




MIS2017-014 - 304 EMMA JANE
SPECIAL EXCEPTION - LOCATION MAP = 

DAVY CROCKETT

EMMA JANE



SAM HOUSTON

SF-7

DICKEY

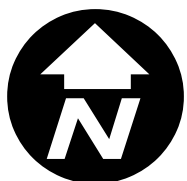
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City of Rockwall

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

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





November 17, 2017

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032

Re: 304 Emma Jane Street (Southeast corner of Sam Houston and Emma Jane)
Rockwall, Texas 75032

Dear Mr. Miller:

We are requesting consideration of special request in furtherance of neighborhood preservation. The property of concern is situated at the southeast corner of Sam Houston and Emma Jane Streets and per the Rockwall Central Appraisal District consists of three (3) ownership tax parcels that are identified as Account Numbers 14828, 14829 and 14830 (see attached tax map for an illustration of ownership division lines). Our request is to develop each of the three ownership tax parcels with a single family detached residential dwelling unit.

The property was recently purchased with the expressed intent of developing three homes. Due diligence conducted by the current owner prior to acquisition revealed the existence of a water meter and sewer cleanout on each of the ownership tax parcels, suggesting that each parcel was previously improved. Furthermore, a site survey obtained by the current owner illustrates that the overall property is comprised of three ownership parcels (see attached site survey) and discussions with personnel at the planning and zoning department (that took place prior to the current owner's purchase of the property) confirmed that the overall property could be developed with three houses. Subsequent to their purchase of the property, current ownership was informed that although the site is comprised of three ownership parcels, the site consists of only two platted lots that will not allow for the development of three houses.

It is our request that the overall property be re-platted in accordance with the ownership division lines as illustrated in Rockwall Central Appraisal District tax map and attached site survey to allow for the development of three houses. Furthermore, we are requesting a variance to the minimum lot size requirement for the two ownership parcels that front Sam Houston Street, a variance to the front yard setback requirement applicable to the ownership parcel situated at the immediate corner of Sam Houston Street and Emma Jane Street (we are asking for a side yard variance from 20 feet to 10 off Emma Jane Street as illustrated in the attached "Proposed Site Plan") and approval to construct three houses with front entry garages that face the street (as is typical of other existing and under construction houses in the immediate area).

COGENT Realty Advisors, LLC
Real Estate Development, Consultation, Due Diligence
P.O. Box 25245, Dallas, Texas 75225
Tel: 214.212.9060



We appreciate your consideration to the above noted items. Please do not hesitate to contact the undersigned with any questions.

Respectfully submitted,

COGENT REALTY ADVISORS, LLC

A handwritten signature in blue ink, appearing to read "Steven J. Goldberg", is written over a light blue horizontal line.

By: Steven J. Goldberg
Manager

cc: Mr. Eden Chen, Property Owner
Move In and On, LLC

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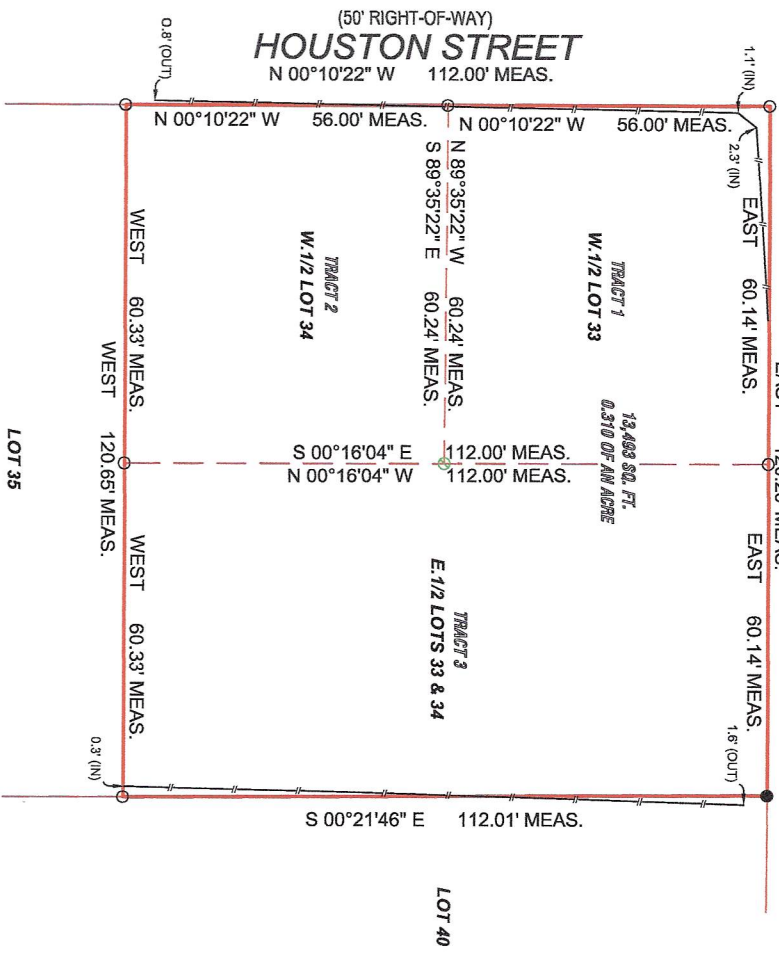
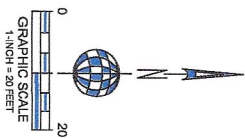
TAX MAP

