



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

Destiny Smith

☐ APPLICANT

Corey Smith

CONTACT PERSON

CONTACT PERSON

ADDRESS

2201 E FM 550

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

972-762-3168

PHONE

472-295-0555

E-MAIL

smiths42008@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4TH DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

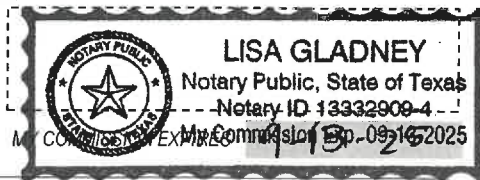
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

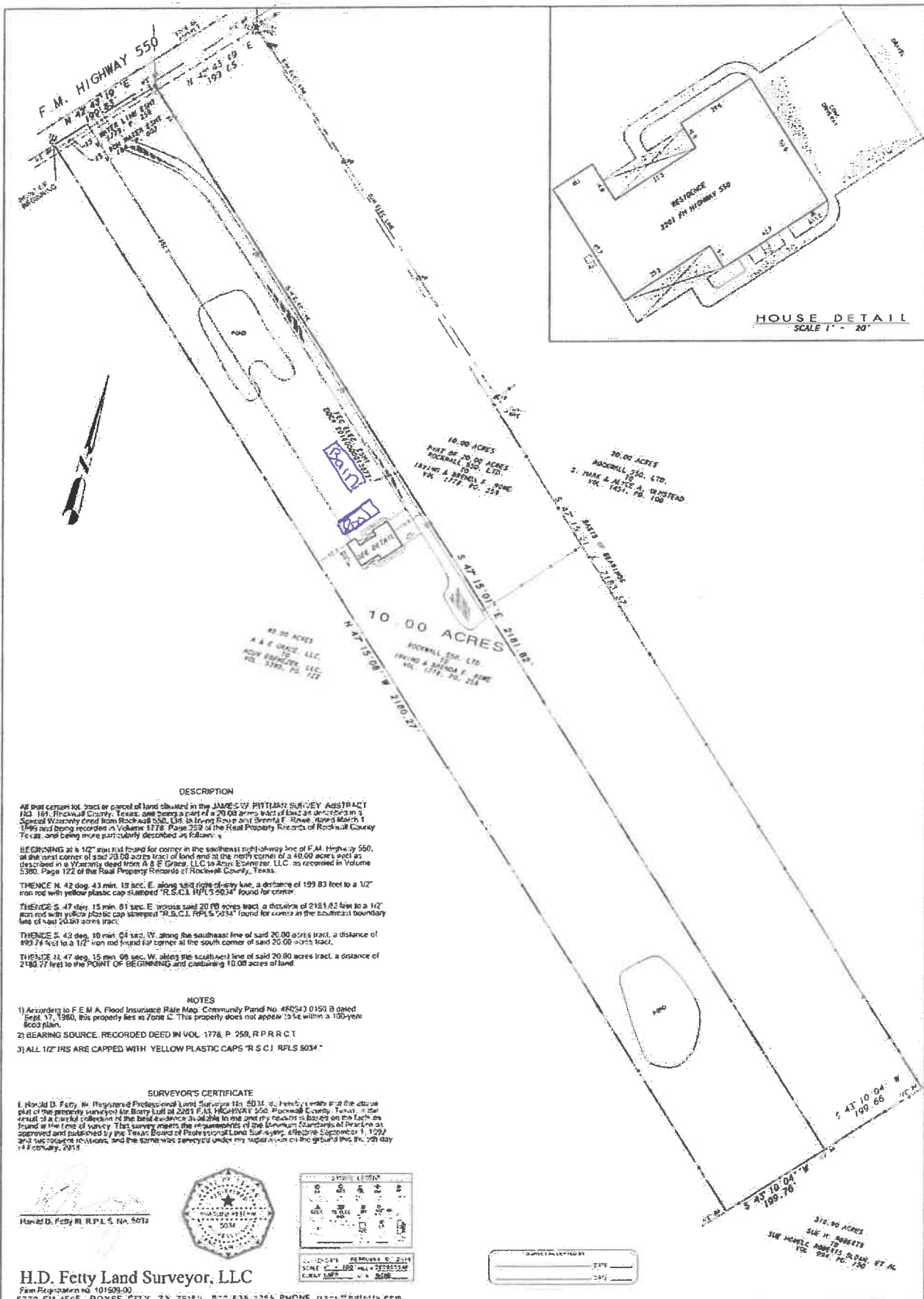
OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





DESCRIPTION

4E Part certain lot, tract or parcel of land situated in the JAMES W. PHILLIPS SURVEY, ABSTRACT NO. 161, Rockwall County, Texas, and being a part of a 20.00 acre tract of land as described in a Special Warranty Deed from Rockwall 250, Ltd. to Irving A. Rockwell, F. Rockwell, dated March 1, 1997 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the east corner of said 20.00 acre tract of land and at the north corner of a 40.00 acre tract as described in a Warranty Deed from A & E Grace, LLC to A & E Grace, LLC, as recorded in Volume 1780, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 10 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 47 deg. 15 min. 01 sec. E. across said 20.00 acre tract, a distance of 2181.62 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the southeast boundary line of said 20.00 acre tract;

THENCE S. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acre tract, a distance of 199.76 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acre tract;

THENCE N. 47 deg. 15 min. 09 sec. W. along the southwest line of said 20.00 acre tract, a distance of 2180.77 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

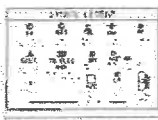
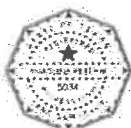
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45043 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

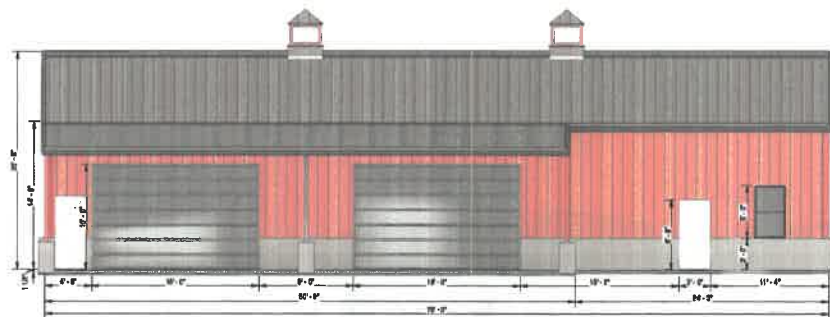
I, Harold D. Feity, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Lull et al 2003 EAS, Rockwall 250, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my research is based on the facts as found in the field of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1997, and has been reviewed and approved by me, and the same was surveyed under my supervision on the 28th day of February, 2013.

Harold D. Feity III, R.P.L.S. No. 5034

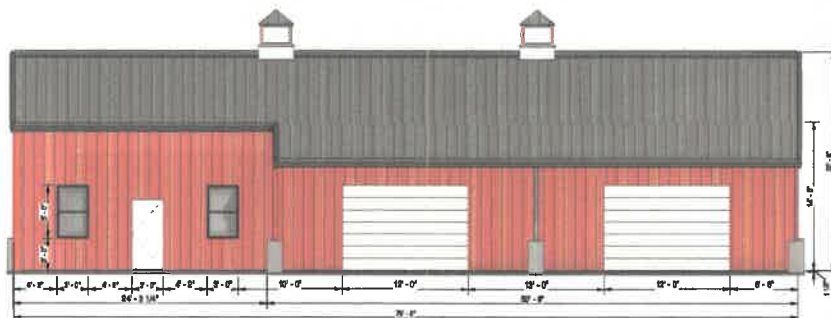


H.D. Feity Land Surveyor, LLC

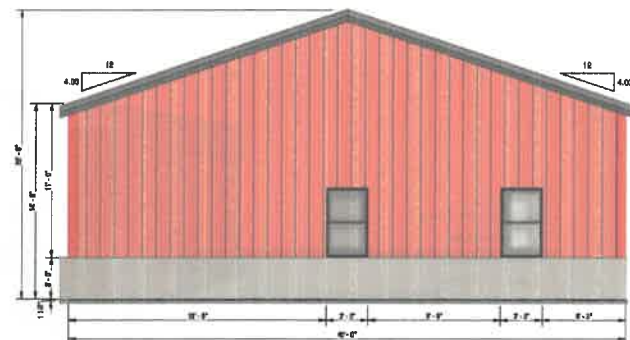
5770 FM 1565 ROYSE CITY, TX 75189 727.835.2255 PHONE hfeity@hfeity.com



① Side Wall A Architectural Elevation
3/16" = 1'-0"



③ Side Wall C Architectural Elevation
3/16" = 1'-0"



② End Wall B Architectural Elevation
1/4" = 1'-0"



④ End Wall D Architectural Elevation
3/16" = 1'-0"

B.P. Initial
Ousl. Initial

9/15/2023
12:22:17 PM
Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
Corey Smith

Wall Sheeting: PBR Rustic Red
Roof Sheeting: PBR Burnt Red Slate
Roofing: Burnt Red Slate
Siding: Burnt Red Slate
Cornices: Rustic Red
Eave Trim: Rustic Red
Head Trim: Rustic Red
Furin Caps: Rustic Red
Gutters: Burnt Red Slate
Downspouts: Burnt Red Slate
Roof Sheeting: None

RAFTER P
CONSTRUCTION INC.
8811 Wesley Road, Suite B, Greenville, TX 75042
phone: 936-484-6326 fax: 936-480-4786

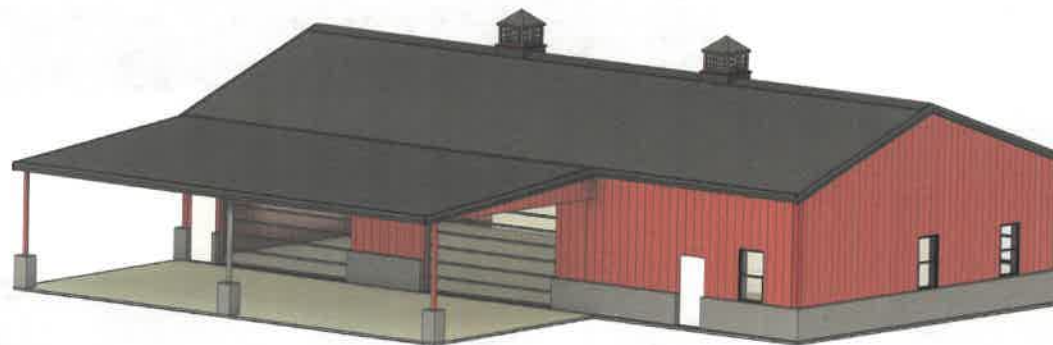
Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Size

Exterior Elevations
Project number: 17-2147
Date: 7/25/2023
Drawn by: Bailey Pearson
Checked by: Brad Pyle
Scale As Indicated
A.02



① Wall C & D



② Wall A & B

S.P. Initial
Cust. Initial

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan

Notes:
Building Type: Shop
Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 50' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch
Wind Up: Yes

Doors:
2 - 16'x10' 4" High Lift/Break Pitch, Glass Sectional Doors
w/ Door Opener
2 - 12'x8' 6" High Lift/Break Pitch, Glass Sectional Doors
1 - 30'0" Metal Walk Door w/ Deadbolt
2 - 30'0" Residential Walk Door

Windows:
5 - 30'0" Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 3" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: R5B Plastic Red
Roof Sheeting: R5B Burnished Slate
Ridge: Burnished Slate
Rake: Burnished Slate
Cornice: Plastic Red
Eave Trim: None
Head Trim: Plastic Red
Cullin Cap: Plastic Red
Outlets: Burnished Slate
Downspout: Burnished Slate
Rollit Sheeting: None

RAFTER P
CONSTRUCTION INC.
8831 Wesley Street, Suite B, Overland, TX 75042
phone: 802-454-2332 fax: 802-460-4768

Corey Smith
889 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Notes

Isometric

Printed number: 17-2147
Date: 12/25/14
Drawn by: Anthony Peltzer
Checked by: Brad Pryor

A.01

Scale

12/25/14 PM

Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

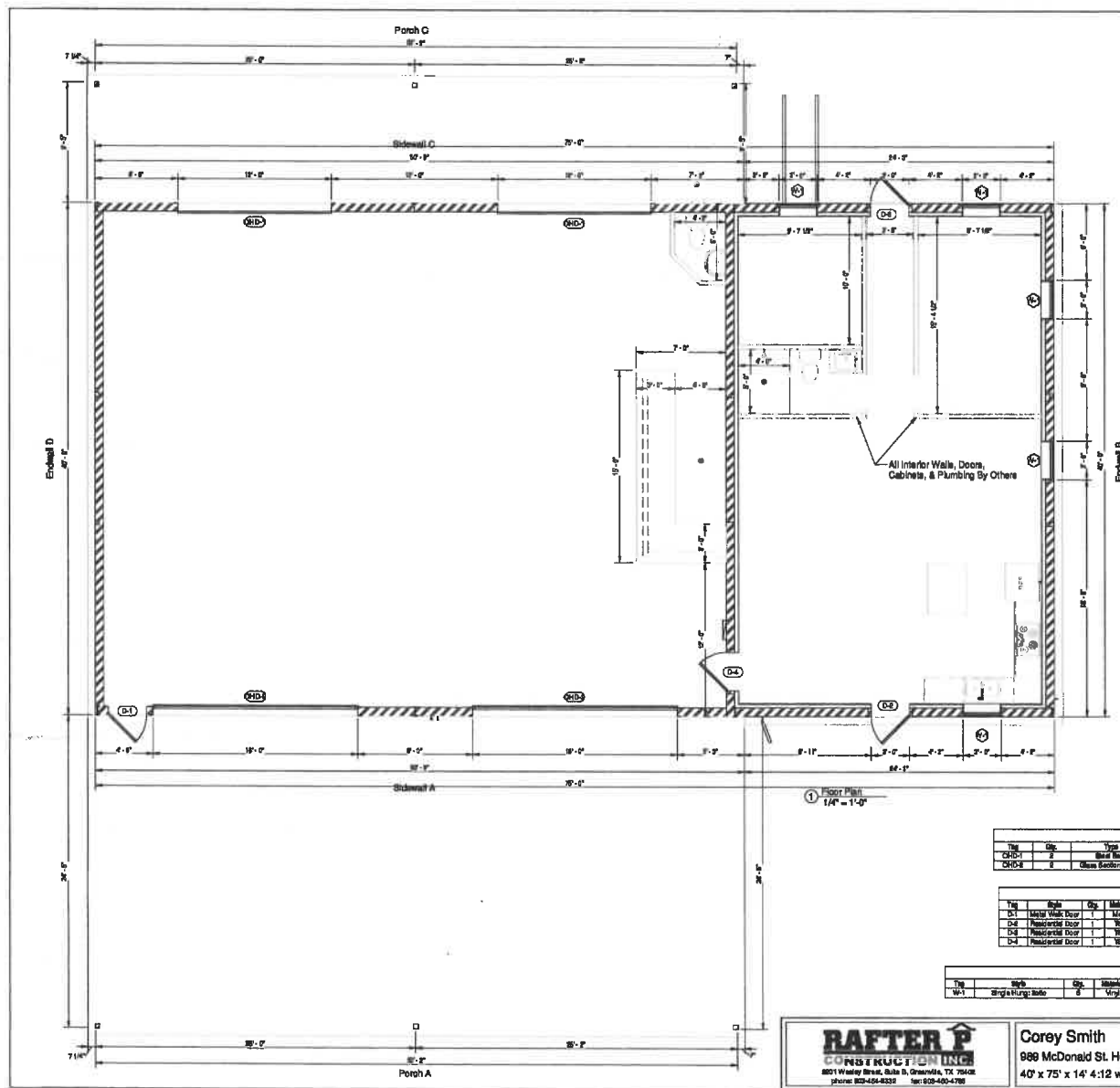
17-2147

01/22/2023
12:25:17 PM

S.P. Initial
Cust. Initial

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147 Corey Smith



1 Floor Plan
1/4" = 1'-0"

Overhead Door Schedule									
Qty	Op.	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
CHD-1	1	Roll Back	12 x 12	12'-0"	8'-0"	Dark Brown Solid	Yes		2 High Lift Break Pin
CHD-2	2	Glass Sectional Door	10 x 10	10'-0"	10'-0"	Glass	Tempered Glass	4 High Lift Break Pin & Door Opener	

Door Schedule									
Qty	Op.	Model	Width	Height	Rough W	Rough H	Swing	Finish	Notes
D-1	1	Prehung	3'-0"	7'-0"	3'-0"	7'-1 1/2"	Right Outswing	Stainless	Double
D-2	1	Prehung	3'-0"	7'-0"	3'-0"	7'-1 1/2"	Left Outswing	Stainless	Double
D-3	1	Prehung	3'-0"	7'-0"	3'-0"	7'-1 1/2"	Right Outswing	Stainless	Double
D-4	1	Prehung	3'-0"	7'-0"	3'-0"	7'-1 1/2"	Left	Stainless	Double

Window Schedule									
Qty	Op.	Model	Width	Height	Rough W	Rough H	Swing	Finish	Notes
W-1	1	Single Hung	6'-0"	4'-0"	6'-0"	4'-0"	Right	Argon	Mid Low E

RAFTER P
CONSTRUCTION INC.
801 Wesley Street, Suite B, Greenville, TX 75032
Phone: 859-459-8332 Fax: 859-440-4788

Corey Smith
886 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Qty

Main Level Floor Plan
Project number: 17-2147
Date: 01/22/2023
Drawn by: Zachary Patterson
Checked by: Brad Pope
A.03
Scale: 1/4" = 1'-0"

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith






DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

Destiny Smith

☐ APPLICANT

Corey Smith

CONTACT PERSON

CONTACT PERSON

ADDRESS

2201 E FM 550

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

972-762-3168

PHONE

472-295-0555

E-MAIL

smiths42008@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4TH DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

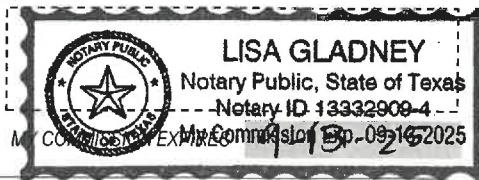
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





Z2025-004: Specific Use Permit (SUP) to allow a Guest Quarters/Secondary Living Unit at 2201 E. FM-550

