



AGENDA
BOARD OF ADJUSTMENT
Wednesday, Nov. 19, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 7:00 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. PUBLIC HEARING
 - 3.1. Public Hearing to receive comments on the consideration of the proposed variance request to the City of McLendon-Chisholm regulations for a reduction of the side yard setback for a primary residential structure on a vacant lot. This property is located at 1253 Wales Drive, McLendon-Chisholm, Texas 75032 in the Kingsbridge Planned Development Community. RCAD Property ID # 71034.
 - 3.2. Public Hearing to receive comments for a request of variance to the City of McLendon-Chisholm regulations for a reduction of the side yard setback for a detached garage from 25' to 15' located at 415 Estate Lane, Rockwall Texas, 75032
 - 3.3. Public Hearing to receive comments on the proposed variance request to the City of McLendon-Chisholm regulations for an additional accessory dwelling unit. The property is located at 103 Rose Marie Lane, Rockwall Texas 75032. RCAD Property ID #60833
 - 3.4. Public Hearing to receive comments for a proposed variance request to the City of McLendon-Chisholm regulations for a detached dwelling guest house. This property is located at 404 Cattle Barron Drive, Rockwall Texas 75032. RCAD Property ID #85399.
4. APPROVAL OF MINUTES
5. ITEMS FOR DISCUSSION
 - 5.1. Discuss and consider approval of a variance for a reduction of the required front yard setback for a new single-family residential structure in the Kingsbridge subdivision from 35 feet to 25 feet. Property address is 1253 Wales Dr. Rockwall, Texas 75032. Rockwall CAD Property ID 71035
 - 5.2. Discuss and consider approval of a variance for an additional dwelling unit on the subject property located at 103 Rose Marie Lane in the Single Family (SF 2.5) Zoning District.

5.3. Discuss and consider approval of a variance in a reduction of the required side yard setback for a detached garage located at 415 Estate Lane in the Heritage Planned Development District from 25 feet to 15 feet.

6. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Board of Adjustment of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., Nov. 12, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm

Staff Report

Date: November 19th, 2025

Applicant: Raid Alazzawi

Agenda Item: Discuss and consider approval of a variance in a reduction of the required side yard setback for a new single-family residential structure in the Kingsbridge subdivision from 35 feet to 25 feet.

Background:

The subject property is a 1.01 acre lot in the Kingsbridge Planned Development District in the City of McLendon-Chisholm. The applicant proposes a single family residential use. The original variance request sought to reduce the 25 foot side yard setback to 15 feet along the shared property line with 1249 Wales Drive. In response to opposition from the adjacent property owner, the applicant withdrew the initial request and submitted a revised application seeking to reduce the 35 foot side yard setback along Somerset Lane to 25 feet, while retaining the 25 foot side yard setback with the neighboring property. The applicant has obtained formal approval from the Kingsbridge Homeowner's Association for the variance request.

Recommendation:

Staff recommends approval of the variance request, as presented.

Attachments:

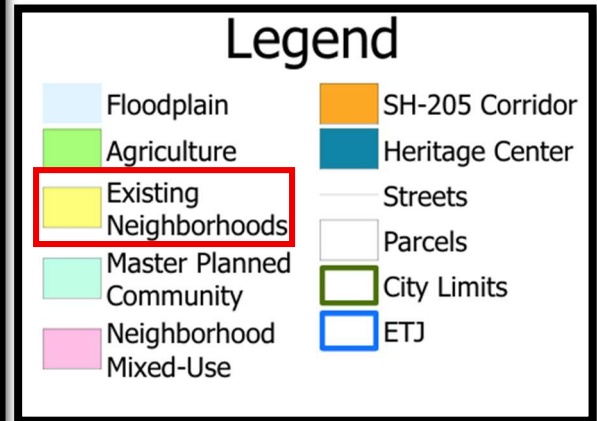
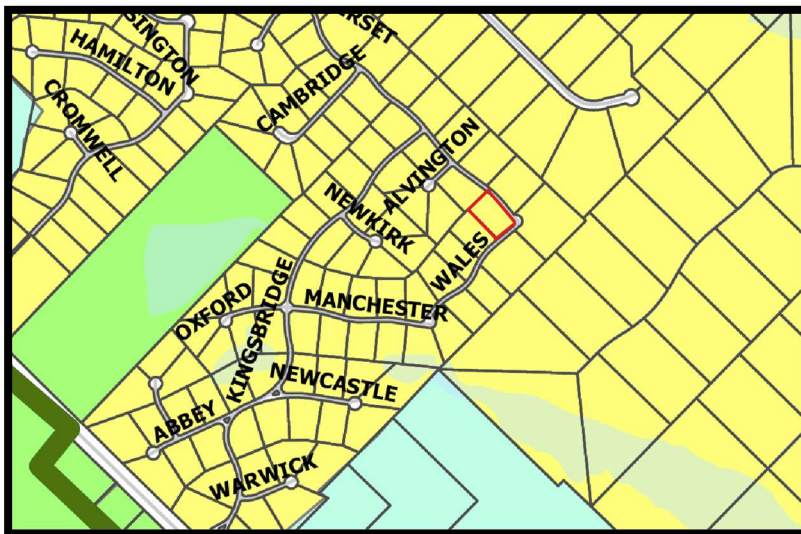
- Application
- Kingsbridge Planned Development District Regulations
- Zoning and Future Land Use Map
- Existing Conditions Survey Exhibit
- Proposed Conditions Survey Exhibit
- Conceptual Façade Rendering

Presenter: Peyton Sherman

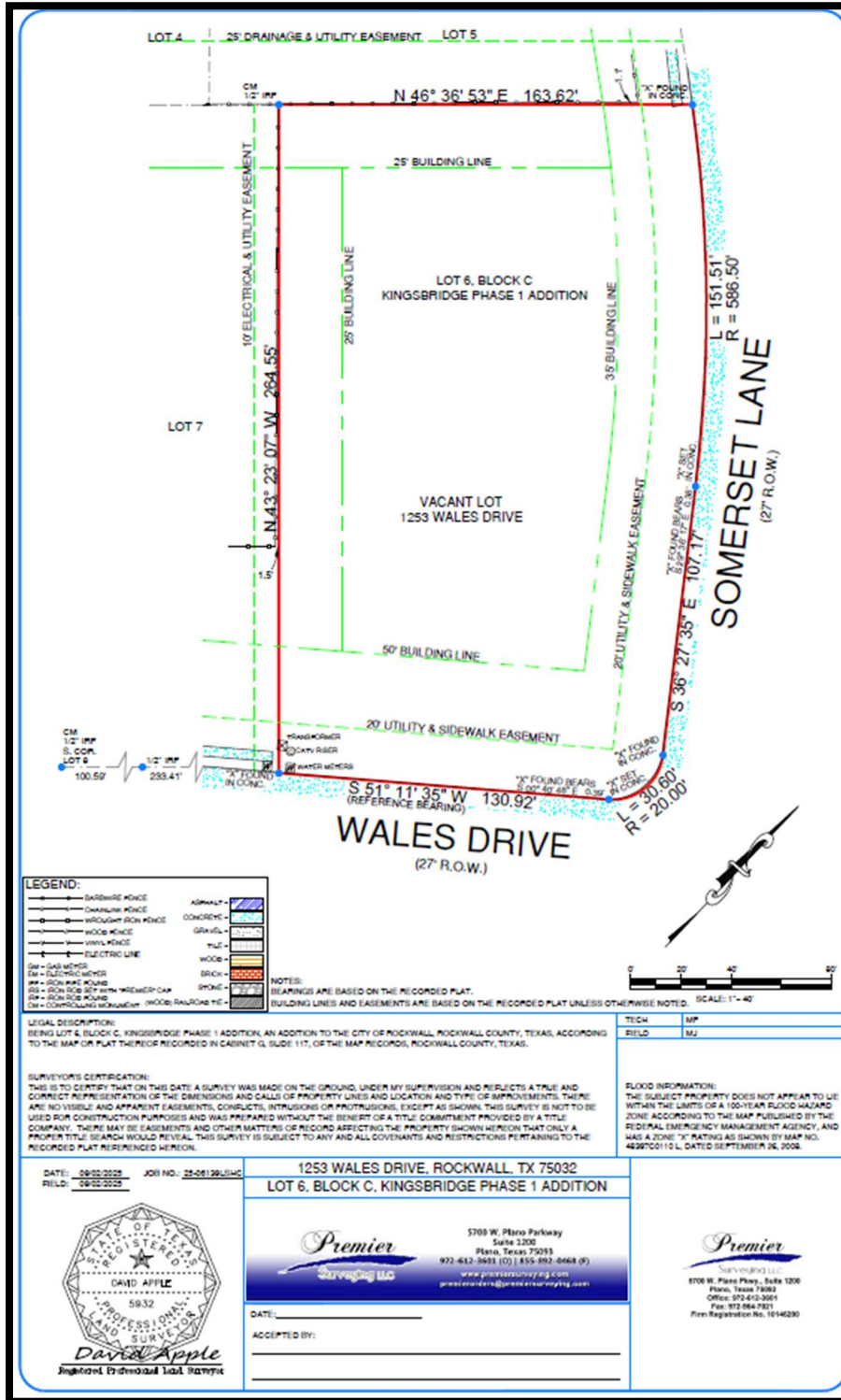
Zoning Map:



Future Land Use Map:



Existing Conditions Survey Exhibit:



LEGEND:

	BARBED WIRE FENCE		ASPHALT
	CHAIN LINK FENCE		CONCRETE
	WROUGHT IRON FENCE		GRAVEL
	WOOD FENCE		TILE
	VINYL FENCE		WOOD
	ELECTRIC LINE		BRICK
	GM - GAS METER		STONE
	EM - ELECTRIC METER		WOOD SIDING
	SP - SEWER PIPE		
	SS - SEWER STOP WITH METER CAP		
	SP - SEWER PIPE		
	CF - CONCRETE FOUNDATION		

LEGAL DESCRIPTION:
BEING LOT 6, BLOCK C, KINGSBRIDGE PHASE 1 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Q, SLIDE 117, OF THE MAP RECORDS, ROCKWALL COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCUMBRANCES, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND WAS A ZONE "X" RATING AS SHOWN BY MAP NO. 486700110 L, DATED SEPTEMBER 26, 2004.

DATE: 08/02/2024 JOB NO.: 24-08129/LIHC
FILED: 08/02/2024
1253 WALES DRIVE, ROCKWALL, TX 75032
LOT 6, BLOCK C, KINGSBRIDGE PHASE 1 ADDITION



Premier Surveying LLC
5700 W. Plano Parkway Suite 1200
Plano, Texas 75093
972-612-3651 (O) | 855-892-0468 (F)
www.premiersurveying.com
premiercenter@premier-surveying.com

DATE: _____
ACCEPTED BY: _____

Premier Surveying LLC
5700 W. Plano Parkway Suite 1200
Plano, Texas 75093
Office: 972-612-3651
Fax: 972-984-7921
Firm Registration No. 16146230

Conceptual Façade Rendering:





**APPLICATION TO REQUEST A HEARING
BEFORE THE CITY OF MCLENDON-CHISHOLM
BOARD OF ADJUSTMENT**

APPLICATION DATE: 10-08-2025 CASE #: _____

APPLICANT NAME: Kerat Building, LLC / DBA. Kerat Homes

ADDRESS: 2506 Elaine dr, Wylie, Tx PHONE NO.: 214-240-8487

DESCRIPTION OF PROPERTY LOT NUMBER: 6 BLOCK NUMBER: C

LEGAL DESCRIPTION OF PROPERTY: Vacant Corner lot #6, Block: C, Kings Bridge Phase 1 addition to the city of McLendon-Chisholm, Rockwall County, Texas according to the Amended Map there of recorded in Cabinet G, slide 117, Map records, Rockwall County.

ADDRESS OF PROPERTY: 1253 Wales Dr, Rockwall, TX 75032

REASON FOR REQUEST: We are requesting variance to change the side set back at the East side of the property (at Somerset Ln), from 35' Lft to 25' Lft, because the width of the lot facing Wales Dr is very narrow and cant be able to fit this luxury home's elevation, especially the port-cocher and 5 cars space, due to the big size of the family, and they'd prefer not parking in the street and makes traffic.

SIGNATURE OF APPLICANT: 

Application Fee: \$500.00

DATE/AMOUNT PAID: _____

RECEIPT #: _____

FOR CITY USE ONLY

DATE AND TIME OF MEETING SCHEDULED _____

REQUEST FOR VARIANCE GRANTED/DENIED.

IF DENIED, REASON: _____

CHECKLIST FOR BOARD OF ADJUSTMENT APPLICANT

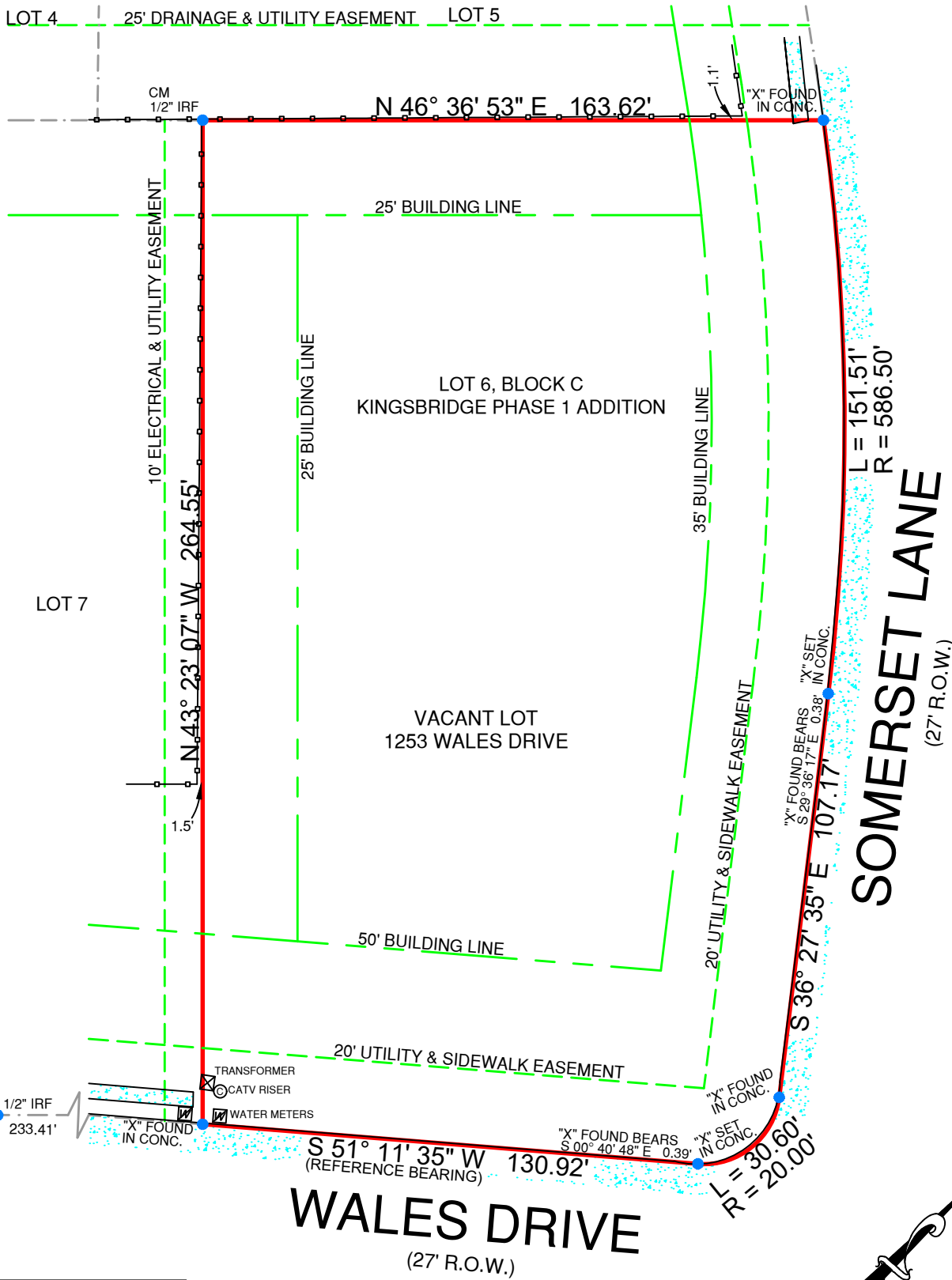
The following items must be submitted along with the completed application before processing and scheduling.

1. Completed Application

2. A survey or plat showing location of proposed improvements and existing structures as related to all boundary lines

3. Pictures and descriptions of project including materials descriptions

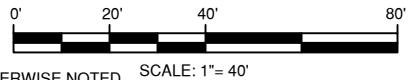
4. Names and Addresses of Legal Property Owners within 200 feet of property. (The city will need to send these out 11 Days or more giving notice of the meeting.)



LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT =	
—o—o—	CHAINLINK FENCE	CONCRETE =	
—□—□—	WROUGHT IRON FENCE	GRAVEL =	
—//—//—	WOOD FENCE	TILE =	
—v—v—	VINYL FENCE	WOOD =	
—E—E—	ELECTRIC LINE	BRICK =	
GM =	GAS METER	STONE =	
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	
IPF =	IRON PIPE FOUND		
IRS =	IRON ROD SET WITH "PREMIER" CAP		
IRF =	IRON ROD FOUND		
CM =	CONTROLLING MONUMENT		

NOTES:
 BEARINGS ARE BASED ON THE RECORDED PLAT.
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:
 BEING LOT 6, BLOCK C, KINGSBRIDGE PHASE 1 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET G, SLIDE 117, OF THE MAP RECORDS, ROCKWALL COUNTY, TEXAS.

TECH	MP
FIELD	MJ

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0110 L, DATED SEPTEMBER 26, 2008.

DATE: 09/02/2025 JOB NO.: 25-06139LSHC
 FIELD: 09/02/2025

1253 WALES DRIVE, ROCKWALL, TX 75032
 LOT 6, BLOCK C, KINGSBRIDGE PHASE 1 ADDITION



Premier Surveying LLC

5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 972-612-3601 (O) | 855-892-0468 (F)
 www.premiersurveying.com
 premierorders@premiersurveying.com

Premier Surveying LLC

5700 W. Plano Pkwy., Suite 1200
 Plano, Texas 75093
 Office: 972-612-3601
 Fax: 972-964-7021
 Firm Registration No. 10146200

DATE: _____
 ACCEPTED BY: _____



CITY COUNCIL CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 27, 2019

APPLICANT: J. K. Webb Properties
5763 South State Highway 205
Rockwall TX 75032

LOCATION: 5763 South State Highway 205

ZONING: PD (Kingsbridge)

REQUEST:

The applicant requests approval of an amendment to a portion of the existing Planned Development District for Office (PD-O1)

PROPERTY OWNER: J. K. Webb Properties
5763 South State Highway 205
Rockwall TX 75032

REPRESENTATIVE: Kevin Webb

PLANNING & ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission, by a vote of 5 to 0, recommended approval of the proposed request per staff recommendation.