11/16/2017

Rockwall CAD Map Search



(50' RIGHT-OF-WAY)
EMMA JANE STREET



Being the West 1/2 of Lot 33, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Volume 39, Page 244, Map/Plat Records, Rockwall County, Texas.

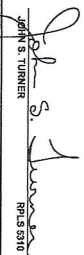
Being the West 1/2 of Lot 34 of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Volume 39, Page 244, Map/Plat Records, Rockwall County, Texas.

Being the east 1/2 of Lots 33 and 34, of Canup's Subdivision, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof, recorded in Volume 39, Page 2+4, Map/Plat Records, Rockwall County, Texas.

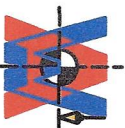
This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-08. The property is located in Zone "X".

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

LEGEND									
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① X-FOAM	☒ TILE BOX	⊙ WATER VALVE	✱ LIGHT POLE	— PLASTIC FENCE	— BOUNDARY	① CONCRETE			
② X-BERT	☒ CABLE BOX	☒ FIRE HYDRANT	✱ TYPING SIGN	— ASPHALT	— HIGH BALKYLE	② GRAVEL			
③ 1/2" RIBBING	☒ ELECTRIC BOX	③ GLASS DOOR	☒ UTILITY PIPE	— OVERHEAD UTILITY PIPE	— LANDSCAPE	③ BRICK			
④ 1/2" RIBBING	☒ BRICK COLUMN	④ SERVICE COVER	☒ WATER METER	— GUY WIRE ANCHOR	— ELEVATION	④ PAVED STONE			
⑤ 3/8" RIBBING	⊕ 1" RIBBING	⑤ SAN. B/W. H.H.	⚠ GAS METER	✕ BARRIED WIRE FENCE	— BRICK PLANT STAIRS	⑤ BUILDING WALL			
⑥ 3/8" RIBBING	⊕ 1" RIBBING	Ⓟ IRRIGATION VALVE	⚠ A.S. PAD	— BRICK FENCE	— STONE SET WALL	⑥ STONE SET WALL			
⑦ POINT FOR CONCRETE	☒ POINT FOR CONCRETE	☒ STORM DRAIN H.H.	☒ TRUNK BOX	— CHAIN LINK FENCE	— CON. SET WALL	⑦ CON. SET WALL			
⑧ POINT FOR CONCRETE	☒ POINT FOR CONCRETE	☒ STORM DRAIN H.H.	☒ POOL EQUIP.	— WOOD FENCE	— STONE SET WALL	⑧ STONE SET WALL			
⑨ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑨ STONE SET WALL			
⑩ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑩ STONE SET WALL			
⑪ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑪ STONE SET WALL			
⑫ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑫ STONE SET WALL			
⑬ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑬ STONE SET WALL			
⑭ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑭ STONE SET WALL			
⑮ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑮ STONE SET WALL			
⑯ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.	☒ PL. F.	— WOOD FENCE	— STONE SET WALL	⑯ STONE SET WALL			
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㊳ 3/4" RIBBING	☒ 3/4" RIBBING	☒ SAN. B/W. CO.							