AG

550

E-FM550

Case Location Map = 



City of Rockwall

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

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

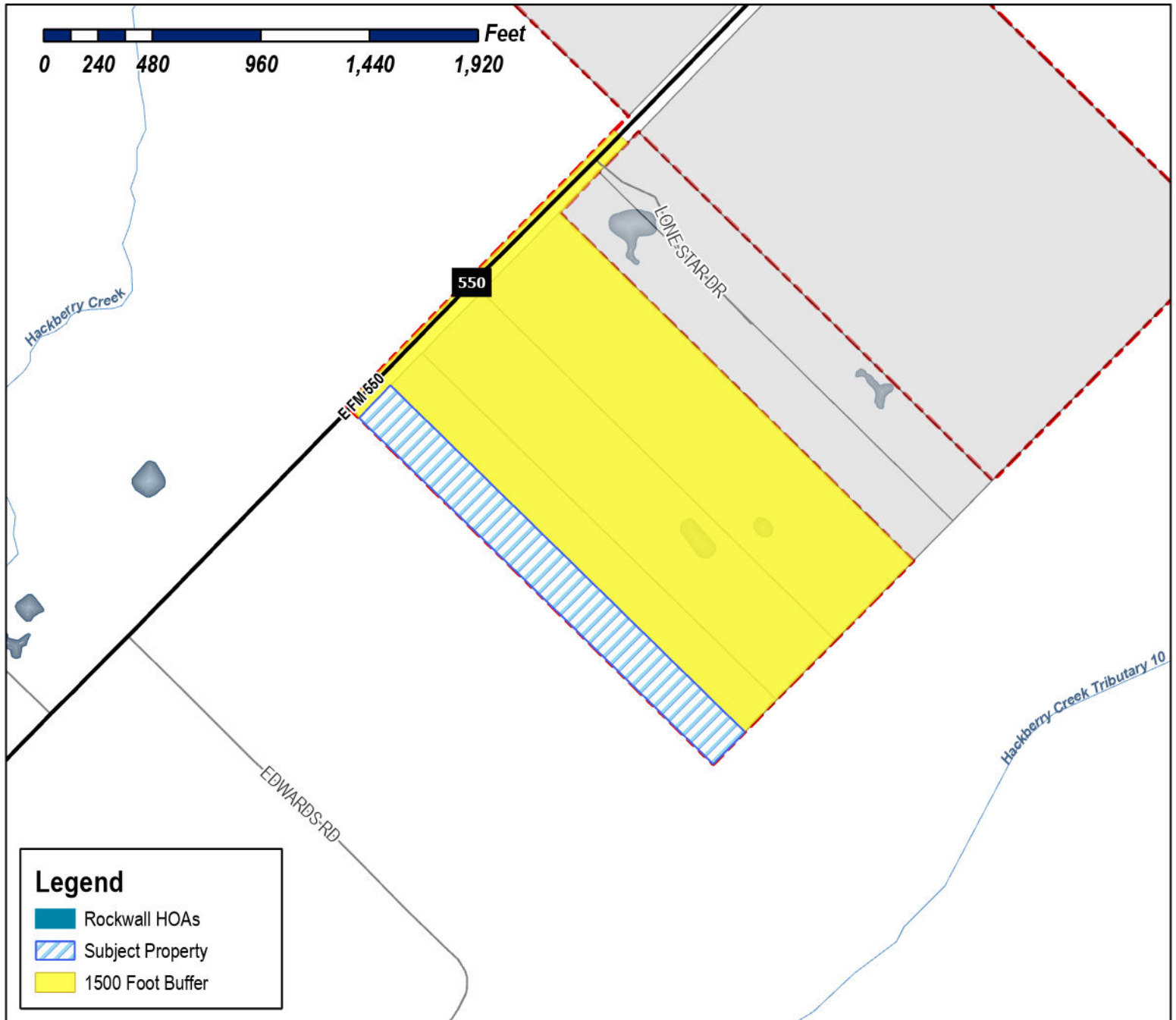




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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

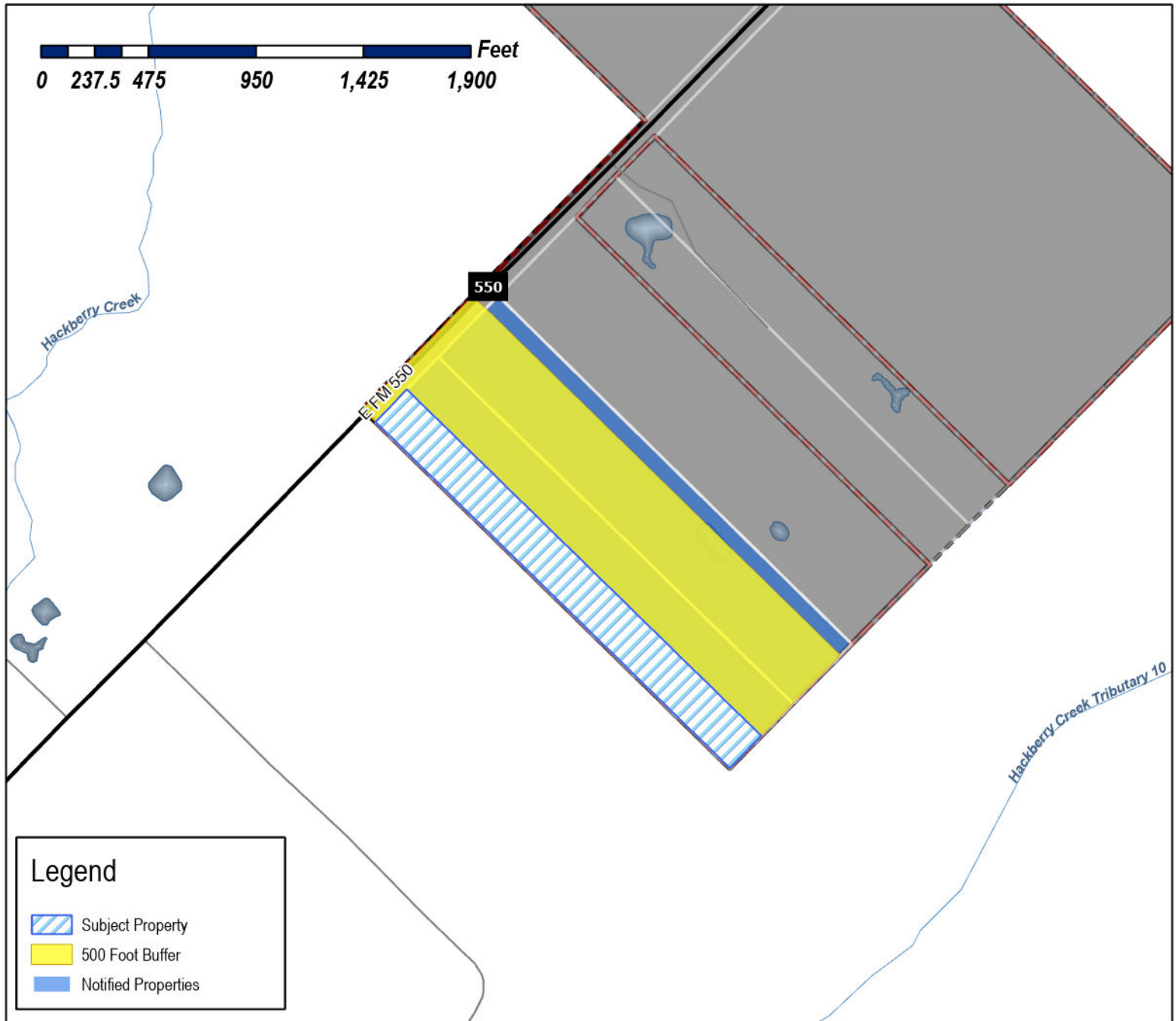




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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

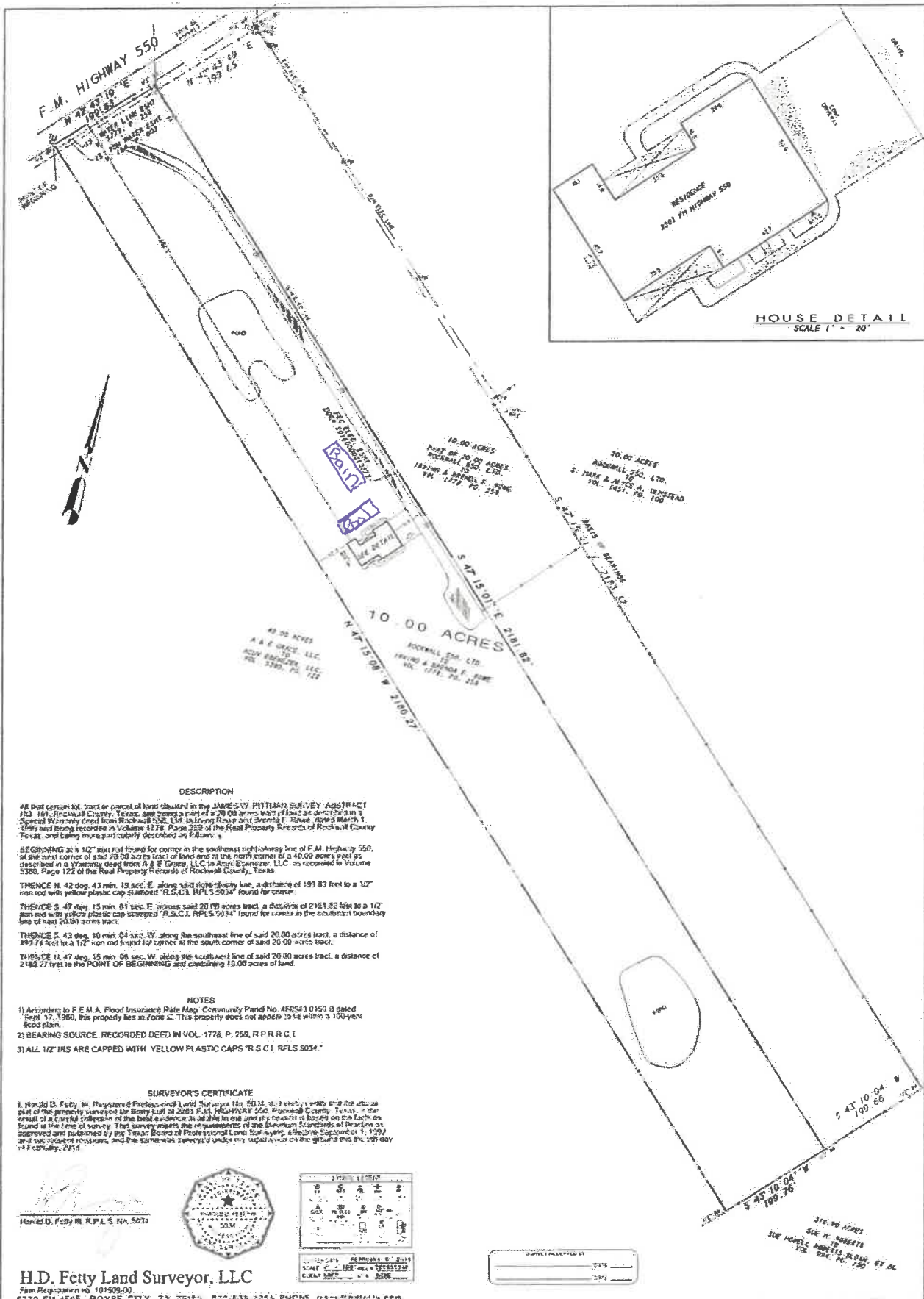


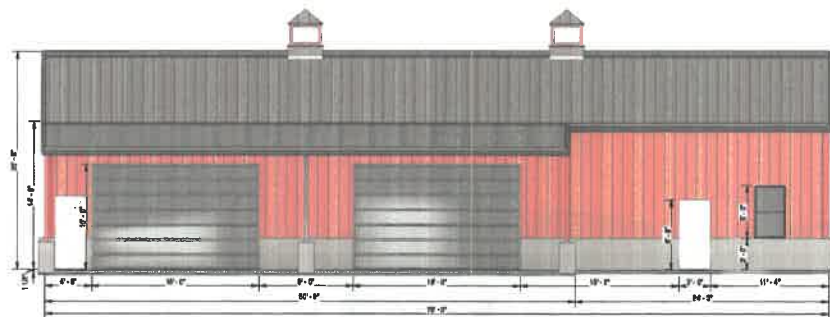
PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

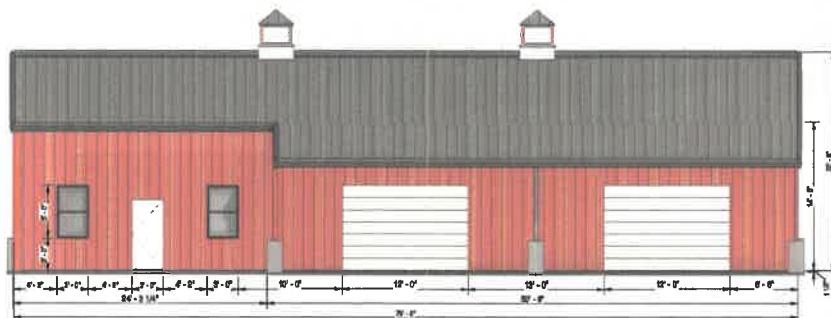
OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032

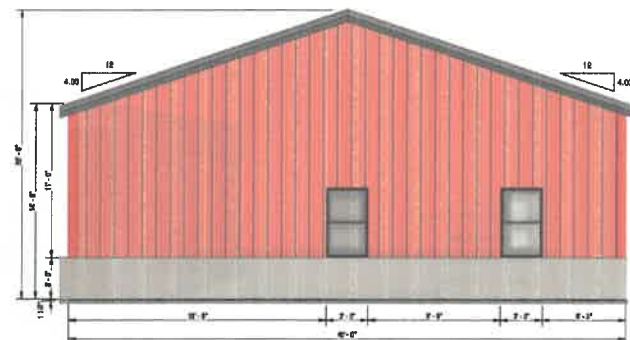




① Side Wall A Architectural Elevation
3/16" = 1'-0"



③ Side Wall C Architectural Elevation
3/16" = 1'-0"



② End Wall B Architectural Elevation
1/4" = 1'-0"



④ End Wall D Architectural Elevation
3/16" = 1'-0"

B.P. Initial
Ousl. Initial

9/15/2023
12:22:17 PM
Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
Corey Smith

Wall Sheeting: PBR Rustic Red
Roof Sheeting: PBR Burnt Red Slate
Roofing: Burnt Red Slate
Siding: Burnt Red Slate
Cornices: Rustic Red
Eave Trim: Rustic Red
Head Trim: Rustic Red
Furin Caps: Rustic Red
Gutters: Burnt Red Slate
Downspouts: Burnt Red Slate
Roof Sheeting: None

RAFTER P
CONSTRUCTION INC.
8811 Wesley Road, Suite B, Greenville, TX 75042
phone: 936-484-6326 fax: 936-484-4786

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Size

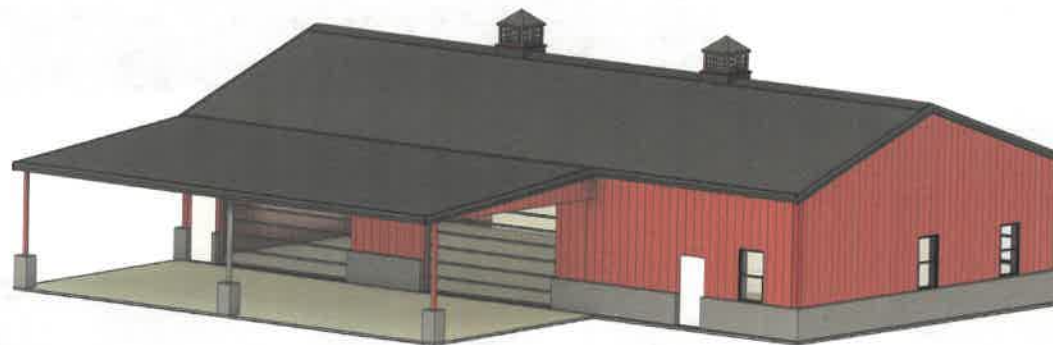
Exterior Elevations

Project number: 17-2147
Date: 7/25/2023
Drawn by: Bailey Pearson
Checked by: Brad Pyle
Scale As Indicated

A.02



① Wall C & D



② Wall A & B

S.P. Initial
Cust. Initial

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan

Notes:
Building Type: Shop
Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 50' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch
Wind Up: Yes

Doors:
2 - 16'x10' 4" High Lift/Break Pitch, Glass Sectional Doors
w/ Door Opener
2 - 12'x8' 6" High Lift/Break Pitch, Glass Sectional Doors
1 - 30'0" Metal Walk Door w/ Deadbolt
2 - 30'0" Residential Walk Door

Windows:
5 - 30'0" Single Hung, Vinyl, Low E, Argon Injected Color TBD

Insulation: 8" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: R5B Plastic Red
Roof Sheeting: R5B Burnished Slate
Ridge: Burnished Slate
Rake: Burnished Slate
Cornice: Plastic Red
Eave Trim: None
Head Trim: Plastic Red
Cullin Cap: Plastic Red
Outlets: Burnished Slate
Downspout: Burnished Slate
Roof Hatching: None

RAFTER P
CONSTRUCTION INC.
8831 Wesley Street, Suite B, Overland, TX 75042
phone: 802-454-2332 fax: 802-460-4768

Corey Smith
889 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Notes

Isometric

Printed number: 17-2147
Date: 12/25/14
Drawn by: Anthony Peltzer
Checked by: Brad Pryor

A.01

Scale

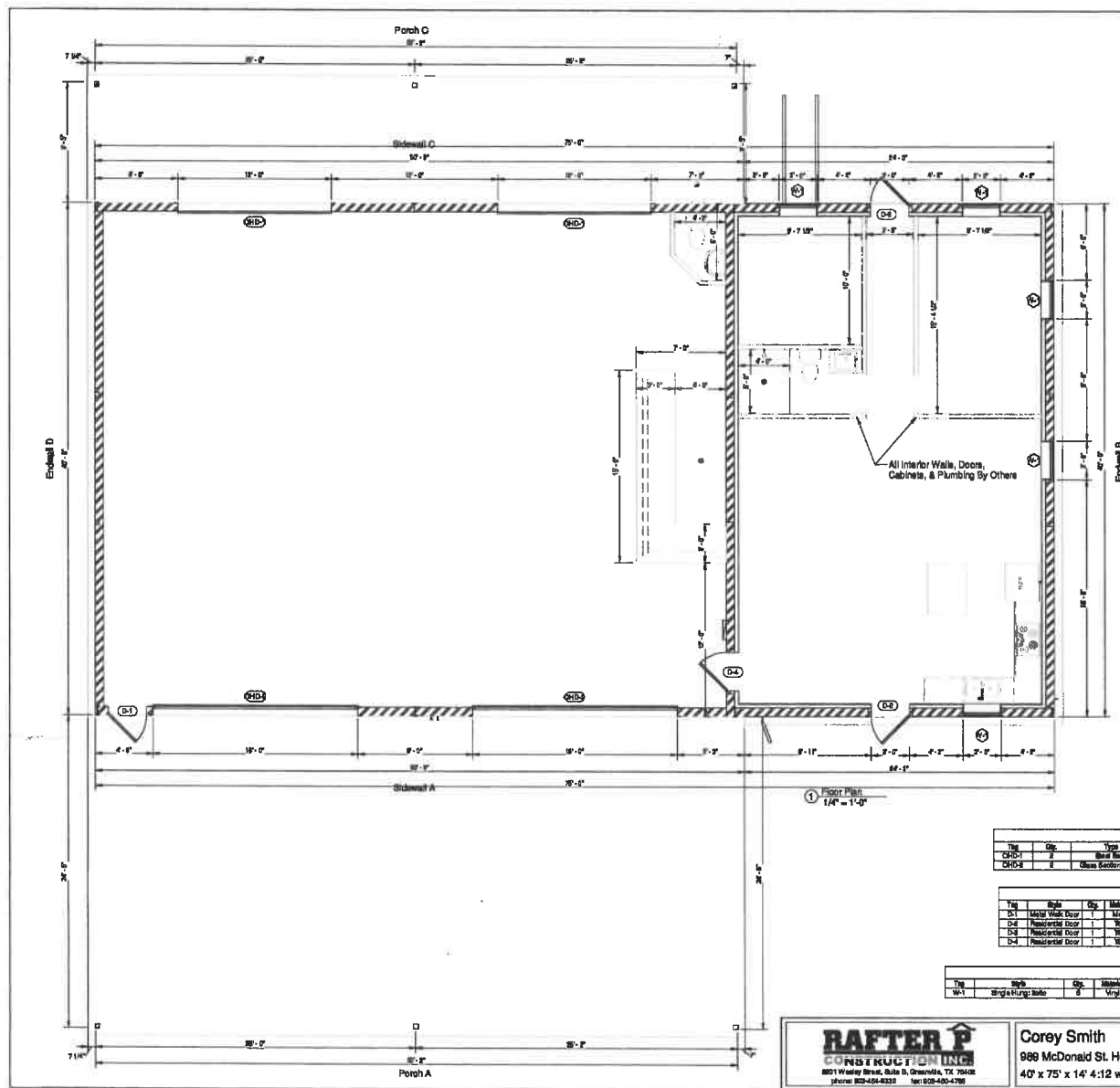
17-2147
Corey Smith
40' x 75' x 14' 4:12 w/ 2 Lean-To
12/25/14

