



## 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 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

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

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

Justin Jeffus

☐ APPLICANT

Justin Jeffus

CONTACT PERSON

Justin Jeffus

CONTACT PERSON

Justin Jeffus

ADDRESS

1214 East Fork Rd

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1214 East Fork Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75087

PHONE

214-801-0097

PHONE

214-801-0097

E-MAIL

jjeffus@mycon.com

E-MAIL

jjeffus@mycon.com

## NOTARY VERIFICATION [REQUIRED]

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

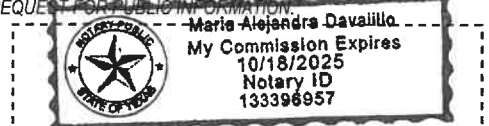
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 BY SIGNING THIS APPLICATION, 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 15th DAY OF April, 20 25.

OWNER'S SIGNATURE

*Justin Jeffus*  
Maria Davaillo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/18/25



NEW PERGOLA

1214 E. FORK RD.  
ROCKWALL, TX  
75087

**ELECTRICAL NOTES:**

1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.

2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.

3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.

4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.

5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

**GENERAL NOTES:**

1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION

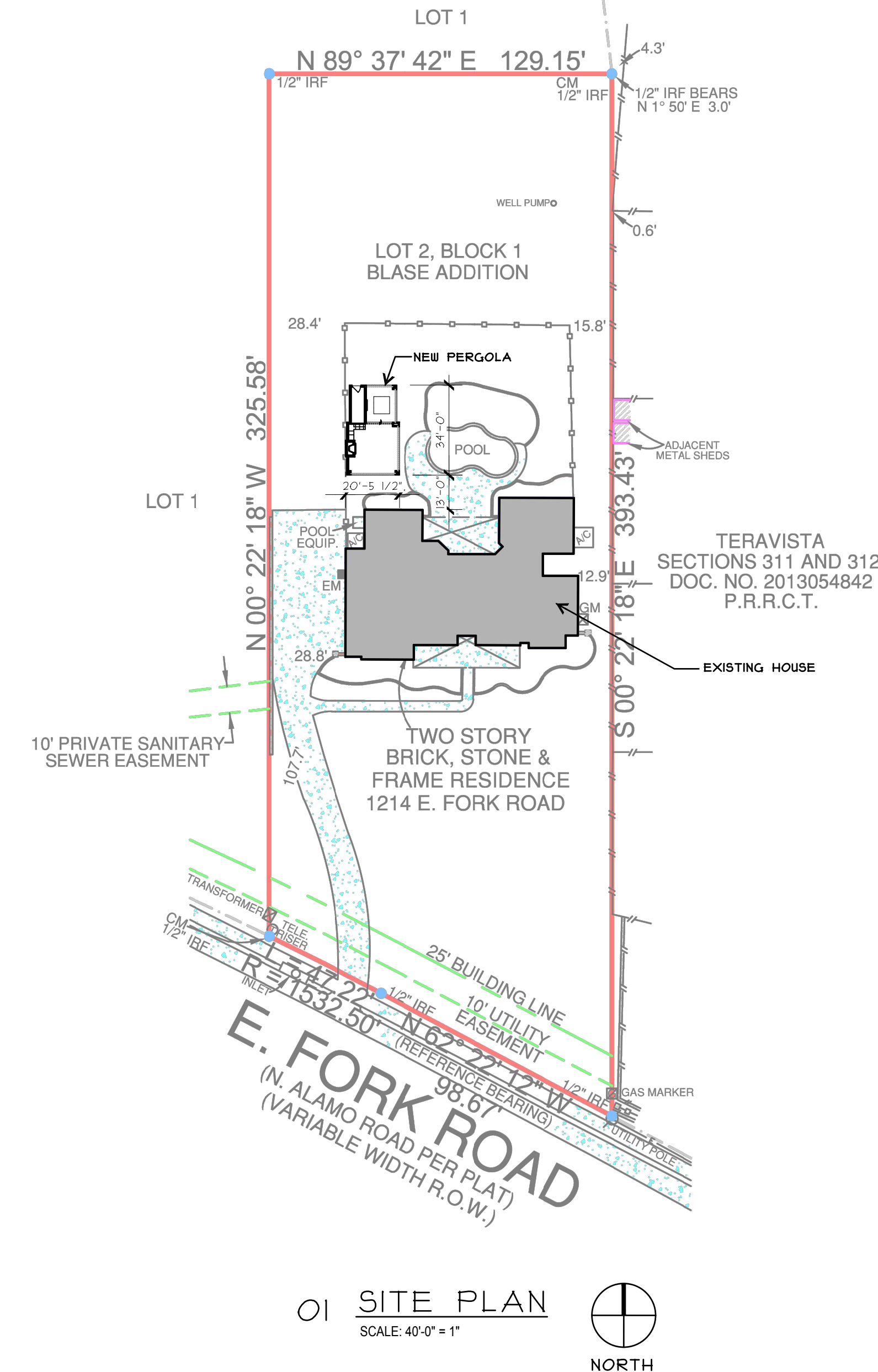
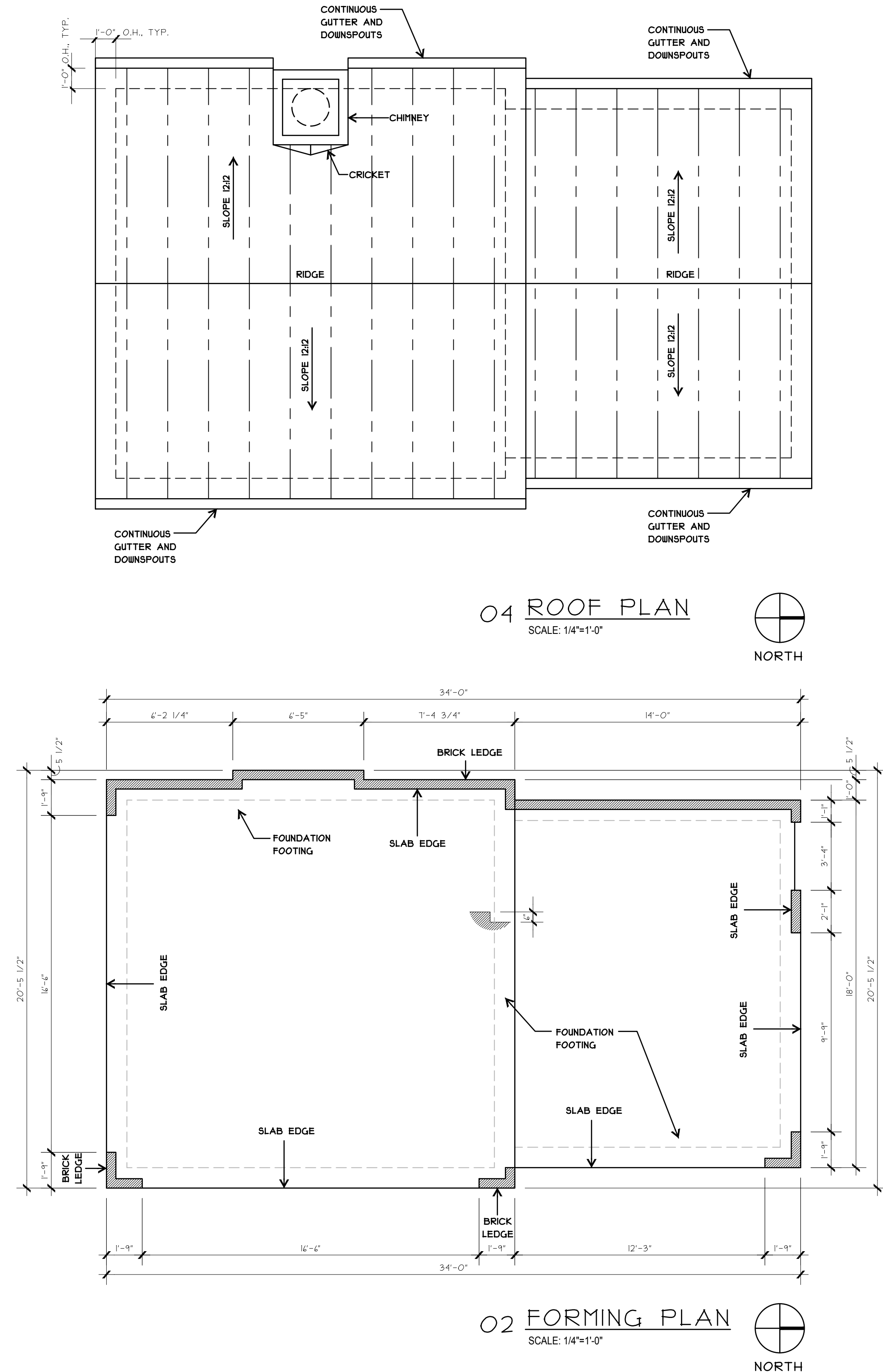
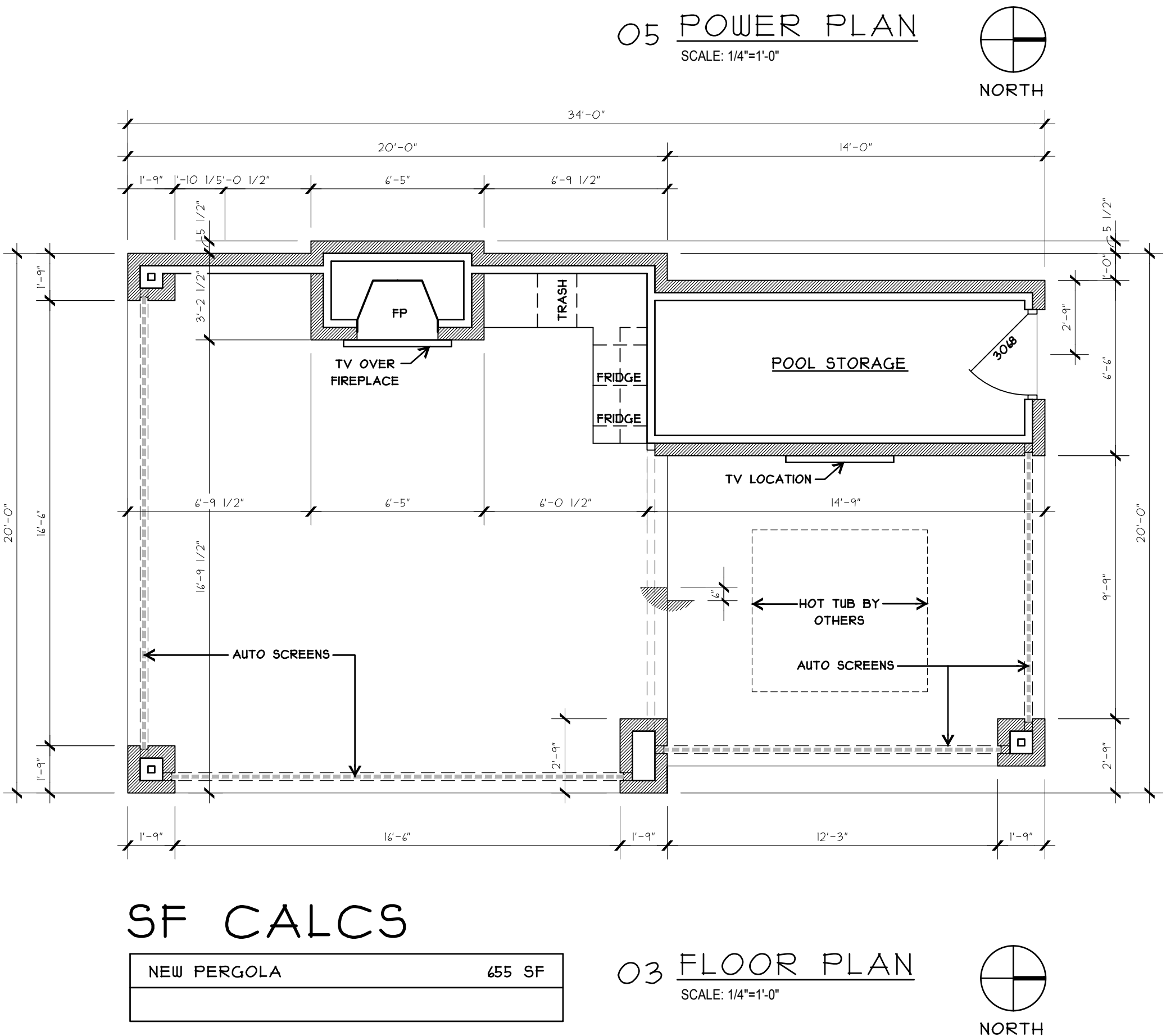
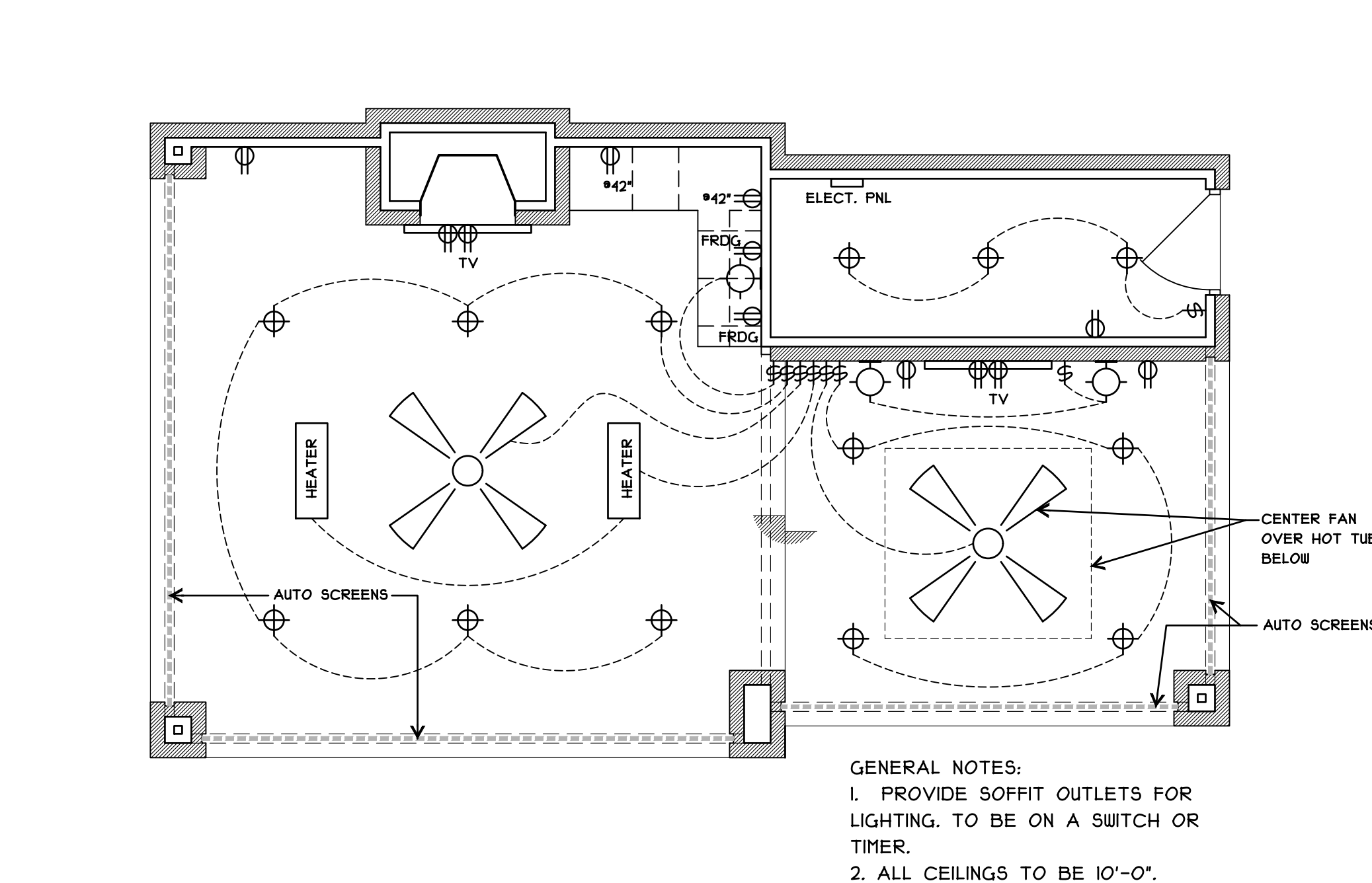
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.

3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.

4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.

5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GFI
NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.	



A NEW PERGOLA

1214 E FORK ROAD  
ROCKWALL, TX

**ISSUE LOG**

DATE	DESCRIPTION
03/12/25	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
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**ISSUED FOR:**

☐ PRELIMINARY - NOT FOR CONSTRUCTION

☒ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION

CONTRACTOR: MATT BENEDETTO  
HIGHVIEW HOMES, LLC  
mattbenedetto@hotmail.com  
714-654-8033

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

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

**A1.0**

NOTES, PLANS



## DETAILS, ELEVATIONS

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





# DEVELOPMENT APPLICATION

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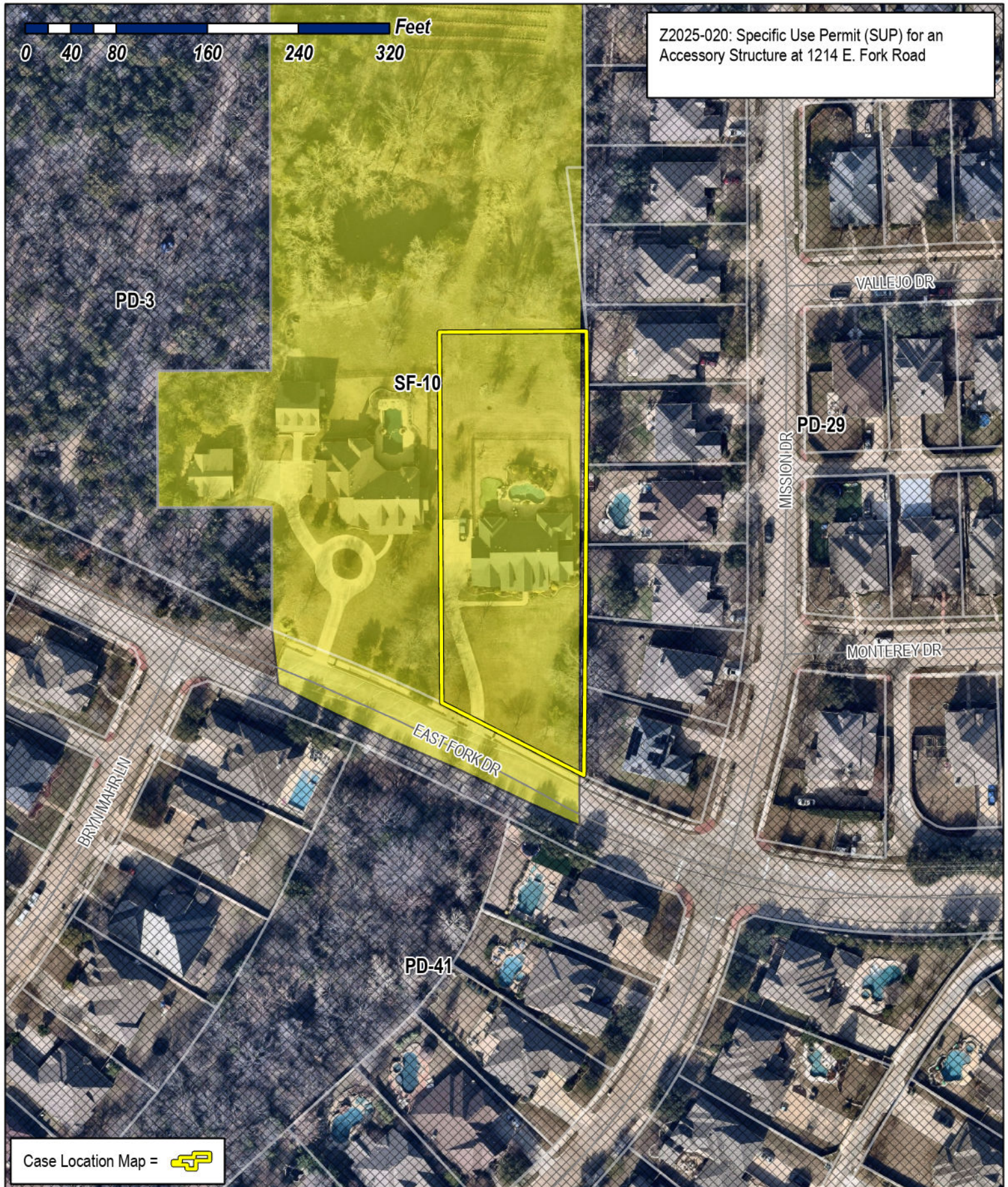
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## City of Rockwall

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385 S. Goliad Street  
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(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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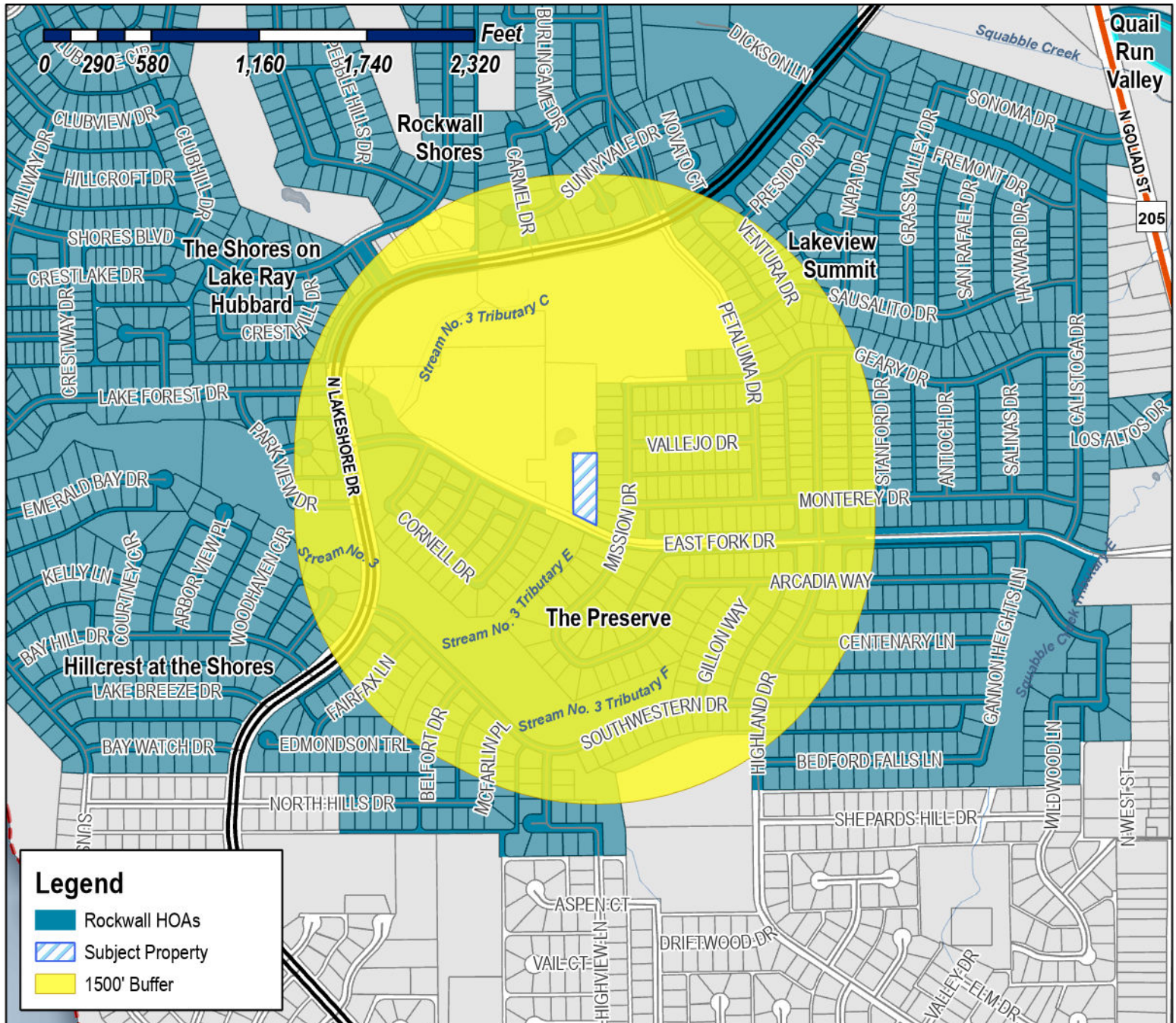




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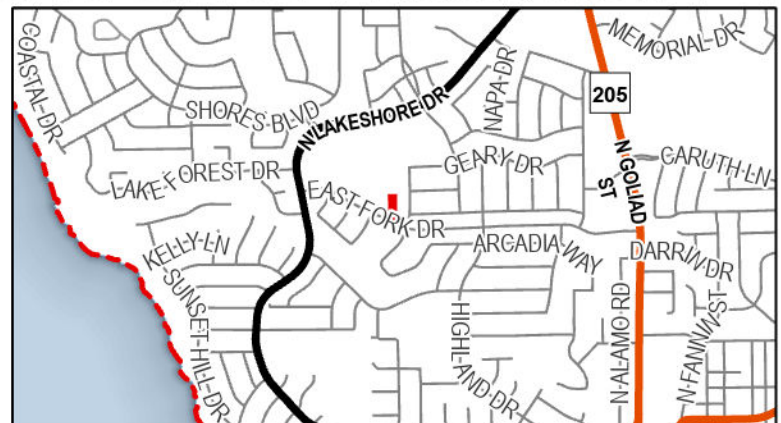
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**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025  
For Questions on this Case Call (972) 771-7745



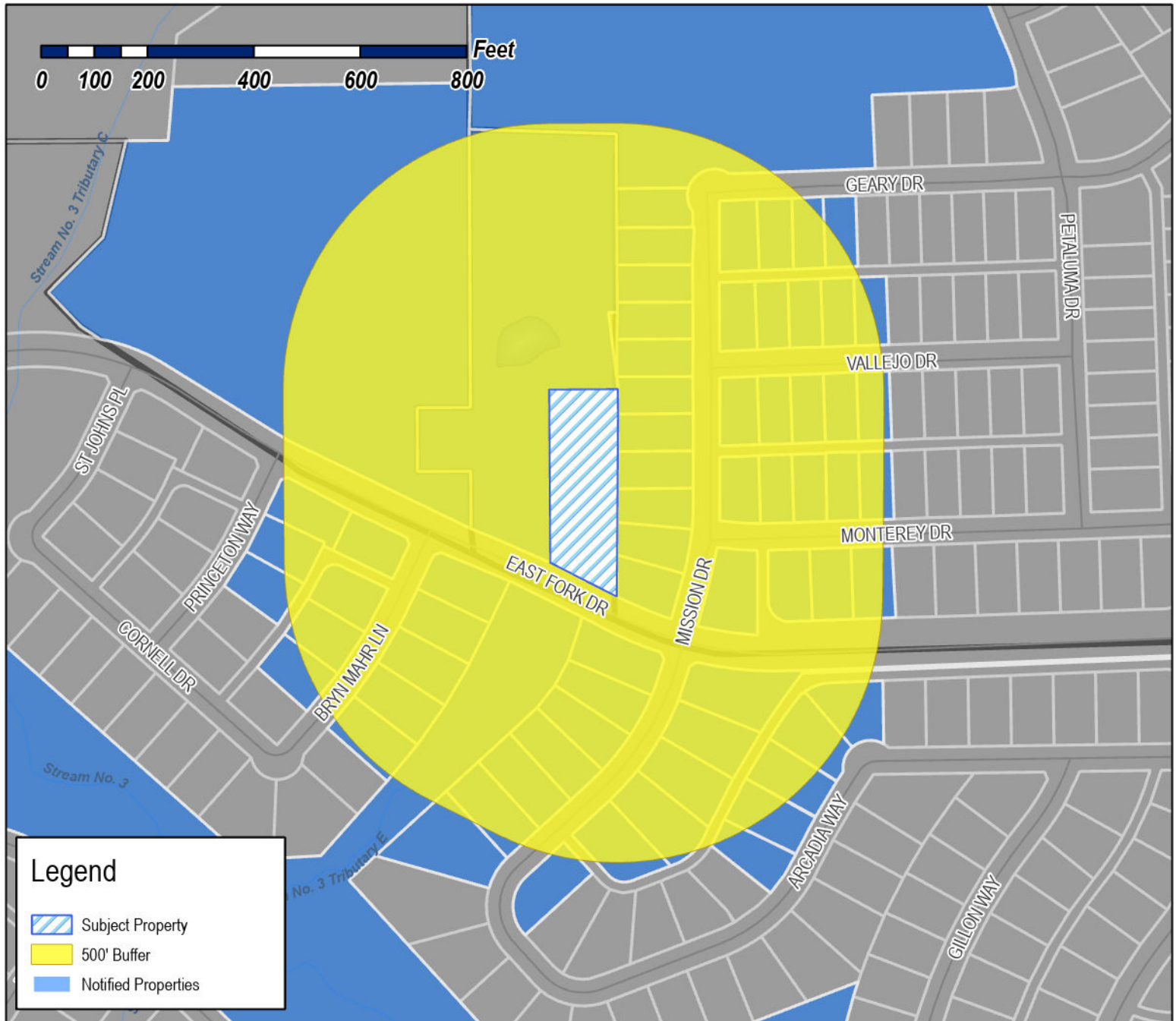




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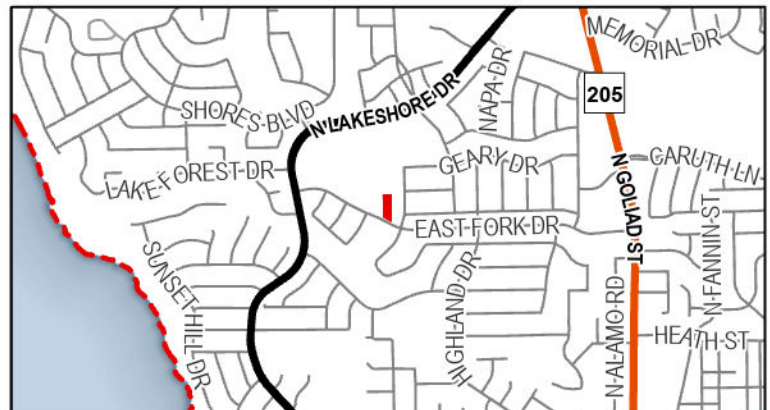
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JEFFUS JUSTIN AND ERIN  
1214 E FORK  
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL  
1220 E FORK  
ROCKWALL, TX 75087

