



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. _____

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 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE _____

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER <u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT _____
CONTACT PERSON <u>SAMUEL F SOFRONIE</u>	CONTACT PERSON _____
ADDRESS <u>2608 TRUMPET DR</u>	ADDRESS _____
CITY, STATE & ZIP <u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP _____
PHONE <u>832-991-9990</u>	PHONE _____
E-MAIL <u>SAMUELSOFRONIE@GMAIL.COM</u>	E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

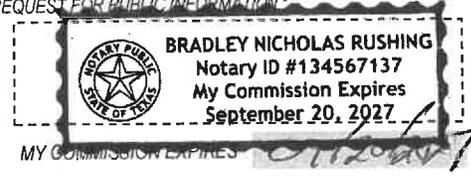
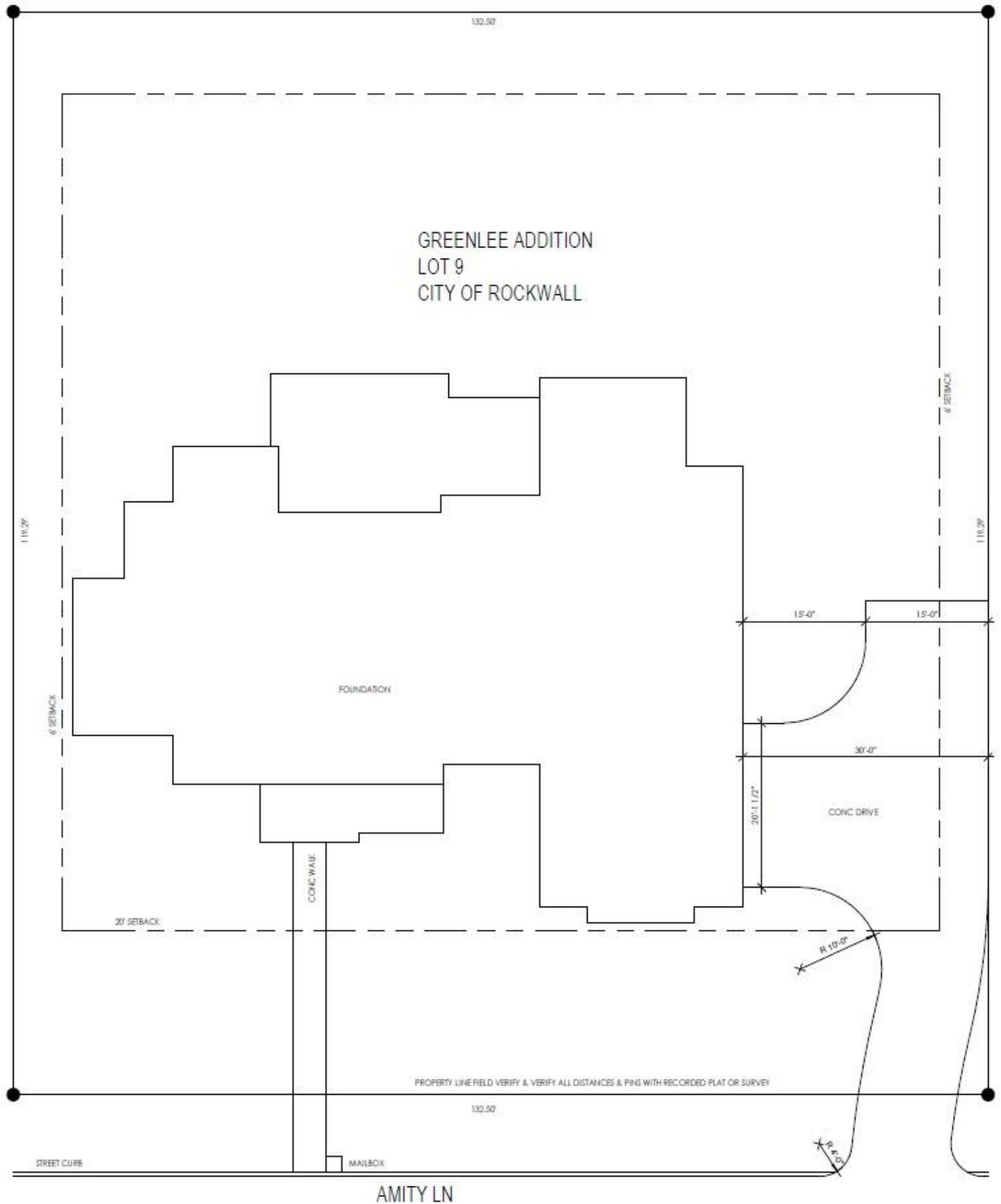


Exhibit "C" Residential Plot Plan





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



2 ELEVATION BACK
1/4" = 1'-0"

- 11' PLATE
11'-1 1/8"
- 10' PLATE
10'-1 1/8"
- 9' PLATE
9'-1 1/8"
- FINISHED FLOOR
0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN DECKING NO TEARS OR MISSING PATCHES IN FELT WILL BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16# NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN 1 HR RATING IS REQ'D INSERT 5/8"
FIRE RATED GYP BD BEHIND 1/4" HARDIE
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2 X 4 WALLS
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING
(7/16) THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP IF FOIL FACED,
TAPE JOINTS WITH FOIL TAPE

STUCCO :
DRAIN MAT BEHIND THE SCRATCH COAT
ELASTOMERIC COATING ON THE OUTSIDE LAYER
METAL TERMINATION AIR/VENT TRIM PIECE AT THE BOTTOM

MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16# NAILS

WALL - WOOD FRAMING WITH STUCCO
1" = 1'-0"

COPYRIGHT BY IMAGINATION DESIGNS, LLC



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN
(60' R.O.W.)**

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPESL # 10194824

To:

City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you



DEVELOPMENT APPLICATION

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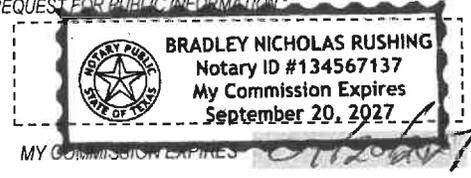
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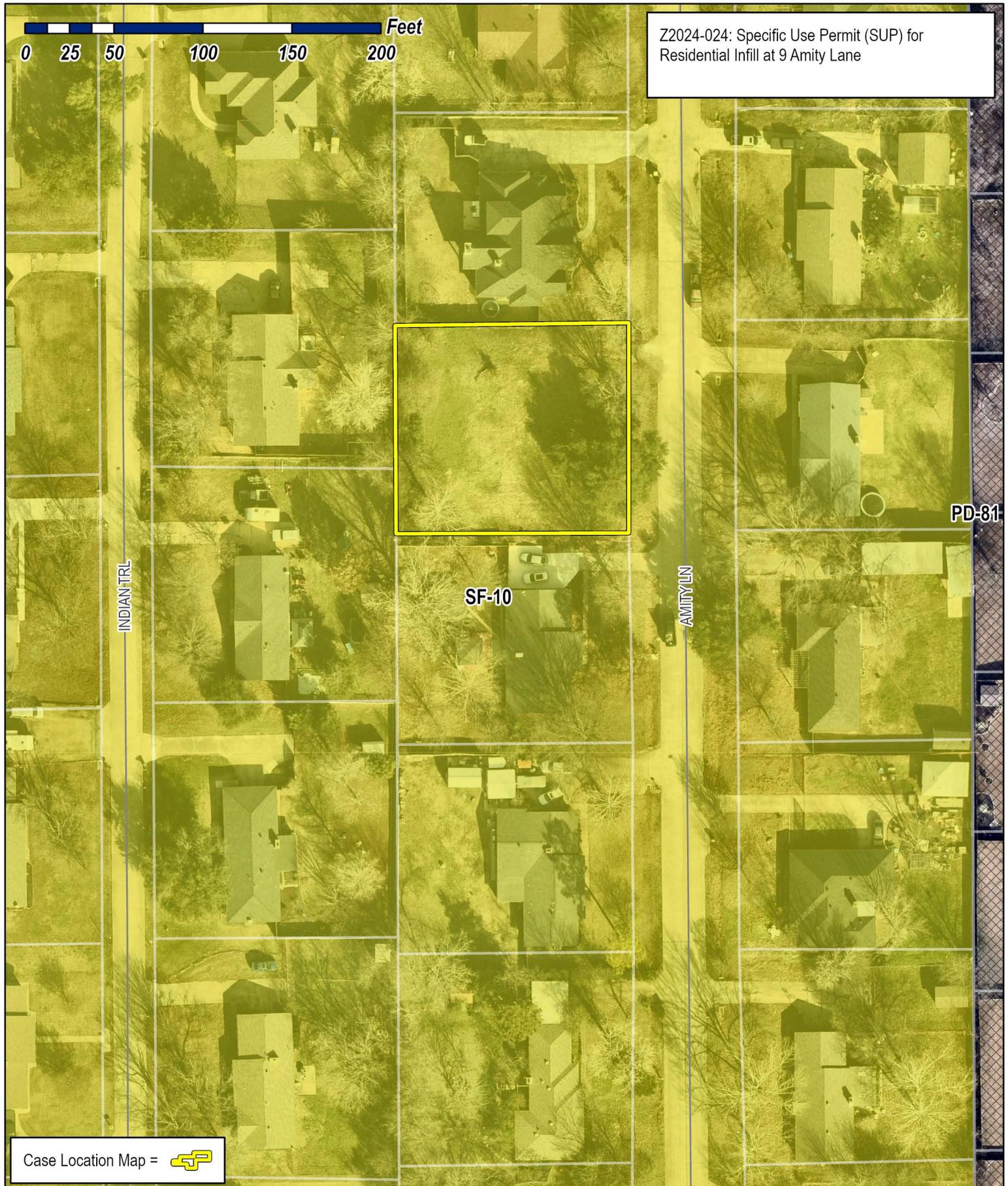
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2024-024: Specific Use Permit (SUP) for Residential Infill at 9 Amity Lane

0 25 50 100 150 200 Feet

INDIAN TRL

AMITY LN

SF-10

PD-81

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.

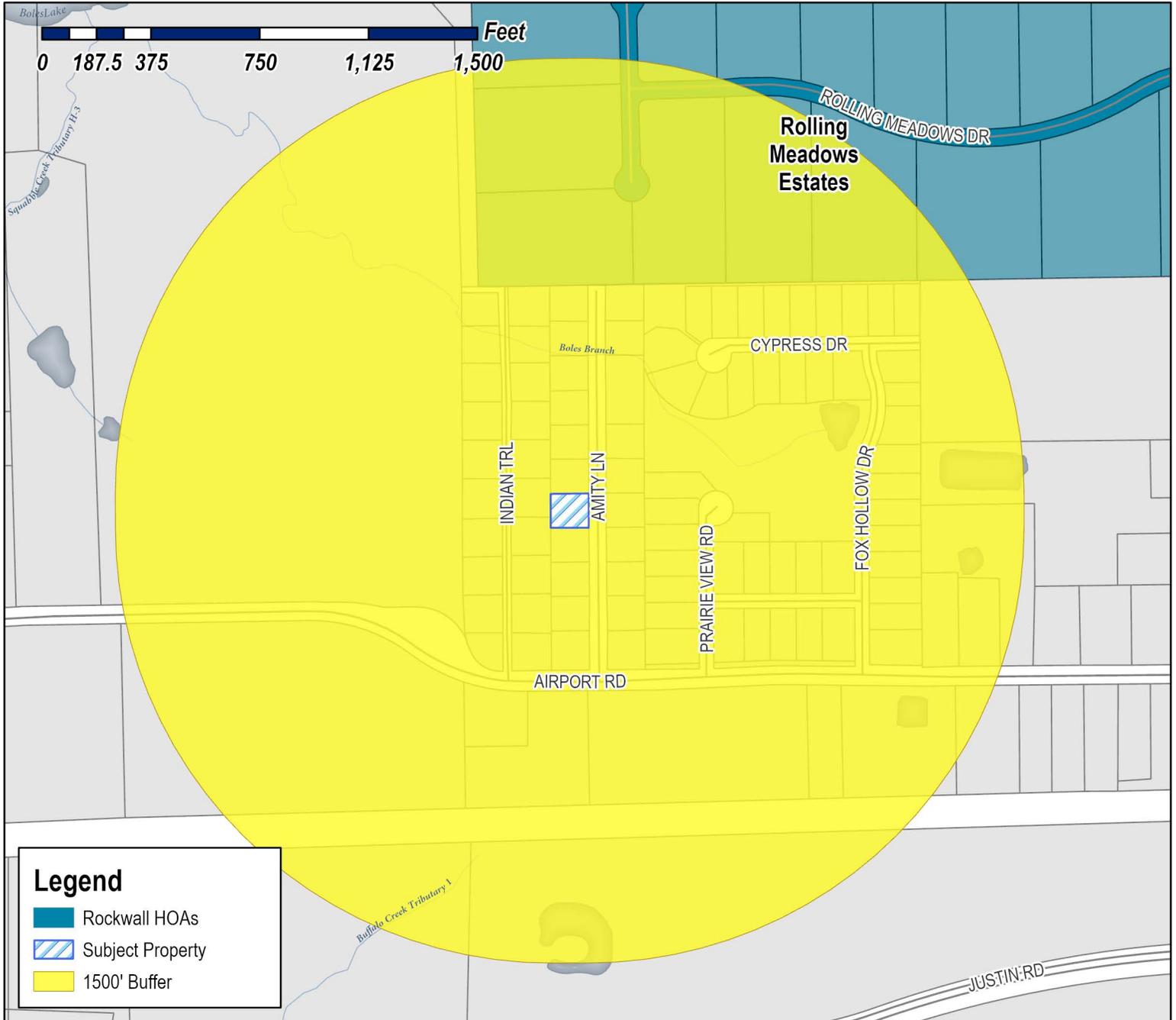




City of Rockwall

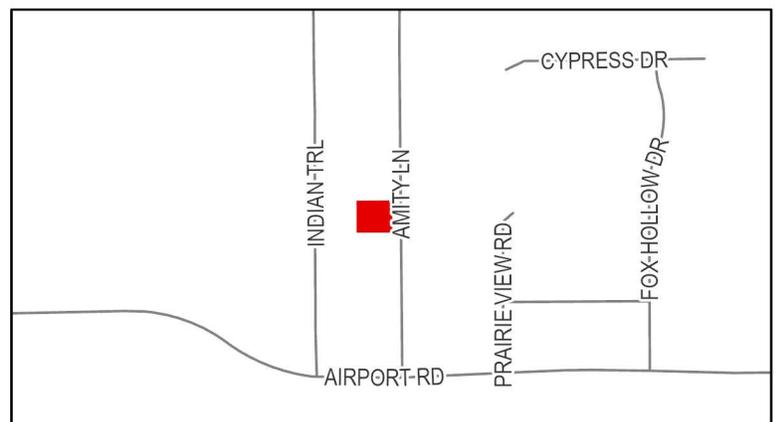
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745

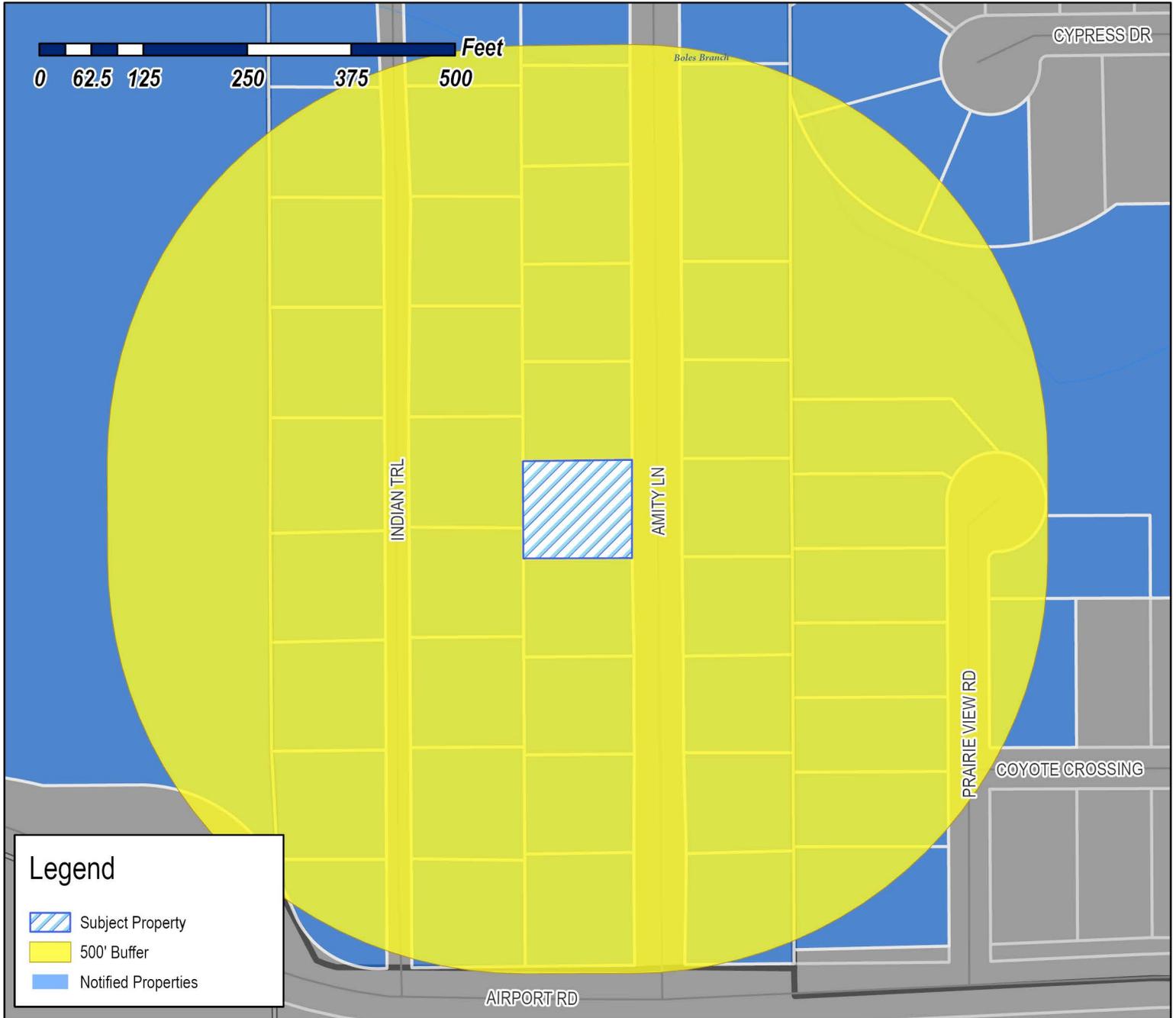




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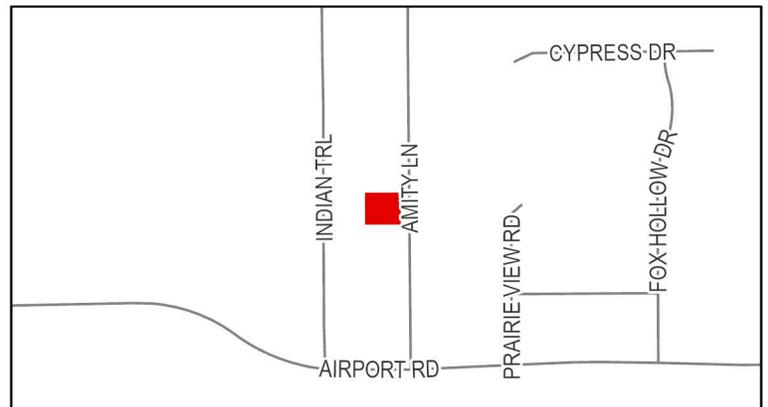
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TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY -
TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