STAFF RECOMMENDATION: APPROVAL of a new 'subarea' within the PD-O1 portion of the Kingsbridge PD per the amending conditions contained in the docket.

BACKGROUND INFORMATION:

The request site is a portion of the larger PD for Kingsbridge which contains approximately 227 acres of land. Contained in the overall PD are separate Land Use Classifications which were established with defined areas in Exhibits attached to the PD. This site is located in the area designated as Office (PD-O1) and contains approximately 13.34 areas of land as described in Exhibit D in the PD.

The PD-O1 area is defined as permitting the development of low intensity office buildings and associated accessory uses. Land uses allowed in PD-O1 are those allowed in the City's O1 zoning

district. The development standards are defined in the PD. The O1 area of this PD allows a maximum height of 35 feet and a maximum lot coverage of 50% of the lot area which includes buildings, parking spaces or other impervious materials.

The existing Zoning Ordinance for the City of McLendon Chisholm defines lot coverage as “the percentage of the total lot area of a lot occupied by the base (first story or floor) of buildings located on a lot.” This definition differs from that contained in the exiting PD. The proposed amendment would create a new tract within the PD-O1 portion of the large Kingsbridge PD that would be regulated separately from the remainder of the existing PD-O1 tract.

The proposed subarea would allow lot coverage by the same standards as the O1 District in the remainder of McLendon Chisholm. The maximum lot coverage in the O1 District is 40% and would be defined as in the zoning ordinance, i.e. limited to area of the first floor of the building. The existing PD-O1 tract established development standards based on those in an O1 District with some exceptions which the existing development and proposed new building must currently follow. Included in your docket material is a Site Plan for illustrative purpose only. The PD requires a Site Plan to be reviewed by the P&Z and approved by the City Council prior to the issuance of a building permit. The attached Site Plan does not contain enough information to qualify as a Development Plan and one will be required prior to issuance of a building permit. The existing PD has its own development standards and therefore the commercial development standards contained in Section 4-13 do not apply in this instance.

The proposed development of an additional office building is appropriate at this location. The existing land use to the northwest is a commercial development, the Oasis Beach and Tennis Club; the other surrounding areas are undeveloped and either are contained in the same PD-O1 tract or outside the City limits. The scale of the proposed office building is of the same character as the existing building and will blend in with the surroundings. The proposed change in development standards for lot coverage is in keeping with that allowed in the existing O1 district found in the Zoning Ordinance. The proposed parking for the two office buildings will be one parking space per 330 square feet of floor area which is appropriate for an office use of a non-medical nature. The existing office building is currently over-parked. The PD will be amended for this Subarea to allow parking at the proposed one space per 330 square feet of floor area.

COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan (see attached) recommends Commercial uses for this Site. The requested Plans comply with the Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL.

The proposed new ‘subarea’ within the PD-O1 portion of the larger Kingsbridge PD is appropriate for this location and the proposed office building is of the scale of the existing building.

PROPOSED AMENDING CONDITIONS:

Amending conditions for PD-O1; Subarea 1 within PD-O1 for the Kingsbridge PD will consist of Lot 1, Block A of Kingsbridge Phase 2A.

Existing Office (PD-O1) Regulations

Buildings, structure and land within the O1 Area shall be developed in accordance with area and dimensional regulations as provided in the O1 District, with the following exceptions:

- a. **Maximum height:** 35 feet
- b. **Maximum lot coverage:** 50% of the lot area is the maximum area to be covered by buildings, parking spaces or other impervious materials, **except that Subarea 1 within the O1 Area will have a maximum lot coverage of 40% as defined in the zoning ordinance of the City of McLendon Chisholm.**
- c. **In Subarea 1, those provisions contained in the Zoning Ordinance, Section 4-13 Commercial Development Standards, E.1. Building Form for maximum single floor area and maximum length of any building wall do not apply.**
- d. **In Subarea 1, parking must comply with Section 6-7 Off-street parking and loading requirements, except for the use listed as Other Office or Professional Business must provide parking at a ratio of one space per 330 sq. ft. of floor area.**

Suggested motions:

Approval per the recommendation of the Planning and Zoning Commission and the proposed amending conditions contained in the docket material.

Denial, with or without prejudice.

Hold the request under advisement until (a date certain).



City of McLendon-Chisholm
 1371 West FM 550 - McLendon-Chisholm, Texas 75032
 TEL: (972)524-2077 FAX: (972)524-9128

ZONING CHANGE APPLICATION

Date of Application: 7/29/19

Receipt # 237716

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

5763 S. State Hwy 205
Rockwall, Tx 75032

Property Legal Description:

Kingsbridge Ph 2A, Block A Lot 1

County Parcel ID: 83213

Existing Zoning: PO Requested Zoning: PO

Applicant's Name: JK Webb Properties

Phone No. 214 729 1968 Email: KevinW@Alturahomes.com

Status of Applicant: Owner or Authorized Agent

Applicant's Address:

5763 S State Hwy 205 Rockwall Tx 75032

Owner's Address: _____

I certify that I am the owner of the property described in this petition/application and Kevin Webb is the authorized agent to file this application on my behalf.

Signature of Owner: [Signature] - CFO Date 7/29/19

Signature of Applicant: [Signature] Date 7/29/19

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, Legal Fees and any other outside Consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA, nor will building permits be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 600 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this 29th day of July, 2019.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): [Handwritten Signature]

City Secretary: Lisa Palumbo

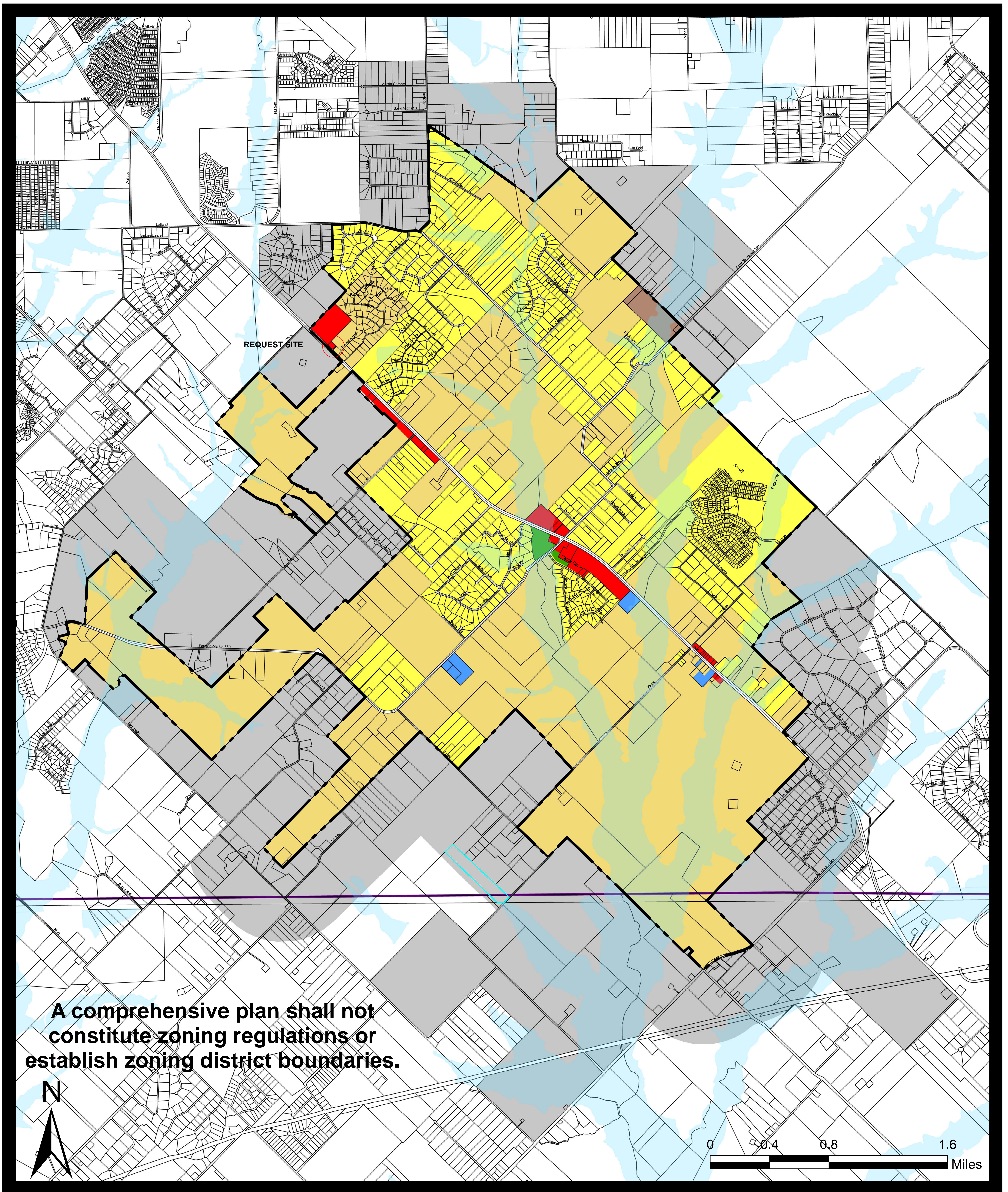
(Seal)



We are requesting amending the PD pertaining to the Office portion of the PD specifically the rear setback to 15 feet and the maximum lot coverage to 80%.

Thank you,

JK Webb Properties, LLC



Legend

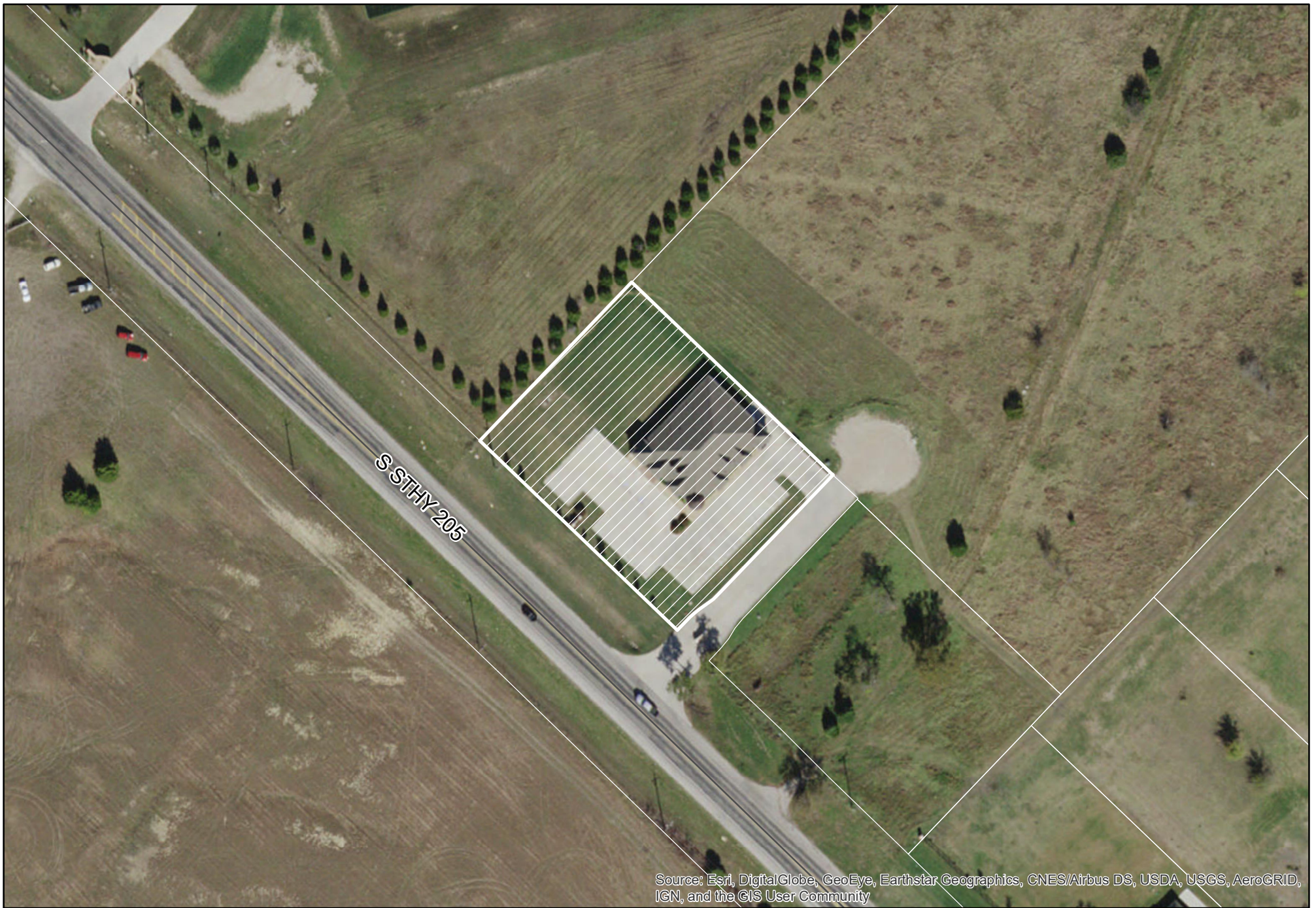
- McLendon-Chisholm City Limits
- McLendon-Chisholm ETJ
- County Line
- Floodplain
- Agriculture
- Low Density Residential
- Rural Residential
- Multifamily
- Institutional
- Commercial

**City of McLendon-Chisholm
Rockwall & Kaufman County
Future Land Use Map
December 2017**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

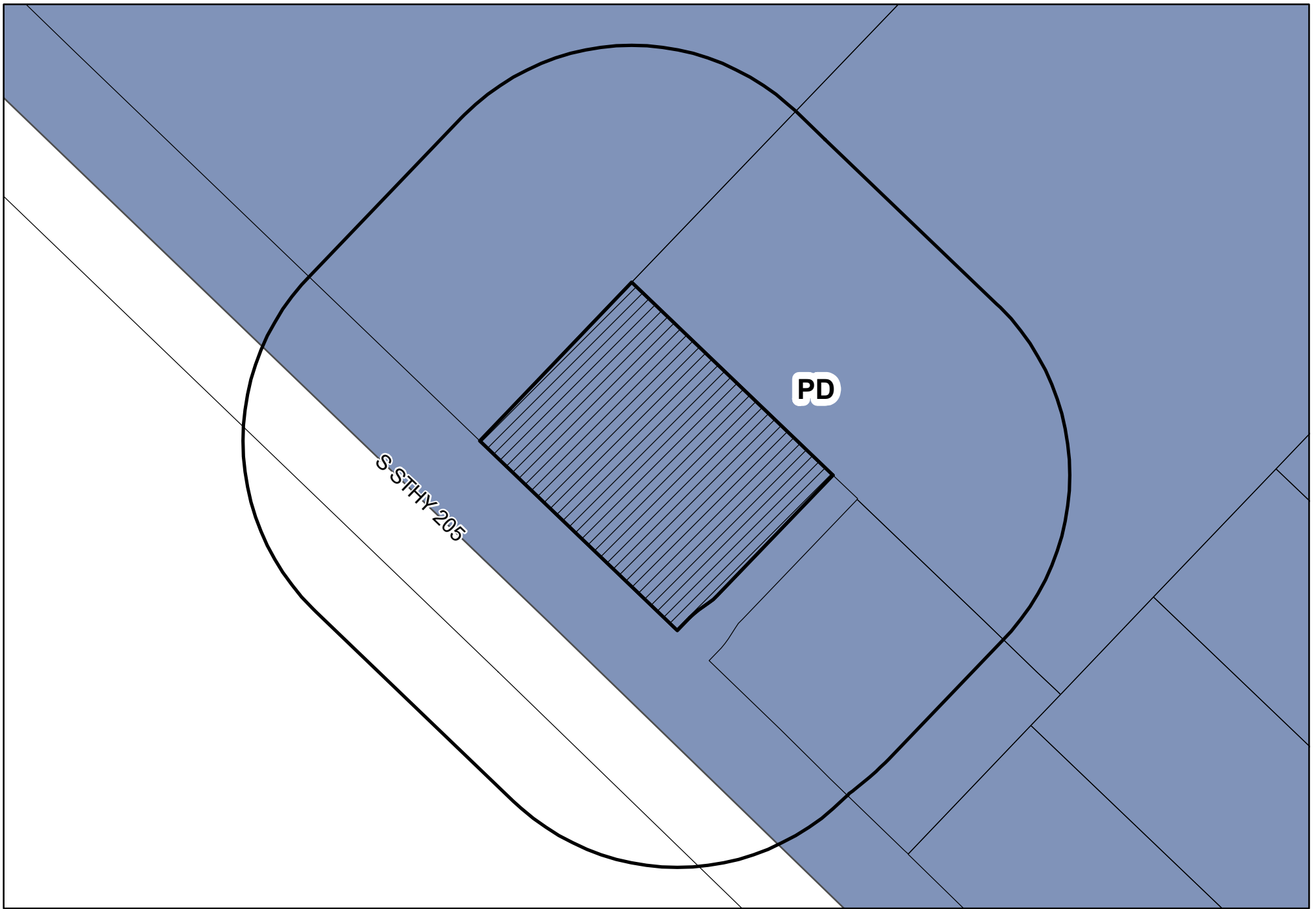
This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.



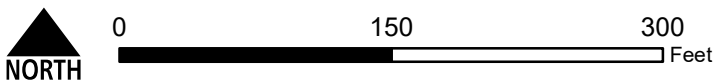
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



**KINGSBRIDGE
MCLENDON-CHISHOLM, TEXAS**

REGULATIONS FOR PLANNED DEVELOPMENT ZONING DISTRICT

Section 1. Subject Property; Purpose and Intent.

1.1 Total Area.

The area within this Planned Development Zoning District (the "District") is 227.311 acres of land (the "Total Area") in the City of McLendon-Chisholm, Rockwall County, Texas (the "City"), which fronts on SH 205 in two areas beginning at the northern boundary of the City. The property is further described by metes and bounds in Exhibit "A" to these Regulations.

The first 90 lot phase of Kingsbridge has been developed, and there is 151.883 acres of land which remains undeveloped from the original 227.311 acres of land in the original planned development District, which 151.883 acres is described by metes and bounds in Exhibit "A -2" to these amended Regulations (the "Future Phase Land").