BIZO LLC  
1220 E FORK  
ROCKWALL, TX 75087

BREC ENTERPRISES LLC  
1220 E FORK DRIVE  
ROCKWALL, TX 75087

ANZAI BYRON H  
1239 MISSION DRIVE  
ROCKWALL, TX 75087

HUX MARK  
1245 MISSION DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1251 MISSION DR  
ROCKWALL, TX 75087

WANG JESSE AND  
LESLIE C ROACH  
1257 Mission Dr  
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND  
AUBREY MARTINEZ  
1263 MISSION DR  
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA  
SHAHBAZI  
MANOCHEHR KIANPOUR  
1269 MISSION DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1275 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1281 MISSION DR  
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY  
1293 MISSION DR  
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO  
1299 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1325 PETALUMA DR  
ROCKWALL, TX 75087

CLARK CHARLES L AND  
SANDRA J CLARK  
1395 Tanglevine Ln  
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K  
1450 ASHBOURNE DR  
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE  
620 ARCADIA WAY  
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E  
622 ARCADIA WAY  
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH  
624 ARCADIA WAY  
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE  
JIMENEZ  
626 ARCADIA DR  
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS  
628 ARCADIA DR  
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY  
629 ARCADIA WAY  
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C  
655 MISSION DR  
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST  
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -  
TRUSTEES  
656 MISSION DR  
ROCKWALL, TX 75087

MALONE CLANTON  
657 MISSION DR  
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R  
659 MISSION DR  
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B  
660 MISSION DR  
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L  
661 MISSION DR  
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN  
662 MISSION DRIVE  
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K  
663 MISSION DRIVE  
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER  
664 MISSION DR  
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA  
665 MISSION DR  
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE  
667 MISSION DR  
ROCKWALL, TX 75087

JACKSON TRACY & RETHA  
668 MISSION DR  
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING  
TRUST  
AARON F DAVIS AND AMANDA M DAVIS - CO-  
TRUSTEES  
670 Mission Dr  
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A  
672 BRYN MAHR  
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE  
673 BRYN MAHR LN  
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE  
DARLINDA  
674 BRYN MAHR LN  
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES  
FLYNT FAMILY LIVING TRUST  
674 PRINCETON WAY  
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J  
675 BRYN MAHR LANE  
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER  
JACKSON  
676 BRYN MAHR LANE  
ROCKWALL, TX 75087

COPPER BEECH TRUST  
JAMES MICHAEL KARRETT JR AND RAFFAELA  
LENA KARRETT - CO-TRUS  
676 PRINCETON WAY  
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL  
677 BRYN MAHR LN  
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY  
678 BRYN MAHR LANE  
ROCKWALL, TX 75087

OGBONNA OBIOMA  
678 PRINCETON WAY  
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M  
680 BRYN MAHR LANE  
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V  
681 BRYN MAHR LN  
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE  
AUDRA  
727 MONTEREY DR  
ROCKWALL, TX 75087

ZUVER MARSHA  
730 MONTEREY DR  
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL  
730 VALLEJO DRIVE  
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C  
731 VALLEJO DR  
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA  
733 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
736 MONTEREY DR  
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S  
736 VALLEJO DR  
ROCKWALL, TX 75087

RESIDENT  
737 GEARY DR  
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W  
737 VALLEJO DR  
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY  
739 MONTEREY DR  
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE  
SARAH J MATTHEWS  
742 MONTEREY DRIVE  
ROCKWALL, TX 75087



BEYENE RAHEL  
ERMIA KUMSA  
742 VALLEJO DR  
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H  
743 GEARY DR  
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE  
743 VALLEJO DR  
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P  
748 MONTEREY DR  
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA  
748 VALLEJO DR  
ROCKWALL, TX 75087

WALKOWICZ MEGAN D  
749 GEARY DRIVE  
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J  
749 VALLEJO DR  
ROCKWALL, TX 75087

DODSON HUA  
751 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
754 VALLEJO DR  
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA  
MARIE  
754 MONTEREY DRIVE  
ROCKWALL, TX 75087

RESIDENT  
755 GEARY DR  
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI  
755 VALLEJO DR  
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC  
8172 CHURCH STEEPLE ST  
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC  
C/O REALMANAGE  
P.O. BOX 702348  
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

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ROCKWALL, TX  
75087

**ELECTRICAL NOTES:**

1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.

2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.

3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.

4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.

5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

**GENERAL NOTES:**

1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION

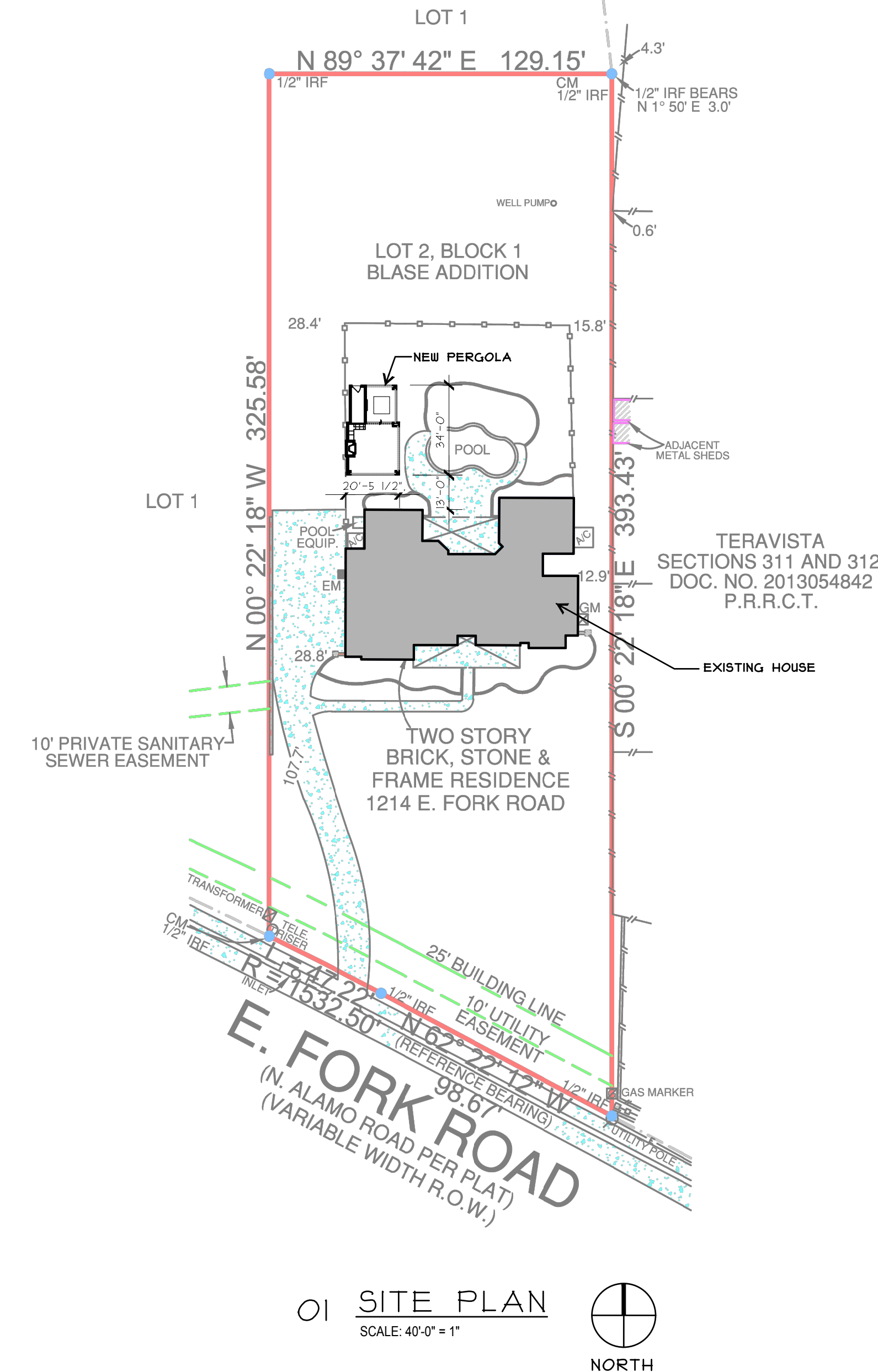
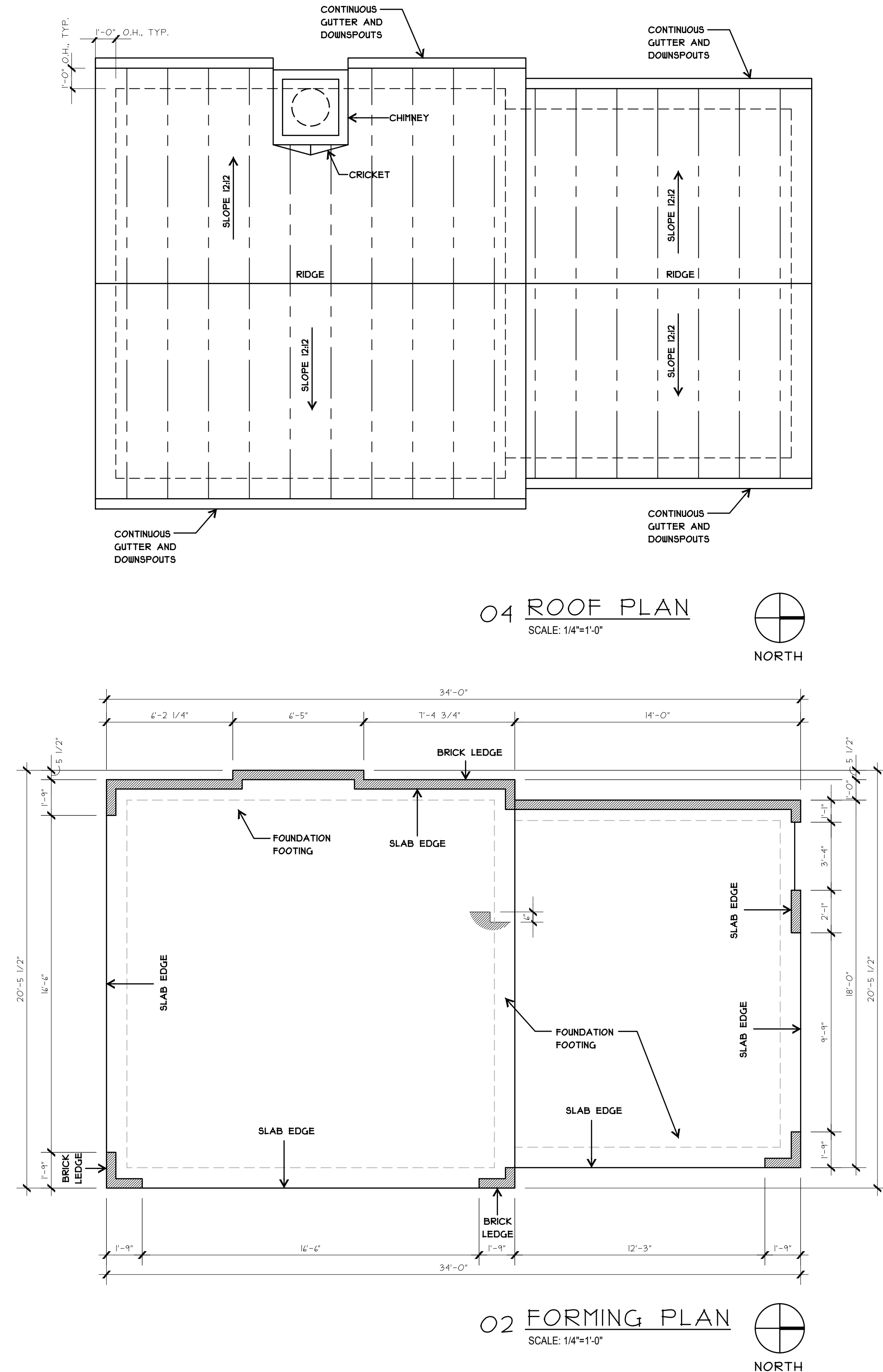
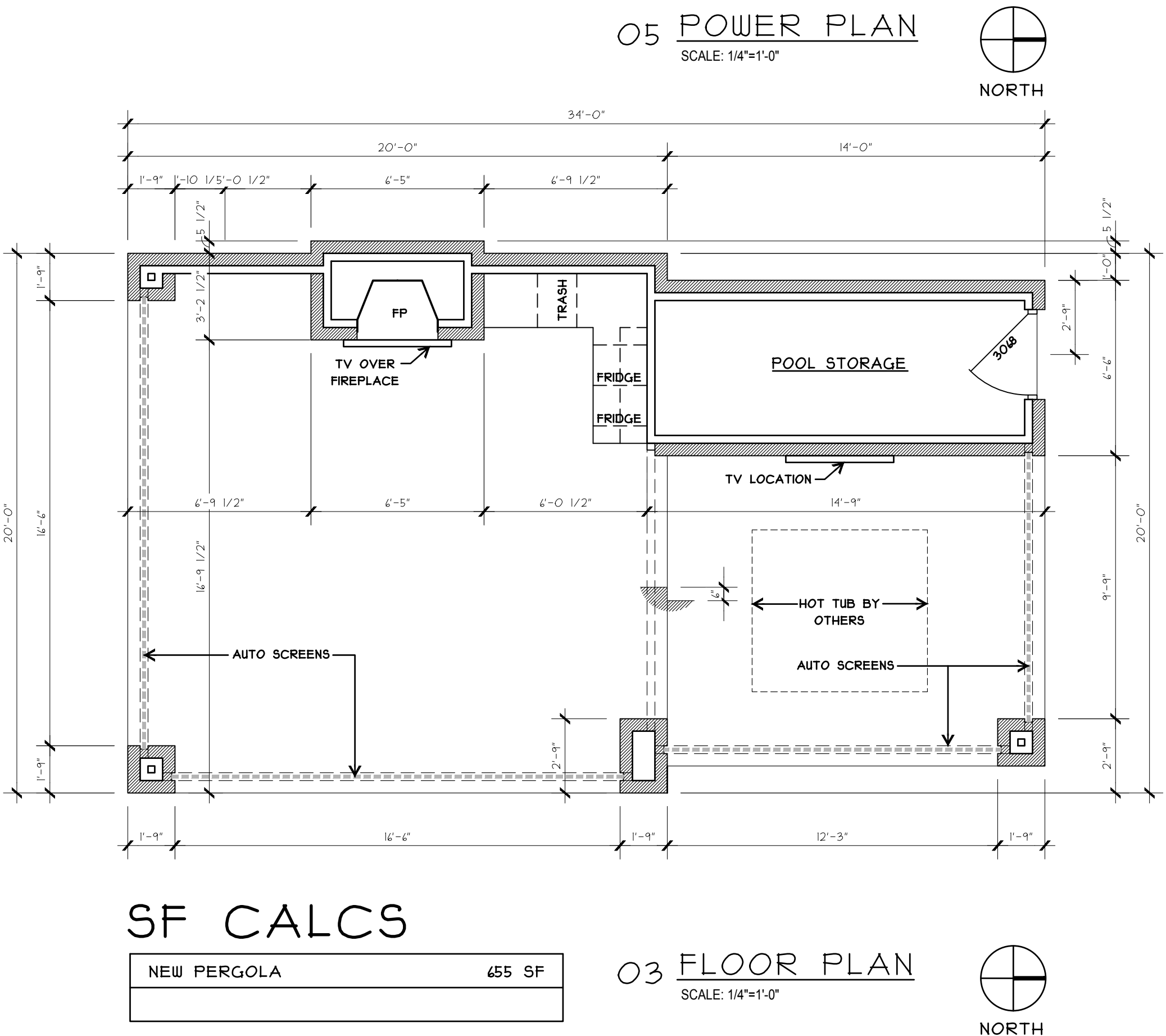
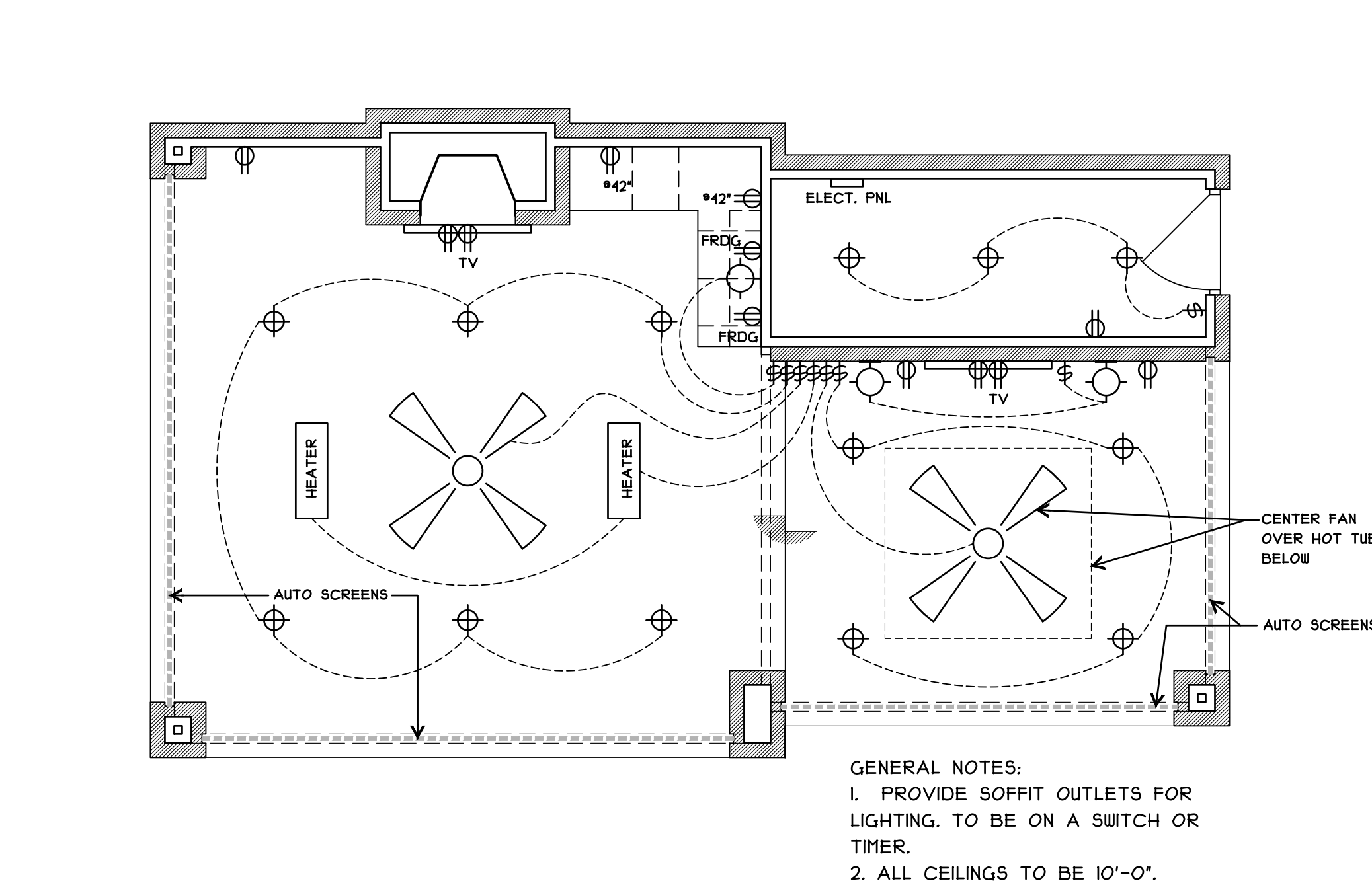
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.

3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.

4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.

5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GFI
NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.	



A NEW PERGOLA

1214 E FORK ROAD  
ROCKWALL, TX

**ISSUE LOG**

DATE	DESCRIPTION
03/12/25	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

**ISSUED FOR:**

☐ PRELIMINARY - NOT FOR CONSTRUCTION

☒ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION

CONTRACTOR: MATT BENEDETTO  
HIGHVIEW HOMES, LLC  
mattbenedetto@hotmail.com  
1-464-654-8033

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

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

**A1.0**

NOTES, PLANS





## A NEW PERGOLA

1214 E FORK  
ROAD  
ROCKWALL, TX

## ISSUE LOG

[illegible]

## REVISION LOG

[illegible]**ISSUED FOR:**

- ☐ PRELIMINARY -  
 NOT FOR CONSTRUCTION  
☒ BIDDING / PERMIT  
☐ REVISION / ADDENDUM  
☐ FOR CONSTRUCTION

The logo for Fanning Philips Design. It features a stylized orange square icon with a white cross-like shape inside, positioned to the left of the text. The text "Fanning Philips" is written in a large, elegant, dark blue script font, and the word "DESIGN" is written in a smaller, orange, all-caps sans-serif font below it.

CONTRACTOR: MATT BENEDETT  
HIGHVIEW HOMES, LL  
mattbenedetto@hotmail.com  
214-454-803

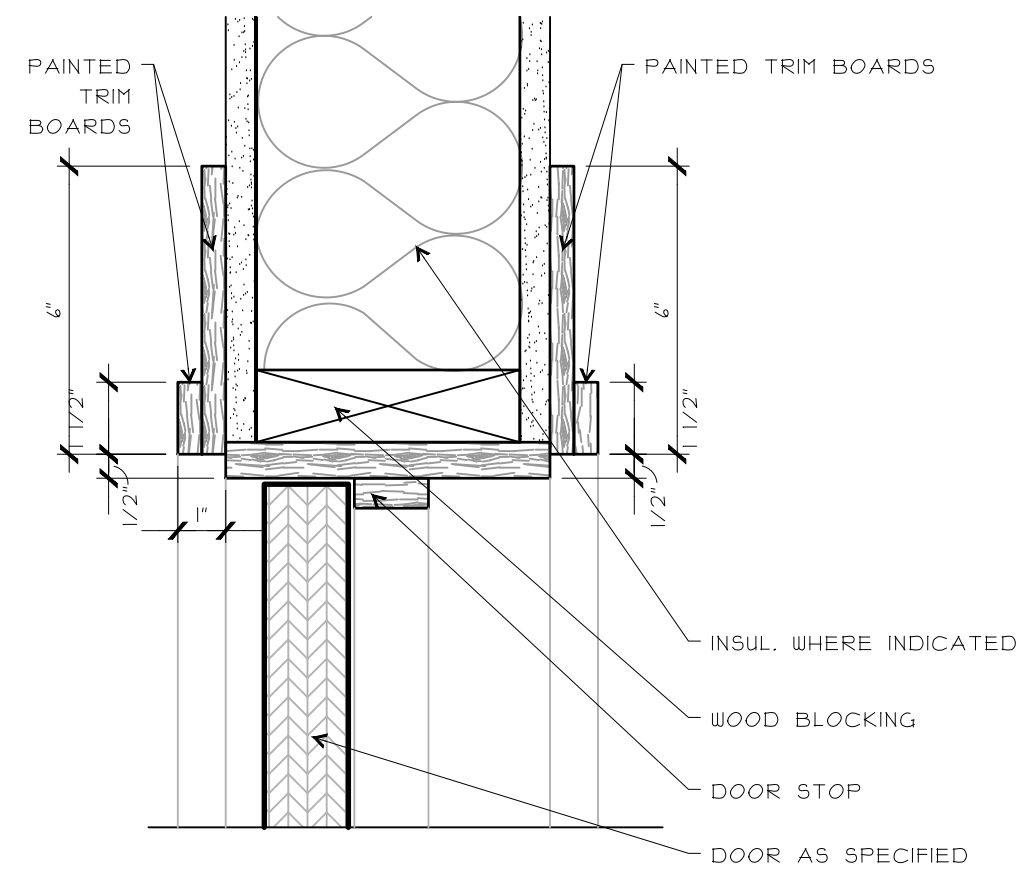
DESIGNER: PATRA PHILIP  
FANNINGPHILIPS DESIGN  
patra@fanningphilips.com  
214-284-8732

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21890	REF. DRAWING

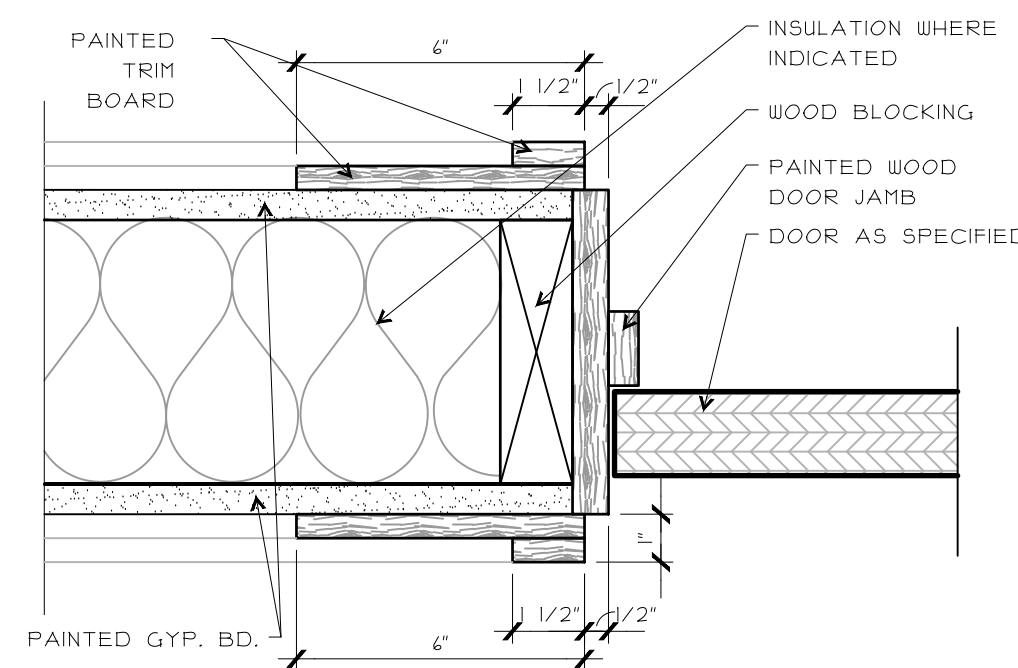
SHEET NO.