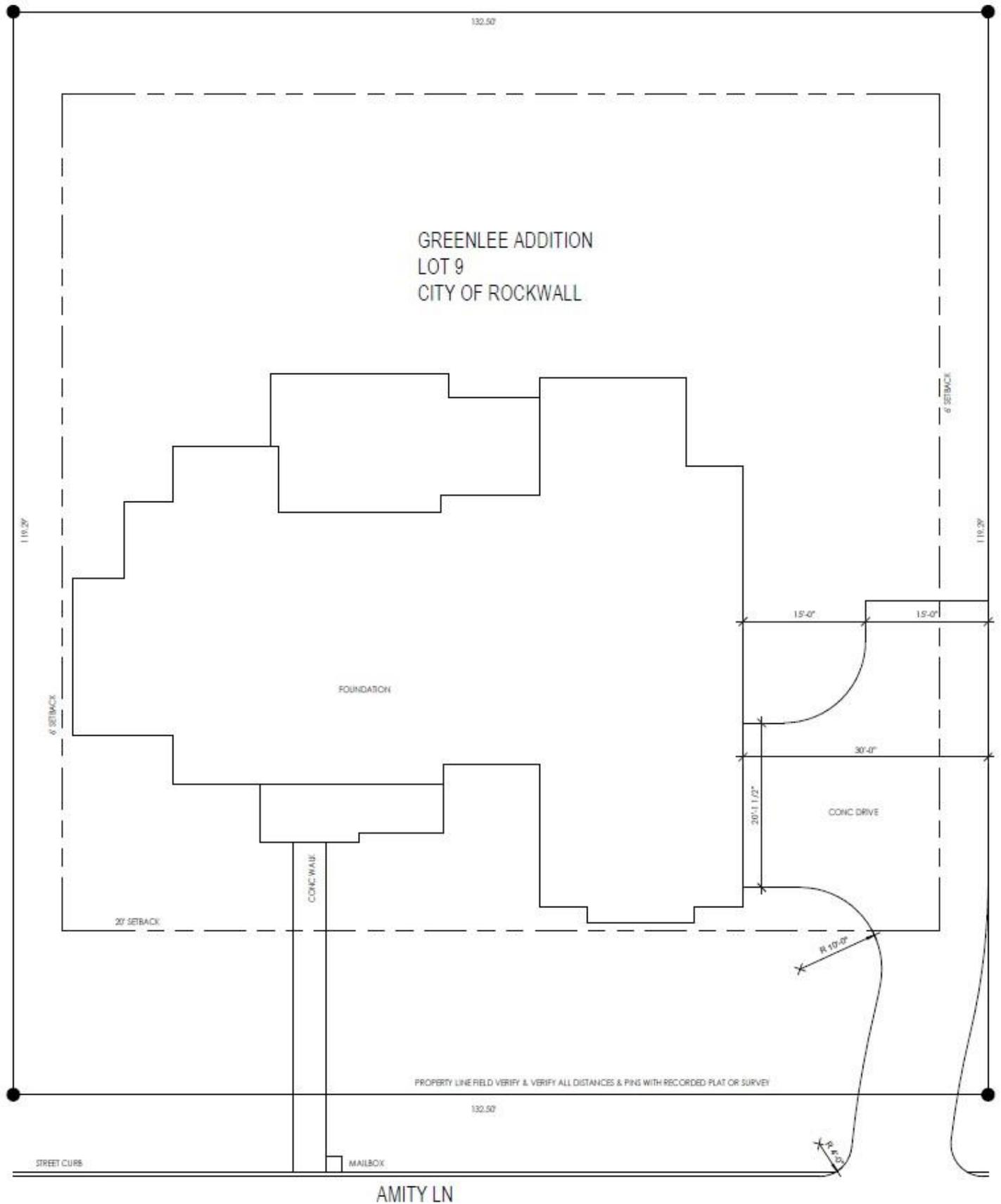
RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

Exhibit "C" Residential Plot Plan





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



2 ELEVATION BACK
1/4" = 1'-0"

11' PLATE
11'-1 1/8"
10' PLATE
10'-1 1/8"
9' PLATE
9'-1 1/8"
FINISHED FLOOR
0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN DECKING NO TEARS OR MISSING PATCHES IN FELT WILL BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16# NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN 1 HR RATING IS REQ'D INSERT 5/8"
FIRE RATED GYP BD BEHIND 1/4" HARDIE
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2 X 4 WALLS
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING
(7/16) THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP IF FOIL FACED,
TAPE JOINTS WITH FOIL TAPE

STUCCO :
DRAIN MAT BEHIND THE SCRATCH COAT
ELASTOMERIC COATING ON THE OUTSIDE LAYER
METAL TERMINATION AIR/VENT TRIM PIECE AT THE BOTTOM

MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16# NAILS

WALL - WOOD FRAMING WITH STUCCO
1" = 1'-0"

COPYRIGHT BY IMAGINATION DESIGNS, LLC

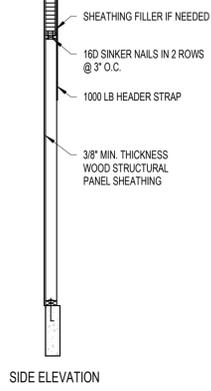
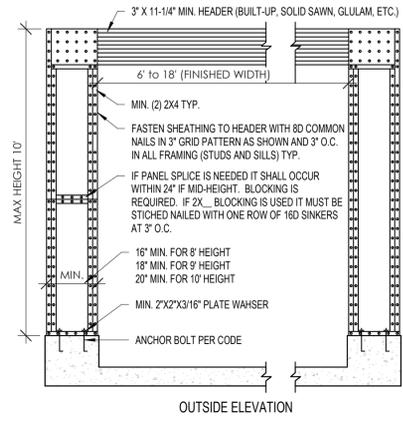


① ELEVATION LEFT
1/4" = 1'-0"



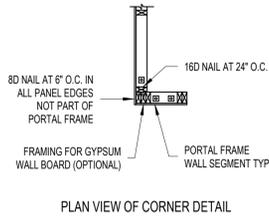
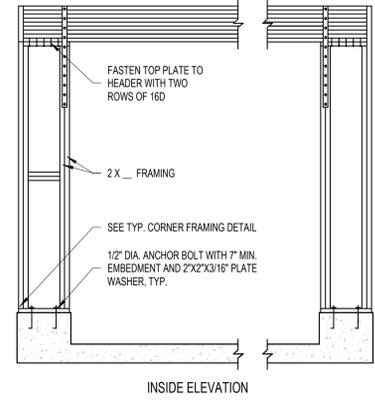
② ELEVATION RIGHT
1/4" = 1'-0"





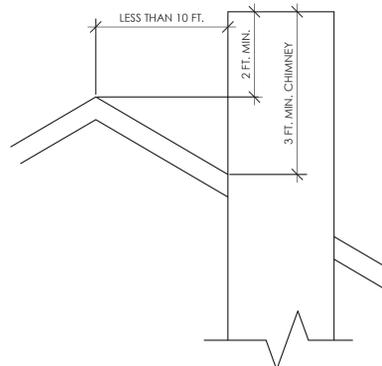
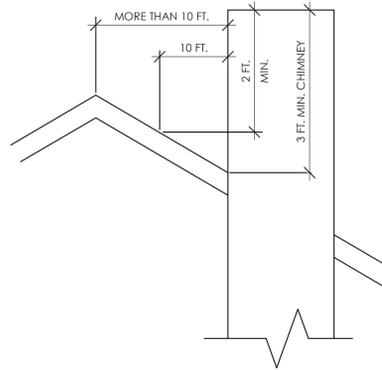
NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

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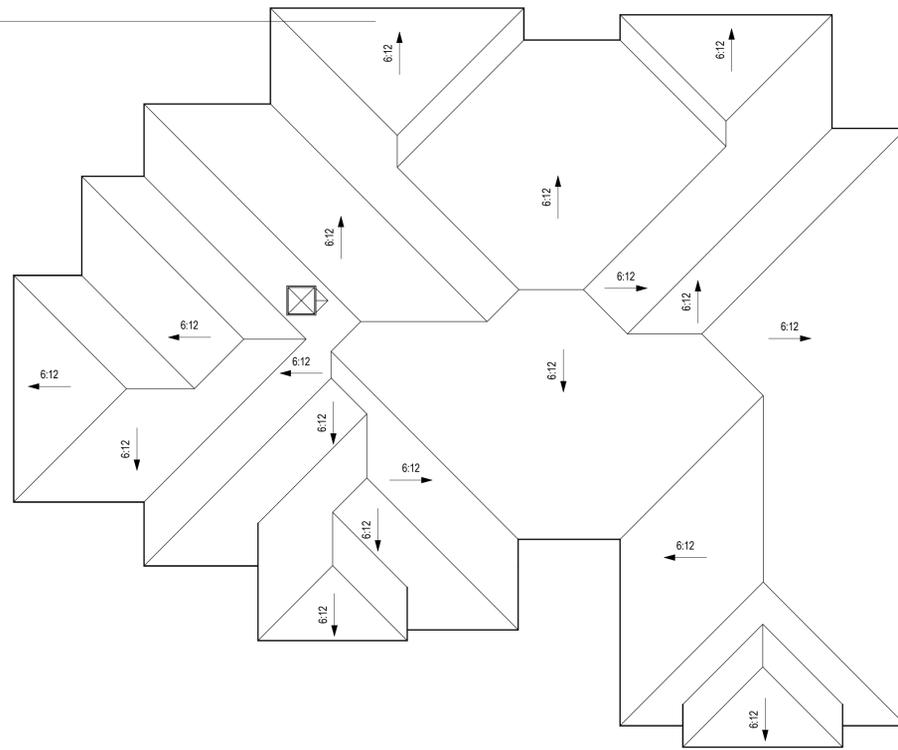


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
 1/2" = 1'-0"

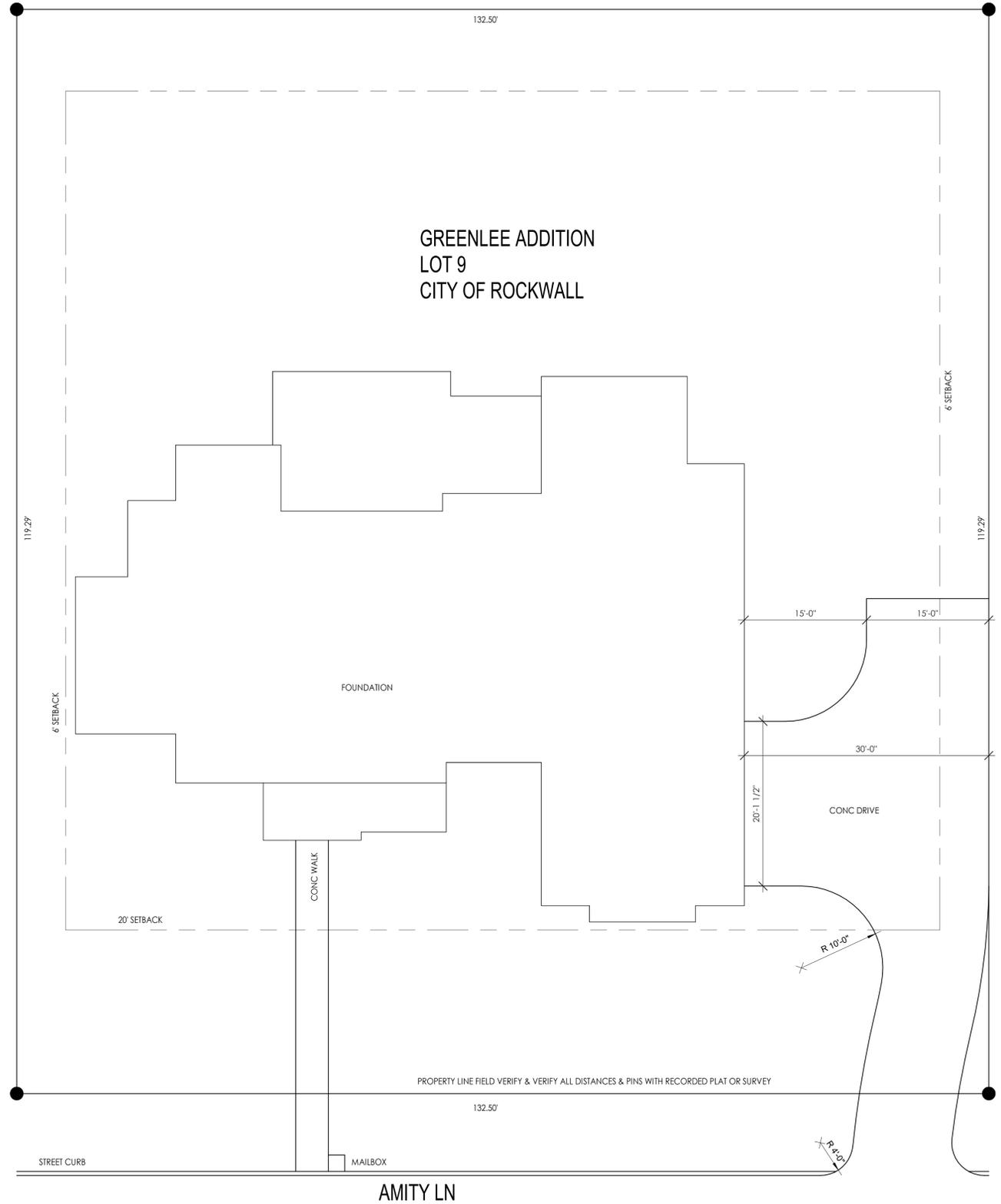


CHIMNEY REQUIREMENTS
 1/2" = 1'-0"



NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM

1 ROOF PLAN
 1/8" = 1'-0"



2 SITE PLAN
 1/8" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN
(60' R.O.W.)**

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





BOUNDARY SURVEY

LOT 9

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VOL. 6257, PAGE 248
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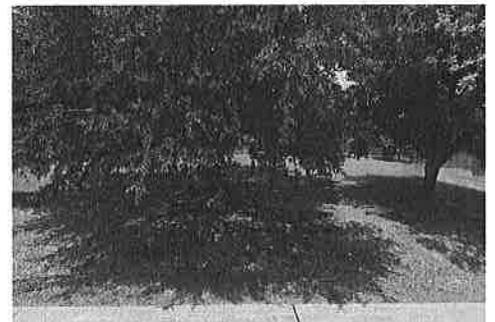
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ROD FOUND

LOT 7

ACCEPTED BY _____

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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPELS # 10194824

To:

City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you

PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: Z2024-024
PROJECT NAME: SUP for 9 Amity Lane
SITE ADDRESS/LOCATIONS: 9 AMITY LN, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	05/24/2024	Approved w/ Comments

05/24/2024: Z2024-024; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 9 Amity Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 9 Amity Lane.

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 (Z2024-024) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the Greenlee Subdivision which has been in existence since 1972, consists of 21 lots, and is considered to be more than 90% developed.

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

I.6 In this case, the proposed request appears to meet most of the requirements for Residential Infill in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District.

M.7 Ordinances. Please review the attached draft ordinance prior to the June 11, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by June 4, 2024.

I.8 Revisions. 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 June 4, 2024; 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 June 11, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 28, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on June 11, 2024.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 17, 2024 (1st Reading) and July 1, 2024 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

05/22/2024: General Items:

- Must meet City 2023 Standards of Design and Construction
- Impact Fees (Water, Sewer, Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No structures or fences allowed within easements.
- Additional comments may be provided at the time of Building Permit.

Drainage Items:

- Existing flow patterns must be maintained.
- Maximum grading allowed is 4:1.
- All driveway and sidewalk culverts must be engineered and be a minimum of 18" RCP with sloped concrete headwalls.

Water and Wastewater Items:

- \$2507.49 due at building permit for sewer pro-rata
- There is an existing 8" sewer main located in the front of the property available for use.
- There is an existing 8" water main located in the front of the property on the other side of Amity Lane available for use.
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- Driveways must be reinforced concrete. (No rock, gravel, or asphalt allowed).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

No Comments

General Items:

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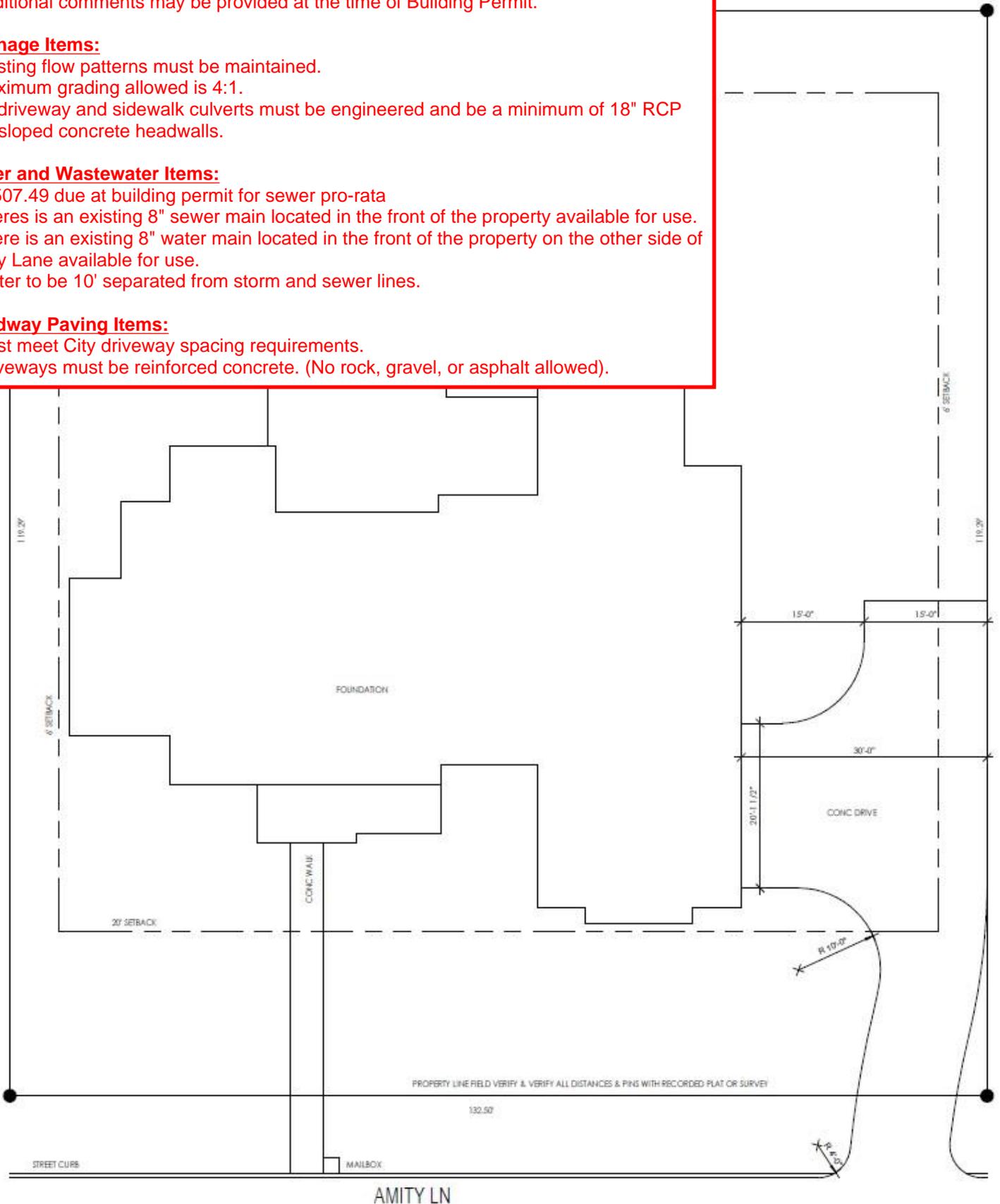
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE _____

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>SAMUEL F SOFRONIE</u>	CONTACT PERSON	_____
ADDRESS	<u>2608 TRUMPET DR</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP	_____
PHONE	<u>832-991-9990</u>	PHONE	_____
E-MAIL	<u>SAMUELSOFRONIE@GMAIL.COM</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

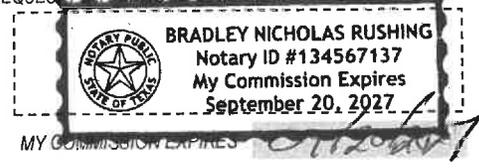
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2024-024: Specific Use Permit (SUP) for Residential Infill at 9 Amity Lane

0 25 50 100 150 200 Feet

INDIAN TRL

AMITY LN

SF-10

PD-81

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.