1.2 Development Plan.

The Future Phase Land shall be developed in conformity with the Amended Development Plan attached as Exhibit "B" to these Regulations, which amends the Development Plan originally approved for the District with respect to only the Future Phase Land (the Development Plan as amended is herein referred to as the "Development Plan"). The single family residences in the Future Phase Land may be developed in two or more phases, and separate preliminary and final plats shall be submitted for each phase.

1.3 Purpose and Intent.

The purpose and intent of this Planned Development Zoning District is to provide for new and innovative concepts in the utilization of the property which will enable the City and the developer to create a master planned subdivision covering a large area at the northern entrance to the City, which is of a quality and with amenities not yet being developed in the Rockwall County area. Use of the planned development district will permit growth and flexibility in the use and design of this property where specific provisions of these Regulations are not contrary to the intent and purpose of the City's Comprehensive Zoning Ordinance or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood, but instead will be very beneficial to the community and the City and will further and promote the general health, safety, morals and general welfare of the City.

Section 2. Land Uses.

2.1 Land Use Classification.

The following land use classifications are established for this Planned Development Zoning District (the “District”):

2.1.1 Single Family Residential (PD-SF). This classification is established to permit the development of single-family detached residences and associated accessory uses. The area covered by PD-SF is the Total Area in the District, although certain areas as designated below have alternative uses.

2.1.2 Neighborhood Commercial (PD-NC). This classification is established to permit the development of a tennis center and clubhouse and associated accessory uses. The area covered by PD-NC is the 25 acres described in Exhibit “C” to these amended Regulations (the “NC Area”).

2.1.3 Office (PD-01). This classification is established to permit the development of low intensity office buildings and associated accessory uses. The area covered by PD-O is the 13.34 acres described in Exhibit “D” to these amended Regulations (the “O1 Area”).

2.1.4 Single Family/Expansion Neighborhood Commercial (PD-SF/Expansion NC). This classification is established to permit the development of single-family detached residences and associated accessory uses and alternatively an expansion of the tennis center and clubhouse uses described in Section 2.1.2. The area covered by PD-SF/NC is the 10 acres described in Exhibit “E” to these amended regulations (the “SF/Expansion NC Area”).

2.2 Permitted Land Uses.

Buildings, structures, and land within this District shall be used in accordance with the following land use classification:

2.2.1 Single Family Residential (PD-SF). The land uses permitted within this district are those set forth in the City’s SF-1.5 Single Family Residential District Regulations (the “SF-1.5 District”) (SF-4 District was the reference zoning district for Phase I, which has been subsequently replaced with the SF-1.5 District), as found in City’s Zoning Ordinance, together with related accessory uses, amenities and recreational areas described in the Development Plan. The amenity center described below may be used as a workout facility and meeting and recreation area for the residents of the District.

Buildings, structures, and land within the Future Phase Land may be used in accordance with Section 2.2.1 Single Family Residential or the following land use classifications if applicable:

2.2.2 Neighborhood Commercial (PD-NC and PD-SF/Expansion NC). The land uses permitted within the NC Area and the SF/Expansion NC Area are those set forth in the City’s NC Neighborhood Commercial District Regulations (the “NC District”), as found in Section 4-7 of the City’s Zoning Ordinance, together with related accessory uses, amenities and recreational areas described in the Development Plan. Those uses may also include the following: indoor tennis courts (which may be a pavilion or a building) and the uses in the definition of “Country Club” in the City’s Zoning Ordinance

without the requirement of a golf course or of being only for private membership and with tennis courts, sports courts, volleyball courts and basketball courts.

2.2.3 Office (PD-O1). The land uses permitted within the O1 Area are those set forth in the City's 01 Office District Regulations (the "O1 District"), as found in Section 4-10 of the City's Zoning Ordinance, together with related accessory uses and amenities described in the Development Plan.

Section 3. Area and Dimensional Regulations

3.1A Single Family Residential (PD-SF) Regulations.

Buildings, structures and land within this Planned Development Zoning District shall be developed in accordance with area and dimensional regulations as provided in the SF-1.5 District, with the following exceptions and/or variances:

- a. **Minimum lot area for dwelling** one acre, provided that the density for all of the area developed for single family residences shall not be less than a density of one residential lot for each 1.3 acres of land in such area (which is the density of Phase I). No future development phase in the SF areas shall be permitted to increase the density above the maximum density ratio of one residential lot per 1.3 acres of land, when the new development is included with the SF areas that are already developed.
- b. **Minimum lot width** 150 feet as measured at the building line, except for 75 feet minimum as measured at the building line on cul-de-sac lots; also for cul-de-sac lots there shall be a minimum lot width of 50 feet measured along the street upon which the lot fronts; Section 6.02(3) of the Subdivision Regulations of the City dealing with width shall not be applicable to the District.
- c. **Minimum average lot depth** 200 feet.
- d. **Minimum front setback** 50 feet from the front lot boundary to the front building line for main building and any accessory building (and not from any easement line), but 75 feet minimum between such points if a 2 acre minimum lot; where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage

on the plat or by ordinance. No required parking shall be allowed within the required front yard.

- e. **Minimum rear setback** 25 feet from the rear lot line for main building and any accessory building (not from any easement line), provided that there shall be at least a 75 feet minimum setback for the main building for lots situated on the eastern boundary and southern boundary of the District.
- f. **Minimum side yard setback** 25 feet from each side lot line for main building, any pool and any accessory building (not from any easement line), provided that for a cul-de-sac lot such minimum side yard setback shall be 15 feet from each side lot line for main building, any pool and any accessory building (not from any easement line).
- g. **Corner lot minimum side yard setback** For corner lots, 25 feet from the side street lot line for main building, any pool and any accessory building (not from any easement line) and 50 feet from the front lot boundary to the front building line for main building and any accessory building (and not from any easement line).
- h. **Maximum lot coverage** 30%; this is the percentage of the total lot area covered by the area of the main building, accessory buildings, driveways and parking.
- i. **Minimum dwelling size** 3,000 square feet, except 4,000 square feet minimum on lots of 2 or more acres; minimum is exclusive of garages, breezeways and porches.
- j. **Accessory buildings** In no event shall the total area of all accessory buildings combined exceed 30% of the square footage of air-conditioned space of the main building.
- k. **Parking regulations** 3 covered enclosed parking spaces behind the front building line are required. Access to these spaces shall be paved with concrete. The paved access area shall be a minimum of 20 feet at the street frontage with the drive area being a minimum of 12 feet.

3.1B Neighborhood Commercial (PD-NC and PD-SF/Expansion NC) Regulations.

Buildings, structures and land within the NC Area and the SF/Expansion NC Area shall be developed in accordance with area and dimensional regulations as provided in the NC District, with the following exceptions:

- a. **Maximum Height:** 35 feet, except for indoor tennis courts, which is 45 feet
- b. **Maximum Lot Coverage:** 50% of the lot area is the maximum area to be covered by buildings, parking spaces or other impervious materials.
- c. **Building Materials:** Outside façade materials as provided in the City’s Zoning Ordinance, but wood may be used on up to 30% of a building façade.

Any area within the NC Area or SF/Expansion NC Area which is developed for single family residential use shall be governed by Section 3.1A.

3.1C Office (PD-O1) Regulations.

Buildings, structures and land within the O1 Area shall be developed in accordance with area and dimensional regulations as provided in the O1 District, with the following exceptions:

- a. **Maximum Height:** 35 feet
- b. **Maximum Lot Coverage:** 50% of the lot area is the maximum area to be covered by buildings, parking spaces or other impervious materials.

Any area within the O1 Area which is developed for single family residential use shall be governed by Section 3.1A.

3.2 Variance List from the Subdivision and Zoning Ordinances.

Subsections (a) through (h) and (k) of this Section 3.1A, and subsections (l) and (o) of Section 4.1 below contain variances from the requirements in the SF-1.5 District (SF-4 District was the reference zoning district for Phase I, which has been subsequently replaced with the SF-1.5 District); additional variances to the minimum lot area are the sizes of the areas on which the amenity center, entry guard buildings and park improvements are built, which will each be less than the minimum lot area specified above. Also to the extent that any of the provisions of the Subdivision Regulations of the City (the “Subdivision Regulations”) or the City’s Comprehensive Zoning Ordinance are inconsistent with these Regulations, then the provisions of these Regulations shall control over such inconsistent provisions (for example, the lot depth provided herein will control over the greater one provided in Section 6.02 (4) of the Subdivision Regulations). Subsections 2.2.2, 3.1B(a), (b) and (c), 3.1C(a) and (b), and 4.2(a) contain variances from the requirements in the NC District and O1 District, respectively, and Subsection 4.2(d) contains a variance from the subdivision ordinances. In the event that these Regulations do not include a standard or regulation that is otherwise required for similar or comparable uses by the City’s Subdivision Regulations or Comprehensive Zoning Ordinance or other ordinances, then the standard or regulation required by the City’s ordinances shall be applicable to development, uses, structures and activities on the Property.

3.3 Accessory Uses.

Development regulations for accessory uses shall be in accordance with those of the SF-1.5 District as shown in the Zoning Ordinance except as described above. For uses permitted in the NC Area, development regulations for accessory uses shall be in accordance with those of the NC District as shown in the Zoning Ordinance except as described in these Regulations or the Development Plan. For uses permitted in the O1 Area, development regulations for accessory uses shall be in accordance with those of the O1 District as shown in the Zoning Ordinance except as described in these Regulations or the Development Plan.

Section 4. Other Development Regulations

4.1 Single Family Residential (PD-SF) Regulations.

Buildings, structures, and land within this Planned Development district shall be developed in accordance with the regulations for the SF-1.5 District, as found in the Zoning Ordinance, as of this date, except as follows:

- a. **Amenity Center with Workout Facility.** The District will contain an amenity center with a workout facility substantially similar to the one described in the drawing attached as Exhibit "F" to these Regulations. Adequate off-street parking shall be provided to meet the anticipated requirements of the customers, guests, and employees of the center. There shall be a minimum of three (3) parking spaces per 1,000 square feet of overall floor area of the center. All refuse areas, outside storage areas, and loading and service areas shall be screened from public view.
- b. **Entry Guardhouses.** The District will contain an entry guardhouse at each of the north and south entries of the District substantially similar to those respectively described in the drawings attached as Exhibit "G" to these Regulations. The portion of the Future Phase Land which is developed for single family residences shall contain an entry guardhouse similar to the one at the entry to Phase I of Kingsbridge.
- c. **Entry Gates and Walls.** The District will contain entry gates and walls substantially similar to those described in the drawing attached as Exhibit "H" to these Regulations.
- d. **Major Landscape Buffers and Fencing along SH 205.** The District will contain landscaped buffers of at least 30 feet along SH 205 as shown on the Development Plan, which will also contain a mixture of berms and walls of stone and wrought iron.
- e. **Neighborhood Park with Playground Equipment.** The Future Phase Land will contain a neighborhood park next to a lake. The Amenity Center in Phase I was also developed with a park area with playground equipment.
- f. **Lakes and Bridges.** The District will contain at least 3 developed lakes and one bridge similar to the one described in the drawing attached as Exhibit "I" to these Regulations.

- g. **Landscaped Medians.** The District will contain landscaped medians in the two east-west entry boulevards in the areas shown in the Development Plan.
- h. **Upgraded Street Lamps and Signs.** Street lamps shall utilize architectural grade poles and fixtures, which may be chosen from those available from the electric service provider. The street signs shall also be upgraded; and the street lamps and signs shall reflect a consistent architectural theme throughout the neighborhood.
- i. **Wrought Iron Fencing.** Wood fencing will not be allowed in the District and screening in interior residential yards shall be done by landscaping or wrought iron fencing, which may have stone or masonry columns, bases or accents.
- j. **Curb and Gutter Streets.** Only curb and gutter streets will be used in the District. Streets shall be concrete and shall have a parabolic crown
- k. **Curved streets with Cul-de-sac Lots.** The streets shall be generally of a curvilinear design with many lots fronting on cul-de-sacs as shown on the Development Plan. Streets with cul-de-sacs can be longer than 600 feet, provided that at least every 600 feet there shall be a turn area which has at least the minimum turn area required in a cul-de-sac. Streets shall be concrete, built in accordance with the City's regulations, and shall be private streets.
- l. **6-Foot Walking Path through Development.** A concrete walking path and trail with a minimum width of 6 feet shall be provided from the south entry of the District through the District to the north entry of the District.
- m. **Architectural Review.** An Architectural Review Board shall be established within a Homeowners Association ("HOA"), which will review and enforce architectural standards of the District as established in these Regulations and in the covenants and restrictions created for the HOA.
- n. **Addition of Contiguous Land to PD.** Up to 50 acres of contiguous land may be added to this District by the owner of the original property in the District, which additional land may contain single family lots meeting the requirements of the District as provided in these regulations. If acquired and incorporated into this District, the development of this additional property shall have lots of at least 2 acre lots adjacent to the boundary with SH 205, provided that instead of the requirement on the minimum number of 1.5 and 2 acre lots provided in Section 3(a) above, there shall be the same proportionate number of minimum 1.5 lots and minimum 2 acre lots relative to the number of minimum 1 acre lots, as required in Section 3.1(a). This additional property may only be from the property which is surrounded by the property in the District on 3 sides (north, east and south) and by SH 205 on the west.
- o. **Garage Opening Orientation.** Garages may be detached and located to the side and/or behind the dwelling, without any minimum separation and a walkway or breezeway between them may be covered, which may include a port-a-cache design.

- p. **Sidewalks.** Concrete sidewalks with a minimum width of 4 feet shall be required across each lot other than lots which are crossed by the 6-foot walking path described above.
- q. **Restriction on Propane Tanks.** Any propane tanks allowed in the District must be buried.
- r. **Eastern Boundary.** The sparse areas in the tree line along the eastern boundary of the District shall be filled in with cedar trees.
- s. **Southern Boundary.** The fence along the southern boundary shall be left in place behind each lot until the lot owner replaces the section behind such lot with a wrought iron fence.
- t. **Mandatory Homeowner's Association.** There shall be established an association of property/home owners within the District in accordance with recorded covenants, conditions and restrictions, and membership in such association by all property owners shall be mandatory. The association shall be permanent, shall have the authority to assess dues and impose and foreclose liens on properties for nonpayment of dues, and shall have the perpetual responsibility of maintenance and repair of all interior streets, fences, drainage facilities, amenity buildings and structures, and common areas. All common areas and community facilities, including but not limited to the amenity center and entry guardhouses, shall be owned in fee simple by the association.
- u. **Gated Subdivision.** If the District is to be gated, unrestricted access shall be allowed to law enforcement and public safety personnel and City officials engaged in official City business. Gate operation systems and plans will be reviewed and approved by the City and the Fire Marshal so as to allow emergency vehicles unrestricted access to the property. Space shall be provided at the access point for any gate to allow a minimum of four (4) cars to queue up for the gate and be clear of any interference with any public street.
- v. **Utilities and Drainage.** All internal electric utility lines installed within the residential portion of the development shall be located below ground. Storm drainage pipes and culverts shall be designed and constructed of reinforced concrete pipe.

4.2 Neighborhood Commercial (PD-NC and PD-SF/Expansion NC) Regulations.

Buildings, structures, and land within the NC Area and the SF/Expansion NC Area which are for NC District uses shall be developed in accordance with the regulations for the NC District, as found in the Zoning Ordinance, as of this date, except as follows:

- a. **Tennis Center Clubhouse.** The NC Area will contain a tennis center clubhouse similar to the one described in the drawing provided to the City Council with these Regulations. Adequate off-street parking shall be provided to meet the anticipated requirements of the customers, guests, and employees of the center. The parking requirement for the NC Area and SF/Expansion NC Area shall be a minimum of 3 parking spaces per 1,000 square feet of overall floor area of the center and 2 parking spaces for each tennis court.

All refuse areas, outside storage areas, and loading and service areas shall be screened from public view.

- b. **Restriction on Propane Tanks.** Any propane tanks allowed in the NC Area must be buried.
- c. **Utilities and Drainage.** All internal electric utility lines installed within the residential portion of the development shall be located below ground. Storm drainage pipes and culverts shall be designed and constructed of reinforced concrete pipe.
- d. **Drives.** The drive for the access to the tennis center shall have a width of at least 24 feet. For purposes of fire apparatus access, the drive will extend to at least within 300 feet of all of the exterior walls of the building if the building is sprinklered (and within 150 feet if not sprinklered).
- e. **Traffic Analysis.** A traffic analysis study shall be completed for any drive intersecting with SH 205, to determine the need for a turn lane, an acceleration lane and a deceleration lane.
- f. **Site plans.** A site plan shall be required to be approved by the City Council for any lot developed in the NC Area and SF/Expansion NC Area prior to obtaining a building permit; the Planning and Zoning Commission shall review a site plan and make a recommendation to the City Council. The NC Area shall be developed in conformity with the site plan attached as Exhibit "J" to these amended Regulations. Amendments to a site plan shall be required to be approved by the City Council as provided above, but minor amendments meeting the definition in Section 6.1 of these Regulations for minor amendments to a Development Plan may be approved by the City Administrator, unless the City Council provides for a different designated representative from time to time.

4.3 Office (PD-O1) Regulations.

Buildings, structures, and land within the O1 Area which are for O1 District uses shall be developed in accordance with the regulations for the O1 District, as found in the Zoning Ordinance, as of this date, except as follows:

- a. **Curb and Gutter Streets.** Only curb and gutter streets will be used in the District. Streets shall be concrete and shall have a parabolic crown. The streets shall have a width of at least 29 feet.
- b. **Curved streets with Cul-de-sac Lots.** The streets shall be generally of a curvilinear design with many lots fronting on cul-de-sacs as shown on the Development Plan. Streets shall be concrete, built in accordance with the City's regulations, and shall be private streets.
- c. **Restriction on Propane Tanks.** Any propane tanks allowed in the NC Area must be buried.