## A2.0

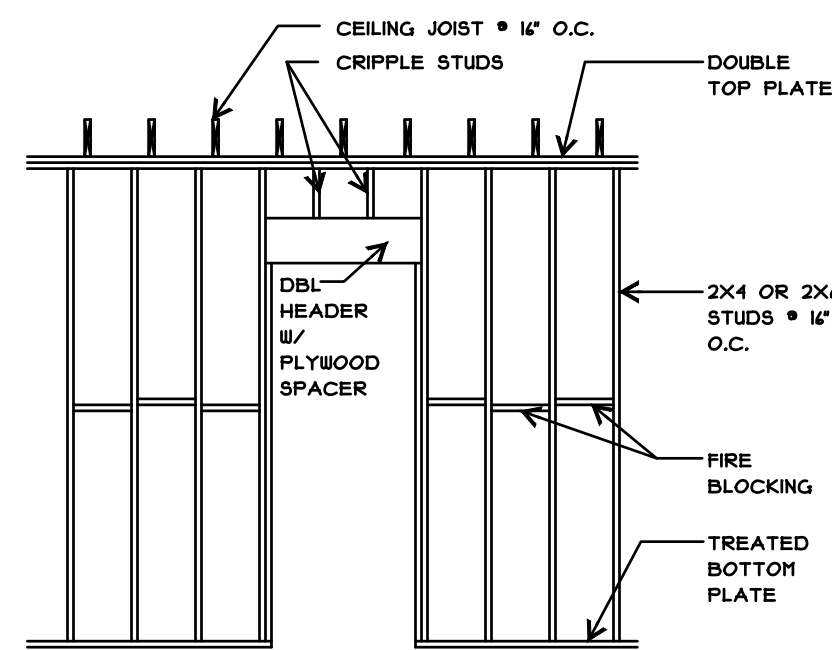
## DETAILS, ELEVATIONS



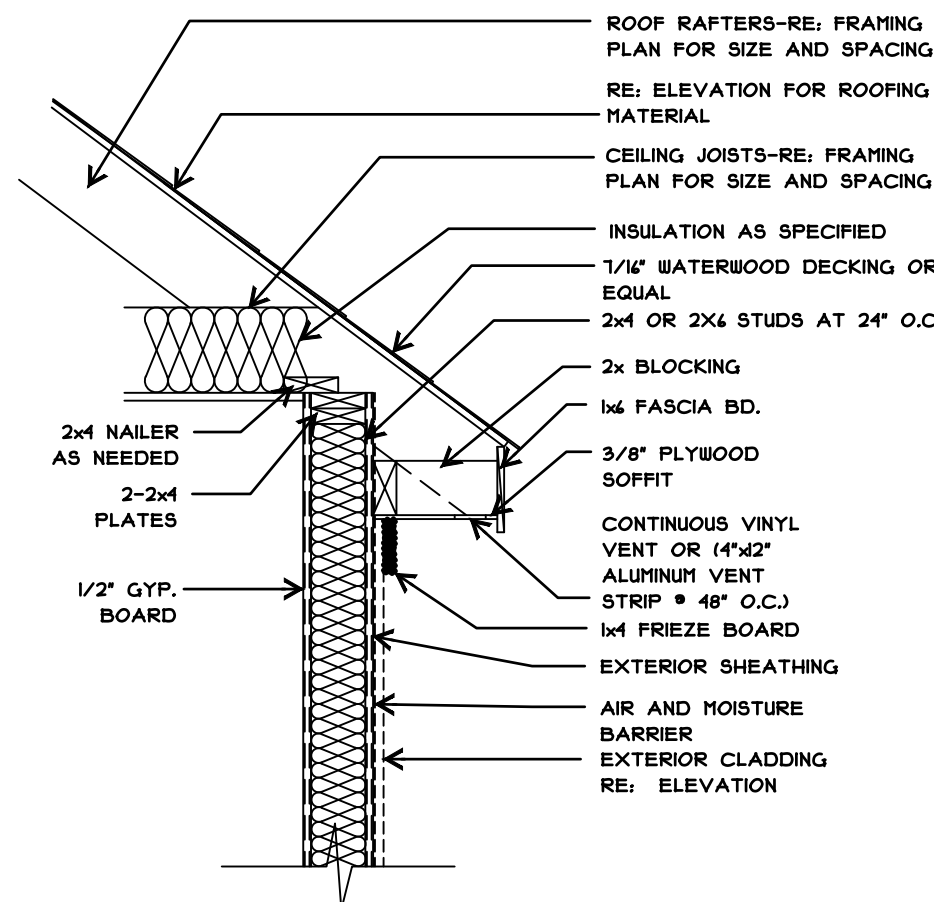
08 DOOR HEAD DETAIL  
SCALE: 3"=1'-0"



07 DOOR JAMB DETAIL  
SCALE: 3"=1'-0"

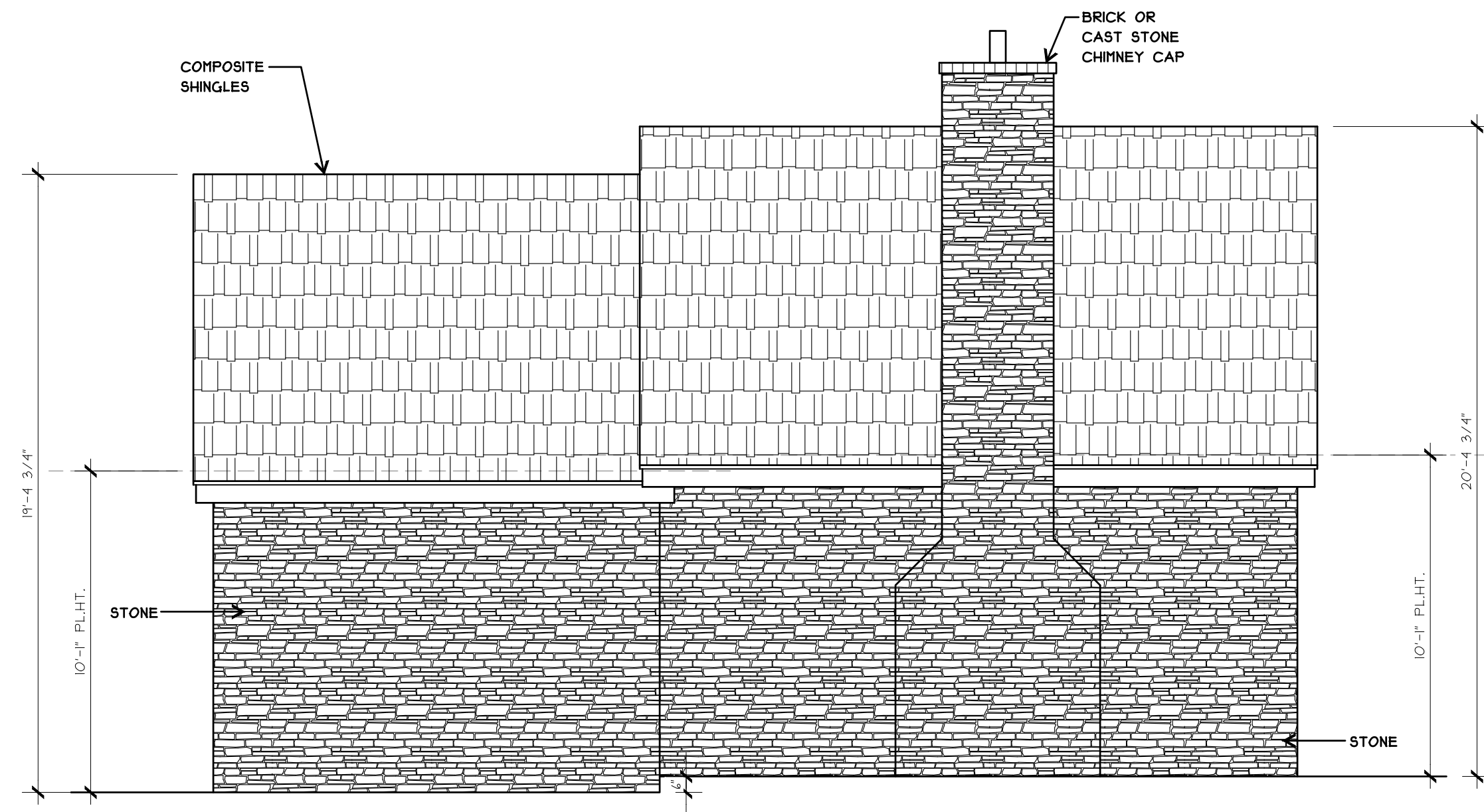


06 TYP. DOOR  
FRAMING DIAGRAM  
SCALE: 1/4"=1'-0"

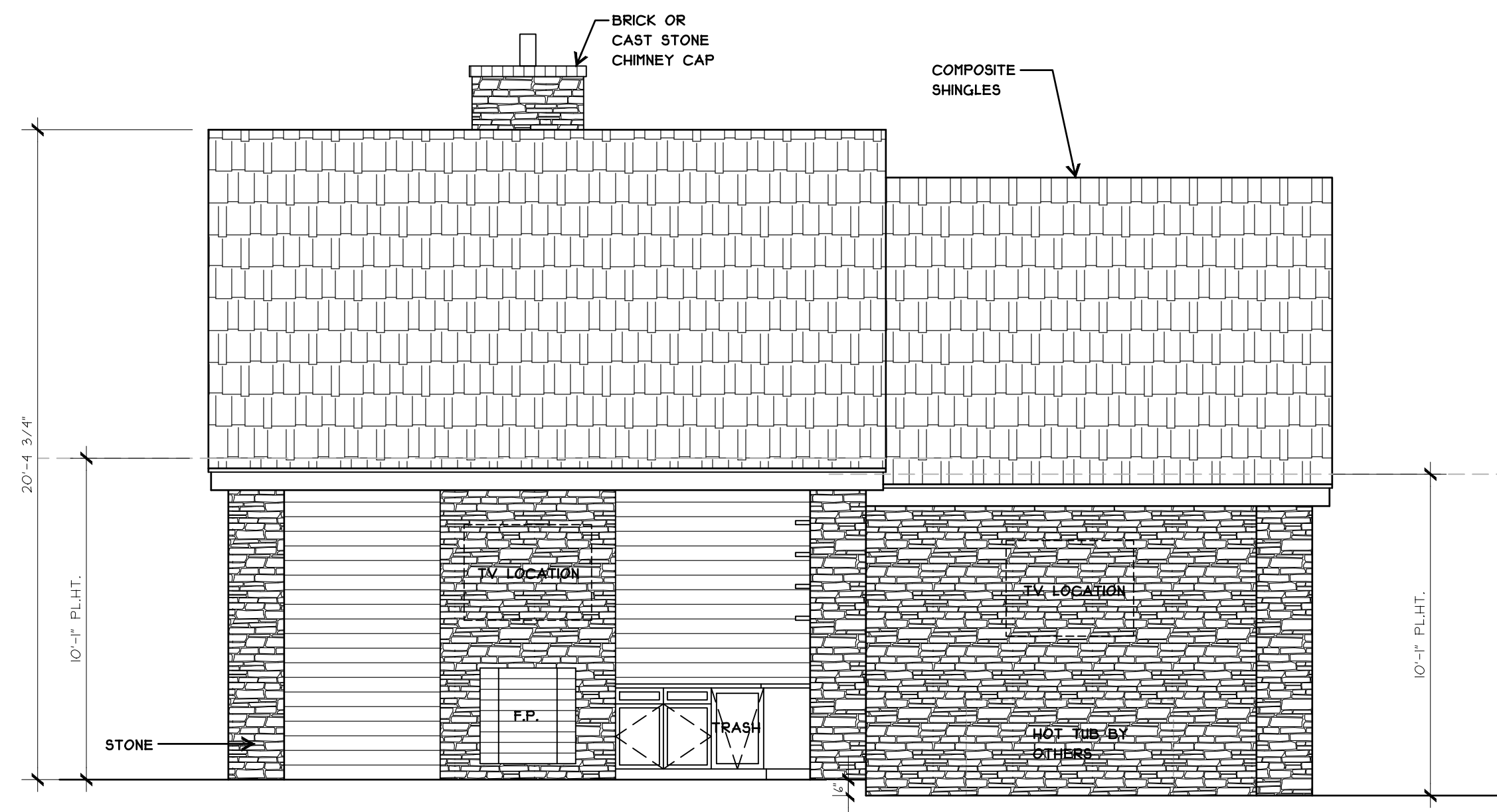


05 TYP. SOFFIT DETAIL  
SCALE: 1/4"=1'-0"

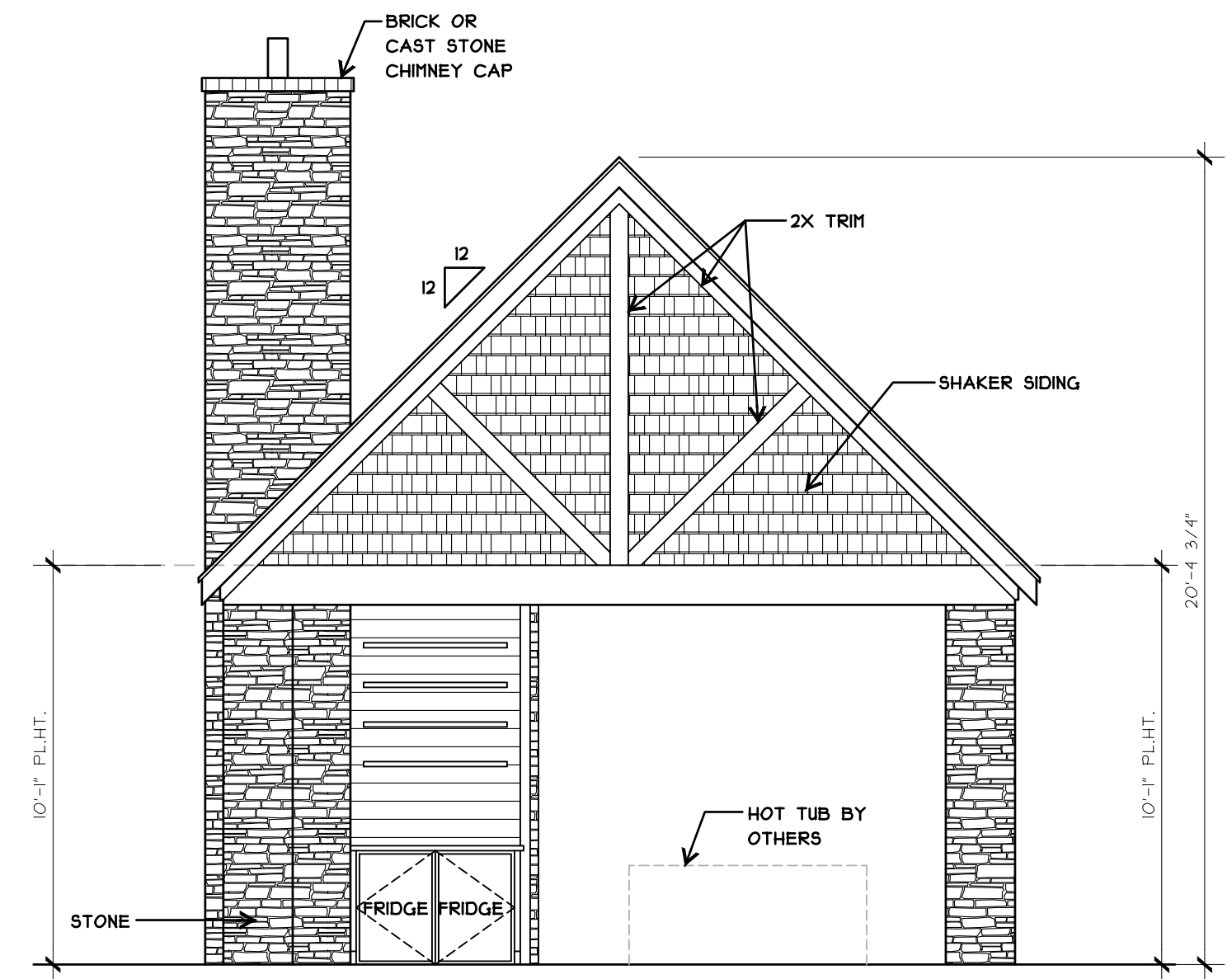
## TYPICAL DETAILS



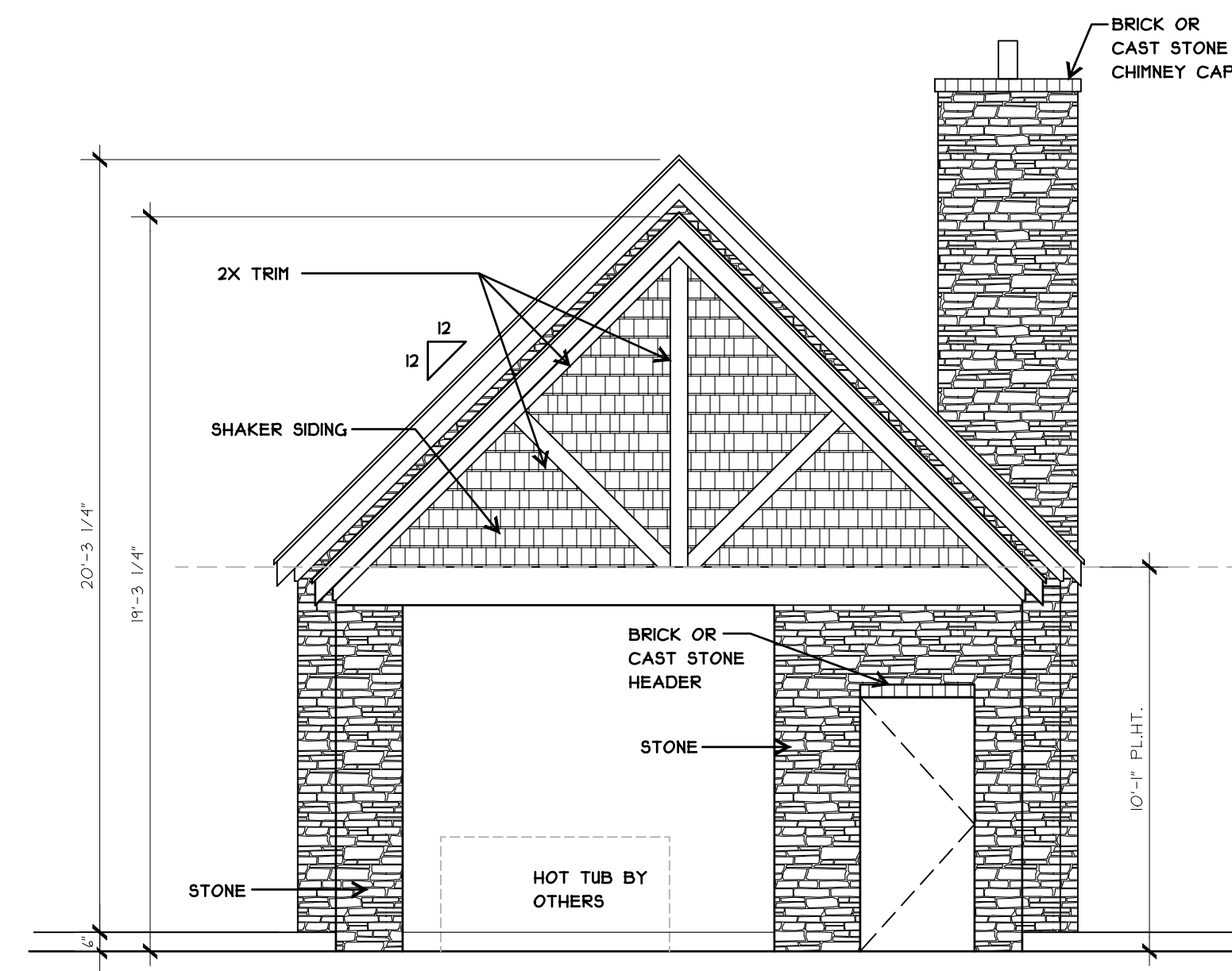
04 WEST ELEVATION  
SCALE: 1/4"=1'-0"



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



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



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



# PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: Z2025-020  
PROJECT NAME: SUP for a Pergola  
SITE ADDRESS/LOCATIONS: 1214 EAST FORK DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	04/22/2025	Approved w/ Comments

04/22/2025: Z2025-020; Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road  
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 an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 1214 East Fork Road.

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 (Z2025-020) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 10 (SF-10) District and is subject to the accessory structure requirements for this zoning district. According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory structures in a Single-Family 10 (SF-10) District shall meet the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 2 (see note below)
- (2) Maximum SF of Accessory Building: 144 SF
- (3) Minimum Rear Yard Setback: 3-Feet
- (4) Minimum Side Yard Setback: 3-Feet
- (5) Distance Between Buildings: 6-Feet
- (6) Maximum Building Height: 15-Feet

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted.

I.5 The proposed Accessory Structure is a total of 655 SF. In addition, the proposed Accessory Building is approximately 20-feet, 4¼-inch in height or roughly 15-feet, 2¼-inch at the midpoint of the roof. Based on this, the applicant is requesting a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum permissible size and height.

I.6 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Accessory Structure shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The Accessory Structure shall generally conform to the Building Elevations as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Accessory Structure shall not exceed a maximum height of 20-feet, 4¼-inches.
- (4) The Accessory Structure shall not exceed a maximum size of 655 SF.
- (5) The Accessory Structure shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No other Accessory Structures shall be permitted on the subject property.

M.7 Ordinances. Please review the attached draft ordinance prior to the May 13, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by May 6, 2025.

I.8 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 May 6, 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 May 13, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 29, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on May 13, 2025.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be May 19, 2025 (1st Reading) and June 2, 2025 (2nd Reading).

I.12 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	04/22/2025	Approved w/ Comments

04/22/2025: 1. Looks like existing artificial turf. Show on plan and get City approval. Clarify if it is being totally removed with this plan.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	04/23/2025	Approved w/ Comments

04/23/2025: IF APPROVED A SEPARATE BUILDING PERMIT IS REQUIRED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved

No Comments





# DEVELOPMENT APPLICATION

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

MP - No Comments  
JB - No Comments  
AW - Looks like existing artificial turf. Show on plan and get City approval. Clarify if it is being totally removed with this plan

ACCEPTED BY THE  
ENGINEER HAVE

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT

## 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 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

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

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

- ☐ **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

Justin Jeffus

☐ APPLICANT

Justin Jeffus

CONTACT PERSON

Justin Jeffus

CONTACT PERSON

Justin Jeffus

ADDRESS

1214 East Fork Rd

ADDRESS

1214 East Fork Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75087

PHONE

214-801-0097

PHONE

214-801-0097

E-MAIL

jjeffus@mycon.com

E-MAIL

jjeffus@mycon.com

## NOTARY VERIFICATION [REQUIRED]

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

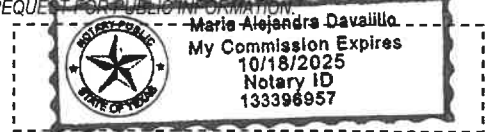
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 BY SIGNING THIS APPLICATION, 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 15th DAY OF April, 20 25.

OWNER'S SIGNATURE

*Justin Jeffus*  
Maria Davaillo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/18/25



# 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>
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- ☐ 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 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

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

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- ☐ **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.

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Justin Jeffus

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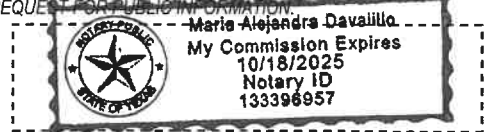
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OWNER'S SIGNATURE

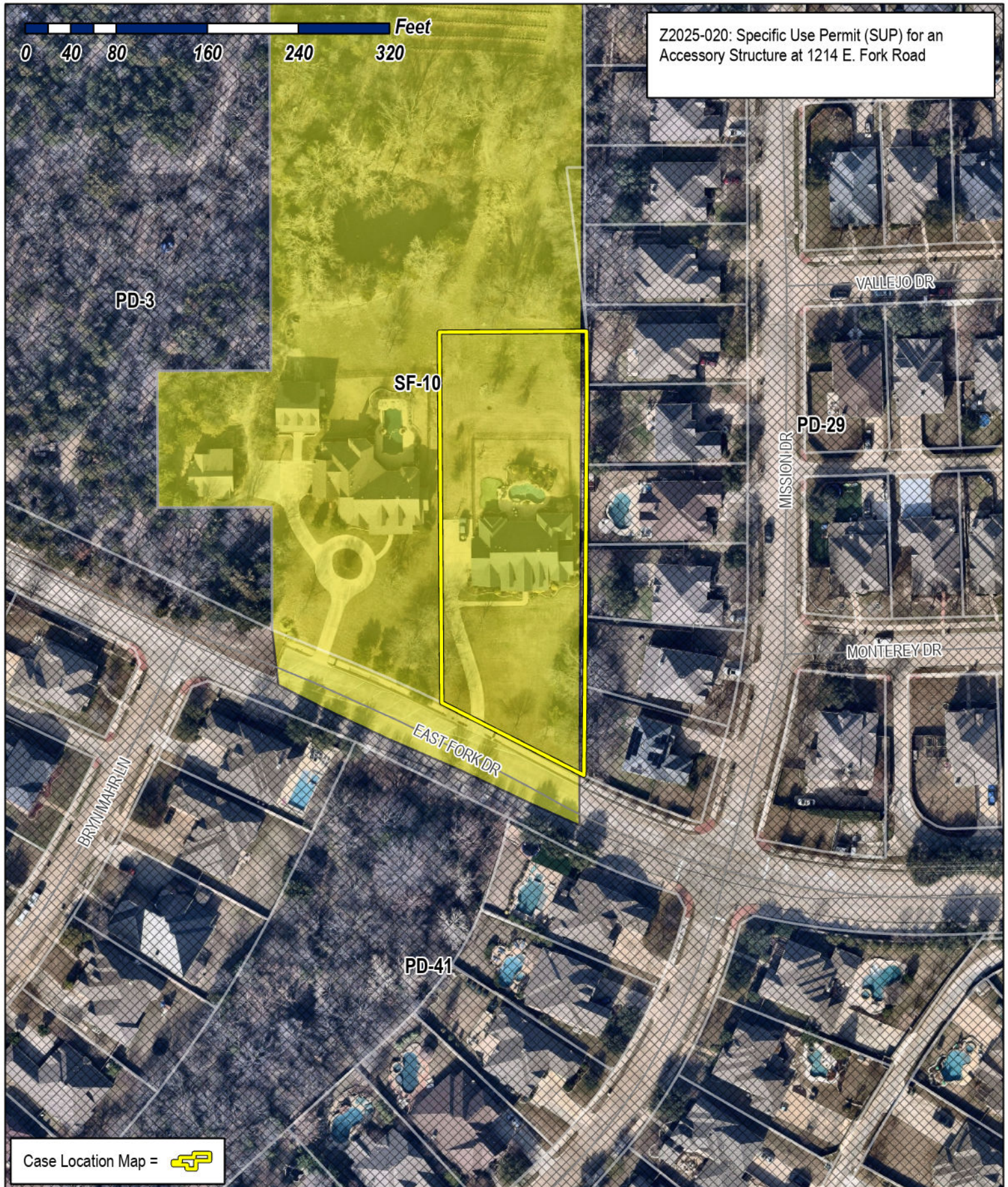
Justin Jeffus  
Maria Davaillo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/18/25





## 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.



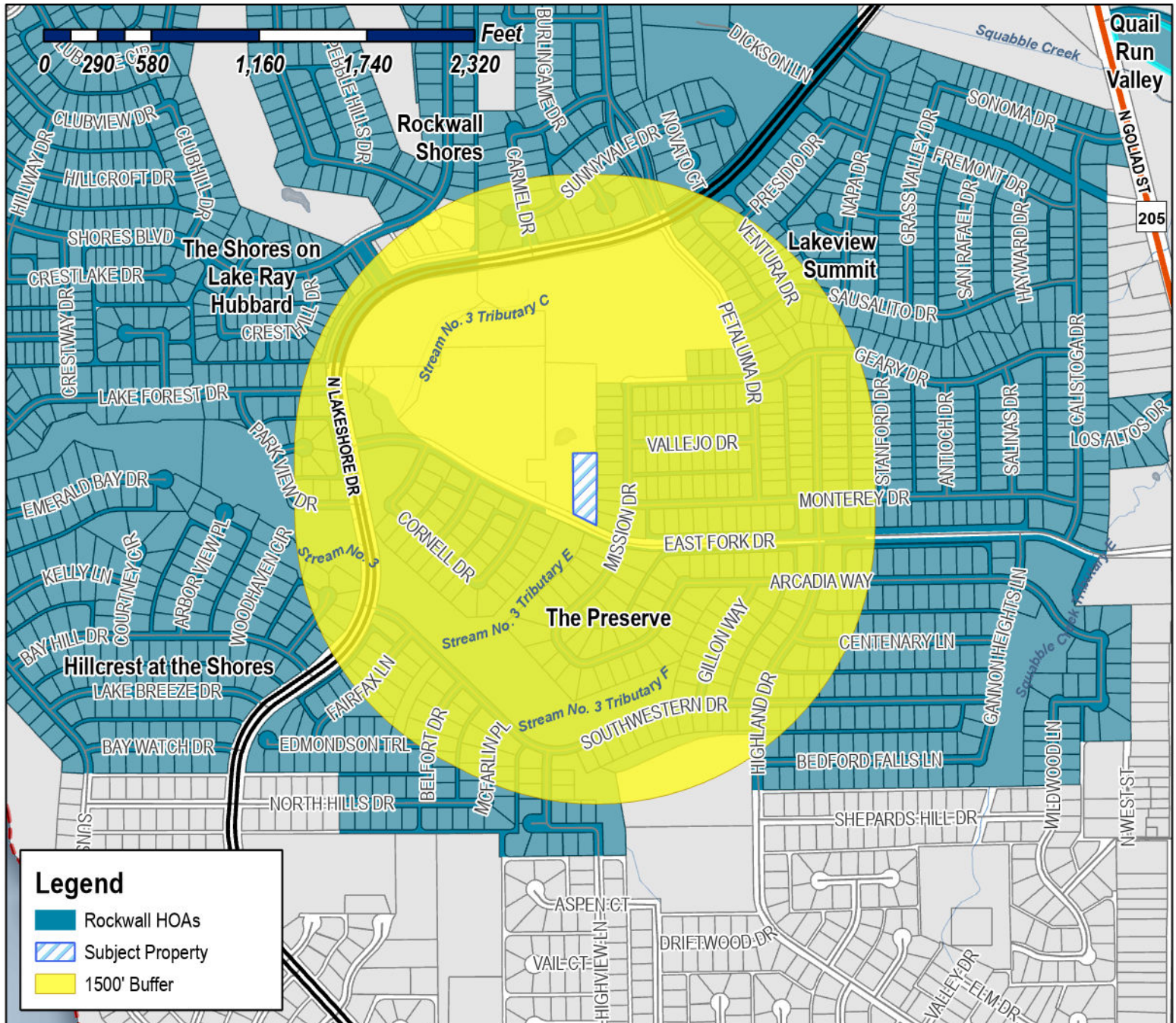




# City of Rockwall

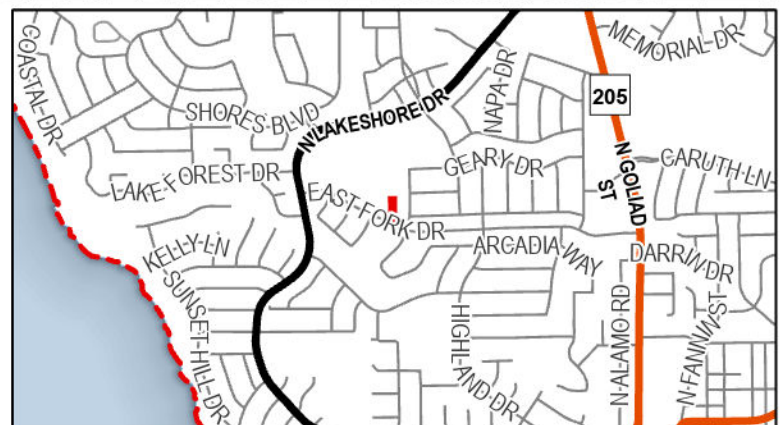
Planning & Zoning Department  
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**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP)  
for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025  
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 [Z2025-020]  
**Date:** Wednesday, April 23, 2025 3:22:59 PM  
**Attachments:** [Public Notice \(04.21.2025\).pdf](#)  
[HOA Map \(04.21.2025\).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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>.