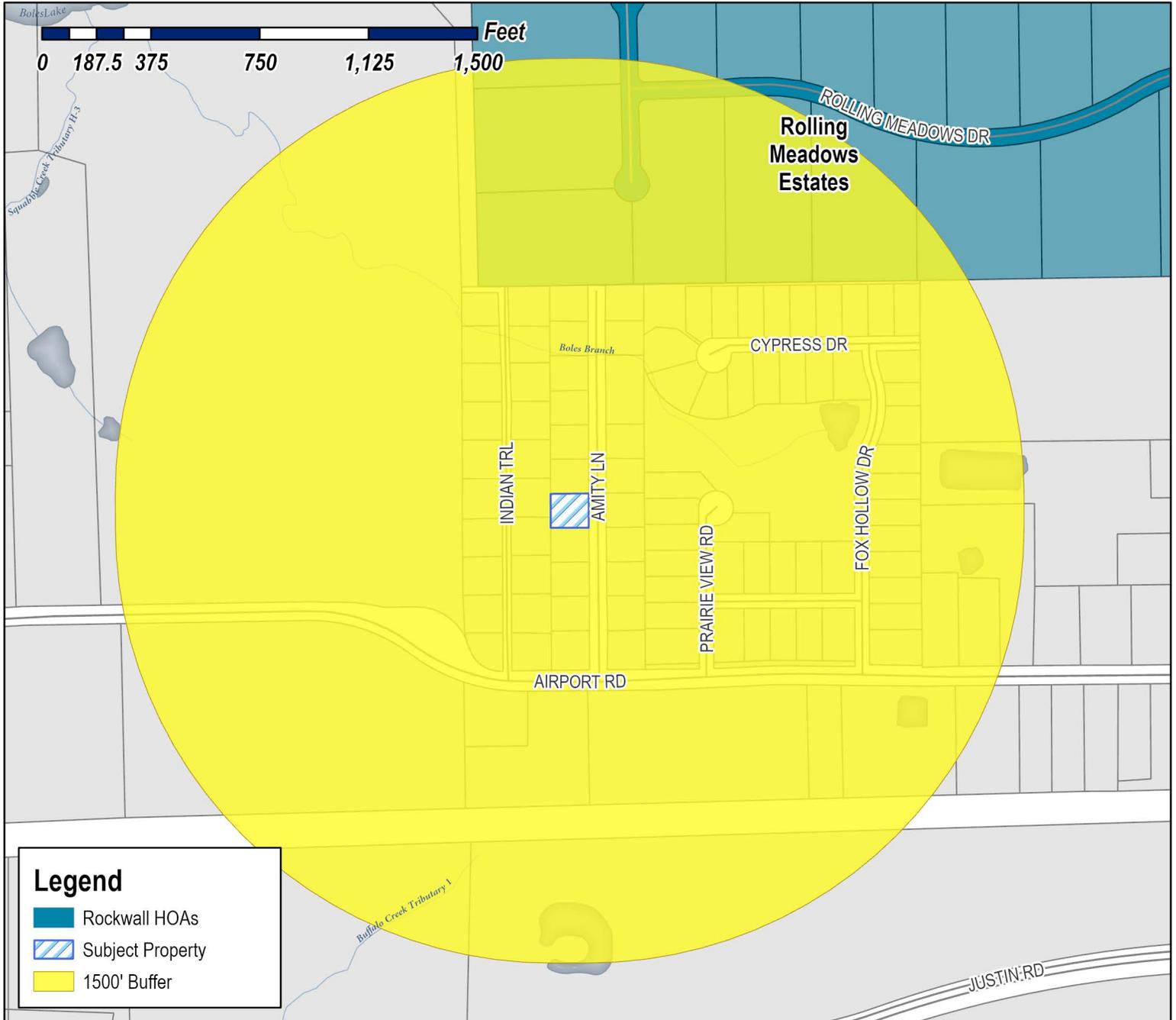




City of Rockwall

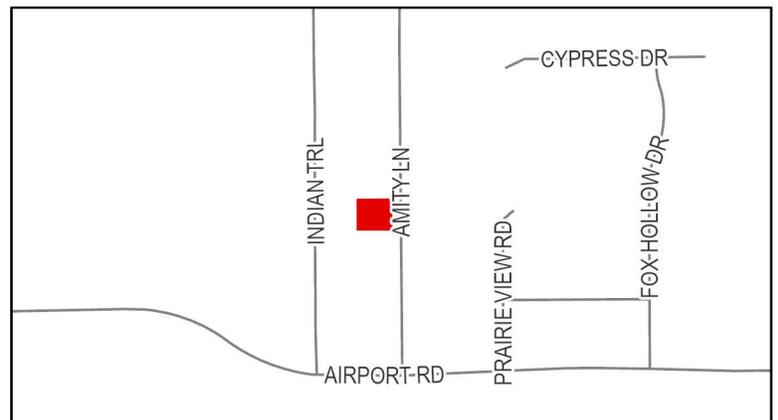
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745



From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Bcc: dlo-rls@sbcglobal.net; donnalorrtx@gmail.com; gary@hi-linesupply.com; donnalorrtx@gmail.com
Subject: Neighborhood Notification Program [Z2024-024]
Date: Monday, May 20, 2024 2:23:00 PM
Attachments: [HOA Map \(05.17.2024\).pdf](#)
[Public Notice \(05.20.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday May 24, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-024: SUP for Residential Infill at 9 Amity Lane

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

Thank you,

Angelica Guevara

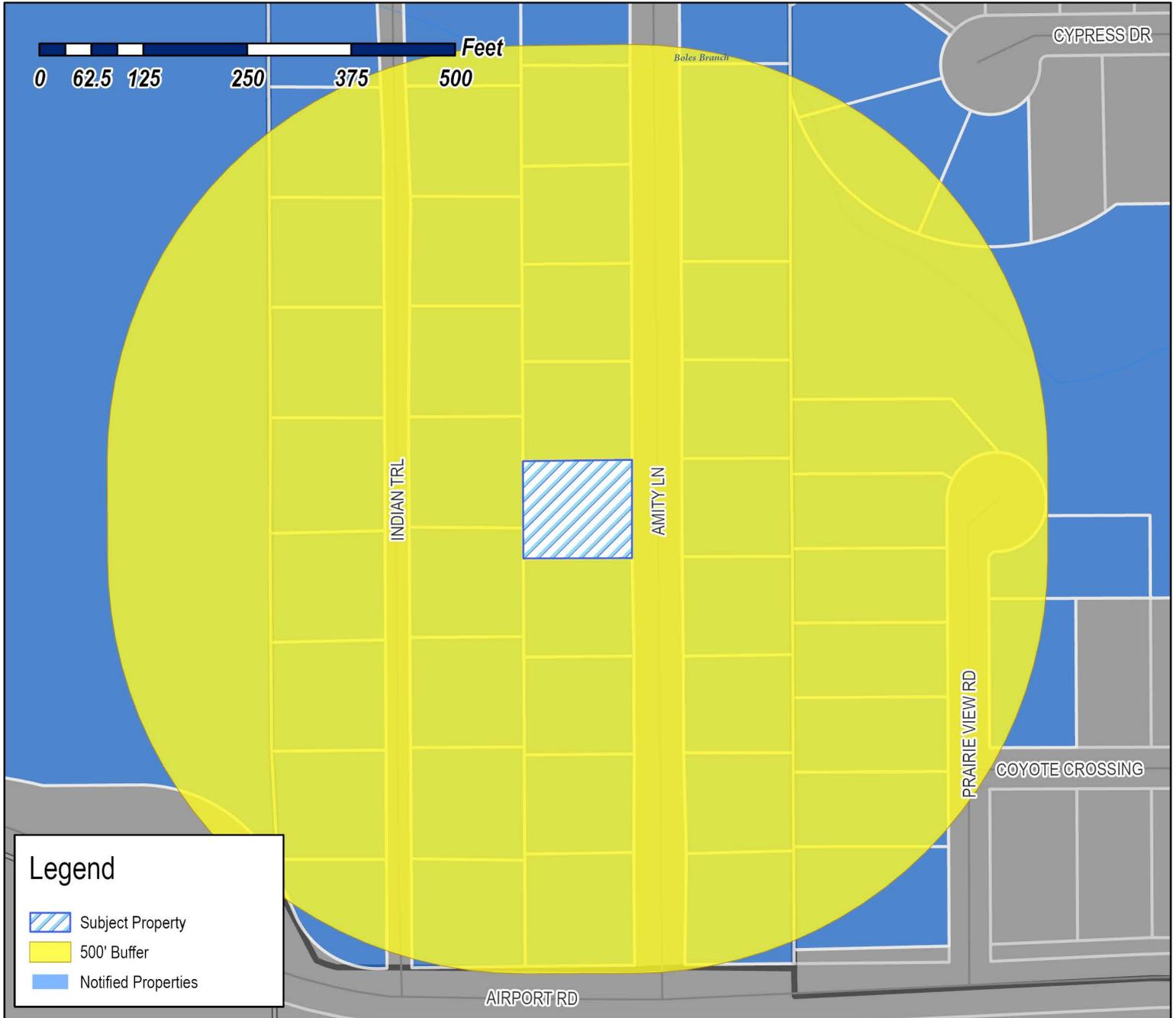
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

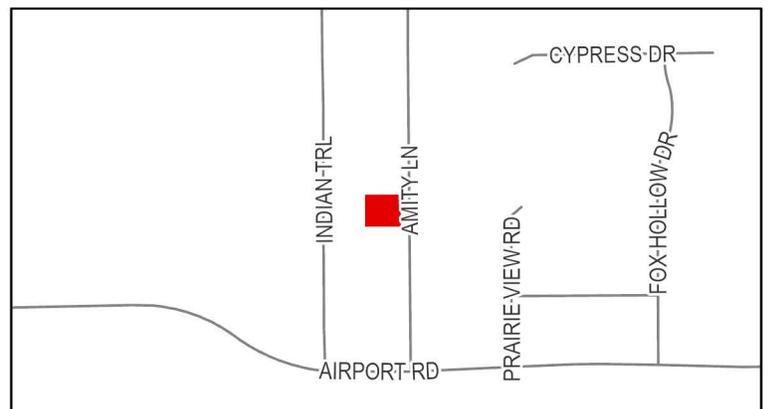
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024

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



TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY -
TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

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:

Z2024-024: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 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, June 17, 2024 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. Z2024-024: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

To:

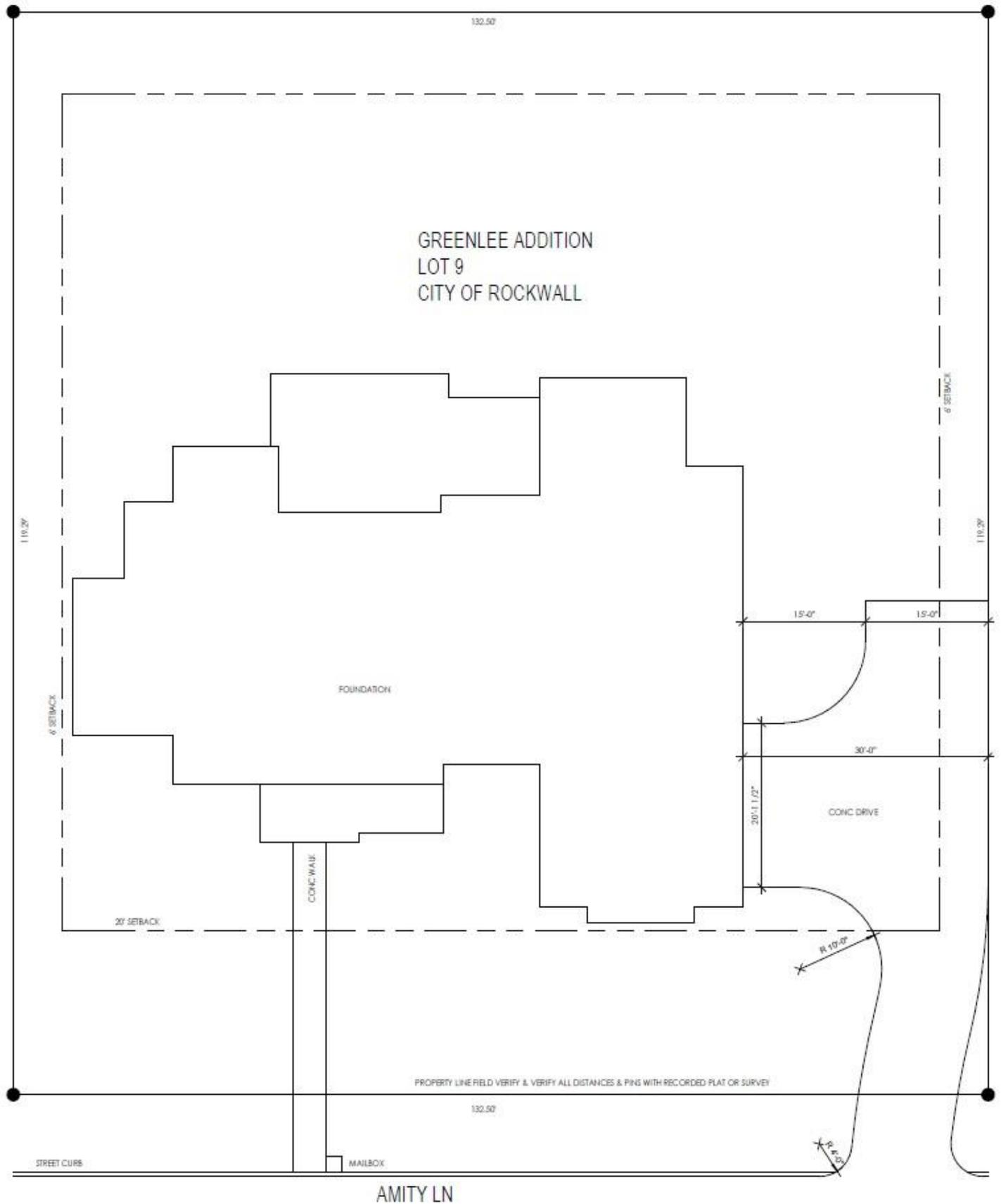
City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you

Exhibit "C" Residential Plot Plan

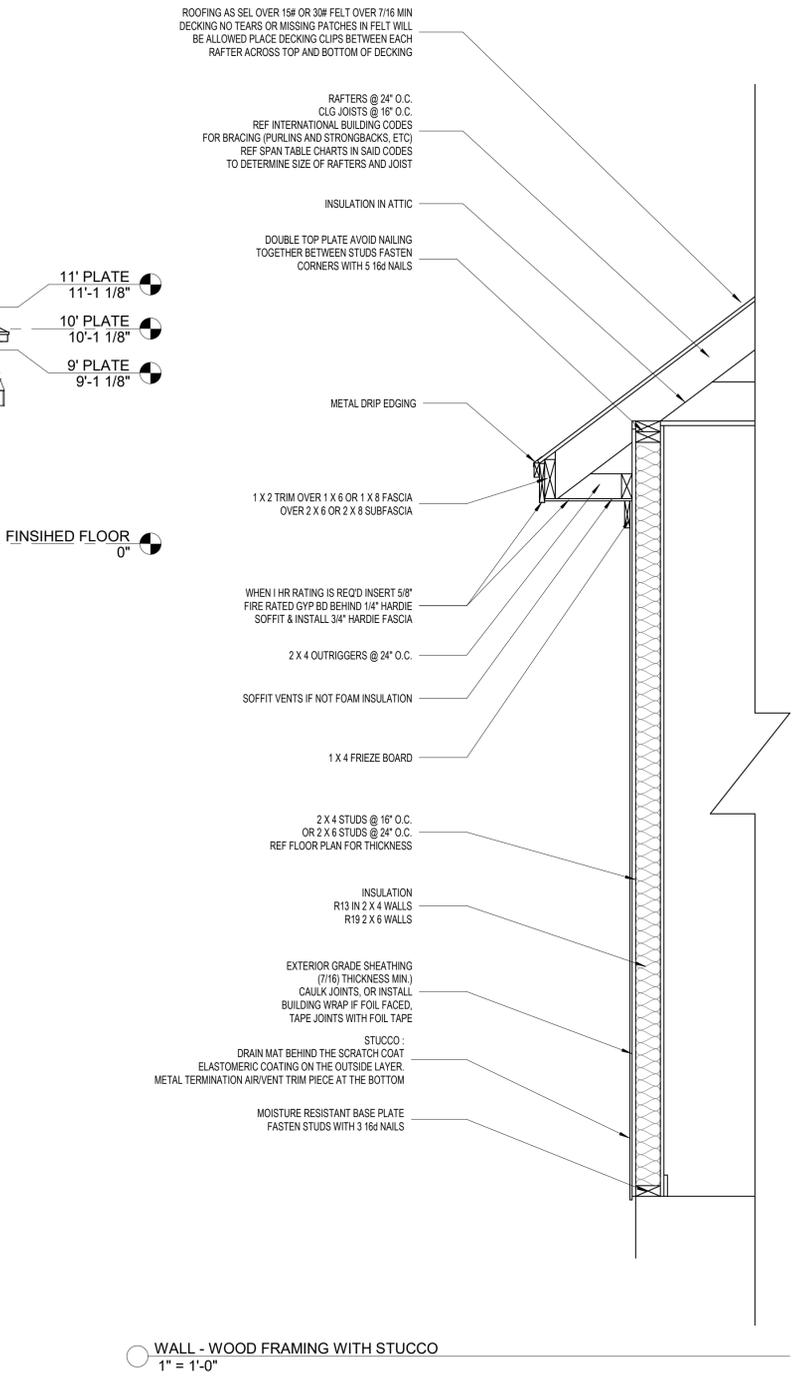




1 ELEVATION FRONT
1/4" = 1'-0"



2 ELEVATION BACK
1/4" = 1'-0"



COPYRIGHT BY IMAGINATION DESIGNS, LLC

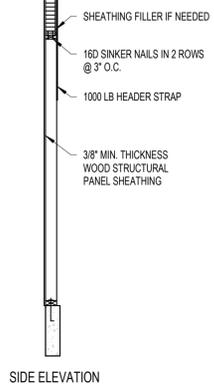
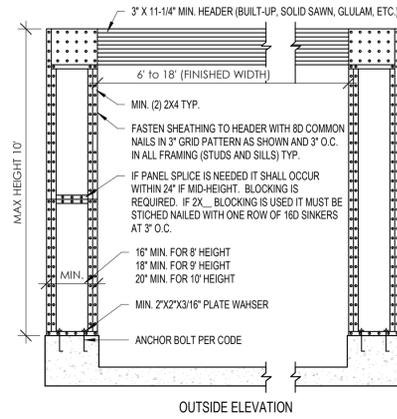


① ELEVATION LEFT
1/4" = 1'-0"



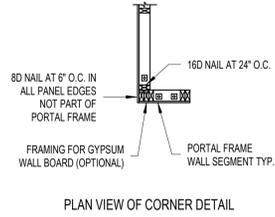
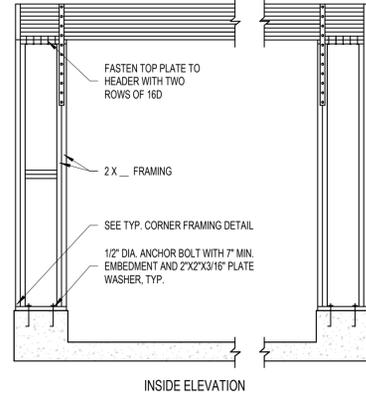
② ELEVATION RIGHT
1/4" = 1'-0"





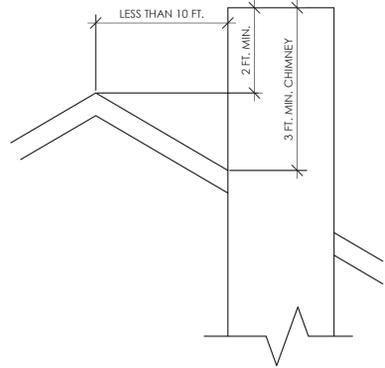
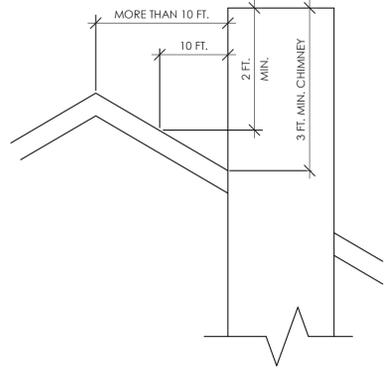
NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

COPYRIGHT BY IMAGINATION DESIGNS, LLC

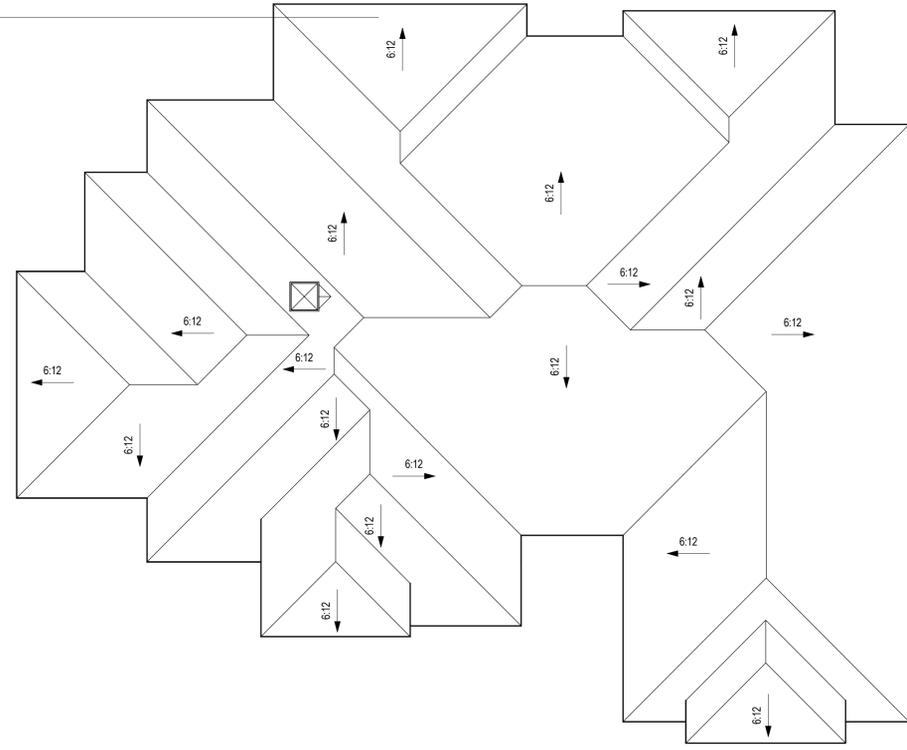


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
 1/2" = 1'-0"



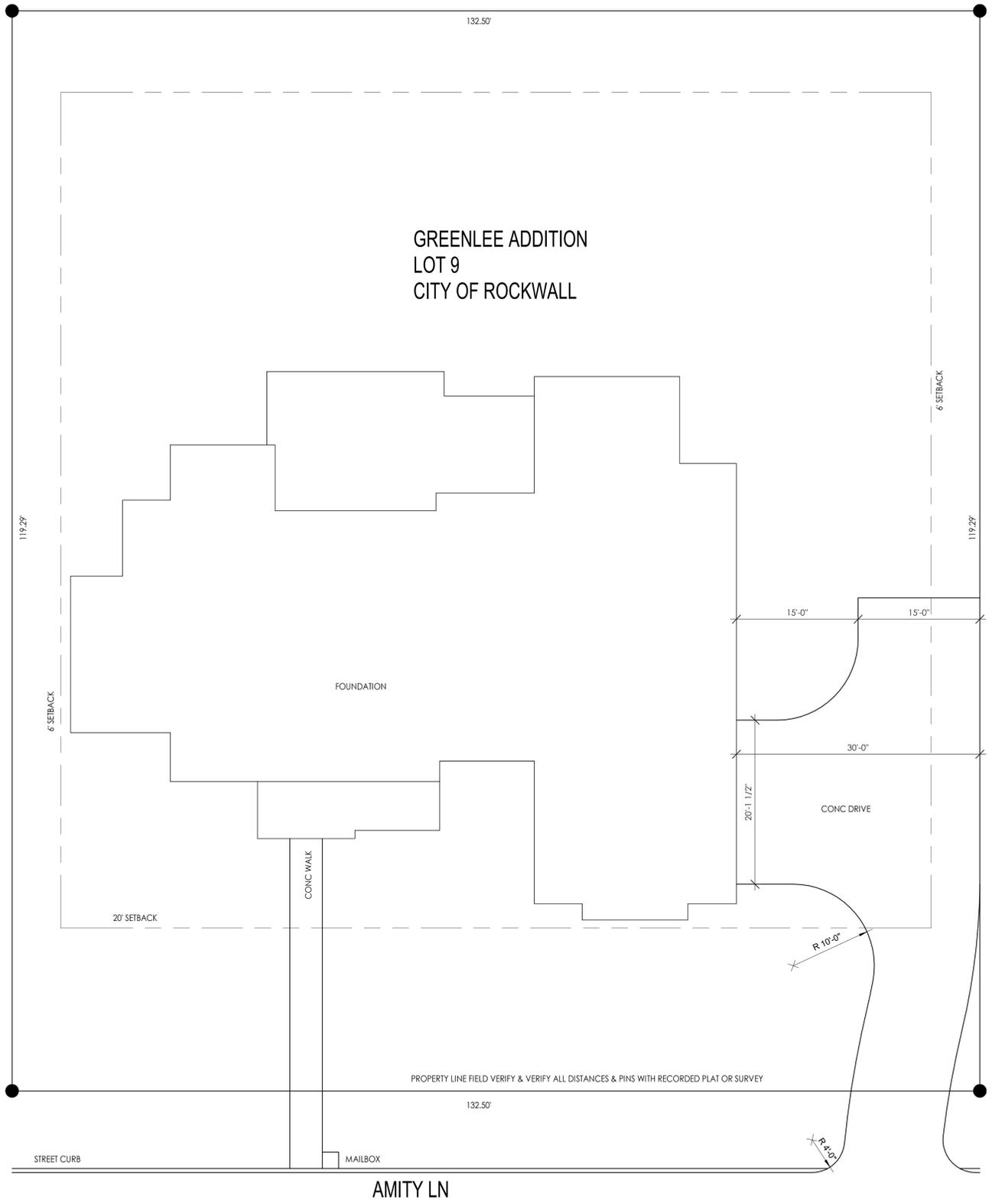
CHIMNEY REQUIREMENTS
 1/2" = 1'-0"



1 ROOF PLAN
 1/8" = 1'-0"

NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM

2 SITE PLAN
 1/8" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

S00°16'50"E 119.29'

S00°16'50"E 119.29'

AMITY LN
(60' R.O.W.)

