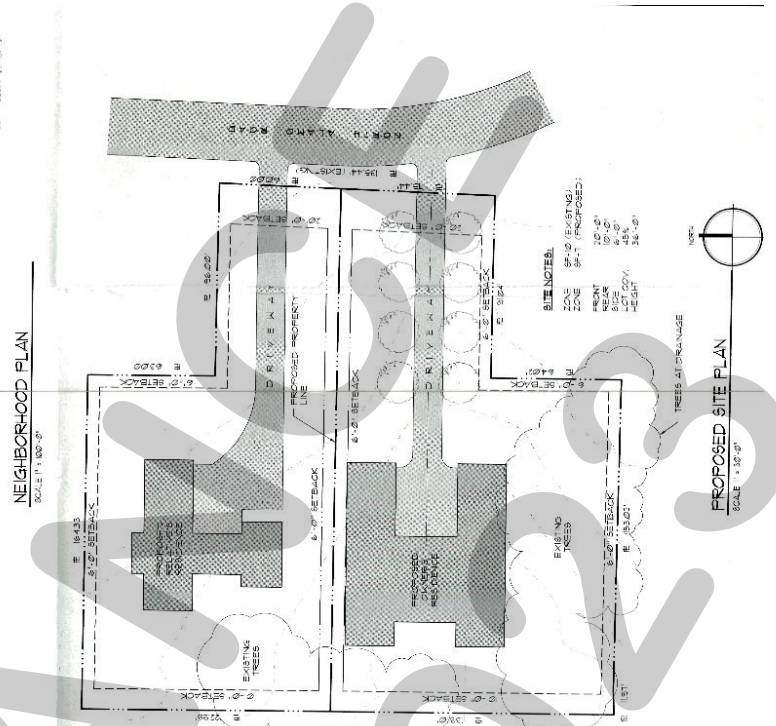
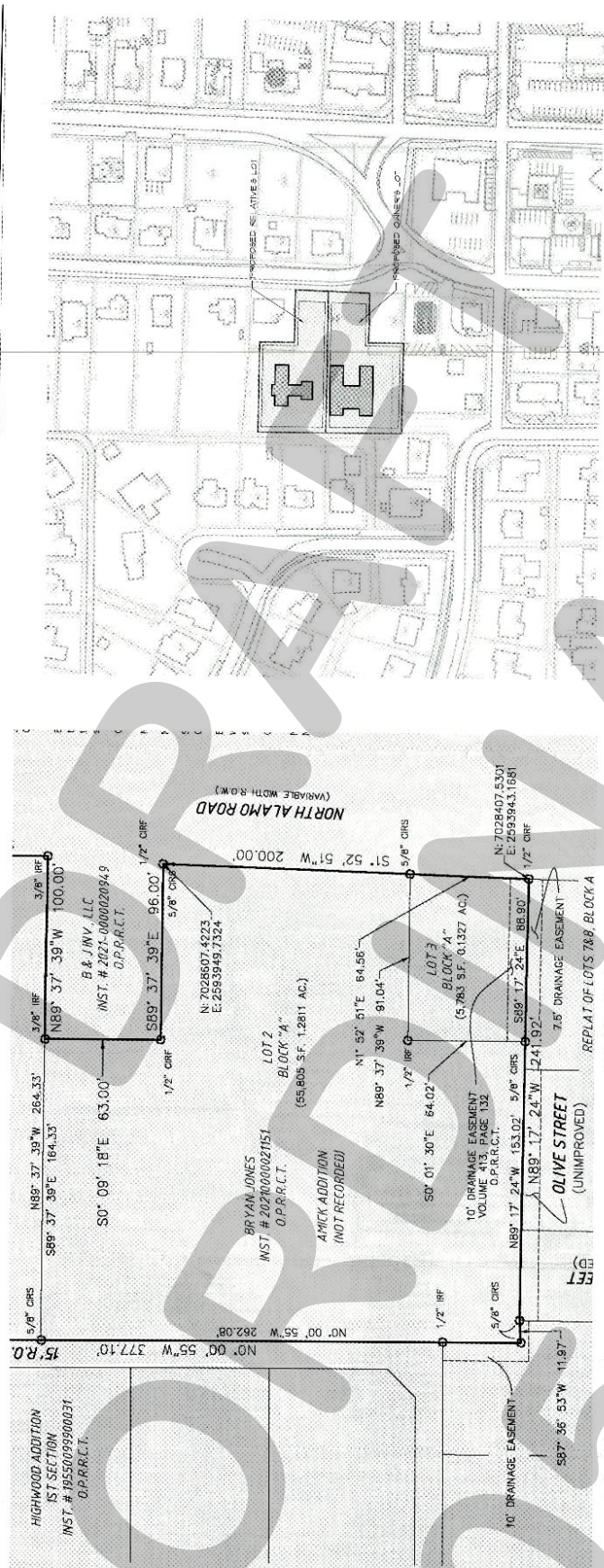


Exhibit 'B'
Zoning Exhibit





DATE: June 22, 2023

TO: Brittany Rood and James Stringfellow
5023 Parkview
Addison, TX 75001

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

SUBJECT: Z2023-021; *Zoning Change from SF-10 to SF-7 at 405 N. Alamo Road*

Mrs. Rood or Mr. Stringfellow:

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 June 5, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Zoning Change 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 May 9, 2023, the Planning and Zoning Commission approved a motion to approve the Zoning Change by a vote of 7-0.