-  
Z2025-020: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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

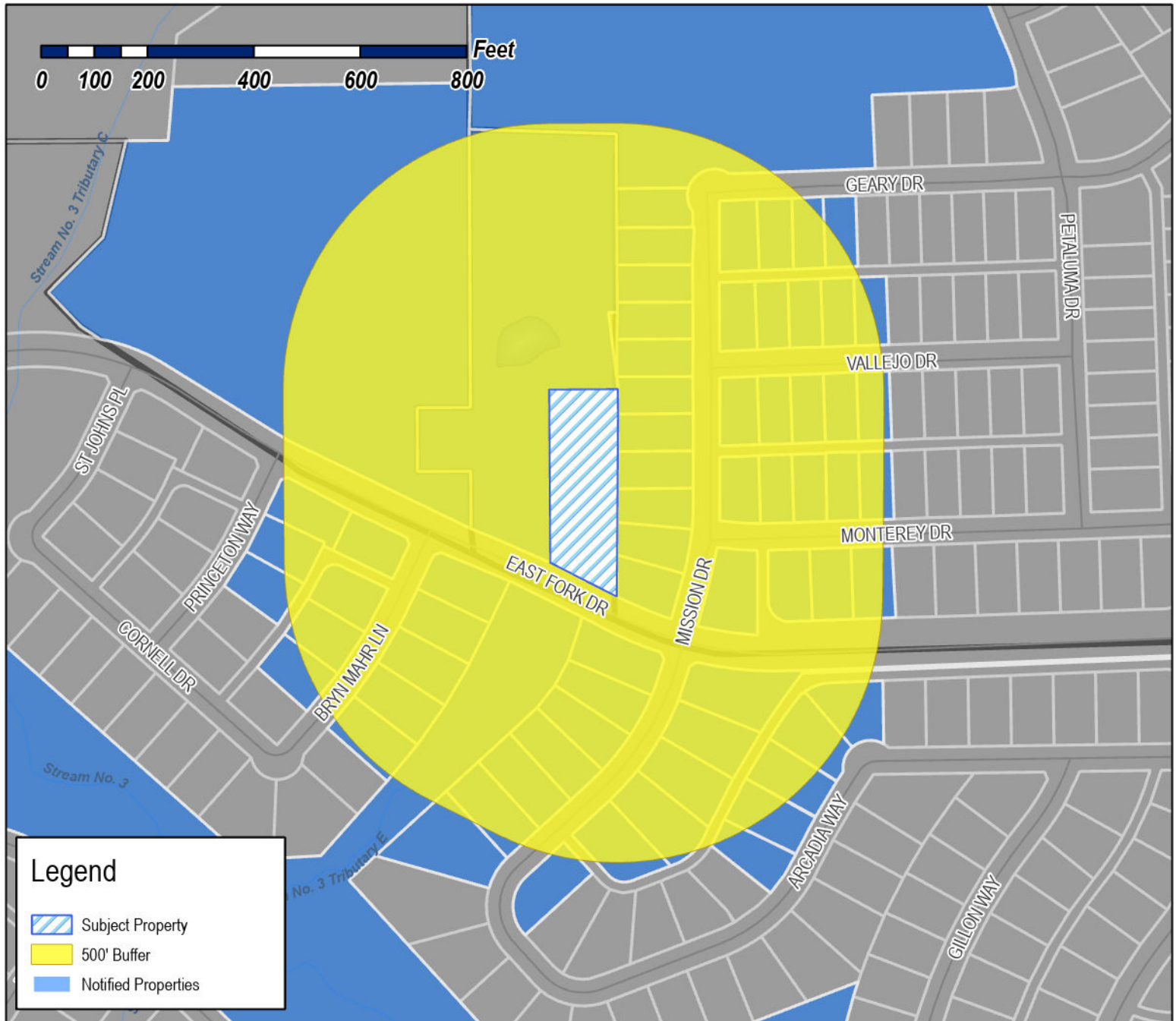




# City of Rockwall

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

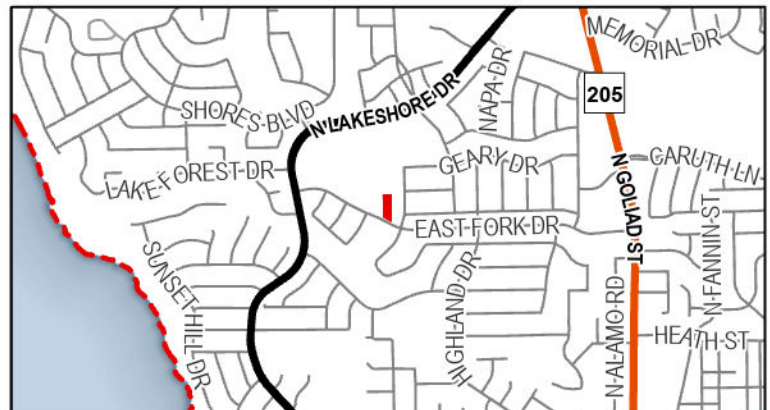
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP)  
for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025

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





JEFFUS JUSTIN AND ERIN  
1214 E FORK  
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL  
1220 E FORK  
ROCKWALL, TX 75087

BIZO LLC  
1220 E FORK  
ROCKWALL, TX 75087

BREC ENTERPRISES LLC  
1220 E FORK DRIVE  
ROCKWALL, TX 75087

ANZAI BYRON H  
1239 MISSION DRIVE  
ROCKWALL, TX 75087

HUX MARK  
1245 MISSION DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1251 MISSION DR  
ROCKWALL, TX 75087

WANG JESSE AND  
LESLIE C ROACH  
1257 Mission Dr  
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND  
AUBREY MARTINEZ  
1263 MISSION DR  
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA  
SHAHBAZI  
MANOCHEHR KIANPOUR  
1269 MISSION DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1275 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1281 MISSION DR  
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY  
1293 MISSION DR  
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO  
1299 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1325 PETALUMA DR  
ROCKWALL, TX 75087

CLARK CHARLES L AND  
SANDRA J CLARK  
1395 Tanglevine Ln  
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K  
1450 ASHBOURNE DR  
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE  
620 ARCADIA WAY  
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E  
622 ARCADIA WAY  
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH  
624 ARCADIA WAY  
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE  
JIMENEZ  
626 ARCADIA DR  
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS  
628 ARCADIA DR  
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY  
629 ARCADIA WAY  
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C  
655 MISSION DR  
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST  
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -  
TRUSTEES  
656 MISSION DR  
ROCKWALL, TX 75087

MALONE CLANTON  
657 MISSION DR  
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R  
659 MISSION DR  
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B  
660 MISSION DR  
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L  
661 MISSION DR  
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN  
662 MISSION DRIVE  
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K  
663 MISSION DRIVE  
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER  
664 MISSION DR  
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA  
665 MISSION DR  
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE  
667 MISSION DR  
ROCKWALL, TX 75087

JACKSON TRACY & RETHA  
668 MISSION DR  
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING  
TRUST  
AARON F DAVIS AND AMANDA M DAVIS - CO-  
TRUSTEES  
670 Mission Dr  
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A  
672 BRYN MAHR  
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE  
673 BRYN MAHR LN  
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE  
DARLINDA  
674 BRYN MAHR LN  
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES  
FLYNT FAMILY LIVING TRUST  
674 PRINCETON WAY  
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J  
675 BRYN MAHR LANE  
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER  
JACKSON  
676 BRYN MAHR LANE  
ROCKWALL, TX 75087

COPPER BEECH TRUST  
JAMES MICHAEL KARRETT JR AND RAFFAELA  
LENA KARRETT - CO-TRUS  
676 PRINCETON WAY  
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL  
677 BRYN MAHR LN  
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY  
678 BRYN MAHR LANE  
ROCKWALL, TX 75087

OGBONNA OBIOMA  
678 PRINCETON WAY  
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M  
680 BRYN MAHR LANE  
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V  
681 BRYN MAHR LN  
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE  
AUDRA  
727 MONTEREY DR  
ROCKWALL, TX 75087

ZUVER MARSHA  
730 MONTEREY DR  
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL  
730 VALLEJO DRIVE  
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C  
731 VALLEJO DR  
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA  
733 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
736 MONTEREY DR  
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S  
736 VALLEJO DR  
ROCKWALL, TX 75087

RESIDENT  
737 GEARY DR  
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W  
737 VALLEJO DR  
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY  
739 MONTEREY DR  
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE  
SARAH J MATTHEWS  
742 MONTEREY DRIVE  
ROCKWALL, TX 75087



BEYENE RAHEL  
ERMIA KUMSA  
742 VALLEJO DR  
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H  
743 GEARY DR  
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE  
743 VALLEJO DR  
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P  
748 MONTEREY DR  
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA  
748 VALLEJO DR  
ROCKWALL, TX 75087

WALKOWICZ MEGAN D  
749 GEARY DRIVE  
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J  
749 VALLEJO DR  
ROCKWALL, TX 75087

DODSON HUA  
751 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
754 VALLEJO DR  
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA  
MARIE  
754 MONTEREY DRIVE  
ROCKWALL, TX 75087

RESIDENT  
755 GEARY DR  
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI  
755 VALLEJO DR  
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC  
8172 CHURCH STEEPLE ST  
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC  
C/O REALMANAGE  
P.O. BOX 702348  
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

# 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:

## **Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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, May 19, 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. Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road**

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

NEW PERGOLA

1214 E. FORK RD.  
ROCKWALL, TX  
75087

**ELECTRICAL NOTES:**

1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.

2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.

3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.

4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.

5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

**GENERAL NOTES:**

1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION

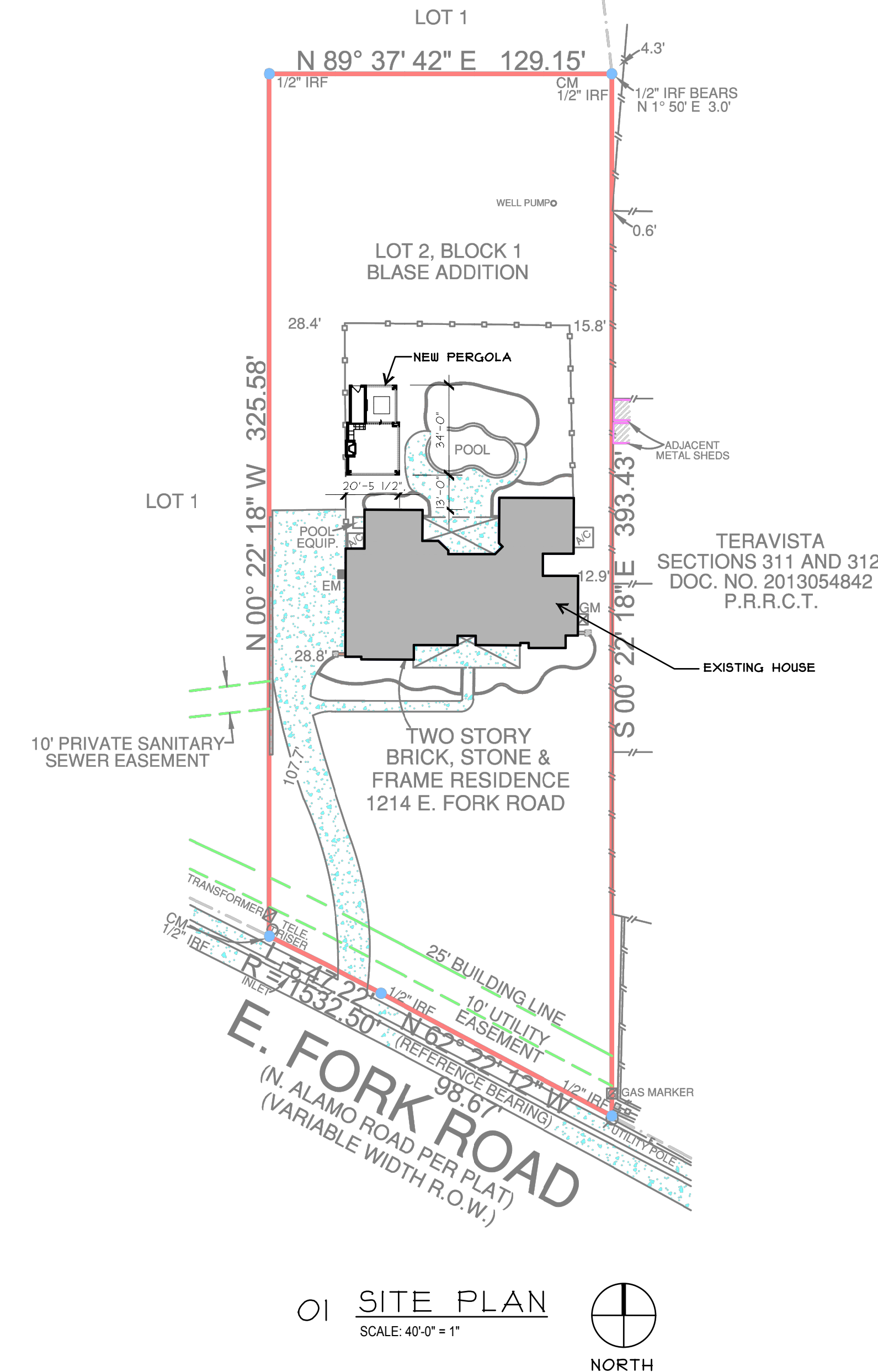
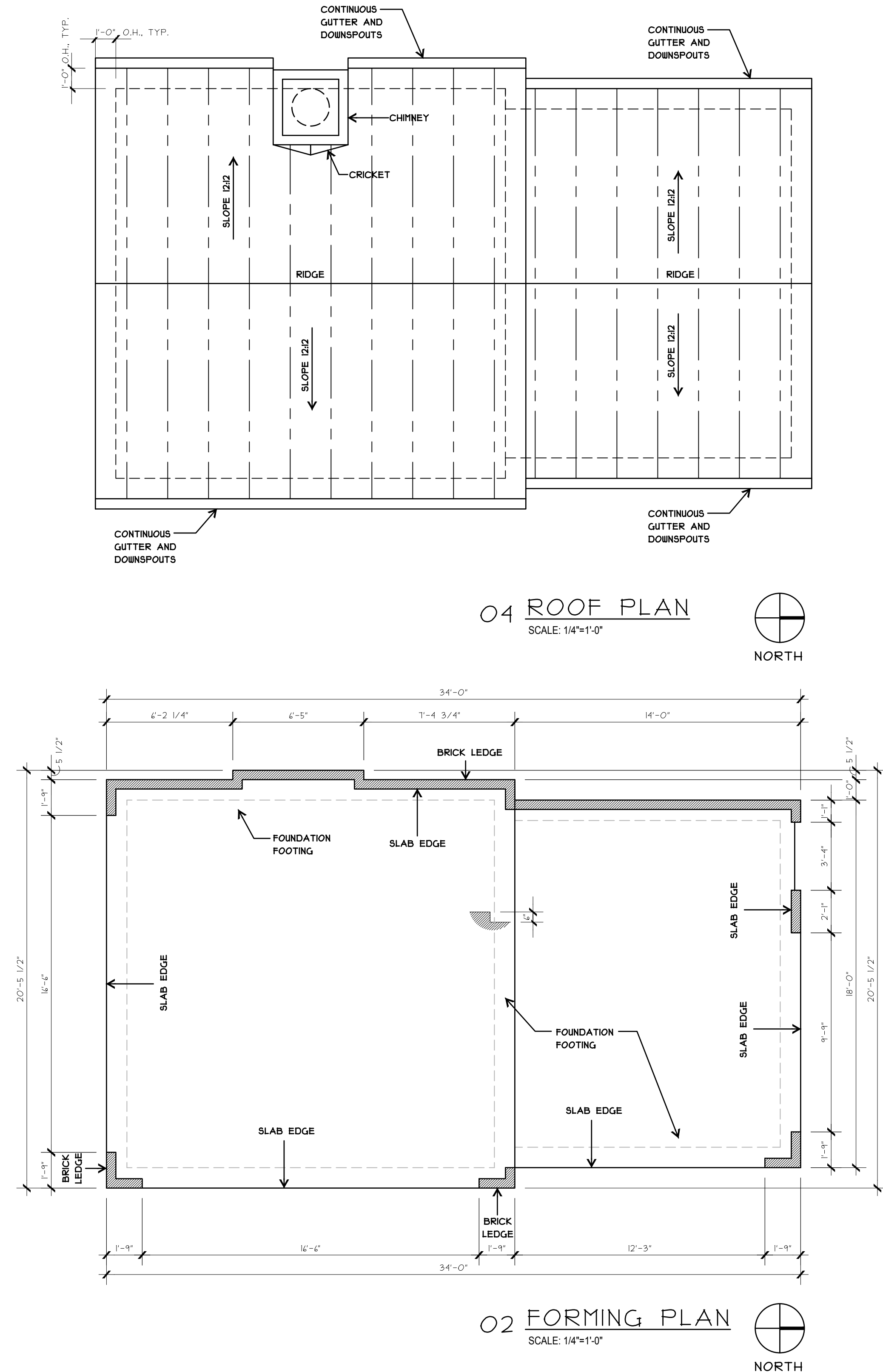
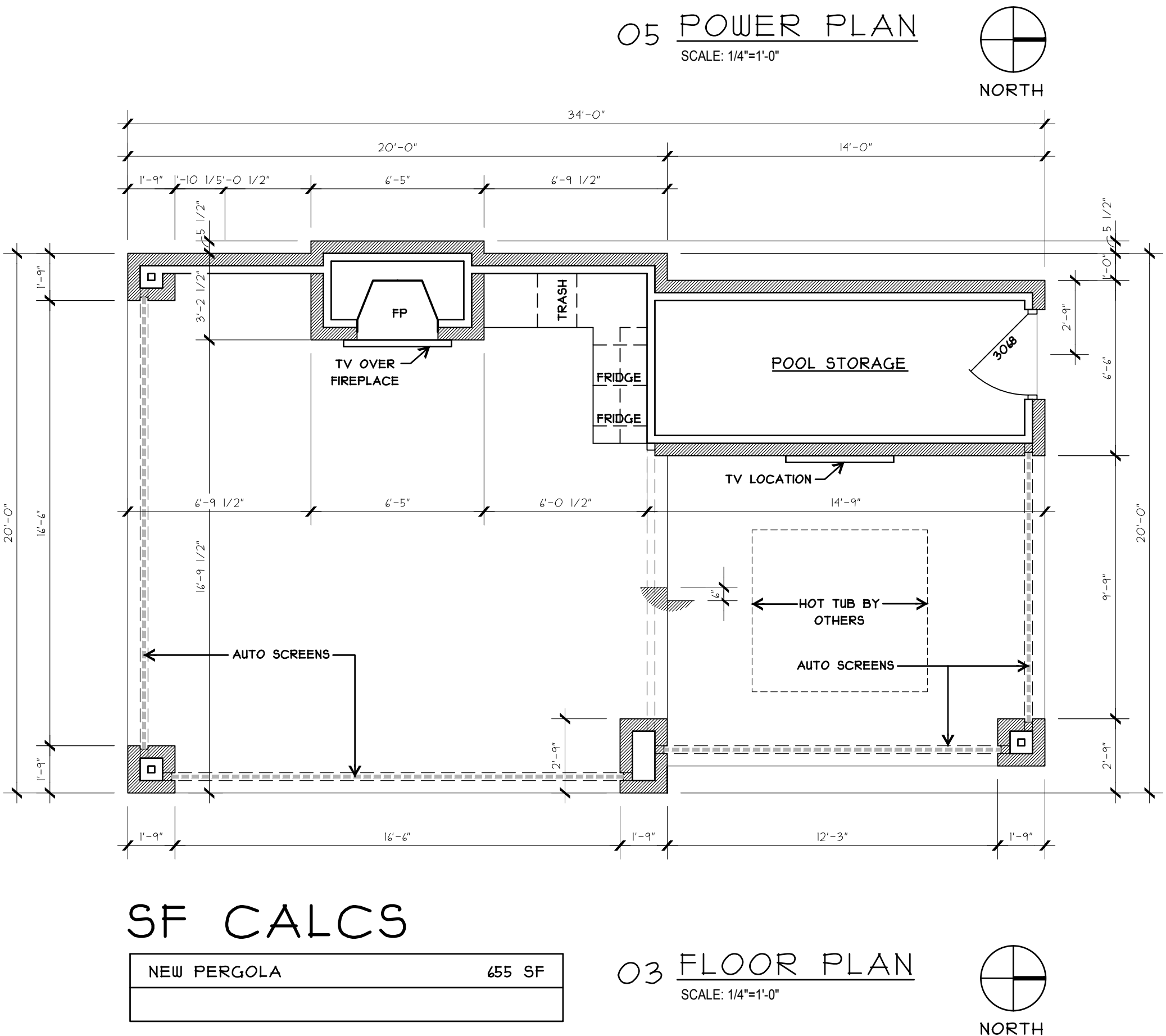
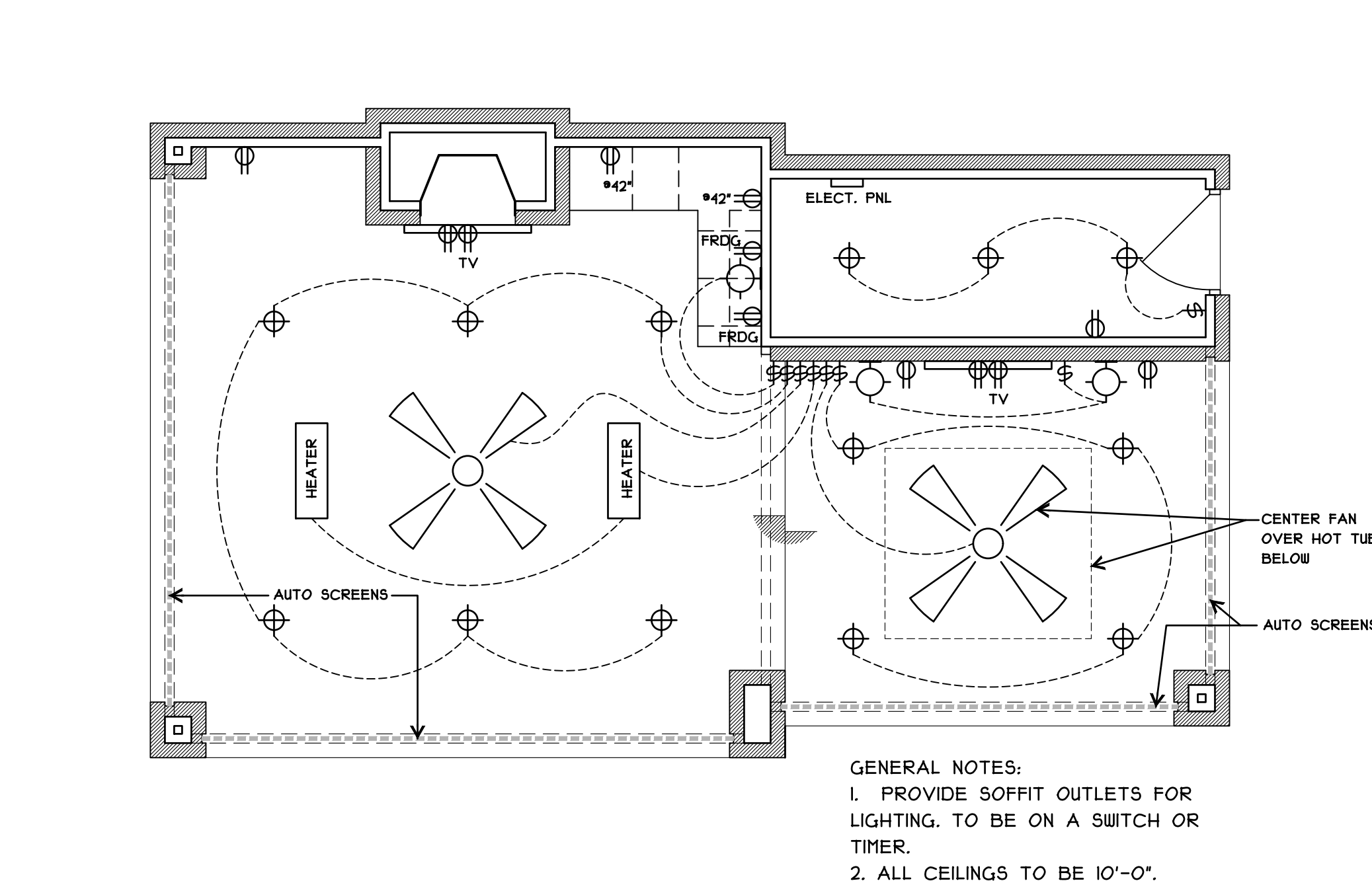
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.

3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.

4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.

5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GFI
NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.	