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPESL # 10194824



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5 Amity Lane	Single-Family Home	1972	2,498	256	Brick
6 Amity Lane	Single-Family Home	1981	2,385	520	Brick
7 Amity Lane	Single-Family Home	1986	2,824	0	Brick
8 Amity Lane	Single-Family Home	1978	2,537	480	Brick
9 Amity Lane	Vacant	N/A	N/A	N/A	N/A
10 Amity Lane	Single-Family Home	1978	2,363	N/A	Brick and Siding
11 Amity Lane	Single-Family Home	2016	3,830	N/A	Brick and Stone
12 Amity Lane	Single-Family Home	1980	2,736	N/A	Brick
13 Amity Lane	Single-Family Home	1990	2,668	576	Brick
14 Amity Lane	Single-Family Home	1984	3,114	N/A	Brick
AVERAGES:		1985	2,773	366	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



5 Amity Lane



6 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



7 Amity Lane



8 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



9 Amity Lane



10 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



11 Amity Lane



12 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



13 Amity Lane



14 Amity Lane

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, Permissible Uses, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, General Residential District Standards and Subsection 03.07, Single-Family 10 (SF-10) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF JULY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 17, 2024

2nd Reading: July 1, 2024

**Exhibit 'A':
Location Map**

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':
Residential Plot Plan

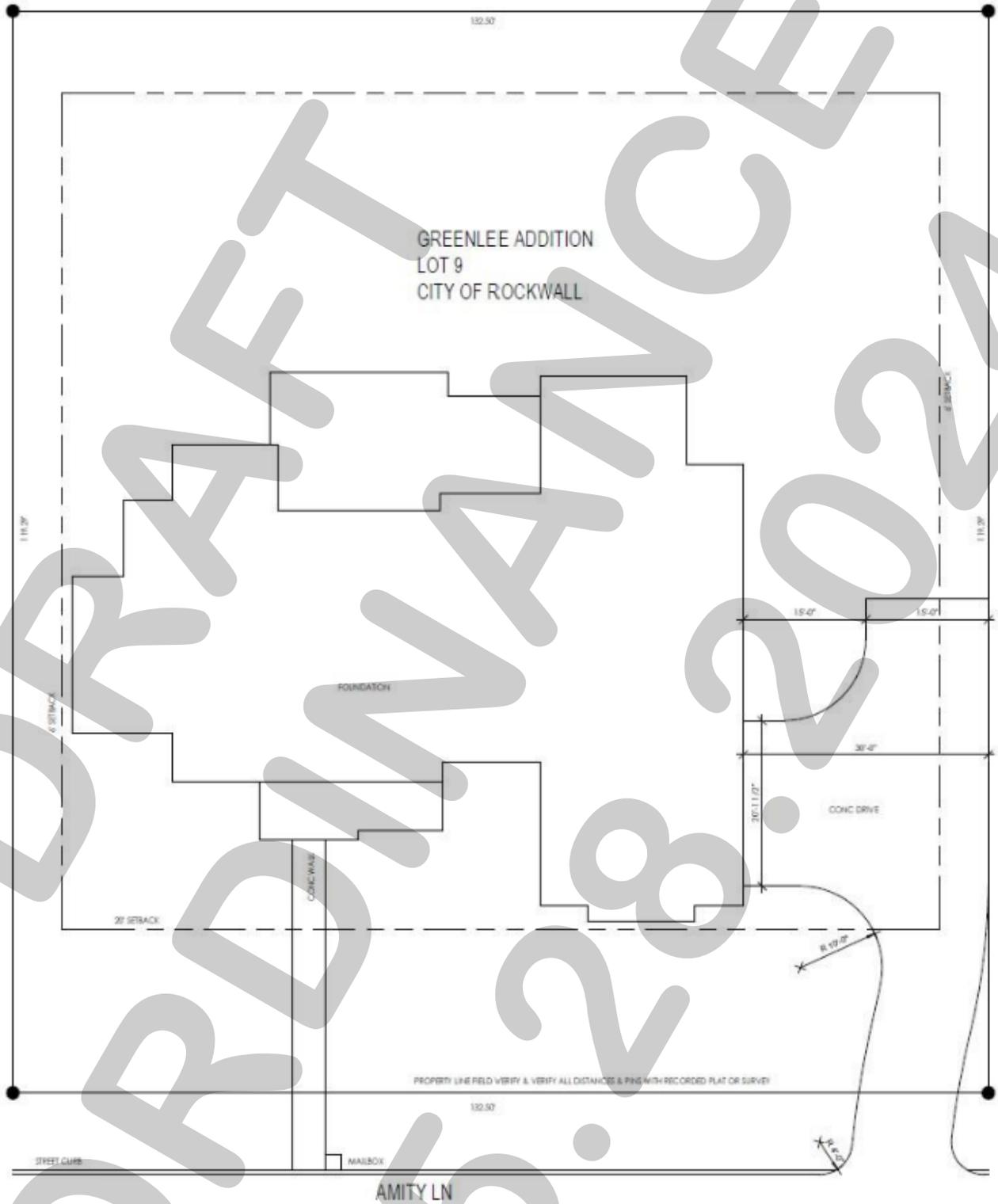
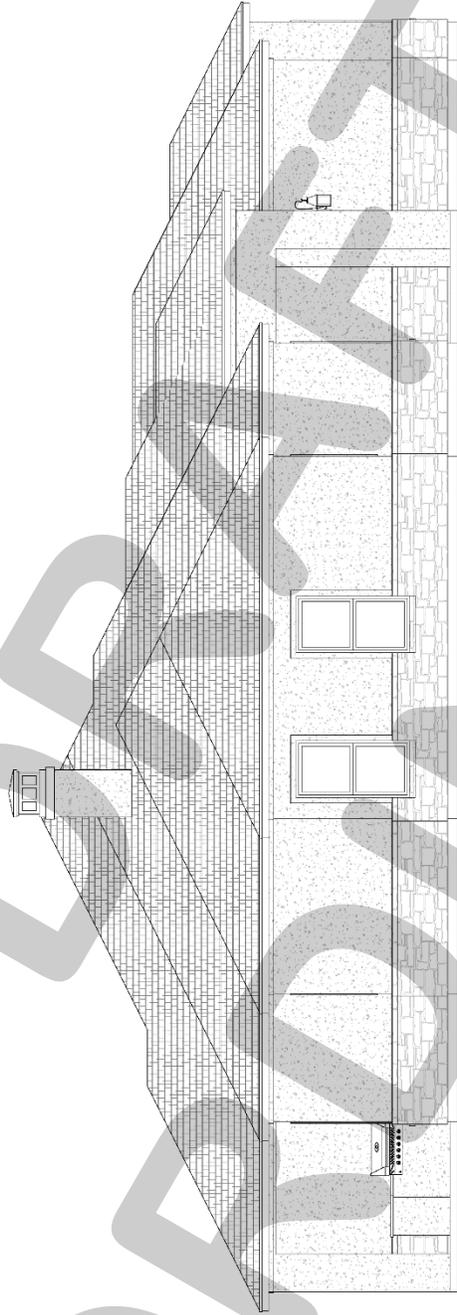


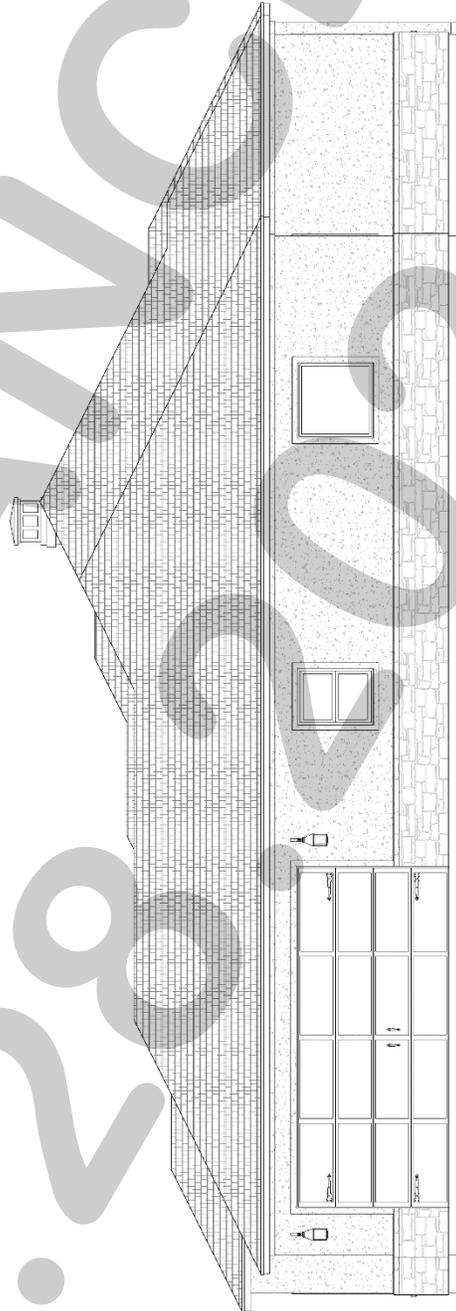
Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-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: June 25, 2024

APPLICANT: Samuel F. Sofronie

CASE NUMBER: Z2024-024; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 9 Amity Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 9 of the Greenlee Subdivision on September 25, 1972. On March 16, 1998, the subject property was annexed into the City of Rockwall by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. According to the City's historic zoning maps, the subject property was zoned Agricultural (AG) District as of April 5, 2005. Between April 5, 2005 and April 25, 2007, the subject property was rezoned from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 9 Amity Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) residential lots (*i.e. 11, 13, 15, 17, 19, 21 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (F-10) District. Beyond this are four (4) residential lots (*i.e. 135, 195, 255, 315 Rolling Meadows Circle*), developed with single-family homes, that are zoned Single-Family Estate 4.0 (SFE-4.0) District. North of this is a vacant 20.268-acre tract of land (*i.e. Tract 9 of the E.M. Elliott Survey, Abstract No. 77*), which is zoned Agricultural (AG) District.

South: Directly south of the subject property are four (4) residential lots (*i.e. 1, 3, 5, 7 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 2.716-acre tract of land (*i.e. Tract 11 of the E.M. Elliott Survey, Abstract No. 77*), developed with a single-family home, that is zoned Agricultural (AG) District.

East: Directly east of the subject property is Amity Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are ten (10) residential lots (*i.e. 2, 4, 6, 8, 10, 12, 14, 16, 20, 22 Amity Lane*),

developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. East of this is the Ridgcrest Subdivision, which consists of 42 residential lots that have been in existence since December 22, 2016.

West: Directly west of the subject property are several lots that make up the Airport Acres Subdivision, which consists of 20 single-family residential lots that have been in existence since June 15, 1984. All of these homes are zoned Single-Family 10 (SF-10) District. Beyond this is Indian Trail, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Greenlee Subdivision, which has been in existence since September 25, 1972, consists of 21 residential lots, and is more than 90.00% developed (*i.e. 95.24% developed*). The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Amity Lane and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented Amity Lane.	The front elevation of the home will face onto Amity Lane.
Year Built	1972-2016	N/A
Building SF on Property	2,363 SF – 3,830 SF	4,087 SF
Building Architecture	Single Family Homes	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Siding, and Stone	Stucco and Stone
Paint and Color	Red, Brown, White, Tan	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Homes consist of side-entry garages or no garages.	The garage will be attached and will be a side-entry garage.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street.” In this case, the applicant’s proposed garage is considered to be a side-entry garage which is characteristic of other homes along Amity Lane.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Amity Lane along with the proposed building elevations in the attached packet. Staff should note the proposed request appears to meet most of the requirements for *Residential Infill*

in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On May 20, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowners Association (HOA), which is the only homeowners association 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 drafted, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE _____

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>SAMUEL F SOFRONIE</u>	CONTACT PERSON	_____
ADDRESS	<u>2608 TRUMPET DR</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP	_____
PHONE	<u>832-991-9990</u>	PHONE	_____
E-MAIL	<u>SAMUELSOFRONIE@GMAIL.COM</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

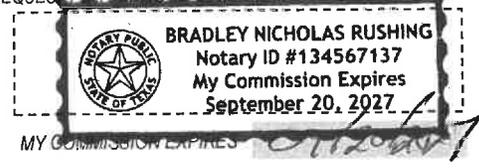
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2024-024: Specific Use Permit (SUP) for Residential Infill at 9 Amity Lane

0 25 50 100 150 200 Feet

INDIAN TRL

AMITY LN

SF-10

PD-81

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.

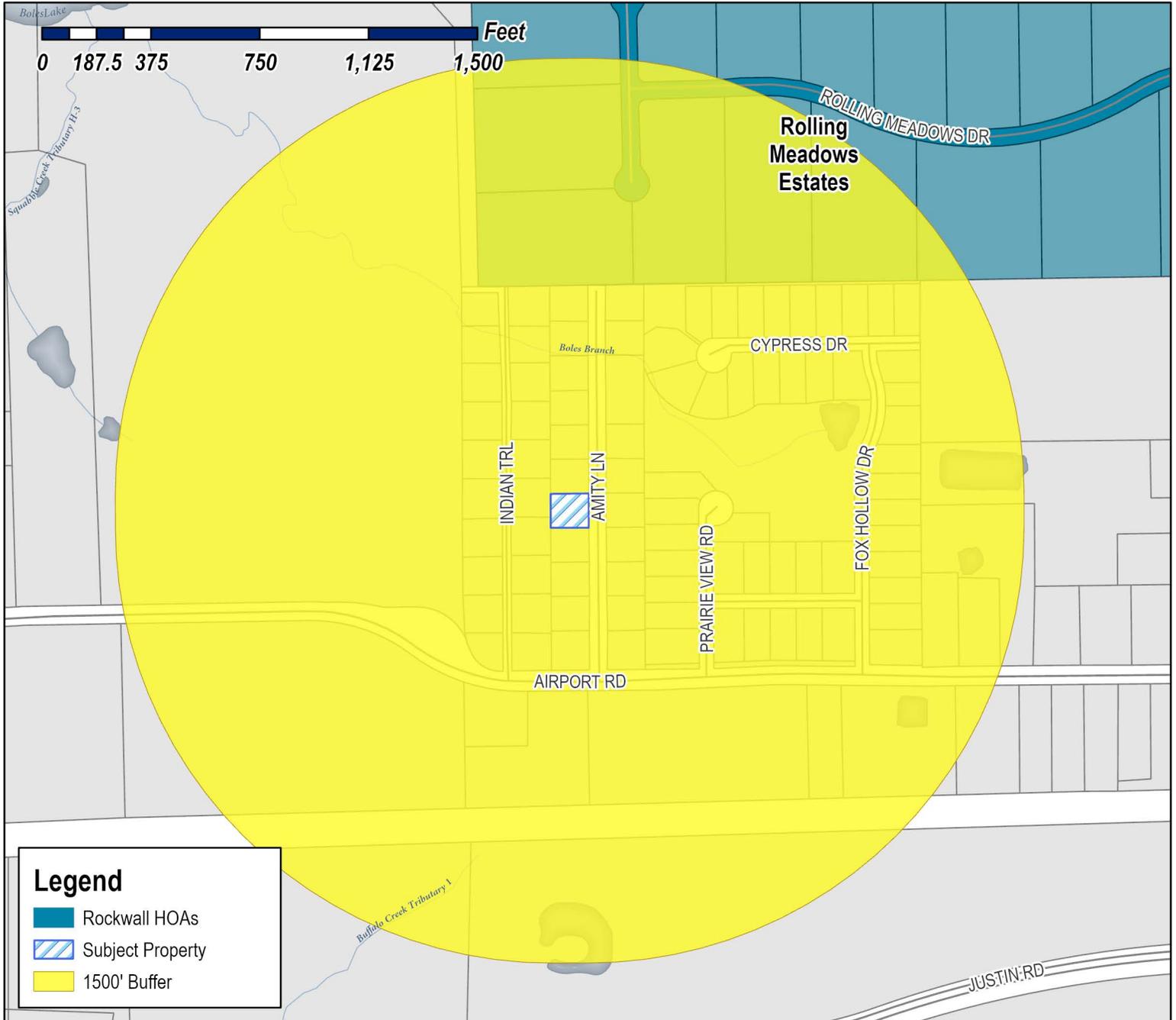




City of Rockwall

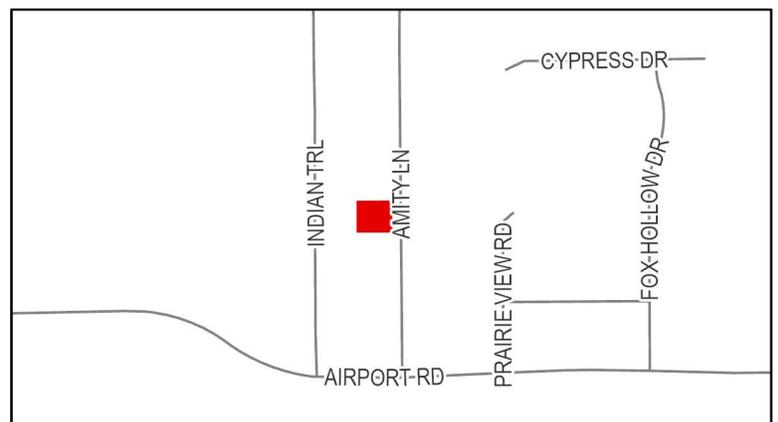
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745



From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Bcc: dlo-rls@sbcglobal.net; donnalorrtx@gmail.com; gary@hi-linesupply.com; donnalorrtx@gmail.com
Subject: Neighborhood Notification Program [Z2024-024]
Date: Monday, May 20, 2024 2:23:00 PM
Attachments: [HOA Map \(05.17.2024\).pdf](#)
[Public Notice \(05.20.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday May 24, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-024: SUP for Residential Infill at 9 Amity Lane