01/22/2023
12:25:17 PM

S.P. Initial
Cust. Initial

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147 Corey Smith



1 Floor Plan
1/4" = 1'-0"

All Interior Walls, Doors,
Cabinets, & Plumbing By Others

Overhead Door Schedule									
Qty	Desc	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
2	Roll Back	18' x 7'	18'-0"	7'-0"	7'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin
2	Roll Back	18' x 7'	18'-0"	7'-0"	7'-0"	Glass	Tempered Glass	Yes	4 High Lift Break Pin & Door Opener

Door Schedule									
Qty	Desc	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
1	Roll Back	18' x 7'	18'-0"	7'-0"	7'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin
1	Roll Back	18' x 7'	18'-0"	7'-0"	7'-0"	Glass	Tempered Glass	Yes	4 High Lift Break Pin & Door Opener

Window Schedule									
Qty	Desc	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
1	Single Hung	18' x 7'	18'-0"	7'-0"	7'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin



Corey Smith
880 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Qty
1	Single Hung	1

Main Level Floor Plan
Project number: 17-2147
Date: 01/22/2023
Drawn by: Zachary Patterson
Checked by: Brad Pyle
Scale: 1/4" = 1'-0"

A.03

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith




PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: Z2025-004
PROJECT NAME: SUP for an Accessory Structure
SITE ADDRESS/LOCATIONS: 2201 E FM 550

CASE CAPTION: Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a Specific Use Permit (SUP) allowing a Guest Quarters/Secondary Living Unit and an Agricultural Accessory Building/Barn on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	02/20/2025	Needs Review

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) allowing a Guest Quarters/Secondary Living Unit and an Agricultural Accessory Building/Barn on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 2201 E. FM-550.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-004) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), an Agricultural Accessory Building requires a Specific Use Permit (SUP) in an Agricultural (AG) District. The Conditional Land Use Standards for the Agricultural Accessory Building are as follows:

- (1) The property shall be a minimum of ten (10) acres or more in size.
- (2) A Barn or Agricultural Accessory Building shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (i.e. under roof).
- (3) The Barn or Agricultural Accessory Building shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

I.5 The proposed Agricultural Accessory Building is located on a ten (10) acre property, the proposed Agricultural Accessory Building is 3,225 SF, it is located behind the primary structure, and it meets the building setbacks. Based on this, the Agricultural Accessory Building appears to be in conformance with the standards.

I.6 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters or Secondary Living Unit is permitted by-right as an accessory use in an Agricultural (AG) District. The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.

- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.7 The proposed Guest Quarters/Secondary Living Unit will have a building footprint of 960 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 5,260 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 1,578 SF. Based on this the proposed structure appears to conform to the requirements for Guest Quarters/Secondary Living Unit.

I.8 The minimum roof pitch for a residential structure is 3:12. In this case, the canopy has a roof pitch of 1:12. This will be a Variance that will be requested as part of this Specific Use Permit (SUP).

M.9 A new site plan/plot plan must be provided to staff. The site plan provided with the submittal does not accurately show the size or location of the proposed Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn.

M.10 The Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn may not have a full kitchen. This must be removed from the structure. That being said a kitchenette (no oven/range) would be permitted. The Unified Development Code (UDC) defines living unit as having separate kitchen facilities. Given this, your property is considered to have two (2) homes on a single-family property.

I.11 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn shall not exceed a maximum size of 4,200 SF.
- (3) The Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.12 There are two (2) existing accessory structures on the property. The proposed Guest Quarters/Secondary Living Unit and Agricultural Accessory Building/Barn shall be the third accessory structure. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), there shall be a maximum of two (2) accessory structures permitted on any single-family lot. Given this, the requested SUP will include asking for a third accessory structure.

M.13 Please review the attached Draft Ordinance prior to the February 25, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 4 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 4, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 11, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 25, 2025.

I.15 The projected City Council meeting dates for this case will be March 17, 2025 (1st Reading) and April 7, 2025 (2nd Reading).

M.16 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved
02/21/2025: 1. No additional water meter for the guest quarters will be allowed.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	Approved

02/20/2025: MUST OBTAIN A BUILDING PERMIT FOR THE BARN AND CONCRETE. WILL REQUIRE A SURVEY INDICATING ALL THE BUILDING SETBACKS AND ENGINEER LETTERS ON THE STRUCTURE AND FOUNDATION

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

Destiny Smith

☐ APPLICANT

Corey Smith

CONTACT PERSON

CONTACT PERSON

ADDRESS

2201 E FM 550

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

972-762-3168

PHONE

472-295-0555

E-MAIL

smiths42008@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4TH DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

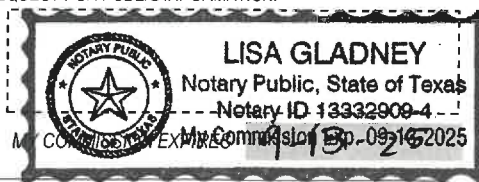
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





Z2025-004: Specific Use Permit (SUP) to allow a Guest Quarters/Secondary Living Unit at 2201 E. FM-550

AG

550

E-FM550

Case Location Map = 



City of Rockwall

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

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

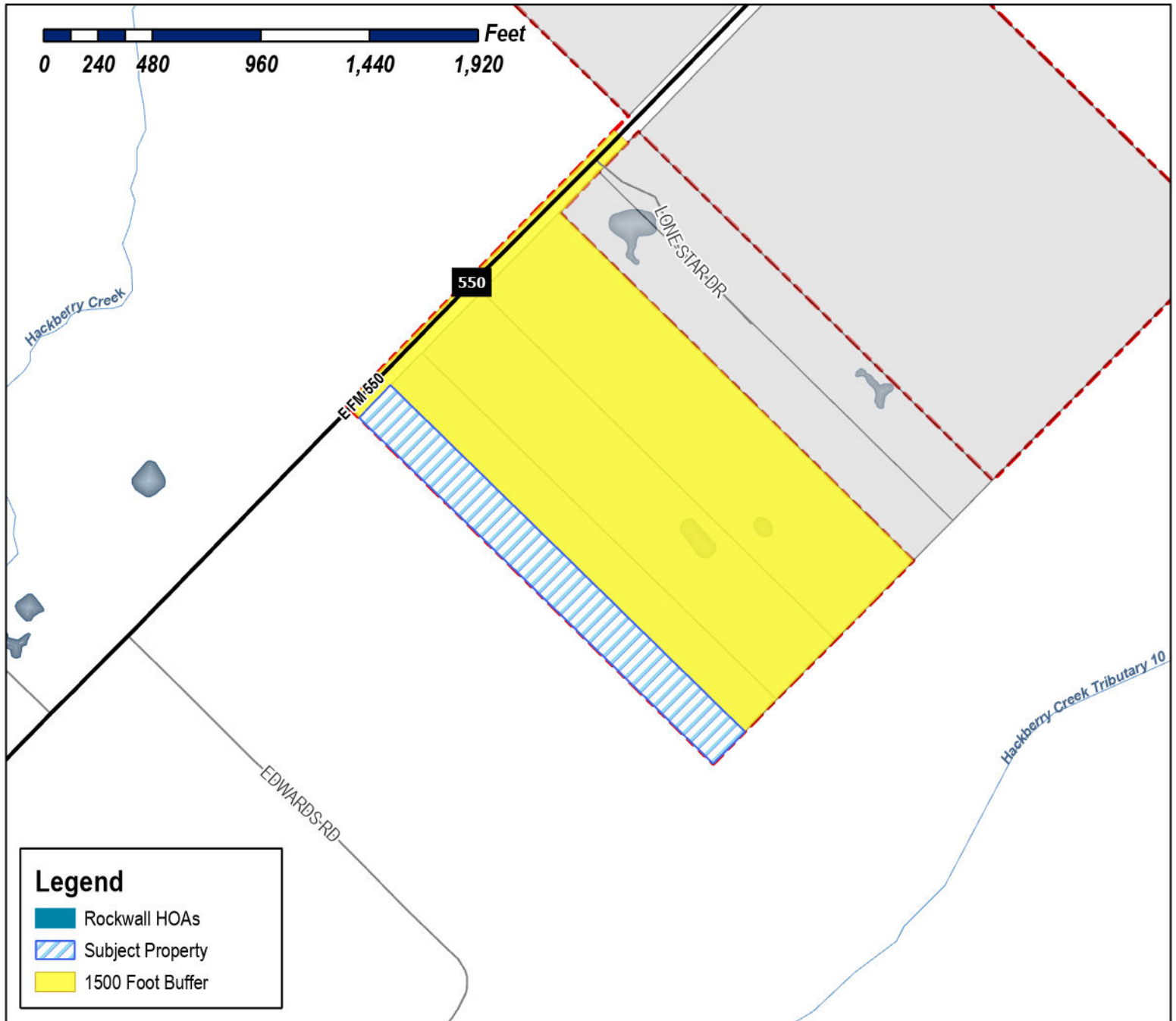




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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

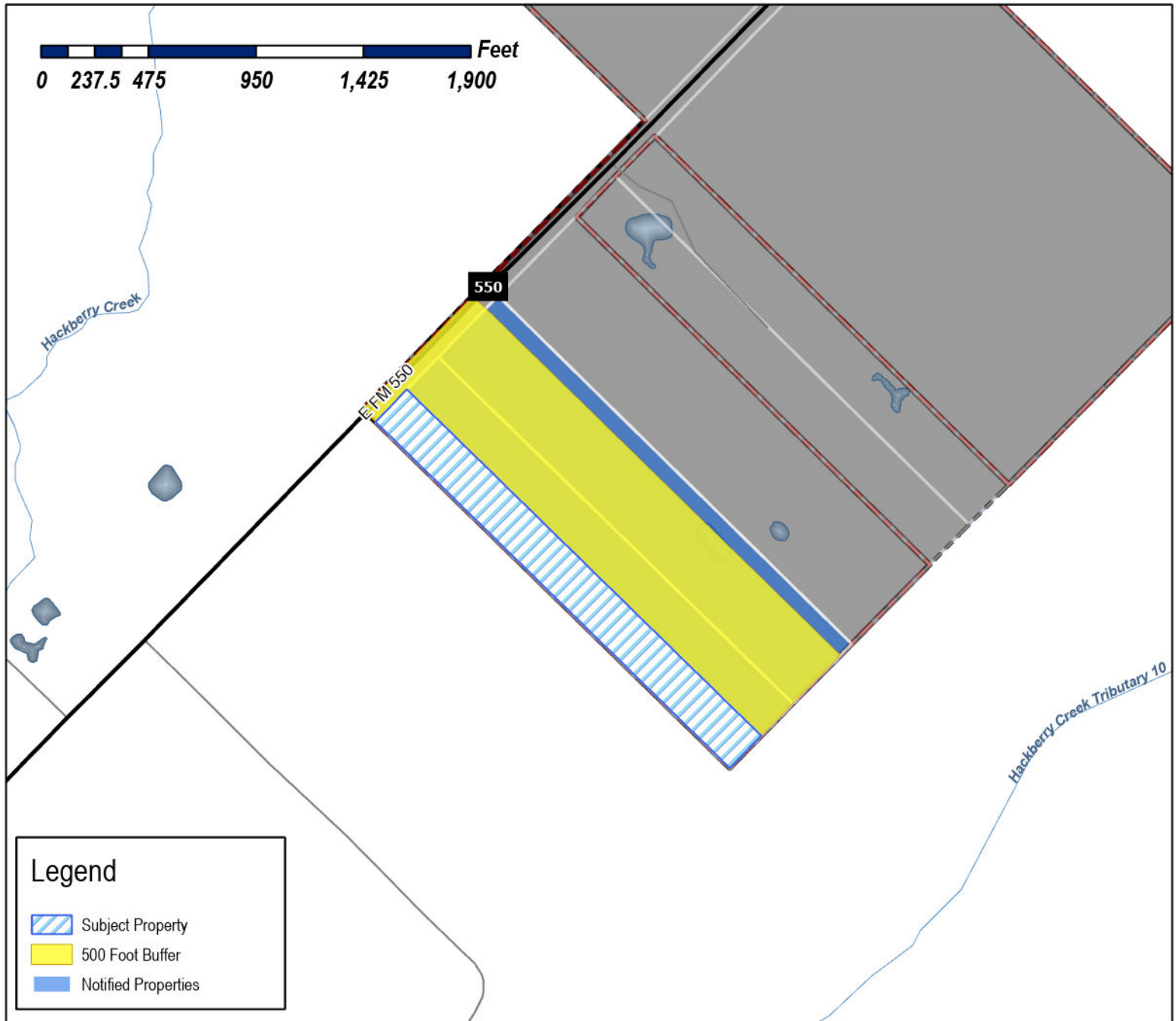




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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



PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

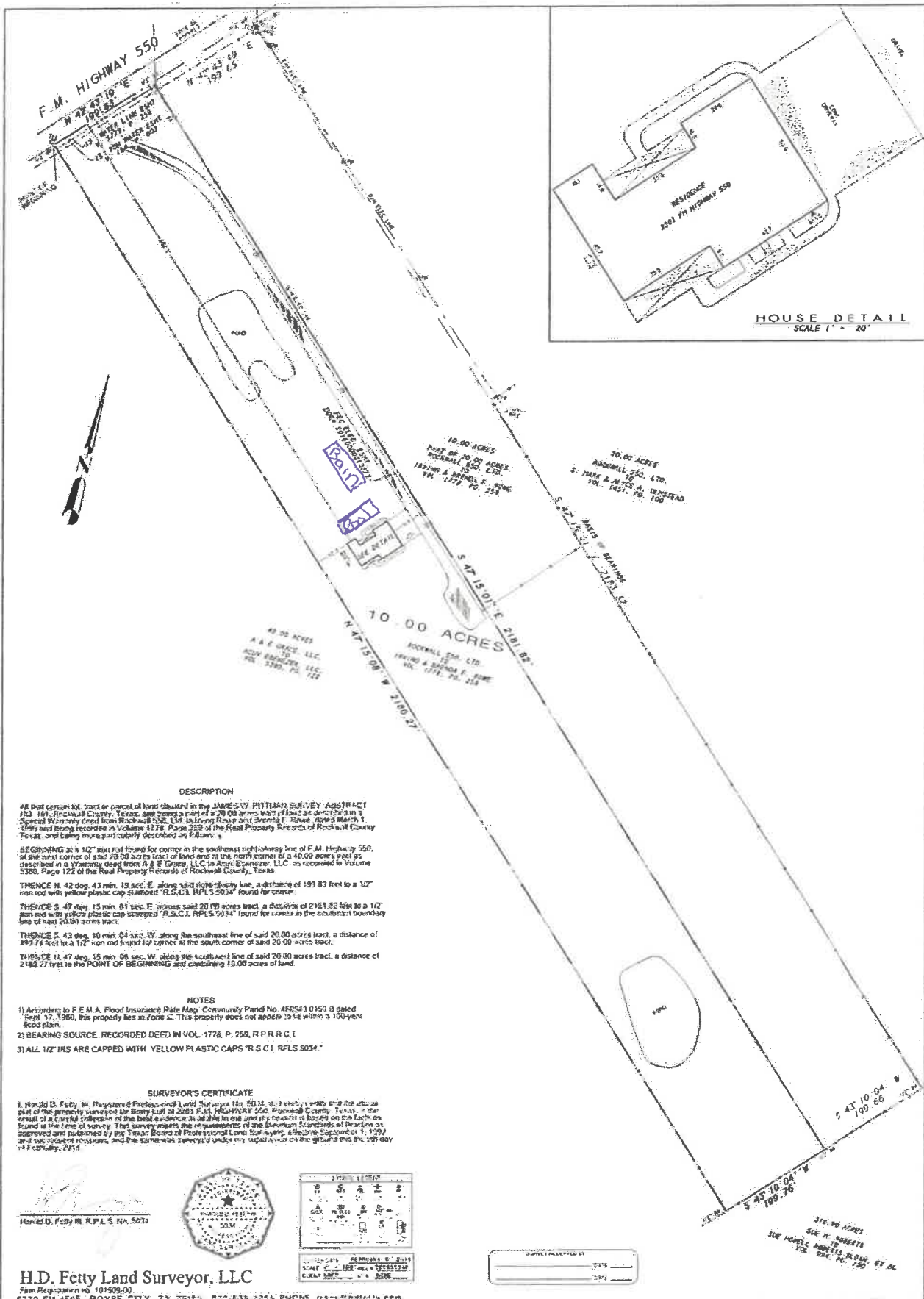
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

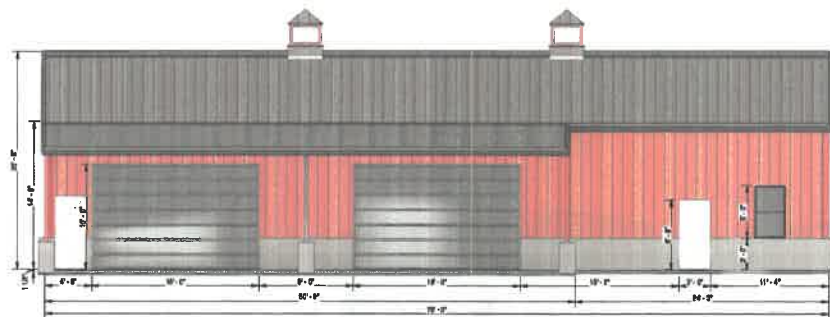
Name:

Address:

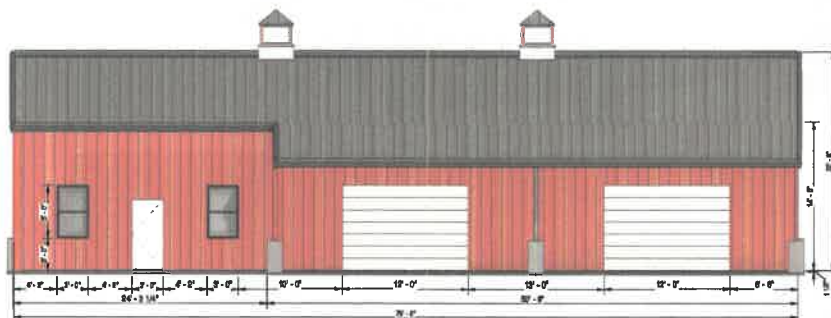
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