- d. **Utilities and Drainage.** All internal electric utility lines installed within the residential portion of the development shall be located below ground. Storm drainage pipes and culverts shall be designed and constructed of reinforced concrete pipe.
- e. **Traffic Analysis.** A traffic analysis study shall be completed for any drive intersecting with SH 205, to determine the need for a turn lane, an acceleration lane and a deceleration lane.
- f. **Entrance.** An entrance monument will be placed at the intersection of the entry drive and SH 205, and there shall be a divided entrance with a median at the entry point.
- g. **Parking.** Parking shall be permitted in front of the office buildings.
- h. **Signs.** All signage will be limited to monument signs and signs placed on the face of the front wall of the buildings. No sign may be internally lighted.
- i. **Lighting.** Parking lot light poles shall not be more than 20 feet in height. All parking lot lighting shall be fully shielded with 80-degree cut-off. Foot candle measurements at the base of the pole may not exceed 10 foot-candles, and all light measurements at the property line adjoining the PD-SF area shall be 0.00 foot-candles. No flood lighting shall be permitted. Accent lighting for landscape and buildings may be up-lighted but shall not exceed 45 watts. In addition, site plans shall be accompanied by a photometric map of the developed area or such map shall be provided with the application for a building permit.
- j. **Building Materials.** Building materials on the exterior of the main building shall be 100% masonry construction as defined by Section 6-9 of the Zoning Ordinances.
- k. **Site plans.** A site plan shall be required to be approved by the City Council for any lot developed in the O1 Area prior to obtaining a building permit; the Planning and Zoning Commission shall review a site plan and make a recommendation to the City Council. Amendments to a site plan shall be required to be approved by the City Council as provided above, but minor amendments meeting the definition in Section 6.1 of these Regulations for minor amendments to a Development Plan may be approved by the City Administrator, unless the City Council provides for a different designated representative from time to time.

Section 5. Landscaping; Tree Preservation.

Prior to or contemporaneously with the submission of the preliminary plat/plan application, a Landscape Plan shall also be submitted for review and approval by the City. The Plan shall show the location, identification and arrangement of plant materials and landscape features. Trees which are within the definition of "Tree, Protected" in Section 2 of the City's Tree Preservation Ordinance and which are six (6) caliper inches or larger in diameter, measured at a height of four and one-half feet (4.5') above natural grade, will be preserved as much as possible, unless the tree impedes public safety or greatly affects the overall development. Before any trees are removed, a tree removal plan shall be submitted and approved by the City. Any tree larger



Existing office building.



“Club” use to the northwest vacant area for proposed building.



Vacant land to the south in same PD. Residential further southeast.

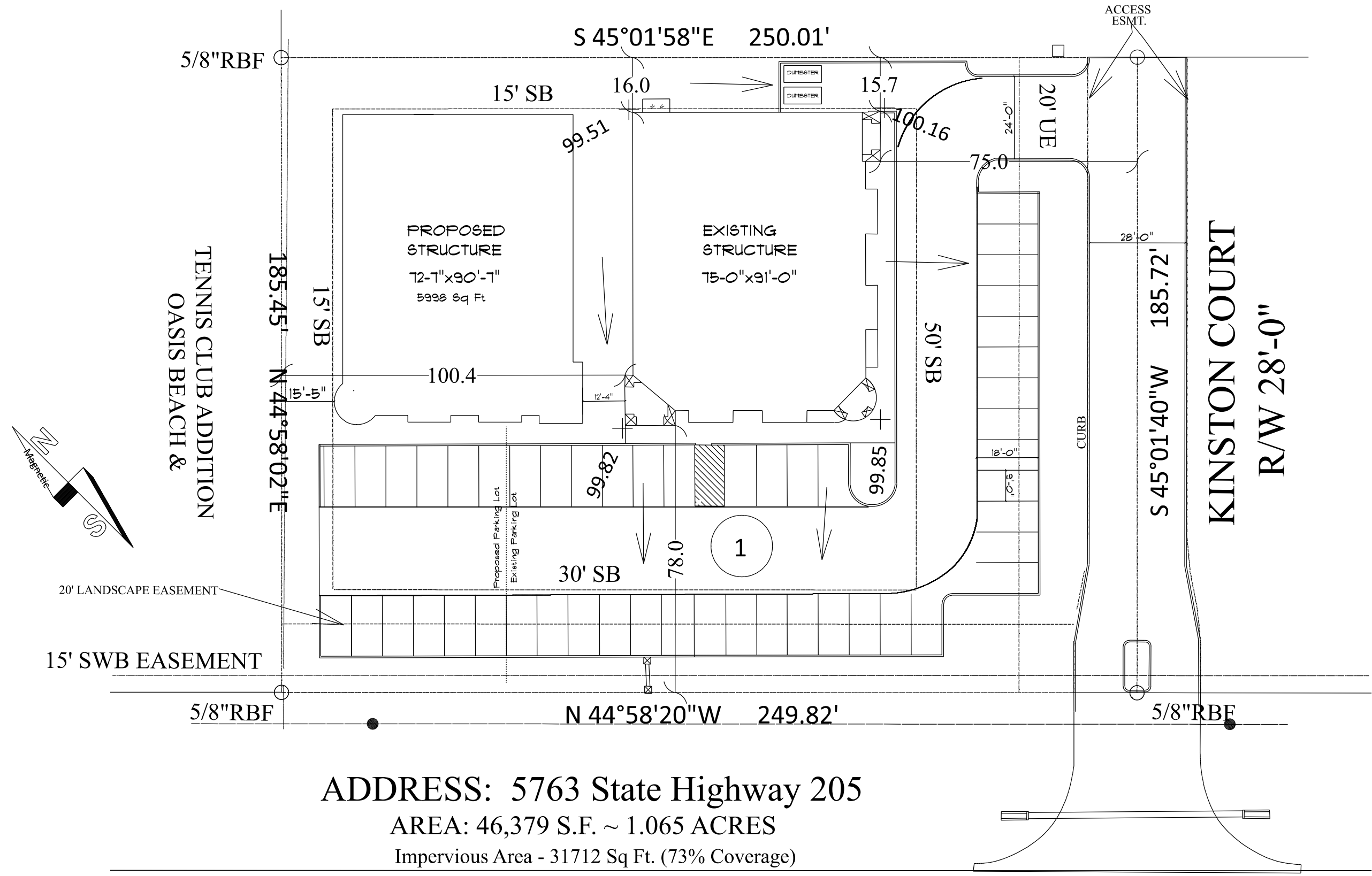


Vacant tract to the northeast in same PD.



Looking southwest across SH 205.

PAPER: 34"x22": 1/4" = 1'0"
 17"x11": 1/8" = 1'0"
 11"x8-1/2": 3/32" = 1'0"



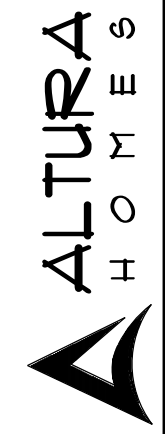
ADDRESS: 5763 State Highway 205
AREA: 46,379 S.F. ~ 1.065 ACRES
Impervious Area - 31712 Sq Ft. (73% Coverage)

STATE HIGHWAY 205
VARIABLE R/W

SCALE: 1" = 30'

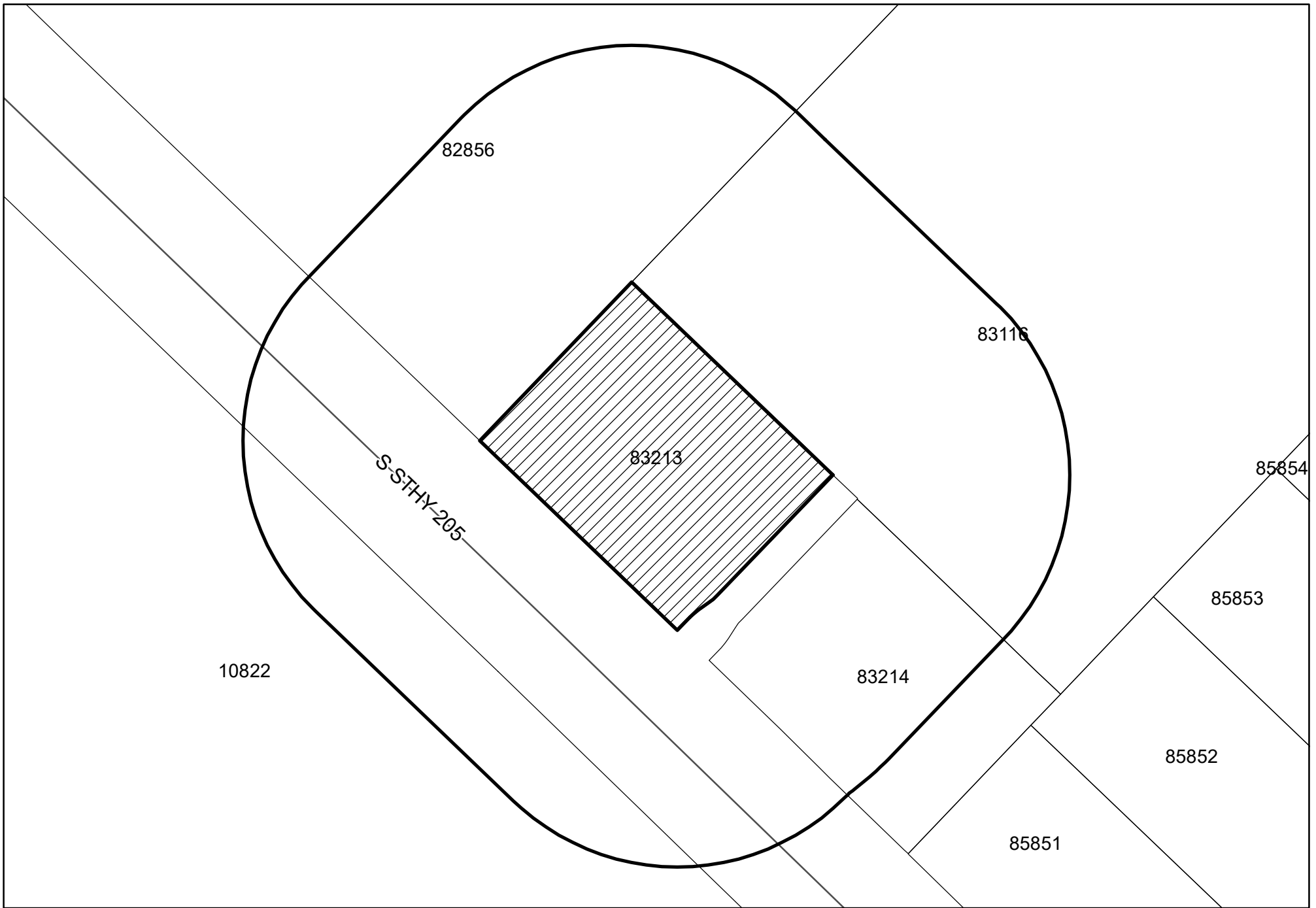
PRINTED:
 8/14/2019
 05:02 PM

5763 State Hwy 205, Ste 100
 * ROCKWALL, TEXAS 75082
 VOICE: 972-772-1829
 * FAX: 972-772-1801

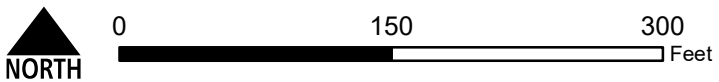


Development Plan
 PLAN NAME:
Kinston Court

SHEET NO.
1



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



PROP ID	Shape Area	Percent	Owner	Address	City, State & ZipCode
10822	30767.1083422	0.10	BAUMANN JOSEPH EDWARD TRUSTEE	2321 LINE FERRY RD	TEXARKANA, AR 71854-7859
83116	78581.7448278	0.27	EQUITY TRUST COMPANY DBA STERLING TRUST FBO R LAMBERTH IRA	480 SMIRL DR	HEATH, TX 75032
83214	31491.0715585	0.11	DANETTE MCNEW	1300 E RALPH HALL PARKWAY SUITE 114	ROCKWALL, TX 75032
82856	68466.338958	0.23	DCR SITE MANAGEMENT LLC	2412 VERSAILLES DRIVE	HEATH, TX 75032

PLANS CANNOT BE REPRODUCED, REDESIGNED OR COPIED AND ARE FOR THE ONE TIME USE FOR SAID INVOICE OR ADDRESS SHOWN. INFRINGEMENT OF THESE PLANS IN ANY WAY WILL FALL UNDER THE US. COPYRIGHT LAWS.

PLANS CANNOT BE REPRODUCED, REDESIGNED OR COPIED AND ARE FOR THE ONE TIME USE FOR SAID INVOICE OR ADDRESS SHOWN. INFRINGEMENT OF THESE PLANS IN ANY WAY WILL FALL UNDER THE US. COPYRIGHT LAWS.

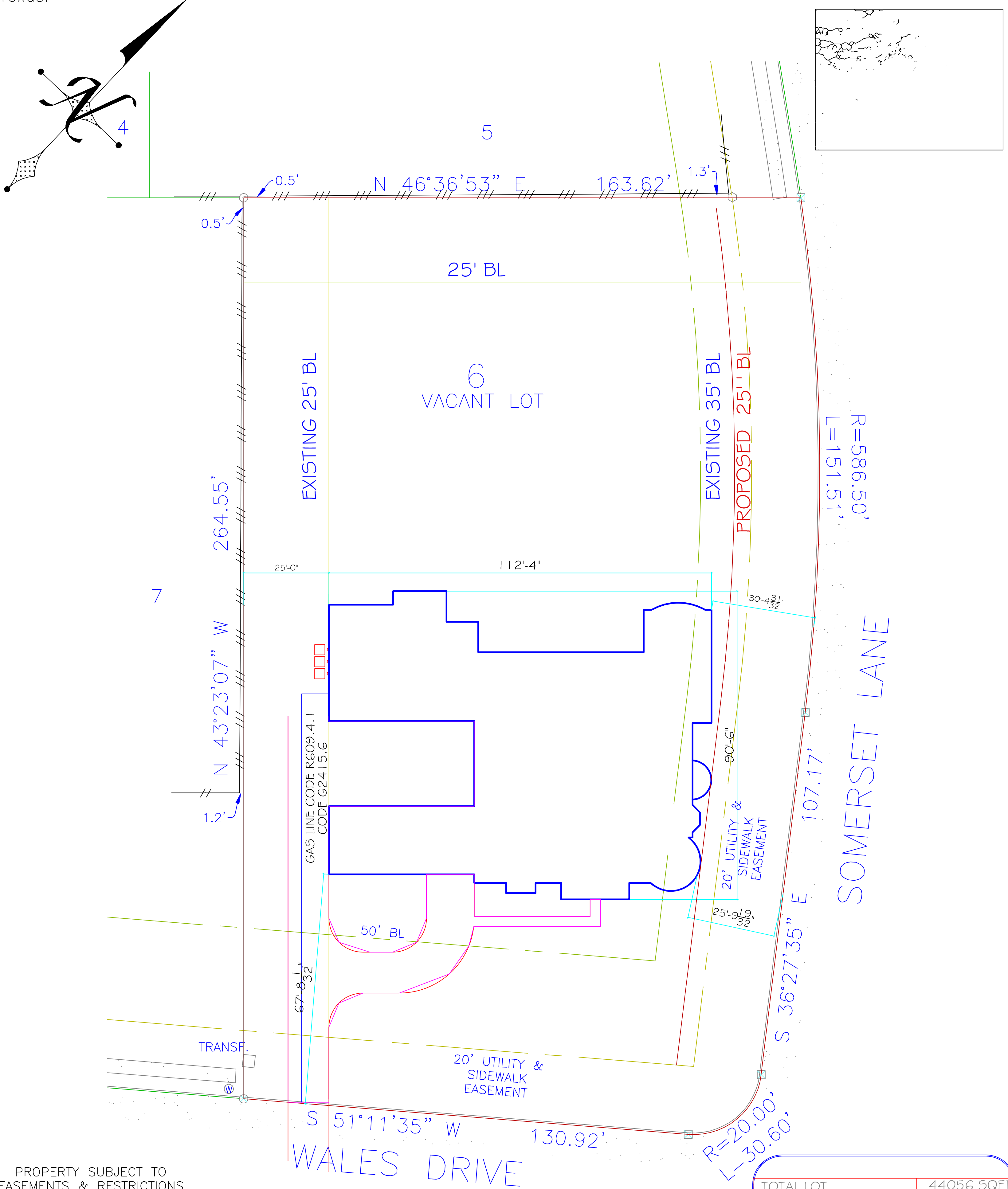
7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088
FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS
SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1253 WALES DRIVE, in the city of ROCKWALL Texas. Lot 6, Block C, KINGSBRIDGE PHASE 1 ADDITION, an Addition to the City of McClendon-Chisholm, Rockwall County, Texas, according to the Amended Map thereof recorded in Cabinet G, Slide 117, Map Records, Rockwall County, Texas.



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. 172, PG. 663; VOL. 4898, PG. 112;
VOL. 4961, PG. 38; VOL. 4973, PG. 211;
VOL. 5373, PG. 68; VOL. 5887, PG. 140;
VOL. 5887, PG. 152; VOL. 5966, PG. 274;
VOL. 6444, PG. 268; VOL. 6919, PG. 307;
VOL. 7011, PG. 171; VOL. 7135, PG. 67;
VOL. 7135, PG. 75; VOL. 7206, PG. 103;
VOL. 7206, PG. 107; VOL. 7263, PG. 182;
CC# 2014-1284; CC# 2014-1442;
CC# 2014-9448; CC# 2018-19323

ACCEPTED BY: _____

TOTAL LOT	44056 SQFT
TOTAL HOUSE	7242 SQFT
FLATWORK	3352 SQFT
LOT COVERAGE	.24%

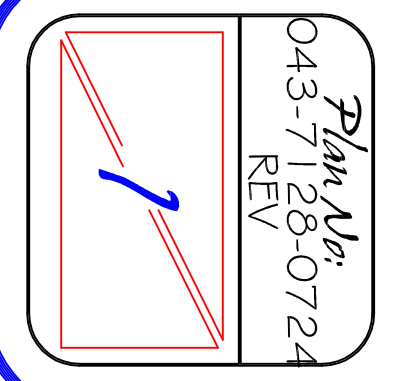
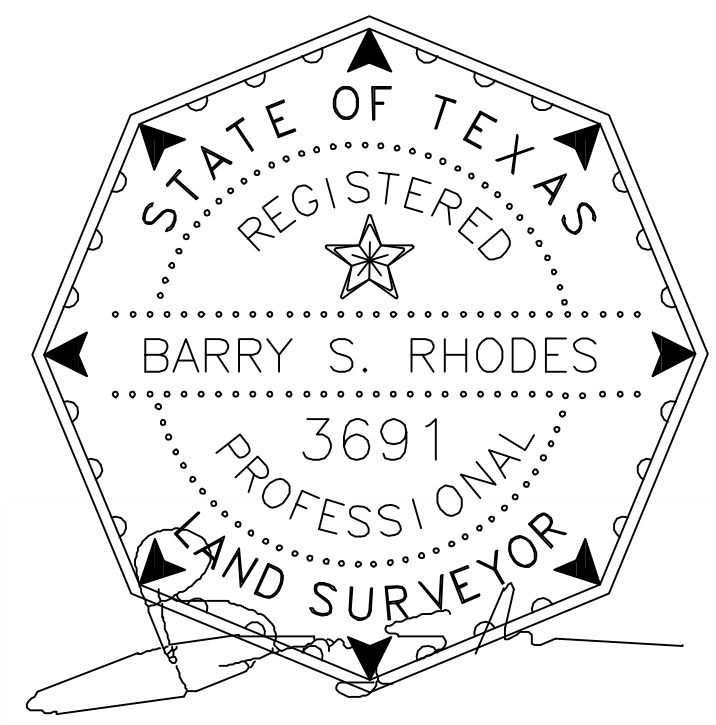
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY RANGER TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 40'
Date: 10-09-2019
G. F. No.: F192008R
Job no.: 201907461
Drawn by: B.M.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR RANGER TITLE, BRIAN FRENCH, ASHLEY FRENCH, CITY BANK & FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGEND

WOOD FENCE	TEXT	
CHAIN LINK	IMPROVEMENTS	
IRON FENCE	BOUNDARY LINE	
WIRE FENCE	EASEMENT SETBACK	
CM	CONTROLLING MONUMENT	
MRD	MONUMENTS OF RECORD DIGNITY	
○	1/2" IRON ROD FOUND	
○	1/2" YELLOW-CAPPED IRON ROD SET	
□	SET 'X'	
□	FOUND 'X'	
○	5/8" IRON ROD FOUND	
○	PK NAIL FOUND	
○	CABLE	⊕ - ELECTRIC
○	CLEAN OUT	⊕ - POOL EQUIP
○	GAS METER	⊕ - POWER POLE
○	FIRE HYDRANT	⊕ - TELEPHONE
○	LIGHT POLE	⊕ - WATER METER
⊕	MANHOLE	⊕ - WATER VALVE
	(UNLESS OTHERWISE NOTED)	



KERAT BUILDING LLC
TESH

LOT:	BLK:	G-C
ADDRESS:	1253 WALES DR	
SUBDIVISION:	KINGSBRIDGE - I	
CITY:	ROCKWALL	
COUNTY:	ROCKWALL	
STATE:	TX	
SCALE:	NTS	

Doug Herron.com
Residential Designs
817-538-2910

EMAIL: dougsplans@aol.com



City of McLendon-Chisholm

Staff Report

Date: November 19th, 2025

Applicant: Amy Clausen

Agenda Item: Discuss and consider approval of a variance for an additional dwelling unit on the subject property located at 103 Rose Marie Lane in the Single Family (SF 2.5) Zoning District.