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

Thank you,

Angelica Guevara

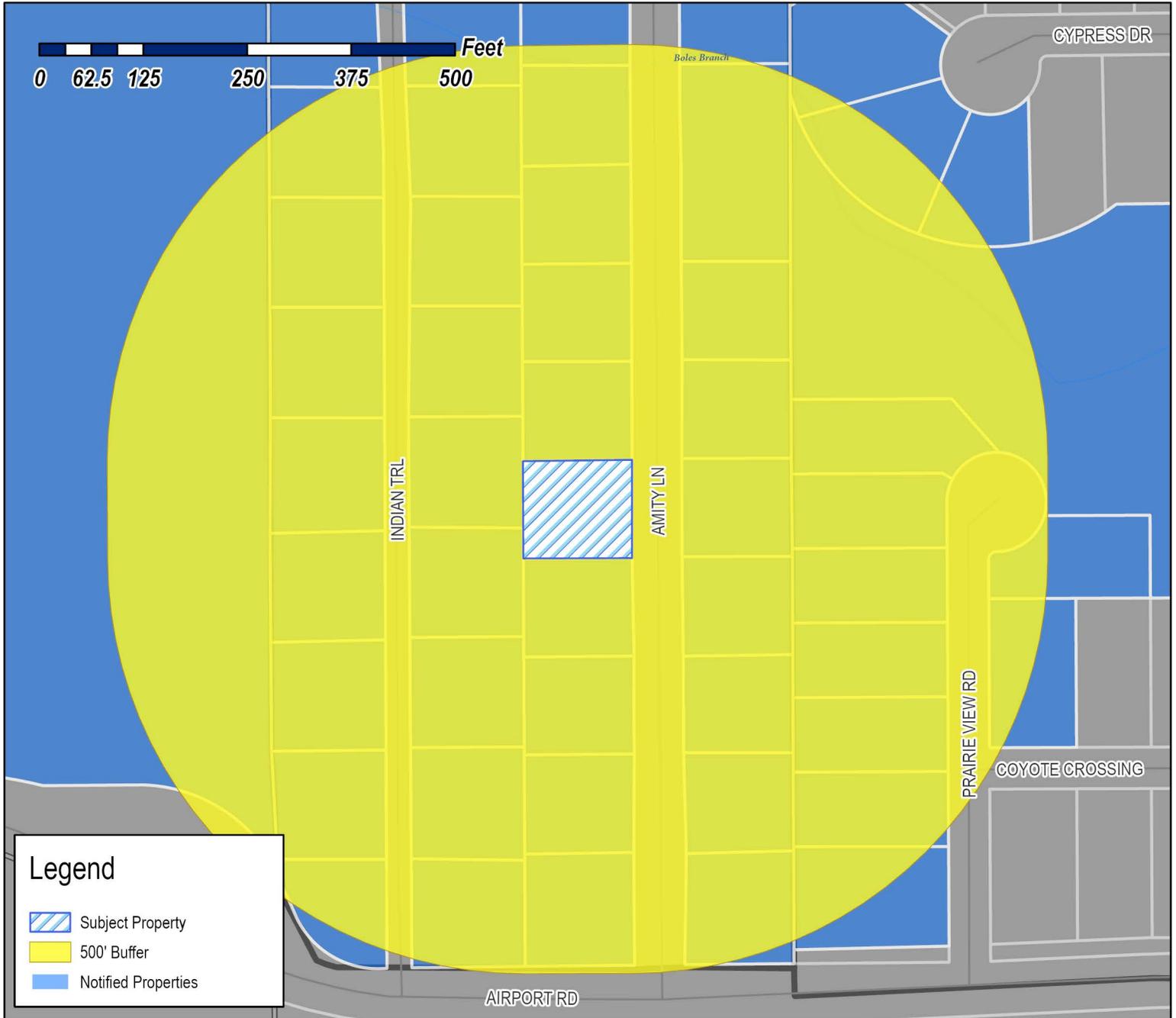
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

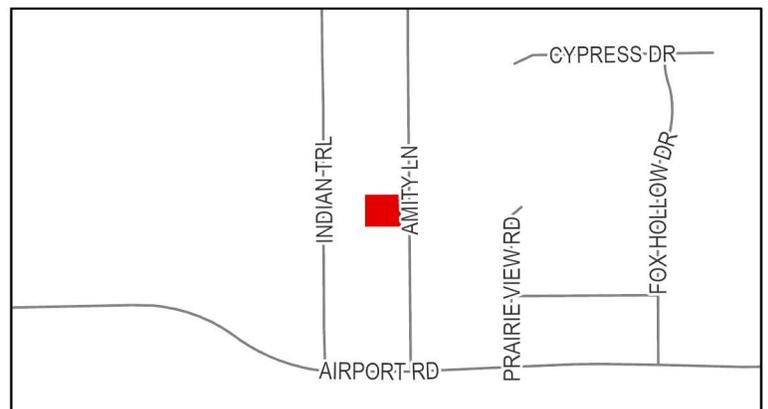
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024

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



TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY -
TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

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:

Z2024-024: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 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, June 17, 2024 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. Z2024-024: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

To:

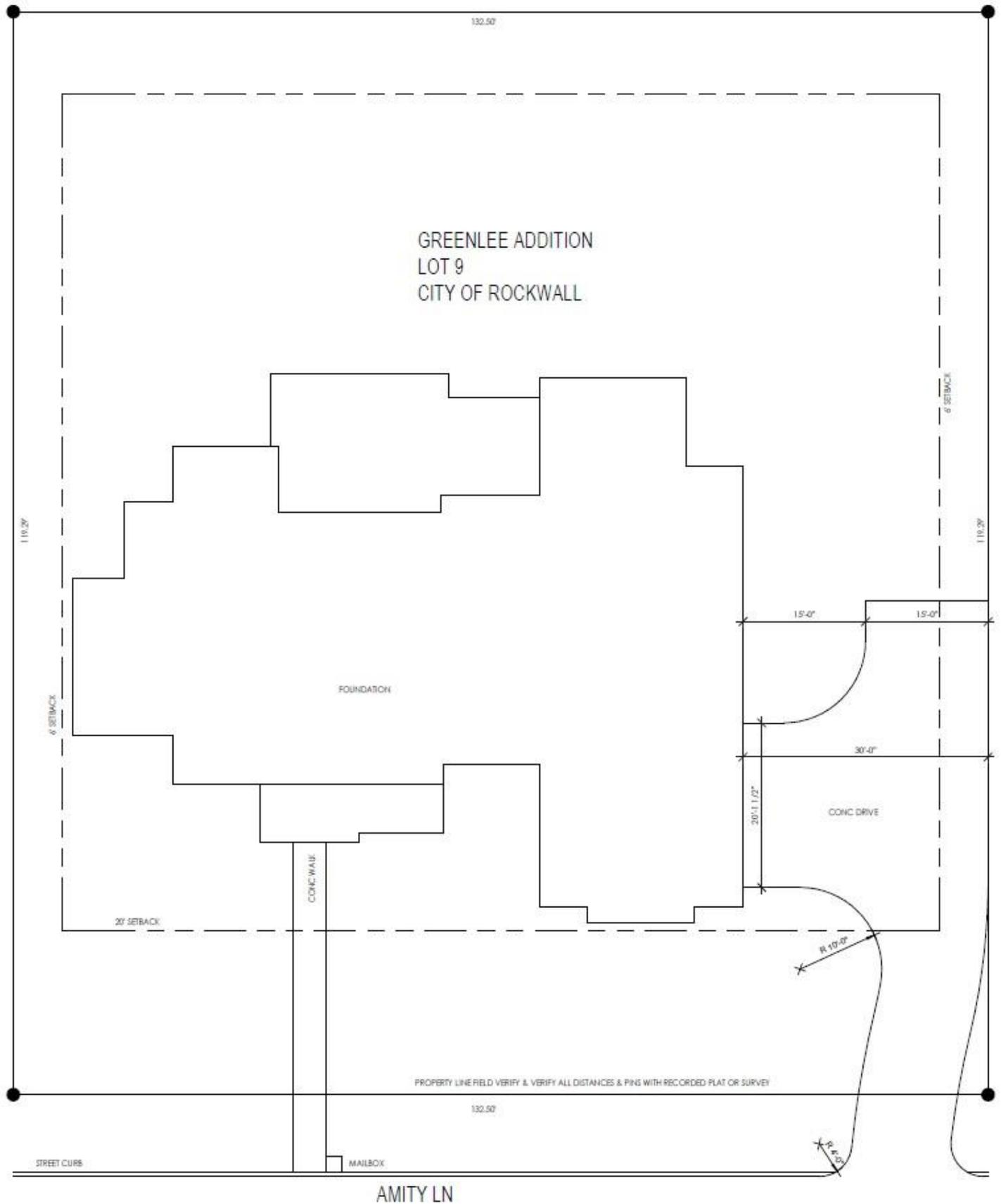
City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you

Exhibit "C" Residential Plot Plan





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



2 ELEVATION BACK
1/4" = 1'-0"

11' PLATE
11'-1 1/8"
10' PLATE
10'-1 1/8"
9' PLATE
9'-1 1/8"
FINISHED FLOOR
0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN DECKING NO TEARS OR MISSING PATCHES IN FELT WILL BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC
DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16# NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN 1 HR RATING IS REQ'D INSERT 5/8"
FIRE RATED GYP BD BEHIND 1/4" HARDIE
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2 X 4 WALLS
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING
(7/16) THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP IF FOIL FACED,
TAPE JOINTS WITH FOIL TAPE

STUCCO :
DRAIN MAT BEHIND THE SCRATCH COAT
ELASTOMERIC COATING ON THE OUTSIDE LAYER
METAL TERMINATION AIR/VENT TRIM PIECE AT THE BOTTOM

MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16# NAILS

WALL - WOOD FRAMING WITH STUCCO
1" = 1'-0"

COPYRIGHT BY IMAGINATION DESIGNS, LLC

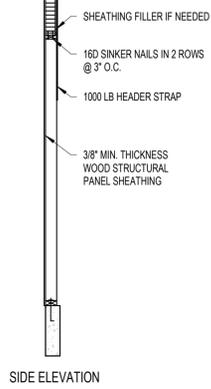
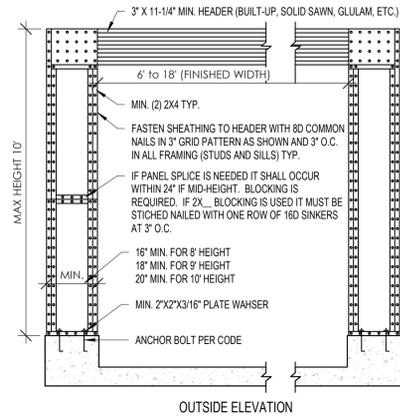


① ELEVATION LEFT
1/4" = 1'-0"



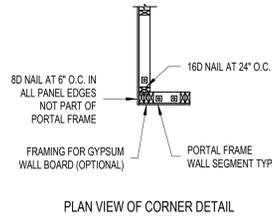
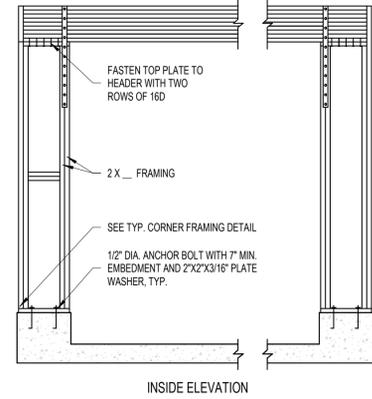
② ELEVATION RIGHT
1/4" = 1'-0"





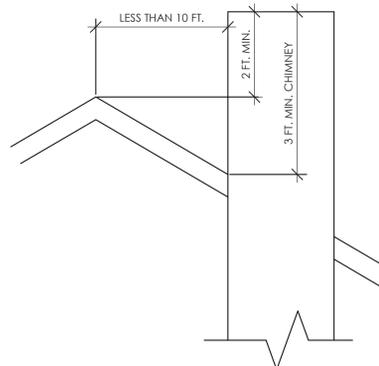
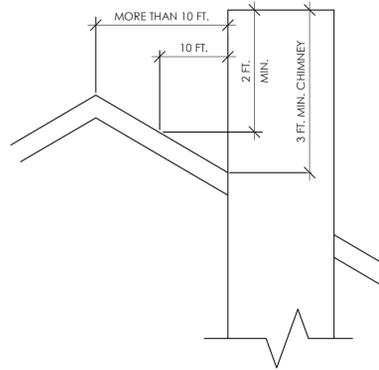
NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

COPYRIGHT BY IMAGINATION DESIGNS, LLC

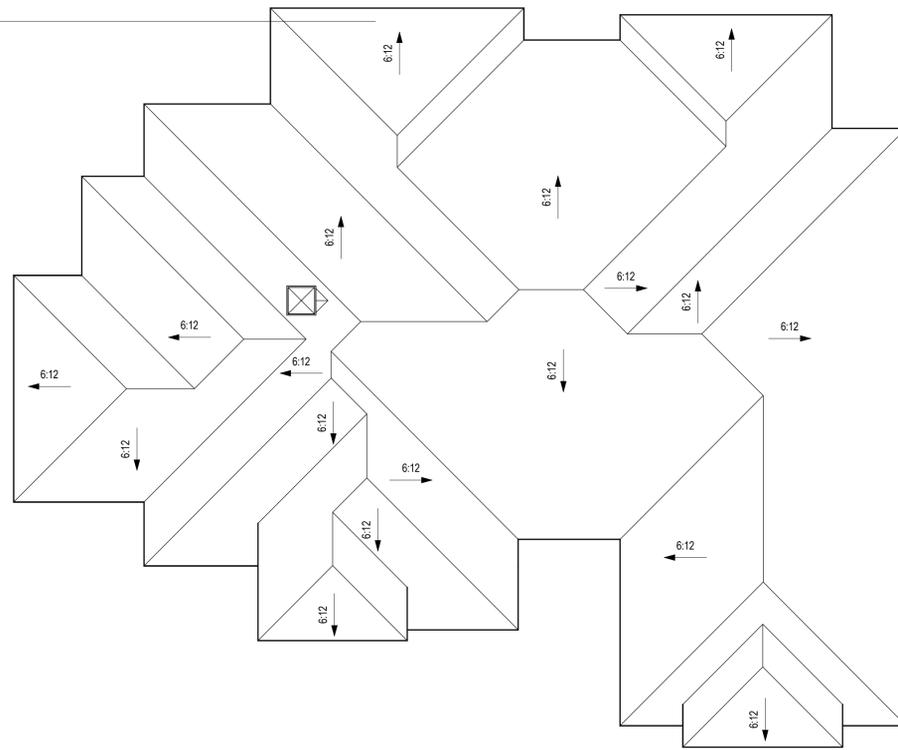


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
 1/2" = 1'-0"

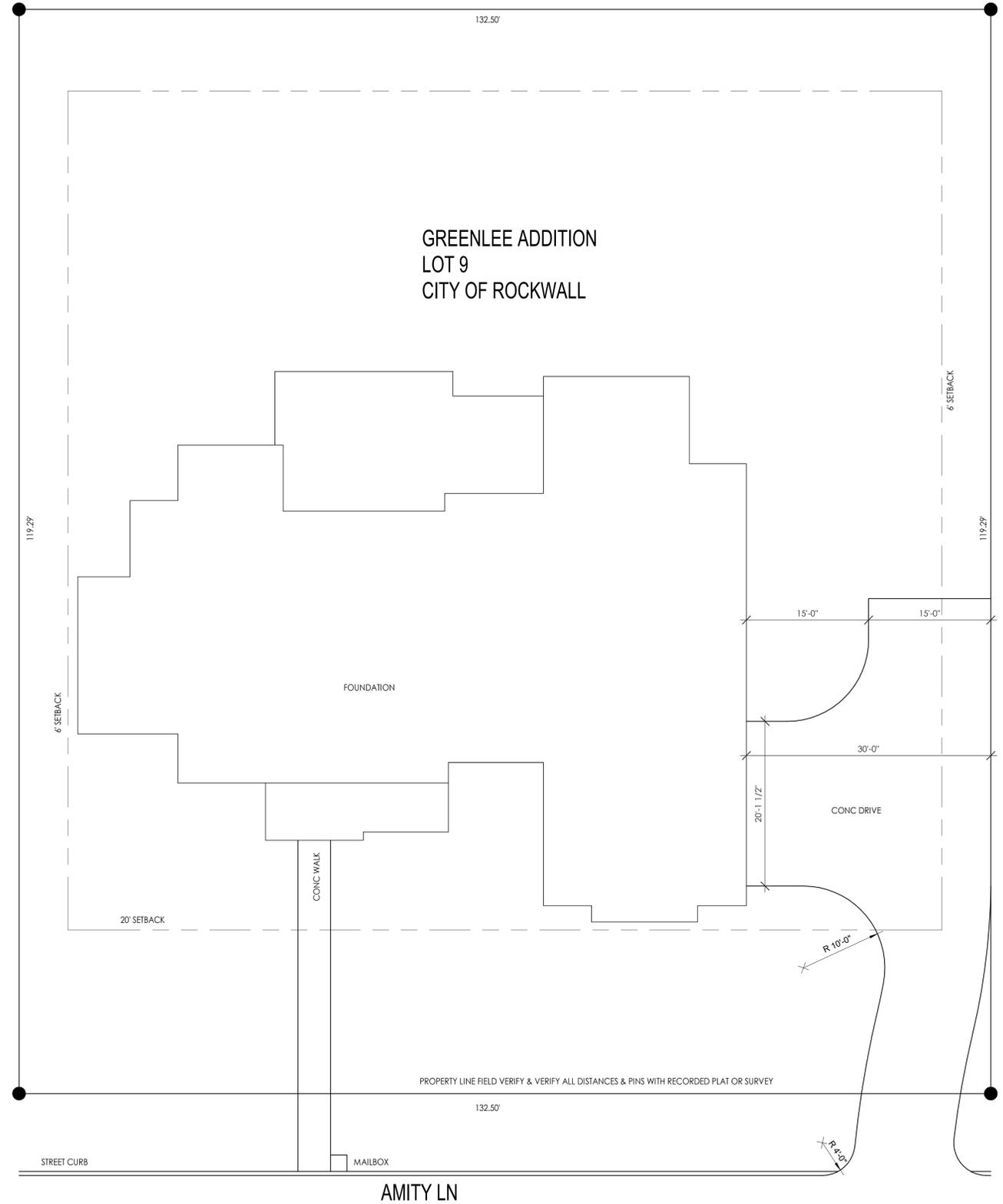


CHIMNEY REQUIREMENTS
 1/2" = 1'-0"



NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM

1 ROOF PLAN
 1/8" = 1'-0"



2 SITE PLAN
 1/8" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN
(60' R.O.W.)**

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

S00°16'50"E 119.29'

S00°16'50"E 119.29'

AMITY LN
(.60' R.O.W.)

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.

LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPELS # 10194824



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5 Amity Lane	Single-Family Home	1972	2,498	256	Brick
6 Amity Lane	Single-Family Home	1981	2,385	520	Brick
7 Amity Lane	Single-Family Home	1986	2,824	0	Brick
8 Amity Lane	Single-Family Home	1978	2,537	480	Brick
9 Amity Lane	Vacant	N/A	N/A	N/A	N/A
10 Amity Lane	Single-Family Home	1978	2,363	N/A	Brick and Siding
11 Amity Lane	Single-Family Home	2016	3,830	N/A	Brick and Stone
12 Amity Lane	Single-Family Home	1980	2,736	N/A	Brick
13 Amity Lane	Single-Family Home	1990	2,668	576	Brick
14 Amity Lane	Single-Family Home	1984	3,114	N/A	Brick
AVERAGES:		1985	2,773	366	



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

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5 Amity Lane



6 Amity Lane



CITY OF ROCKWALL

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7 Amity Lane



8 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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9 Amity Lane



10 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



11 Amity Lane



12 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



13 Amity Lane



14 Amity Lane

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

Exhibit 'A':
Location Map

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':
Residential Plot Plan

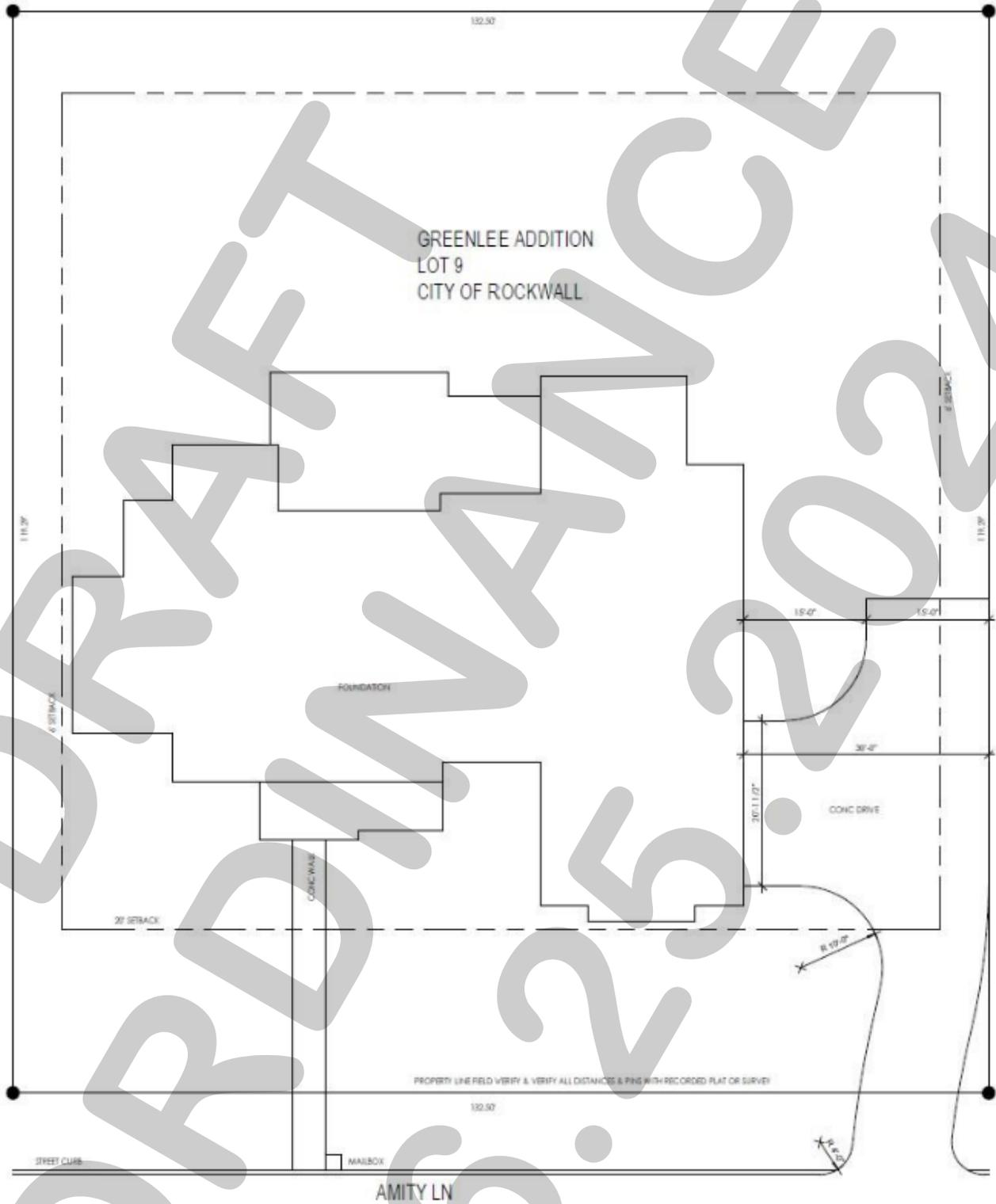
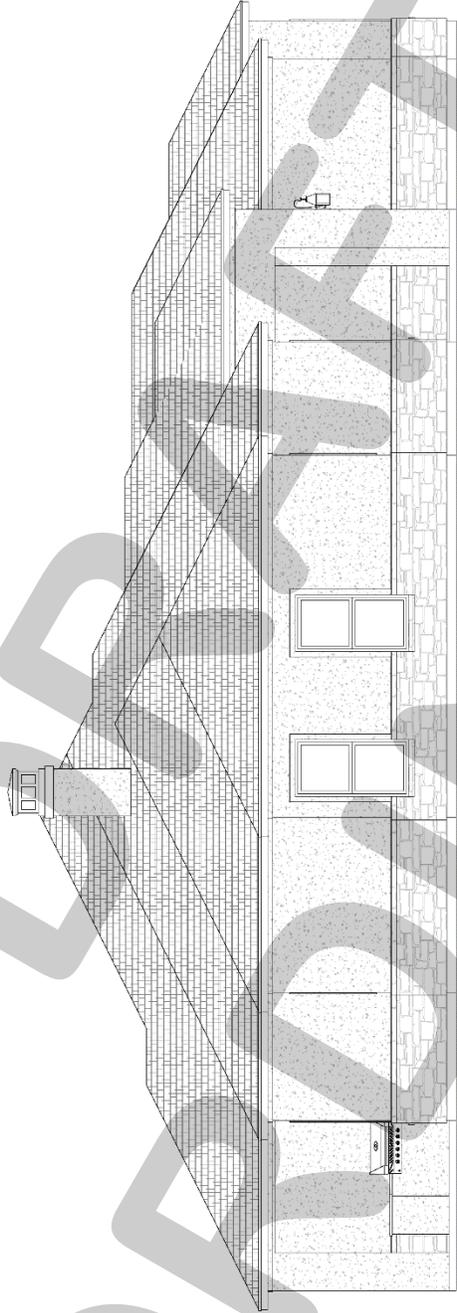


