



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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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

403 BOKA Clark St. Rockwall TX 75087

SUBDIVISION

Shaw Addition

LOT

2

BLOCK

1

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Land

PROPOSED ZONING

Residential

PROPOSED USE

New Build

ACREAGE

0.42

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

JMS Custom Homes

☐ APPLICANT

Javier Silva

CONTACT PERSON

Javier Silva

CONTACT PERSON

Javier Silva

ADDRESS

58 Windsor DR.

ADDRESS

58 Windsor DR.

CITY, STATE & ZIP

Rockwall TX 75082

CITY, STATE & ZIP

Rockwall TX 75082

PHONE

972-814-9462

PHONE

972-814-9462

E-MAIL

support@JMSCustomHomes.net

E-MAIL

support@JMSCustomHomes.net

## NOTARY VERIFICATION [REQUIRED]

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

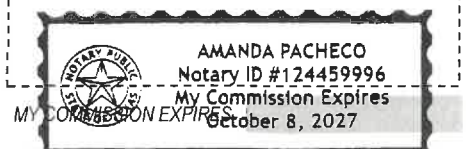
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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 14th DAY OF March, 2025

OWNER'S SIGNATURE

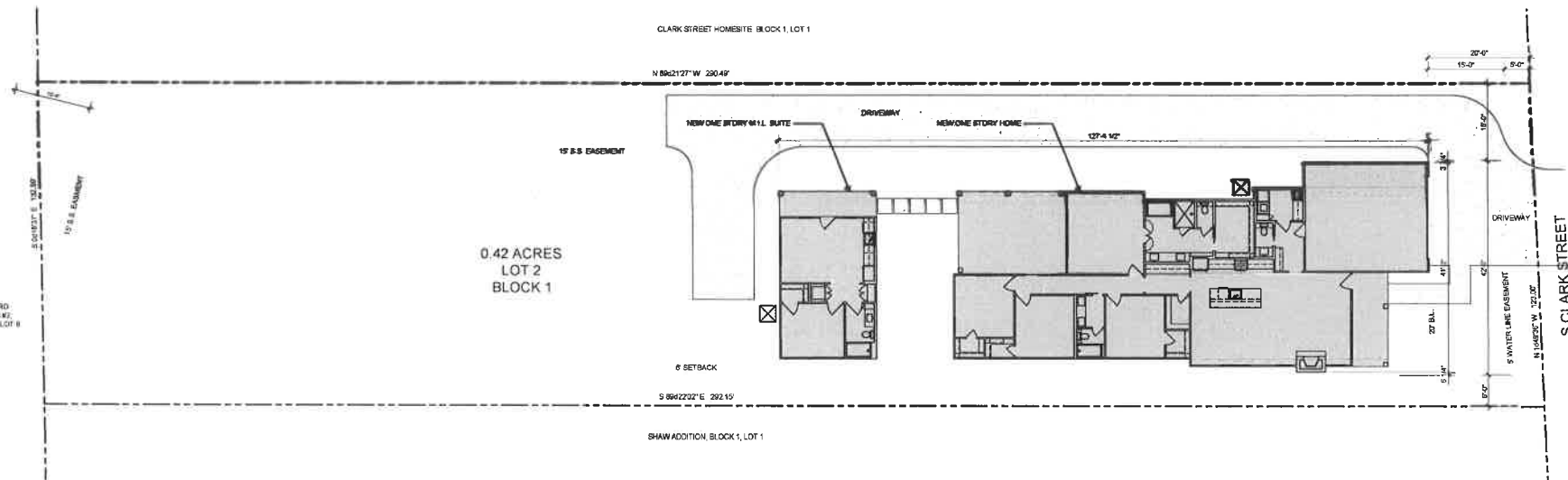
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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



01 ARCHITECTURAL SITE PLAN  
SCALE 1"=10'-0"

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

#### ISSUE LOG

DATE	DESCRIPTION
10/14	

#### REVISION LOG

DATE	DESCRIPTION	REV
10/14		1

#### ISSUED FOR:

- ☒ PRELIMINARY
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

CONTRACTOR: JAMES DAVID  
jamesdavid@jamesdavid.com  
DESIGNER: PATRICK PHILLIPS  
patrick.phillips@jamesdavid.com

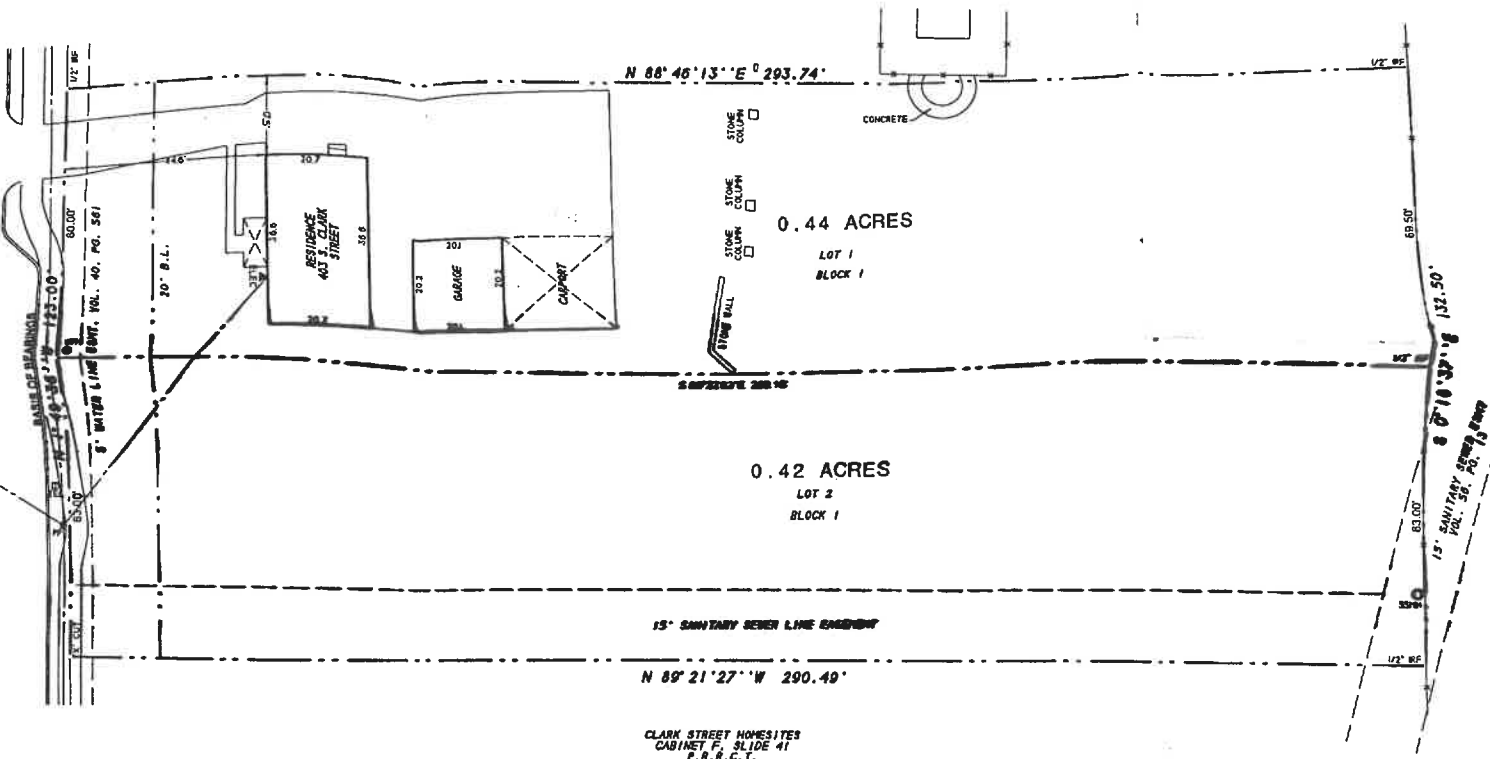
ARCH PROJ # 21101  
SHEET NO. 017 DRAWING

A2.1  
ARCHITECTURAL  
SITE PLAN



HIRE & JANICE PITTMAN  
VOL. 1739, PG. 178

S. CLARK STREET  
60' R.O.R. PER PLAT



1.01 ACRES  
HIRE & JANICE PITTMAN  
VOL. 1739, PG. 178

#### DESCRIPTION

Lots 1 and Lot 2, Block 1, Shaw Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 169, Plat Records, Rockwall County, Texas.

#### NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

#### SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, Title Resources Guaranty Company, Homebank Texas, Justin and Brooke Livingston at 403 South Clark Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 20th day of July, 2020.

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



H.D. Fetty Land Surveyor, LLC  
c/o Registration no. 10150800

SYMBOL LEGEND			
[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]
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[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]

SURVEY DATE: JULY 20, 2020  
SCALE: 1" = 20' FILE # 2020/221880  
CLIENT: LIVINGSTON CP # 51017048

PHONE 972.635.2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY	DATE
_____	_____
_____	_____



A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	BY

REVISION LOG

DATE	DESCRIPTION	BY

ISSUED FOR:

- ☒ PRELIMINARY -  
☐ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION

CONTRACTOR: JAMES BULL  
DESIGNER: PATRICK HILLIS

ARCH. PROJ. # 2101  
SCALE REF. CHANGES

SHEET NO.

A3.2

FLOOR PLAN

SQUARE FOOTAGE CALCS

SF	AREAS
238	THIRD FLOOR PLAN
528	1ST FLOOR PLAN
2642	TOTAL CONDITIONED
523	2 CAR GARAGE
33	COVERED PORCH
543	COVERED PATIO
16	1ST PORCH
1071	TOTAL
5.131	TOTAL UNDER ROOF



01 FLOOR PLAN  
SCALE 1/4"=1'-0"



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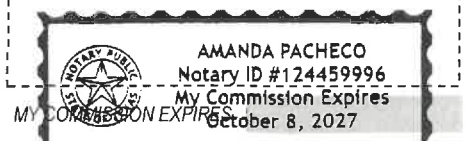
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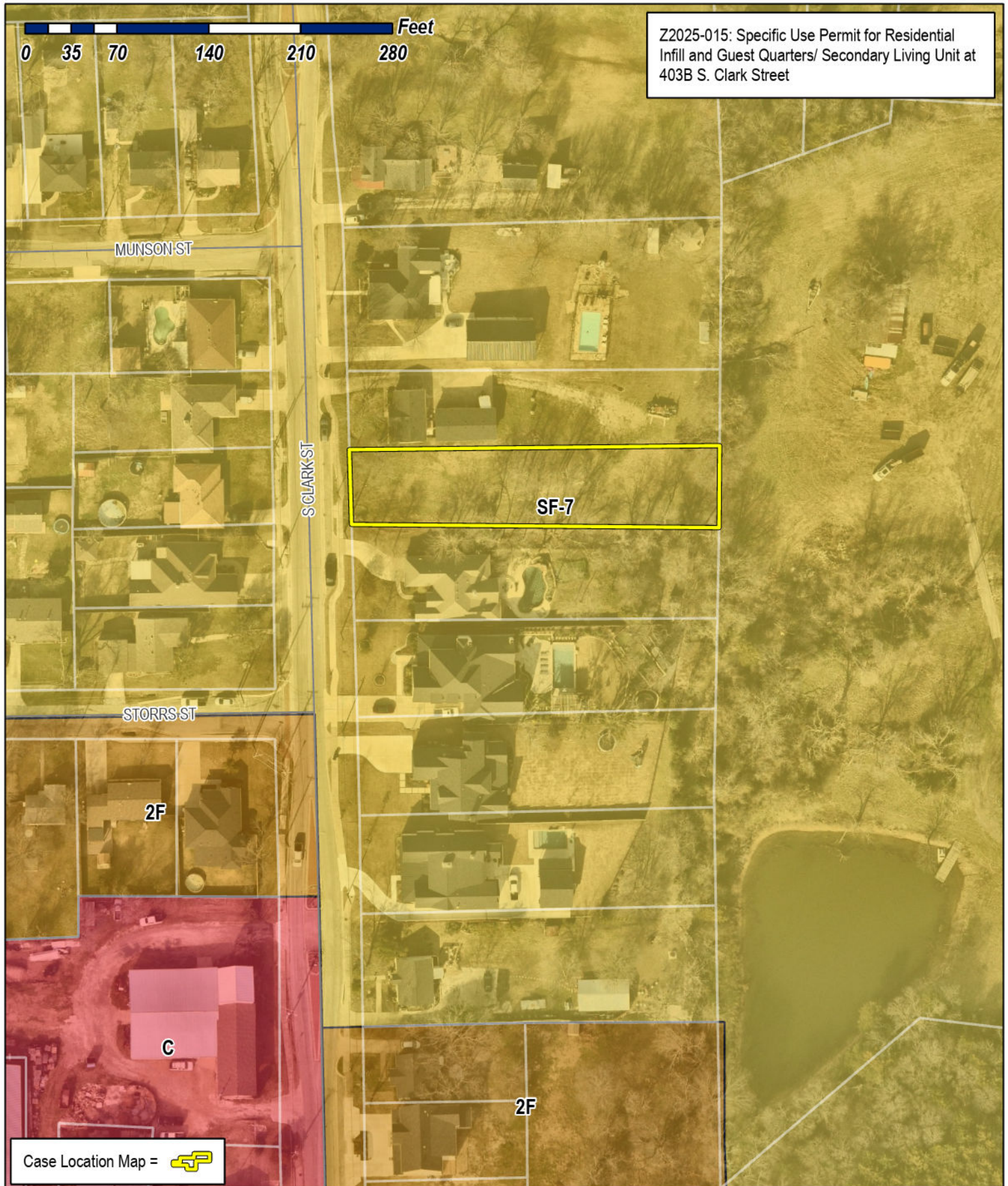
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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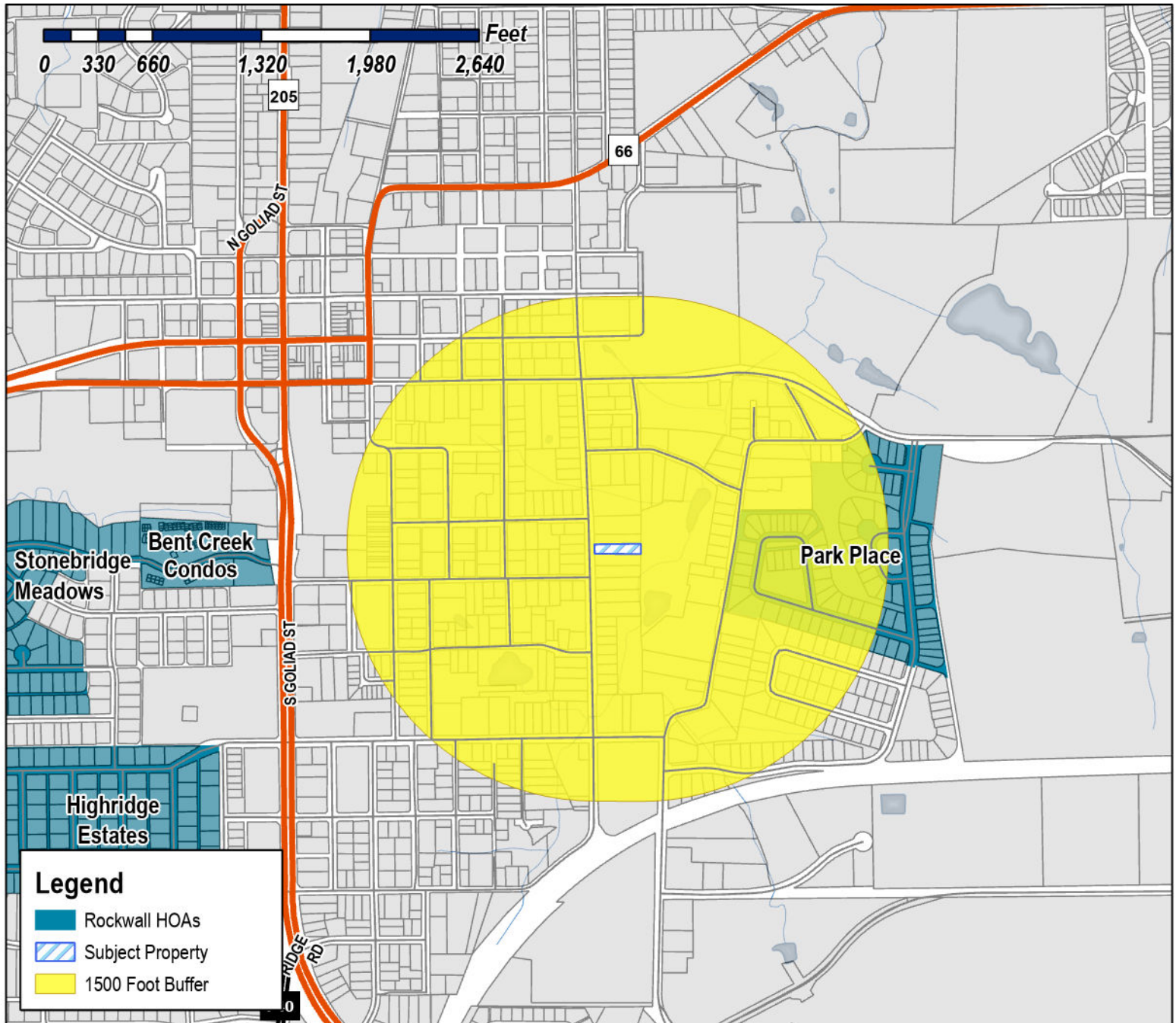




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**Case Number:** Z2025-015  
**Case Name:** Specific Use Permit (SUP) for Residential Infill & Guest Quarters/ Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 403B S. Clark Street

**Date Saved:** 3/14/2025

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



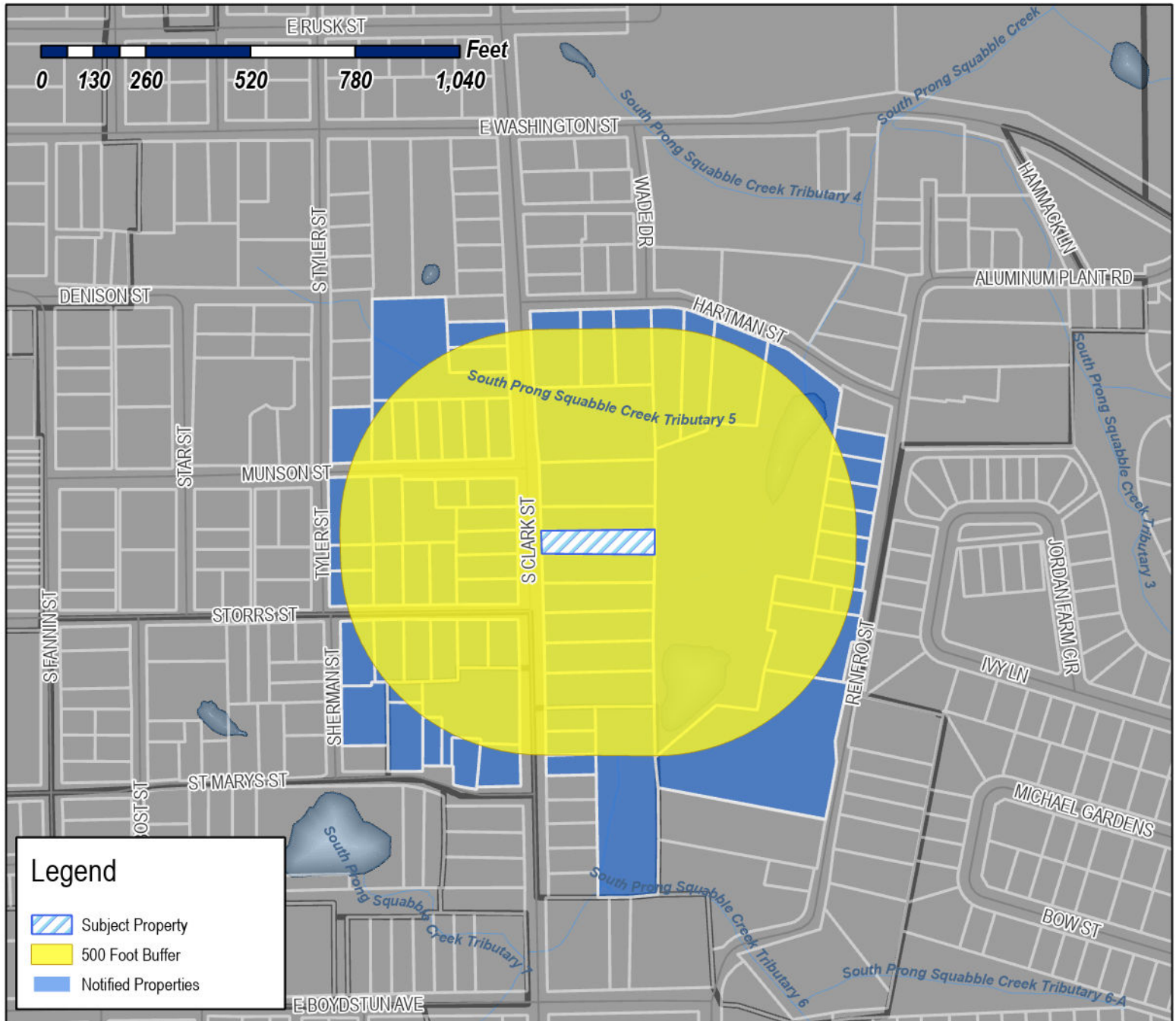




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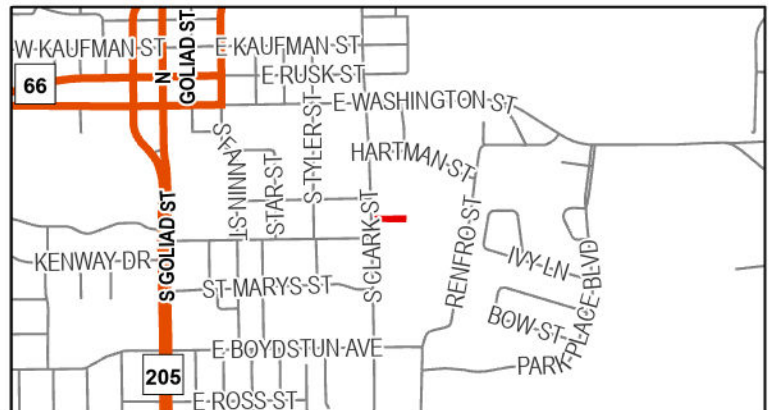
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MCCALLUM V LLC  
DARRELL ALAN MCCALLUM AND SHARON  
FRANCES MCCALLUM AS MEMBERS  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

GADDIS DANNY E  
12922 EPPS FIELD RD  
FARMERS BRANCH, TX 75234

HOGUE MIKE  
1498 HUBBARD DRIVE  
FORNEY, TX 75126

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 76554

LOWREY SUSAN  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

CASTRO DEVELOPMENT LLC  
2212 Ridge Crest Dr  
Richardson, TX 75080

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
306 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 S CLARK ST  
ROCKWALL, TX 75087

STARK ROBERT SCOTT  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
402 RENFRO ST  
ROCKWALL, TX 75087

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE  
403 S CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
404 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
404 S CLARK ST  
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE  
405 S CLARK ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
406 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
406 S CLARK ST  
ROCKWALL, TX 75087

BOWEN CHASE AND  
PERRY BOWEN  
407 S. CLARK ST.  
ROCKWALL, TX 75087

RESIDENT  
408 RENFRO ST  
ROCKWALL, TX 75087

GADDIS CAMILLE D  
408 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
410 RENFRO ST  
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA  
410 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
412 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
500 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
501 SHERMAN ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN  
501 S CLARK ST  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
ROD HOLLAND  
502 MUNSON STREET  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA  
503 SOUTH CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
504 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
506 RENFRO ST  
ROCKWALL, TX 75087

EARNHEART JOHN L  
506 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

LECOUR DAVID & RENEE  
507 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

CASTRO RENE AND BETSY  
509 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
510 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
511 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
512 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND  
NORMA L CRUZ HERNANDEZ  
513 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
601 STORRS ST  
ROCKWALL, TX 75087

LEE STEPHANIE  
602 Storrs St  
Rockwall, TX 75087

JONES PEGGY  
604 STORRS ST  
ROCKWALL, TX 75087



DAVIS JIMMY JACK  
605 STORRS ST  
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D  
606 STORRS STREET  
ROCKWALL, TX 75087

RESIDENT  
607 ST MARY  
ROCKWALL, TX 75087

HALDEMAN MICHAEL  
607 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
608 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
609 STORRS ST  
ROCKWALL, TX 75087

JOHNSTON SHERRI A  
610 STORRS ST  
ROCKWALL, TX 75087

H & M TOOL AND DIE CO  
611 SAINT MARY ST  
ROCKWALL, TX 75087

RESIDENT  
612 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
613 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
710 AGAPE CIR  
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK  
710 AGAPE CIR  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M  
802 AGAPE CIR  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