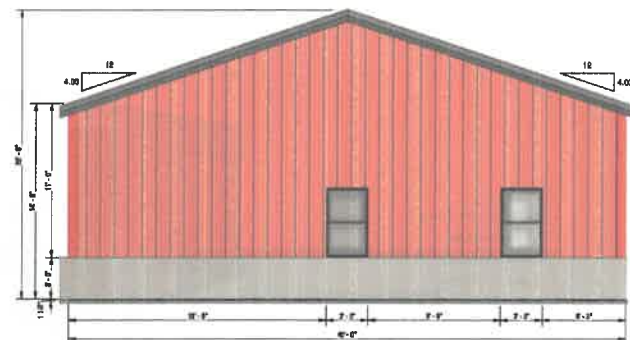




① Side Wall A Architectural Elevation
3/16" = 1'-0"



③ Side Wall C Architectural Elevation
3/16" = 1'-0"



② End Wall B Architectural Elevation
1/4" = 1'-0"



④ End Wall D Architectural Elevation
3/16" = 1'-0"

B.P. Initial
Ousl. Initial

9/15/2023
12:22:17 PM
Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
Corey Smith

Wall Sheeting: PBR Rustic Red
Roof Sheeting: PBR Burnt Red Slate
Siding: Burnt Red Slate
Fence: Burnt Red Slate
Cornice: Rustic Red
Eave Trim: Rustic Red
Head Trim: Rustic Red
Furin Caps: Rustic Red
Gutters: Burnt Red Slate
Downspouts: Burnt Red Slate
Roof Sheeting: None

RAFTER P
CONSTRUCTION INC.
8811 Wesley Road, Suite B, Greenville, TX 75156
phone: 936-484-6325 fax: 936-480-4786

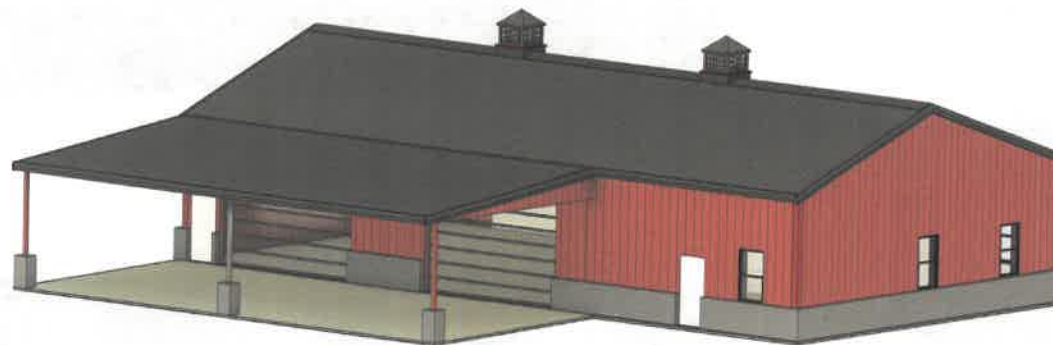
Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Size

Exterior Elevations
Project number: 17-2147
Date: 7/25/2023
Drawn by: Bailey Pearson
Checked by: Brad Pyle
Scale As Indicated
A.02



① Wall C & D



② Wall A & B

S.P. Initial

Dist. Initial

11/16/2023
12:25:14 PM

Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan

Notes:
Building Type: Shop
Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 50' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch
Wind Up: Yes

Doors:
2 - 16'x10' 4" High Lift/Break Pitch, Glass Sectional Doors
w/ Door Opener
2 - 12'x8' 6" High Lift/Break Pitch, Glass Sectional Doors
1 - 30'0" Metal Walk Door w/ Deadbolt
2 - 30'0" Residential Walk Door

Windows:
6 - 30'0" Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 8" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: R50 Plastic Red
Roof Sheeting: R50 Burnished Slate
Ridge: Burnished Slate
Rake: Burnished Slate
Cornice: Burnished Slate
Eave Trim: None
Head Trim: Burnished Red
Cullin Cap: Burnished Red
Outlets: Burnished Slate
Downspout: Burnished Slate
Roof Sheeting: None

RAFTER P
CONSTRUCTION LLC
8821 Wesley Street, Suite B, Overland, TX 75042
Phone: 802-454-2332 Fax: 802-460-4768

Corey Smith
889 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Notes

Isometric

Printed by: V. Miller
Date: 11/16/2023
Drawn by: Anthony Peltier
Checked by: Brad Peyer

A.01

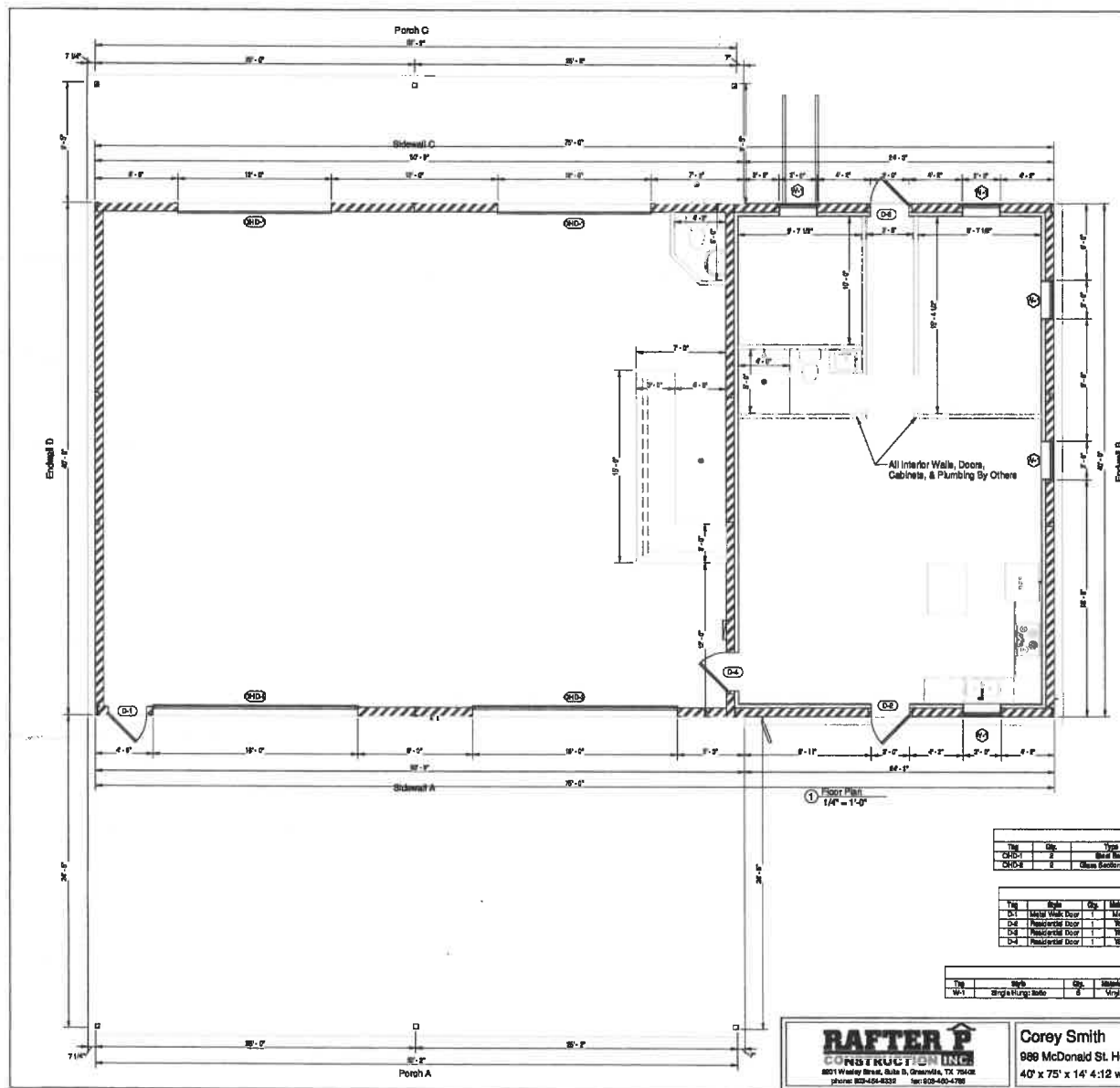
Scale

01/22/2023
12:25:17 PM

S.P. Initial
Cust. Initial

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147 Corey Smith



1 Floor Plan
1/4" = 1'-0"

Overhead Door Schedule									
No.	Qty.	Type	Size	Material	Height	Color	Insulation	Hardware	Comments
DH-1	1	Roll Up	12' x 10'	1/2" Pol.	8'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin
DH-2	1	Roll Up	12' x 10'	1/2" Pol.	8'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin

Door Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Notes	Comments	Hardware
D-1	1	Wood	3'-0"	7'-0"	1/2" Pol.	Yes	Right	Double	Hardware
D-2	1	Wood	3'-0"	7'-0"	1/2" Pol.	Yes	Left	Double	Hardware
D-3	1	Wood	3'-0"	7'-0"	1/2" Pol.	Yes	Right	Double	Hardware
D-4	1	Wood	3'-0"	7'-0"	1/2" Pol.	Yes	Left	Double	Hardware

Window Schedule									
No.	Qty.	Material	Width	Height	Finish	Hardware	Notes	Comments	Hardware
W-1	1	Single Hung	3'-0"	4'-0"	1/2" Pol.	Yes	Argon	Double	Hardware

RAFTER P
CONSTRUCTION INC.
801 Wesley Street, Suite B, Greenville, TX 75032
Phone: 859-459-8332 Fax: 859-440-4788

Corey Smith
886 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Qty.

Main Level Floor Plan
Project number: 17-2147
Date: 01/22/23
Drawn by: Zachary Patterson
Checked by: Brad Pyle
A.03
Scale: 1/4" = 1'-0"

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith




CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
- 5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF APRIL, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A':
Location Map

Address: 2201 E. FM-550

Legal Description: Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181



Exhibit 'B': *Site Plan*

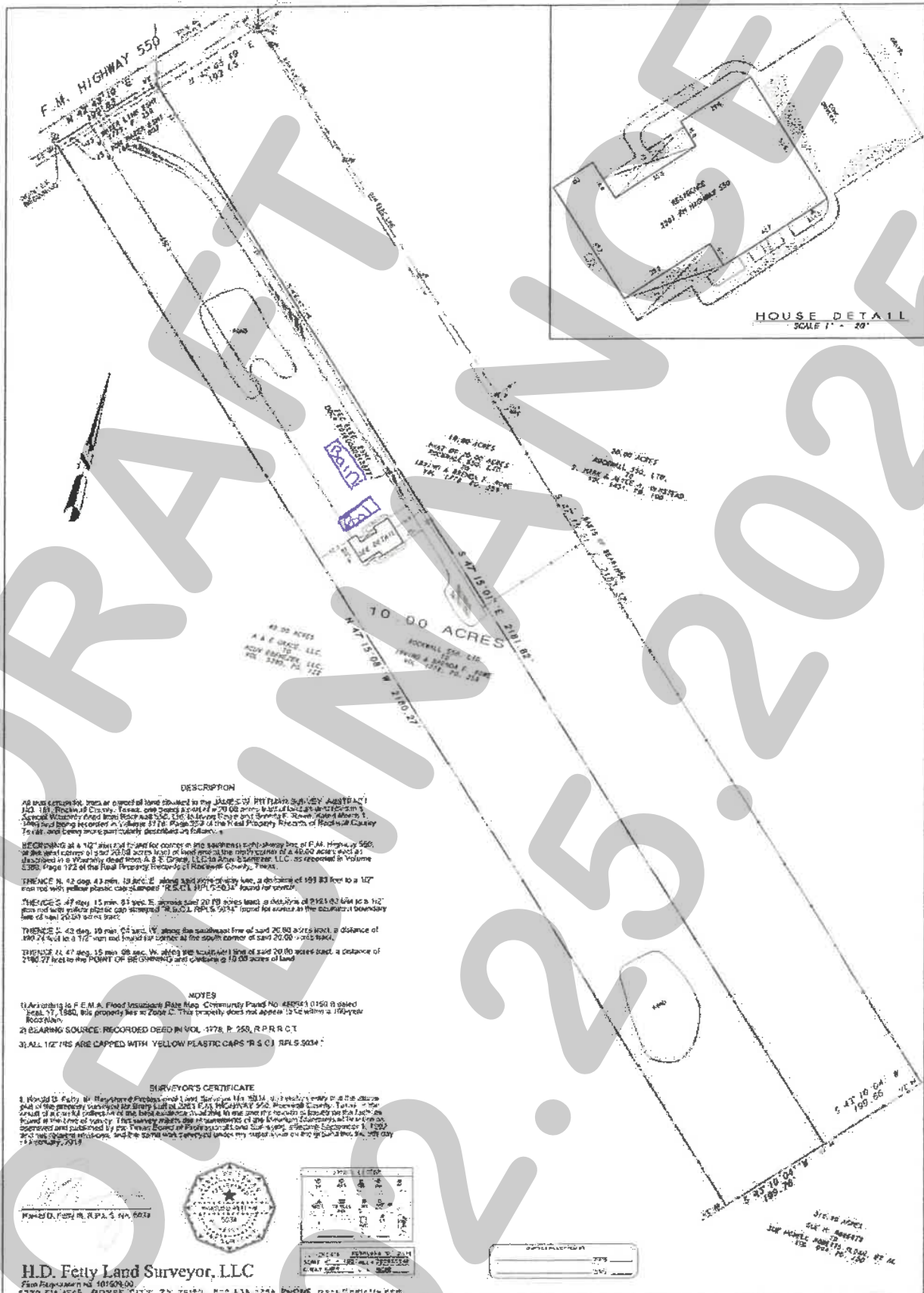
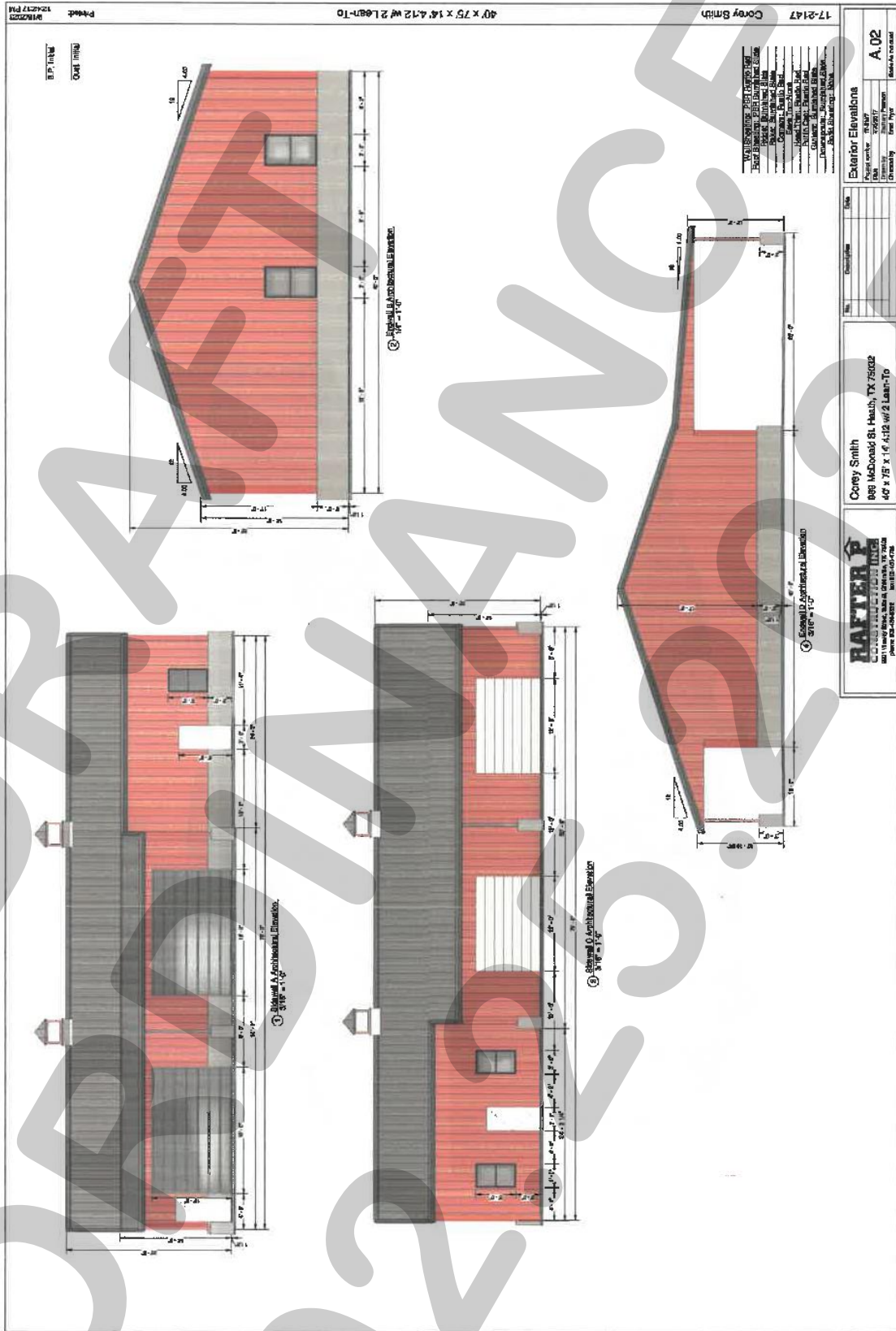


Exhibit 'C': Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: March 11, 2025

APPLICANT: Cory and Destiny Smith

CASE NUMBER: Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

SUMMARY

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a Specific Use Permit (SUP) allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 4, 2010 by *Ordinance No. 10-27 [Case No. A2010-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) there is a 5,260 SF single-family home constructed in 2016 situated on the subject property. The property has remained zoned Agricultural (AG) District since it was annexed.

On February 28, 2024 the Building Inspections Department issued a pool permit [*Permit No. RES2024-850*] for the subject property. At the time of final inspection on April 28, 2024, the Building Inspection Department failed the permit due to a pool barrier not being installed meeting the requirements of the International Building Code (IBC). Following this on December 18, 2024 the Neighborhood Improvement Services (NIS) Division initiated a code enforcement case for the lack of a pool barrier [*Case No. CE2024-6475*] and for an unpermitted accessory building [*Case No. CE2024-6477*]. The NIS Division subsequently issued three (3) citations and granted one (1) extension for the accessory building due to the failure to apply for a Specific Use Permit (SUP). This prompted the applicant to apply for the Specific Use Permit (SUP) on February 14, 2025.

PURPOSE

The applicants – *Cory and Destiny Smith* -- are requesting approval of a Specific Use Permit (SUP) for the purpose of allowing a 4,185 SF *Guest Quarters and Agricultural Accessory Building* to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2201 E. FM-550. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is E. FM-550, which is identified as a A4D [*i.e. major arterial, four [4] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Corporate Limits for the City of Rockwall followed by several vacant tracts of land that are situated within Rockwall County.
- South: Directly south of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several vacant tracts of land situated within Rockwall County.
- East: Directly east of the subject property is a vacant 10.00-acre tract of land [*i.e. Tract 1-21 of the J. W. Pitman Survey, Abstract No. 181*]. Beyond this is a 20.00-acre tract of land [*i.e. Tract 1-4 of the J. W. Pitman Survey, Abstract No.*

181] developed with a 7,973 SF single-family home. Following this is a 25.00-acre tract of land [i.e. *Tract 1-3 of the J. W. Pitman Survey, Abstract No. 181*] developed with a 4,192 SF single-family home and a 2,400 SF accessory building. All of these properties are zoned Agricultural (AG) District. East of this is the Corporate Limits for the City of Rockwall.