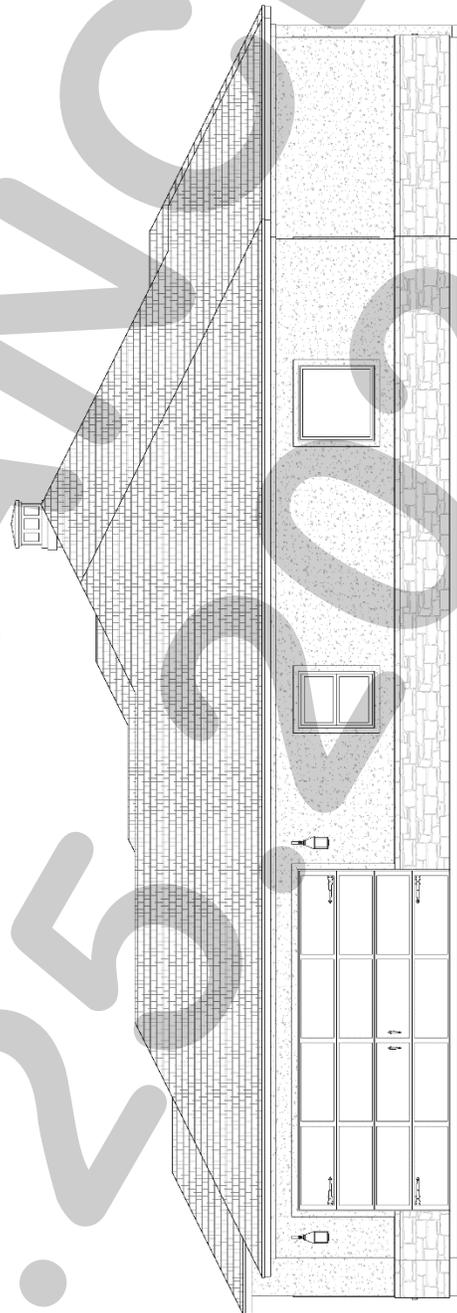
Exhibit 'C':
Building Elevations



Exhibit 'C':
Building Elevations



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-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: July 1, 2024

APPLICANT: Samuel F. Sofronie

CASE NUMBER: Z2024-024; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 9 Amity Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 9 of the Greenlee Subdivision on September 25, 1972. On March 16, 1998, the subject property was annexed into the City of Rockwall by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. According to the City's historic zoning maps, the subject property was zoned Agricultural (AG) District as of April 5, 2005. Between April 5, 2005 and April 25, 2007, the subject property was rezoned from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 9 Amity Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) residential lots (*i.e. 11, 13, 15, 17, 19, 21 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (F-10) District. Beyond this are four (4) residential lots (*i.e. 135, 195, 255, 315 Rolling Meadows Circle*), developed with single-family homes, that are zoned Single-Family Estate 4.0 (SFE-4.0) District. North of this is a vacant 20.268-acre tract of land (*i.e. Tract 9 of the E.M. Elliott Survey, Abstract No. 77*), which is zoned Agricultural (AG) District.

South: Directly south of the subject property are four (4) residential lots (*i.e. 1, 3, 5, 7 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 2.716-acre tract of land (*i.e. Tract 11 of the E.M. Elliott Survey, Abstract No. 77*), developed with a single-family home, that is zoned Agricultural (AG) District.

East: Directly east of the subject property is Amity Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are ten (10) residential lots (*i.e. 2, 4, 6, 8, 10, 12, 14, 16, 20, 22 Amity Lane*),

developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. East of this is the Ridgcrest Subdivision, which consists of 42 residential lots that have been in existence since December 22, 2016.

West: Directly west of the subject property are several lots that make up the Airport Acres Subdivision, which consists of 20 single-family residential lots that have been in existence since June 15, 1984. All of these homes are zoned Single-Family 10 (SF-10) District. Beyond this is Indian Trail, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Greenlee Subdivision, which has been in existence since September 25, 1972, consists of 21 residential lots, and is more than 90.00% developed (*i.e. 95.24% developed*). The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Amity Lane and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented Amity Lane.	The front elevation of the home will face onto Amity Lane.
Year Built	1972-2016	N/A
Building SF on Property	2,363 SF – 3,830 SF	4,087 SF
Building Architecture	Single Family Homes	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Siding, and Stone	Stucco and Stone
Paint and Color	Red, Brown, White, Tan	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Homes consist of side-entry garages or no garages.	The garage will be attached and will be a side-entry garage.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street.” In this case, the applicant’s proposed garage is considered to be a side-entry garage which is characteristic of other homes along Amity Lane.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Amity Lane along with the proposed building elevations in the attached packet. Staff should note the proposed request appears to meet most of the requirements for *Residential Infill*

in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On May 20, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowners Association (HOA), which is the only homeowners association 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 drafted, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE _____

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER <u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT _____
CONTACT PERSON <u>SAMUEL F SOFRONIE</u>	CONTACT PERSON _____
ADDRESS <u>2608 TRUMPET DR</u>	ADDRESS _____
CITY, STATE & ZIP <u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP _____
PHONE <u>832-991-9990</u>	PHONE _____
E-MAIL <u>SAMUELSOFRONIE@GMAIL.COM</u>	E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

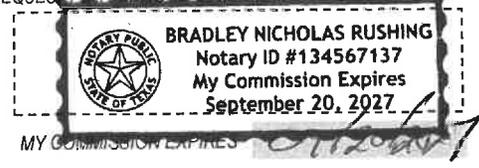
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

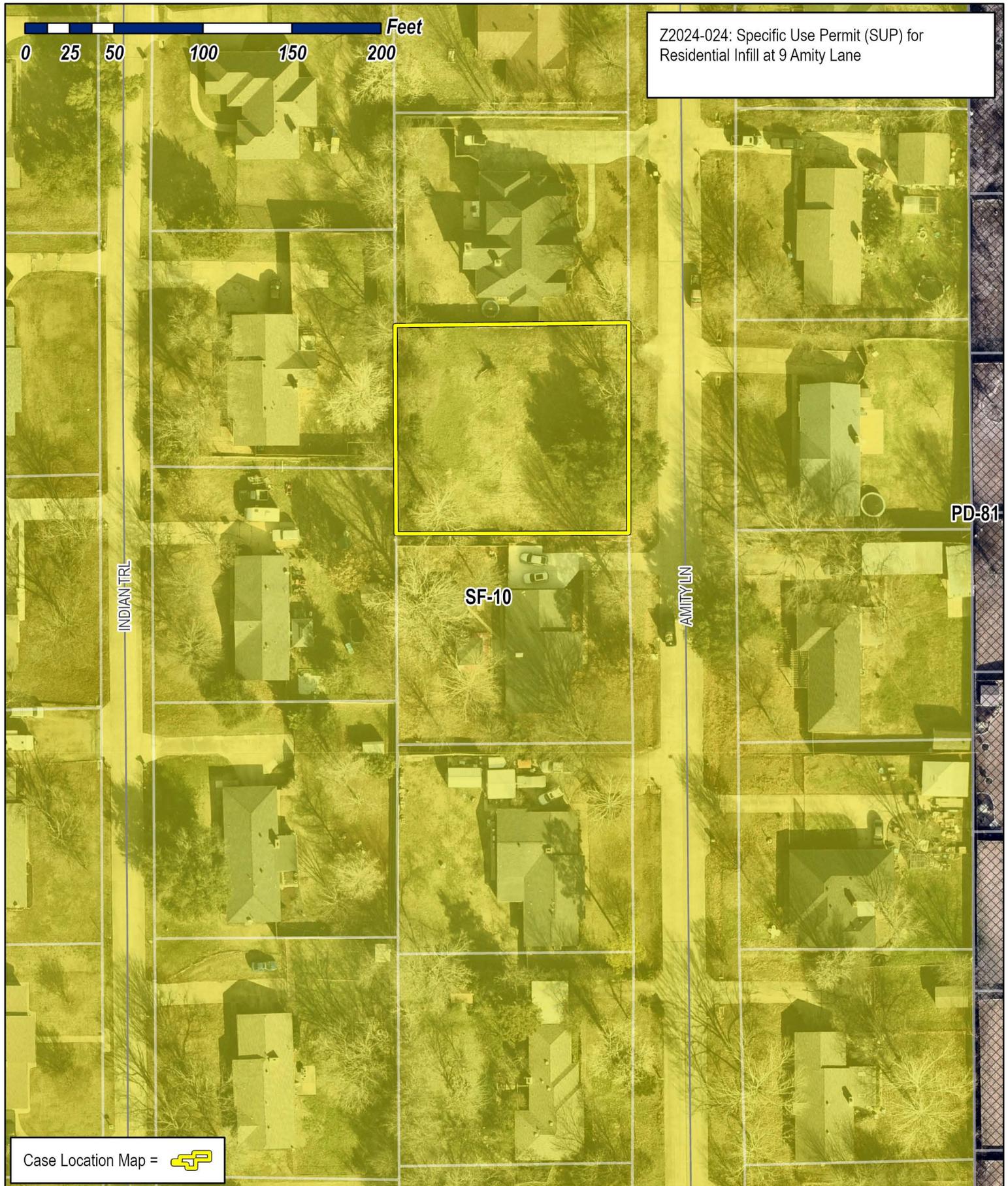
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2024-024: Specific Use Permit (SUP) for Residential Infill at 9 Amity Lane

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.

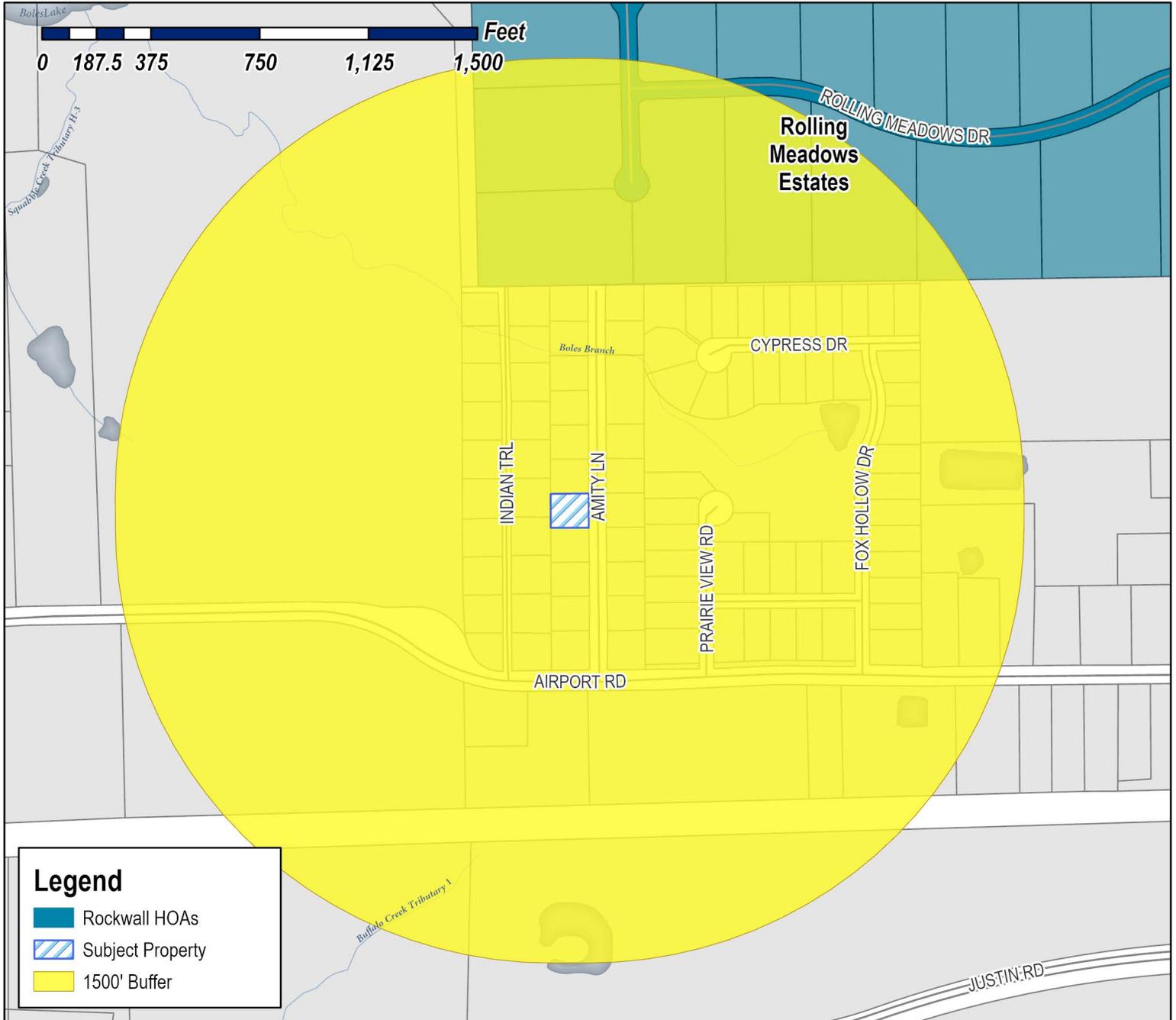




City of Rockwall

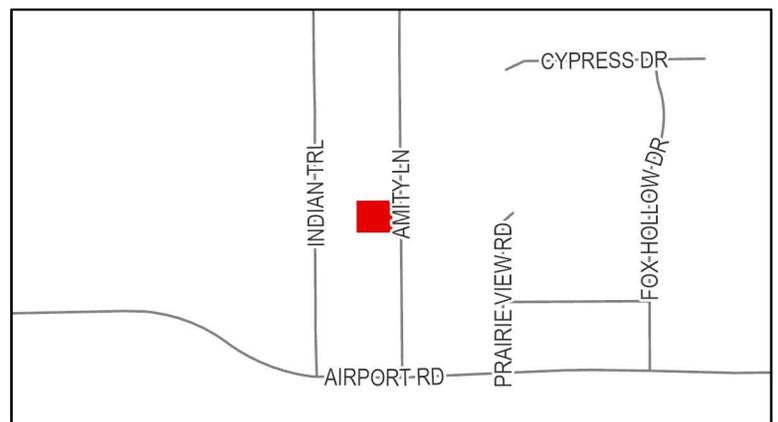
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745



From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Bcc: dlo-rls@sbcglobal.net; donnalorrtx@gmail.com; gary@hi-linesupply.com; donnalorrtx@gmail.com
Subject: Neighborhood Notification Program [Z2024-024]
Date: Monday, May 20, 2024 2:23:00 PM
Attachments: [HOA Map \(05.17.2024\).pdf](#)
[Public Notice \(05.20.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday May 24, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-024: SUP for Residential Infill at 9 Amity Lane

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

Thank you,

Angelica Guevara

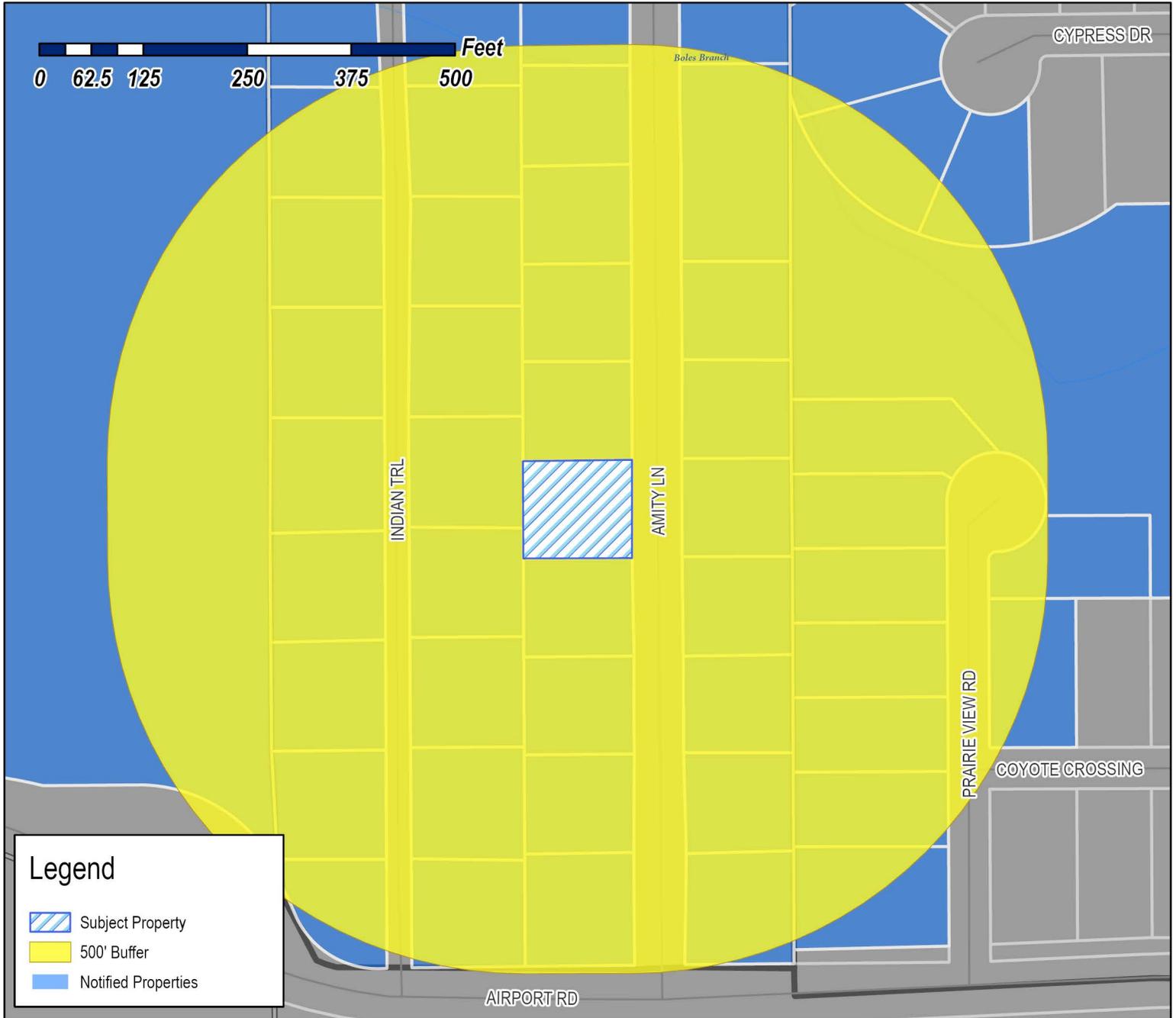
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