A NEW PERGOLA

1214 E FORK ROAD  
ROCKWALL, TX

**ISSUE LOG**

DATE	DESCRIPTION
03/12/25	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

**ISSUED FOR:**

☐ PRELIMINARY - NOT FOR CONSTRUCTION

☒ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION

CONTRACTOR: MATT BENEDETTO  
HIGHVIEW HOMES, LLC  
mattbenedetto@hotmail.com  
714-654-8033

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

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

A1.0

NOTES, PLANS





## A NEW PERGOLA

1214 E FORK  
ROAD  
ROCKWALL, TX

## ISSUE LOG

[illegible]

## REVISION LOG

[illegible]**ISSUED FOR:**

- ☐ PRELIMINARY -  
 NOT FOR CONSTRUCTION  
☒ BIDDING / PERMIT  
☐ REVISION / ADDENDUM  
☐ FOR CONSTRUCTION



Fanning & Philips  
DESIGN

CONTRACTOR: MATT BENEDETT  
HIGHVIEW HOMES, LL  
mattbenedetto@hotmail.com  
214-454-803

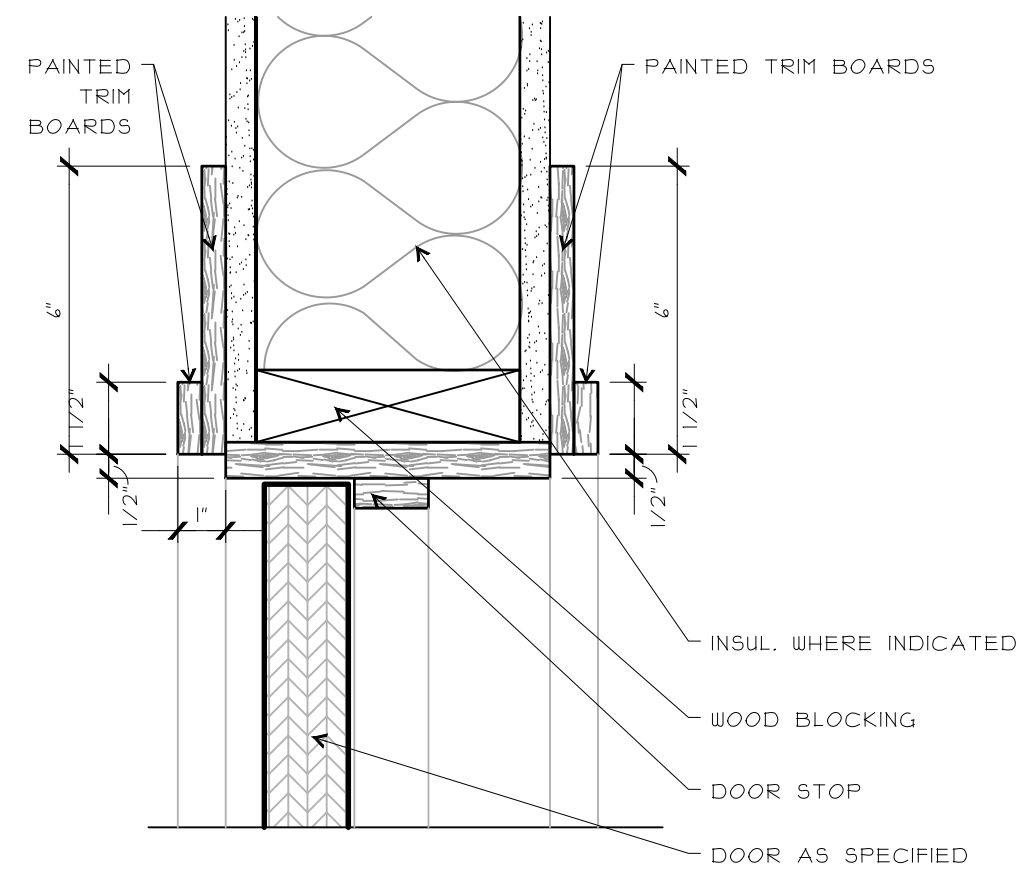
DESIGNER: PATRA PHILIP  
FANNINGPHILIPS DESIGN  
patra@fanningphilips.com  
214-284-873

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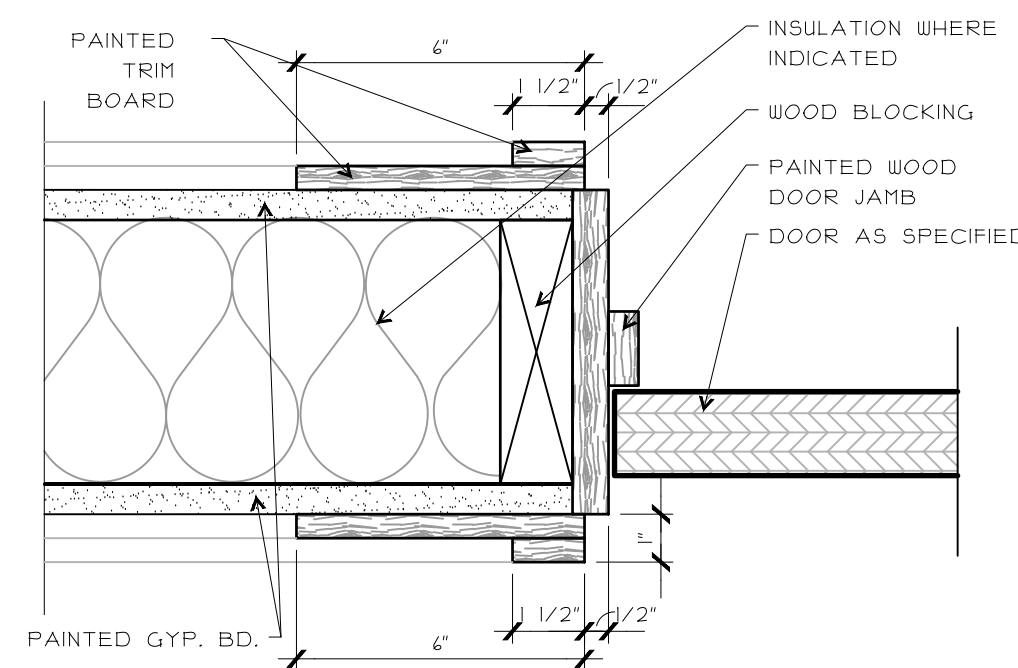
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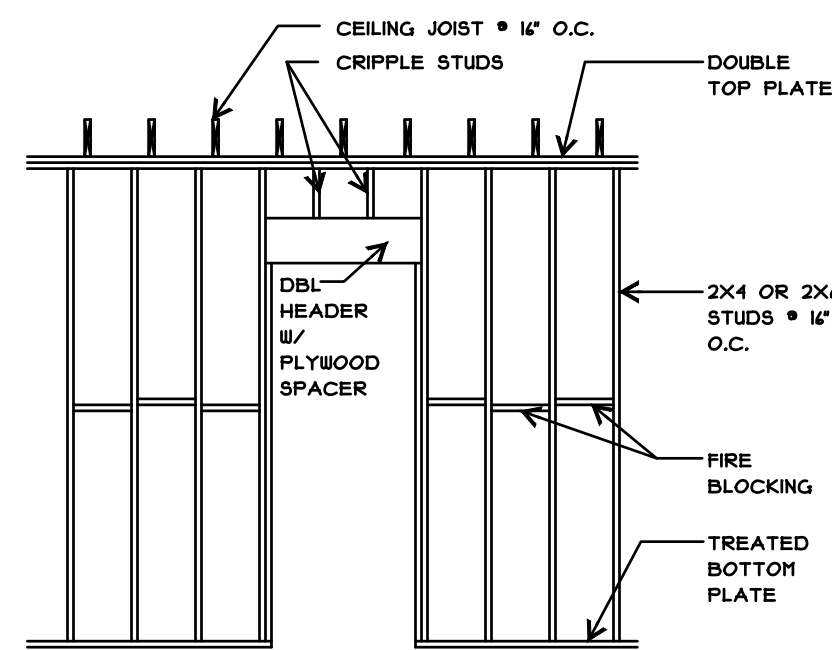
## DETAILS, ELEVATIONS



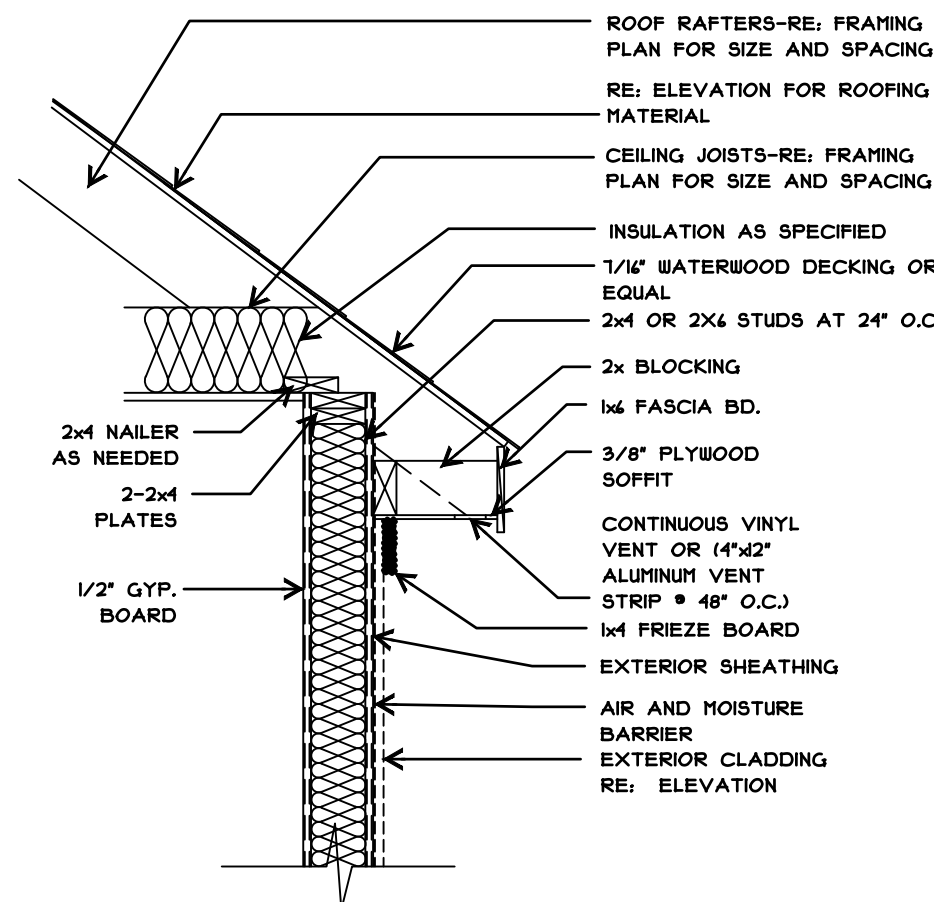
08 DOOR HEAD DETAIL  
SCALE: 3"=1'-0"



07 DOOR JAMB DETAIL  
SCALE: 3"=1'-0"

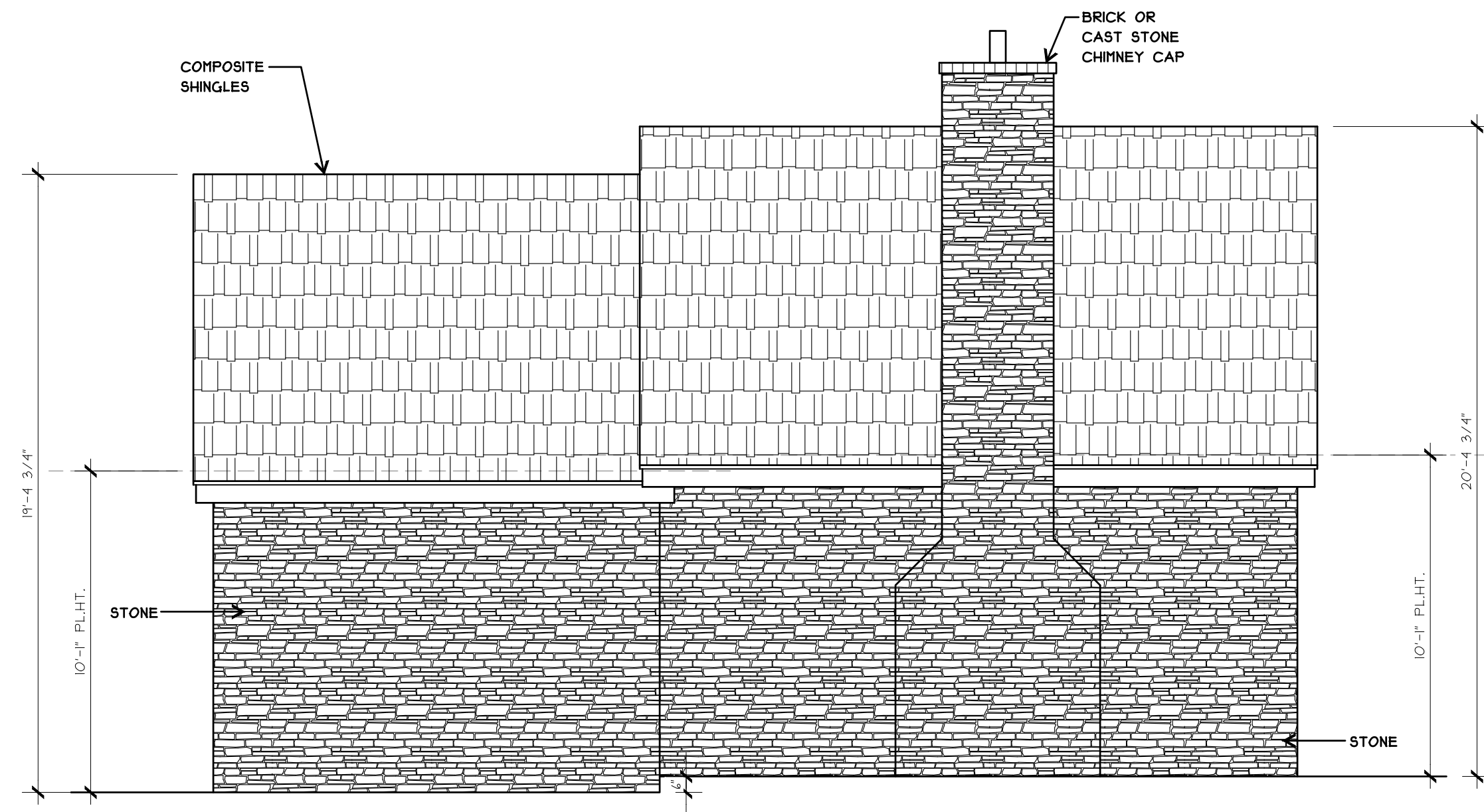


06 TYP. DOOR  
FRAMING DIAGRAM  
SCALE: 1/4"=1'-0"

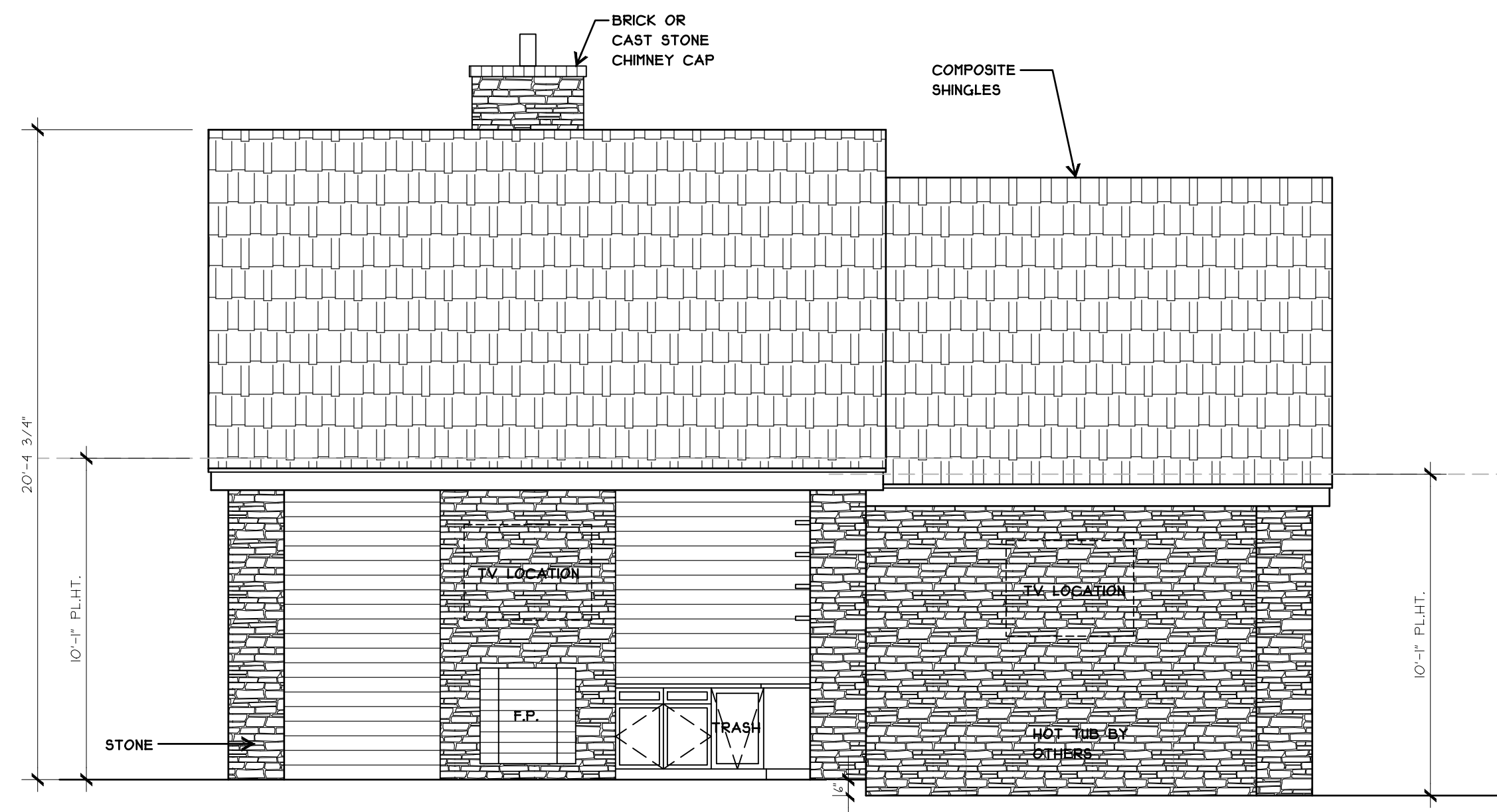


05 TYP. SOFFIT DETAIL  
SCALE: 1/4"=1'-0"

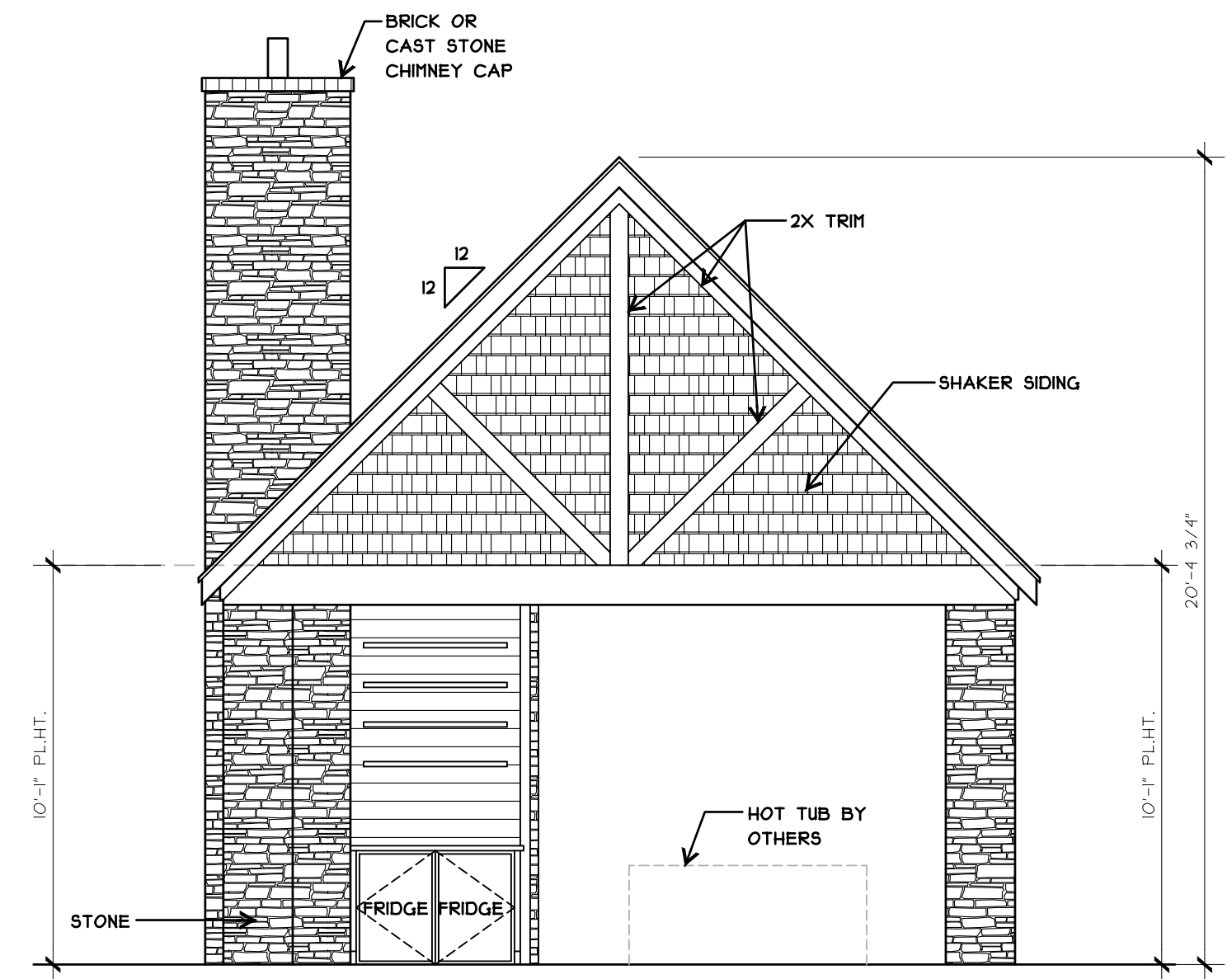
## TYPICAL DETAILS



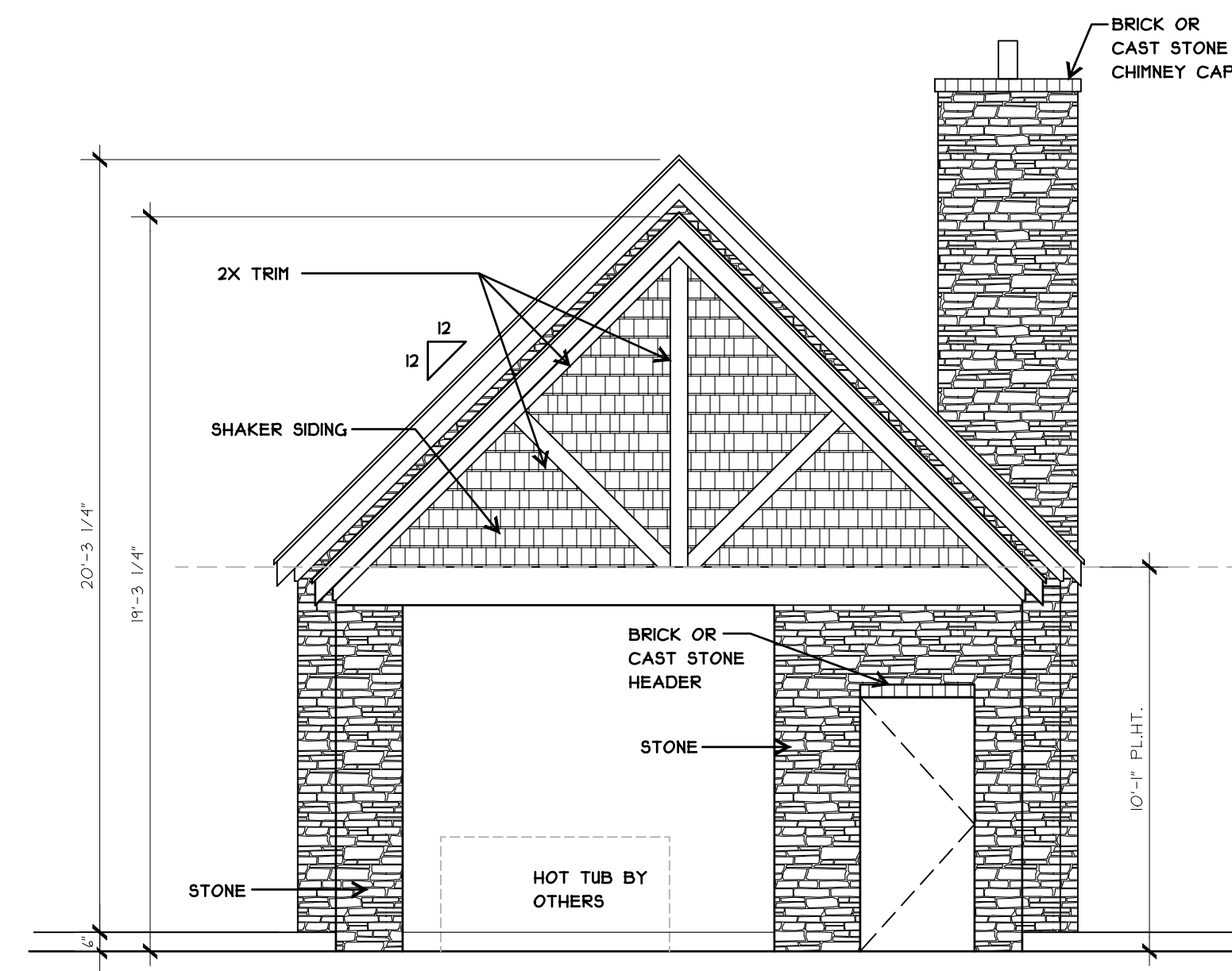
04 WEST ELEVATION  
SCALE: 1/4"=1'-0"



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



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



01 NORTH ELEVATION  
SCALE: 1/4"=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 AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 from Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, and being more specifically depicted and described 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 an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of 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 Standards*; Section 03.07, *Single-Family 10 (SF-10) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

**2.1. OPERATIONAL CONDITIONS**



The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
- (4) The *Accessory Structure* shall not exceed a maximum size of 655 SF; and,
- (5) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No other *Accessory Structures* shall be permitted on the subject property.