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JOB NO: 16-0054
DATE: 01-22-2016

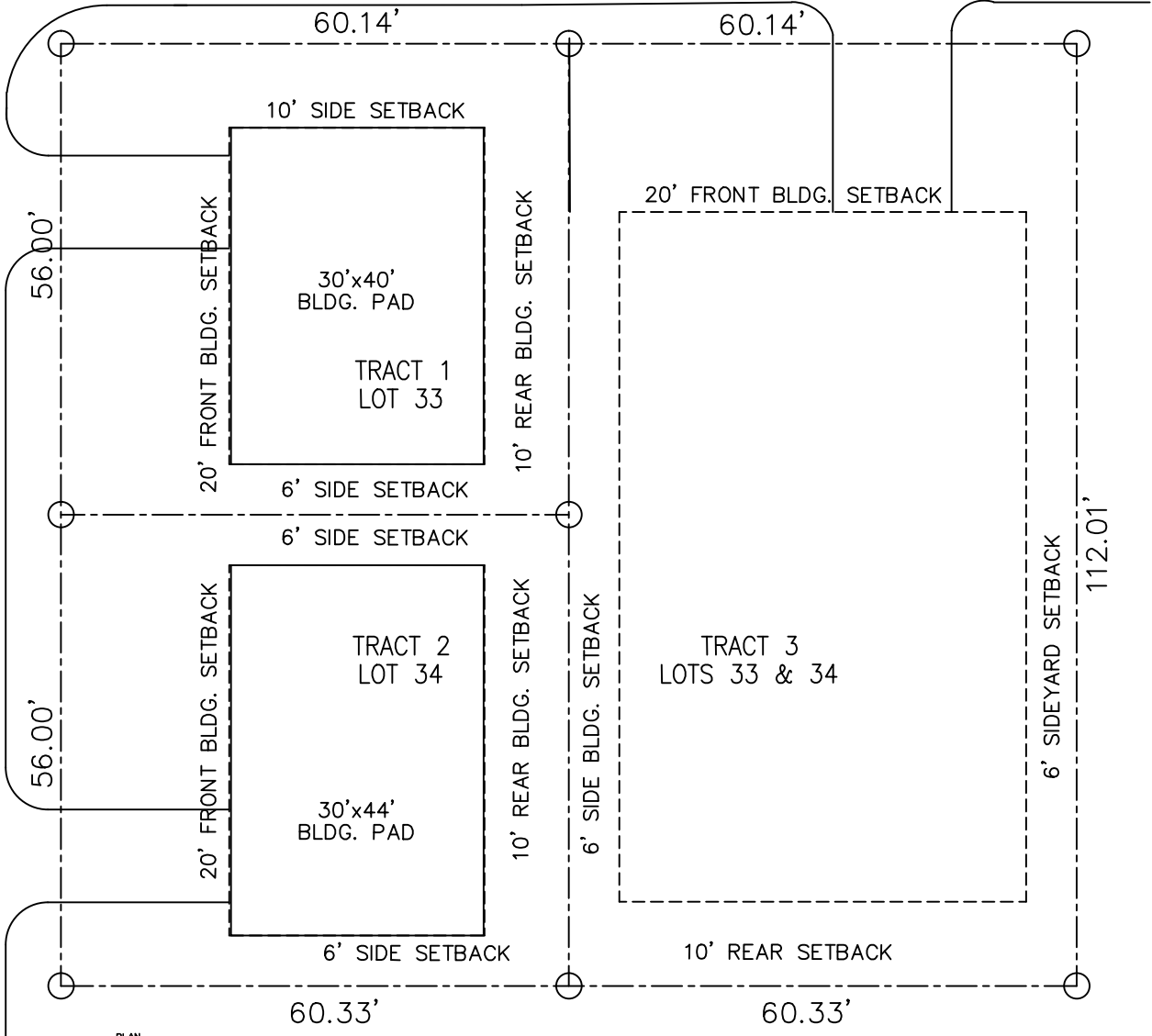


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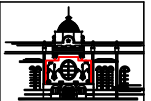
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HOUSTON STREET

EMMA JANE STREET



PROPOSED SITE PLAN



P&A Design Development
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Design Build by :
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NEW BUILD Projects

304 EMMA JANE ST. @ HOUSTON ST., ROCKWALL, TX 75087

REVISION

ISSUE FOR OWNER REVIEW
2-28-2017

DRAWN BY: PS	CHECKED BY: DB
DATE: 10-1-14	REV. DATE:
REV. NO. 1422	SHEET NO. SP1
SCALE: 1/8"	

SAMPLE ILLUSTRATIONS OF PROPOSED HOUSING