TUTTLE LEON ETUX  
963 W Yellowjacket Ln Apt 122  
Rockwall, TX 75087

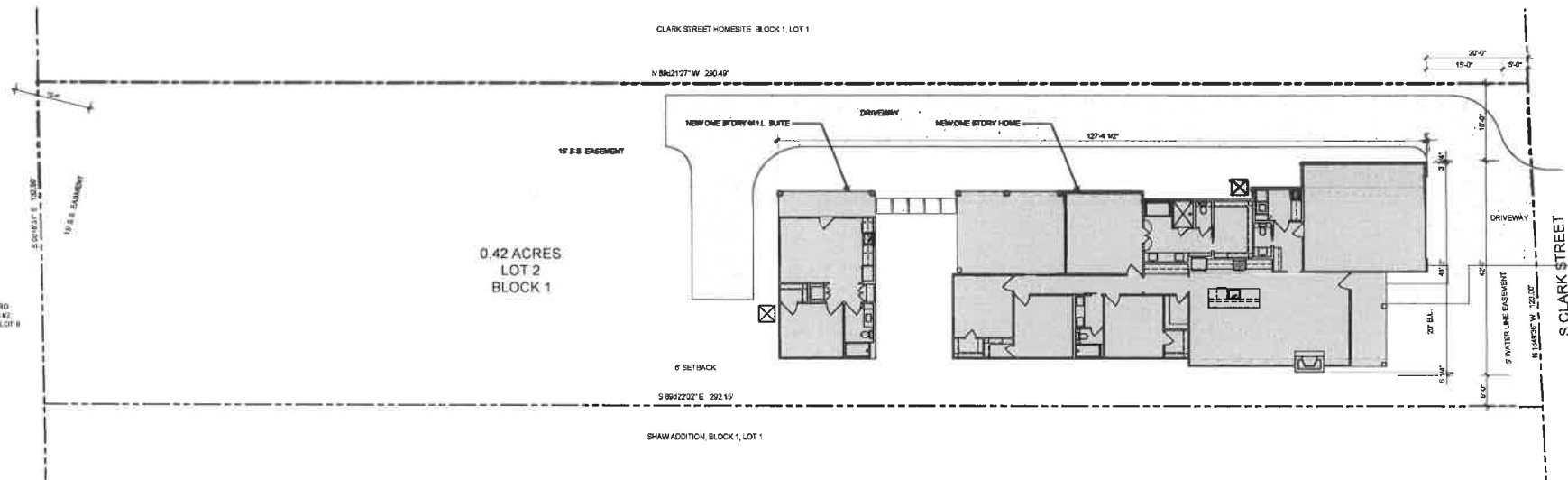
DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087



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



01 ARCHITECTURAL SITE PLAN  
SCALE 1"=10'-0"

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

#### ISSUE LOG

DATE	DESCRIPTION
10/14	

#### REVISION LOG

DATE	DESCRIPTION	REV
10/14		1

#### ISSUED FOR:

- ☒ PRELIMINARY
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

CONTRACTOR: JAMES DAVID  
jamesdavid@jamesdavid.com  
DESIGNER: PATRICK PHILLIPS  
patrick.phillips@jamesdavid.com

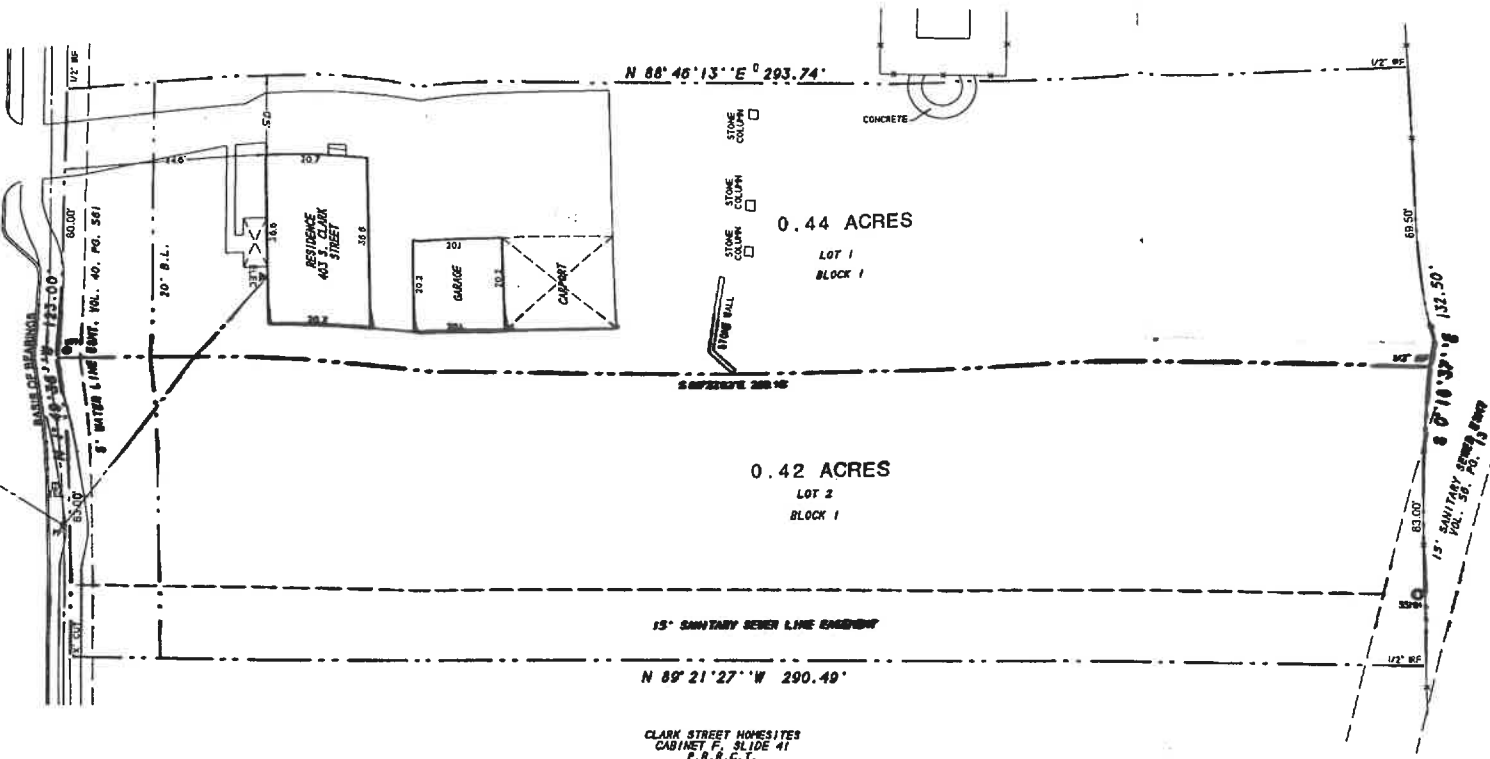
ARCH PROJ # 21001  
SHEET NO. 017 DRAWING

A2.1  
ARCHITECTURAL  
SITE PLAN



HIRE & JANICE PITTMAN  
VOL. 1739, PG. 178

S. CLARK STREET  
60' R.O.R. PER PLAT



1.01 ACRES  
HIRE & JANICE PITTMAN  
VOL. 1739, PG. 178

DESCRIPTION

Lots 1 and Lot 2, Block 1, Shaw Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 169, Plat Records, Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, Title Resources Guaranty Company, Homebank Texas, Justin and Brooke Livingston at 403 South Clark Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 20th day of July, 2020.

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



H.D. Fetty Land Surveyor, LLC  
c/o Registration no. 10150800

SYMBOL LEGEND			
[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]
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[Symbol]	[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]	[Symbol]

SURVEY DATE: JULY 20, 2020  
SCALE: 1" = 20' FILE # 2020/221880  
CLIENT: LIVINGSTON CP # 51017048

SURVEY ACCEPTED BY \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

PHONE 972.635.2255 PHONE tracy@hdfetty.com

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

ISSUE LOG

DATE	DESCRIPTION	BY

REVISION LOG

DATE	DESCRIPTION	BY

ISSUED FOR:

- ☒ PRELIMINARY -  
☐ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION

CONTRACTOR: JAMES BULL  
DESIGNER: PATRICK HILLIS

ARCH. PROJ. # 2101  
SCALE REF. CHANGES

SHEET NO.

A3.2

FLOOR PLAN

SQUARE FOOTAGE CALCS

SF	AREAS
238	THIRD FLOOR PLAN
528	1st FLOOR PLAN
2642	TOTAL CONDITIONED
523	2 CAR GARAGE
33	COVERED PORCH
543	COVERED PATIO
15	1st PORCH
1071	TOTAL
5.73	TOTAL UNDER ROOF



01 FLOOR PLAN  
SCALE 1/4"=1'-0"

# PROJECT COMMENTS



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

DATE: 3/20/2025

PROJECT NUMBER: Z2025-015  
PROJECT NAME: SUP for Residential Infill  
SITE ADDRESS/LOCATIONS: 403 S CLARK ST, B

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/20/2025	Approved w/ Comments

03/20/2025: Z2025-015; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit for 403B S. Clark Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2025-015) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is the adjacent to the B.F. Boydston Subdivision which has been in existence for more than ten (10) years, consists of 112 lots, and is more than 90% developed.

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

I.6 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.7 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.8 The proposed Guest Quarters/Secondary Living Unit will have a building footprint of 630 SF. The proposed square footage of the primary structure is 3,110 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 933 SF. Based on this the proposed structure, which is only 626 SF, appears to conform to the requirements for Guest Quarters/Secondary Living Unit.

I.7 The height of the proposed Guest Quarters is 17-feet. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet. Based on this, the proposed height is in conformance with the development standards.

I.8 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 construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
3. The Guest Quarters/Detached Garage shall not exceed a maximum size of 630 SF.
4. The Guest Quarters/Detached Garage shall not incorporate full kitchen facilities.
5. The Guest Quarters/Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.9 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, the proposed guest quarters/secondary living unit is 626 SF and will be the only accessory structure on the subject property. Based on this, the building meets all of the requirements for a Guest Quarters/Secondary Living Unit.

1.10 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 8-feet, ½-inch in front of the front façade of the home. This will be a discretionary decision for the Planning and Zoning Commission.

M.11 Ordinances. Please review the attached draft ordinance prior to the April 15, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by April 1, 2025.

I.12 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 1, 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 April 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.13 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 25, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 15, 2025.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be April 21, 2025 (1st Reading) and May 5, 2025 (2nd Reading).

I.15 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved w/ Comments
03/20/2025: 1. Approx location of abandoned 6" sewer line. Will need to remove or fill pipe with a "structural" filler prior to placing structure over. City will not be liable/responsible			

- for any structural damage due to abandoned pipe
2. Need to show easement line. Home and fences cannot be located within easement.
  3. Driveway to be constructed of reinforced concrete
  4. Any proposed fencing for this property will need to span the existing 8" sewer main. You will need to keep at least 5' of separation on each side of the sewer main from the fence columns/posts.

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Must pay water, sewer, and roadway impact fees.
- Retaining walls 3' and over must be designed and signed/sealed by a registered engineer.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved w/ Comments

03/17/2025: Existing structure on Lot 1 will become 403-A South Clark St, Rockwall, TX 75087  
 New construction on Lot 2 will become 403-B South Clark St, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved
No Comments			



- Must meet City's 2023 Standards of Design and Construction
- Must pay water, sewer, and roadway impact fees.
- Retaining walls 3' and over must be designed and signed/sealed by a registered engineer.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
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- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
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- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

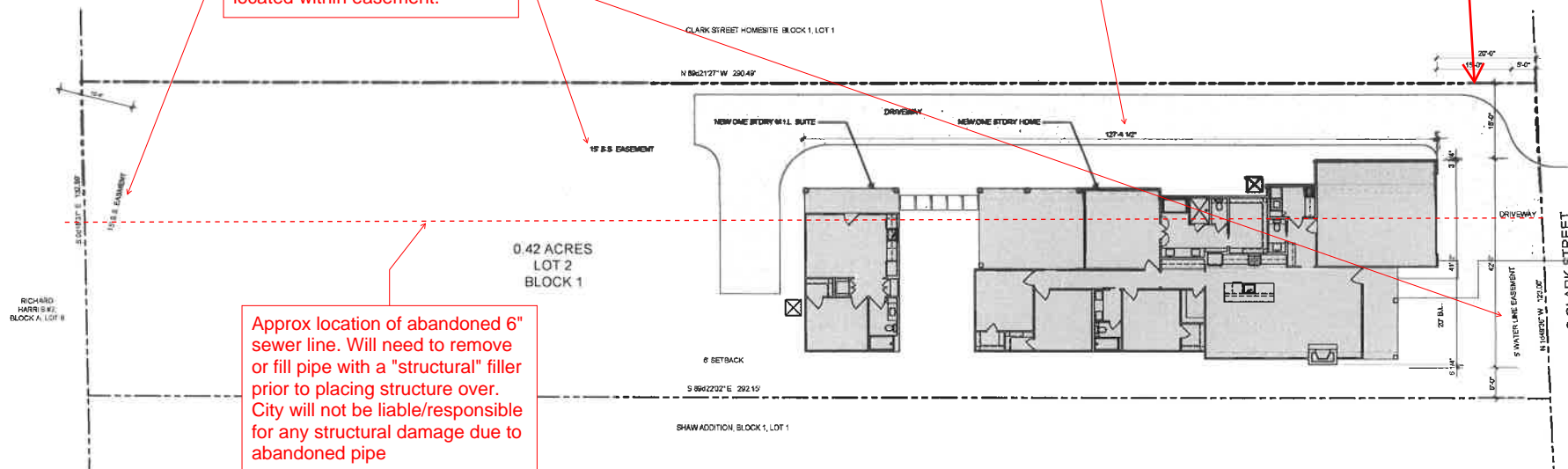


Any proposed fencing for this property will need to span the existing 8" sewer main. You will need to keep at least 5' of separation on each side of the sewer main from the fence columns/posts.

Need to show easement line.  
Home and fences cannot be  
located within easement.

Driveway to be constructed of reinforced concrete

Approx location of abandoned 6" sewer line. Will need to remove or fill pipe with a "structural" filler prior to placing structure over. City will not be liable/responsible for any structural damage due to abandoned pipe



NORTH

01 ARCHITECTURAL SITE PLAN  
SCALE 1"=10'-0"

## A2.1

ARCHITECTURAL  
SITE PLAN



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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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

403 BOKA Clark St. Rockwall TX 75087

SUBDIVISION

Shaw Addition

LOT

2

BLOCK

1

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Land

PROPOSED ZONING

Residential

PROPOSED USE

New Build

ACREAGE

0.42

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

JMS Custom Homes

☐ APPLICANT

Javier Silva

CONTACT PERSON

Javier Silva

CONTACT PERSON

Javier Silva

ADDRESS

58 Windsor DR.

ADDRESS

58 Windsor DR.

CITY, STATE & ZIP

Rockwall TX 75082

CITY, STATE & ZIP

Rockwall TX 75082

PHONE

972-814-9462

PHONE

972-814-9462

E-MAIL

support@jmscustomhomes.net

E-MAIL

support@jmscustomhomes.net

## NOTARY VERIFICATION [REQUIRED]

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

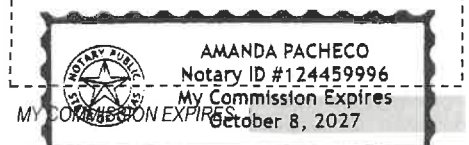
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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 14th DAY OF March, 2025

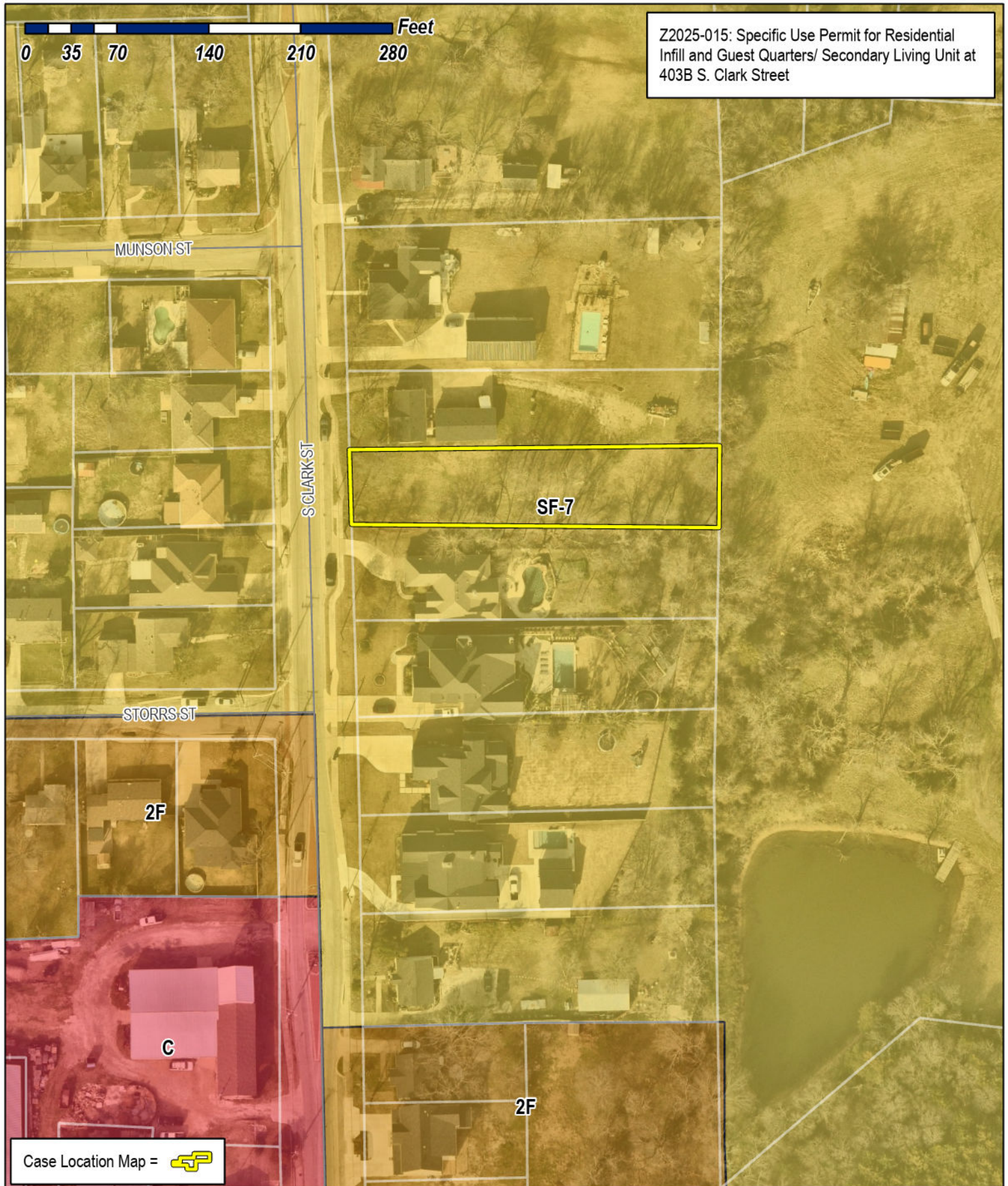
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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



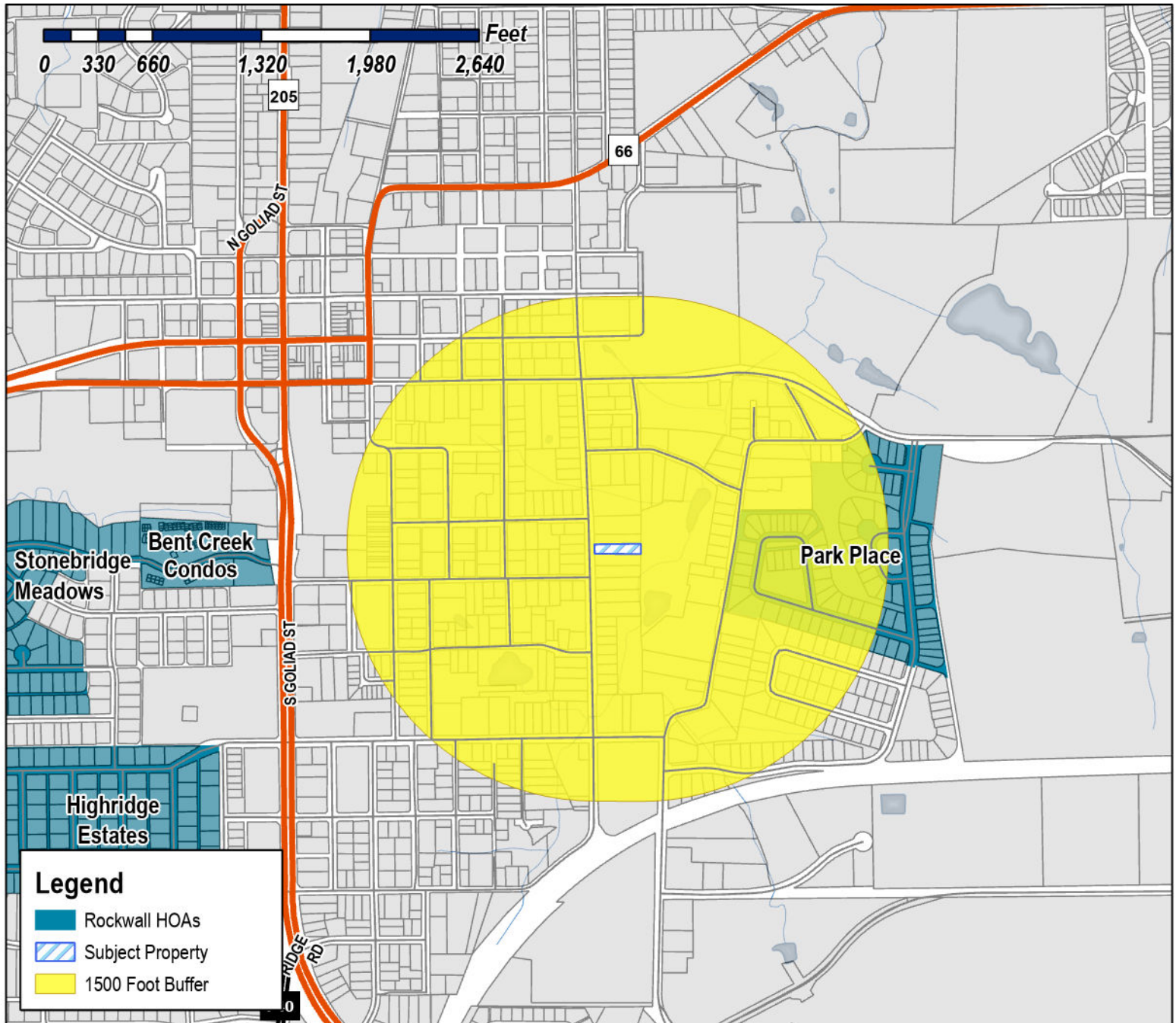




# City of Rockwall

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**Case Number:** Z2025-015  
**Case Name:** Specific Use Permit (SUP) for Residential Infill & Guest Quarters/ Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 403B S. Clark Street

**Date Saved:** 3/14/2025

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-015]  
**Date:** Wednesday, March 19, 2025 9:43:50 AM  
**Attachments:** [Public Notice \(03.17.2025\).pdf](#)  
[HOA Map \(03.19.2025\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, March 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2025-015: Specific Use Permit (SUP) for a Residential Infill and a Guest Quarters/ Secondary Living Unit  
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