West: Directly west of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several tracts of land that are vacant or occupied with single-family homes that are situated within Rockwall County.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* that have already been constructed. The structure is a total of 4,185 SF in size, where the *Guest Quarters* is 960 SF and the *Agricultural Accessory Building* is 3,225 SF. The accessory structure is situated on a concrete foundation, has an approximate total height of 20-feet, and incorporates a 4:12 and 1:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* incorporates living spaces, a restroom, and a kitchen. In accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the Specific Use Permit (SUP) application fee.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is permitted as an accessory use in an Agricultural (AG) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district, and [4] the structure may not incorporate kitchen facilities (e.g. a stove or oven, food preparation area, etc.). In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 1,578 SF *Guest Quarters/Secondary Living Unit* (i.e. $5,260\text{SF} \times 30.00\% = 1,578\text{ SF}$) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 960 SF *Guest Quarters/Secondary Living Unit*, which represents 18.25% of the primary structure. This is approximately 11.75% less than what the Unified Development Code (UDC) allows. In addition, given that the kitchen facilities are not permitted within the *Guest Quarters/Secondary Living Unit*, the applicant has indicated that this component has not been finished out and will not be installed.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* is defined as “(a) barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* requires approval of a Specific Use Permit (SUP) in an Agricultural (AG) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the property shall be a minimum of ten (10) acres or more in size, [2] a structure shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (i.e. *under roof*), and [3] the structure shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure. In this case, the applicant's request meets all of the *Conditional Land Use Standards* as required by the Unified Development Code (UDC).

According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch.” In this case, the majority of the proposed *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* meets this requirement by incorporating a 4:12 roof pitch; however, the canopy utilizes a 1:12 roof pitch. The City Council pending a

recommendation from the Planning and Zoning Commission shall consider this roof pitch exception as part of the Specific Use Permit (SUP) request.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff mailed four (4) property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in reference to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a *Guest Quarters* and *Agricultural Accessory Building* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the SUP ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
 - (e) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

Destiny Smith

☐ APPLICANT

Corey Smith

CONTACT PERSON

CONTACT PERSON

ADDRESS

2201 E FM 550

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

972-762-3168

PHONE

472-295-0555

E-MAIL

smiths42008@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4TH DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

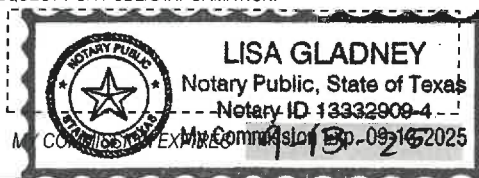
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





Z2025-004: Specific Use Permit (SUP) to allow a Guest Quarters/Secondary Living Unit at 2201 E. FM-550

AG

550

E-FM550

Case Location Map = 



City of Rockwall

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

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

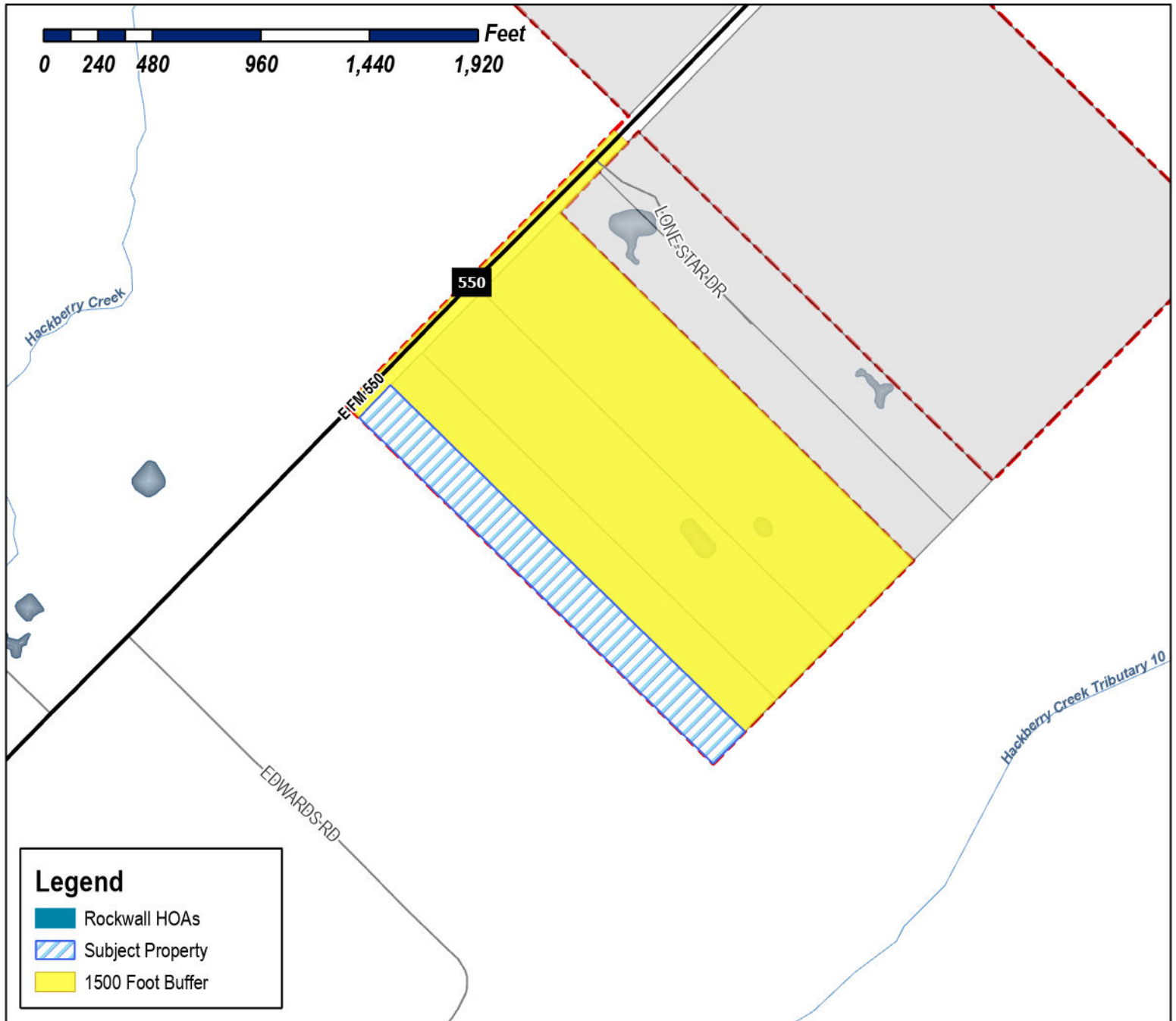




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025
For Questions on this Case Call (972) 771-7745

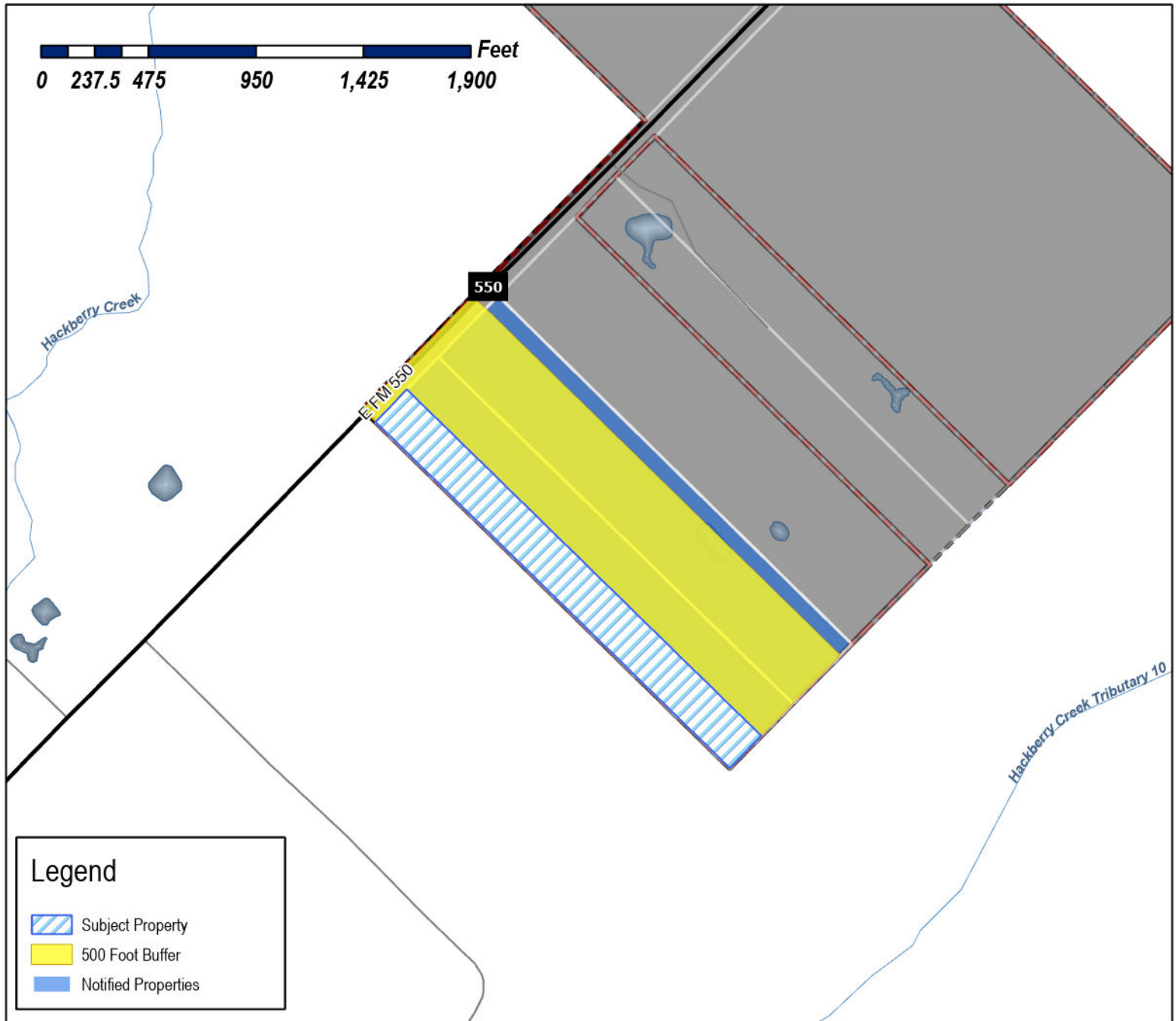




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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



PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

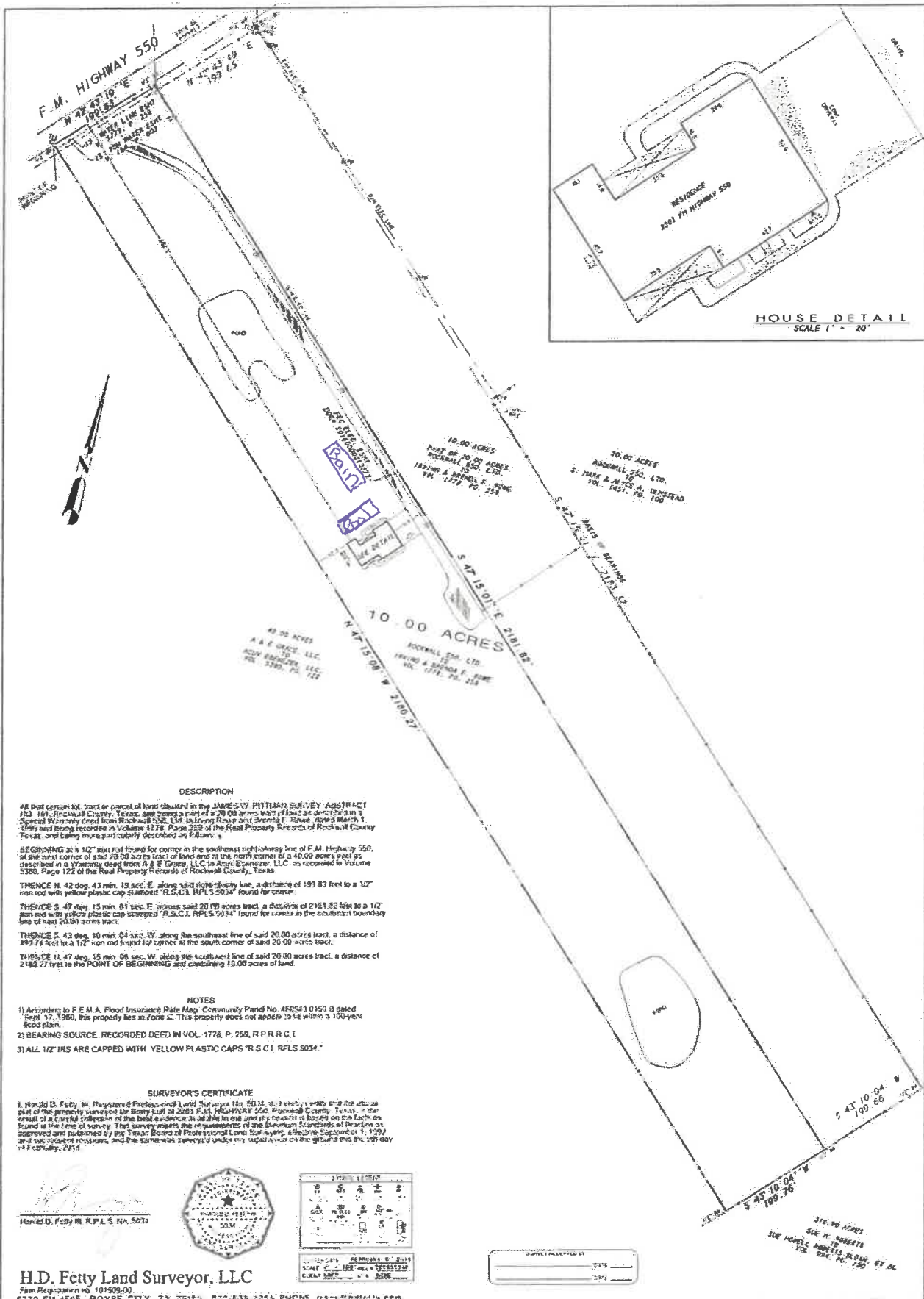
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

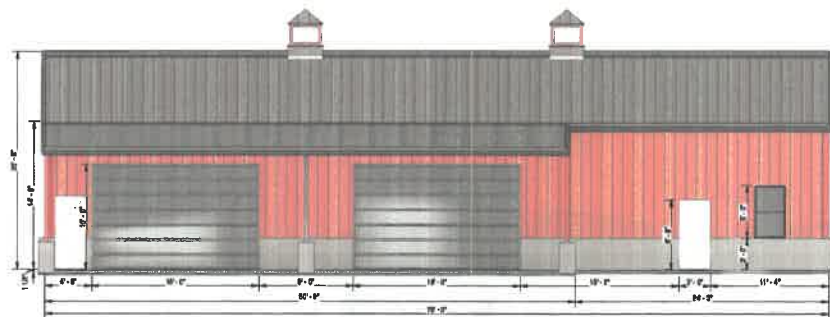
Name:

Address:

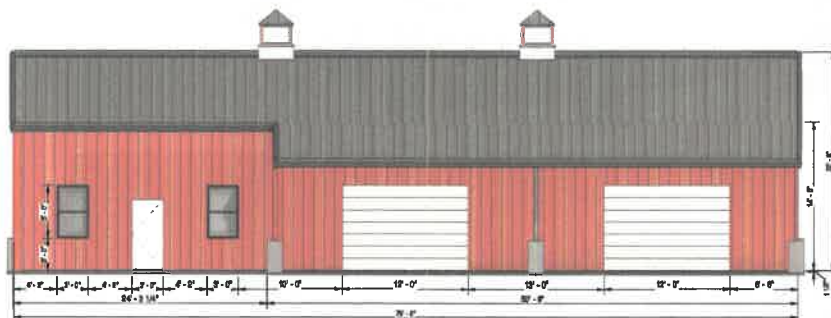
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

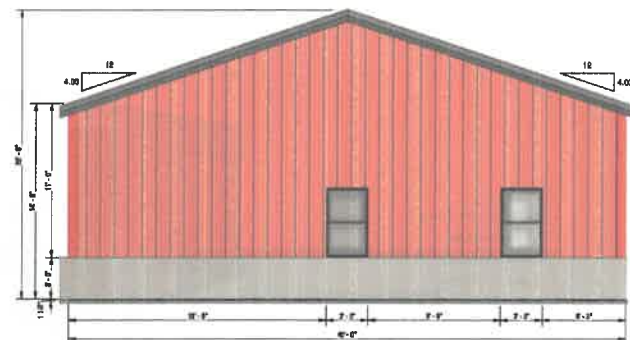




① Side Wall A Architectural Elevation
3/16" = 1'-0"



③ Side Wall C Architectural Elevation
3/16" = 1'-0"



② End Wall B Architectural Elevation
1/4" = 1'-0"



④ End Wall D Architectural Elevation
3/16" = 1'-0"

B.P. Initial
Ousl. Initial

9/15/2023
12:22:17 PM
Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
Corey Smith

Wall Sheeting: PBR Rustic Red
Roof Sheeting: PBR Burnt Red Slate
Siding: Burnt Red Slate
Fence: Burnt Red Slate
Cornice: Rustic Red
Eave Trim: Rustic Red
Head Trim: Rustic Red
Furin Caps: Rustic Red
Gutters: Burnt Red Slate
Downspouts: Burnt Red Slate
Roof Sheeting: None

RAFTER P
CONSTRUCTION INC.
8811 Wesley Road, Suite B, Greenville, TX 75042
phone: 936-484-6325 fax: 936-484-4786

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Size

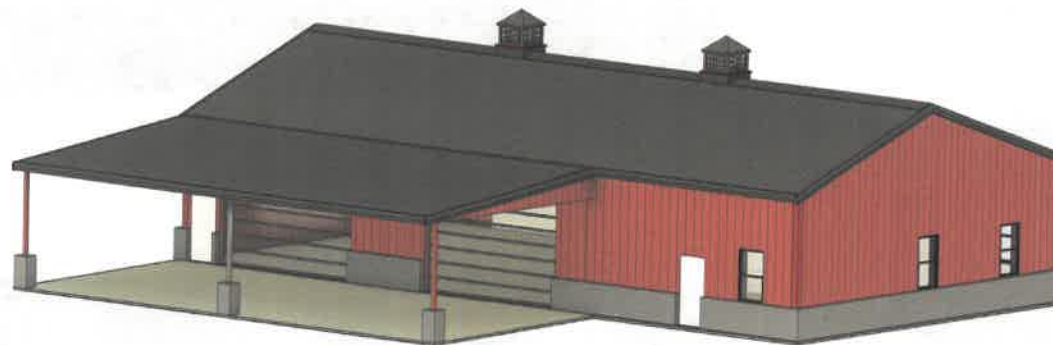
Exterior Elevations

Project number: 17-2147
Date: 7/25/2023
Drawn by: Bailey Pearson
Checked by: Brad Pyle
Scale As Indicated

A.02



① Wall C & D



② Wall A & B

S.P. Initial

Dist. Initial

11/16/2023
12:25:14 PM

Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan

Notes:
Building Type: Shop
Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 50' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch
Wind Up: Yes