Background:

The subject property is a 6.390-acre lot located in in the Single Family (SF 2.5) Zoning District within the City limits of McLendon-Chisholm. The applicant is requesting a a variance to construct an additional dwelling unit for aging parents.

Recommendation:

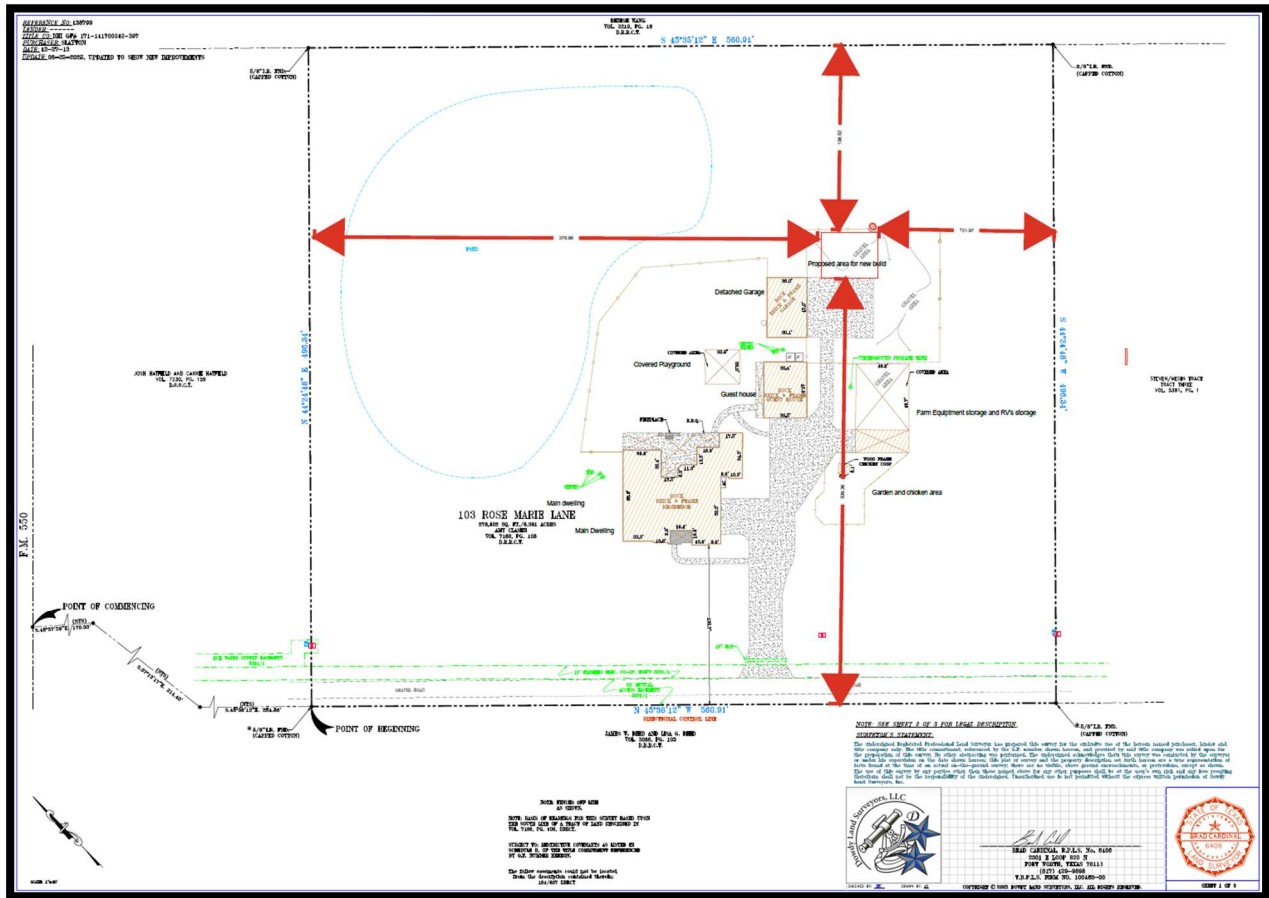
Staff recommends approval of the variance request, as presented.

Attachments:

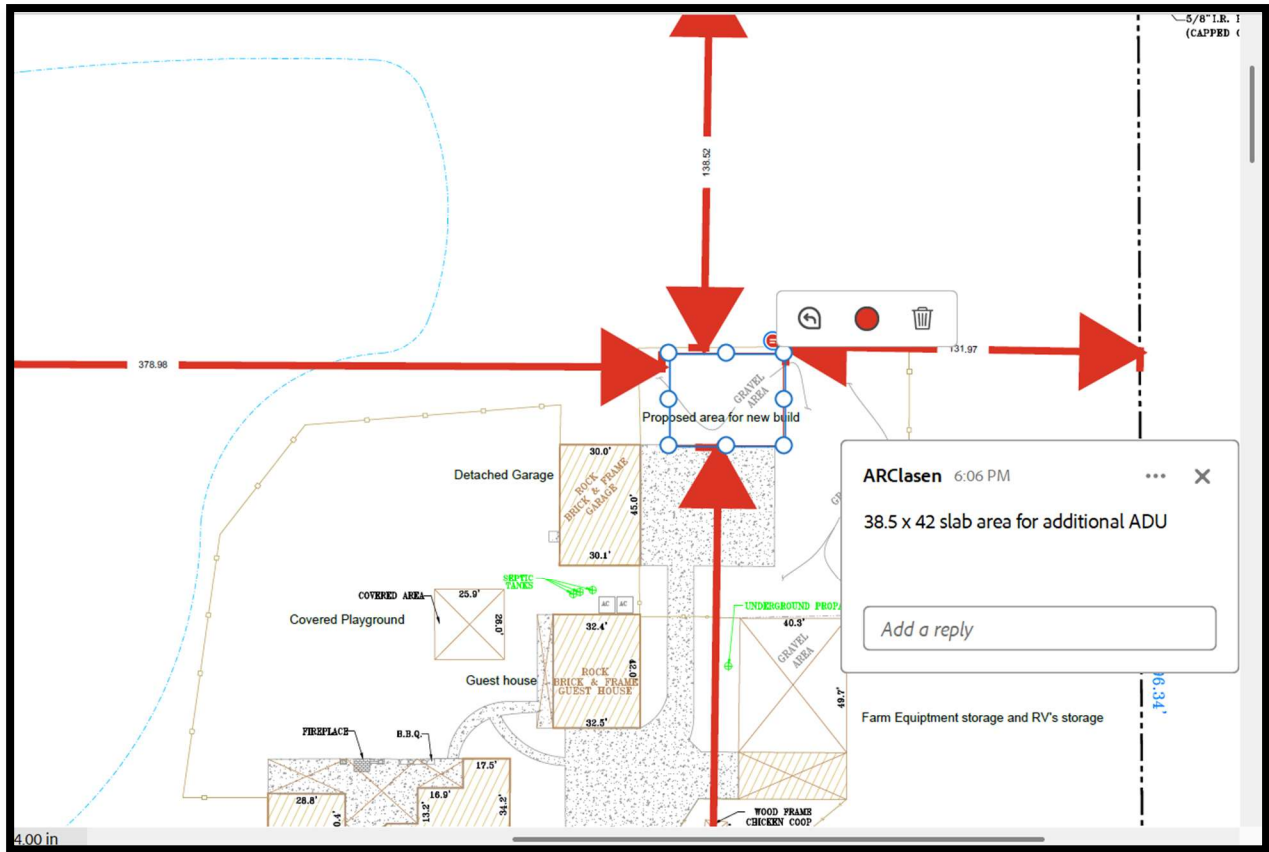
- Application
- Zoning and Future Land Use Map
- Survey Exhibit and Enlarged Survey Exhibit
- Existing Conditions
- Proposed Structure Rendering

Presenter: Peyton Sherman

Survey Exhibit:



Enlarged Survey Exhibit:



Existing Primary Residence:



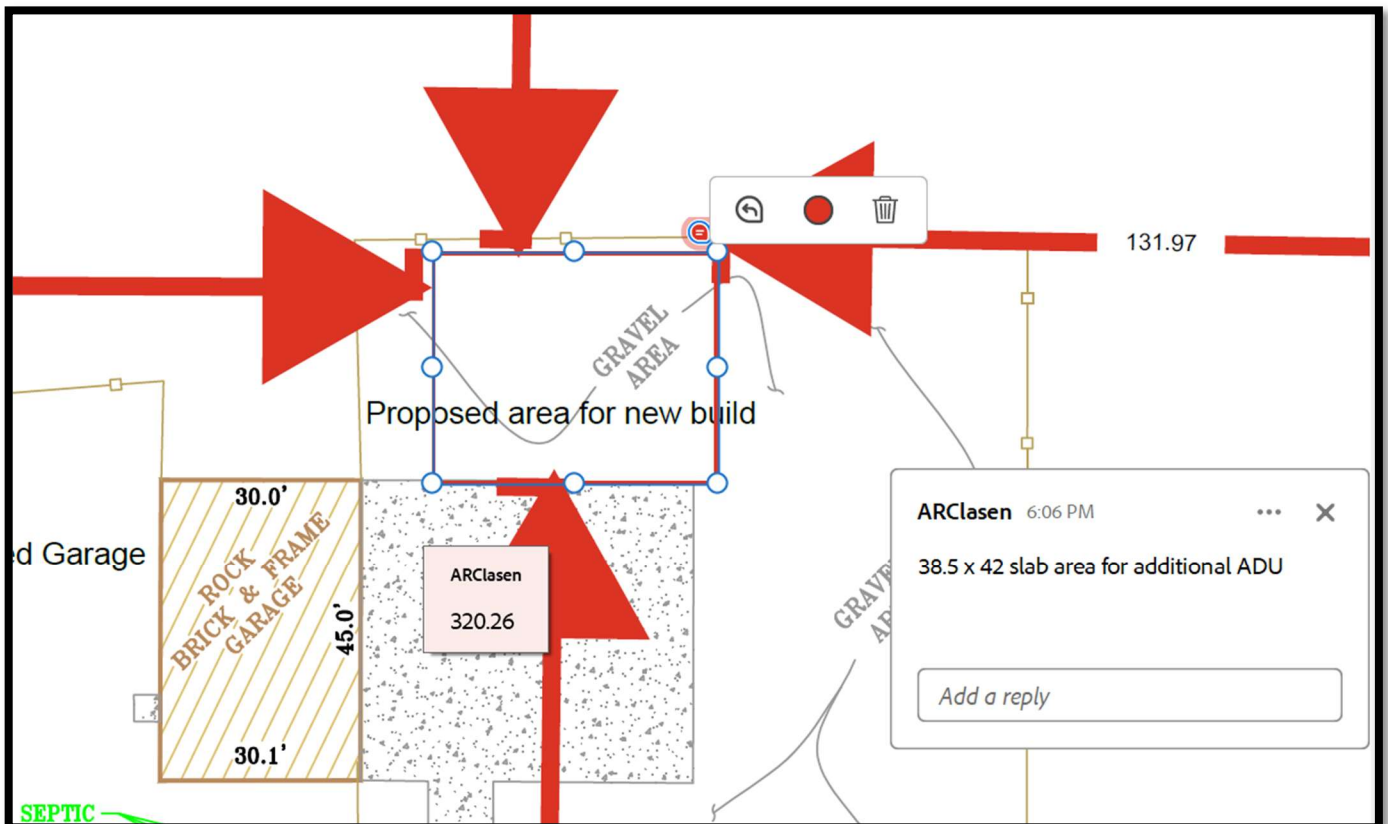
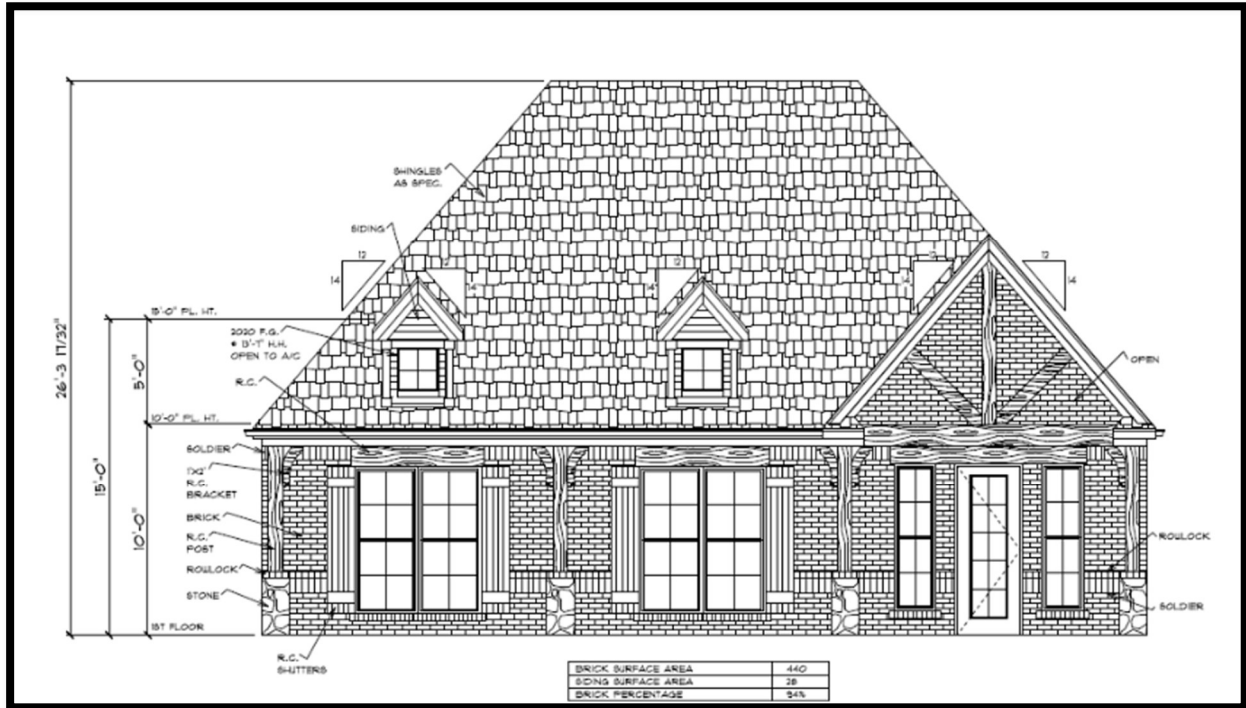
Existing Detached Guesthouse (Approved by SUP in 2013):



Existing Garage:



Proposed Structure:



REFERENCE NO: 138709
 LENDER: -----
 TITLE CO: DHI GF# 171-141700242-397
 PURCHASER: SLAYTON
 DATE: 12-27-13
 UPDATE: 08-25-2025, UPDATED TO SHOW NEW IMPROVEMENTS

DENISE WANG
 VOL. 2219, PG. 16
 D.R.R.C.T.
 S 45°35'12" E 560.91'

5/8" I.R. FND.
 (CAPPED COTTON)

5/8" I.R. FND.
 (CAPPED COTTON)

JOSH HATFIELD AND CARRIE HATFIELD
 VOL. 7230, PG. 159
 D.R.R.C.T.

STEVEN/MEGIN TRACT
 TRACT THREE
 VOL. 5391, PG. 1

N 44°24'48" E 496.34'

S 44°24'48" W 406.34'

F.M. 550

103 ROSE MARIE LANE
 278,402 SQ. FT./6.391 ACRES
 AMY GLASEN
 VOL. 7168, PG. 108
 D.R.R.C.T.

POINT OF COMMENCING

S.48°57'59" E 170.33'

RCH WATER SUPPLY EASEMENT
 5391/1

S.07°13'17" E 214.40'

S.45°36'12" E 254.56'

* 5/8" I.R. FND.
 (CAPPED COTTON)

POINT OF BEGINNING

N 45°36'12" W 560.91'

DIRECTIONAL CONTROL LINE

JAMES W. REED AND LISA G. REED
 VOL. 3086, PG. 103
 D.R.R.C.T.

NOTE: SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION.