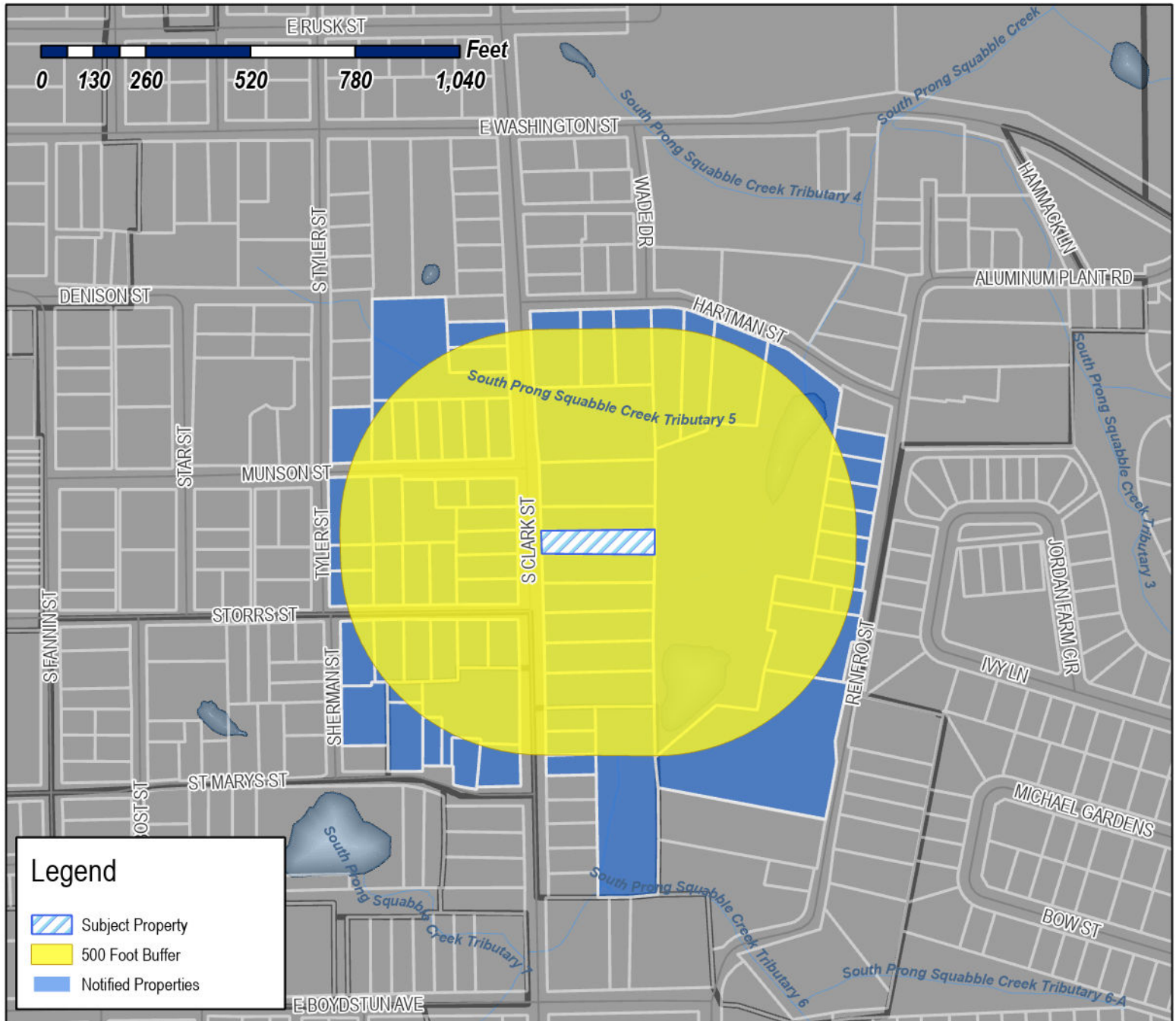




# City of Rockwall

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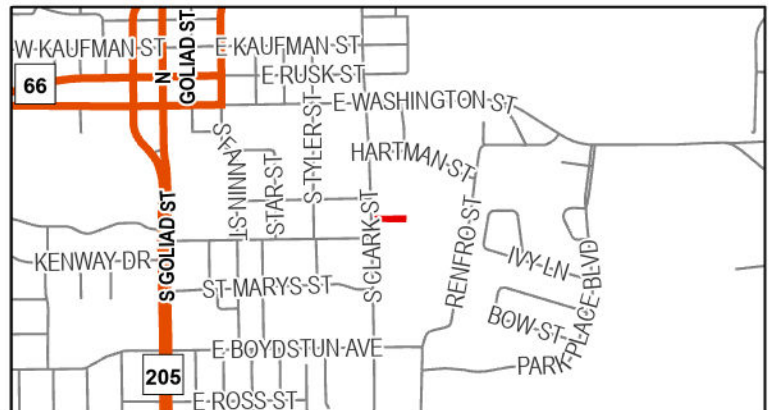
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For Questions on this Case Call: (972) 771-7745



MCCALLUM V LLC  
DARRELL ALAN MCCALLUM AND SHARON  
FRANCES MCCALLUM AS MEMBERS  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

GADDIS DANNY E  
12922 EPPS FIELD RD  
FARMERS BRANCH, TX 75234

HOGUE MIKE  
1498 HUBBARD DRIVE  
FORNEY, TX 75126

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 76554

LOWREY SUSAN  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

CASTRO DEVELOPMENT LLC  
2212 Ridge Crest Dr  
Richardson, TX 75080

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
306 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 S CLARK ST  
ROCKWALL, TX 75087

STARK ROBERT SCOTT  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
402 RENFRO ST  
ROCKWALL, TX 75087

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE  
403 S CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
404 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
404 S CLARK ST  
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE  
405 S CLARK ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
406 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
406 S CLARK ST  
ROCKWALL, TX 75087

BOWEN CHASE AND  
PERRY BOWEN  
407 S. CLARK ST.  
ROCKWALL, TX 75087

RESIDENT  
408 RENFRO ST  
ROCKWALL, TX 75087

GADDIS CAMILLE D  
408 SOUTH CLARK STREET  
ROCKWALL, TX 75087



RESIDENT  
410 RENFRO ST  
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA  
410 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
412 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
500 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
501 SHERMAN ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN  
501 S CLARK ST  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
ROD HOLLAND  
502 MUNSON STREET  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA  
503 SOUTH CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
504 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
506 RENFRO ST  
ROCKWALL, TX 75087

EARNHEART JOHN L  
506 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

LECOUR DAVID & RENEE  
507 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

CASTRO RENE AND BETSY  
509 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
510 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
511 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
512 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND  
NORMA L CRUZ HERNANDEZ  
513 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
601 STORRS ST  
ROCKWALL, TX 75087

LEE STEPHANIE  
602 Storrs St  
Rockwall, TX 75087

JONES PEGGY  
604 STORRS ST  
ROCKWALL, TX 75087

DAVIS JIMMY JACK  
605 STORRS ST  
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D  
606 STORRS STREET  
ROCKWALL, TX 75087

RESIDENT  
607 ST MARY  
ROCKWALL, TX 75087

HALDEMAN MICHAEL  
607 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
608 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
609 STORRS ST  
ROCKWALL, TX 75087

JOHNSTON SHERRI A  
610 STORRS ST  
ROCKWALL, TX 75087

H & M TOOL AND DIE CO  
611 SAINT MARY ST  
ROCKWALL, TX 75087

RESIDENT  
612 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
613 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
710 AGAPE CIR  
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK  
710 AGAPE CIR  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M  
802 AGAPE CIR  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

TUTTLE LEON ETUX  
963 W Yellowjacket Ln Apt 122  
Rockwall, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

## **Z2025-015: Specific Use Permit (SUP) for Residential Infill and a Guest Quarters/ Secondary Living Unit**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, 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, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 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:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, April 21, 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. Z2025-015: Specific Use Permit (SUP) for Residential Infill and 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:

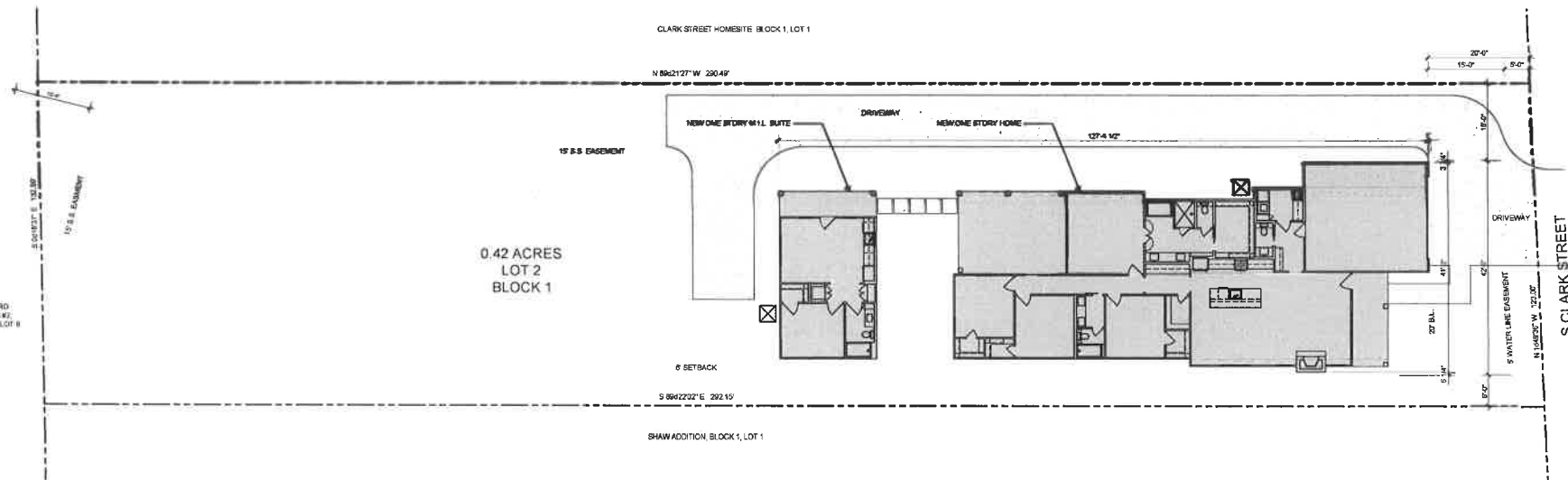
Address:

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



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



01 ARCHITECTURAL SITE PLAN  
SCALE 1"=10'-0"

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

#### ISSUE LOG

DATE	DESCRIPTION
10/14	

#### REVISION LOG

DATE	DESCRIPTION	REV
10/14		1

#### ISSUED FOR:

- ☒ PRELIMINARY
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

CONTRACTOR: JAMES BAUM  
jbaum@jamesbaum.com  
DESIGNER: PATRICK PHILLIPS  
patrick.phillips@jmscustomhomes.com

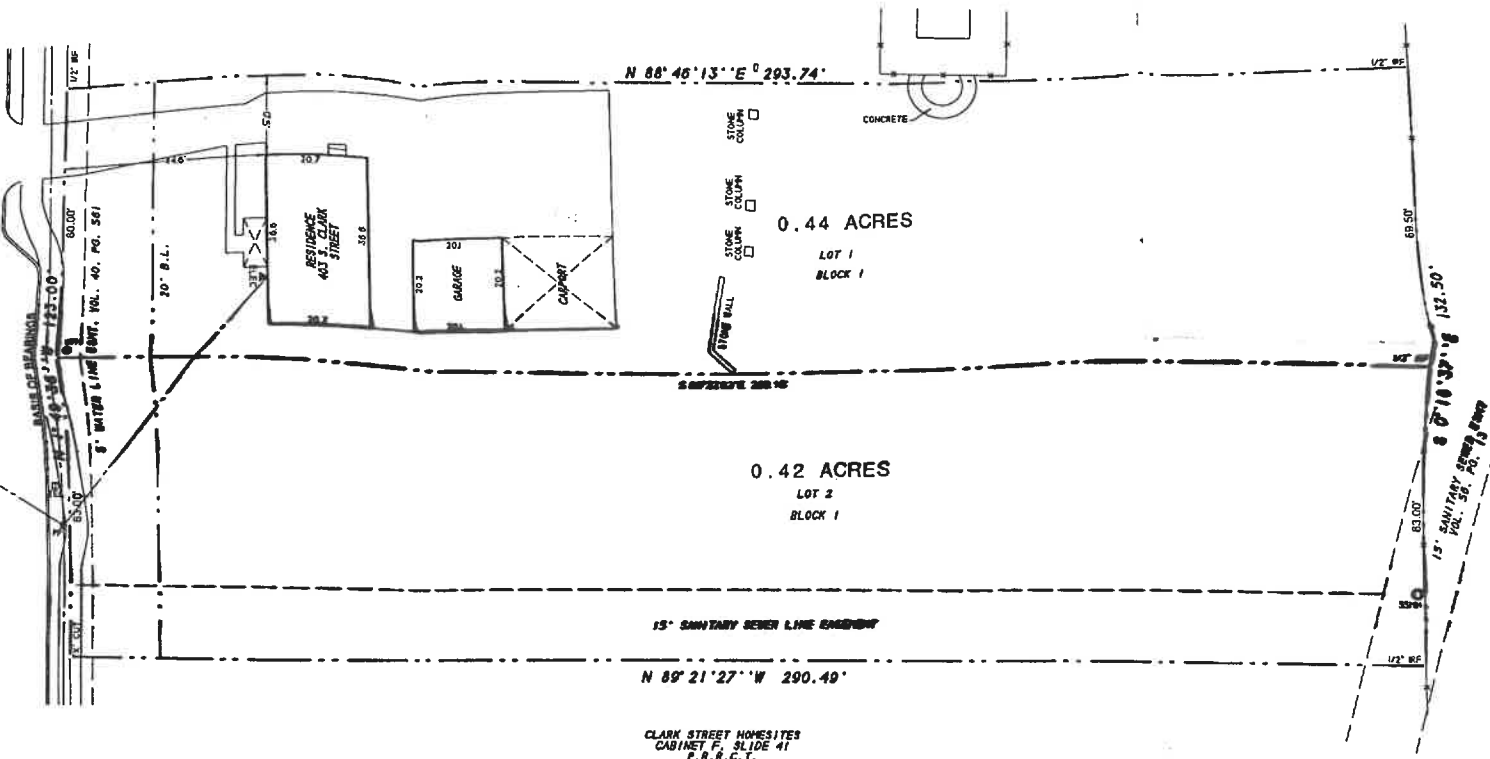
ARCH PROJ # 2102  
SHEET NO. 017 DRAWING

A2.1  
ARCHITECTURAL  
SITE PLAN



MIRE & JANICE PITTMAN  
VOL. 1739, PG. 178

S. CLARK STREET  
60' R.O.R. PER PLAT



1 1/2" IR  
JULY 20, 2020  
VOL. 1739, PG. 178  
P.R.R.C.T.

#### DESCRIPTION

Lots 1 and Lot 2, Block 1, Shaw Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 169, Plat Records, Rockwall County, Texas.

#### NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

#### SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, Title Resources Guaranty Company, Homebank Texas, Justin and Brooke Livingston at 403 South Clark Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 20th day of July, 2020.

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



H.D. Fetty Land Surveyor, LLC  
c/o Registration no. 10150800  
PHONE 972.635.2255

SYMBOL LEGEND			
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]
[Symbol]	[Description]	[Symbol]	[Description]

SURVEY DATE JULY 20, 2020  
SCALE 1" = 20' FILE # 2020/221880  
CLIENT LIVINGSTON CP # 51017048

SURVEY ACCEPTED BY	DATE
_____	_____
_____	_____

### ISSUE LOG

[illegible]

### REVISION LOG

[illegible]

## ISSUED FOR:

- ☒ PRELIMINARY -  
☐ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION

SQUARE FOOTAGE CALCS	
SF	AREAS
231	MAIN HOUSE FLOOR PLAN
531	MIL. SUITE FLOOR PLAN
2472	TOTAL CONDITIONED
523	2 CAR GARAGE
193	COVERED PORCH
543	COVERED PATIO
15	MIL. PORCH
UPH	TOTAL
3734	TOTAL UNDER ROOF

**CONTRACTOR:** JAVIER SILVA  
wapsil@mscushionhairs.net  
872-814-5852

**DESIGNER:** PATRA PHILIPS  
patra@mscushionhairs.com  
214-354-8734

ARCH. PROJ. #.	SCALE
25107	REF. DRAWING
SHEET NO.	

### A3.2



01 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision and Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S, Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and



with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *single-family home and guest quarters/secondary living unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 630 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>th</sup> DAY OF MAY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 21, 2025

2<sup>nd</sup> Reading: May 5, 2025

**Exhibit 'A':**  
*Location Map*

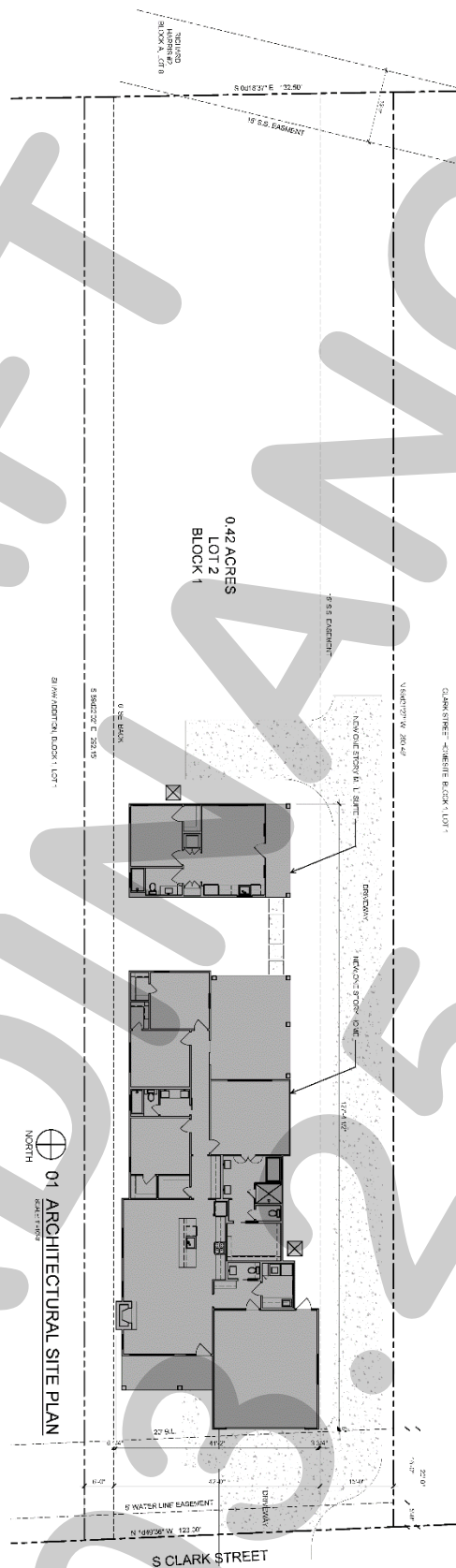
Address: 403B S. Clark Street

Legal Description: Lot 2, Block 1, Shaw Addition

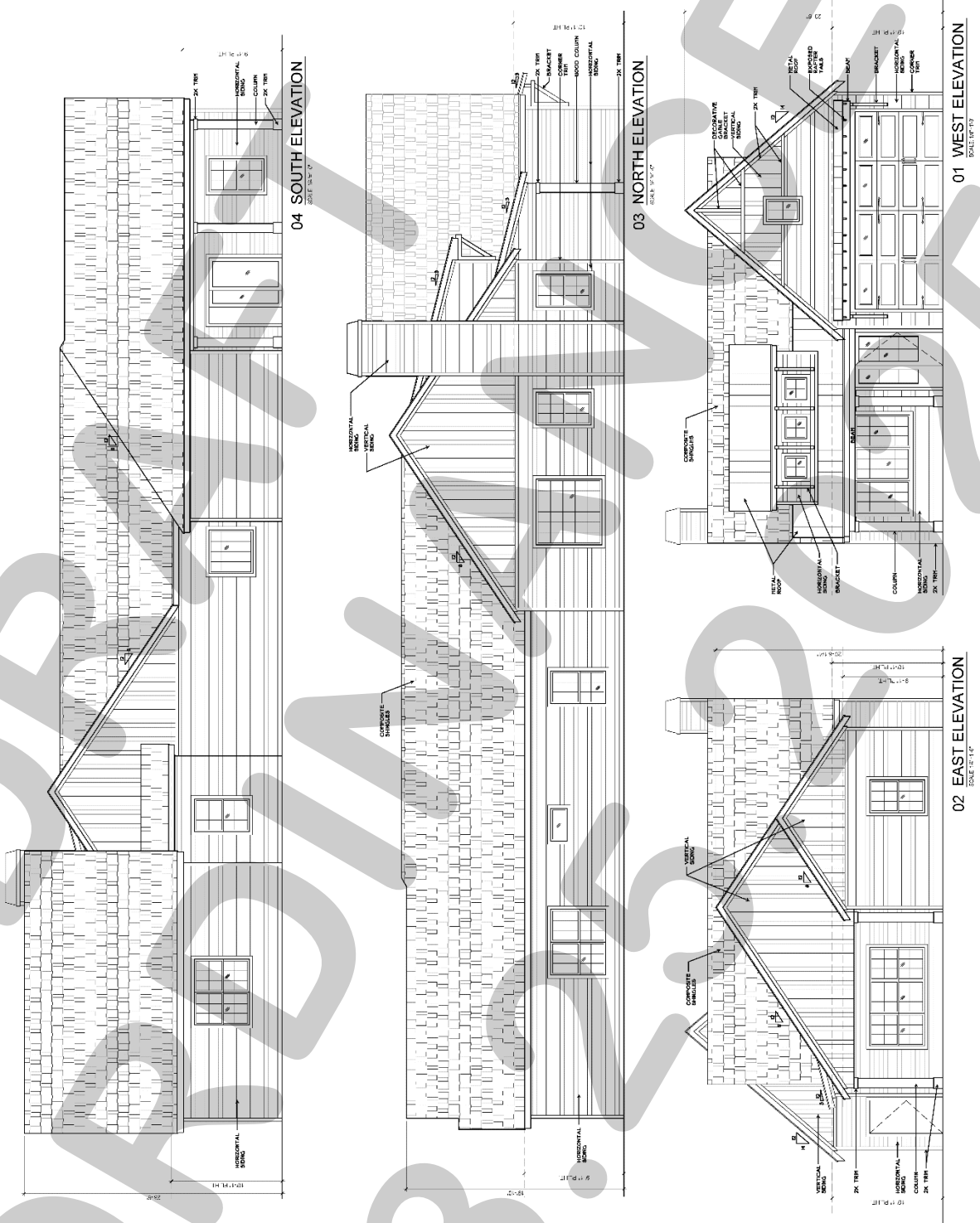




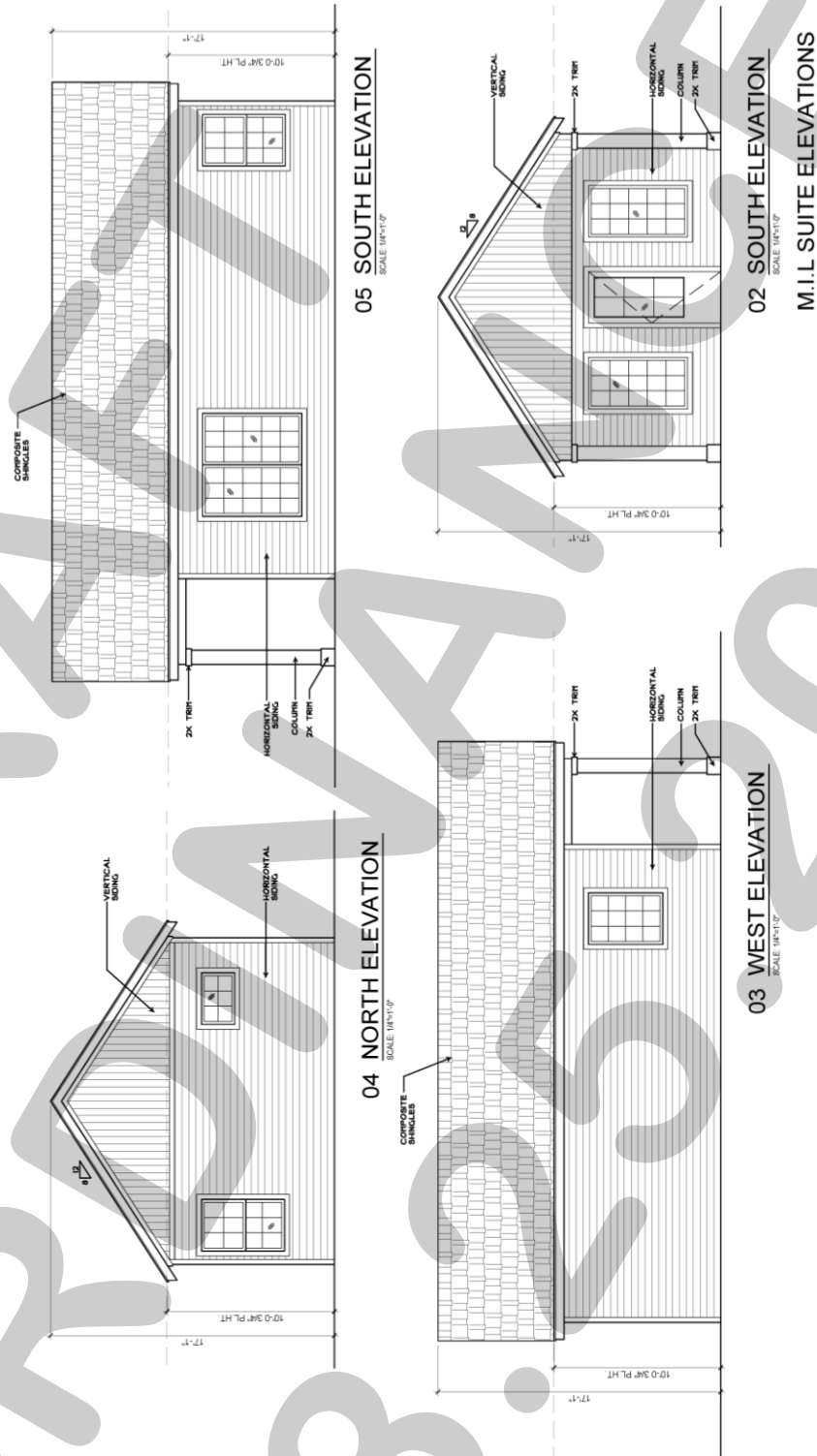
**Exhibit 'B':**  
**Residential Plot Plan**



# Exhibit 'C': Building Elevations



**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:** April 15, 2025

**APPLICANT:** Javier Silva; JMS Custom Homes

**CASE NUMBER:** Z2025-015; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 403B S. Clark Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

### **BACKGROUND**

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District. The subject property has remained vacant and zoned Single-Family 7 (SF-7) District. On July 7, 2012, the subject property was platted as Lot 2, Block 1, Shaw Addition.