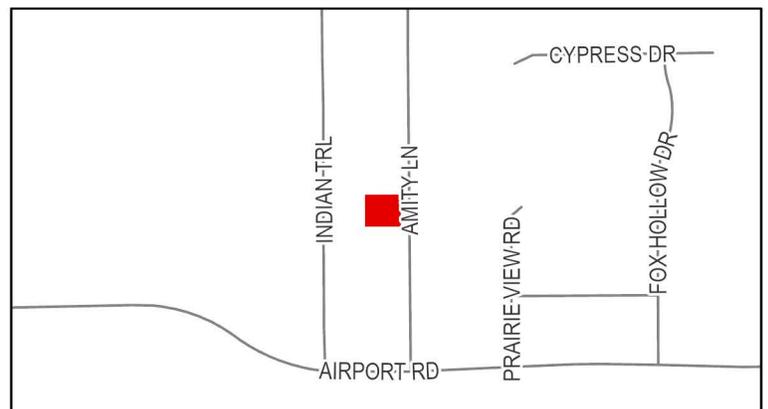
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane

Date Saved: 5/17/2024

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



TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY -
TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

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:

Z2024-024: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 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, June 17, 2024 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. Z2024-024: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

To:

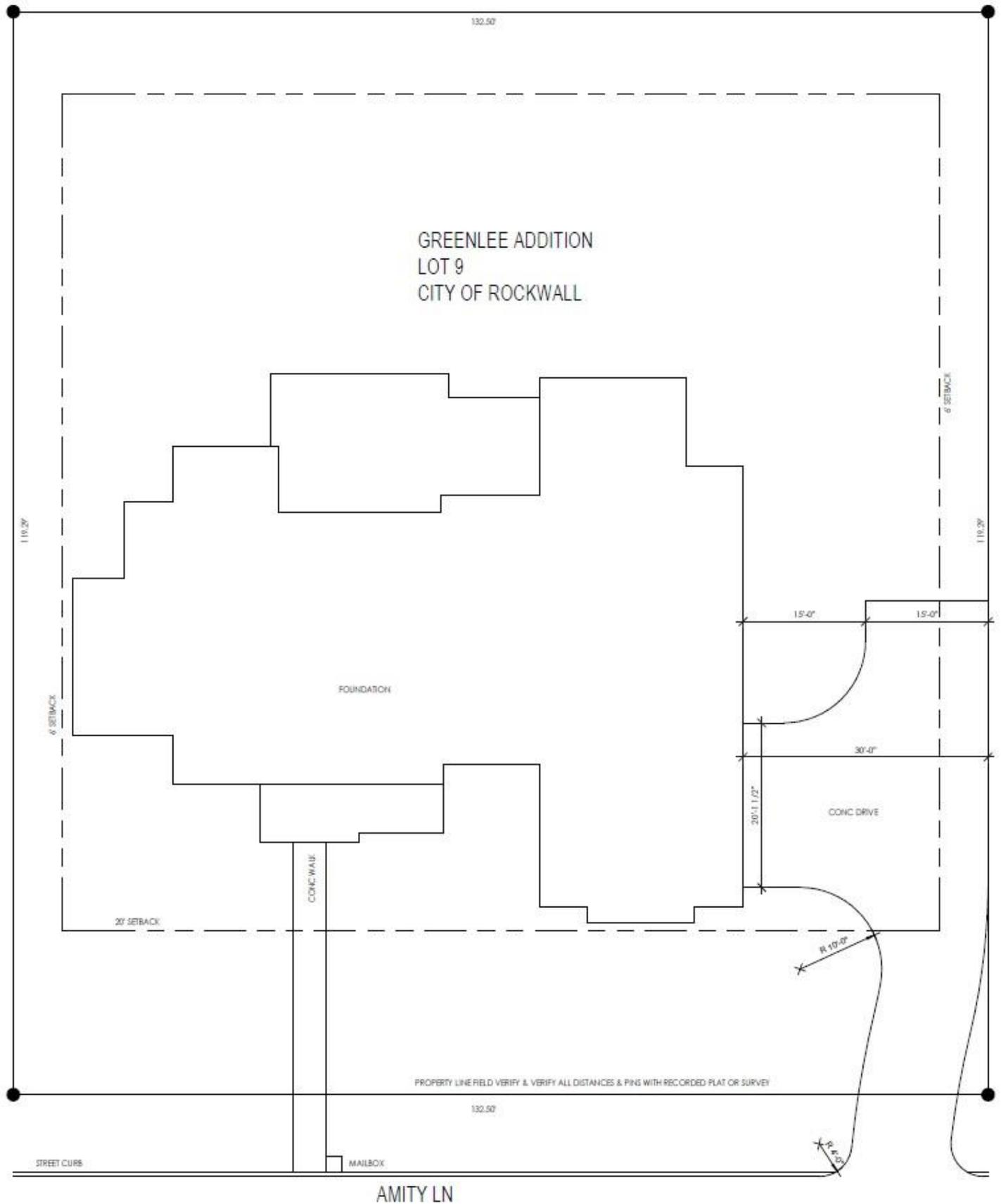
City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you

Exhibit "C" Residential Plot Plan

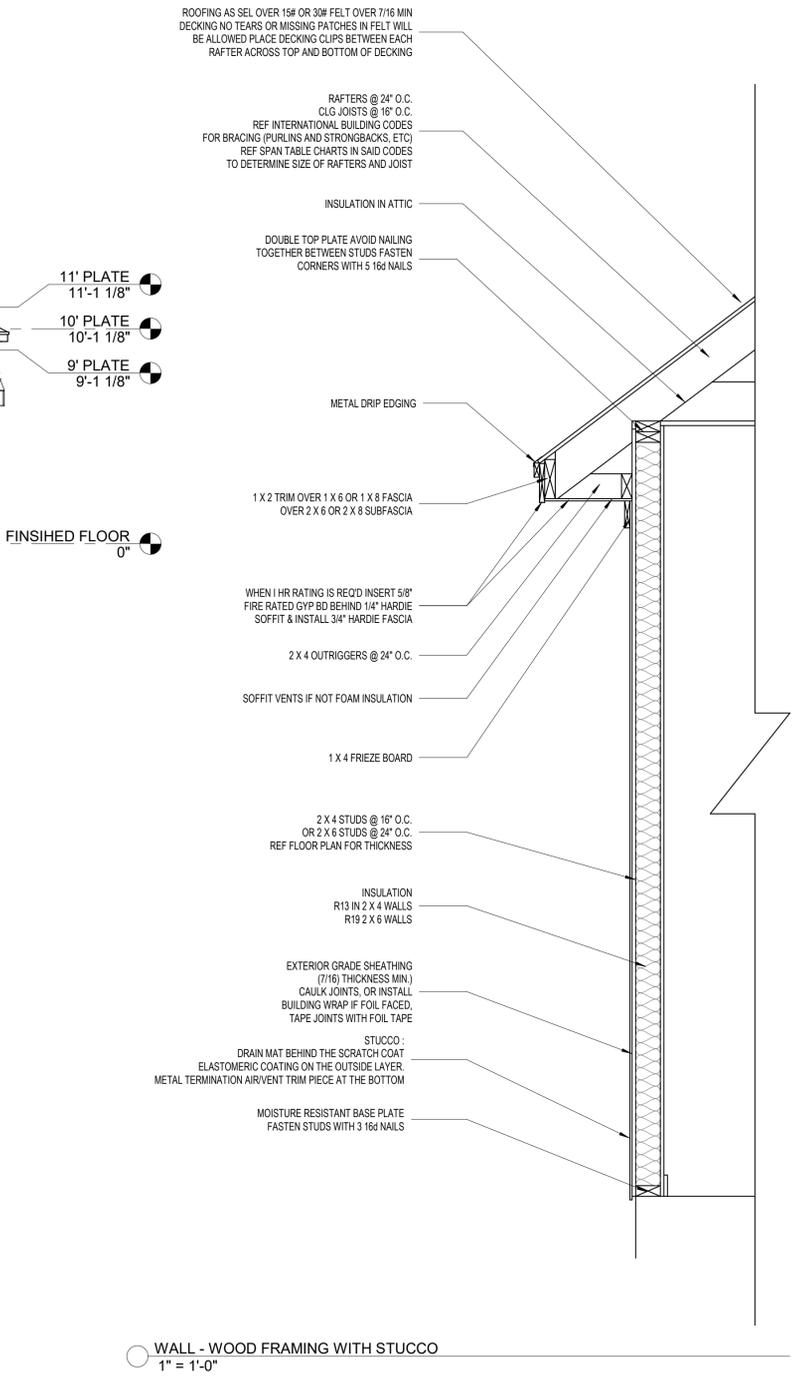




1 ELEVATION FRONT
1/4" = 1'-0"



2 ELEVATION BACK
1/4" = 1'-0"



COPYRIGHT BY IMAGINATION DESIGNS, LLC

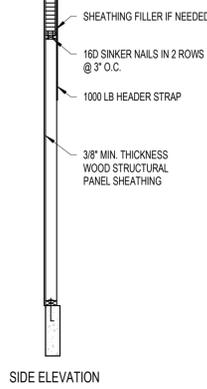
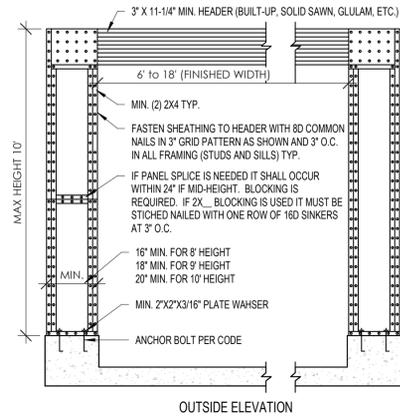


① ELEVATION LEFT
1/4" = 1'-0"



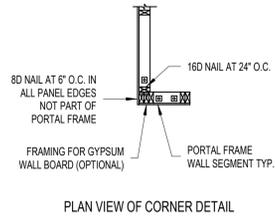
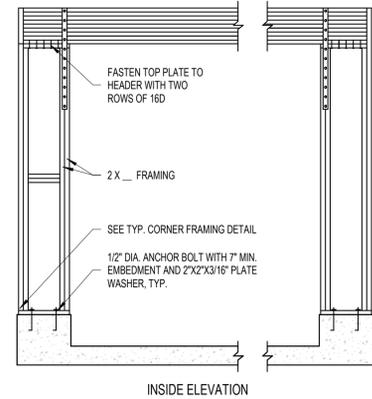
② ELEVATION RIGHT
1/4" = 1'-0"





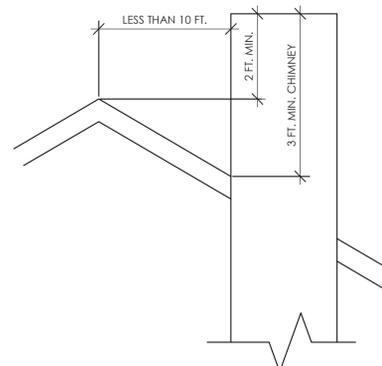
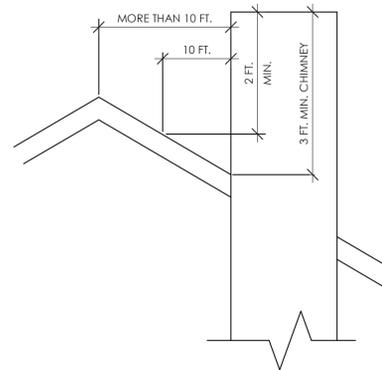
NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

COPYRIGHT BY IMAGINATION DESIGNS, LLC

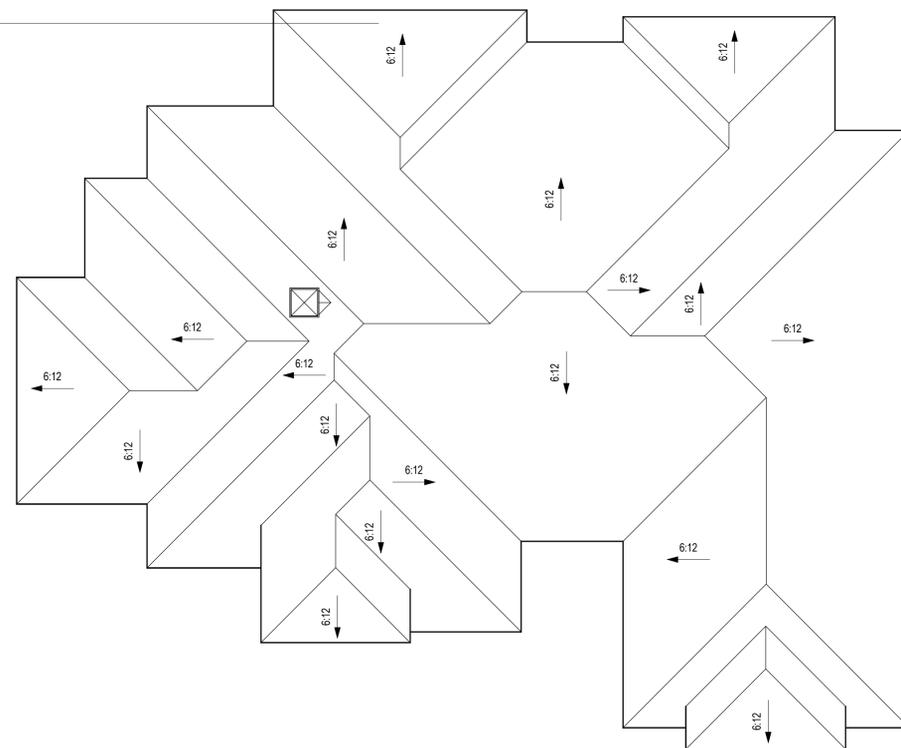


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
 1/2" = 1'-0"



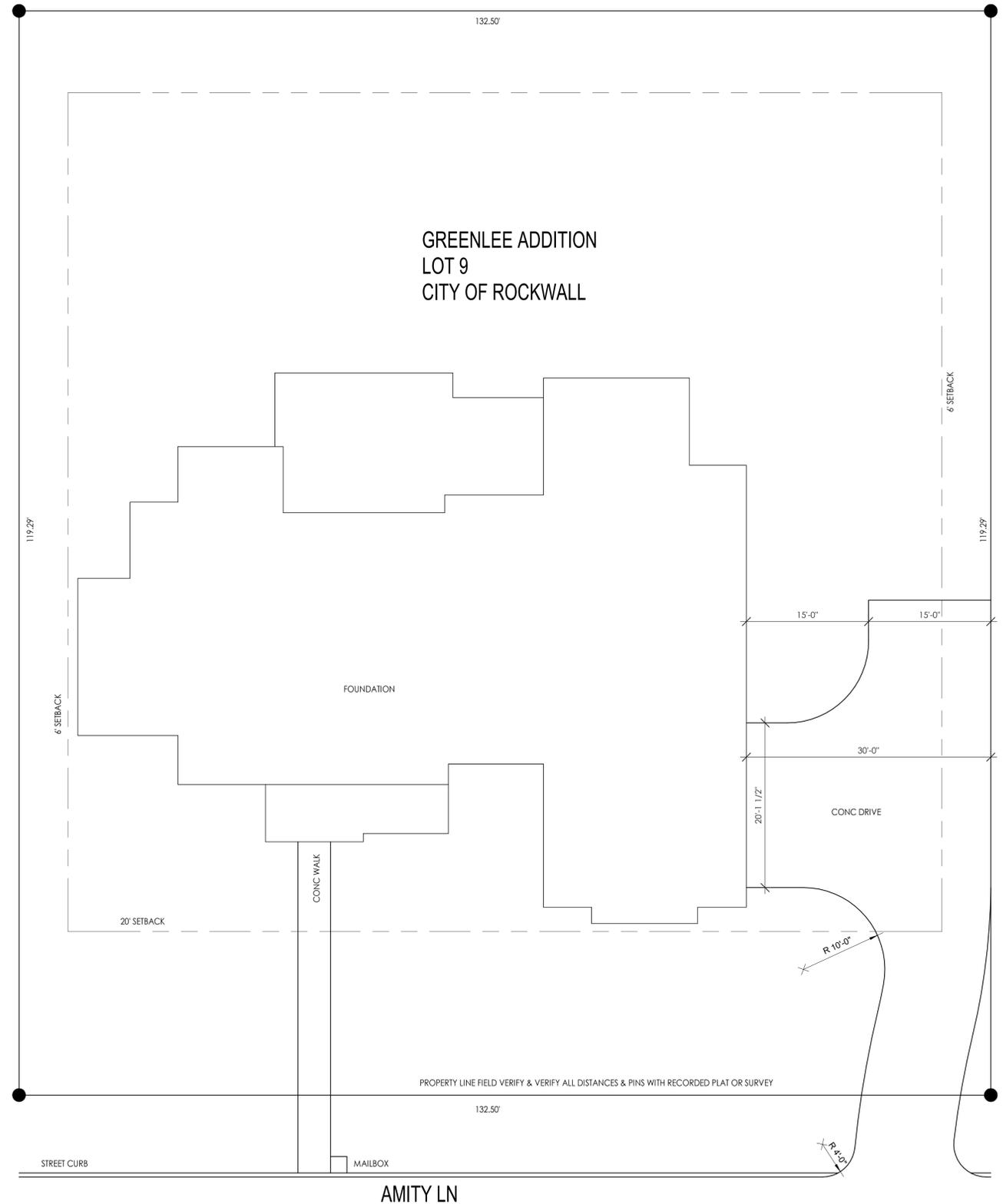
CHIMNEY REQUIREMENTS
 1/2" = 1'-0"



ROOF PLAN
 1/8" = 1'-0"

NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM

SITE PLAN
 1/8" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN
(60' R.O.W.)**

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
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ACCEPTED BY _____

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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



Jim Jackson

JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPELS # 10194824



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5 Amity Lane	Single-Family Home	1972	2,498	256	Brick
6 Amity Lane	Single-Family Home	1981	2,385	520	Brick
7 Amity Lane	Single-Family Home	1986	2,824	0	Brick
8 Amity Lane	Single-Family Home	1978	2,537	480	Brick
9 Amity Lane	Vacant	N/A	N/A	N/A	N/A
10 Amity Lane	Single-Family Home	1978	2,363	N/A	Brick and Siding
11 Amity Lane	Single-Family Home	2016	3,830	N/A	Brick and Stone
12 Amity Lane	Single-Family Home	1980	2,736	N/A	Brick
13 Amity Lane	Single-Family Home	1990	2,668	576	Brick
14 Amity Lane	Single-Family Home	1984	3,114	N/A	Brick
AVERAGES:		1985	2,773	366	