City Council

On June 5, 2023, the City Council approved the Zoning Change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-32*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 23-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY 10 (SF-10) DISTRICT TO A SINGLE-FAMILY 7 (SF-7) DISTRICT FOR A 1.2811-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, NORTH ALAMO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 James Stringfellow and Brittany Rood of Stringfellow Holdings, LLC for the approval of a Zoning Change from a Single-Family 10 (SF-10) District to a Single-Family 7 (SF-7) District for a 1.2811-acre parcel of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Single-Family 10 (SF-10) District to Single-Family 7 (SF-7) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 7 (SF-7) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.03, *General Residential District Standards*; and Section 03.09, *Single-Family 7 (SF-7) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF JUNE, 2023.**



Trace Johanessen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: May 15, 2023

2nd Reading: June 5, 2023

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block A, North Alamo Addition

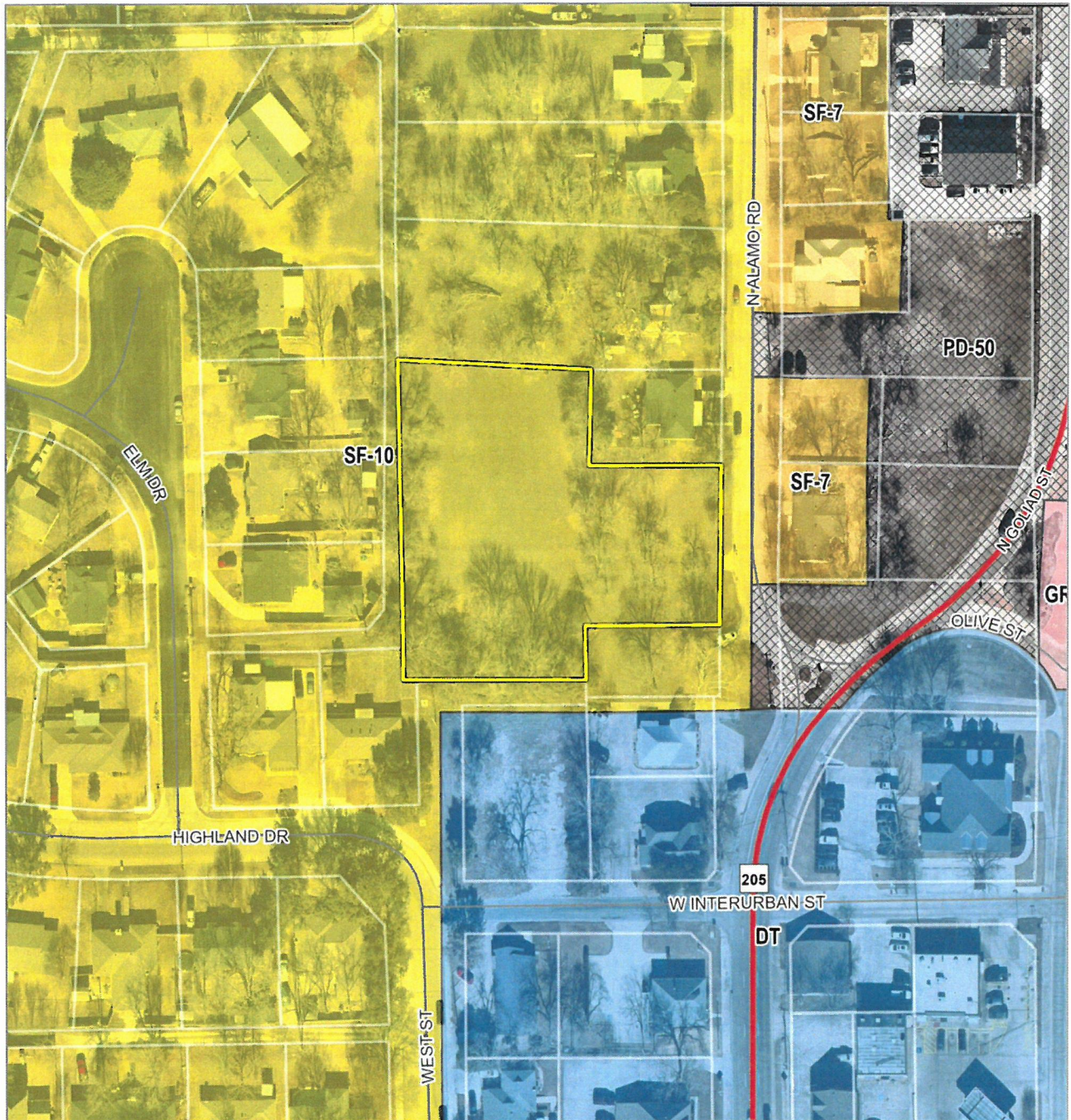


Exhibit 'B'
Zoning Exhibit