### **PURPOSE**

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home and a *Guest Quarters/Secondary Living Unit* on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 403B S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) parcel of land [i.e. 403A S. Clark Street] which is the remainder of the Shaw Addition. Beyond this are five (5) parcels of land [i.e. 301, 307, 401 S. Clark Street and 706 & 708 Hartman Street] that make up a part of the B.F. Boydston Addition. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. North of this is Hartman Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the Clark Street Homesite Addition, which consists of two (2) lots [i.e. 405 & 407 S. Clark Street] developed with single-family homes. Beyond this is the Haley and Kyle Subdivision, which consists of two (2) lots [i.e. 501 & 503 S. Clark Street] that are developed with single-family homes. South of this is one (1) parcel of land [i.e. Block 107 of the B.F. Boydston Addition] which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a vacant 6.60-acre parcel of land [i.e. Lot 8, Block A, Richard Harris No. 2 Addition] zoned Single-Family 7 (SF-7) District. Beyond this are seven (7) parcels of land [i.e. 400, 402, 404, 406,

408, 410 & 412 Renfro Street] that are developed with single-family homes and make up the remainder of the Richard Harris No. 2 Addition. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Renfro Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Shields Subdivision, which consists of 4 lots on 0.85-acres. West of this are various parcels of land that make up part of three (3) different subdivisions [i.e. B.F. Boydston, Dodson Hardin, and Tovar Subdivisions]. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District.

## CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the B.F. Boydston Addition, which is considered to be an established subdivision, and has been in existence for more than ten (10) years, consists of more than five (5) lots, and is greater than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1900 - 2022	N/A
Building SF on Property	752 SF – 5,408 SF	3,110 SF
Building Architecture	Mostly Single-Family Homes and One (1) Vacant Lot	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick, Siding, and Stone	Board & Batten Siding
Paint and Color	Grey, White, Red, Orange, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle and Metal
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be set eight (8) feet, 1-2-inch in front of the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to one (1) standard outlined in the Unified Development Code (UDC). This is as follows:



- (1) Garage. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 8-feet, ½-inch in front of the front façade of the home. In this case, the proposed garage is situated 8-feet, ½-inch in front of the front façade of the home which will require a variance from the Planning and Zoning Commission. When looking at this non-conformity, staff should point out that this is not uncommon along the existing housing on S. Clark Street and staff does not feel this will create a negative impact within the subdivision.

With this being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving this requirement. With the exception of this deviation from the *District Development Standards*, the rest of the request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Clark Street and the proposed building elevations in the attached packet.

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* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) 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, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure 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 933 SF *Guest Quarters/Secondary Living Unit* (i.e. 3,110 SF x 30.00% = 933 SF) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is only requesting a 626 SF *Guest Quarters/Secondary Living Unit*, which represents 20.13% of the primary structure. This is approximately 9.87% less than what the Unified Development Code (UDC) allows.

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 single-family home and *Guest Quarters/Secondary Living Unit*. 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 March 18, 2025, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 written, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision and Guest Quarters/Secondary Living Unit*, 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 Residential Plot Plan as depicted in *Exhibit 'B'*

of the draft ordinance.

- (b) The construction of a *single-family home and guest quarters/secondary living unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance.
  - (c) The Guest Quarters/Secondary Living Unit shall not exceed a maximum of 630 SF.
  - (d) The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
  - (e) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,
  - (f) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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

403 BOKA Clark St. Rockwall TX 75087

SUBDIVISION

Shaw Addition

LOT

2

BLOCK

1

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Land

PROPOSED ZONING

Residential

PROPOSED USE

New Build

ACREAGE

0.42

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

JMS Custom Homes

☐ APPLICANT

Javier Silva

CONTACT PERSON

Javier Silva

CONTACT PERSON

Javier Silva

ADDRESS

58 Windsor DR.

ADDRESS

58 Windsor DR.

CITY, STATE & ZIP

Rockwall TX 75082

CITY, STATE & ZIP

Rockwall TX 75082

PHONE

972-814-9462

PHONE

972-814-9462

E-MAIL

support@JMSCustomHomes.net

E-MAIL

support@JMSCustomHomes.net

## NOTARY VERIFICATION [REQUIRED]

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

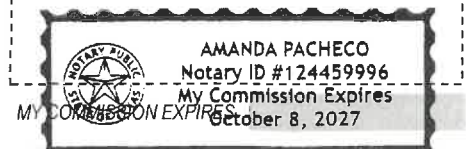
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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 14th DAY OF March, 2025

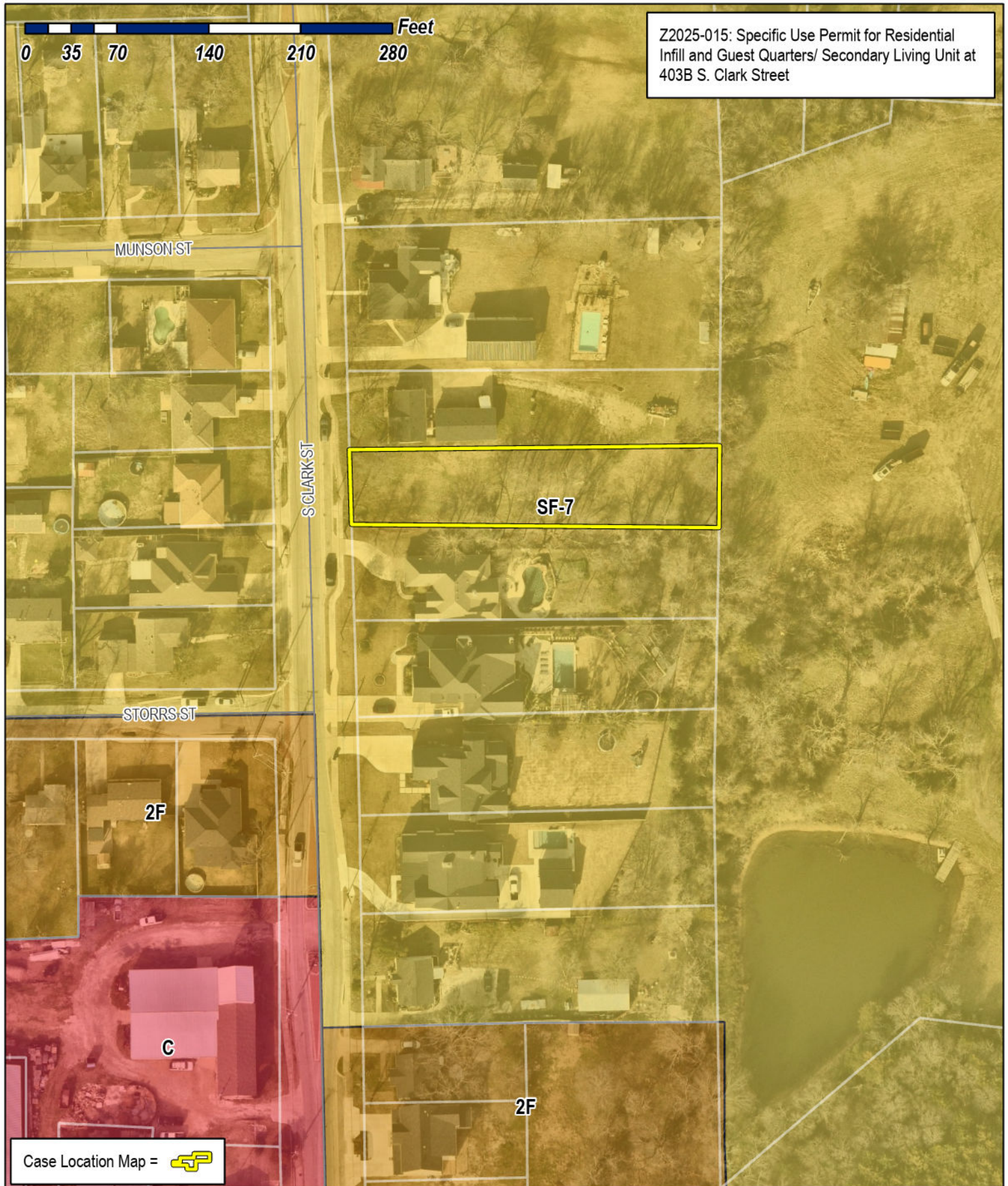
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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



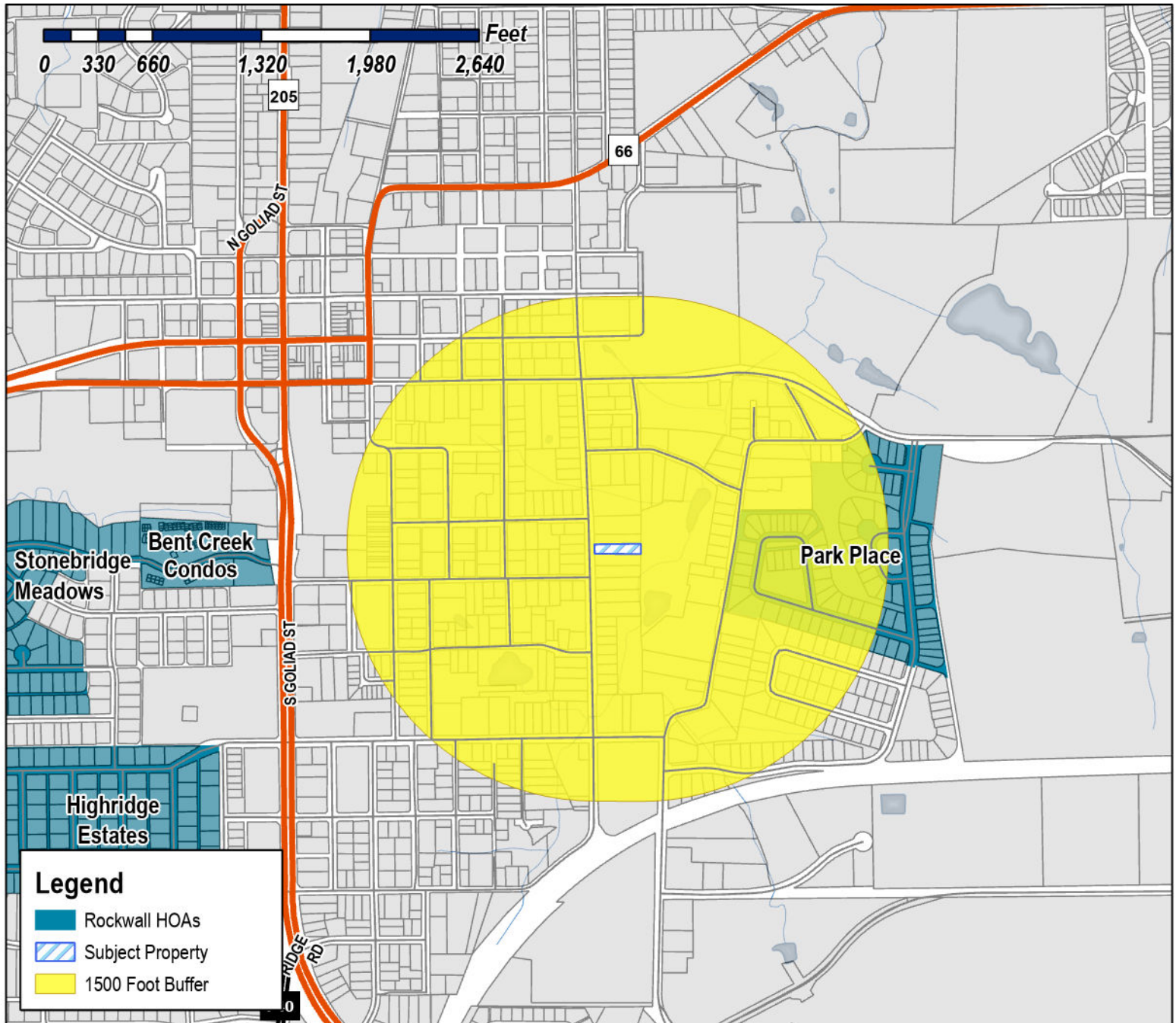




# City of Rockwall

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**Case Number:** Z2025-015  
**Case Name:** Specific Use Permit (SUP) for Residential Infill & Guest Quarters/ Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 403B S. Clark Street

**Date Saved:** 3/14/2025

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-015]  
**Date:** Wednesday, March 19, 2025 9:43:50 AM  
**Attachments:** [Public Notice \(03.17.2025\).pdf](#)  
[HOA Map \(03.19.2025\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, March 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2025-015: Specific Use Permit (SUP) for a Residential Infill and a Guest Quarters/ Secondary Living Unit  
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

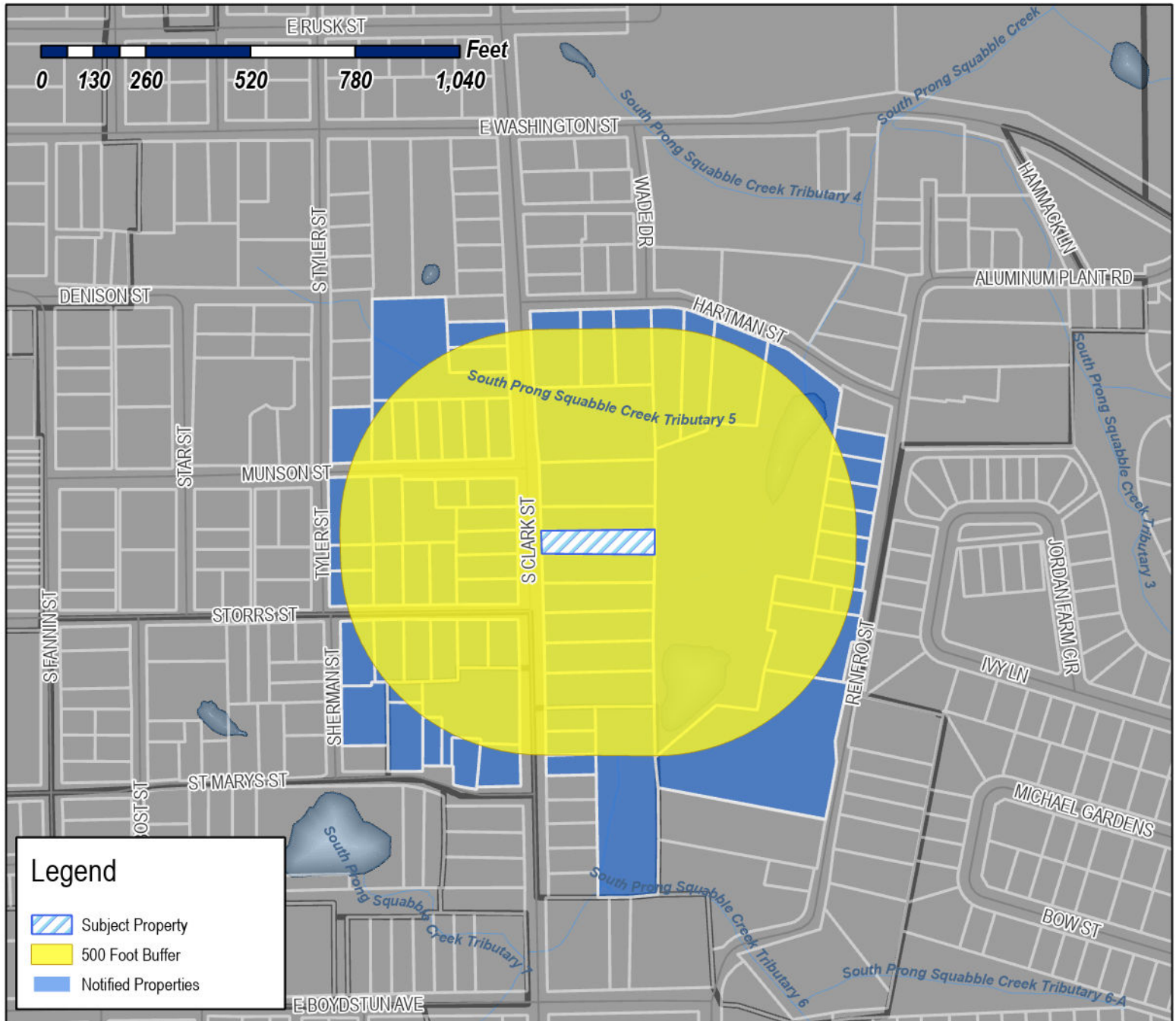




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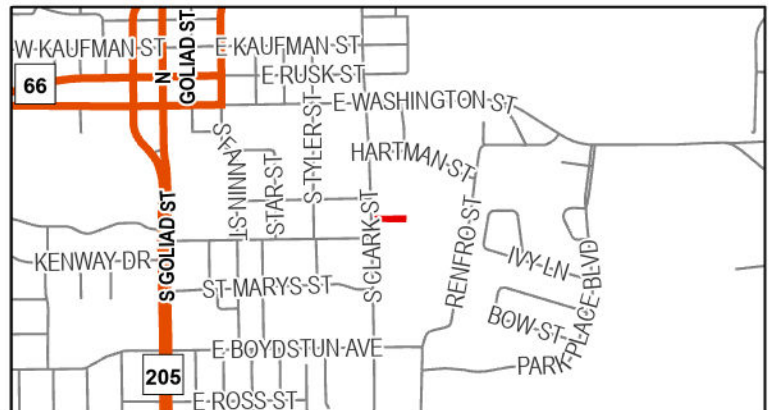
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MCCALLUM V LLC  
DARRELL ALAN MCCALLUM AND SHARON  
FRANCES MCCALLUM AS MEMBERS  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

GADDIS DANNY E  
12922 EPPS FIELD RD  
FARMERS BRANCH, TX 75234

HOGUE MIKE  
1498 HUBBARD DRIVE  
FORNEY, TX 75126

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 76554

LOWREY SUSAN  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

CASTRO DEVELOPMENT LLC  
2212 Ridge Crest Dr  
Richardson, TX 75080

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
306 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 S CLARK ST  
ROCKWALL, TX 75087

STARK ROBERT SCOTT  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
402 RENFRO ST  
ROCKWALL, TX 75087

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE  
403 S CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
404 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
404 S CLARK ST  
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE  
405 S CLARK ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
406 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
406 S CLARK ST  
ROCKWALL, TX 75087

BOWEN CHASE AND  
PERRY BOWEN  
407 S. CLARK ST.  
ROCKWALL, TX 75087

RESIDENT  
408 RENFRO ST  
ROCKWALL, TX 75087

GADDIS CAMILLE D  
408 SOUTH CLARK STREET  
ROCKWALL, TX 75087



RESIDENT  
410 RENFRO ST  
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA  
410 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
412 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
500 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
501 SHERMAN ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN  
501 S CLARK ST  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
ROD HOLLAND  
502 MUNSON STREET  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA  
503 SOUTH CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
504 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
506 RENFRO ST  
ROCKWALL, TX 75087

EARNHEART JOHN L  
506 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

LECOUR DAVID & RENEE  
507 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

CASTRO RENE AND BETSY  
509 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
510 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
511 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
512 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND  
NORMA L CRUZ HERNANDEZ  
513 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
601 STORRS ST  
ROCKWALL, TX 75087

LEE STEPHANIE  
602 Storrs St  
Rockwall, TX 75087

JONES PEGGY  
604 STORRS ST  
ROCKWALL, TX 75087

DAVIS JIMMY JACK  
605 STORRS ST  
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D  
606 STORRS STREET  
ROCKWALL, TX 75087

RESIDENT  
607 ST MARY  
ROCKWALL, TX 75087

HALDEMAN MICHAEL  
607 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
608 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
609 STORRS ST  
ROCKWALL, TX 75087

JOHNSTON SHERRI A  
610 STORRS ST  
ROCKWALL, TX 75087

H & M TOOL AND DIE CO  
611 SAINT MARY ST  
ROCKWALL, TX 75087

RESIDENT  
612 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
613 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
710 AGAPE CIR  
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK  
710 AGAPE CIR  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M  
802 AGAPE CIR  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

TUTTLE LEON ETUX  
963 W Yellowjacket Ln Apt 122  
Rockwall, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

## **Z2025-015: Specific Use Permit (SUP) for Residential Infill and a Guest Quarters/ Secondary Living Unit**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, 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, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 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:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, April 21, 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. Z2025-015: Specific Use Permit (SUP) for Residential Infill and 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







A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

#### ISSUE LOG

DATE	DESCRIPTION	BY

#### REVISION LOG

DATE	DESCRIPTION	BY

#### ISSUED FOR:

- ☒ PRELIMINARY -
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

CONTRACTOR: JAMES BULL  
DESIGNER: PATRICK HILLIS

ARCH. PROJ. # 2101 SCALE REF. CHANGES

SHEET NO.

**A3.2**

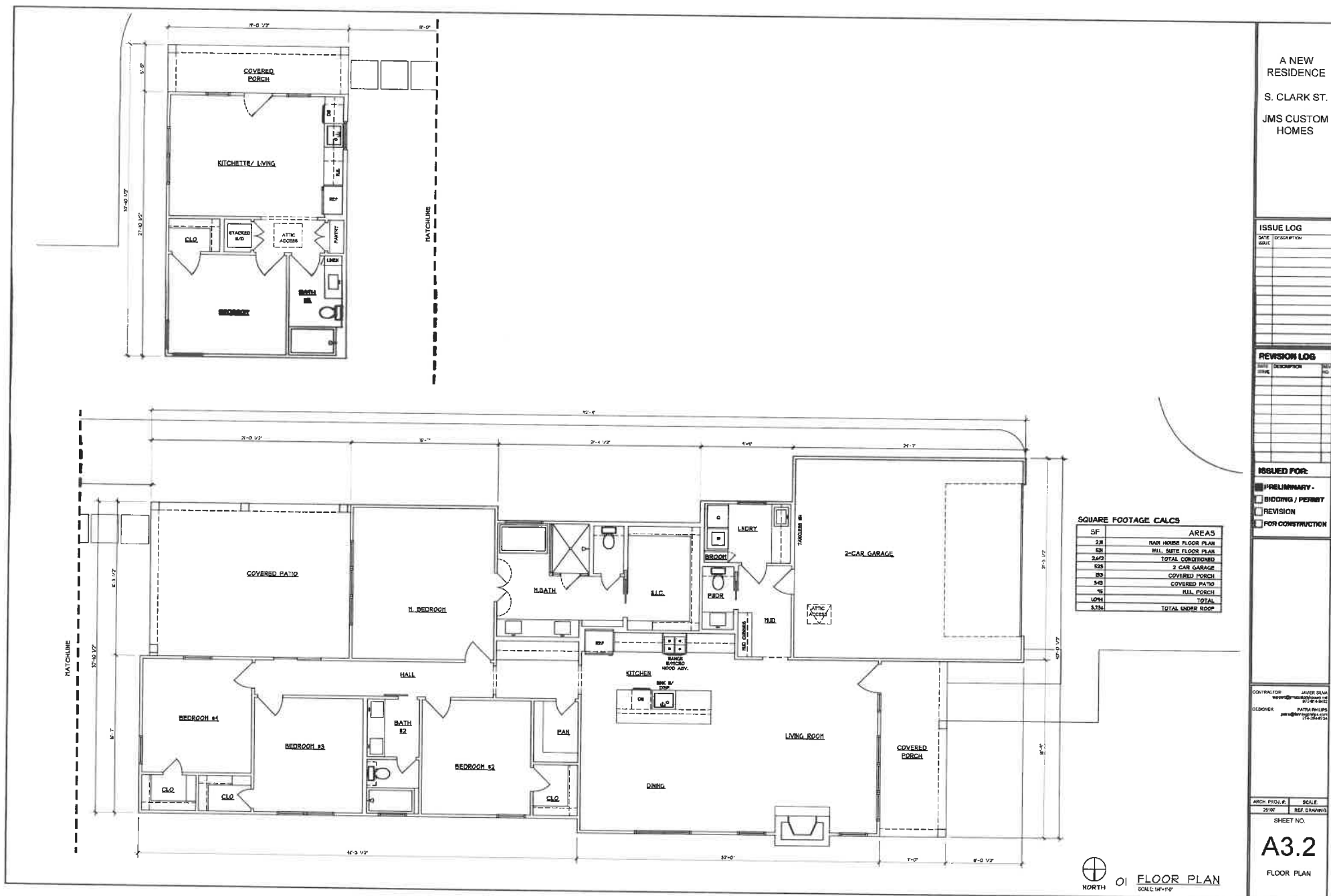
FLOOR PLAN

#### SQUARE FOOTAGE CALCS

SF	AREAS
238	THIRD FLOOR PLAN
528	1st FLOOR PLAN
2642	TOTAL CONDITIONED
523	2 CAR GARAGE
33	COVERED PORCH
343	COVERED PATIO
15	1st PORCH
1071	TOTAL
5.33	TOTAL UNDER ROOF



01 FLOOR PLAN  
SCALE 1/4"=1'-0"





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

#### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
401 S. Clark Street	Single-Family Home	1900	3,925	1,140	Siding
402 S. Clark Street	Single-Family Home	1987	1,688	374	Brick and Siding
403A S. Clark Street	Single-Family Home	1966	752	N/A	Stone and Siding
403B S. Clark Street	Vacant	N/A	N/A	N/A	N/A
404 S. Clark Street	Single-Family Home	1983	1,529	N/A	Brick
405 S. Clark Street	Single-Family Home	2006	2,783	N/A	Brick and Stone
406 S. Clark Street	Single-Family Home	1990	1,588	144	Brick
407 S. Clark Street	Single-Family Home	2019	5,408	N/A	Siding
408 S. Clark Street	Single-Family Home	2006	3,251	N/A	Brick and Stone
410 S. Clark Street	Single-Family Home	1989	1,772	N/A	Siding
501 S. Clark Street	Single-Family Home	2021	4,561	N/A	Siding
503 S. Clark Street	Single-Family Home	2022	4,990	N/A	Siding
AVERAGES:		1990	2,932	553	