CITY OF ROCKWALL

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5 Amity Lane



6 Amity Lane



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7 Amity Lane



8 Amity Lane



CITY OF ROCKWALL

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9 Amity Lane



10 Amity Lane



CITY OF ROCKWALL

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11 Amity Lane



12 Amity Lane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



13 Amity Lane



14 Amity Lane

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

Exhibit 'A':
Location Map

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':
Residential Plot Plan

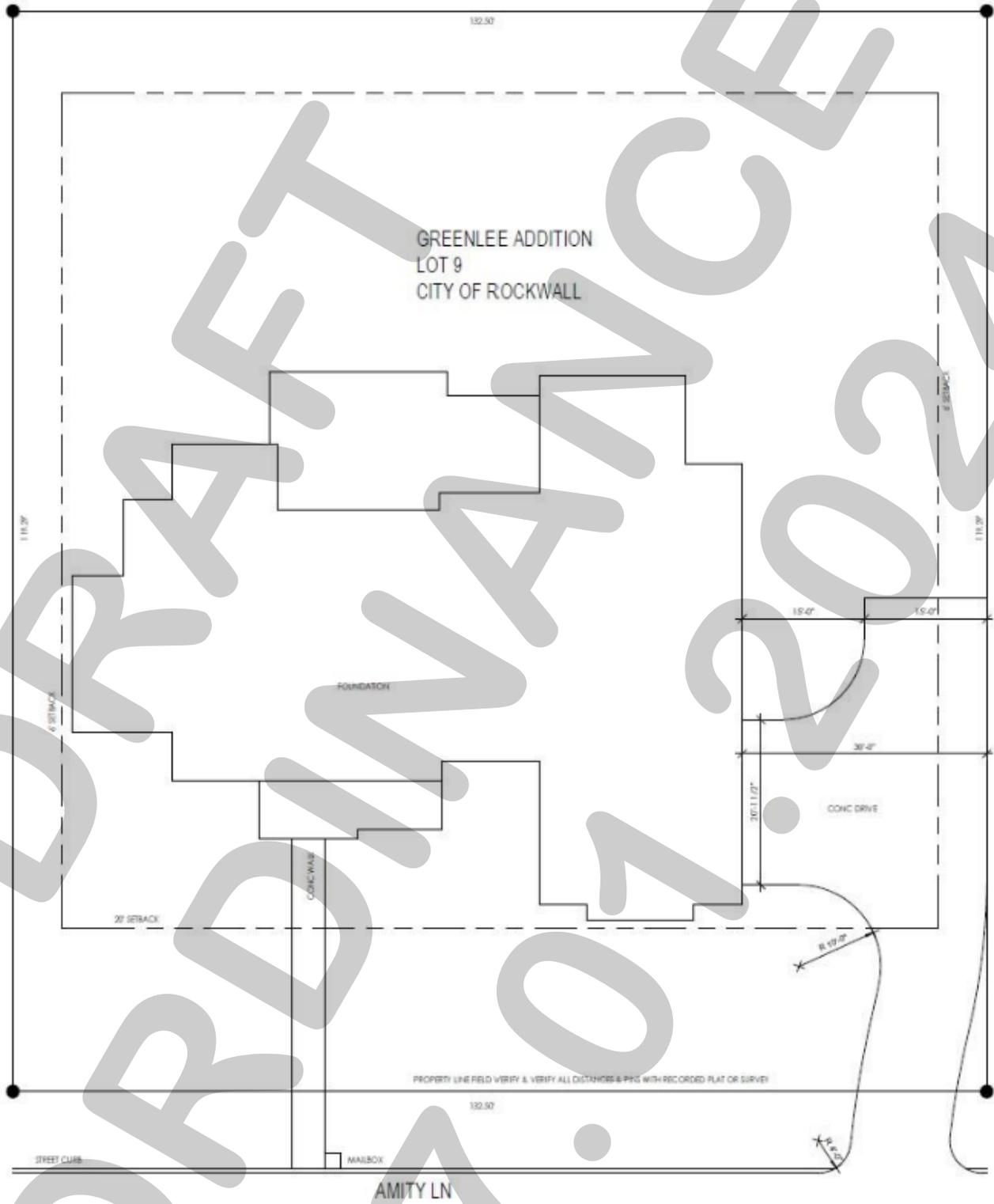


Exhibit 'C':
Building Elevations

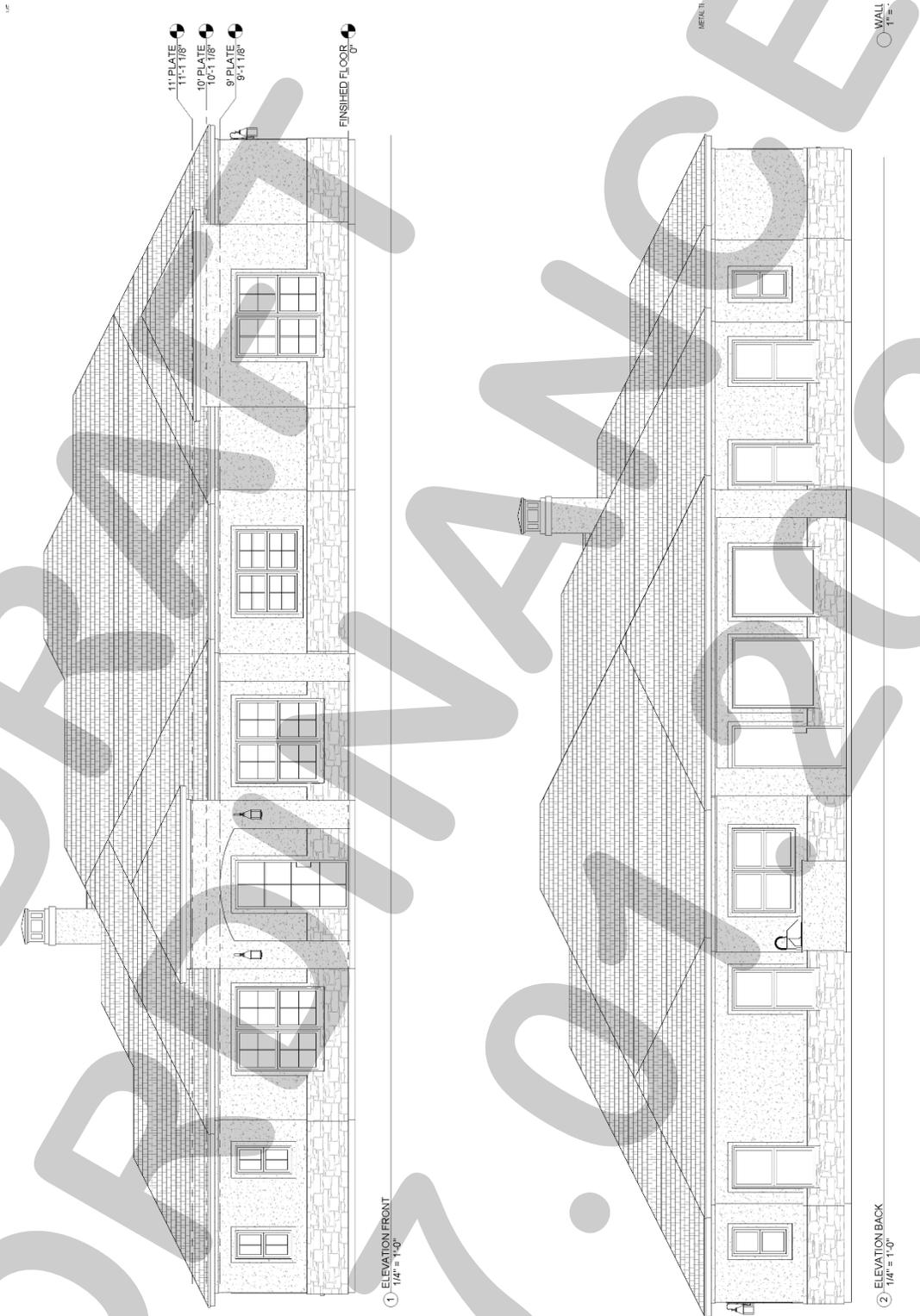
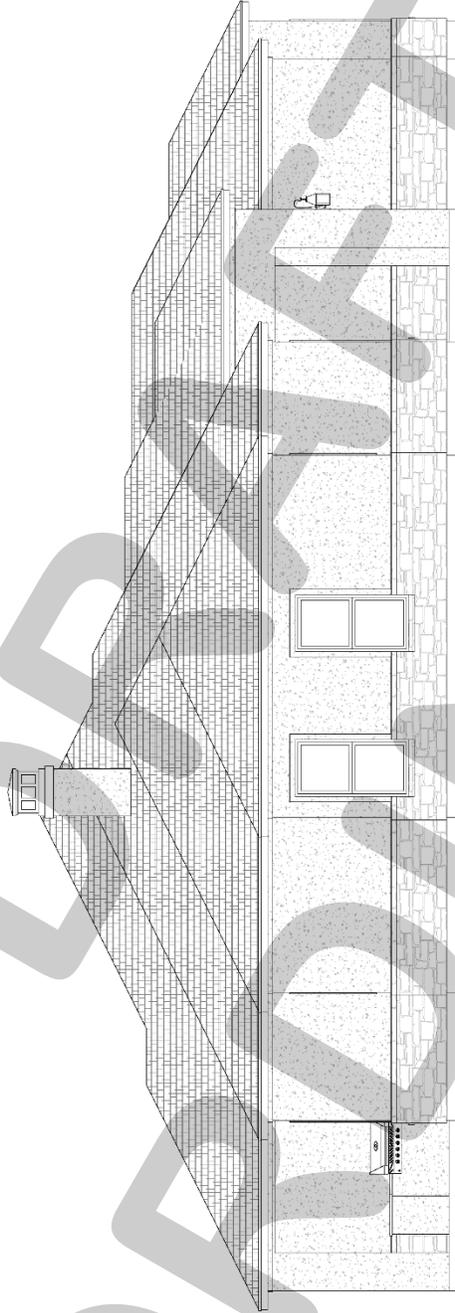
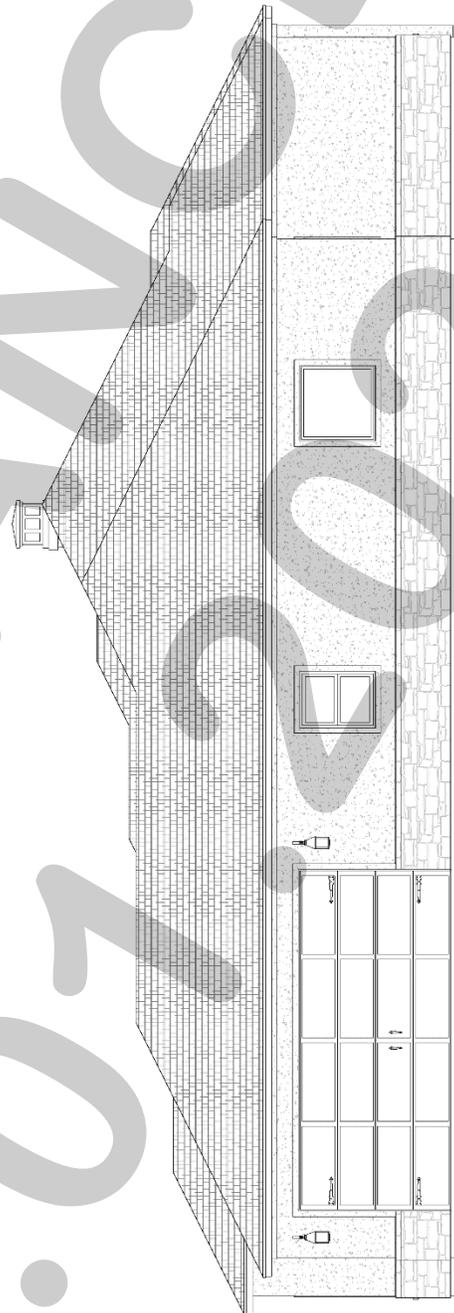


Exhibit 'C':
Building Elevations



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-0"



July 17, 2024

TO: Samuel F. Sofronie
2608 Trumpet Drive
Rowlett, TX 75089

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

SUBJECT: Z2024-024; *Specific Use Permit (SUP) For Residential Infill in an Established Subdivision at 9 Amity Lane*

Mr. Sofronie:

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 July 15, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

Planning and Zoning Commission

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with one (1) vacant seat.

City Council

On July 1, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

On July 15, 2024, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Thompson absent.

Included with this letter is a copy of *Ordinance No. 24-27, S-336*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,



Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 24-27

SPECIFIC USE PERMIT NO. S-336

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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-- and with the following conditions:

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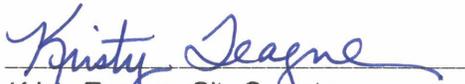
SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY 2024.**



Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

**Exhibit 'A':
Location Map**

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':
Residential Plot Plan

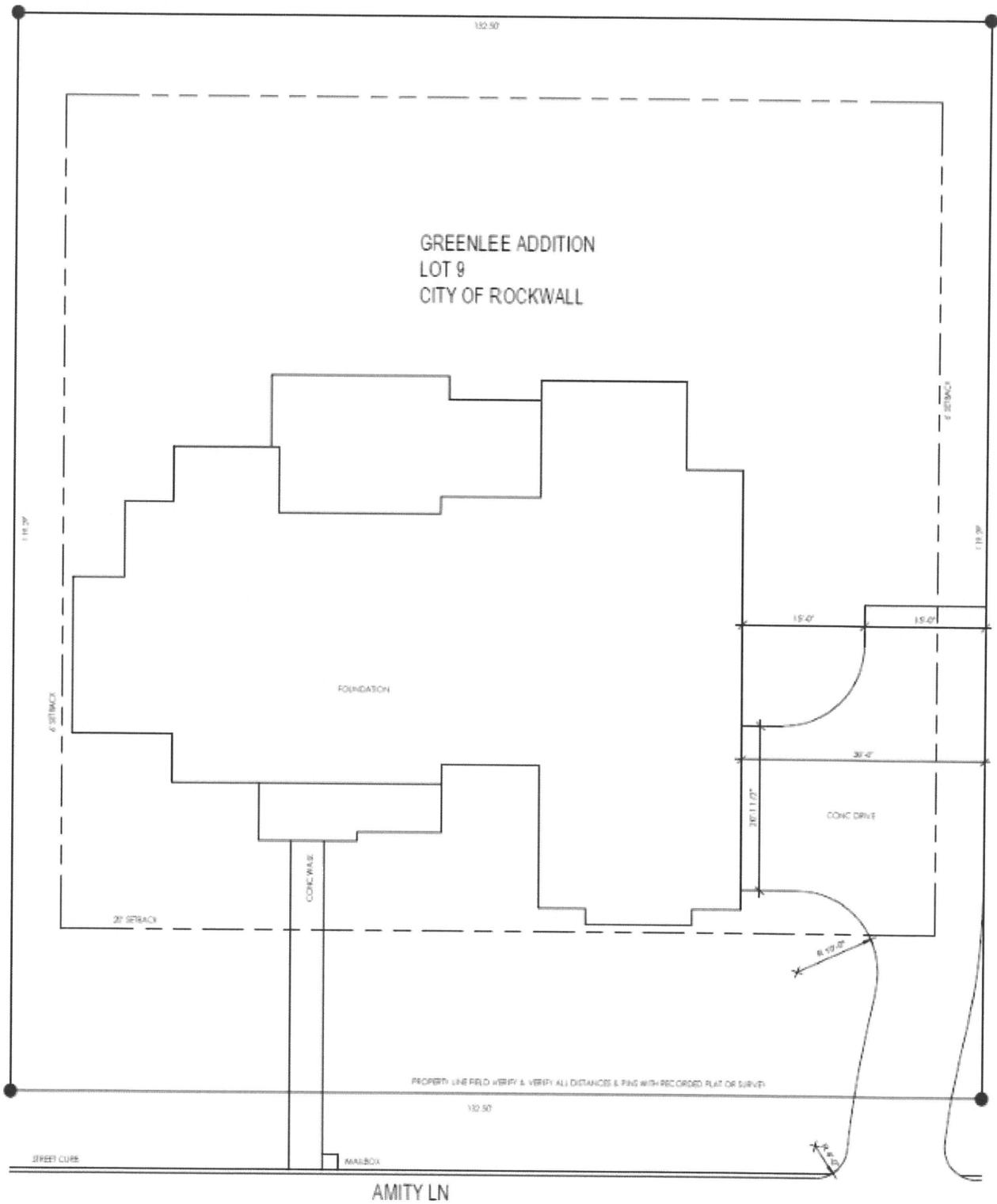
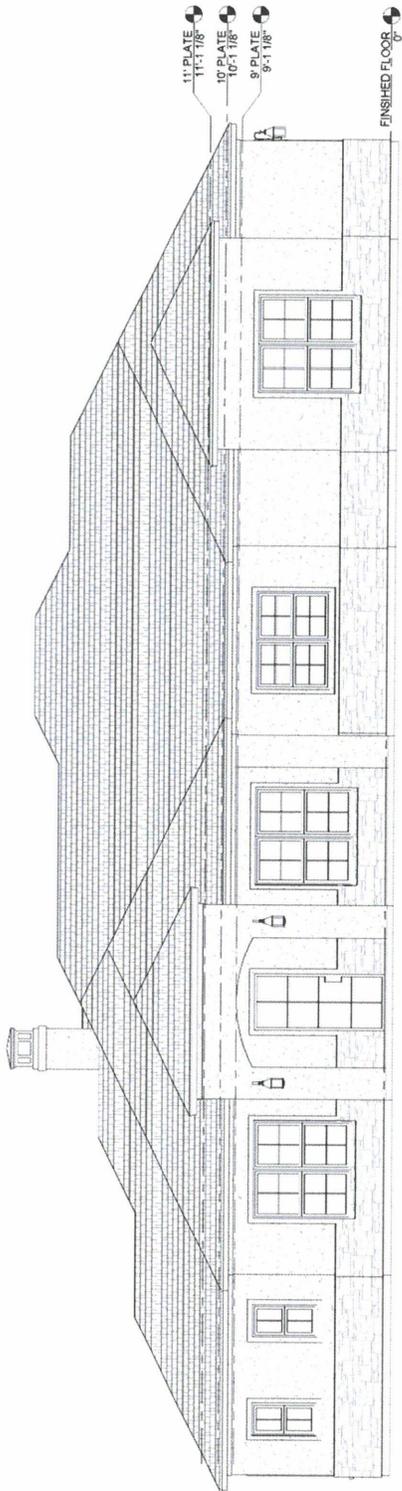
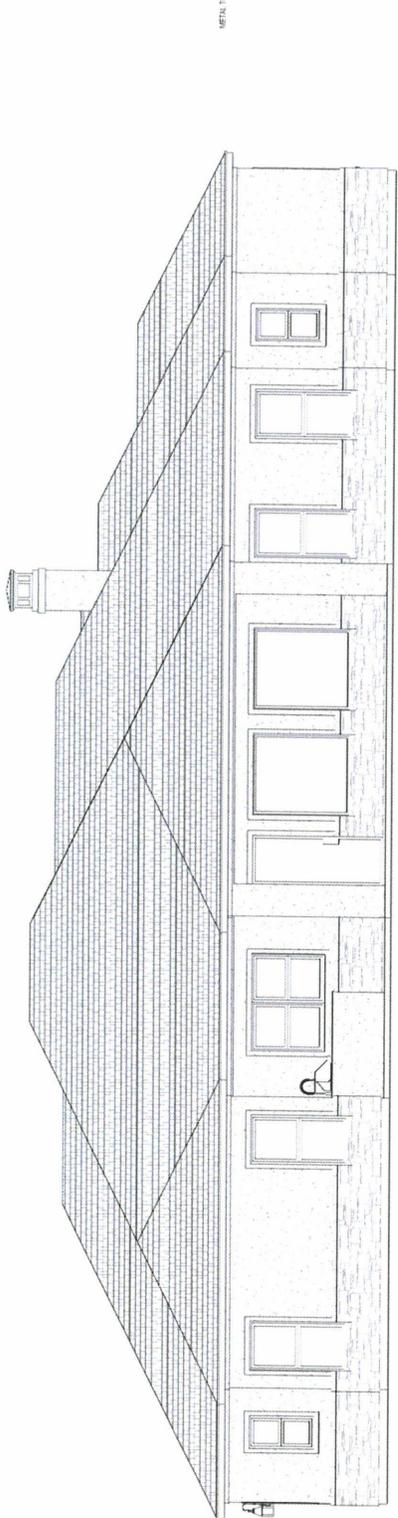


Exhibit 'C':
Building Elevations

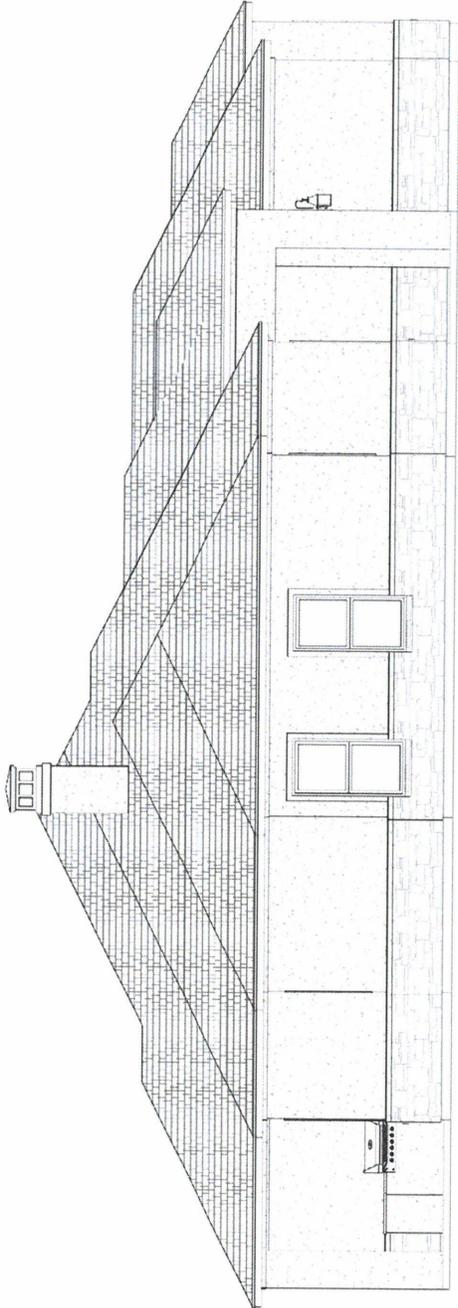


① ELEVATION FRONT
1/4" = 1'-0"

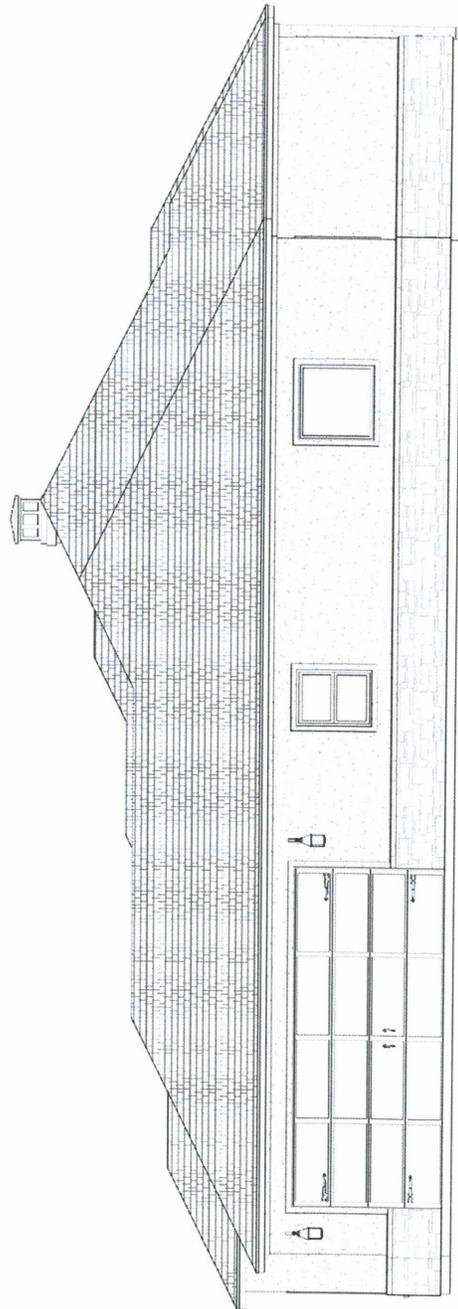


② ELEVATION BACK
1/4" = 1'-0"

Exhibit 'C':
Building Elevations



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-0"