Doors:
2 - 16'x10' 4" High Lift/Break Pitch, Glass Sectional Doors
w/ Door Opener
2 - 12'x8' 6" High Lift/Break Pitch, Glass Sectional Doors
1 - 30'0" Metal Walk Door w/ Deadbolt
2 - 30'0" Residential Walk Door

Windows:
5 - 30'0" Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 3" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: R5B Plastic Red
Roof Sheeting: R5B Burnished Slate
Ridge: Burnished Slate
Rake: Burnished Slate
Cornice: Plastic Red
Eave Trim: None
Head Trim: Plastic Red
Cullin Cap: Plastic Red
Outlets: Burnished Slate
Downspout: Burnished Slate
Roof Hatching: None

RAFTER P
CONSTRUCTION INC.
8821 Wesley Street, Suite B, Overland, TX 75042
Phone: 802-454-2332 Fax: 802-460-4768

Corey Smith
889 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Notes

Isometric

Printed by: V. Miller
Date: 11/16/2023
Drawn by: Anthony Patton
Checked by: Brad Pryor

A.01

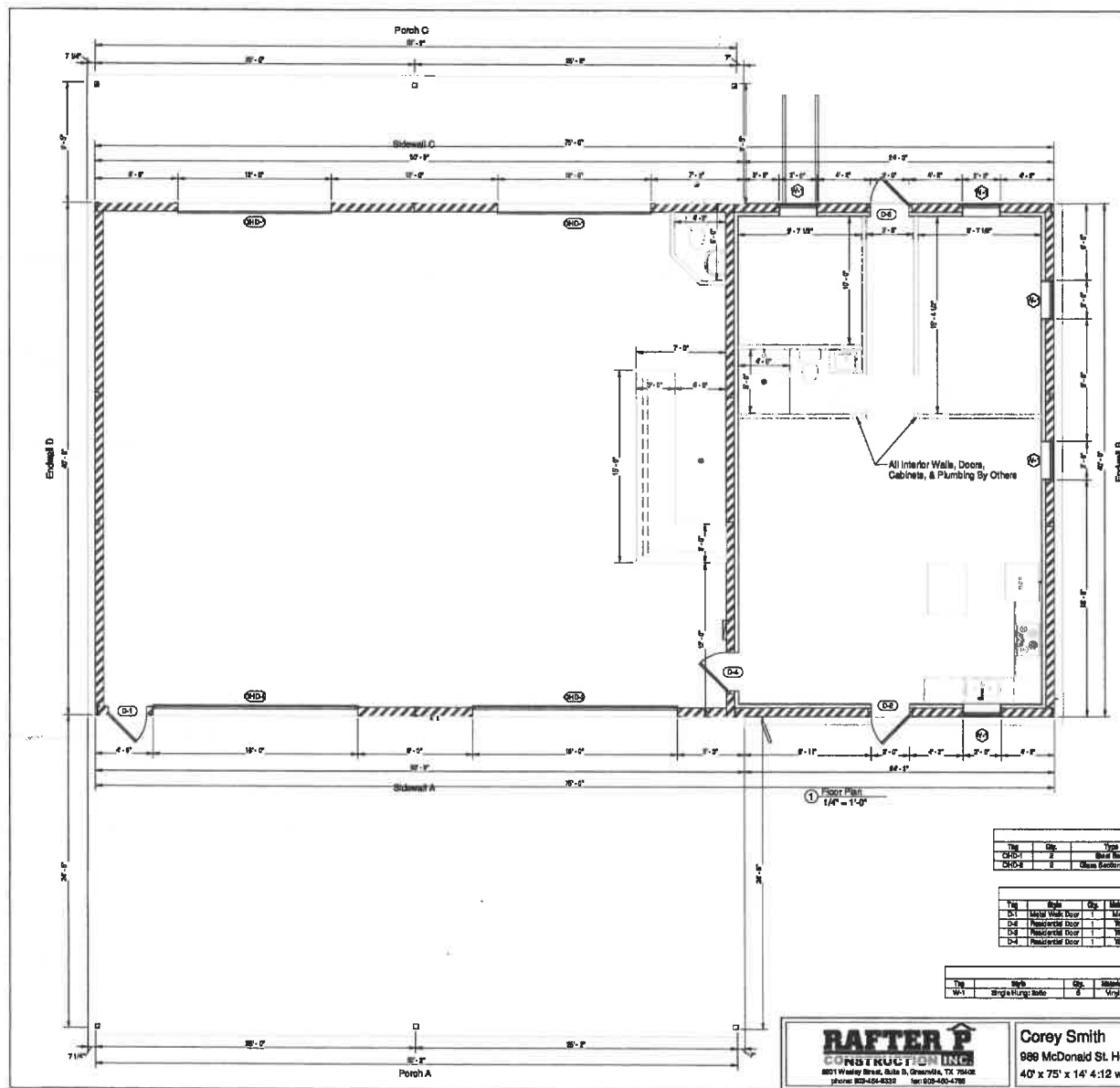
Scale

01/22/2023
12:25:17 PM

S.P. Initial
Cust. Initial

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147 Corey Smith



1 Floor Plan
1/4" = 1'-0"

Overhead Door Schedule									
Qty	Desc	Type	Size	Material	Height	Color	Insulation	Hardware	Comments
2	Roll Up	1	10' x 10'	10' x 10'	10' x 10'	Dark Brown	Yes	Yes	2 High Lift/Slow Pitch
2	Roll Up	2	10' x 10'	10' x 10'	10' x 10'	Dark Brown	Yes	Yes	2 High Lift/Slow Pitch

Door Schedule									
Qty	Desc	Type	Size	Material	Height	Color	Insulation	Hardware	Comments
1	Roll Up	1	10' x 10'	10' x 10'	10' x 10'	Dark Brown	Yes	Yes	2 High Lift/Slow Pitch
1	Roll Up	2	10' x 10'	10' x 10'	10' x 10'	Dark Brown	Yes	Yes	2 High Lift/Slow Pitch

Window Schedule									
Qty	Desc	Type	Size	Material	Height	Color	Insulation	Hardware	Comments
1	Single Hung	1	10' x 10'	10' x 10'	10' x 10'	Dark Brown	Yes	Yes	2 High Lift/Slow Pitch



Corey Smith
880 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Qty
1	Single Hung	1

Main Level Floor Plan
Project number: 17-2147
Date: 01/22/2023
Drawn by: Zachary Patterson
Checked by: Brad Pyle
Scale: 1/4" = 1'-0"

A.03

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith




CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
- 5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF APRIL, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A':
Location Map

Address: 2201 E. FM-550

Legal Description: Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181



Exhibit 'B': *Site Plan*

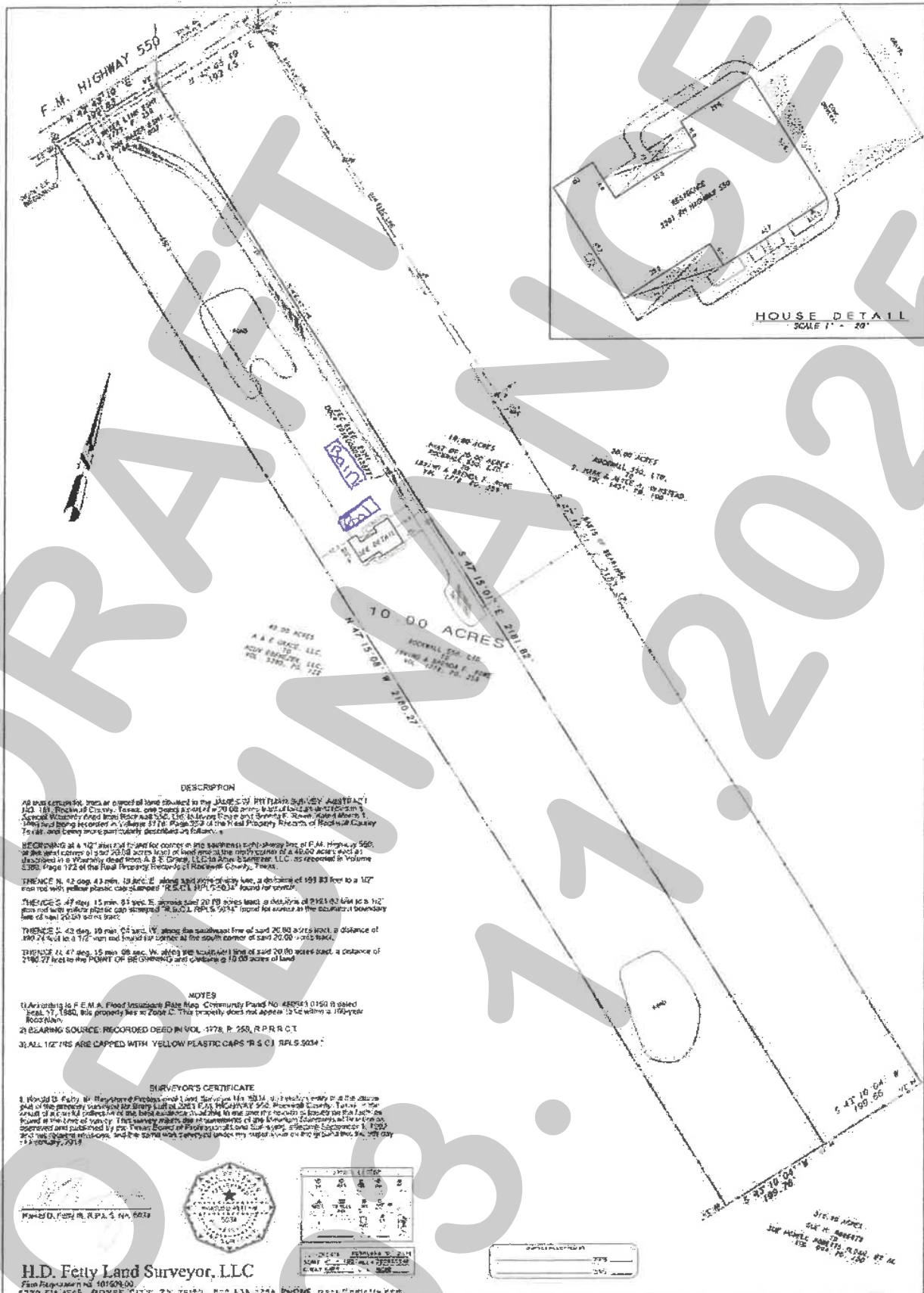
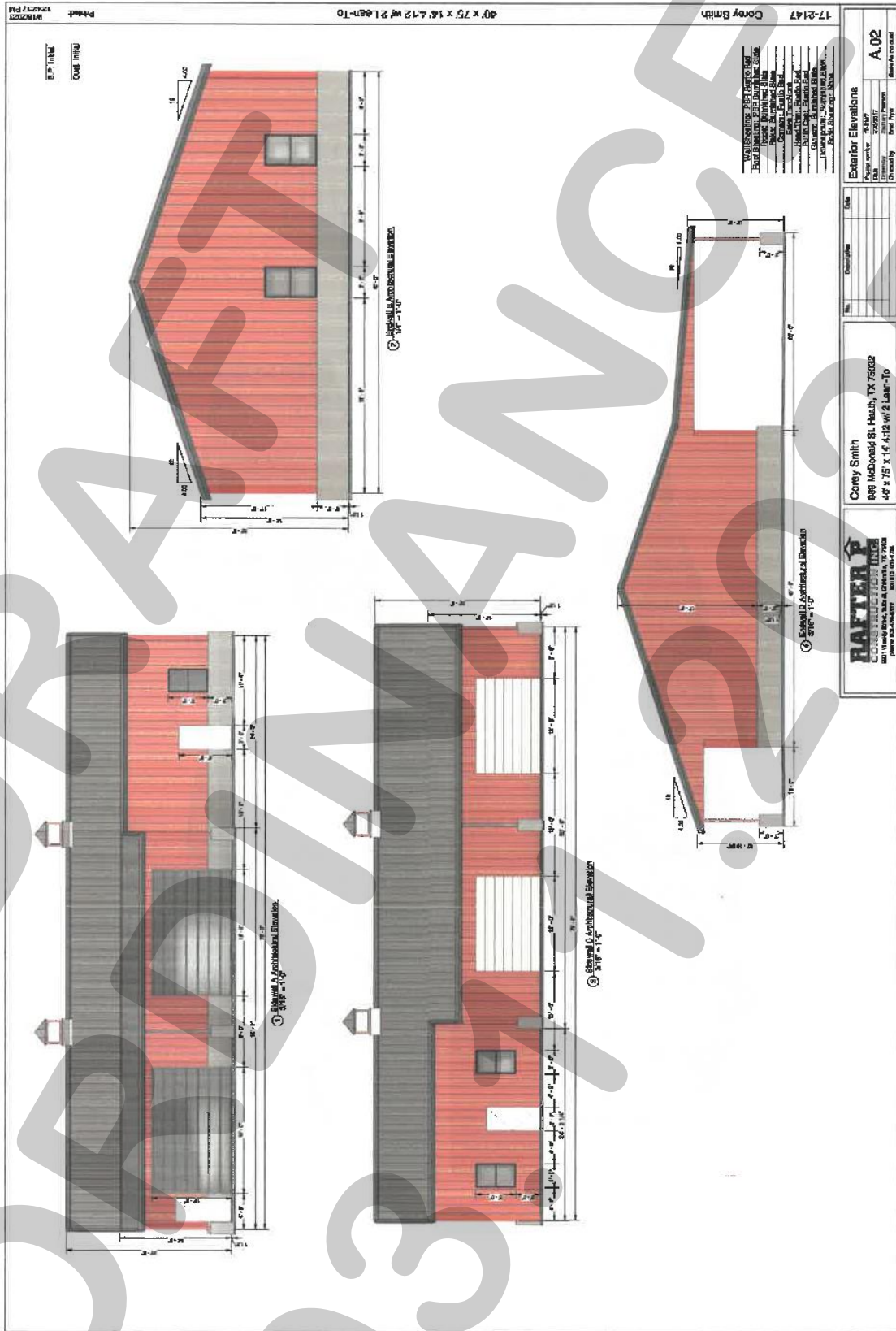


Exhibit 'C': Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: March 17, 2025

APPLICANT: Cory and Destiny Smith

CASE NUMBER: Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

SUMMARY

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a Specific Use Permit (SUP) allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 4, 2010 by *Ordinance No. 10-27 [Case No. A2010-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) there is a 5,260 SF single-family home constructed in 2016 situated on the subject property. The property has remained zoned Agricultural (AG) District since it was annexed.

On February 28, 2024 the Building Inspections Department issued a pool permit [*Permit No. RES2024-850*] for the subject property. At the time of final inspection on April 28, 2024, the Building Inspection Department failed the permit due to a pool barrier not being installed meeting the requirements of the International Building Code (IBC). Following this on December 18, 2024 the Neighborhood Improvement Services (NIS) Division initiated a code enforcement case for the lack of a pool barrier [*Case No. CE2024-6475*] and for an unpermitted accessory building [*Case No. CE2024-6477*]. The NIS Division subsequently issued three (3) citations and granted one (1) extension for the accessory building due to the failure to apply for a Specific Use Permit (SUP). This prompted the applicant to apply for the Specific Use Permit (SUP) on February 14, 2025.

PURPOSE

The applicants – *Cory and Destiny Smith* -- are requesting approval of a Specific Use Permit (SUP) for the purpose of allowing a 4,185 SF *Guest Quarters and Agricultural Accessory Building* to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2201 E. FM-550. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is E. FM-550, which is identified as a A4D [*i.e. major arterial, four [4] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Corporate Limits for the City of Rockwall followed by several vacant tracts of land that are situated within Rockwall County.
- South: Directly south of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several vacant tracts of land situated within Rockwall County.
- East: Directly east of the subject property is a vacant 10.00-acre tract of land [*i.e. Tract 1-21 of the J. W. Pitman Survey, Abstract No. 181*]. Beyond this is a 20.00-acre tract of land [*i.e. Tract 1-4 of the J. W. Pitman Survey, Abstract No.*

181] developed with a 7,973 SF single-family home. Following this is a 25.00-acre tract of land [i.e. *Tract 1-3 of the J. W. Pitman Survey, Abstract No. 181*] developed with a 4,192 SF single-family home and a 2,400 SF accessory building. All of these properties are zoned Agricultural (AG) District. East of this is the Corporate Limits for the City of Rockwall.

West: Directly west of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several tracts of land that are vacant or occupied with single-family homes that are situated within Rockwall County.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* that have already been constructed. The structure is a total of 4,185 SF in size, where the *Guest Quarters* is 960 SF and the *Agricultural Accessory Building* is 3,225 SF. The accessory structure is situated on a concrete foundation, has an approximate total height of 20-feet, and incorporates a 4:12 and 1:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* incorporates living spaces, a restroom, and a kitchen. In accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the Specific Use Permit (SUP) application fee.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is permitted as an accessory use in an Agricultural (AG) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district, and [4] the structure may not incorporate kitchen facilities (e.g. a stove or oven, food preparation area, etc.). In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 1,578 SF *Guest Quarters/Secondary Living Unit* (i.e. $5,260\text{SF} \times 30.00\% = 1,578\text{ SF}$) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 960 SF *Guest Quarters/Secondary Living Unit*, which represents 18.25% of the primary structure. This is approximately 11.75% less than what the Unified Development Code (UDC) allows. In addition, given that the kitchen facilities are not permitted within the *Guest Quarters/Secondary Living Unit*, the applicant has indicated that this component has not been finished out and will not be installed.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* is defined as “(a) barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* requires approval of a Specific Use Permit (SUP) in an Agricultural (AG) District, and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the property shall be a minimum of ten (10) acres or more in size, [2] a structure shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (i.e. *under roof*), and [3] the structure shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure. In this case, the applicant's request meets all of the *Conditional Land Use Standards* as required by the Unified Development Code (UDC).