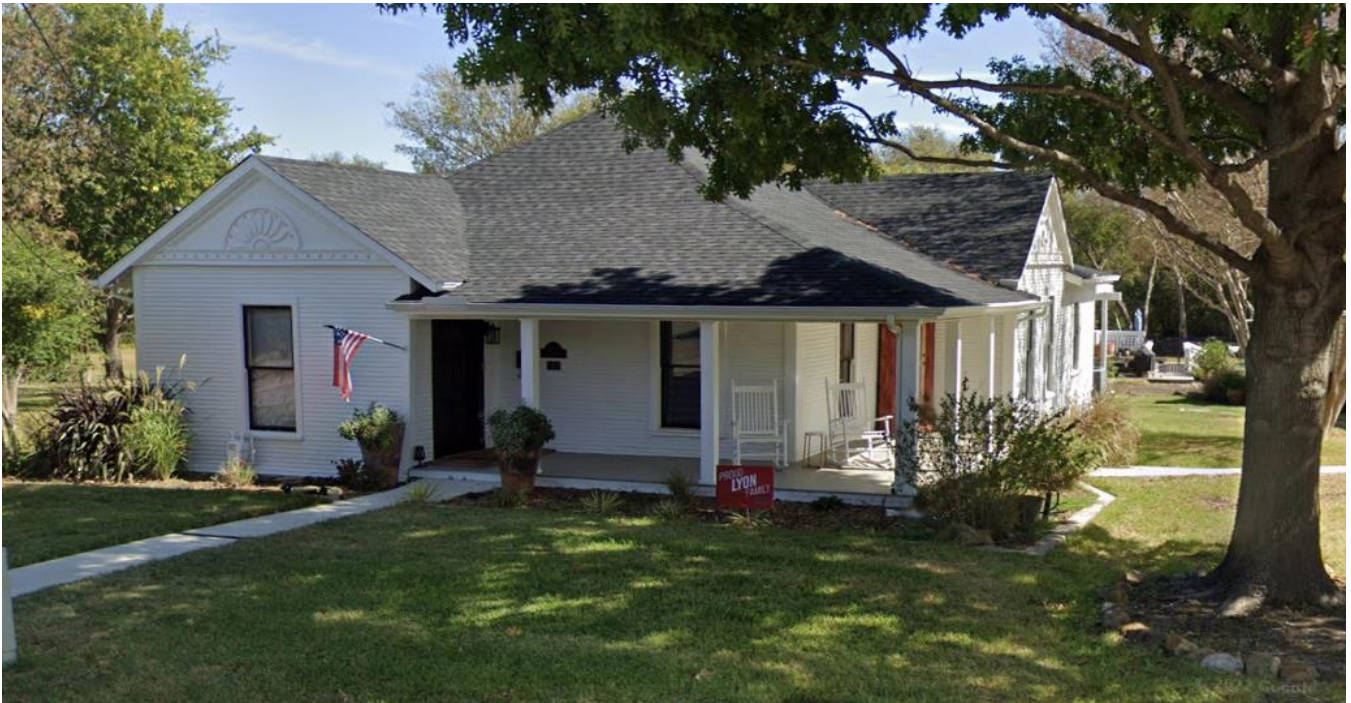
## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



401 S. Clark Street



402 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

403A S. Clark Street



403B S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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404 S. Clark Street



405 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

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406 S. Clark Street



407 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

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408 S. Clark Street



410 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

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501 S. Clark Street



503 S. Clark Street

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision and Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S, Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and



with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *single-family home and guest quarters/secondary living unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 630 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>th</sup> DAY OF MAY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 21, 2025

2<sup>nd</sup> Reading: May 5, 2025



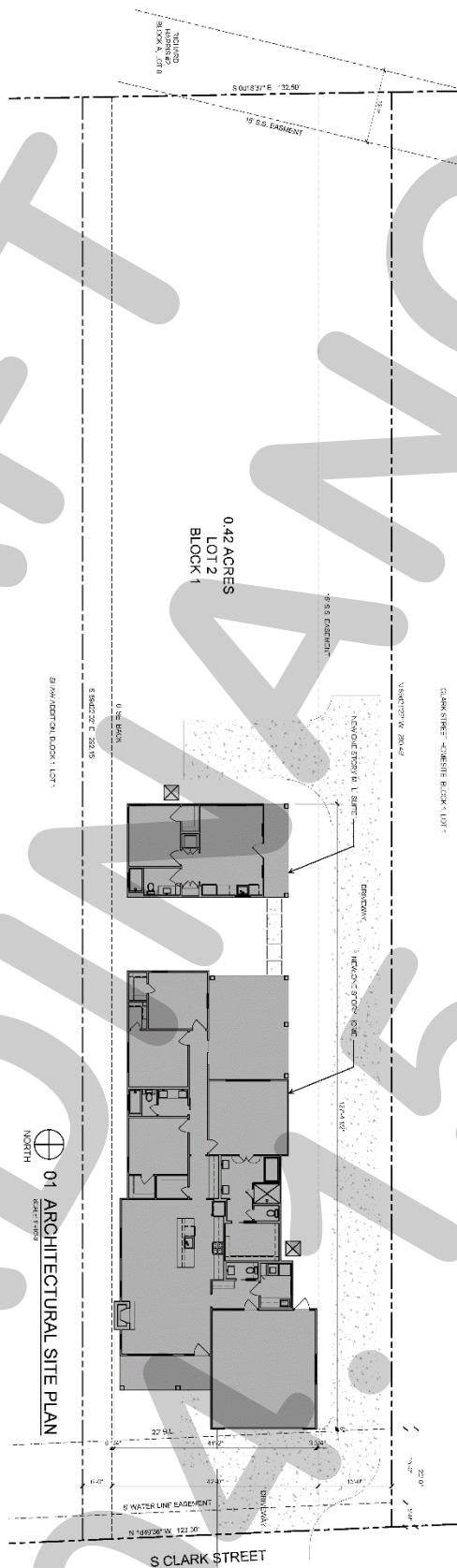
**Exhibit 'A':**  
**Location Map**

Address: 403B S. Clark Street

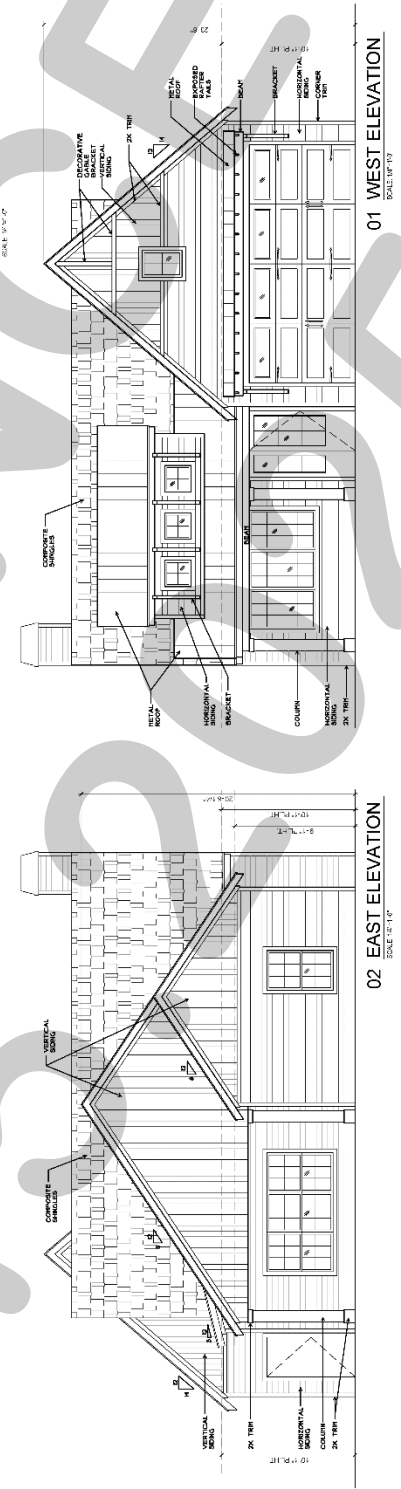
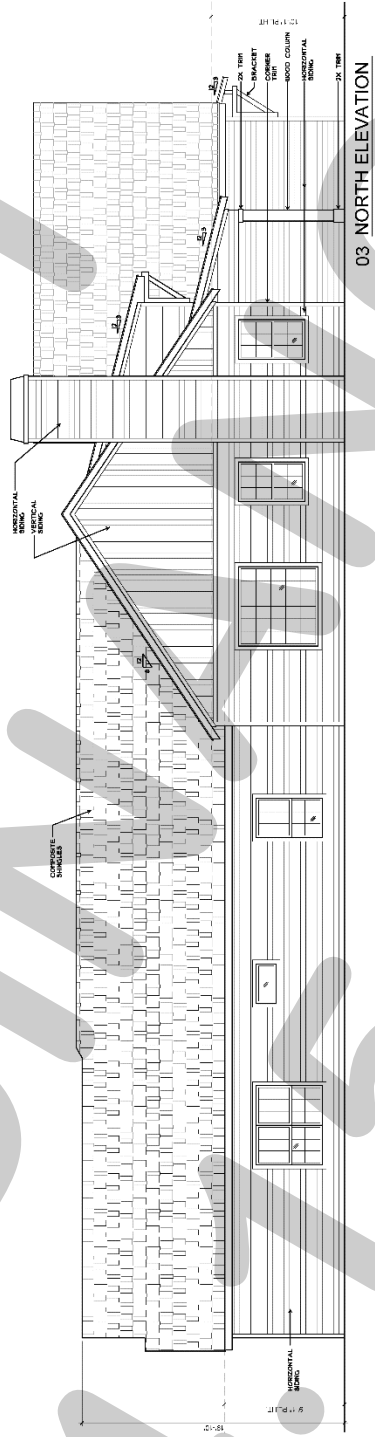
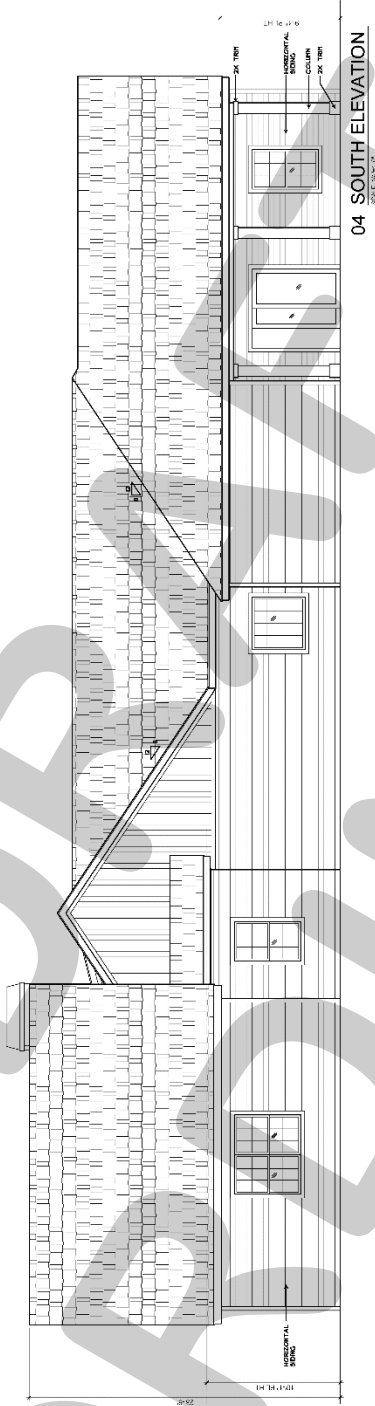
Legal Description: Lot 2, Block 1, Shaw Addition



**Exhibit 'B':**  
**Residential Plot Plan**

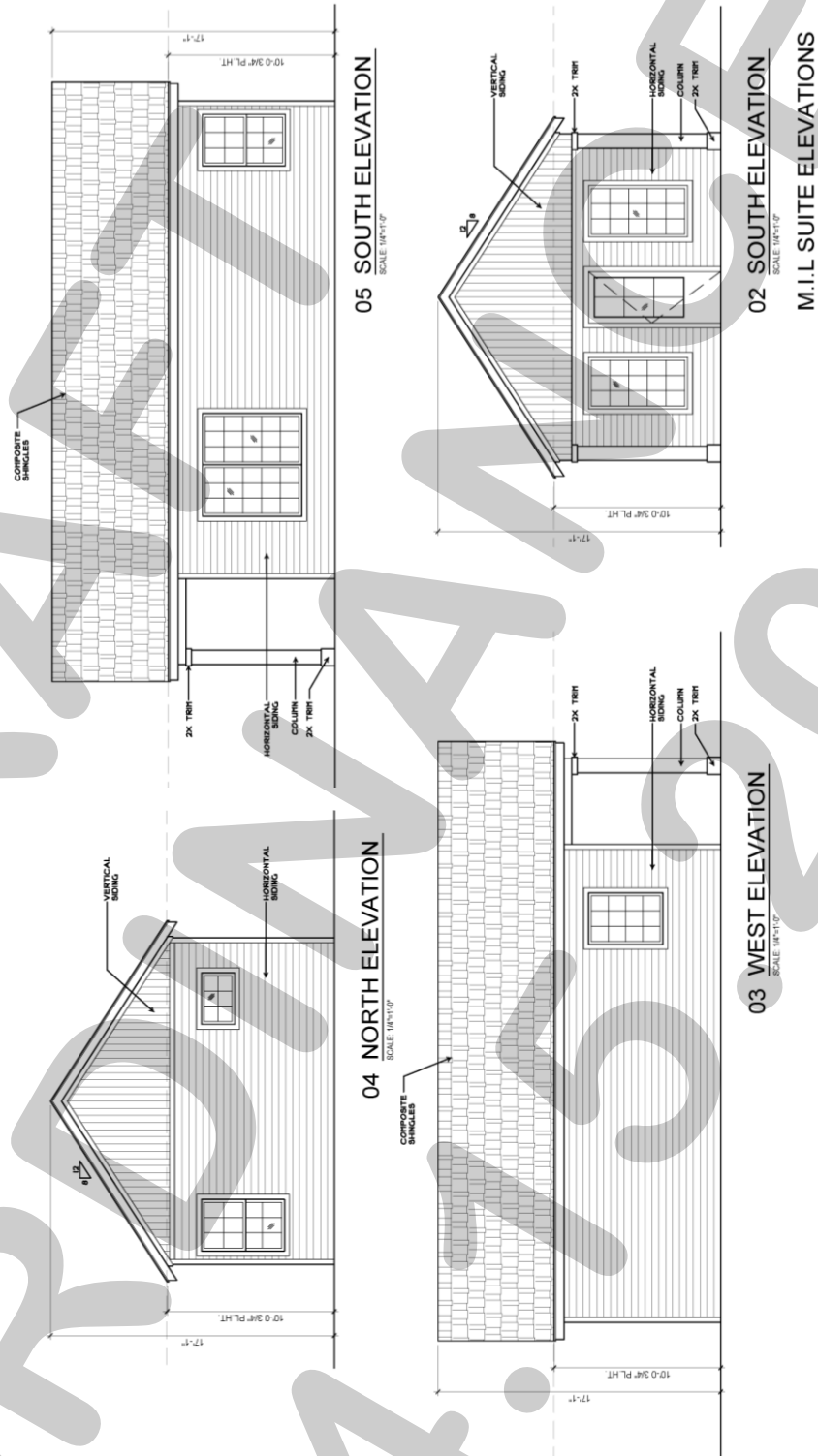


**Exhibit 'C':**  
**Building Elevations**





**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

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**TO:** Mayor and City Council

**DATE:** April 21, 2025

**APPLICANT:** Javier Silva; JMS Custom Homes

**CASE NUMBER:** Z2025-015; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 403B S. Clark Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

### **BACKGROUND**

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District. The subject property has remained vacant and zoned Single-Family 7 (SF-7) District. On July 7, 2012, the subject property was platted as Lot 2, Block 1, Shaw Addition.

### **PURPOSE**

The applicant -- *Javier Silva of JMS Custom Homes* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home and a *Guest Quarters/Secondary Living Unit* on the subject property in accordance with Subsection 02.03(B) (11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 403B S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) parcel of land [i.e. 403A S. Clark Street] which is the remainder of the Shaw Addition. Beyond this are five (5) parcels of land [i.e. 301, 307, 401 S. Clark Street and 706 & 708 Hartman Street] that make up a part of the B.F. Boydston Addition. All of these properties are developed with single-family homes and are zoned Single-Family 7 (SF-7) District. North of this is Hartman Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the Clark Street Homesite Addition, which consists of two (2) lots [i.e. 405 & 407 S. Clark Street] developed with single-family homes. Beyond this is the Haley and Kyle Subdivision, which consists of two (2) lots [i.e. 501 & 503 S. Clark Street] that are developed with single-family homes. South of this is one (1) parcel of land [i.e. Block 107 of the B.F. Boydston Addition] which is developed with a single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a vacant 6.60-acre parcel of land [i.e. Lot 8, Block A, Richard Harris No. 2 Addition] zoned Single-Family 7 (SF-7) District. Beyond this are seven (7) parcels of land [i.e. 400, 402, 404, 406,

408, 410 & 412 Renfro Street] that are developed with single-family homes and make up the remainder of the Richard Harris No. 2 Addition. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Renfro Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Shields Subdivision, which consists of 4 lots on 0.85-acres. West of this are various parcels of land that make up part of three (3) different subdivisions [i.e. B.F. Boydston, Dodson Hardin, and Tovar Subdivisions]. These properties are all developed with single-family homes and zoned Single-Family 7 (SF-7) District.

## CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the B.F. Boydston Addition, which is considered to be an established subdivision, and has been in existence for more than ten (10) years, consists of more than five (5) lots, and is greater than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1900 - 2022	N/A
Building SF on Property	752 SF – 5,408 SF	3,110 SF
Building Architecture	Mostly Single-Family Homes and One (1) Vacant Lot	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick, Siding, and Stone	Board & Batten Siding
Paint and Color	Grey, White, Red, Orange, Brown	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle and Metal
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garage will be set eight (8) feet, 1-2-inch in front of the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to one (1) standard outlined in the Unified Development Code (UDC). This is as follows:

- (1) Garage. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is located 8-feet, ½-inch in front of the front façade of the home. In this case, the proposed garage is situated 8-feet, ½-inch in front of the front façade of the home which will require a variance from the Planning and Zoning Commission. When looking at this non-conformity, staff should point out that this is not uncommon along the existing housing on S. Clark Street and staff does not feel this will create a negative impact within the subdivision.

With this being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving this requirement. With the exception of this deviation from the *District Development Standards*, the rest of the request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Clark Street and the proposed building elevations in the attached packet.

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* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) 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, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure 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 933 SF *Guest Quarters/Secondary Living Unit* (i.e. 3,110 SF x 30.00% = 933 SF) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is only requesting a 626 SF *Guest Quarters/Secondary Living Unit*, which represents 20.13% of the primary structure. This is approximately 9.87% less than what the Unified Development Code (UDC) allows.

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 single-family home and *Guest Quarters/Secondary Living Unit*. 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 March 18, 2025, staff mailed 84 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 written, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision and Guest Quarters/Secondary Living Unit*, 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 Residential Plot Plan as depicted in *Exhibit 'B'*

of the draft ordinance.

- (b) The construction of a *single-family home and guest quarters/secondary living unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance.
  - (c) The Guest Quarters/Secondary Living Unit shall not exceed a maximum of 630 SF.
  - (d) The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
  - (e) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance; and,
  - (f) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

#### **PLANNING AND ZONING COMMISSION**

On April 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Thompson absent.





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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> 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

403 BOKA Clark St. Rockwall TX 75087

SUBDIVISION

Shaw Addition

LOT

2

BLOCK

1

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Land

PROPOSED ZONING

Residential

PROPOSED USE

New Build

ACREAGE

0.42

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

JMS Custom Homes

☐ APPLICANT

Javier Silva

CONTACT PERSON

Javier Silva

CONTACT PERSON

Javier Silva

ADDRESS

58 Windsor DR.

ADDRESS

58 Windsor DR.

CITY, STATE & ZIP

Rockwall TX 75082

CITY, STATE & ZIP

Rockwall TX 75082

PHONE

972-814-9462

PHONE

972-814-9462

E-MAIL

support@jmscustomhomes.net

E-MAIL

support@jmscustomhomes.net

## NOTARY VERIFICATION [REQUIRED]

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

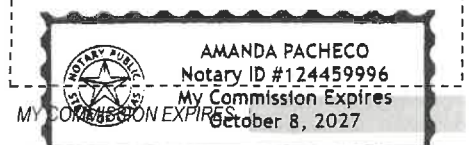
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2025 BY SIGNING THIS APPLICATION, 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 14th DAY OF March, 2025

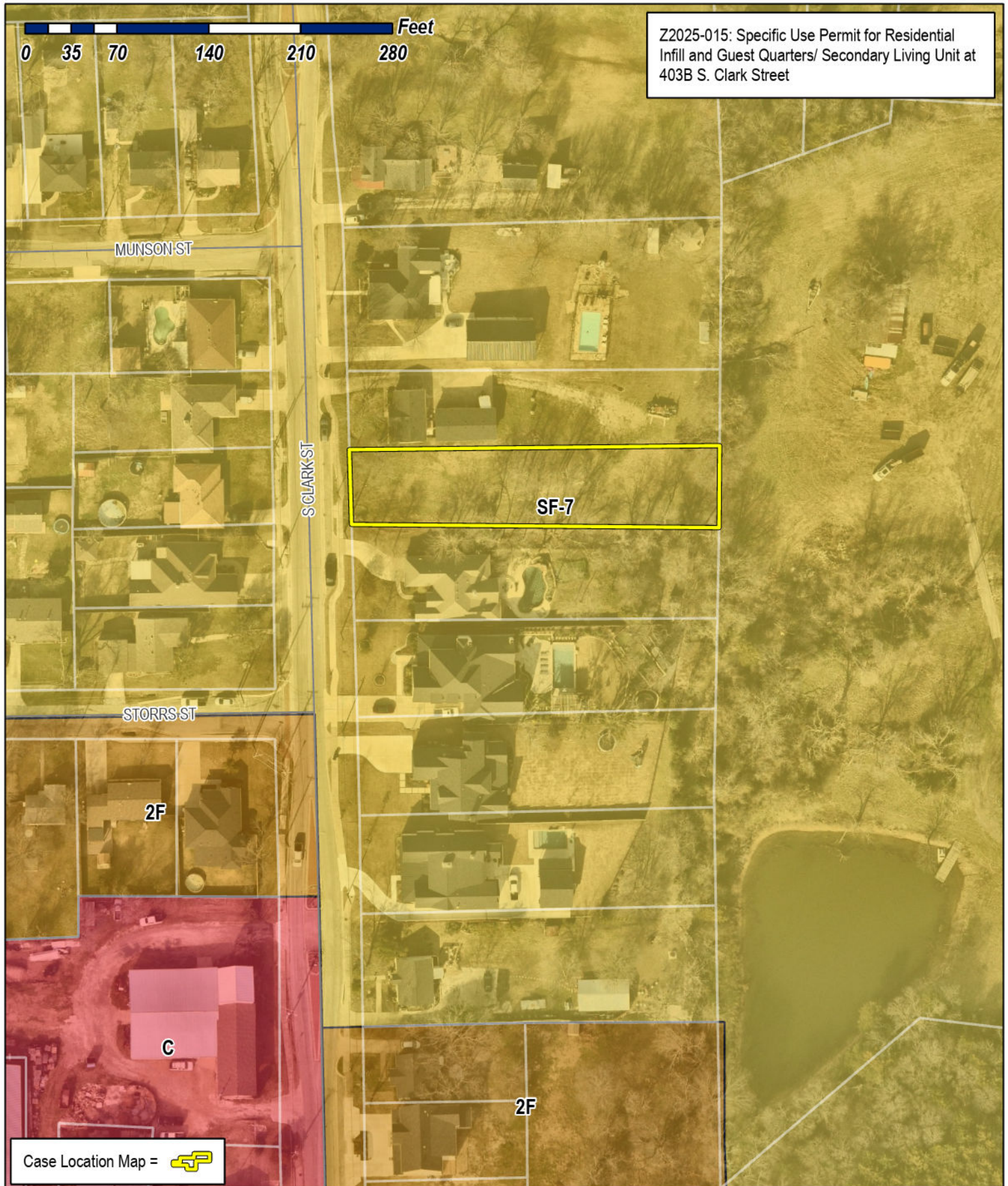
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## City of Rockwall