## **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 2<sup>ND</sup> DAY OF JUNE, 2025.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 19, 2025

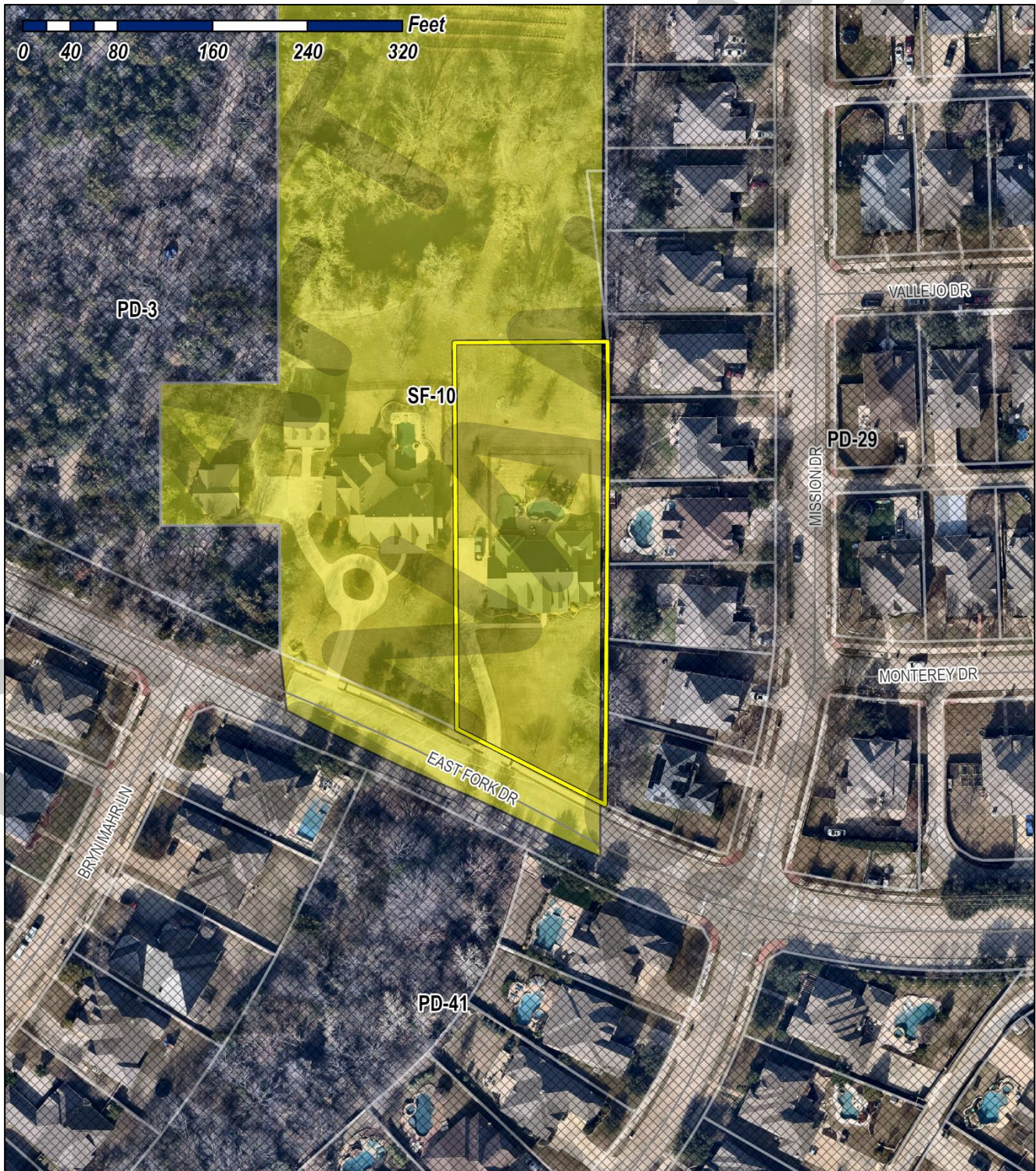
2<sup>nd</sup> Reading: June 2, 2025



**Exhibit 'A'**  
*Legal Description*

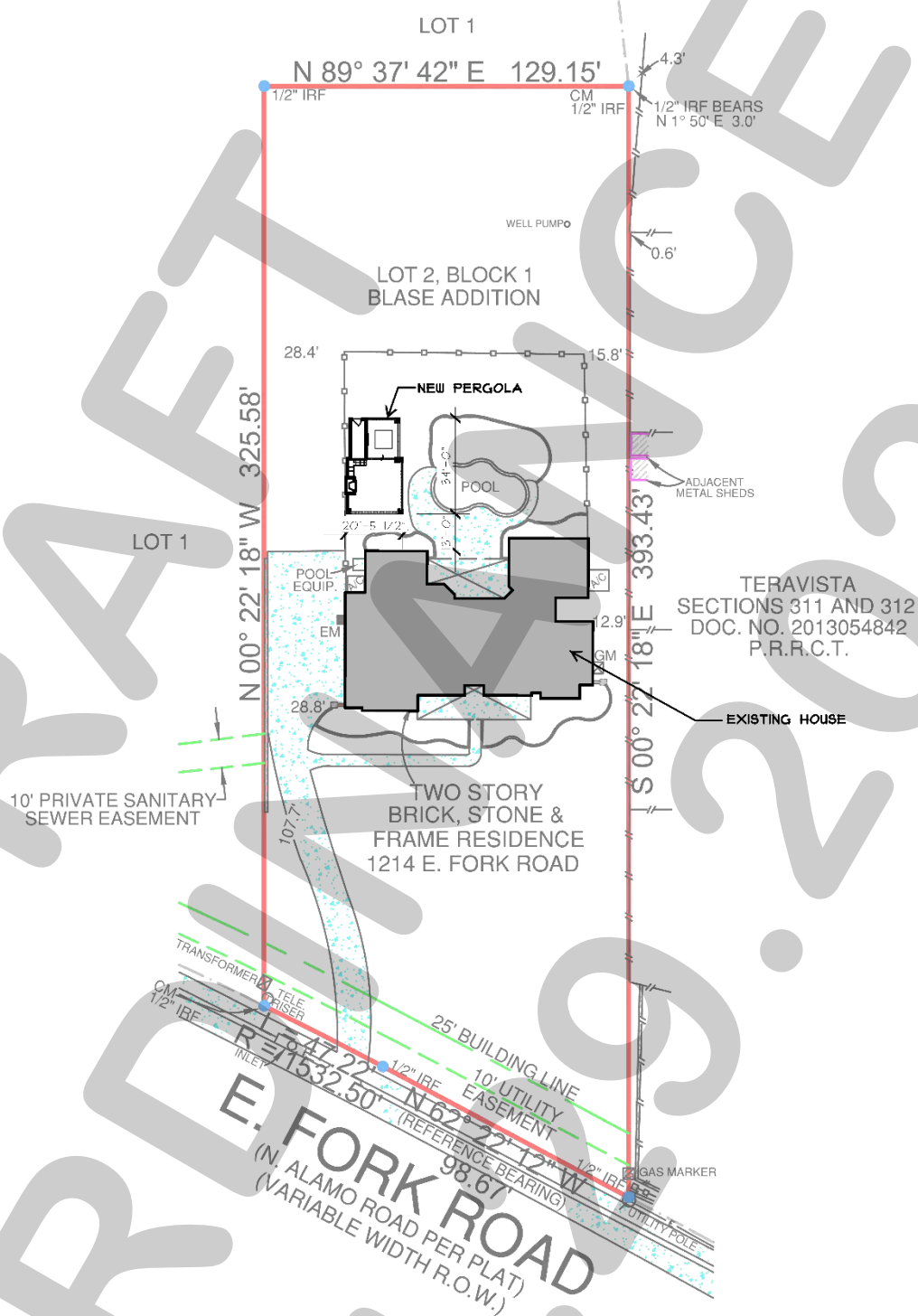
Address: 1214 East Fork Lane

Legal Description: Lot 2 of the Blase Addition





**Exhibit 'B'**  
**Site Plan**

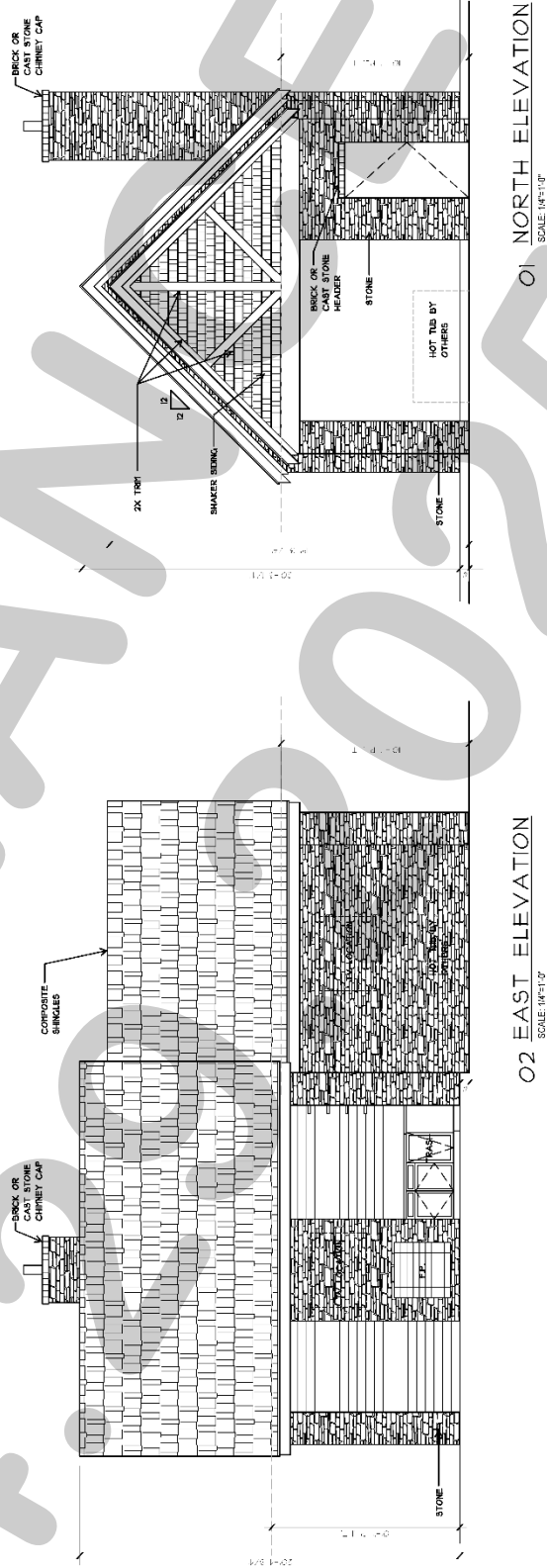
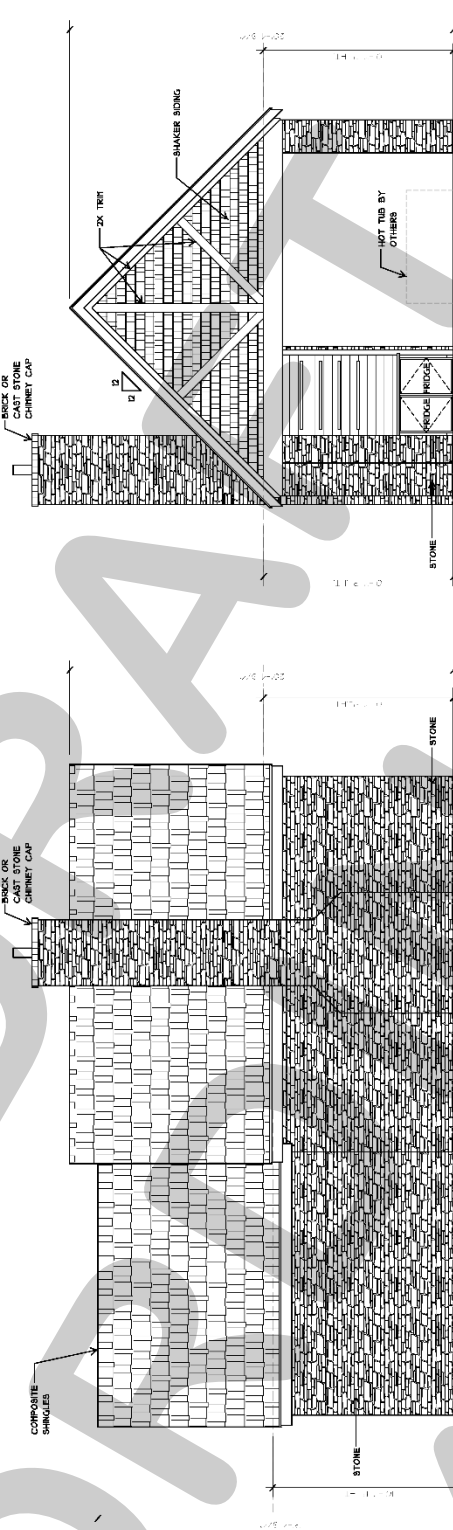


01 SITE PLAN  
SCALE: 40'-0" = 1"





**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:** May 13, 2025  
**APPLICANT:** Justin Jeffus  
**CASE NUMBER:** Z2025-020; *Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned from Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District. On January 22, 2008, the City Council approved a final plat [*i.e. Case No. P2007-036*] that established the subject property as Lot 2, Block 1, Blase Addition. According to the Rockwall Central Appraisal District (RCAD) there is an existing 4,735 SF single-family home that was constructed in 2008 situated on the subject property.

### **PURPOSE**

The applicant -- *Justin Jeffus* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of a 655 SF *Accessory Structure* on the subject property.

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

The subject property is located at 1214 East Fork Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.32-acre parcel of land (*i.e. Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a 15.092-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Elementary School No. 9 Addition*) that belongs to Rockwall Independent School District and is zoned Planned Development District 29 (PD-29). North of this is N. Lakeshore Drive Road, which is identified as a *A4D (i.e. arterial, four (4) lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is East Fork Drive, which is identified as an *M4U (i.e. major collector, four (4) lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of The Preserve Subdivision, which consists of 117 residential lots and has been in existence since August 31, 2007. These properties are zoned Planned Development District 41 (PD-41). South of this is Southwestern Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

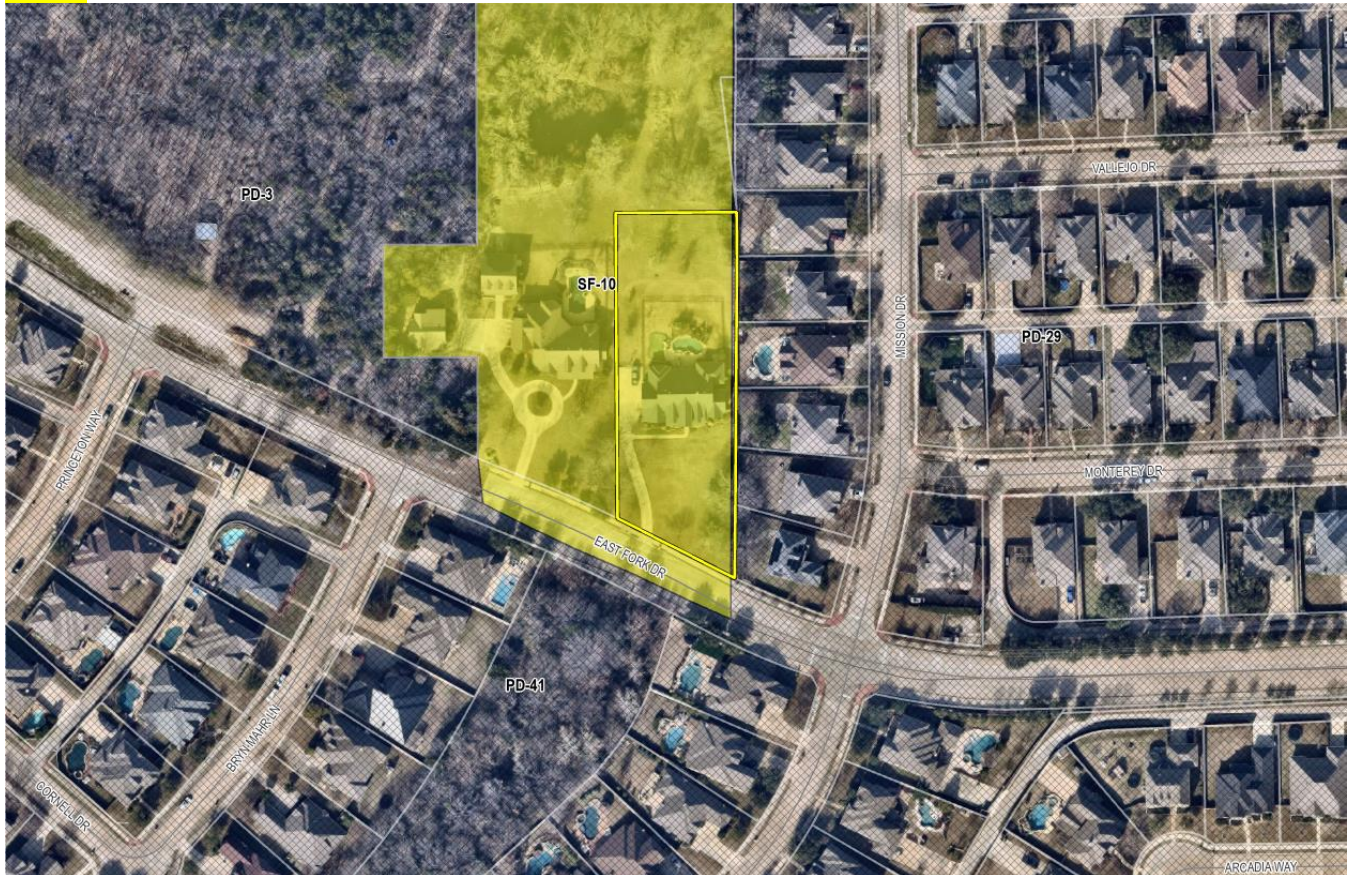
East: Directly east of the subject property are Phases 1, 1A, and 2 of the Lakeview Summit Subdivisions, which are all zoned Planned Development District 29 (PD-29). Beyond this is a vacant 4.6021-acre tract of land (*i.e. Tract 4 of the J.H.B. Jones Survey, Abstract No. 124 & the S.S. McCurry Survey, Abstract No. 146*), which is zoned Planned



Development District 56 (PD-56). East of this is SH-205, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 4.32-acre parcel of land (*i.e. Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a vacant 9.623-acre tract of land which is part of a 13.3-acre tract of land (*i.e. Tract 11-3 of the A. Hanna Survey, Abstract No. 98*) zoned Planned Development District 3 (PD-3). East of this is a 0.8790-acre parcel of land (*i.e. Lot 2, Block A, North lake Shore Daycare*), which consists of a daycare (*i.e. Kiddie Academy*) and is zoned Planned Development District 41 (PD-41).

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## **CHARACTERISTICS OF THE PROJECT**

The applicant is requesting approval of a Specific Use Permit (SUP) for an *Accessory Structure* on the subject property. The structure is a total of 655 SF in size. The accessory structure has an approximate total height of 20-feet, 4¼-inches or 15-feet, 2¼-inches at the midpoint of the roof, with a 12:12 roof pitch. The proposed building elevations provided by the applicant indicate the structure will be clad in stone, have a brick or cast stone header, and consist of shaker siding. A chimney will also be incorporated into the structure.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) an *Accessory Building* in a Single-Family 10 (SF-10) District is permitted by-right up to 144 SF and 15-feet in height. In this case,

the proposed *Accessory Building* is exceeding both the size and height requirements. The proposed *Accessory Building* is approximately 655 SF in size and 20-feet, 4¼-inches in total height. That being said, the height of an *Accessory Building* with a pitched roof is taken at the midpoint of the roof pitch. Given this, the height of the proposed *Accessory Building* is 15-feet, 2¼-inches. Based on this, the applicant is requesting approval of an *Accessory Structure* that exceeds the maximum permissible size by 511 SF and exceeds the maximum height by 2¼-inches.

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. In this case, the proposed structure would be the only accessory building on the subject property and would be greater than the maximum permissible size. If approved, no other accessory structures would be permitted on the subject property.

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 and height of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On April 18, 2025, staff mailed 75 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which are the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in reference to the applicant's request.

## **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
  - (d) The *Accessory Structure* shall not exceed a maximum size of 655 SF.
  - (e) The *Accessory Structure* 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) No additional *Accessory Structures* may be constructed on the *Subject Property*.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <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 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

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

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- ☐ **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

Justin Jeffus

☐ APPLICANT

Justin Jeffus

CONTACT PERSON

Justin Jeffus

CONTACT PERSON

Justin Jeffus

ADDRESS

1214 East Fork Rd

ADDRESS

1214 East Fork Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75087

PHONE

214-801-0097

PHONE

214-801-0097

E-MAIL

jjeffus@mycon.com

E-MAIL

jjeffus@mycon.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Jeffus [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 \$ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 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 15th DAY OF April, 20 25.

OWNER'S SIGNATURE

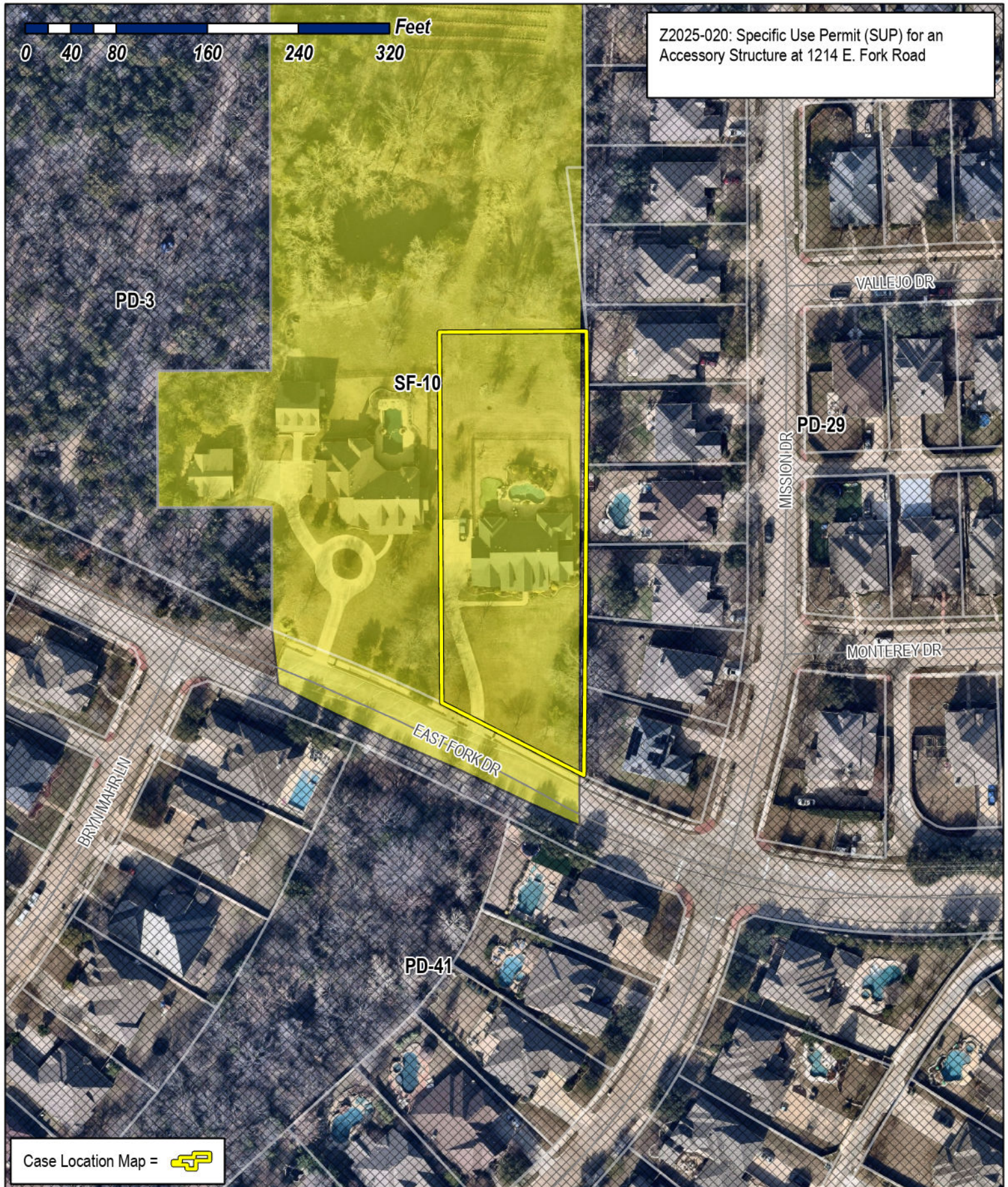
Justin Jeffus  
Maria Davaillo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/18/25





## 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.



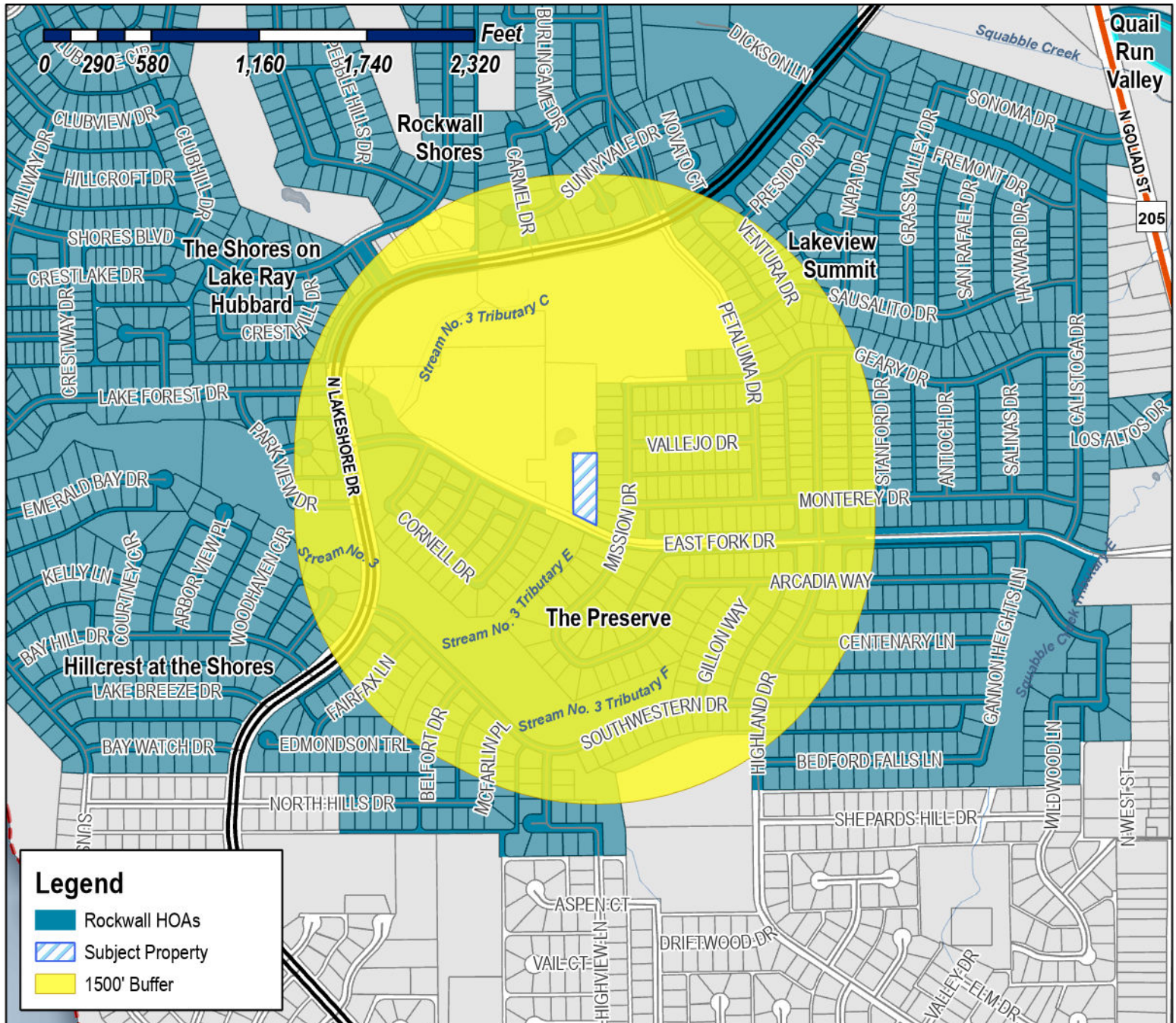




# City of Rockwall

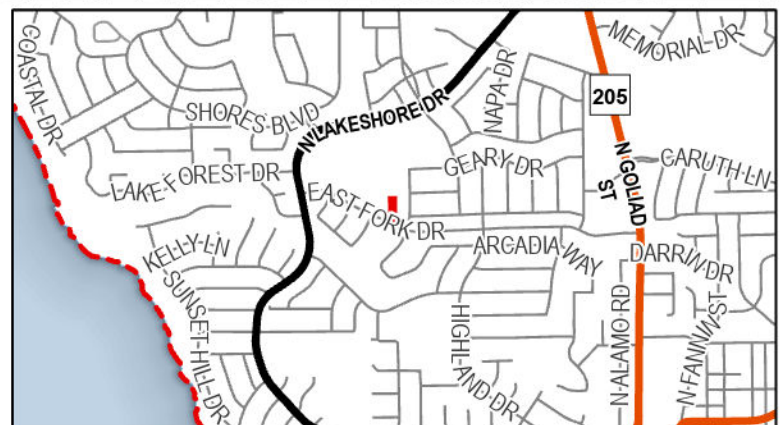
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**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025  
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 [Z2025-020]  
**Date:** Wednesday, April 23, 2025 3:22:59 PM  
**Attachments:** [Public Notice \(04.21.2025\).pdf](#)  
[HOA Map \(04.21.2025\).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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>.

