

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
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December 15, 2017

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

Re: Lot 53 Emma Jane Street (Northwest 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 northwest corner of Sam Houston and Emma Jane Streets and per the Rockwall Central Appraisal District consists of one parcel measuring 49.6 feet along Sam Houston Street by 159 feet along Emma Jane Street. Our desire is to develop the site with a single family detached residential dwelling unit with the front oriented toward Emma Jane Street.

As you will note in the attached photos, numerous utility service improvements including two wood utility poles with overhead lines, metal telephone connection box and fire hydrant exist along the parcel's Sam Houston Street frontage. We feel as though the aesthetics of any home built upon the subject parcel would be greatly enhanced if the front is oriented toward Emma Jane Street and away the unsightly utility improvements that line the site's frontage along Sam Houston Street.

In order to facilitate development of a house oriented toward Emma Jane Street, we are requesting various waivers to the requirements stipulated for property situated in the Southside Residential Neighborhood Overlay (SRO) District. Specifically, we are requesting special exceptions to the minimum lot depth requirement from 100 feet to 49.6 feet, waiver of the dual front yard setback requirement for the Emma Jane frontage from 20 feet to 10 feet and rear yard setback requirement from 10 feet to 6 feet. Furthermore, we are seeking approval to construct the house with a front entry garage that faces the street (as is typical of other existing and under construction houses in the immediate area). It is specifically noted that if the site was free of unsightly utility improvements and there were no impediments in orienting the house toward Sam Houston Street, we would not be seeking approval for most of the requested special exceptions noted above.

Attached please find photographs of the subject site, proposed site plan with requested setbacks and foot print of an approximate 1,800 square foot house oriented toward Emma Jane Street and sample front elevation for a home that could be built upon the subject site.

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 the company name.

By: Steven J. Goldberg
Manager

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

SUBJECT PROPERTY PHOTOGRAPHS



1. View of Subject Property Frontage along Sam Houston Street



2. View of Subject Frontage as Seen From Across Sam Houston

SUBJECT PROPERTY PHOTOGRAPHS



3. View Facing Sam Houston From Inside the Subject Site



4. View of Property Frontage Along Emma Jane

SUBJECT PROPERTY PHOTOGRAPHS



5. View of Subject Property Frontage Along Emma Jane



6. View of Neighboring Property Across Emma Jane

SUBJECT PROPERTY PHOTOGRAPHS



7. Neighboring Property



8. Neighboring Property

SUBJECT PROPERTY PHOTOGRAPHS



9. New Construction in Neighborhood



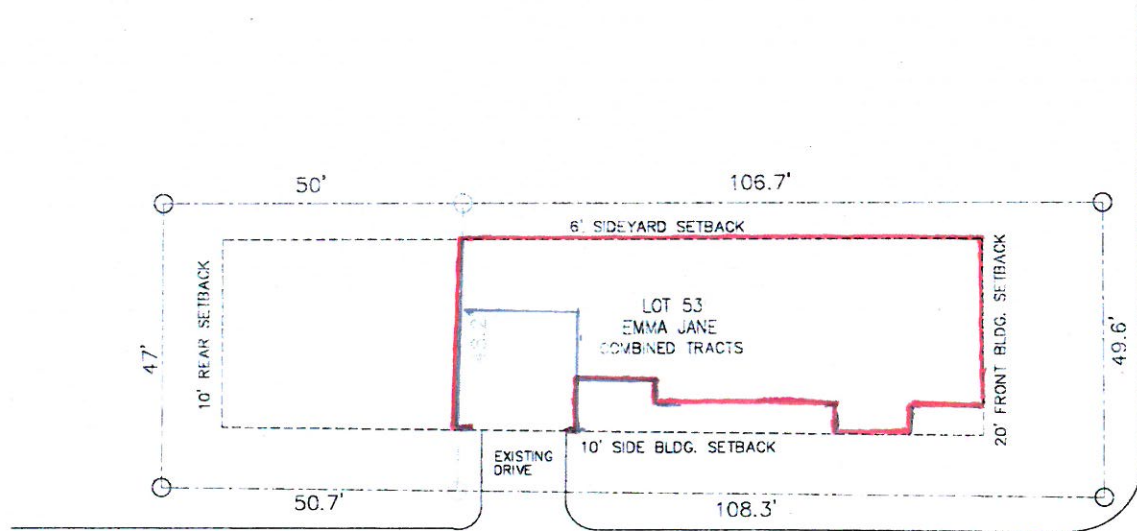
10. Recently Built House in Neighborhood

PLAN #18-154



Photographs may show modified designs.

HOUSE FRONT EMMA JANE



SAM HOUSTON STREET

EMMA JANE STREET



PROPOSED SITE PLAN



1" = 20'



CO-REGENT
Builders

New
Residence
Project:

Private Residence
NEW BUILD Projects

LOT 53 EMMA JANE ST. & HOUSTON ST. ROCKWALL, TX 75087

REVISION
DATE FOR OWNER REVIEW
11-26-2017

12-4-17
1752
1/4"

SP1