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

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



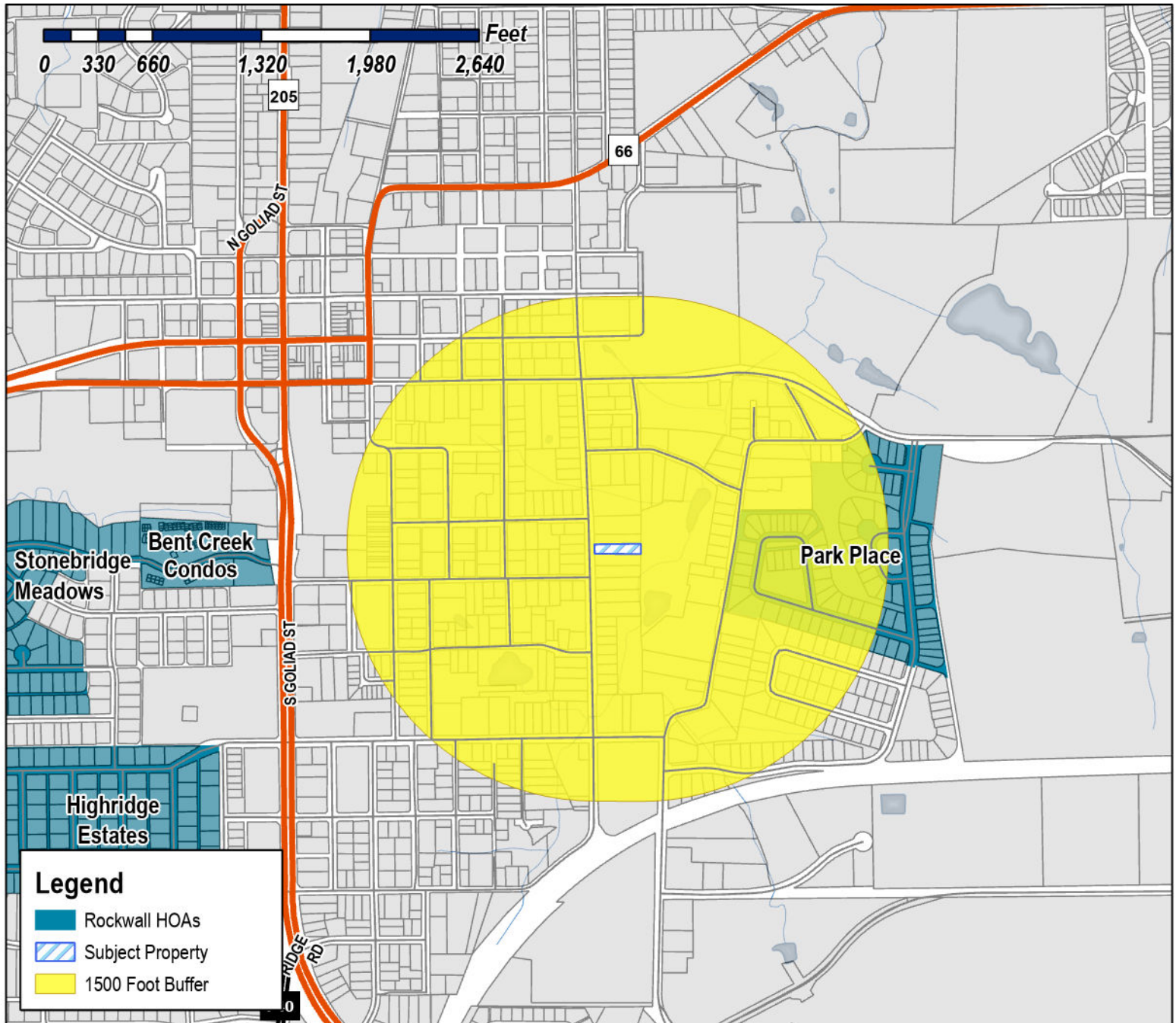




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2025-015  
**Case Name:** Specific Use Permit (SUP) for Residential Infill & Guest Quarters/ Secondary Living Unit  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 403B S. Clark Street

**Date Saved:** 3/14/2025

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2025-015]  
**Date:** Wednesday, March 19, 2025 9:43:50 AM  
**Attachments:** [Public Notice \(03.17.2025\).pdf](#)  
[HOA Map \(03.19.2025\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, March 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2025-015: Specific Use Permit (SUP) for a Residential Infill and a Guest Quarters/ Secondary Living Unit  
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568

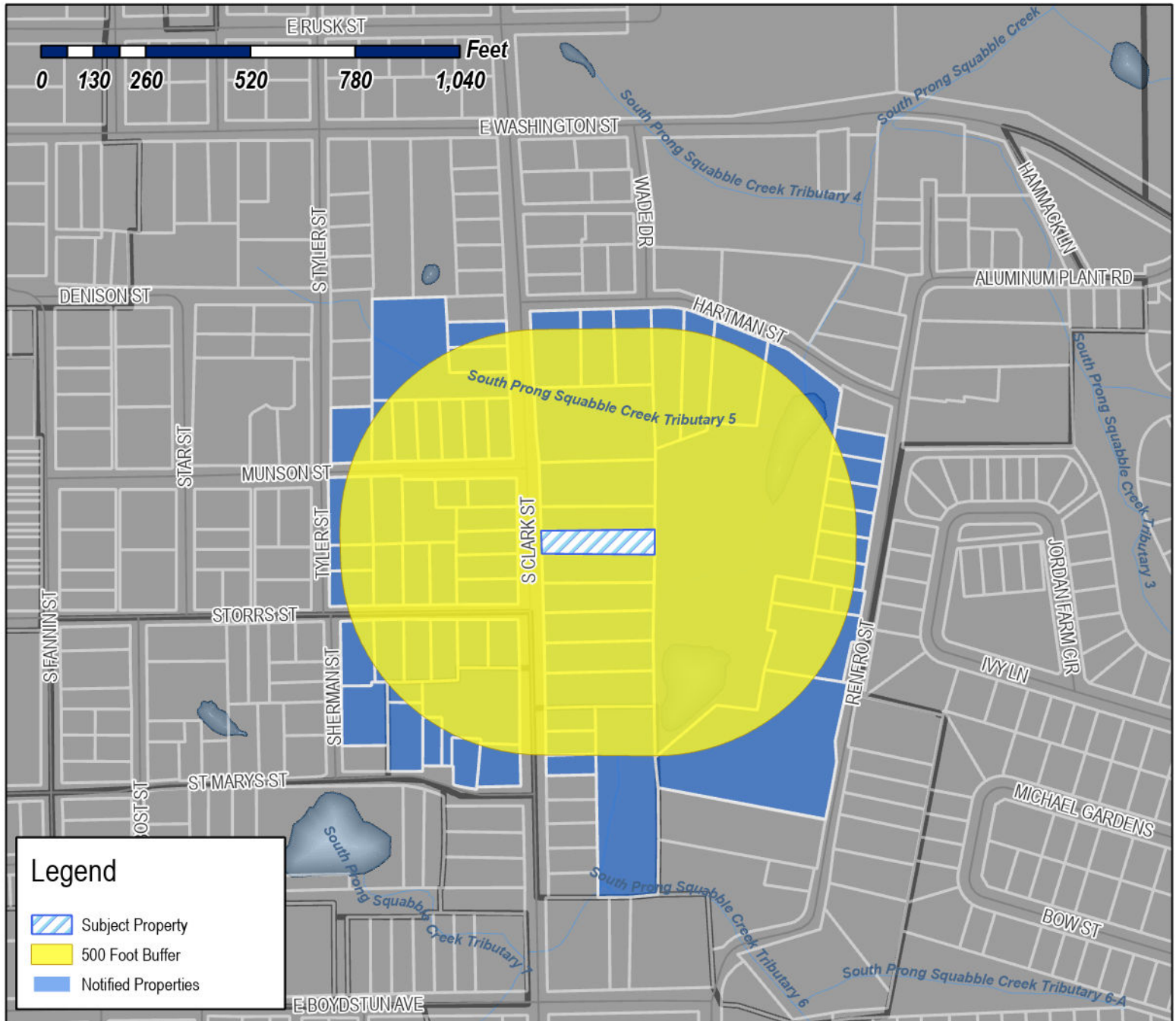




# City of Rockwall

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

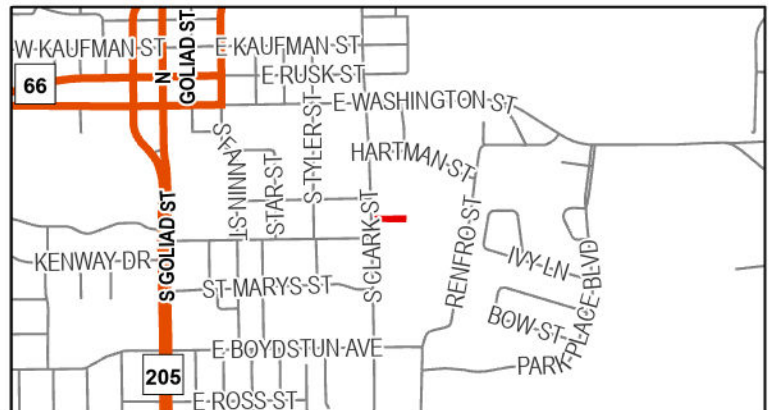
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**Date Saved:** 3/14/2025

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



MCCALLUM V LLC  
DARRELL ALAN MCCALLUM AND SHARON  
FRANCES MCCALLUM AS MEMBERS  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

GADDIS DANNY E  
12922 EPPS FIELD RD  
FARMERS BRANCH, TX 75234

HOGUE MIKE  
1498 HUBBARD DRIVE  
FORNEY, TX 75126

BOREN TERRY L ETUX  
207 GNARLY OAKS WAY  
LTL RVR ACAD, TX 76554

LOWREY SUSAN  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

CASTRO DEVELOPMENT LLC  
2212 Ridge Crest Dr  
Richardson, TX 75080

MUNSON PARTNERS 1 LLC  
2241 AUBURN AVE  
DALLAS, TX 75214

CONFIDENTIAL  
2420 Conrad Cir  
Heath, TX 75032

CAUBLE LINDA  
301 S CLARK ST  
ROCKWALL, TX 75087

BURGESS JULIA ANN  
302 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
306 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
307 S CLARK ST  
ROCKWALL, TX 75087

STARK ROBERT SCOTT  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH  
401 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
402 RENFRO ST  
ROCKWALL, TX 75087

SADLER LESLIE A  
402 S CLARK ST  
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE  
403 S CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
404 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
404 S CLARK ST  
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE  
405 S CLARK ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA  
405 TYLER ST  
ROCKWALL, TX 75087

RESIDENT  
406 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
406 S CLARK ST  
ROCKWALL, TX 75087

BOWEN CHASE AND  
PERRY BOWEN  
407 S. CLARK ST.  
ROCKWALL, TX 75087

RESIDENT  
408 RENFRO ST  
ROCKWALL, TX 75087

GADDIS CAMILLE D  
408 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
410 RENFRO ST  
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA  
410 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
412 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
500 RENFRO ST  
ROCKWALL, TX 75087

RESIDENT  
501 SHERMAN ST  
ROCKWALL, TX 75087

HUDSON KATIE  
501 MUNSON ST  
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN  
501 S CLARK ST  
ROCKWALL, TX 75087

HOLLAND TRENTON A AND  
ROD HOLLAND  
502 MUNSON STREET  
ROCKWALL, TX 75087

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

RICHARDSON JEANETTE  
503 MUNSON ST  
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA  
503 SOUTH CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
504 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
505 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
506 RENFRO ST  
ROCKWALL, TX 75087

EARNHEART JOHN L  
506 MUNSON ST  
ROCKWALL, TX 75087

WYCKOFF MICHELE M  
507 MUNSON ST  
ROCKWALL, TX 75087

LECOUR DAVID & RENEE  
507 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
508 MUNSON ST  
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1  
508 HIGHVIEW LANE  
ROCKWALL, TX 75087

RESIDENT  
509 MUNSON ST  
ROCKWALL, TX 75087

CASTRO RENE AND BETSY  
509 SOUTH CLARK STREET  
ROCKWALL, TX 75087

RESIDENT  
510 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
511 MUNSON ST  
ROCKWALL, TX 75087

RESIDENT  
511 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
512 S CLARK  
ROCKWALL, TX 75087

RESIDENT  
513 MUNSON ST  
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND  
NORMA L CRUZ HERNANDEZ  
513 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
601 STORRS ST  
ROCKWALL, TX 75087

LEE STEPHANIE  
602 Storrs St  
Rockwall, TX 75087

JONES PEGGY  
604 STORRS ST  
ROCKWALL, TX 75087



DAVIS JIMMY JACK  
605 STORRS ST  
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D  
606 STORRS STREET  
ROCKWALL, TX 75087

RESIDENT  
607 ST MARY  
ROCKWALL, TX 75087

HALDEMAN MICHAEL  
607 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
608 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
609 STORRS ST  
ROCKWALL, TX 75087

JOHNSTON SHERRI A  
610 STORRS ST  
ROCKWALL, TX 75087

H & M TOOL AND DIE CO  
611 SAINT MARY ST  
ROCKWALL, TX 75087

RESIDENT  
612 STORRS ST  
ROCKWALL, TX 75087

RESIDENT  
613 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
706 HARTMAN ST  
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON  
708 HARTMAN ST  
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
710 AGAPE CIR  
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK  
710 AGAPE CIR  
ROCKWALL, TX 75087

RENDON MARCELINO J JR  
710 HARTMAN ST  
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN  
712 HARTMAN ST  
ROCKWALL, TX 75087

HOOVER LINDA WEST-  
716 HARTMAN STREET  
ROCKWALL, TX 75087

SIMMONS JOHN V & JOAN M  
802 AGAPE CIR  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

TUTTLE LEON ETUX  
963 W Yellowjacket Ln Apt 122  
Rockwall, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO  
PO BOX 2437  
ROCKWALL, TX 75087

AUBE JEAN-PAUL III  
PO BOX 868  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

## **Z2025-015: Specific Use Permit (SUP) for Residential Infill and a Guest Quarters/ Secondary Living Unit**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S. Clark Street, 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, April 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 21, 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:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, April 21, 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. Z2025-015: Specific Use Permit (SUP) for Residential Infill and 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:

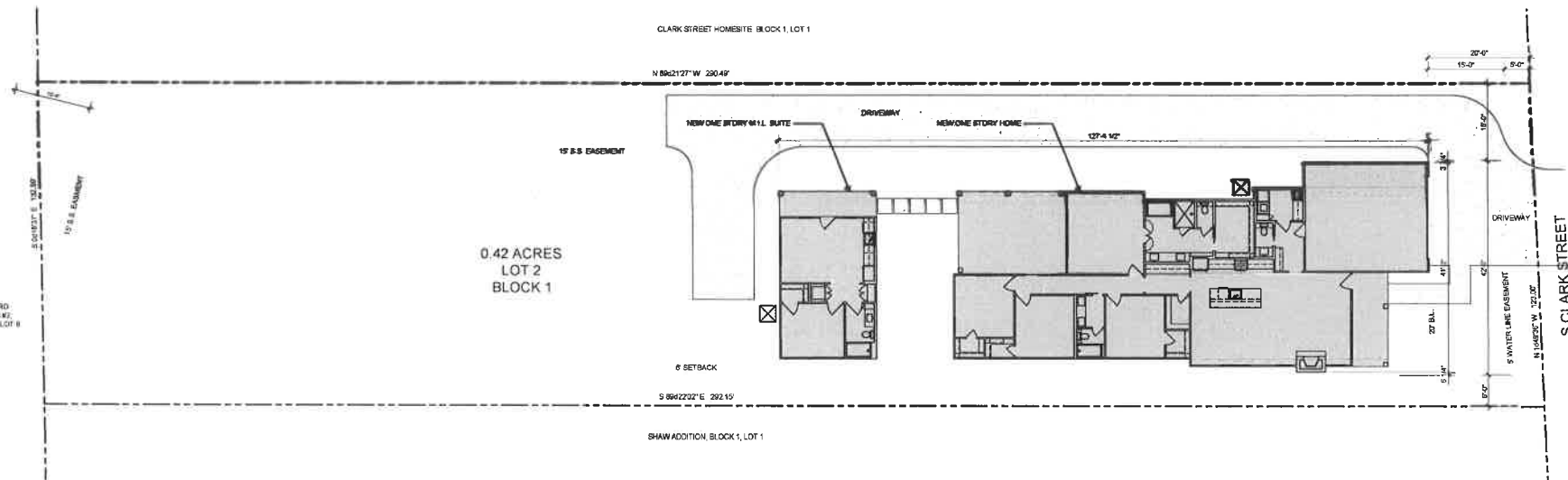
Address:

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



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



01 ARCHITECTURAL SITE PLAN  
SCALE 1"=10'-0"

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

#### ISSUE LOG

DATE	DESCRIPTION
10/14	

#### REVISION LOG

DATE	DESCRIPTION	REV
10/14		1

#### ISSUED FOR:

- ☒ PRELIMINARY
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

CONTRACTOR: JAMES DAVID  
jamesdavid@jamesdavid.com  
DESIGNER: PATRICK PHILLIPS  
patrick.phillips@jamesdavid.com

ARCH PROJ # 21001  
SHEET NO. 017 DRAWING

A2.1  
ARCHITECTURAL  
SITE PLAN

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

## ISSUE LOG

[illegible]

## REVISION LOG

[illegible]

**ISSUED FOR:**

- ☒ PRELIMINARY -  
☐ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION

**CONTRACTOR:** JAVIER SILVA  
support@jmscustomhomes.net  
972-814-9462

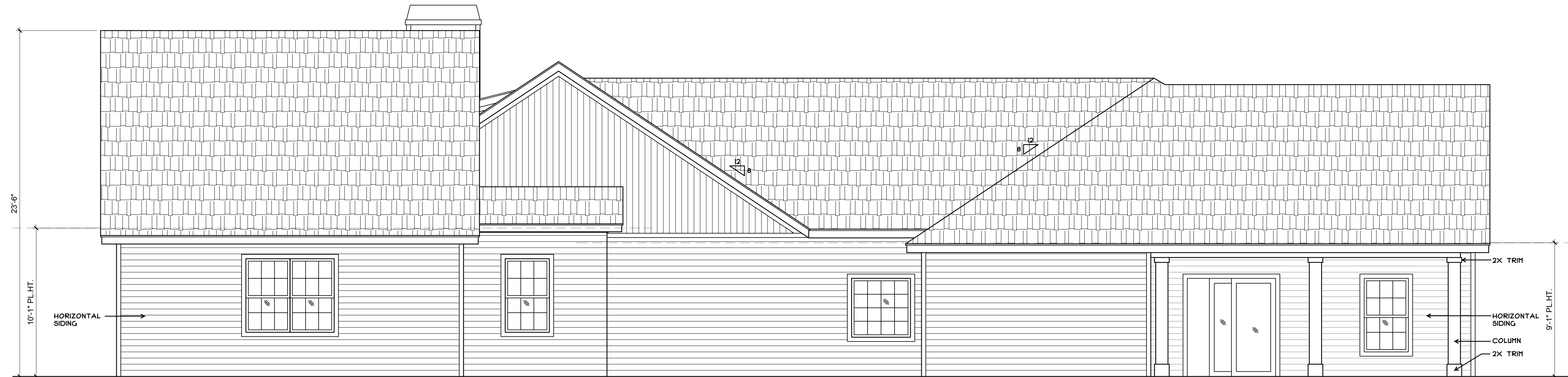
**DESIGNER:** PATRA PHILIPS  
patra@fanningphilips.com  
214-284-8734

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25107	REF. DRAWING

SHEET NO.

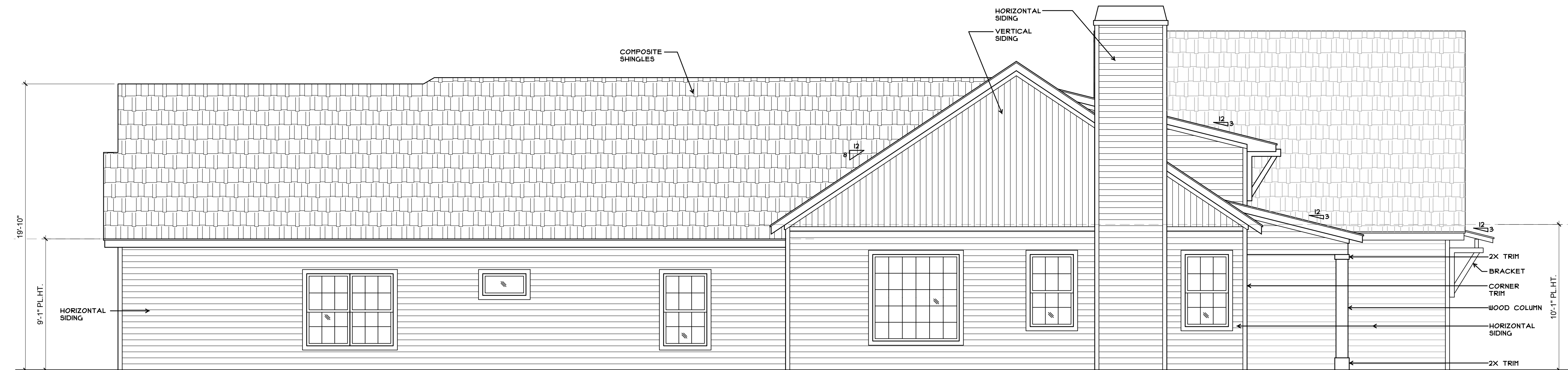
A2

## MAIN HOUSE ELEVATIONS



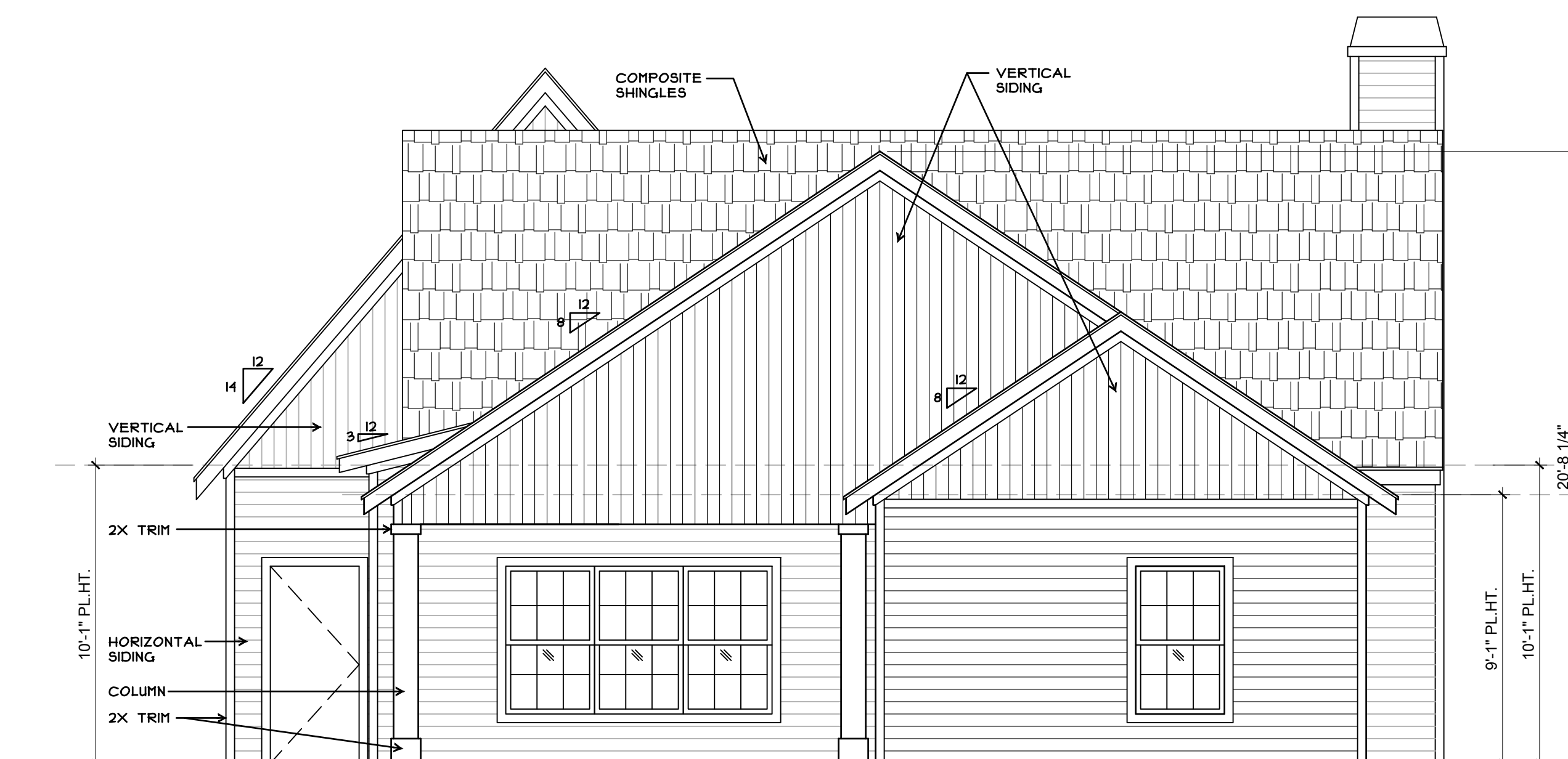
## 04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



### 03 NORTH ELEVATION

SCALE: 1/4"=1'-0"