-  
Z2025-020: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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

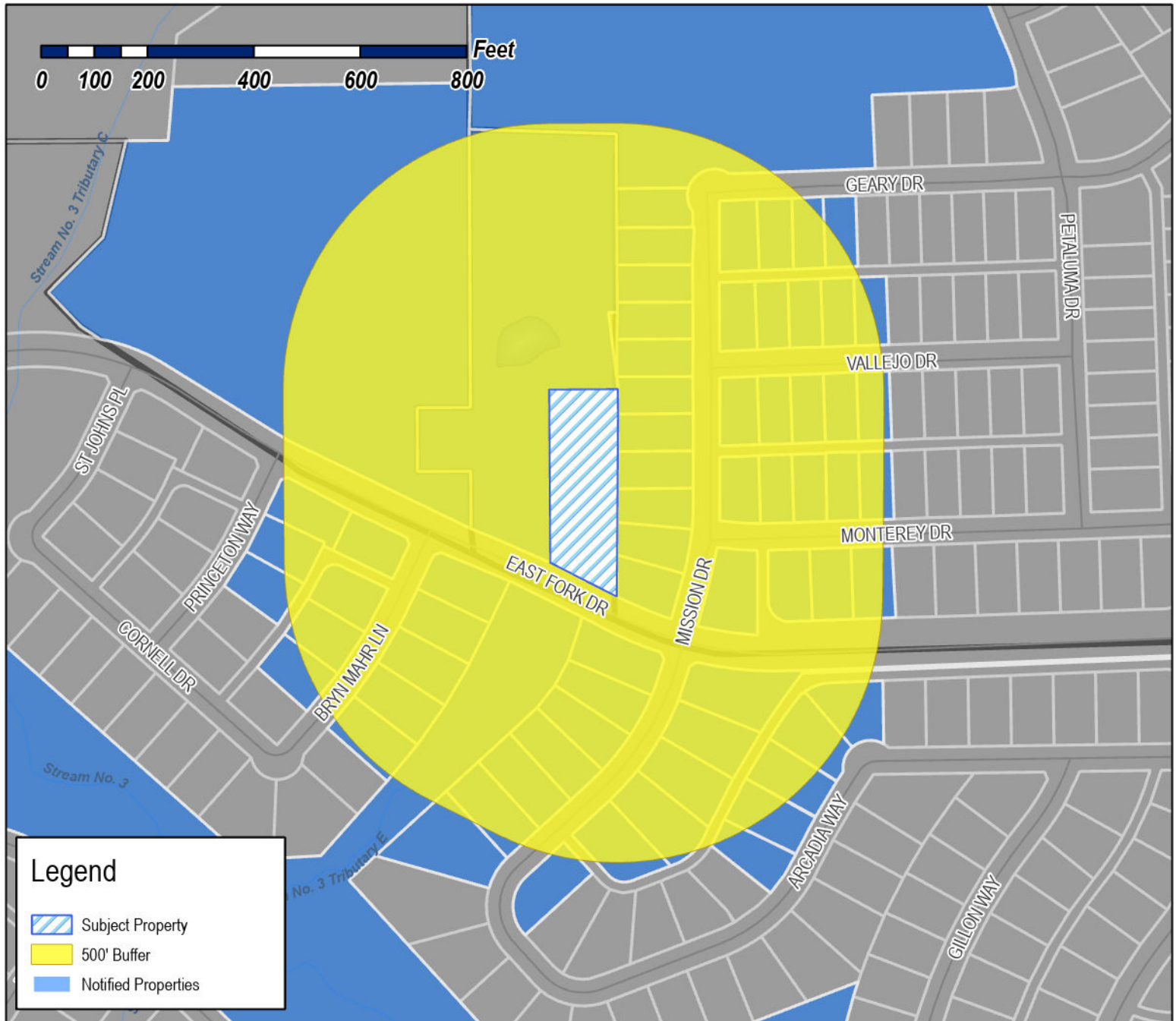




# City of Rockwall

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

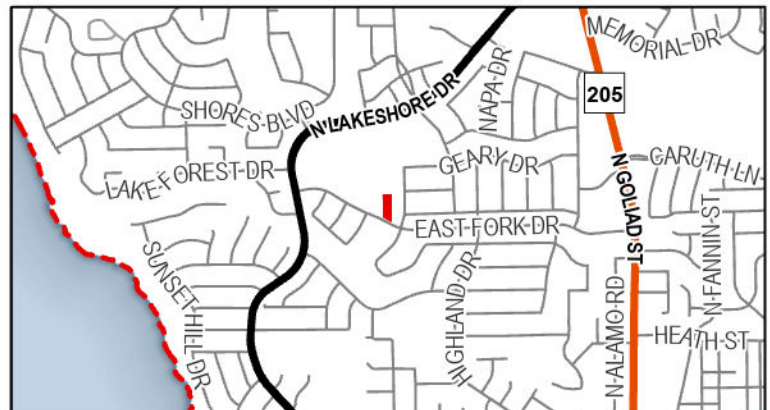
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**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP)  
for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025

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



JEFFUS JUSTIN AND ERIN  
1214 E FORK  
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL  
1220 E FORK  
ROCKWALL, TX 75087

BIZO LLC  
1220 E FORK  
ROCKWALL, TX 75087

BREC ENTERPRISES LLC  
1220 E FORK DRIVE  
ROCKWALL, TX 75087

ANZAI BYRON H  
1239 MISSION DRIVE  
ROCKWALL, TX 75087

HUX MARK  
1245 MISSION DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1251 MISSION DR  
ROCKWALL, TX 75087

WANG JESSE AND  
LESLIE C ROACH  
1257 Mission Dr  
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND  
AUBREY MARTINEZ  
1263 MISSION DR  
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA  
SHAHBAZI  
MANOCHEHR KIANPOUR  
1269 MISSION DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1275 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1281 MISSION DR  
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY  
1293 MISSION DR  
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO  
1299 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1325 PETALUMA DR  
ROCKWALL, TX 75087

CLARK CHARLES L AND  
SANDRA J CLARK  
1395 Tanglevine Ln  
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K  
1450 ASHBOURNE DR  
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE  
620 ARCADIA WAY  
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E  
622 ARCADIA WAY  
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH  
624 ARCADIA WAY  
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE  
JIMENEZ  
626 ARCADIA DR  
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS  
628 ARCADIA DR  
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY  
629 ARCADIA WAY  
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C  
655 MISSION DR  
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST  
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -  
TRUSTEES  
656 MISSION DR  
ROCKWALL, TX 75087

MALONE CLANTON  
657 MISSION DR  
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R  
659 MISSION DR  
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B  
660 MISSION DR  
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L  
661 MISSION DR  
ROCKWALL, TX 75087



WELLS WESTLEY ADAM AND LEEANN  
662 MISSION DRIVE  
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K  
663 MISSION DRIVE  
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER  
664 MISSION DR  
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA  
665 MISSION DR  
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE  
667 MISSION DR  
ROCKWALL, TX 75087

JACKSON TRACY & RETHA  
668 MISSION DR  
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING  
TRUST  
AARON F DAVIS AND AMANDA M DAVIS - CO-  
TRUSTEES  
670 Mission Dr  
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A  
672 BRYN MAHR  
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE  
673 BRYN MAHR LN  
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE  
DARLINDA  
674 BRYN MAHR LN  
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES  
FLYNT FAMILY LIVING TRUST  
674 PRINCETON WAY  
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J  
675 BRYN MAHR LANE  
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER  
JACKSON  
676 BRYN MAHR LANE  
ROCKWALL, TX 75087

COPPER BEECH TRUST  
JAMES MICHAEL KARRETT JR AND RAFFAELA  
LENA KARRETT - CO-TRUS  
676 PRINCETON WAY  
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL  
677 BRYN MAHR LN  
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY  
678 BRYN MAHR LANE  
ROCKWALL, TX 75087

OGBONNA OBIOMA  
678 PRINCETON WAY  
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M  
680 BRYN MAHR LANE  
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V  
681 BRYN MAHR LN  
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE  
AUDRA  
727 MONTEREY DR  
ROCKWALL, TX 75087

ZUVER MARSHA  
730 MONTEREY DR  
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL  
730 VALLEJO DRIVE  
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C  
731 VALLEJO DR  
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA  
733 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
736 MONTEREY DR  
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S  
736 VALLEJO DR  
ROCKWALL, TX 75087

RESIDENT  
737 GEARY DR  
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W  
737 VALLEJO DR  
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY  
739 MONTEREY DR  
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE  
SARAH J MATTHEWS  
742 MONTEREY DRIVE  
ROCKWALL, TX 75087

BEYENE RAHEL  
ERMIA KUMSA  
742 VALLEJO DR  
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H  
743 GEARY DR  
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE  
743 VALLEJO DR  
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P  
748 MONTEREY DR  
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA  
748 VALLEJO DR  
ROCKWALL, TX 75087

WALKOWICZ MEGAN D  
749 GEARY DRIVE  
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J  
749 VALLEJO DR  
ROCKWALL, TX 75087

DODSON HUA  
751 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
754 VALLEJO DR  
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA  
MARIE  
754 MONTEREY DRIVE  
ROCKWALL, TX 75087

RESIDENT  
755 GEARY DR  
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI  
755 VALLEJO DR  
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC  
8172 CHURCH STEEPLE ST  
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC  
C/O REALMANAGE  
P.O. BOX 702348  
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261



# 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:

## **Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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, May 19, 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

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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. Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road**

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

NEW PERGOLA

1214 E. FORK RD.  
ROCKWALL, TX  
75087

**ELECTRICAL NOTES:**

1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.

2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.

3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.

4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.

5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

**GENERAL NOTES:**

1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION

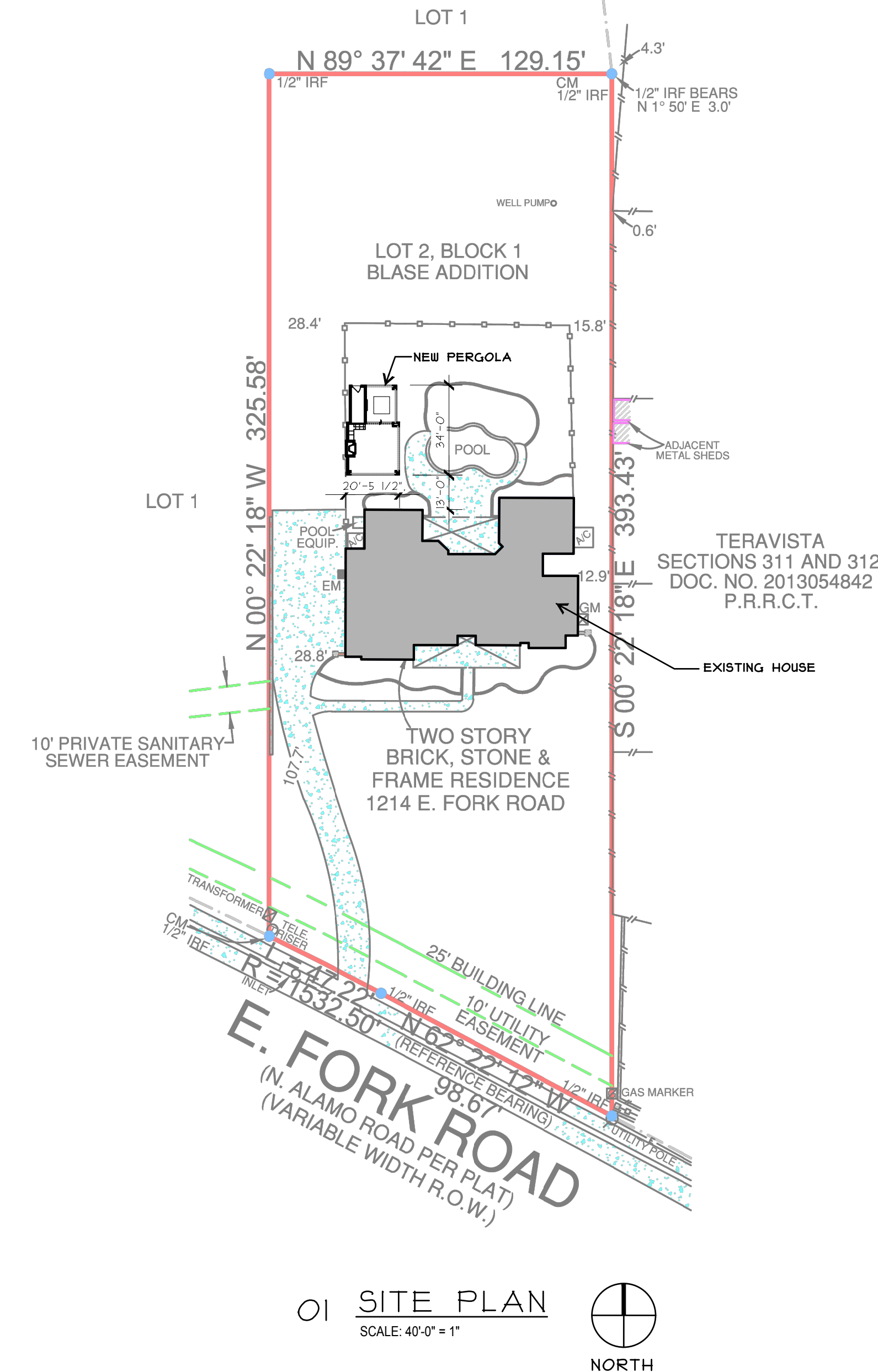
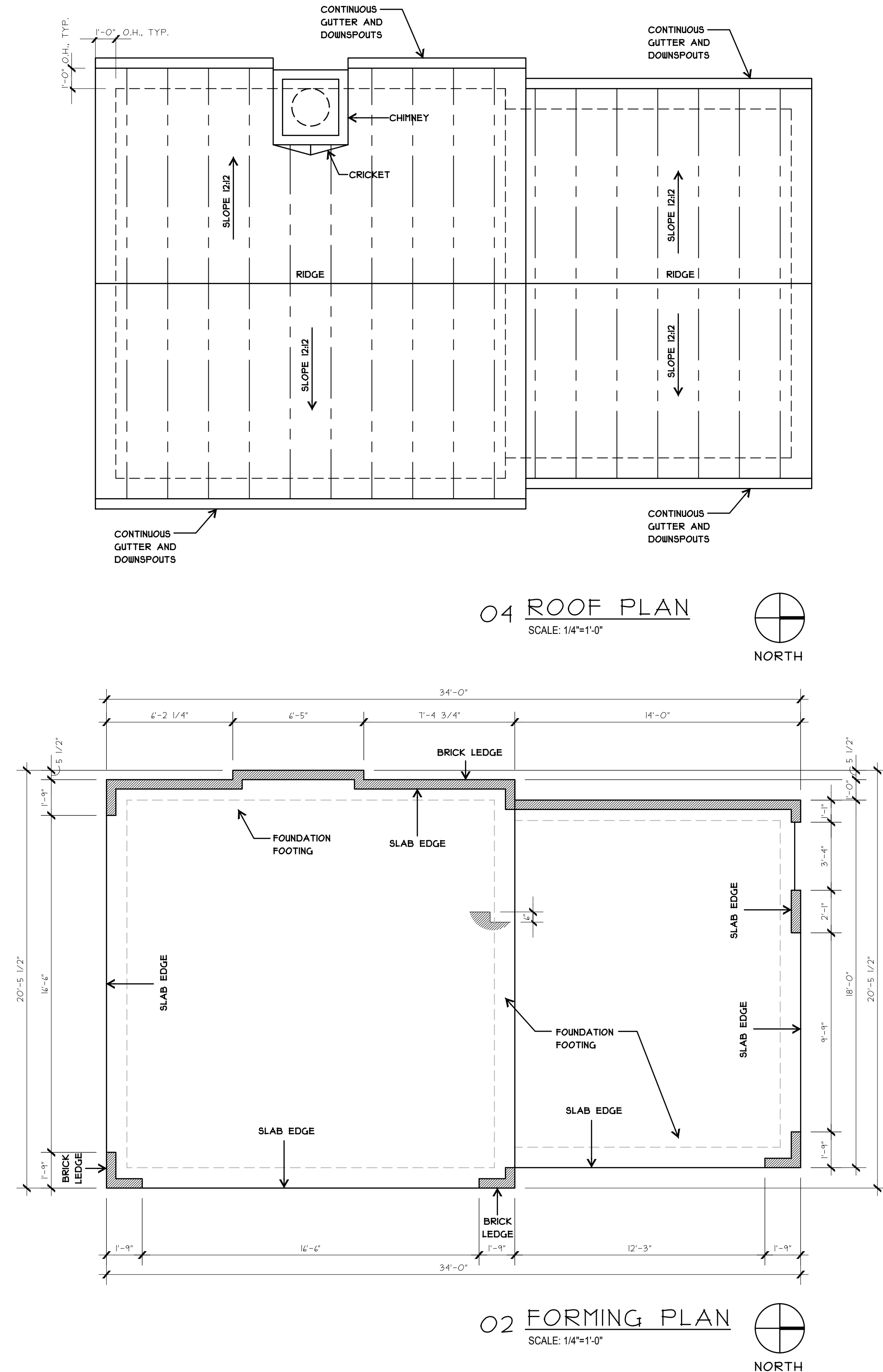
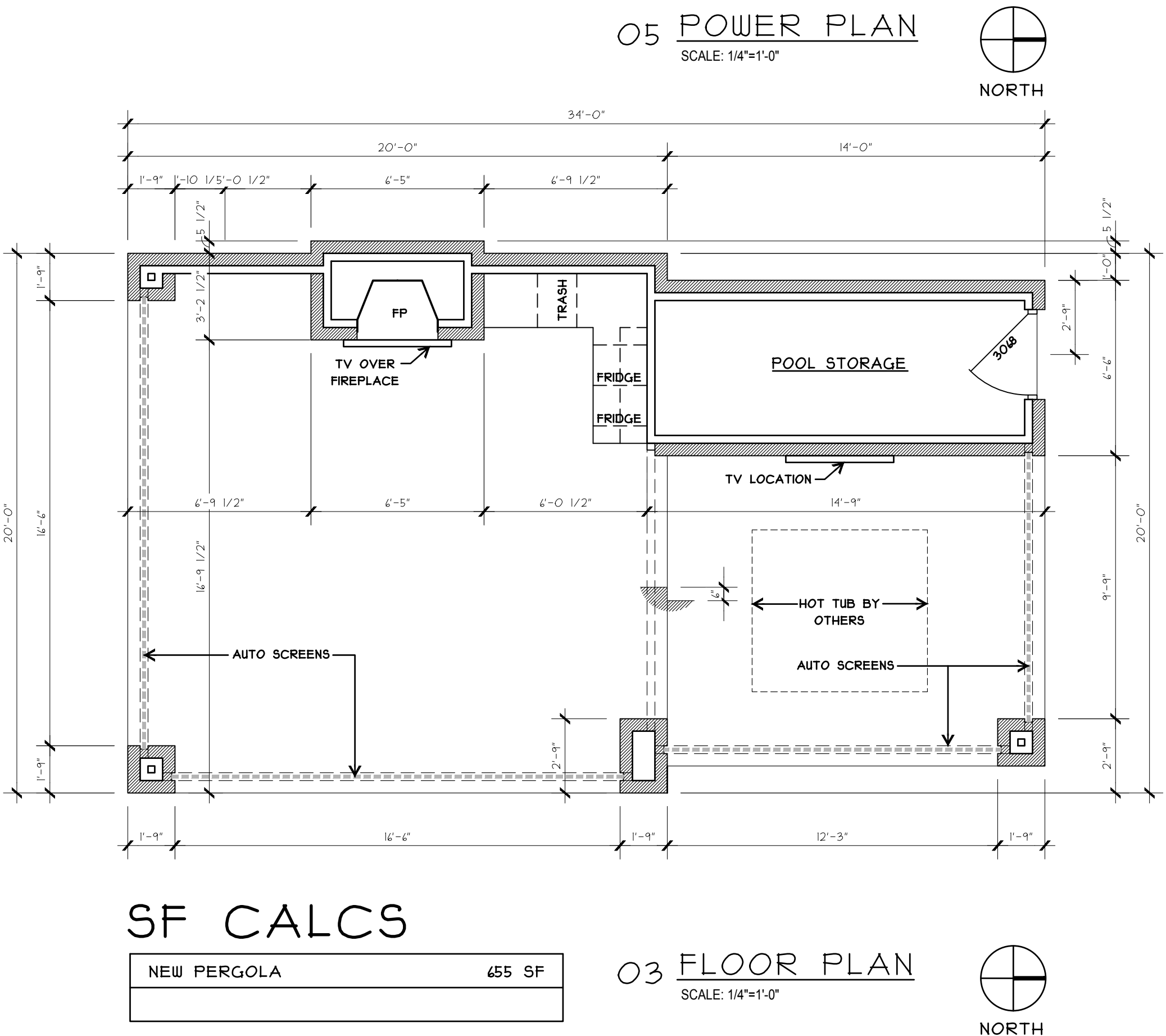
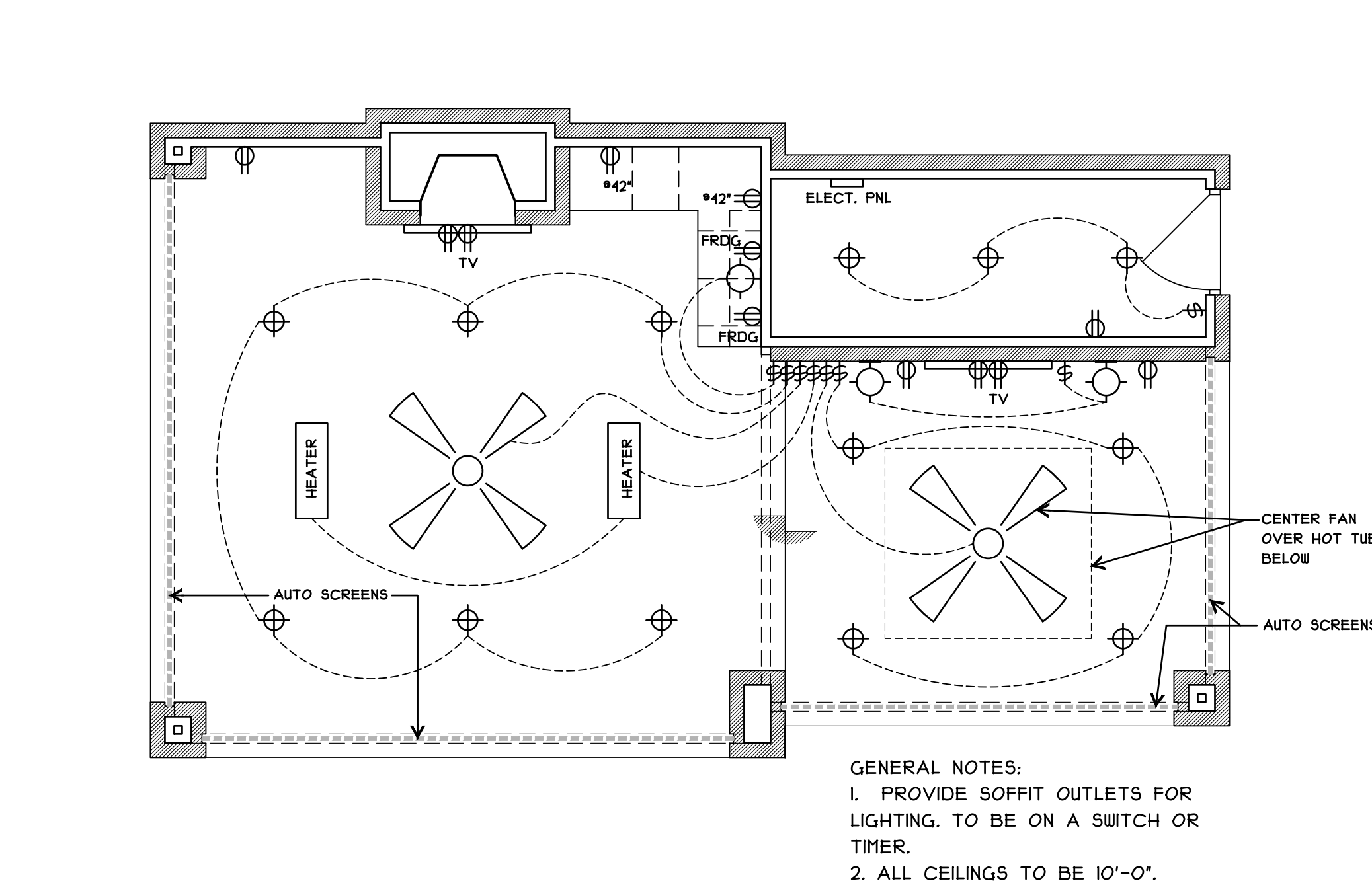
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.

3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.

4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.

5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GFI
NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.	



**HH**  
HIGHVIEW  
HOMES

A NEW PERGOLA

1214 E FORK  
ROAD  
ROCKWALL, TX

**ISSUE LOG**

DATE	DESCRIPTION
03/12/25	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

**ISSUED FOR:**

☐ PRELIMINARY - NOT FOR CONSTRUCTION

☒ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION

**Fanning Philips**  
DESIGN

CONTRACTOR: MATT BENEDETTO  
HIGHVIEW HOMES, LLC  
mattbenedetto@hotmail.com  
1-464-654-8033

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

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

**A1.0**

NOTES, PLANS





1214 E FORK  
ROAD  
ROCKWALL, TX

DATE ISSUE	DESCRIPTION
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[illegible]

DATE SUE	DESCRIPTION
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[illegible]

☐ PRELIMINARY -  
 NOT FOR CONSTRUCTION  
☒ BIDDING / PERMIT  
☐ REVISION / ADDENDUM  
☐ FOR CONSTRUCTION



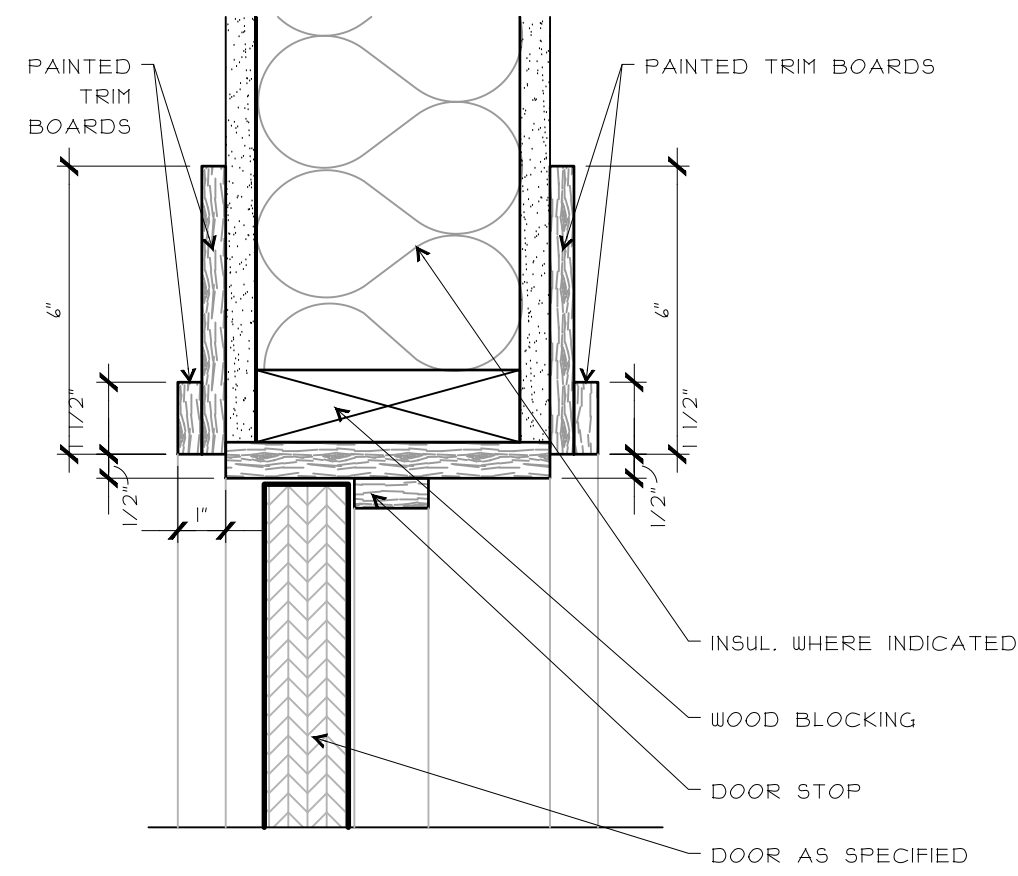
CONTRACTOR: MATT BENEDETTO  
HIGHVIEW HOMES, LLC  
mattbenedetto@hotmail.com  
214-454-8032

DESIGNER: PATRA PHILIPS  
FANNINGPHILIPS DESIGN  
patra@fanningphilips.com  
214-284-8732

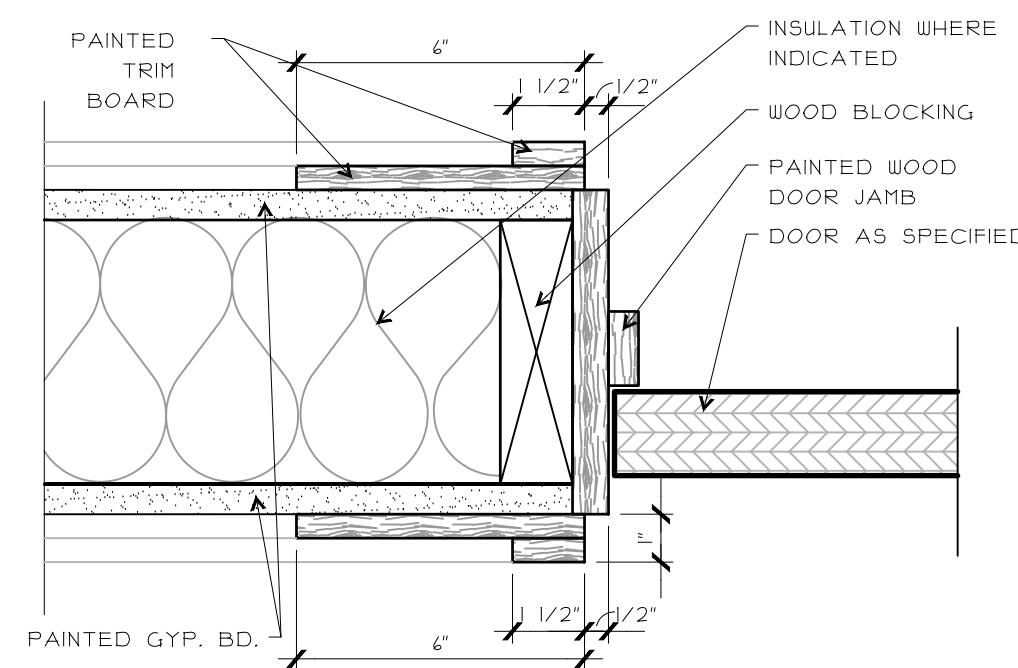
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21890	REF. DRAWING