SURVEYOR'S STATEMENT:

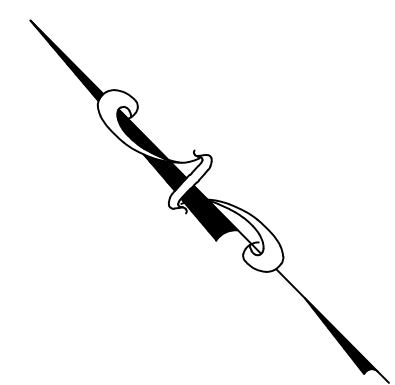
The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named purchaser, lender and title company only. The title commitment, referenced by the G.F. number shown hereon, and provided by said title company was relied upon for the preparation of this survey. No other abstracting was performed. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are a true representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.

NOTE: FENCES OFF LINE
 AS SHOWN.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY BASED UPON
 THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN
 VOL. 7168, PG. 108, DRRECT.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN
 SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED
 BY G.F. NUMBER HEREON.

The follow easements could not be located
 from the description contained therein:
 184/607 DRRECT



SCALE: 1"=40'



CHECKED BY: BC DRAWN BY: JC

Brad Cardinal
 BRAD CARDINAL, R.P.L.S. No. 6406
 2301 E LOOP 820 N
 FORT WORTH, TEXAS 76116
 (817) 429-9898
 T.B.P.L.S. FIRM NO. 100463-00



COPYRIGHT © 2025 DOWDY LAND SURVEYORS, LLC. ALL RIGHTS RESERVED.

SHEET 1 OF 3

PROPERTY DESCRIPTION

BEING a tract of land situated in the James W. Pittman Survey, Abstract No. 181, Rockwall County, Texas and being all of that certain tract of land as described in the deed to Amy Clasen and recorded in Volume 7168, Page 108 (Doc. No. 2013-485659) of the Official Public Records, Rockwall County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a point in the southeast right-of-way line of F.M. 550 at the most northerly corner of a tract of land as described in the deed to James W. Reed and Lisa G. Reed recorded in Volume 3086, Page 103 of said Official Records and also being the most westerly corner of a tract of land described in the deed to Josh Hatfield and Carrie Hatfield recorded in Volume 7230, Page 159, said Official Records;

THENCE along the common line of said Reed and Hatfield tracts the following courses and distances:

South 48° 57' 59" East, a distance of 170.33 feet;

South 07° 13' 17" East, a distance of 214.40 feet;

South 45° 36' 12" East, 254.56 feet to a 5/8" inch iron rod with cap stamped "Cotton" found at the most southerly corner of said Hatfield tract and the most westerly corner of the aforementioned Amy Clasen tract and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 44° 24' 48" East, along the common line of said Clasen and Hatfield tract a distance of 496.34 feet to a 5/8" iron rod with cap stamped "Cotton" found at the most northerly corner of said Clasen tract, said point being in the southwesterly line of a tract of land as described in the deed to Denise Wang and recorded in Volume 2219, Page 16, said Official Records;

THENCE South 45° 35' 12" East, along the common line of said Wang and Clasen tracts, a distance of 560.91 feet to a 5/8" iron rod with cap stamped "Cotton" found at the most easterly corner of said Wang tract and the most easterly corner of a tract of land as identified as the Steven/Megin tract (Tract 3) and described in the deed recorded in Volume 5391, Page 1, said Official Records;

THENCE South 44° 24' 48" West, along the common lines of said Clasen and Steven/Megin tracts, a distance of 496.34 feet to a 5/8" iron rod with cap stamped "Cotton" found at the most

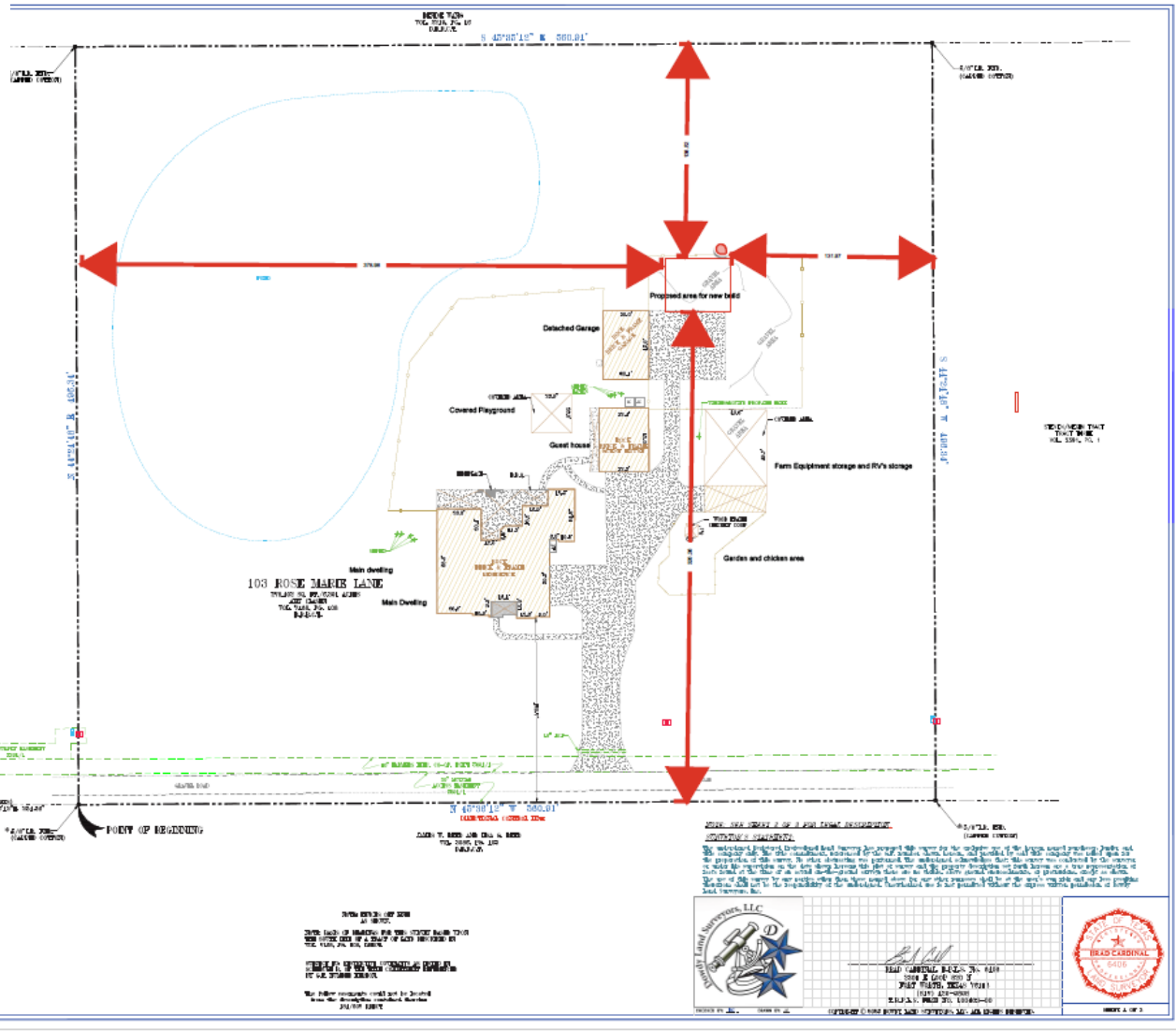
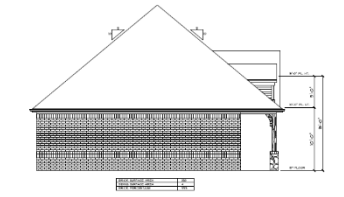
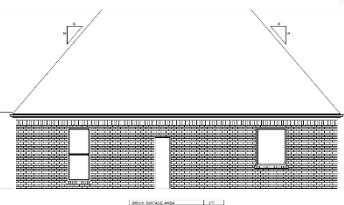
southerly corner of said Clasen tract and the most westerly corner of said “Steven/Megin” tract, said point being in the east line of the aforementioned James W. Reed and Lisa G. Reed tract;

THENCE North 45° 36’ 12” W, (directional control line) along the common line of said Clasen and Reed tracts, a distance of 560.91 feet to the **POINT OF BEGINNING** and containing 278,402 square feet or 6.391 acres of land.



A handwritten signature in black ink, appearing to read "Brad Cardinal".

Brad Cardinal, R.P.L.S. 6406
Surveyed on the ground, Aug. 25, 2025



PLANNING DEPARTMENT

THE PLANNING DEPARTMENT HAS REVIEWED THIS PROJECT AND APPROVED IT FOR THE CITY OF HOUSTON. THIS APPROVAL IS CONDITIONAL UPON THE SUBMITTER PROVIDING THE NECESSARY INFORMATION AND DOCUMENTATION TO THE CITY ENGINEER AND THE CITY CLERK. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE CITY CLERK. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE CITY CLERK.

PLANNING DEPARTMENT

103 ROSE MARIE LANE, HOUSTON, TX 77055

DATE: 08/15/2024

PROJECT NO: 2024-001

PLANNING DEPARTMENT

HOUSTON, TEXAS

PLANNING DEPARTMENT

HOUSTON, TEXAS



**APPLICATION TO REQUEST A HEARING
BEFORE THE CITY OF MCLENDON-CHISHOLM
BOARD OF ADJUSTMENT**

APPLICATION DATE: 8-1-25 CASE #: _____

APPLICANT NAME: Amy Clasen

ADDRESS: 103 Rose Marie Lane PHONE NO.: 214-929-4573

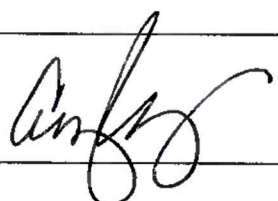
DESCRIPTION OF PROPERTY LOT NUMBER: _____ BLOCK NUMBER: _____

LEGAL DESCRIPTION OF PROPERTY: _____

A0181 JW Pitman, lot 1-15, 6.39 acres
property D1 property ID 60833

ADDRESS OF PROPERTY: 103 Rose Marie Lane Rockwall Tx 75032

REASON FOR REQUEST: Please see attached letter.
Reason - family hardship & need.

SIGNATURE OF APPLICANT 

Application Fee: \$500.00

DATE/AMOUNT PAID: _____

RECEIPT #: _____



**APPLICATION TO REQUEST A HEARING
BEFORE THE CITY OF MCLENDON-CHISHOLM
BOARD OF ADJUSTMENT**

APPLICATION DATE: 8-1-25 CASE #: _____

APPLICANT NAME: Amy Clasen

ADDRESS: 103 Rose Marie Lane PHONE NO.: 214-929-4573

DESCRIPTION OF PROPERTY LOT NUMBER: _____ BLOCK NUMBER: _____

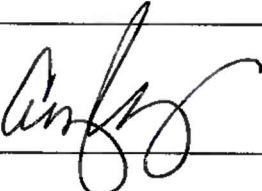
LEGAL DESCRIPTION OF PROPERTY: _____

A0181 JW Pitman, lot 1-15, 6.39 acres
property D1 property ID 60833

ADDRESS OF PROPERTY: 103 Rose Marie Lane Rockwall Tx 75032

REASON FOR REQUEST: Please see attached letter.

Reason - family hardship & need.

SIGNATURE OF APPLICANT 

Application Fee: \$500.00

DATE/AMOUNT PAID: _____

RECEIPT #: _____

Clasen Family
103 Rose Marie Lane
Rockwall, Texas 75032

August 1, 2025

Attn: Peyton Sherman
City Planner
City of McLendon Chisholm
Planning and Zoning Board

Dear Mr. Sherman and Board Members,

I hope this letter finds you well. I am writing to respectfully request a variance to allow us to build an additional structure on our property at 103 Rose Marie Lane to better care for my elderly parents.

My parents are facing significant health challenges. One of them has limited mobility and the other is battling Alzheimer's with Dementia, requiring constant supervision and care. Our current living situation makes it extremely difficult to meet their needs and adequately ensure their safety and comfort.

We believe that by building a specifically designed additional structure on our property, this would allow us to provide them the intimate, family driven care they need while also giving them the dignity and sense of independence they desire, while also meeting their medical and emotional needs. I travel for work, and I am gone 40 to 60% of the month and my husband has been doing his best to care for my parents in my absence, but he works as well. My daughter has agreed to help and share the responsibility since she does not work outside of the home. My daughter and her family have agreed to move into our current residence, so that my parents, her grandparents will never be left unattended. Someone will be steps away in case of need or emergency.

We understand the importance of zoning and regulations and keeping our city standards high. However, given the circumstances, we kindly ask for your understanding and support in granting this variance. Our family is committed to ensuring that the construction of this structure aligns with our current structures on the property and that the new build will meet and exceed building standards.

Our family deeply appreciates the complexities involved in making such variances, but nevertheless, the health and well being of my parents are paramount. We would not be asking for this variance and committing to the financial expense unless we genuinely believed that this step would significantly improve the quality of my parents life.

Should you need additional information, doctor letters or neighbor statements, please let me know. We will gladly provide any additional documentation needed for a favorable decision. My neighbors are aware of our request for a new build and have no issues with it.

Thank you for considering our request and I hope your compassion and understanding will lead your decision-making process and vote.

Sincerely,

Amy Clasen

*On behalf of the Clasen, Hall, Pettway,
and Rayton Families*



City of McLendon-Chisholm

Staff Report

Date: November 19th, 2025

Applicant: Bryan Smith

Agenda Item: Discuss and consider approval of a variance in a reduction of the required side yard setback for a detached garage located at 415 Estate Lane in the Heritage Planned Development District from 25 feet to 15 feet.

Background:

The subject property is a 1.0-acre lot in the Heritage Planned Development District within the City limits of McLendon-Chisholm. The applicant is requesting a reduction in the side yard setback from 25 feet to 15 feet to construct a detached garage at 415 Estate Lane. The Heritage Planned Development defers to the City of McLendon-Chisholms Zoning Ordinance for accessory structure regulations.

Recommendation:

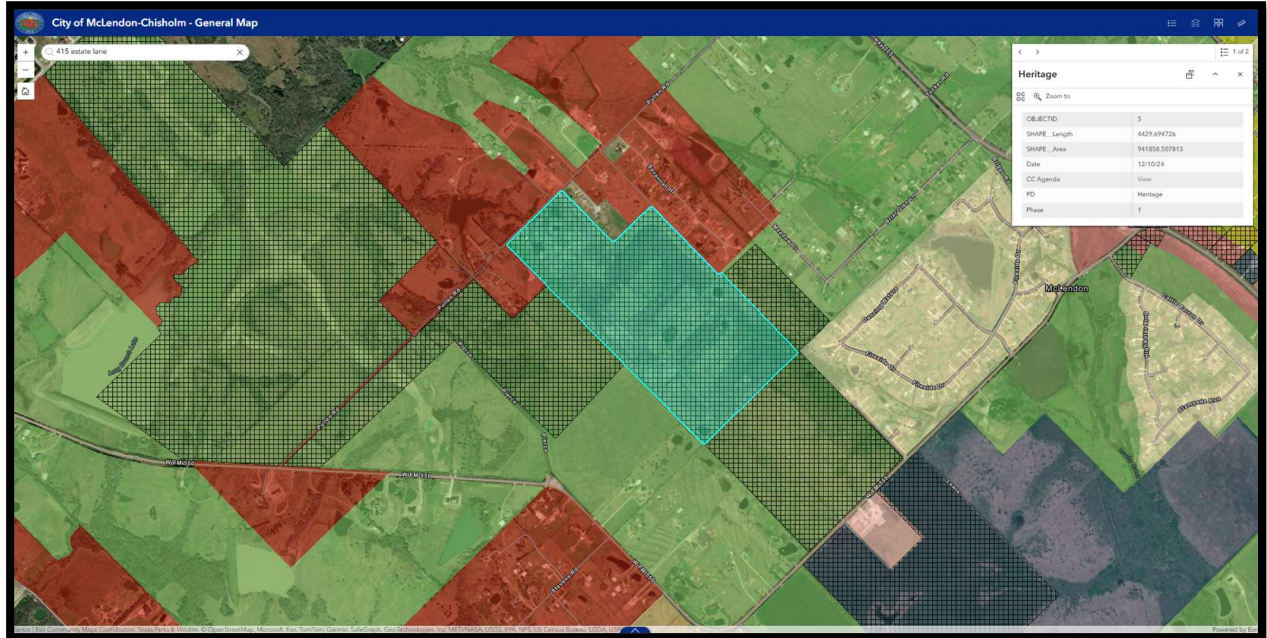
Staff recommends approval of the variance request, as presented.