According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch.” In this case, the majority of the proposed *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* meets this requirement by incorporating a 4:12 roof pitch; however, the canopy utilizes a 1:12 roof pitch. The City Council pending a

recommendation from the Planning and Zoning Commission shall consider this roof pitch exception as part of the Specific Use Permit (SUP) request.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff mailed four (4) property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in reference to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct a *Guest Quarters* and *Agricultural Accessory Building* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the SUP ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
 - (e) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2201 E FM 550 Rockwall, Tx 75082

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER

Destiny Smith

☐ APPLICANT

Corey Smith

CONTACT PERSON

CONTACT PERSON

ADDRESS

2201 E FM 550

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75082

CITY, STATE & ZIP

PHONE

972-762-3168

PHONE

472-295-0555

E-MAIL

smiths42008@gmail.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4TH DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

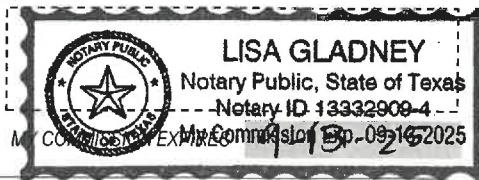
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE

Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

L Gladney





Case Location Map = 



City of Rockwall

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

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

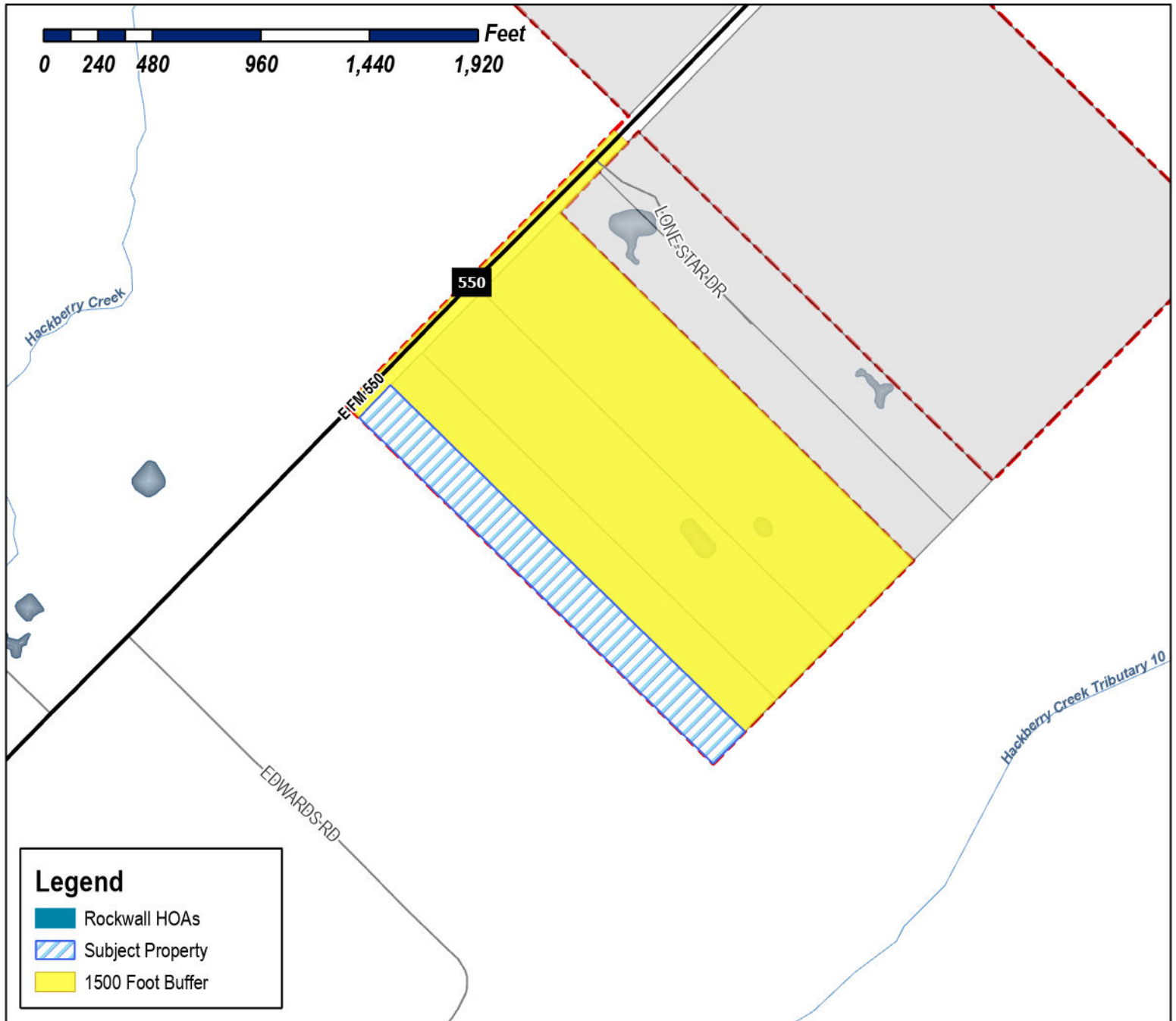




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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

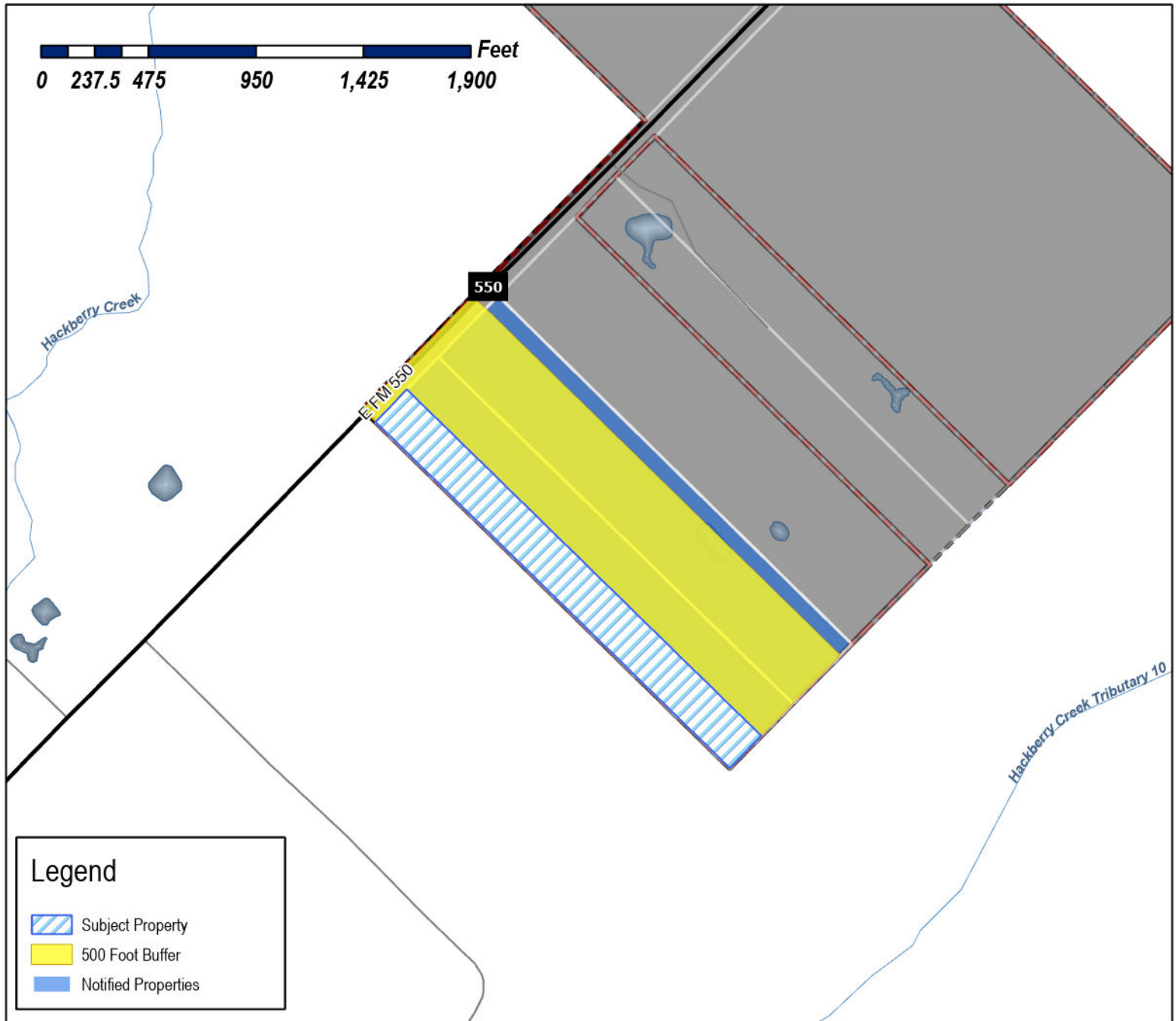




City of Rockwall

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

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



Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550

Date Saved: 2/13/2025

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



PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
ROCKWALL, TX 75032

PUBLIC NOTICE



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

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

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

Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, March 17, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

— . . . PLEASE RETURN THE BELOW FORM — . . .

Case No. Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

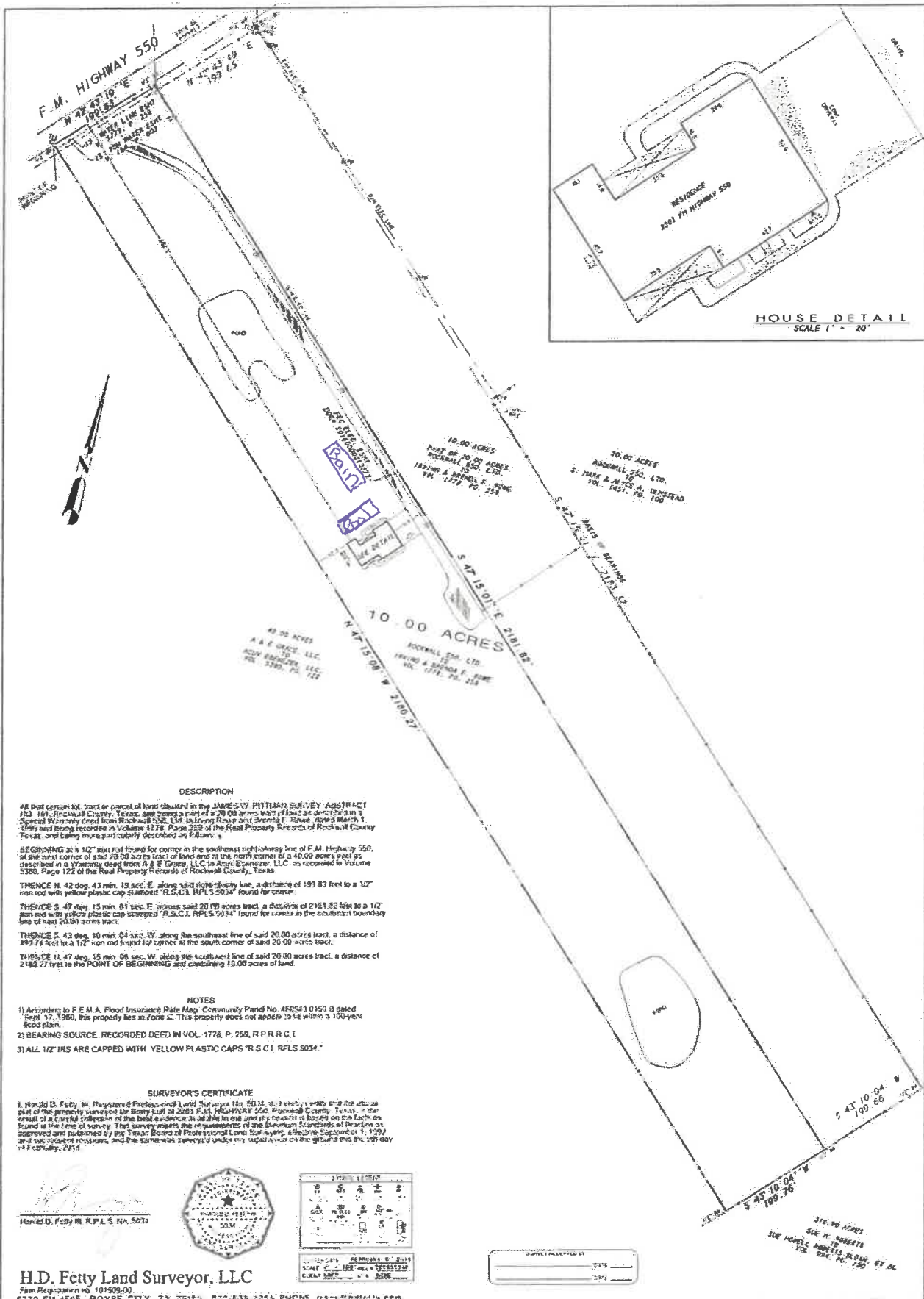
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



DESCRIPTION

4E Part certain lot, tract or parcel of land shown in the JAMES W. PHILLIPS SURVEY, ABSTRACT 160, Rockwall County, Texas, and being a part of a 20.00 acre tract of land as described in a Special Warranty Deed from Rockwall 250, Ltd. to Irving A. Rockwell, F. Rockwell, dated March 1, 1997 and being recorded in Volume 1778, Page 258 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the east corner of said 20.00 acre tract of land and at the north corner of a 40.00 acre tract as described in a Warranty deed from A & E Grace, LLC to A & E Grace, LLC, as recorded in Volume 1780, Page 122 of the Real Property Records of Rockwall County, Texas;

THENCE N. 42 deg. 43 min. 10 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 47 deg. 15 min. 01 sec. E. across said 20.00 acre tract, a distance of 2181.62 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the southeast boundary line of said 20.00 acre tract;

THENCE S. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acre tract, a distance of 199.76 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acre tract;

THENCE N. 47 deg. 15 min. 09 sec. W. along the southwest line of said 20.00 acre tract, a distance of 2180.77 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

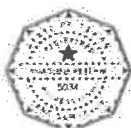
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 45043 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 258, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Feely, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Lull et al 2003 EAS, Rockwall 250, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my research is based on the facts as found in the field of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1997, and has been reviewed and approved by me, and the same was surveyed under my supervision on the 28th day of February, 2013.

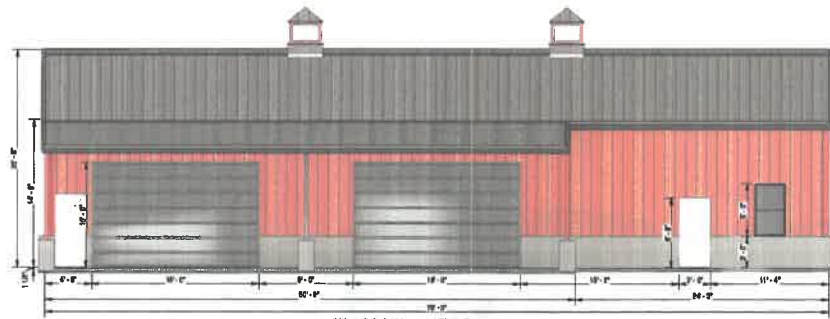
Harold D. Feely III, R.P.L.S. No. 5034



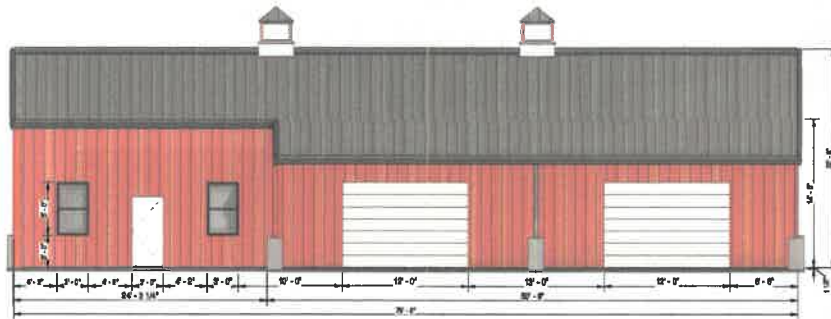
H.D. Feely Land Surveyor, LLC

5770 FM 1565

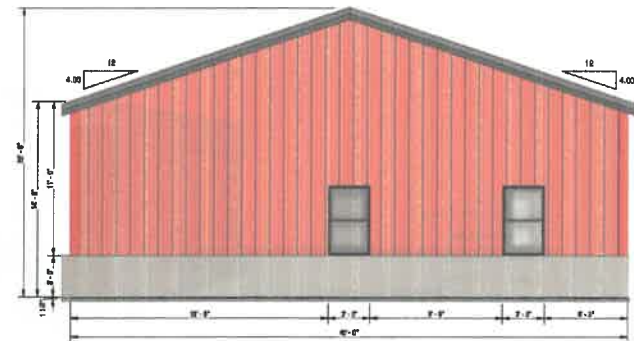
5770 FM 1565 ROYSE CITY, TX 75189 727.835.2255 PHONE hally@hally.com



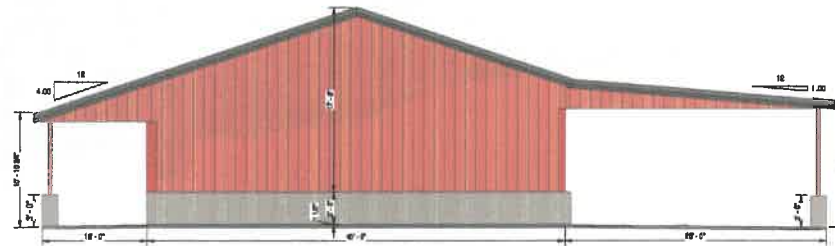
① Side Wall A Architectural Elevation
3/16" = 1'-0"



③ Side Wall C Architectural Elevation
3/16" = 1'-0"



② End Wall B Architectural Elevation
1/4" = 1'-0"



④ End Wall D Architectural Elevation
3/16" = 1'-0"

B.P. Initial
Ousl. Initial

9/15/2023
12:22:17 PM
Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147
Corey Smith

Wall Sheeting: PBR Rustic Red
Roof Sheeting: PBR Burnt Red Slate
Siding: Burnt Red Slate
Roofing: Burnt Red Slate
Cornices: Rustic Red
Eave Trim: Rustic Red
Head Trim: Rustic Red
Furin Caps: Rustic Red
Gutters: Burnt Red Slate
Downspouts: Burnt Red Slate
Roof Sheeting: None

RAFTER P
CONSTRUCTION INC.
8811 Wesley Blvd., Suite B, Greenville, TX 75156
phone: 936-484-6325 fax: 936-484-4786

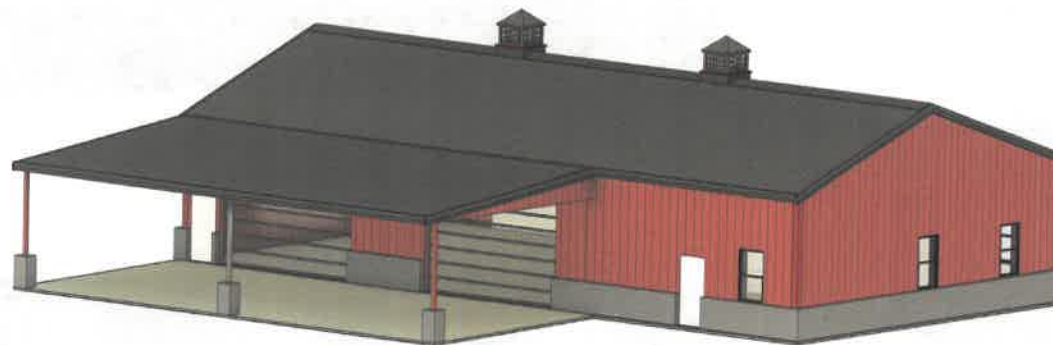
Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Size

Exterior Elevations
Project number: 17-2147
Date: 7/25/2023
Drawn by: Bailey Pearson
Checked by: Brad Pyle
Scale As Indicated
A.02



① Wall C & D



② Wall A & B

S.P. Initial

Dist. Initial

11/16/2023
12:25:14 PM

Printed

40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan

Notes:
Building Type: Shop
Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 50' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 50' x 14' High Side x 12' Low Side 1:12 Pitch
Wind Up: Yes

Doors:
2 - 16'x10' 4" High Lift/Break Pitch, Glass Sectional Doors
w/ Door Opener
2 - 12'x8' 6" High Lift/Break Pitch, Glass Sectional Doors
1 - 30'0" Metal Walk Door w/ Deadbolt
2 - 30'0" Residential Walk Door

Windows:
5 - 30'0" Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 8" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: R5B Plastic Red
Roof Sheeting: R5B Burnished Slate
Ridge: Burnished Slate
Rake: Burnished Slate
Cornice: Plastic Red
Eave Trim: None
Head Trim: Plastic Red
Cullin Cap: Plastic Red
Outlets: Burnished Slate
Downspout: Burnished Slate
Rollit Sheeting: None

RAFTER P
CONSTRUCTION LLC
8821 Wesley Street, Suite B, Overland, TX 75042
phone: 802-454-2332 fax: 802-460-4768