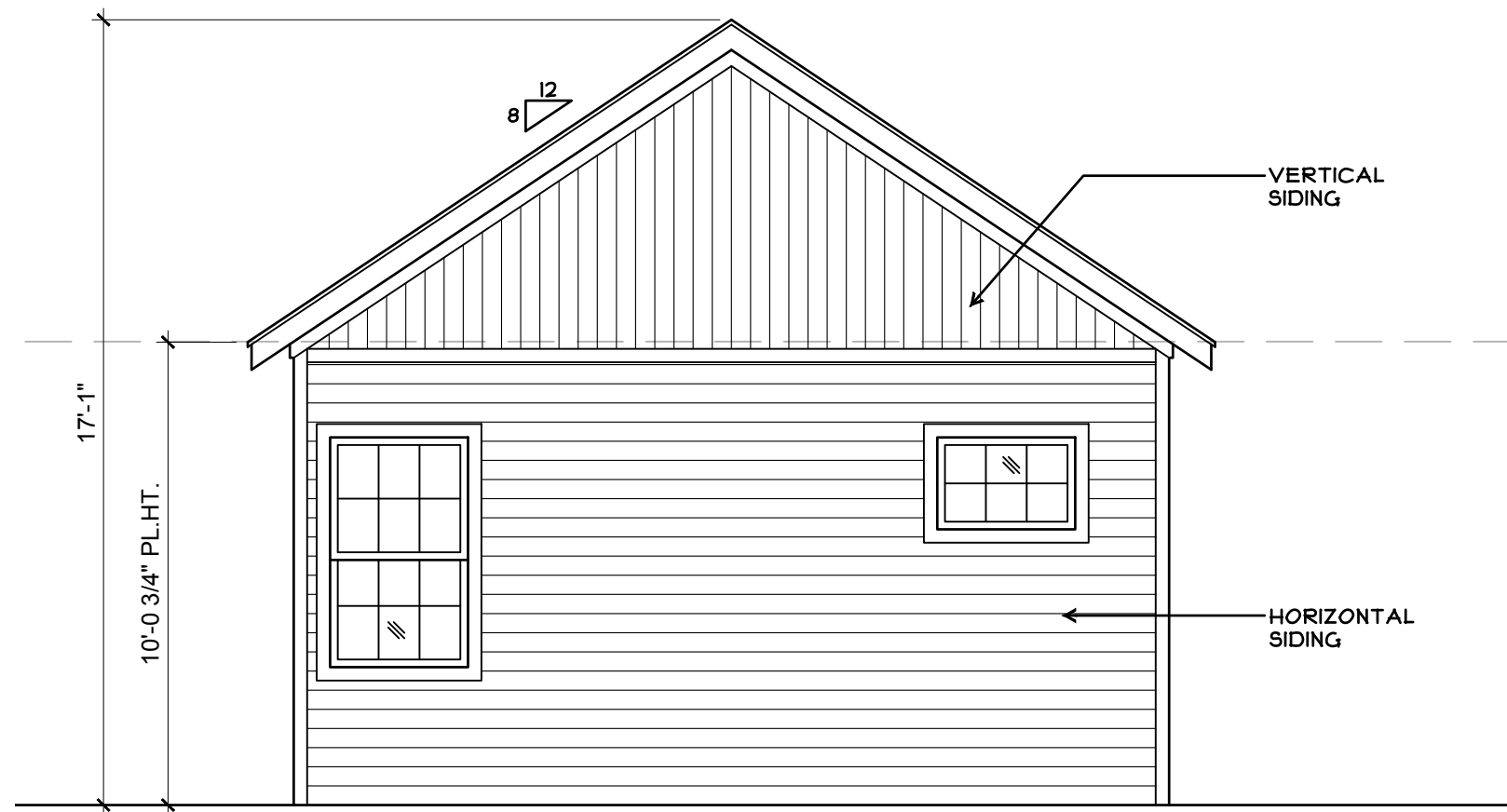


## 02 EAST ELEVATION

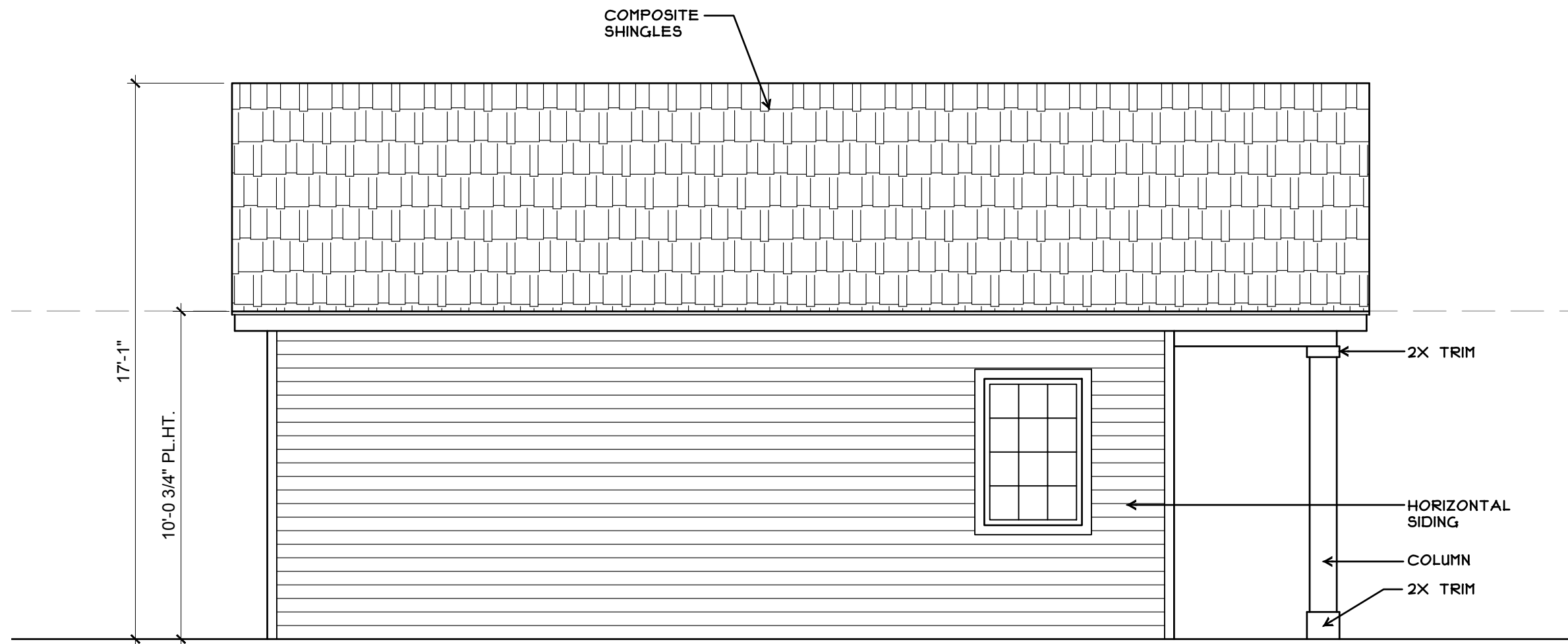


## 01 WEST ELEVATION

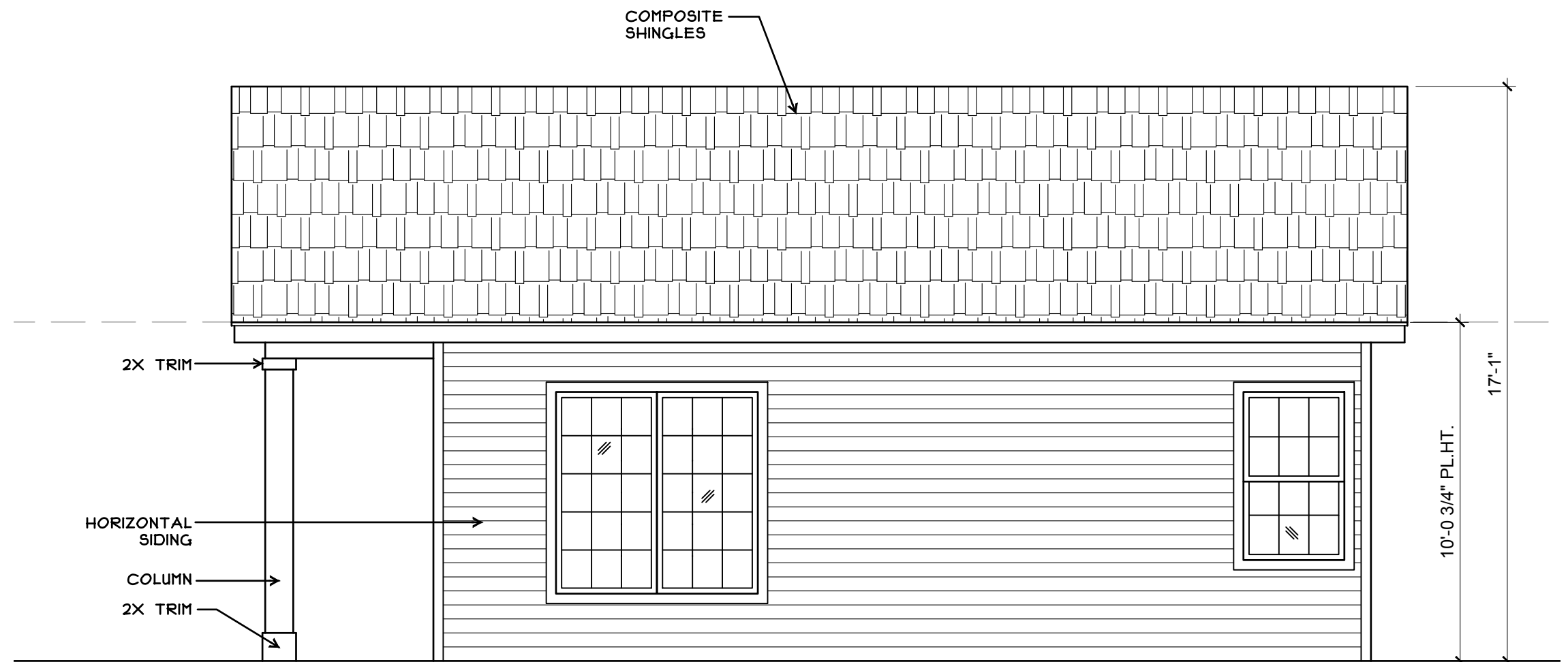




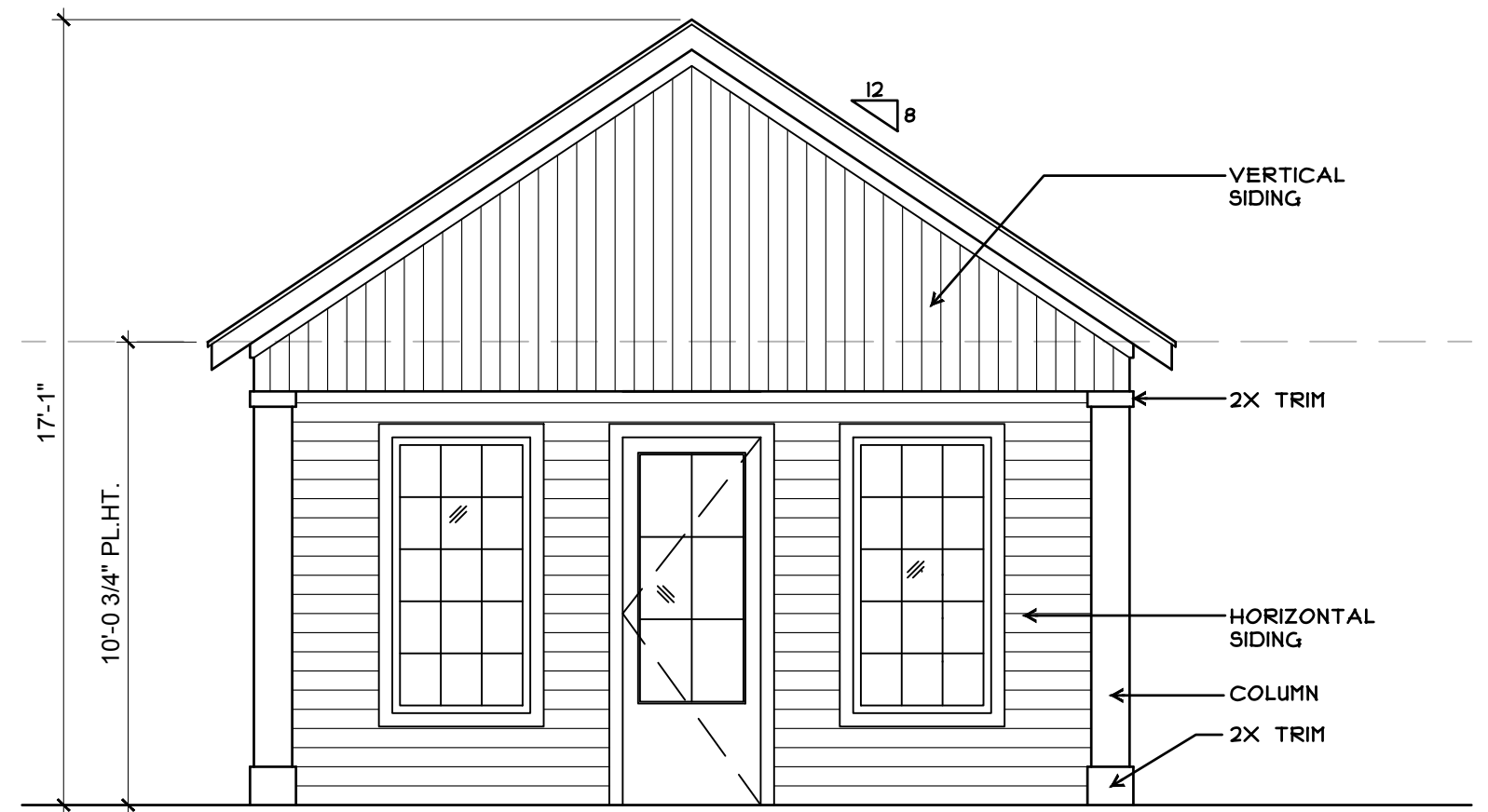
04 NORTH ELEVATION  
SCALE: 1/4"=1'-0"



03 WEST ELEVATION  
SCALE: 1/4"=1'-0"

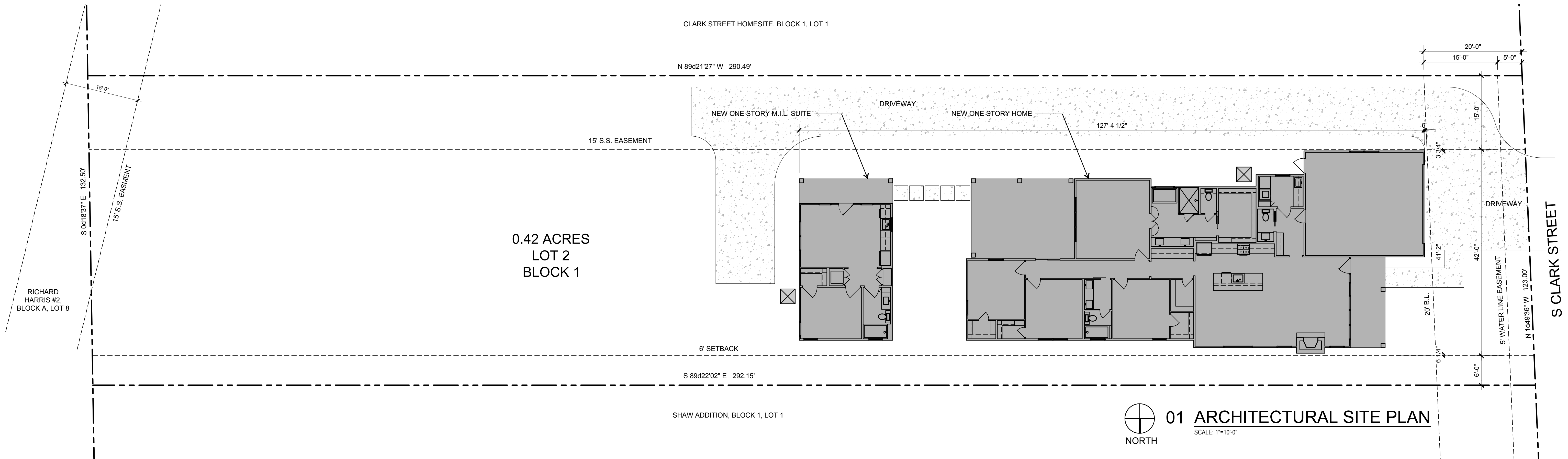


05 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"

M.I.L SUITE ELEVATIONS



01 ARCHITECTURAL SITE PLAN  
SCALE: 1"=10'-0"

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:

- ☒ PRELIMINARY -  
☐ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION

CONTRACTOR: JAVIER SILVA  
support@jmscustomhomes.net  
972-814-9462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214-284-8734

ARCH. PROJ. # 25107  
SCALE: REF. DRAWING

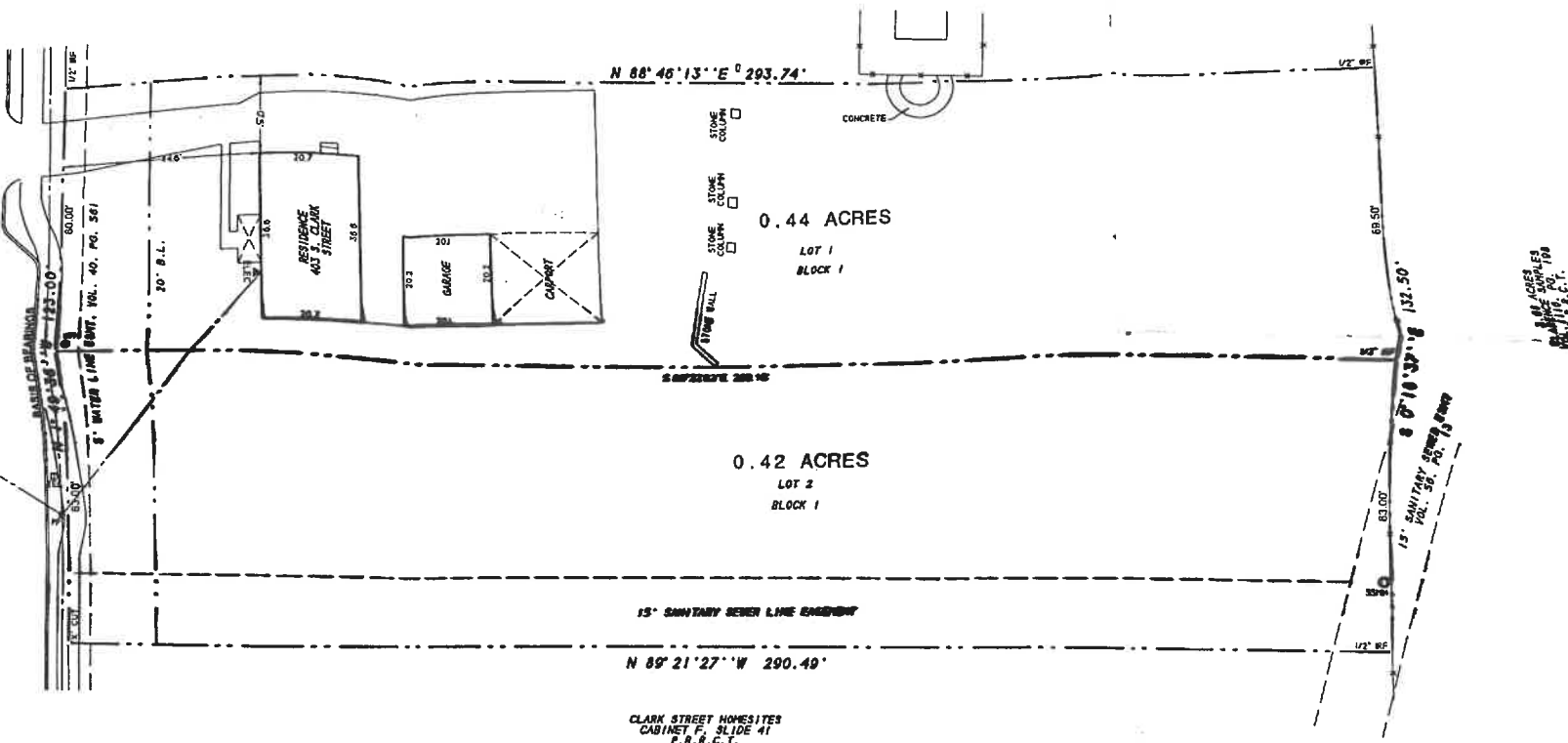
SHEET NO.

A3  
SITE PLAN  
MIL ELEVATIONS

11

MIRE & JANICE PITTMAN  
VOL. 1739, PG. 178

S. CLARK STREET  
60' R.O.R. PER PLAT



# DESCRIPTION

Lots 1 and Lot 2, Block 1, Shaw Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 169, Plat Records, Rockwall County, Texas.

## NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2006, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

## SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, Title Resources Guaranty Company, Homebank Texas, Justin and Brooke Livingston at 403 South Clark Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time 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, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 20th day of July, 2020.

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



H.D. Fetty Land Surveyor, LLC  
c/o Registration no. 10150800

SYMBOL LEGEND			
1/2" IRS	1/2" IRS	1/2" IRS	1/2" IRS
1/2" IRS	1/2" IRS	1/2" IRS	1/2" IRS
1/2" IRS	1/2" IRS	1/2" IRS	1/2" IRS
1/2" IRS	1/2" IRS	1/2" IRS	1/2" IRS

SURVEY DATE JULY 20, 2020  
SCALE 1" = 20' FILE # 2020/221880  
CLIENT LIVINGSTON CP # 51017048

PHONE 972.635.2255 PHONE tracy@hdfetty.com

SURVEY ACCEPTED BY	DATE

A NEW  
RESIDENCE  
S. CLARK ST.  
JMS CUSTOM  
HOMES

#### ISSUE LOG

DATE	DESCRIPTION	BY

#### REVISION LOG

DATE	DESCRIPTION	BY

#### ISSUED FOR:

- ☒ PRELIMINARY -
- ☐ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

CONTRACTOR: JAMES BULL  
DESIGNER: JAMES BULL  
DATE: 10/1/2010

ARCH. PROJ. # 2101 SCALE REF. CHANGES

SHEET NO.

A3.2

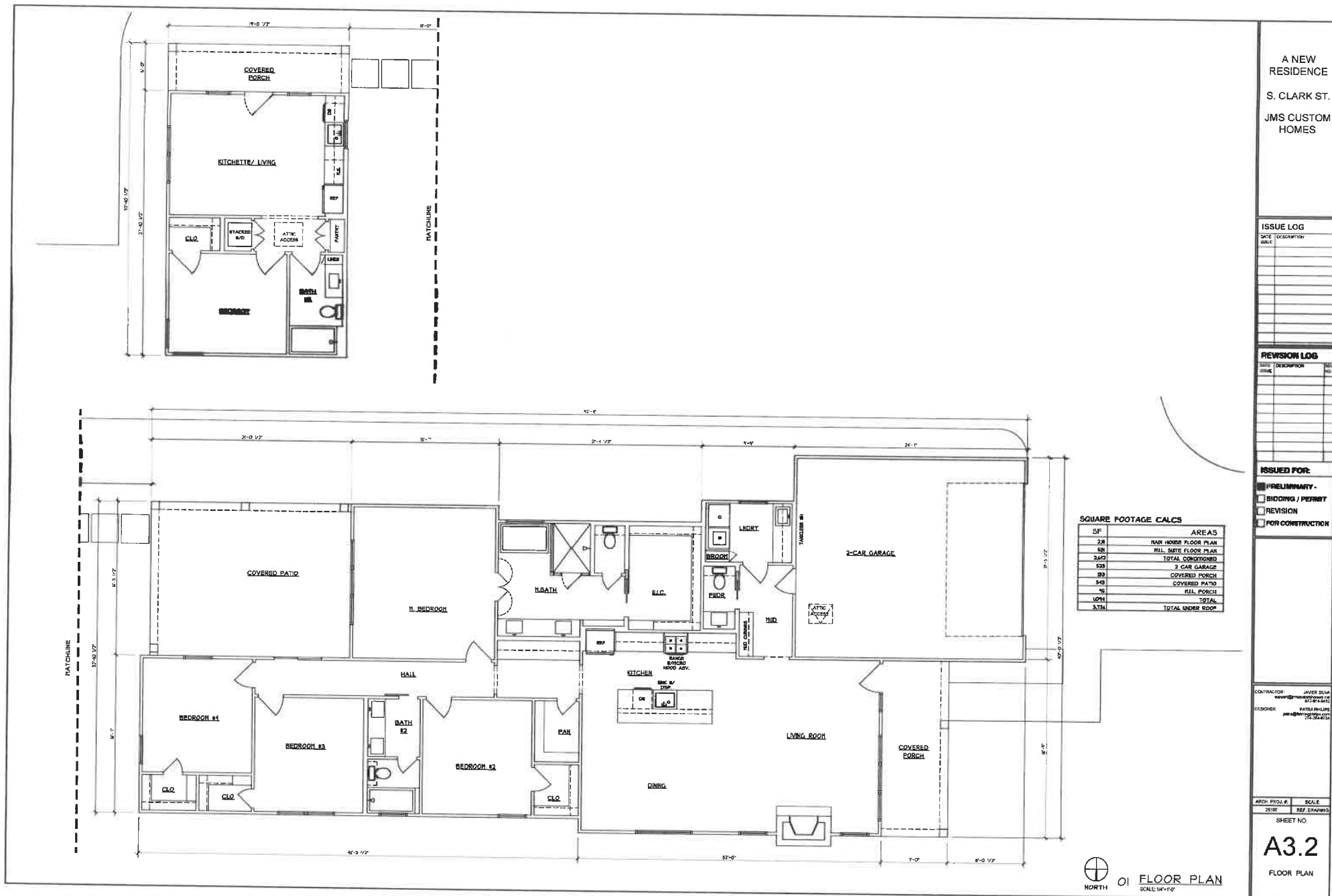
FLOOR PLAN

#### SQUARE FOOTAGE CALCS

SF	AREAS
238	THIRD FLOOR PLAN
528	1ST FLOOR PLAN
2642	TOTAL CONDITIONED
523	2 CAR GARAGE
33	COVERED PORCH
543	COVERED PATIO
16	1ST PORCH
1071	TOTAL
5.73	TOTAL UNDER ROOF