Attachments:

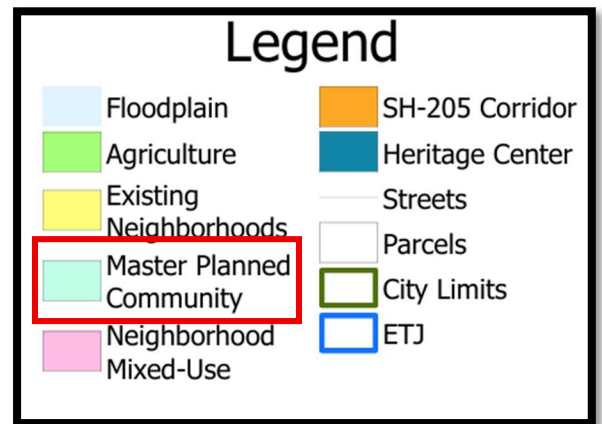
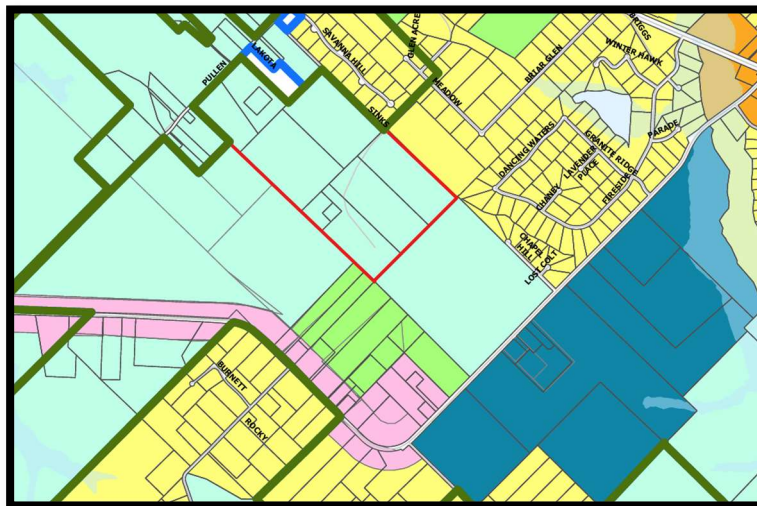
- Application
- Heritage Planned Development District Regulations
- Zoning and Future Land Use Map
- Survey Exhibit
- Façade Rendering

Presenter: Peyton Sherman

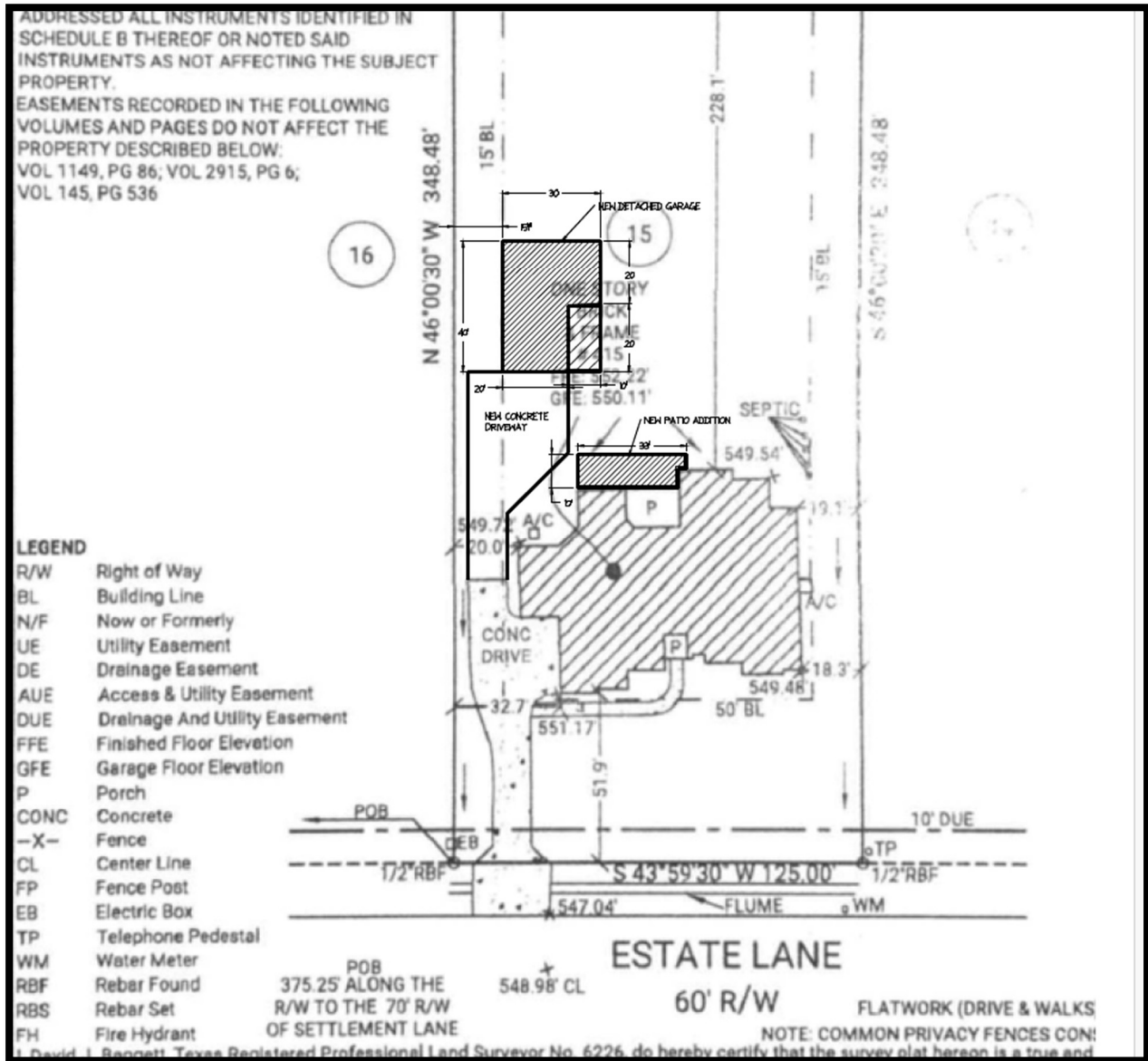
Zoning Map:



Future Land Use Map:



Survey Exhibit:



Façade Rendering:

1 **DETACHED GARAGE - FRONT ELEVATION**
SCALE: 1/4"=1'

2 **REAR ELEVATION**
SCALE: 1/4"=1'

3 **LEFT ELEVATION**
SCALE: 1/4"=1'

4 **RIGHT ELEVATION**
SCALE: 1/4"=1'

Labels: DETACHED GARAGE, PATIO ADDITION

Annotations: 1'-0" Ceiling, 1st Floor, 1'-0" Top of Sill

Project Information:
 PLANS FOR: SMITH ADDITION
 BRYAN AND LILIANA SMITH
 415 ESCATE LANE
 MOOREPARK, TEXAS 79002

ARCHITECT:
 HANCOCK DESIGN MARK DESIGN
CADAZIGN
 8075E CITY, TEXAS 75184
 409-336-4603

DATE: 11/10/2025
 SCALE: AS SHOWN
 SHEET: **A-3**

TITLE: ELEVATIONS



**APPLICATION TO REQUEST A HEARING
BEFORE THE CITY OF McLENDON-CHISHOLM
BOARD OF ADJUSTMENT**

APPLICATION DATE: _____ CASE #: _____

APPLICANT NAME: BRYAN SMITH


ADDRESS: 415 ESTATE LN PHONE NO.: 214.995.2955

DESCRIPTION OF PROPERTY LOT NUMBER: 15 BLOCK NUMBER: E

LEGAL DESCRIPTION OF PROPERTY: SINGLE FAMILY

ADDRESS OF PROPERTY: 415 ESTATE LN,

REASON FOR REQUEST: VARIANCE FROM 25' to 15'

SIGNATURE OF APPLICANT 

Application Fee: \$500.00

DATE/AMOUNT PAID: _____

RECEIPT #: _____

Planned Development District Standards

EXHIBIT B
HERITAGE SUBDIVISION
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 164.50 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 130 single-family residential lots with a minimum lot size of one acre of land and four community owned common area lots. This development is approximately 164.50 acres of land generally located near the intersection of Pullen Road and Sinks Road.

2. Special Provisions

This Exhibit includes the PD Development Standards and the Concept Plan both of which are included and made a part of the ordinance adopting the Planned Development District.

- a. Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:
 - i. Does not increase density;
 - ii. Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

Prior to development of any portion of this planned development district, the City Council shall consider a development plan upon recommendation from the Planning and Zoning Commission.

Any development plan shall conform to the Concept Plan that has been approved and made a part of this ordinance.

This development may be constructed in phases. However, if constructed in phases, each phase shall have a development plan reviewed and recommended by the Planning and Zoning Commission and reviewed and approved by the City Council prior to any construction in that phase.

4. Development Standards

Lot layout shall conform to the Concept Plan that has been adopted and is part of this ordinance.

- a. This is a single-family zoning district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.

Front yard	50 feet
Side yard	10 feet
Rear yard	20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.

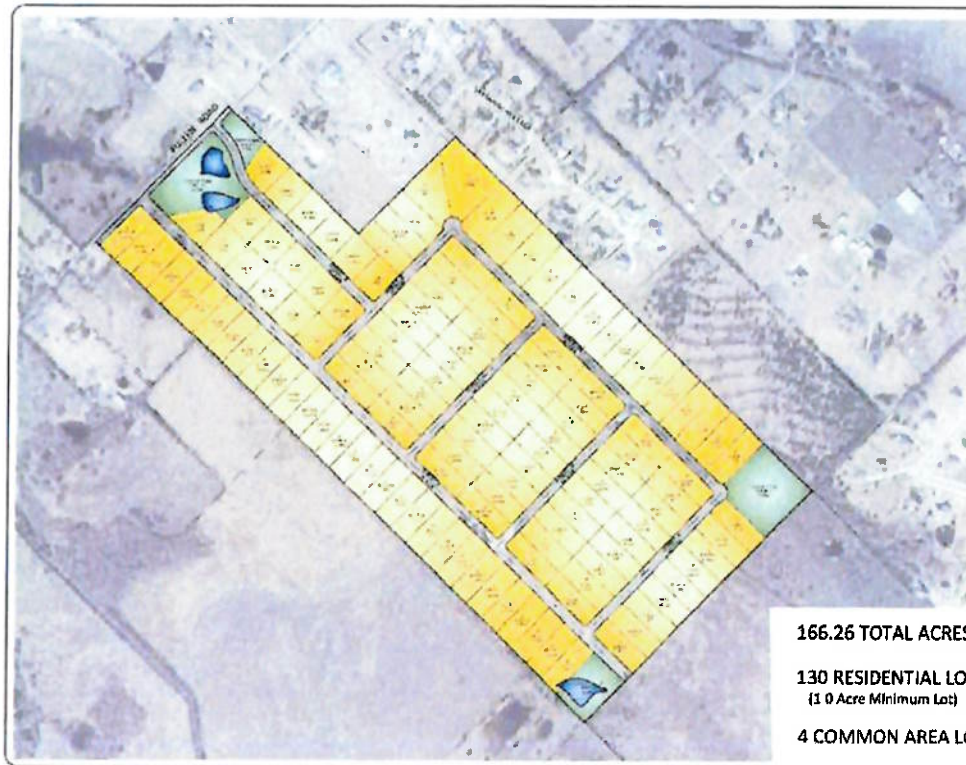
- e. Lot width. Minimum lot width is 120 feet.

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line as measured from the right of way line of the cul-de-sac or eyebrow along both property side lot lines. Corner lots may have the 10-foot side yard adjacent to the side street.

- f. Minimum Lot depth. 215 feet.
- g. Minimum Dwelling size. 2,300 square feet [airconditioned space].
- h. Maximum Lot coverage. 20 percent.
- i. Maximum Height. 36 feet.
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.

Streets shall conform to the requirements of the subdivision regulations of the City of McLendon-Chisholm unless otherwise amended herein.

Concept Plan



166.26 TOTAL ACRES

130 RESIDENTIAL LOTS
(1.0 Acre Minimum Lot)

4 COMMON AREA LOTS

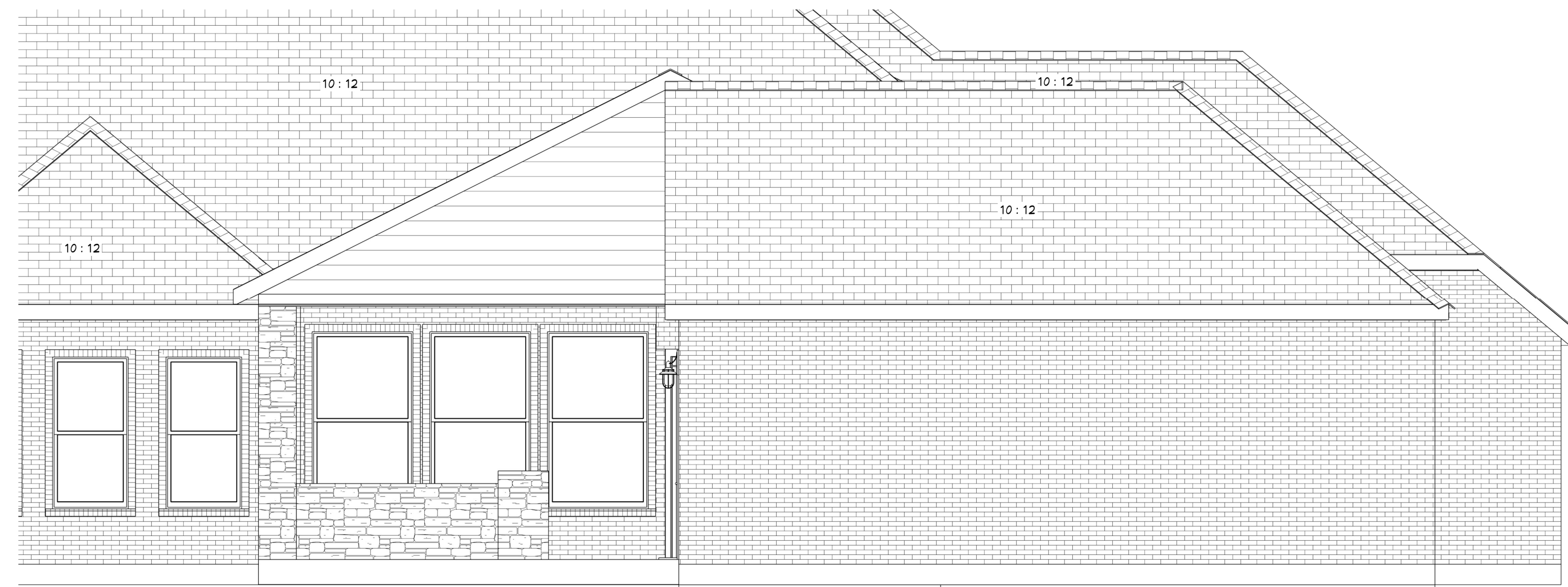
CONCEPT PLAN
HERITAGE
 CITY OF McLENDON-CHISHOLM, TEXAS




FEBRUARY 20, 2024
 SHEET NO. 1 OF 2
 PROJECT 00001

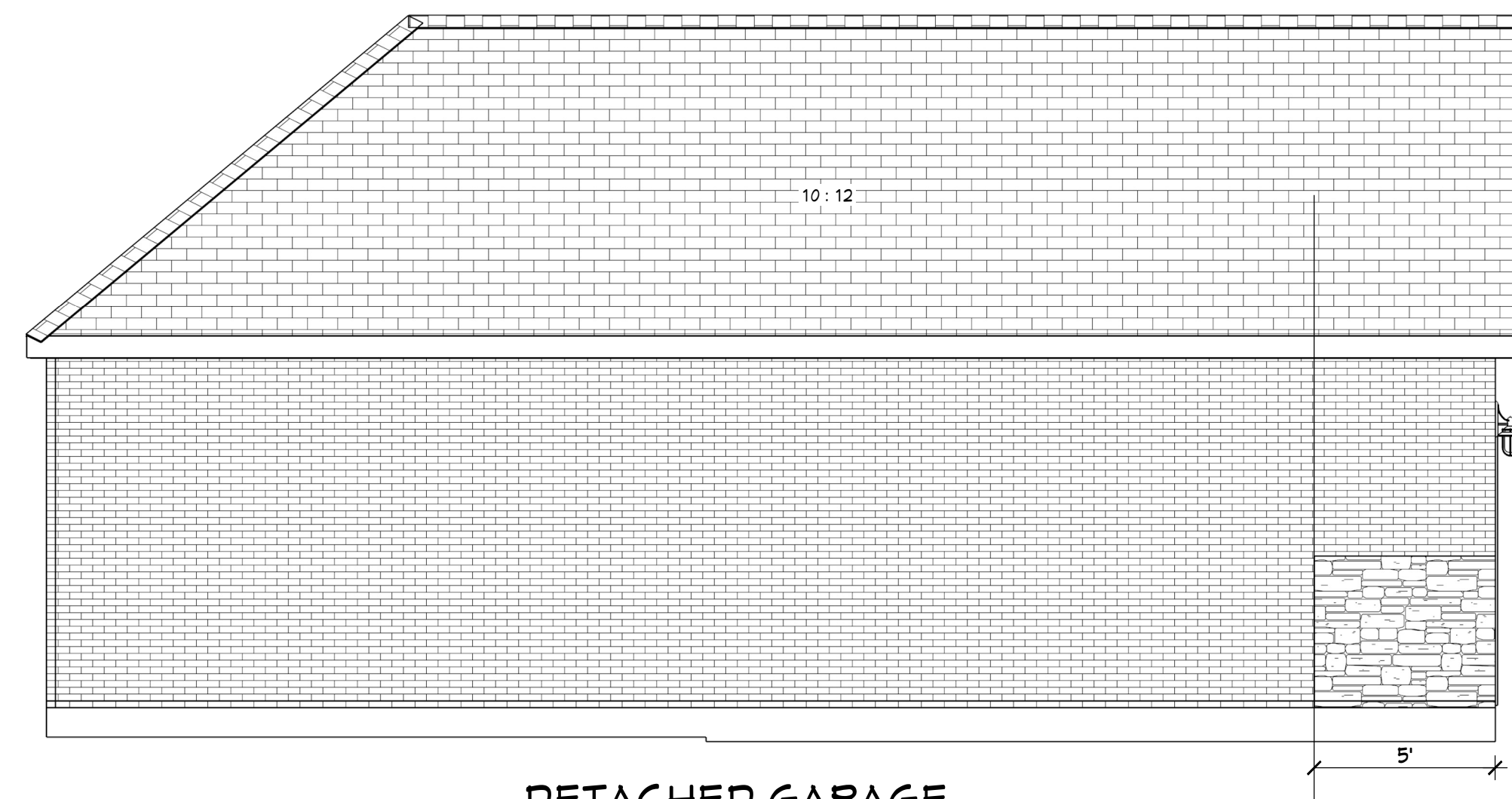


1 **DETACHED GARAGE - FRONT ELEVATION**
SCALE: 1/4"=1'