Corey Smith
889 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Notes

Isometric

Printed number: 17-2147
Date: 11/16/23
Drawn by: Anthony Patton
Checked by: Brad Pryor

A.01

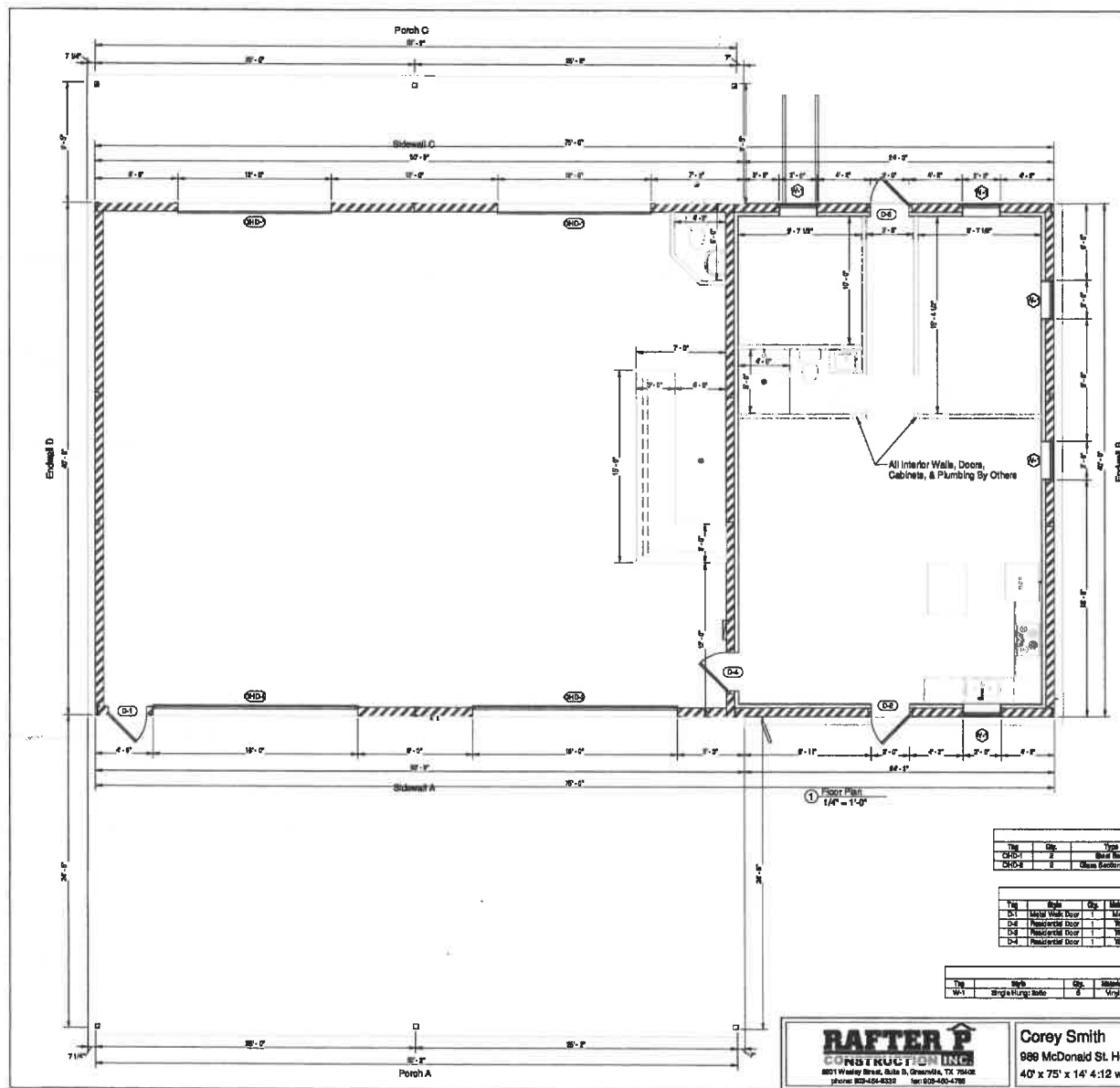
Scale

01/20/2020
12:25:17 PM

S.P. Initial
Cust. Initial

40' x 75' x 14' 4:12 w/ 2 Lean-To

17-2147 Corey Smith



1 Floor Plan
1/4" = 1'-0"

Overhead Door Schedule									
Qty	Desc	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
2	Roll Up	Roll Up	12' x 10'	12'-0"	10'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin
2	Roll Up	Roll Up	12' x 10'	12'-0"	10'-0"	Glass	Tempered Glass	Yes	4 High Lift Break Pin & Door Opener

Door Schedule									
Qty	Desc	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
1	Roll Up	Roll Up	12' x 10'	12'-0"	10'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin
1	Roll Up	Roll Up	12' x 10'	12'-0"	10'-0"	Glass	Tempered Glass	Yes	4 High Lift Break Pin & Door Opener

Window Schedule									
Qty	Desc	Type	Size	Width	Height	Color	Insulation	Hardware	Comments
1	Single Hung	Single Hung	12' x 10'	12'-0"	10'-0"	Dark Brown Solid	Yes	Yes	2 High Lift Break Pin

RAFTER P
CONSTRUCTION INC.
801 Wesley Street, Suite B, Greenville, TX 75032
Phone: 859-459-8332 Fax: 859-440-4788

Corey Smith
886 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Qty

Main Level Floor Plan
Project Number: 17-2147
Date: 01/20/2020
Drawn by: Zachary Patterson
Checked by: Brad Pyle
A.03
Scale: 1/4" = 1'-0"

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith




CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'C'* of this ordinance.
- 2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'D'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
- 5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF APRIL, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A':
Location Map

Address: 2201 E. FM-550

Legal Description: Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181



Exhibit 'B':
Survey

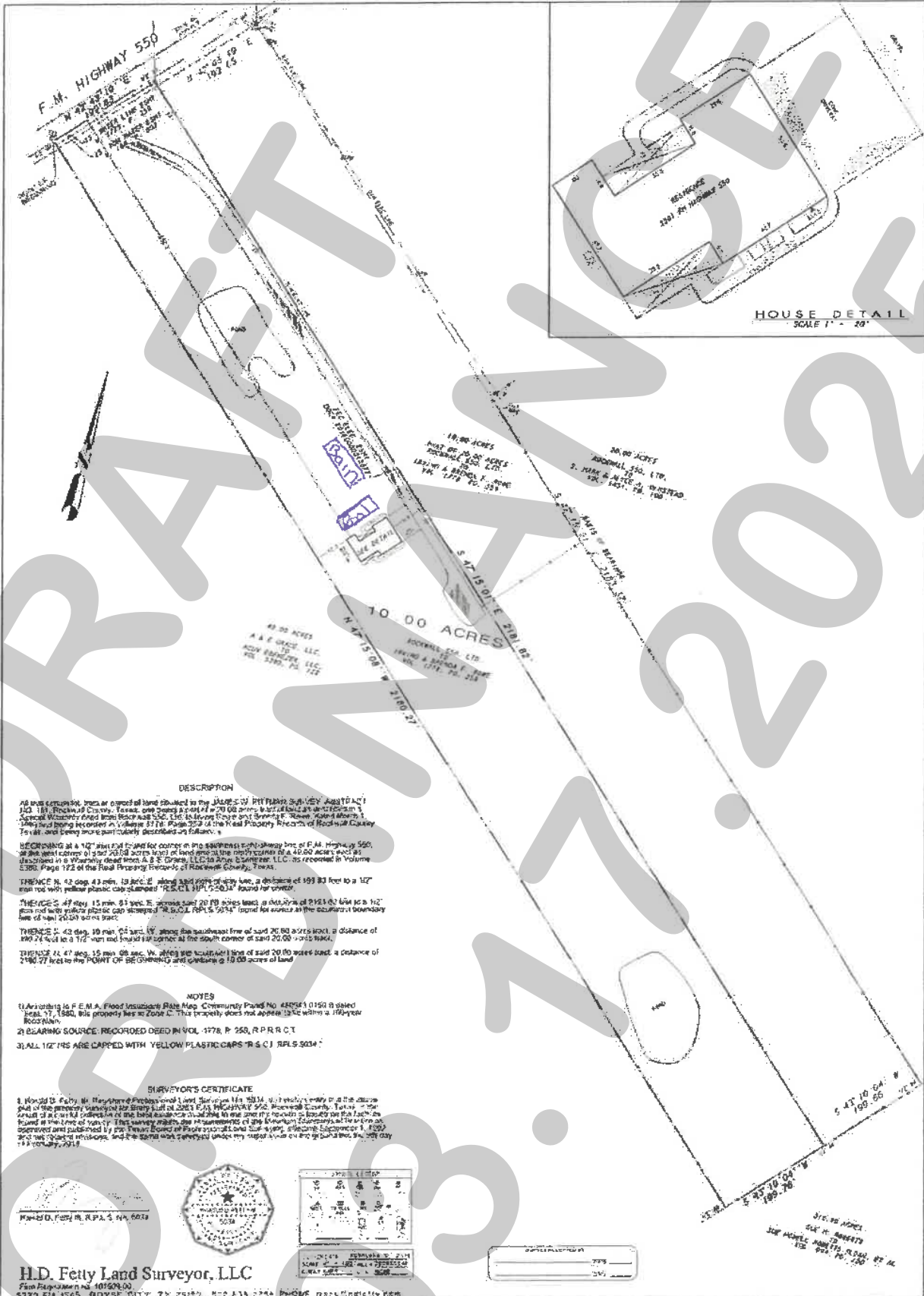


Exhibit 'C':
Site Plan



Exterior Elevations

Elevation A: Front Elevation
 40' x 75' x 14' 4.12' w/ 2.16m-10

Elevation B: Side Elevation
 40' x 75' x 14' 4.12' w/ 2.16m-10

Elevation C: Rear Elevation
 40' x 75' x 14' 4.12' w/ 2.16m-10

Materials:

- Walls: Siding, 2x6 Studs, 1/2" Drywall
- Roof: Asphalt Shingles, 2x6 Studs, 1/2" Drywall
- Windows: 6" x 6" Double-Hung, 6" x 6" Double-Hung, 6" x 6" Double-Hung
- Doors: 6" x 6" Double-Hung, 6" x 6" Double-Hung, 6" x 6" Double-Hung
- Trim: 1x4, 1x6, 1x8, 1x10, 1x12, 1x14, 1x16, 1x18, 1x20, 1x22, 1x24, 1x26, 1x28, 1x30, 1x32, 1x34, 1x36, 1x38, 1x40, 1x42, 1x44, 1x46, 1x48, 1x50, 1x52, 1x54, 1x56, 1x58, 1x60, 1x62, 1x64, 1x66, 1x68, 1x70, 1x72, 1x74, 1x76, 1x78, 1x80, 1x82, 1x84, 1x86, 1x88, 1x90, 1x92, 1x94, 1x96, 1x98, 1x100



DATE: May 21, 2025

TO: Destiny Smith
2201 E. FM-550
Rockwall, TX 75032

FROM: Henry Lee, *Senior Planner*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

Destiny Smith:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on April 7, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the SUP ordinance.
 - (b) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the SUP ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
 - (d) The *Guest Quarters/Secondary Living Unit* shall *not* have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
 - (e) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

City Council

On March 17, 2025, the City Council approved a motion to approve the SUP by a vote of 7-0.

On April 7, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Mayor Johannessen absent.

Included with this letter is a copy of *Ordinance No. 25-14, S-355*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over the word 'Sincerely,'.

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-14

SPECIFIC USE PERMIT NO. S-355

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the Building Elevations as depicted in *Exhibit 'D'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.
- 5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of


any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7th DAY OF APRIL, 2025.**



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

Exhibit 'A':
Location Map

Address: 2201 E. FM-550

Legal Description: Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181



Exhibit 'B': *Survey*

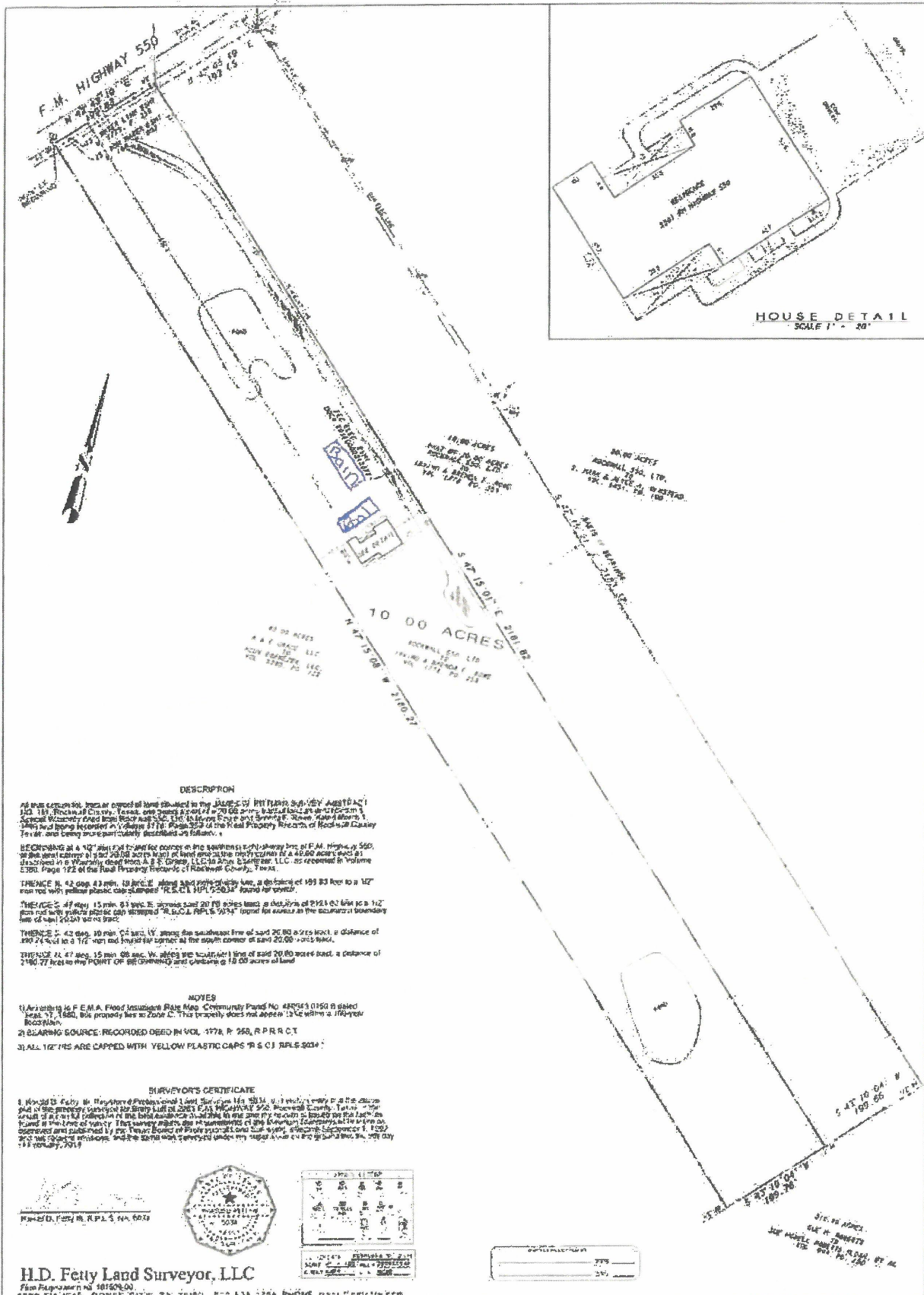


Exhibit 'C':
Site Plan

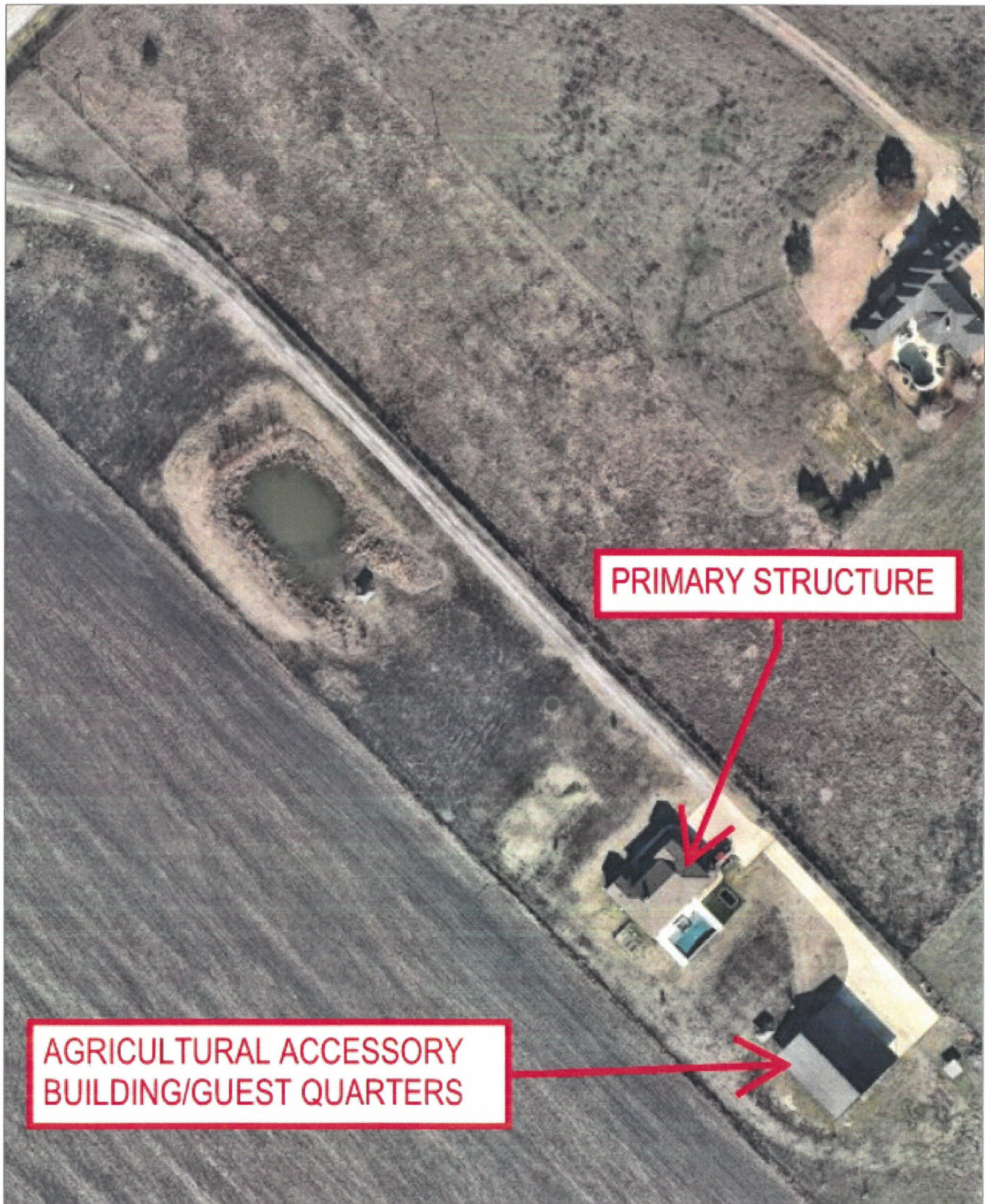


Exhibit 'D': Building Elevations