01 FLOOR PLAN  
SCALE 1/4"=1'-0"





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

#### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
401 S. Clark Street	Single-Family Home	1900	3,925	1,140	Siding
402 S. Clark Street	Single-Family Home	1987	1,688	374	Brick and Siding
403A S. Clark Street	Single-Family Home	1966	752	N/A	Stone and Siding
403B S. Clark Street	Vacant	N/A	N/A	N/A	N/A
404 S. Clark Street	Single-Family Home	1983	1,529	N/A	Brick
405 S. Clark Street	Single-Family Home	2006	2,783	N/A	Brick and Stone
406 S. Clark Street	Single-Family Home	1990	1,588	144	Brick
407 S. Clark Street	Single-Family Home	2019	5,408	N/A	Siding
408 S. Clark Street	Single-Family Home	2006	3,251	N/A	Brick and Stone
410 S. Clark Street	Single-Family Home	1989	1,772	N/A	Siding
501 S. Clark Street	Single-Family Home	2021	4,561	N/A	Siding
503 S. Clark Street	Single-Family Home	2022	4,990	N/A	Siding
AVERAGES:		1990	2,932	553	





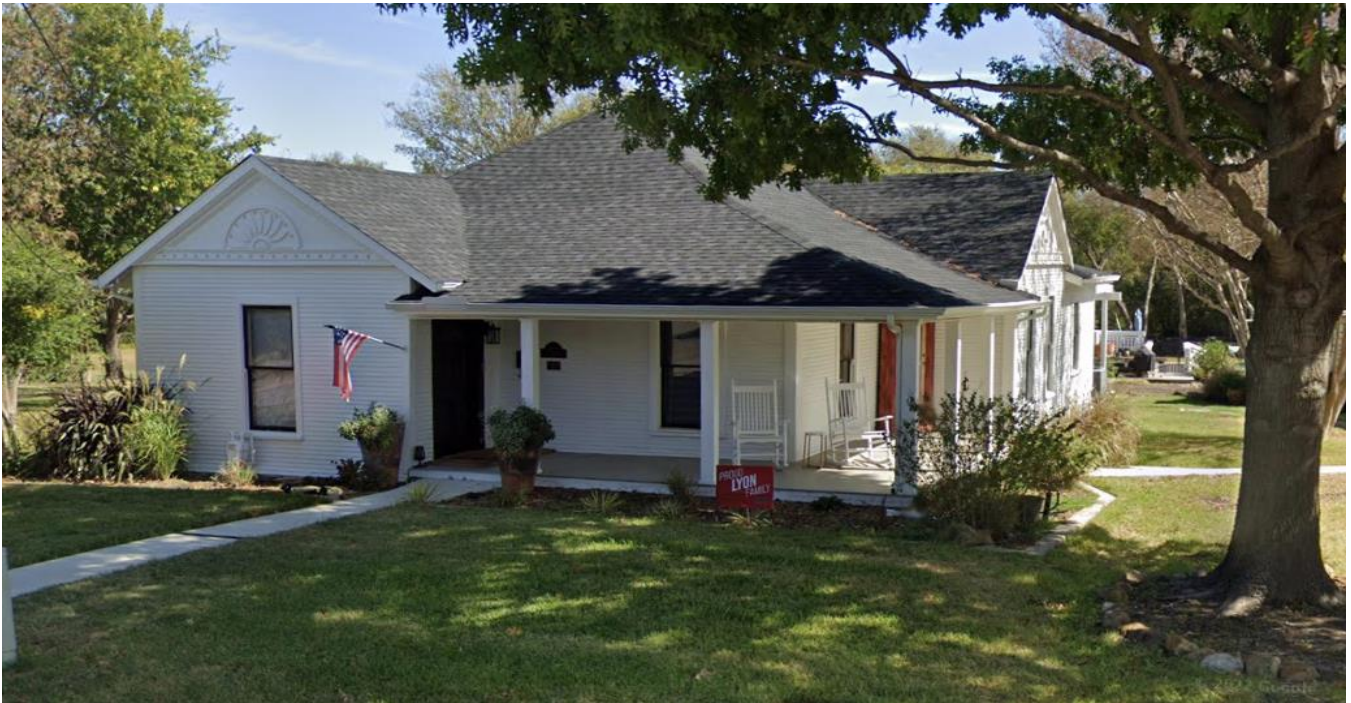
## CITY OF ROCKWALL

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401 S. Clark Street



402 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

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403A S. Clark Street



403B S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

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404 S. Clark Street



405 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

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



406 S. Clark Street



407 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



408 S. Clark Street



410 S. Clark Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-015

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



501 S. Clark Street



503 S. Clark Street

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision and Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S, Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and



with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *single-family home and guest quarters/secondary living unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 630 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- 6) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,



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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>th</sup> DAY OF MAY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 21, 2025

2<sup>nd</sup> Reading: May 5, 2025

**Exhibit 'A':**  
**Location Map**

Address: 403B S. Clark Street

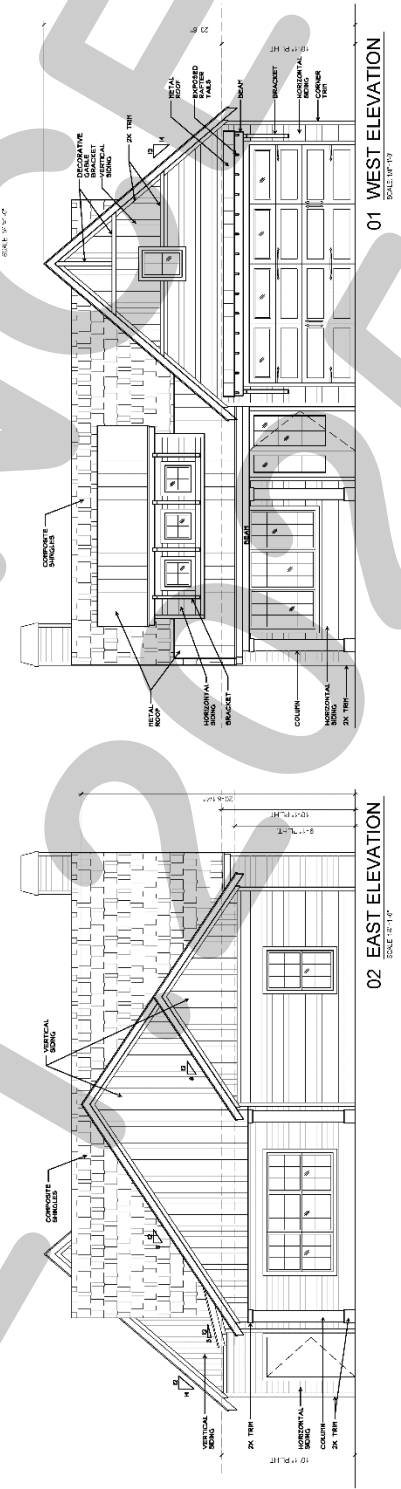
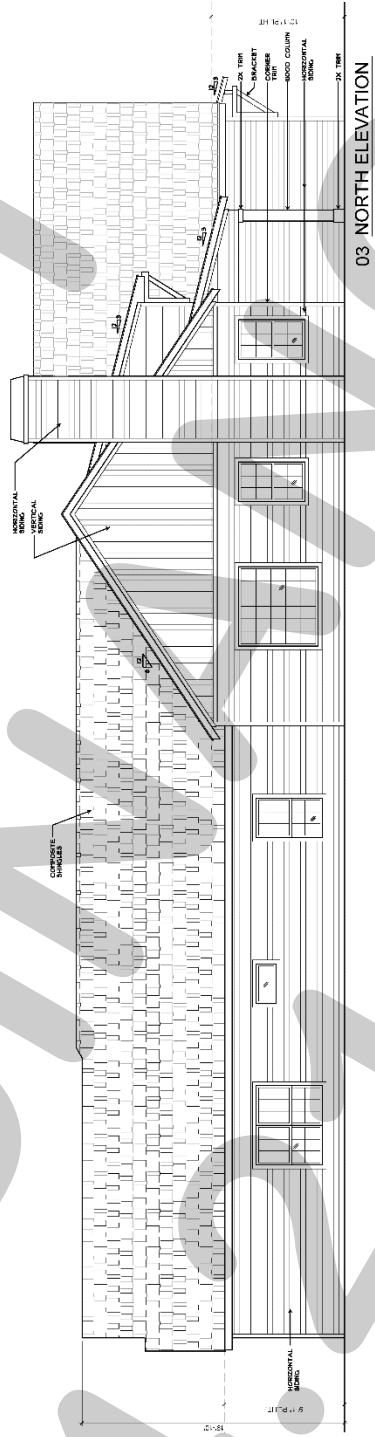
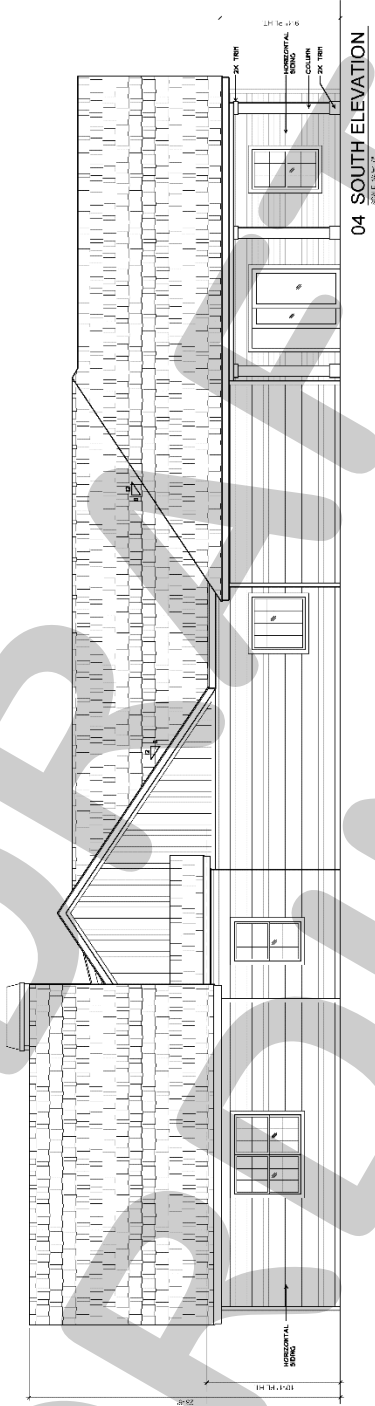
Legal Description: Lot 2, Block 1, Shaw Addition



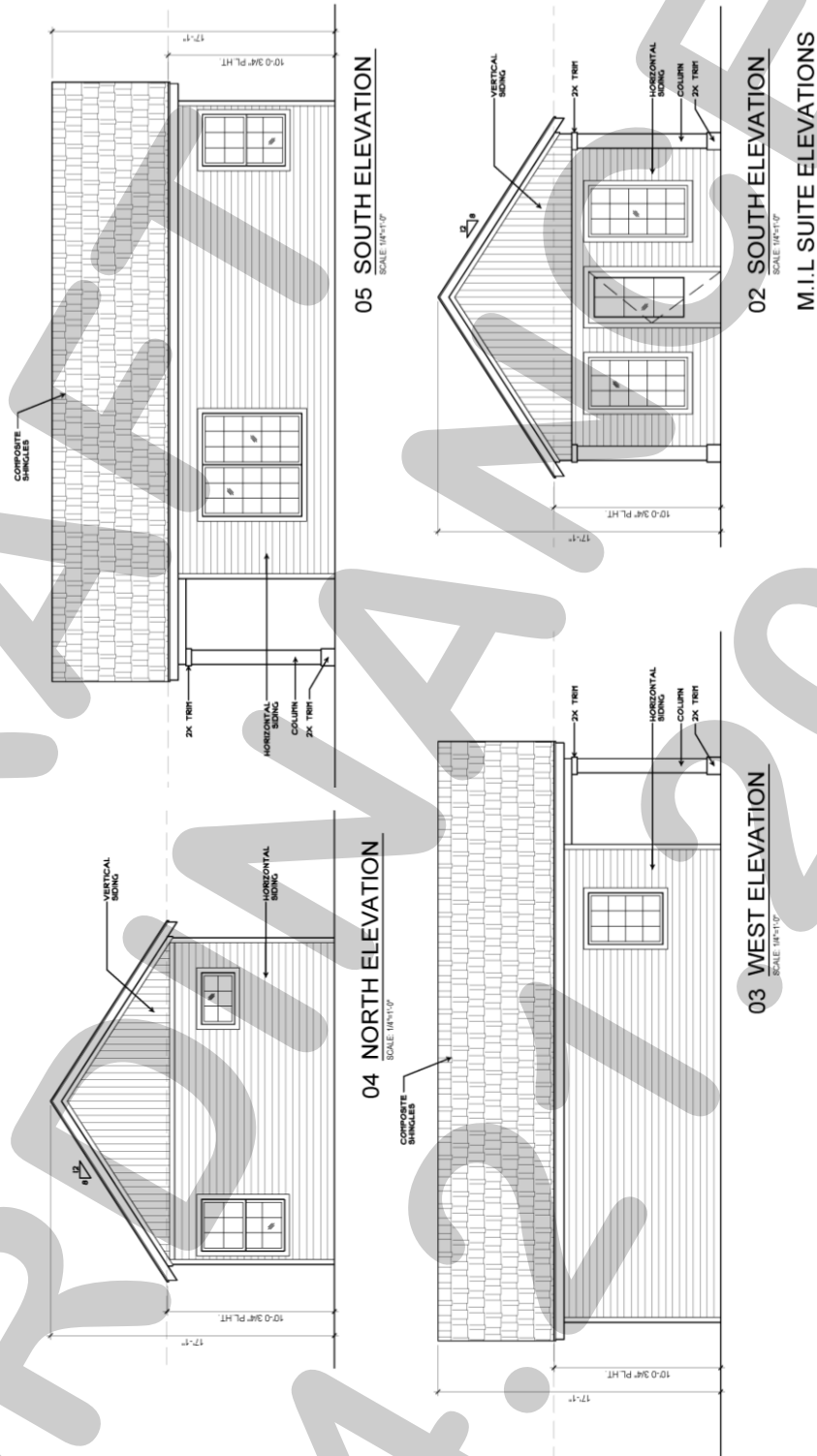
[illegible]



**Exhibit 'C':**  
**Building Elevations**



**Exhibit 'C':**  
**Building Elevations**





May 6, 2025

TO: Javier Silva  
58 Windsor Drive  
Rockwall, TX 75032

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

SUBJECT: Z2025-015; *Specific Use Permit (SUP) For Residential Infill at 403B S. Clark Street*

Mr. Silva:

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 May 5, 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 Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (b) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
  - (c) The Guest Quarters/Secondary Living Unit shall not exceed a maximum of 630 SF.
  - (d) The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
  - (e) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
  - (f) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

Planning and Zoning Commission

On April 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Thompson absent.



City Council

On April 21, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On May 5, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-24, S-359*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,



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

CITY OF ROCKWALL

ORDINANCE NO. 25-24

SPECIFIC USE PERMIT NO. S-359

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.42-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, SHAW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of JMS Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 0.42-acre parcel of land identified as Lot 2, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403B S, Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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with the following conditions:

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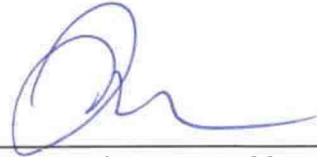
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**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>th</sup> DAY OF MAY, 2025.**

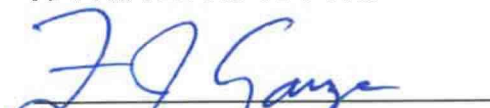


Trace Johannesen, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 21, 2025

2<sup>nd</sup> Reading: May 5, 2025

**Exhibit 'A':  
Location Map**

Address: 403B S. Clark Street

Legal Description: Lot 2, Block 1, Shaw Addition



Architectural site plan for 01 Architectural Site Plan. The plan shows a large building footprint with various rooms and a parking area. The site is bounded by S. Clark Street to the north and S. Water Lane to the south. The plan includes dimensions, bearings, and a north arrow. The text "01 ARCHITECTURAL SITE PLAN" is prominently displayed in the center. Other labels include "N 1/4 37", "N 1/4 38", "N 1/4 39", "N 1/4 40", "N 1/4 41", "N 1/4 42", "N 1/4 43", "N 1/4 44", "N 1/4 45", "N 1/4 46", "N 1/4 47", "N 1/4 48", "N 1/4 49", "N 1/4 50", "N 1/4 51", "N 1/4 52", "N 1/4 53", "N 1/4 54", "N 1/4 55", "N 1/4 56", "N 1/4 57", "N 1/4 58", "N 1/4 59", "N 1/4 60", "N 1/4 61", "N 1/4 62", "N 1/4 63", "N 1/4 64", "N 1/4 65", "N 1/4 66", "N 1/4 67", "N 1/4 68", "N 1/4 69", "N 1/4 70", "N 1/4 71", "N 1/4 72", "N 1/4 73", "N 1/4 74", "N 1/4 75", "N 1/4 76", "N 1/4 77", "N 1/4 78", "N 1/4 79", "N 1/4 80", "N 1/4 81", "N 1/4 82", "N 1/4 83", "N 1/4 84", "N 1/4 85", "N 1/4 86", "N 1/4 87", "N 1/4 88", "N 1/4 89", "N 1/4 90", "N 1/4 91", "N 1/4 92", "N 1/4 93", "N 1/4 94", "N 1/4 95", "N 1/4 96", "N 1/4 97", "N 1/4 98", "N 1/4 99", "N 1/4 100".



**Exhibit 'C':**  
*Building Elevations*

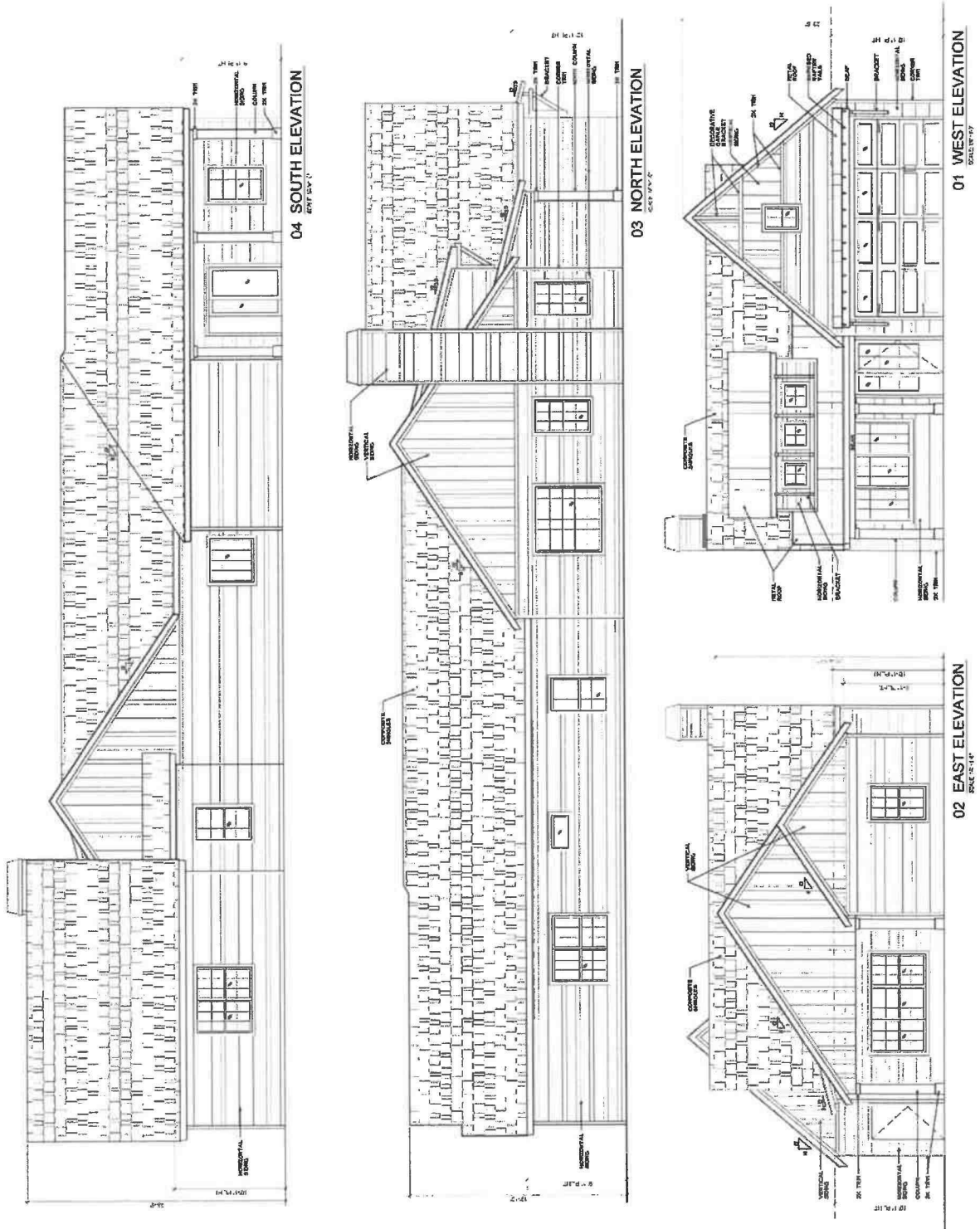
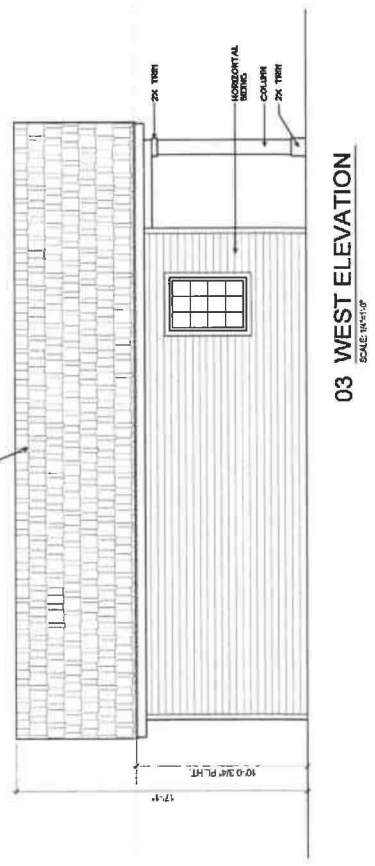
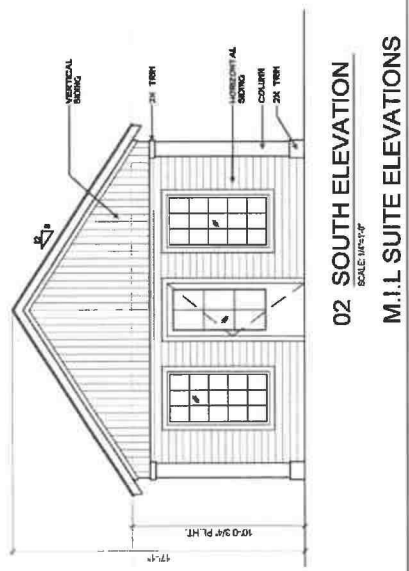
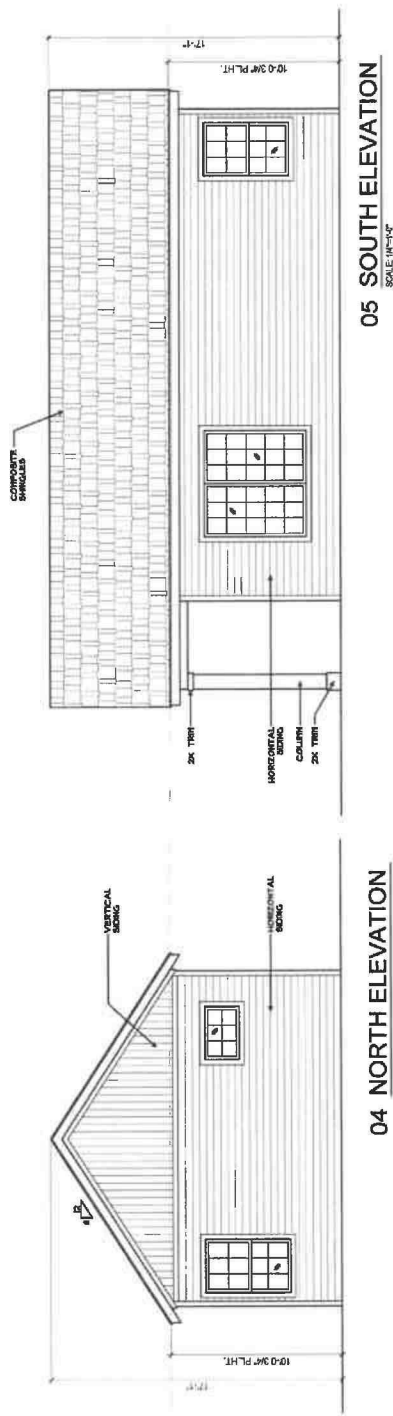


Exhibit 'C':  
Building Elevations



02 SOUTH ELEVATION  
SCALE 1/8"=1'-0"  
M.I.I. SUITE ELEVATIONS