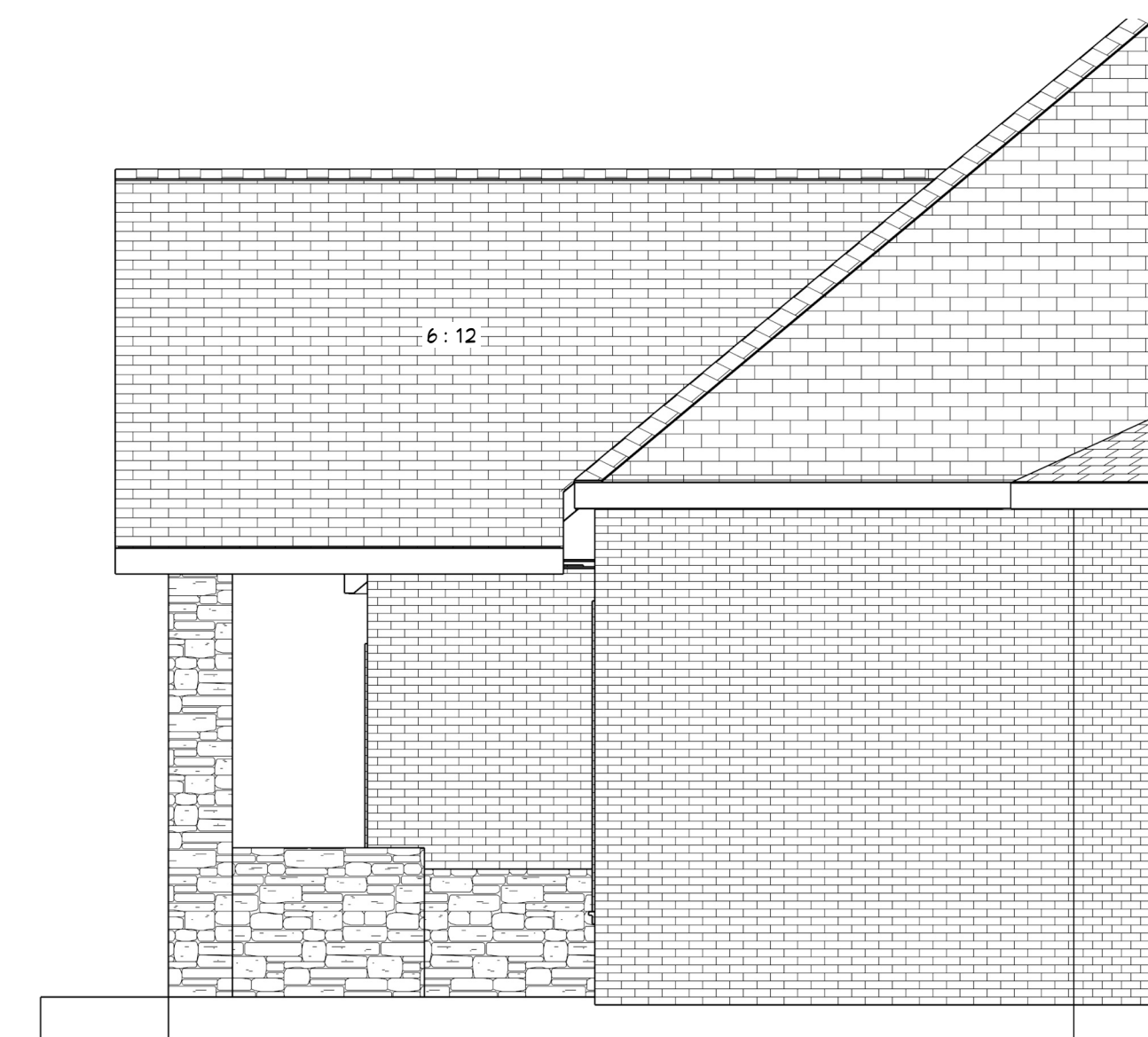
PATIO ADDITION DETACHED GARAGE

2 **REAR ELEVATION**
SCALE: 1/4"=1'

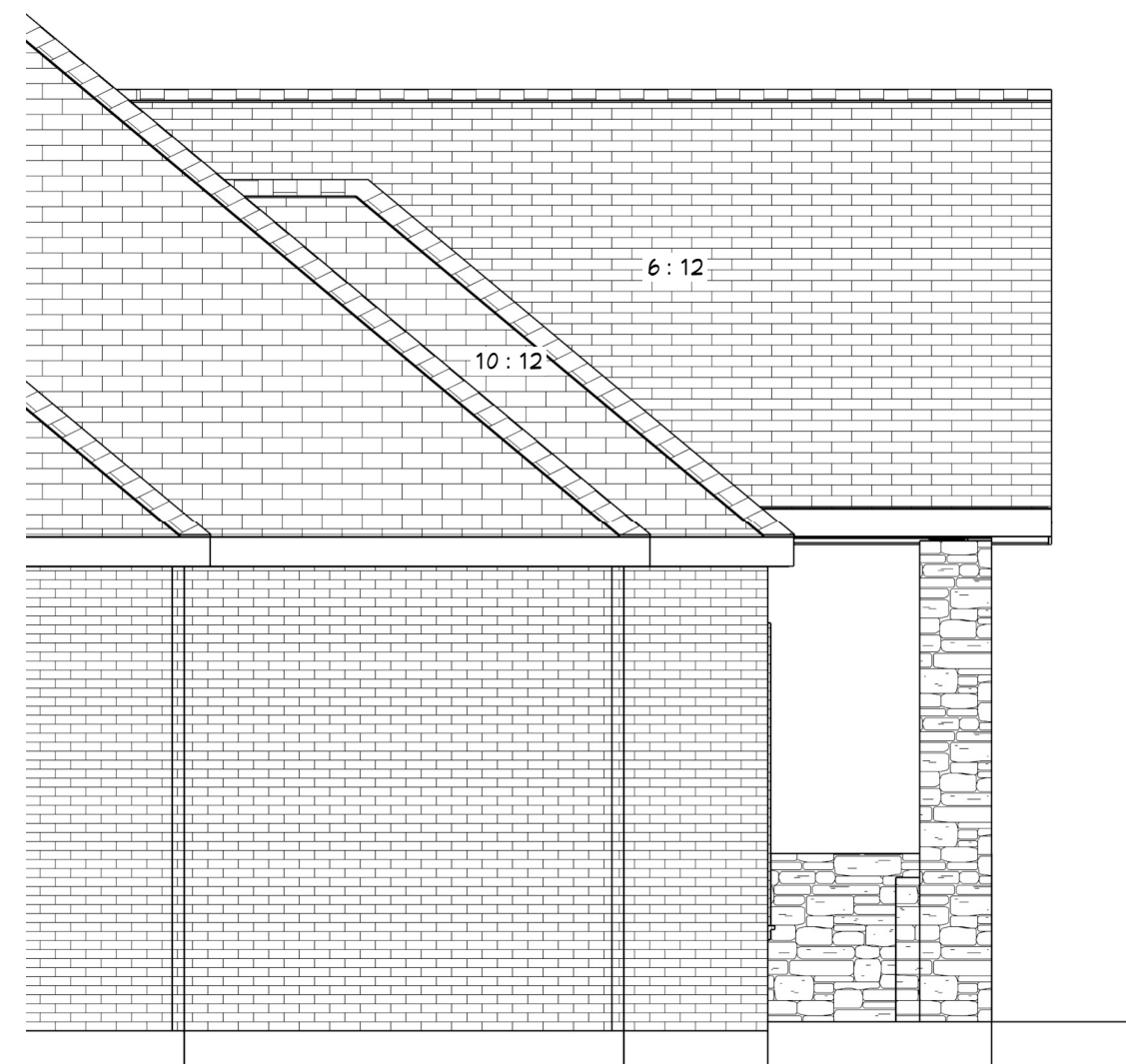


DETACHED GARAGE

3 **LEFT ELEVATION**
SCALE: 1/4"=1'

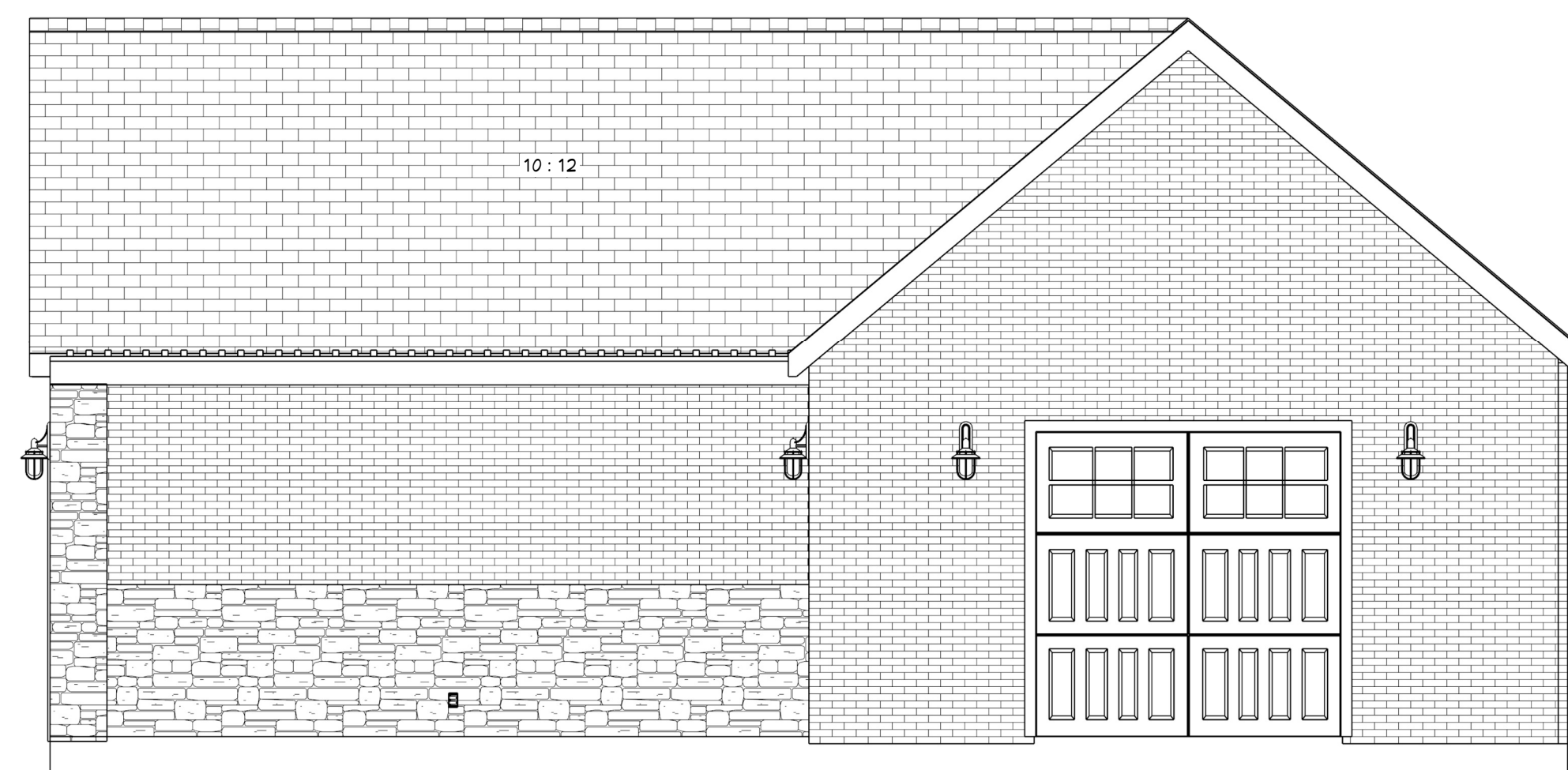


PATIO ADDITION



PATIO ADDITION

4 **RIGHT ELEVATION**
SCALE: 1/4"=1'



DETACHED GARAGE

PLANS FOR:
SMITH ADDITION
BRYAN AND LILIANA SMITH
415 ESTATE LANE
ROCKWALL, TEXAS 75032

TITLE:
ELEVATIONS

SHANNON NENSON MARK NENSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

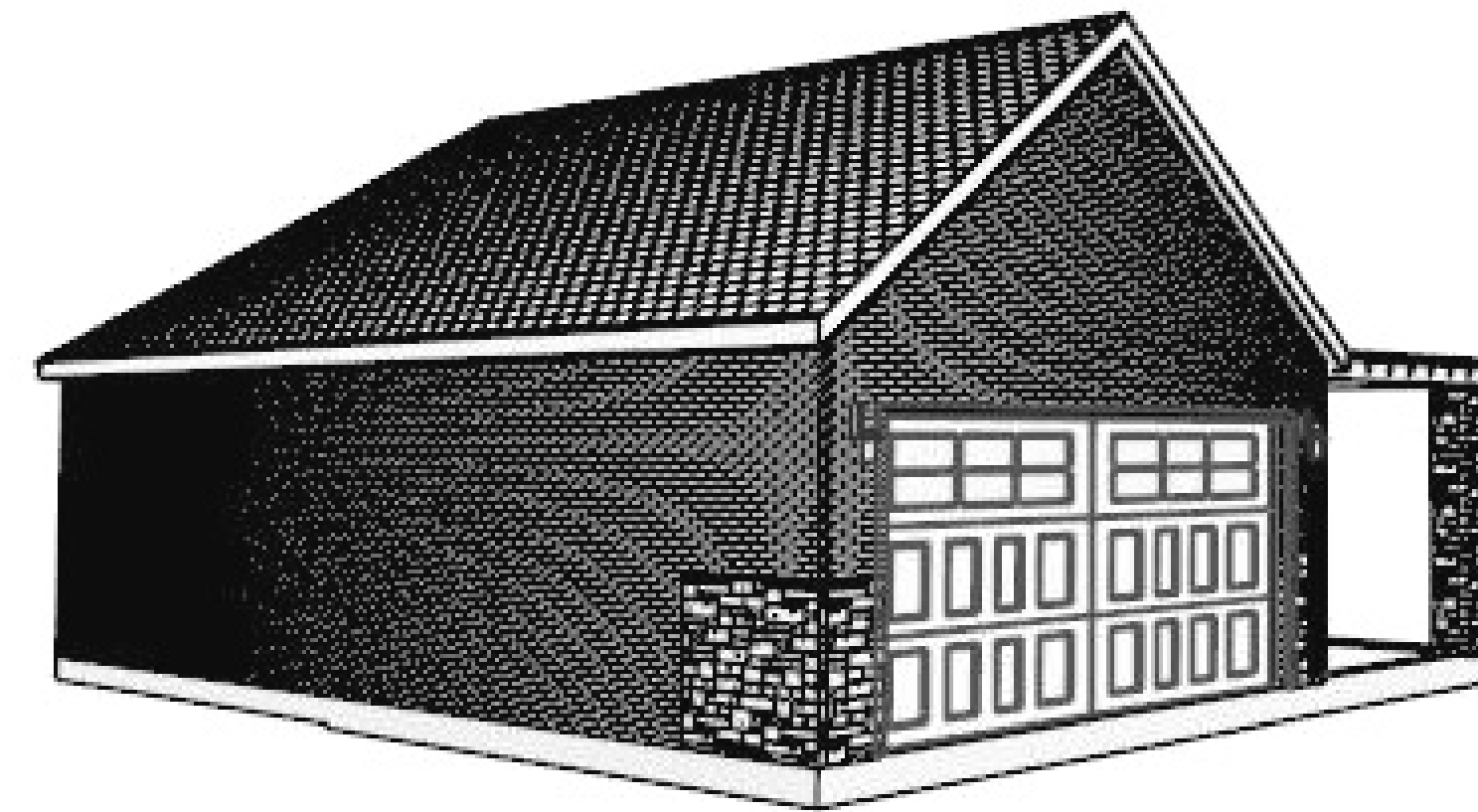
DATE:
11/10/2025

SCALE:
AS SHOWN

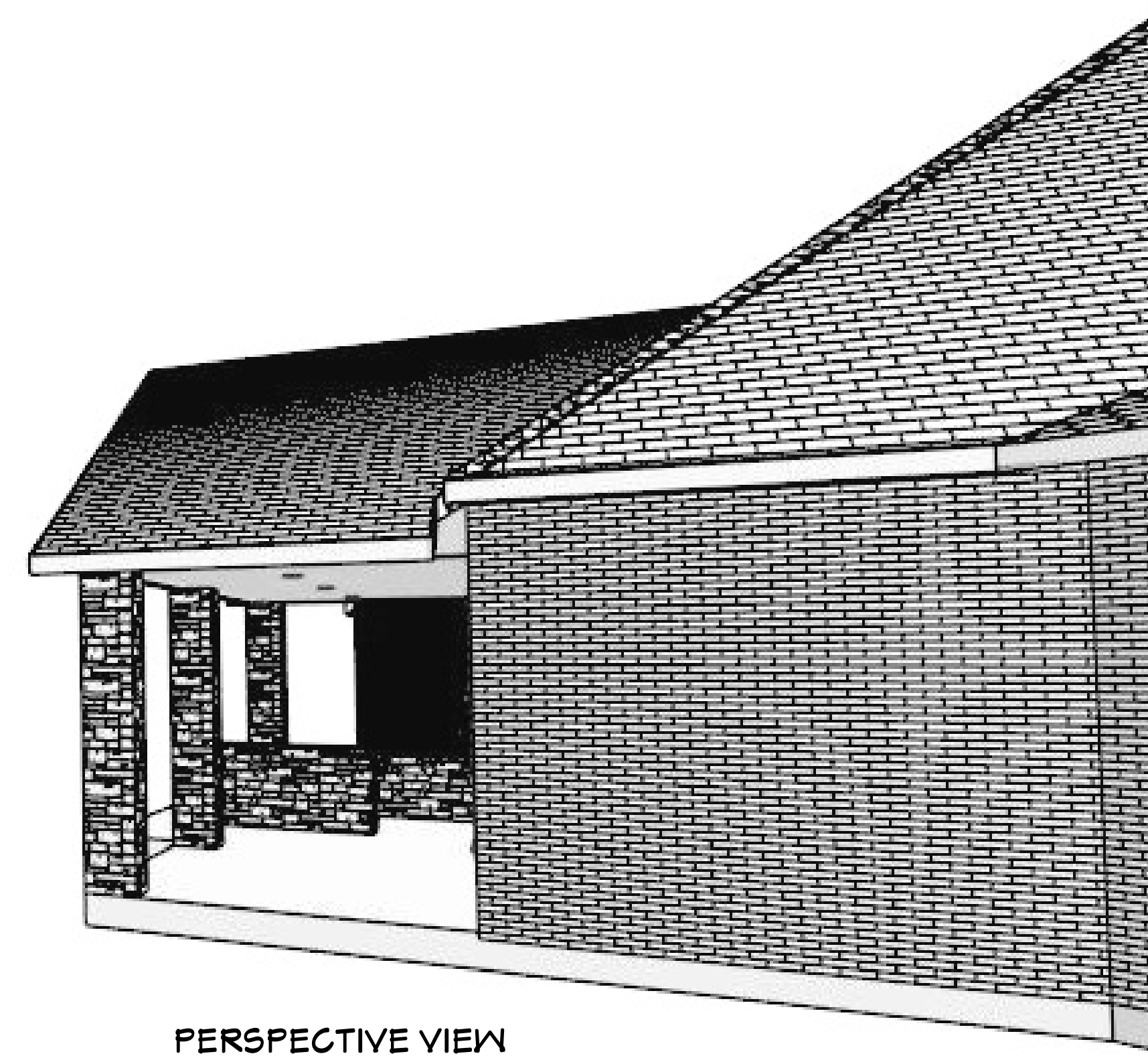
SHEET:

A-3

SMITH ADDITION



PERSPECTIVE VIEW
DETACHED GARAGE



PERSPECTIVE VIEW
PATIO ADDITION

PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

BUILDING CODE ANALYSIS:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x4 U.N.O.
2. ALL INTERIOR WALLS SHALL BE 2x4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O.
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table

Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	ELEVATIONS		
A-4	FLOOR PLAN W/ DIMENSIONS		
A-5	ELECTRICAL PLAN		

PLANS FOR: SMITH ADDITION
BRYAN AND LILIANA SMITH
415 ESTATE LANE
ROCKWALL, TEXAS 75082

TITLE: COVER SHEET

SHANNON NEWSON MARK NEWSON
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE:
11/10/2025

SCALE:
AS SHOWN

SHEET:

A-1