## A2.0

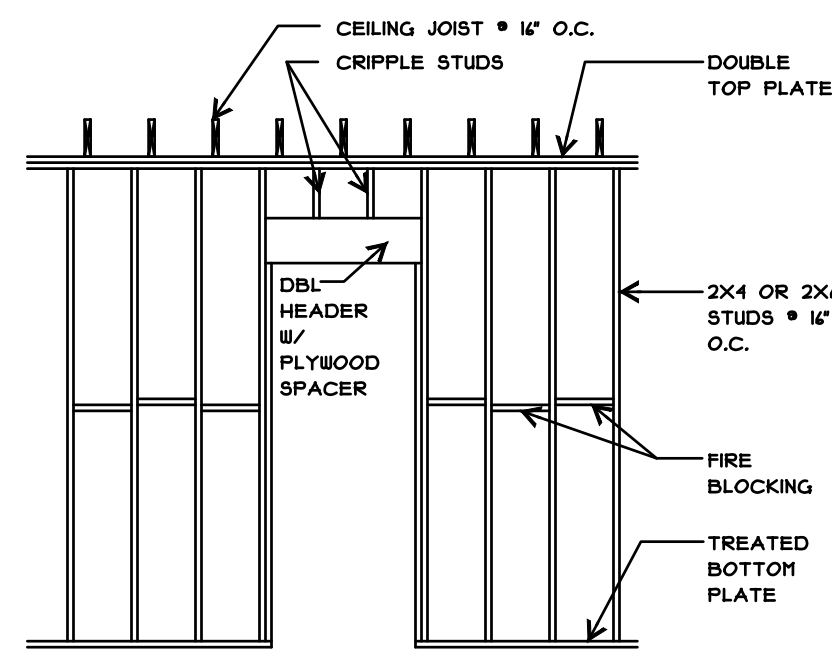
## DETAILS, ELEVATIONS



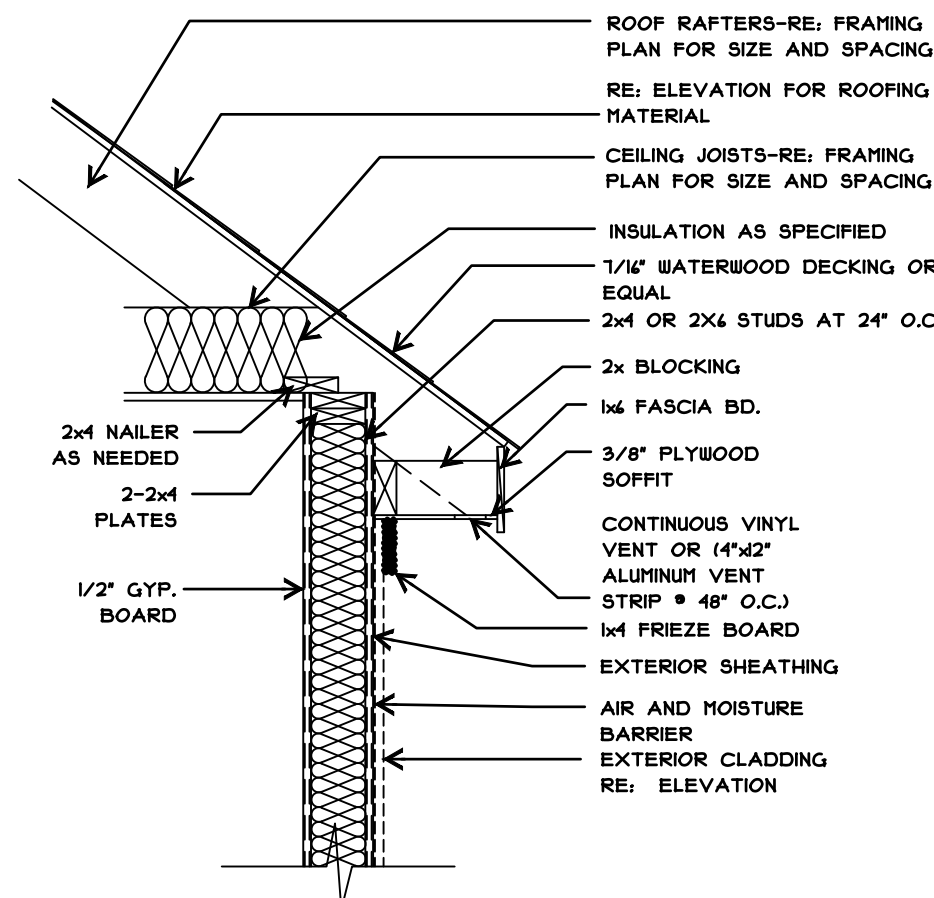
08 DOOR HEAD DETAIL  
SCALE: 3"=1'-0"



07 DOOR JAMB DETAIL  
SCALE: 3"=1'-0"

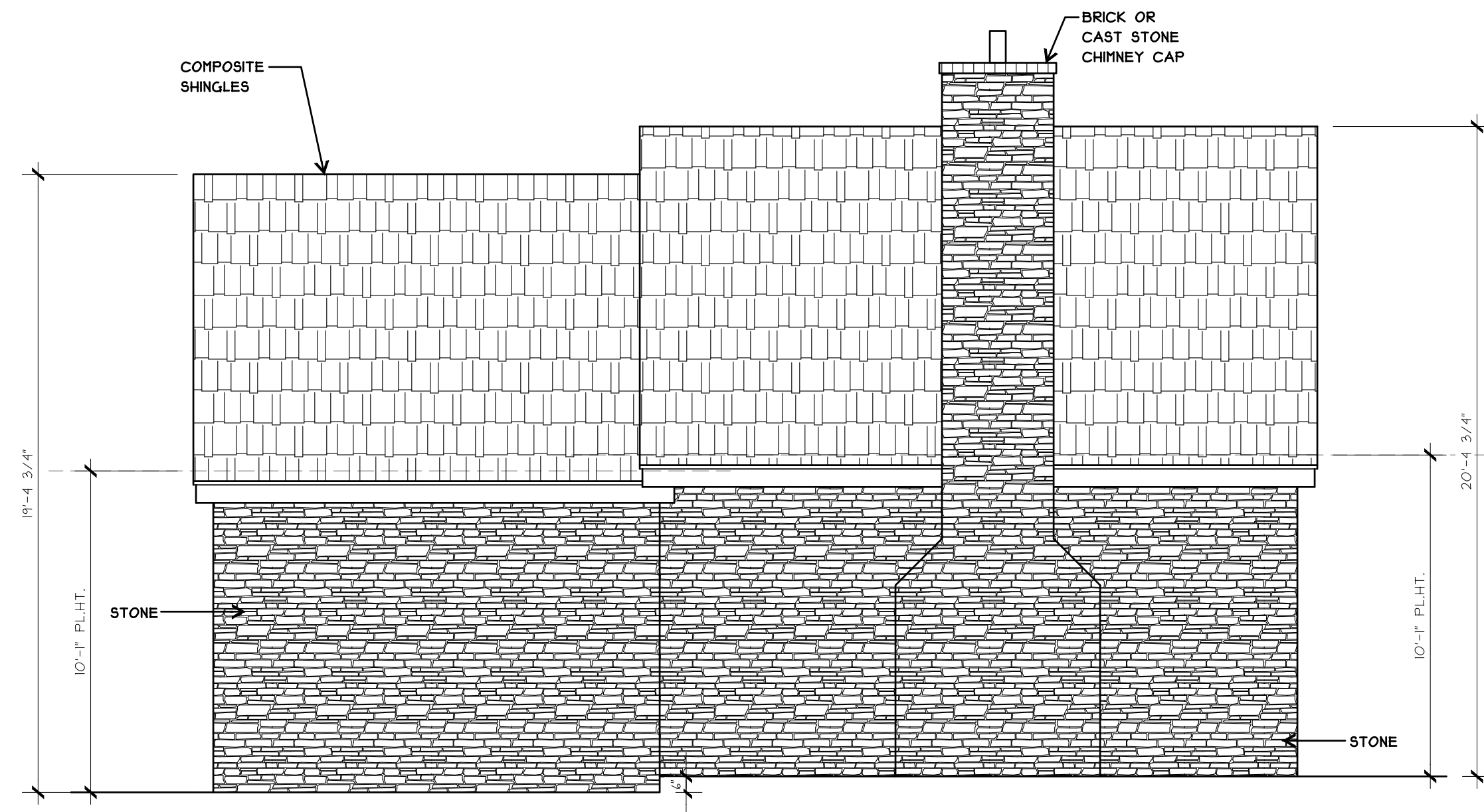


06 TYP. DOOR  
FRAMING DIAGRAM  
SCALE: 1/4"=1'-0"

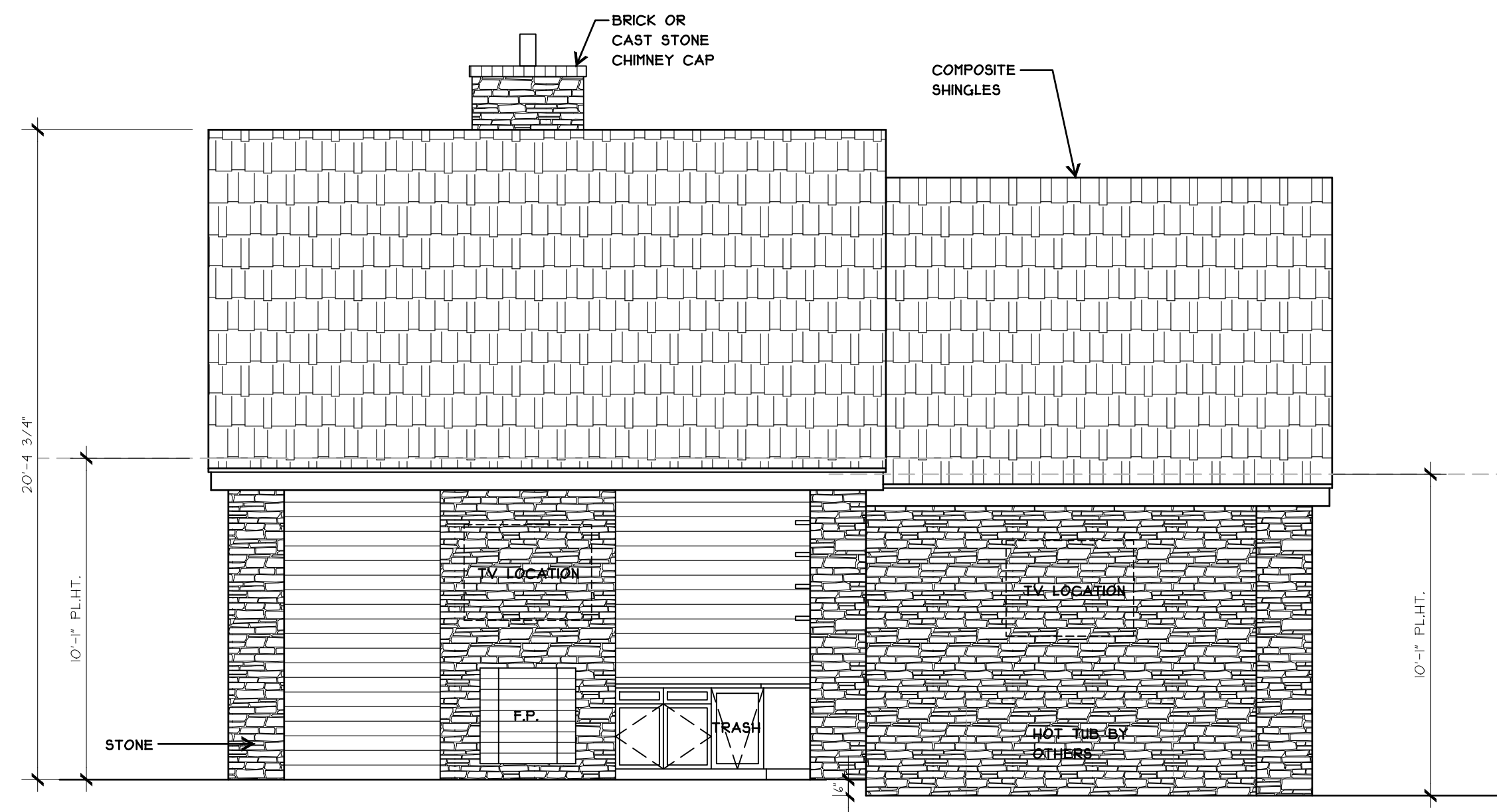


05 TYP. SOFFIT DETAIL  
SCALE: 1/4"=1'-0"

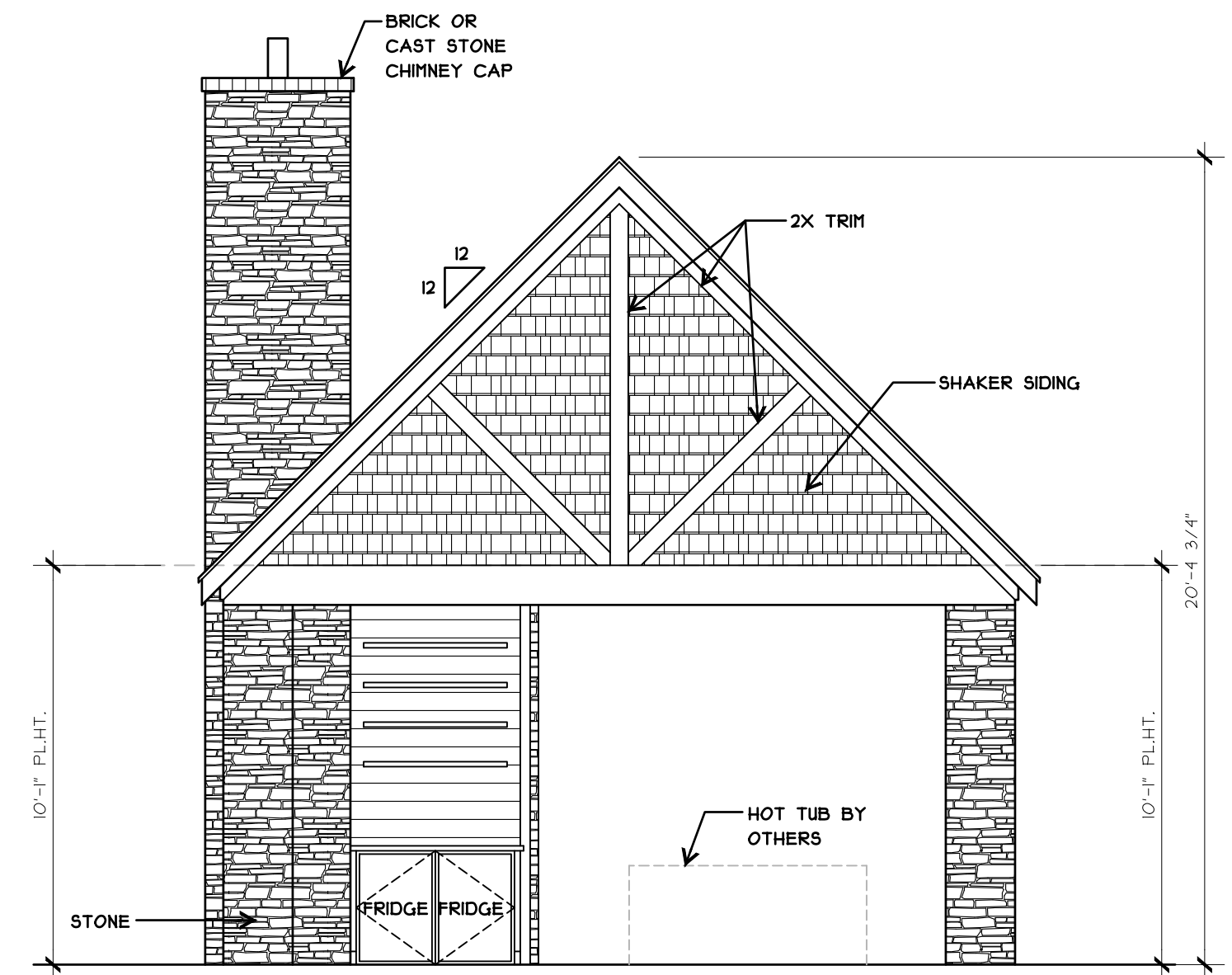
## TYPICAL DETAILS



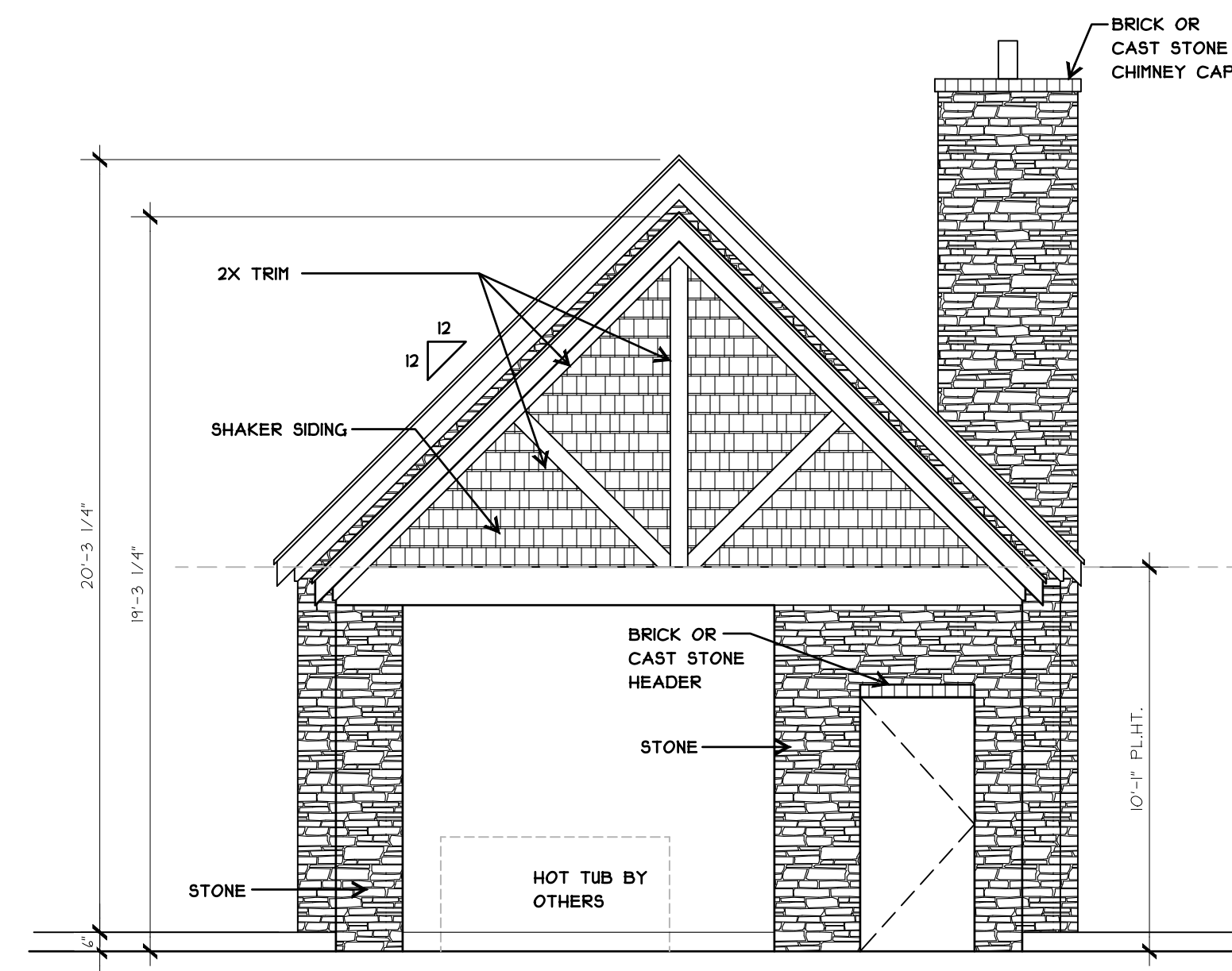
04 WEST ELEVATION  
SCALE: 1/4"=1'-0"



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



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



01 NORTH ELEVATION  
SCALE: 1/4"=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 AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 from Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, and being more specifically depicted and described 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 an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of 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 Standards*; Section 03.07, *Single-Family 10 (SF-10) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

**2.1. OPERATIONAL CONDITIONS**



The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
- (4) The *Accessory Structure* shall not exceed a maximum size of 655 SF; and,
- (5) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No other *Accessory Structures* shall be permitted on the subject property.

## **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 2<sup>ND</sup> DAY OF JUNE, 2025.

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 19, 2025

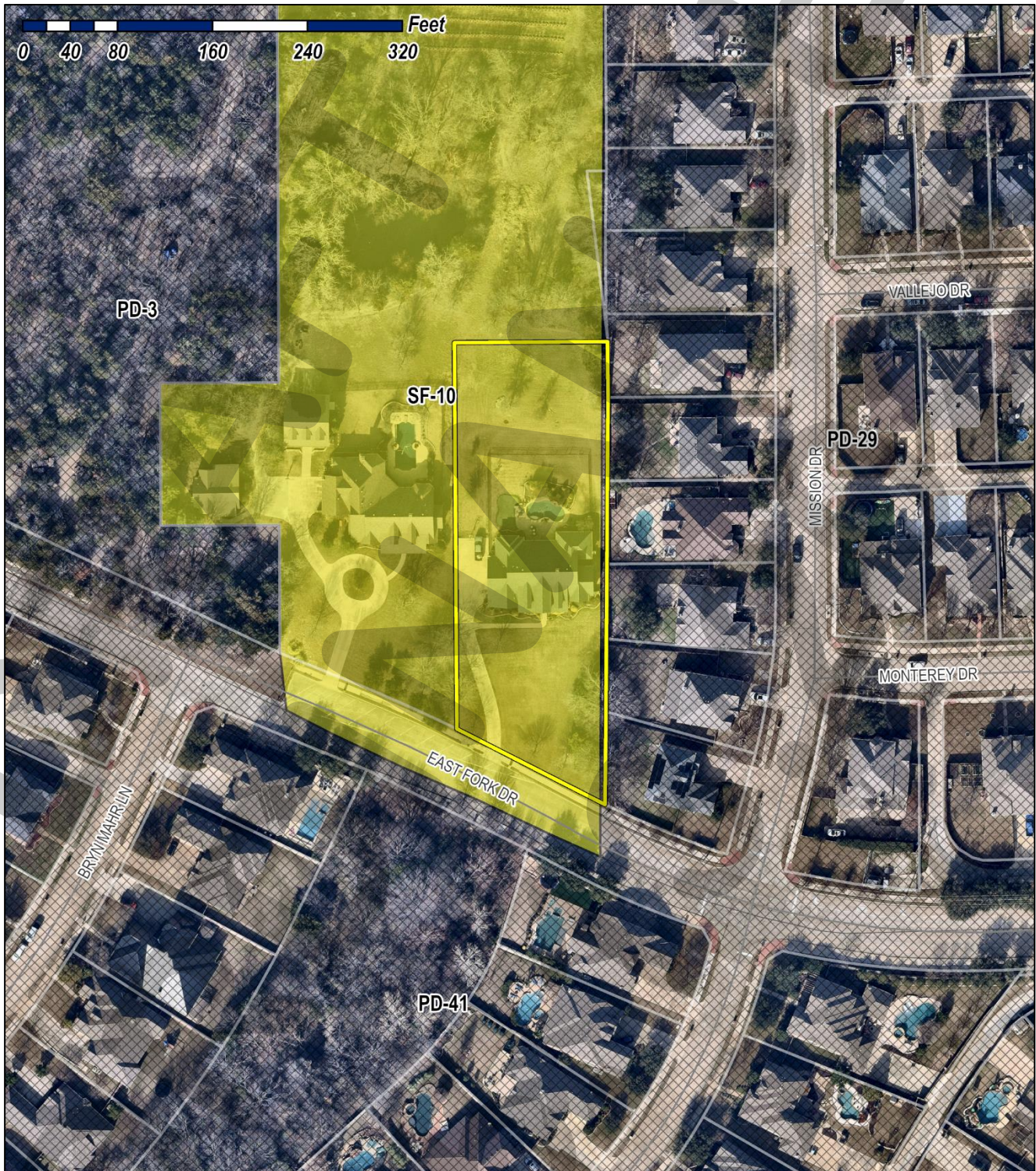
2<sup>nd</sup> Reading: June 2, 2025



**Exhibit 'A'**  
*Legal Description*

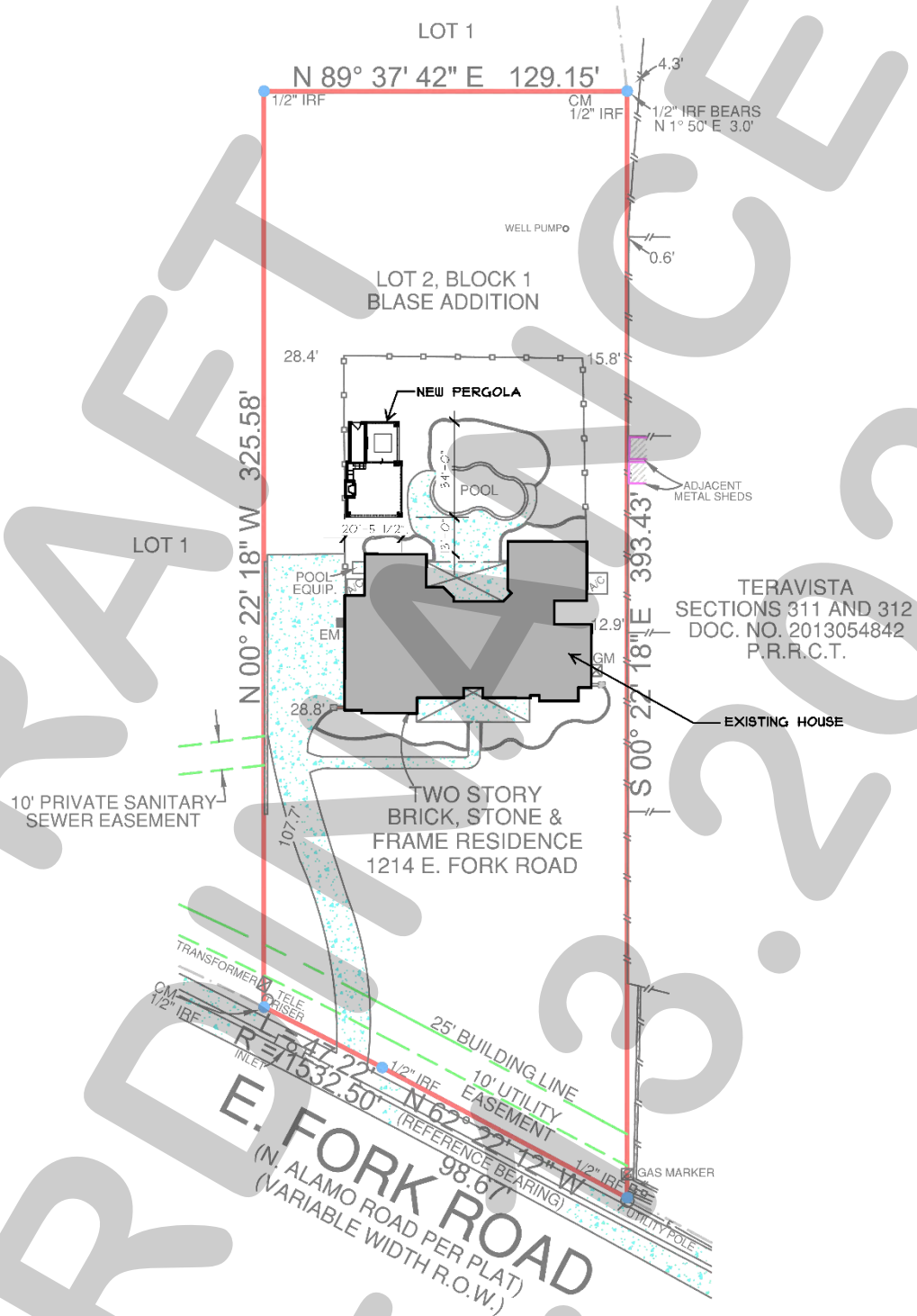
Address: 1214 East Fork Lane

Legal Description: Lot 2 of the Blase Addition





**Exhibit 'B'**  
**Site Plan**

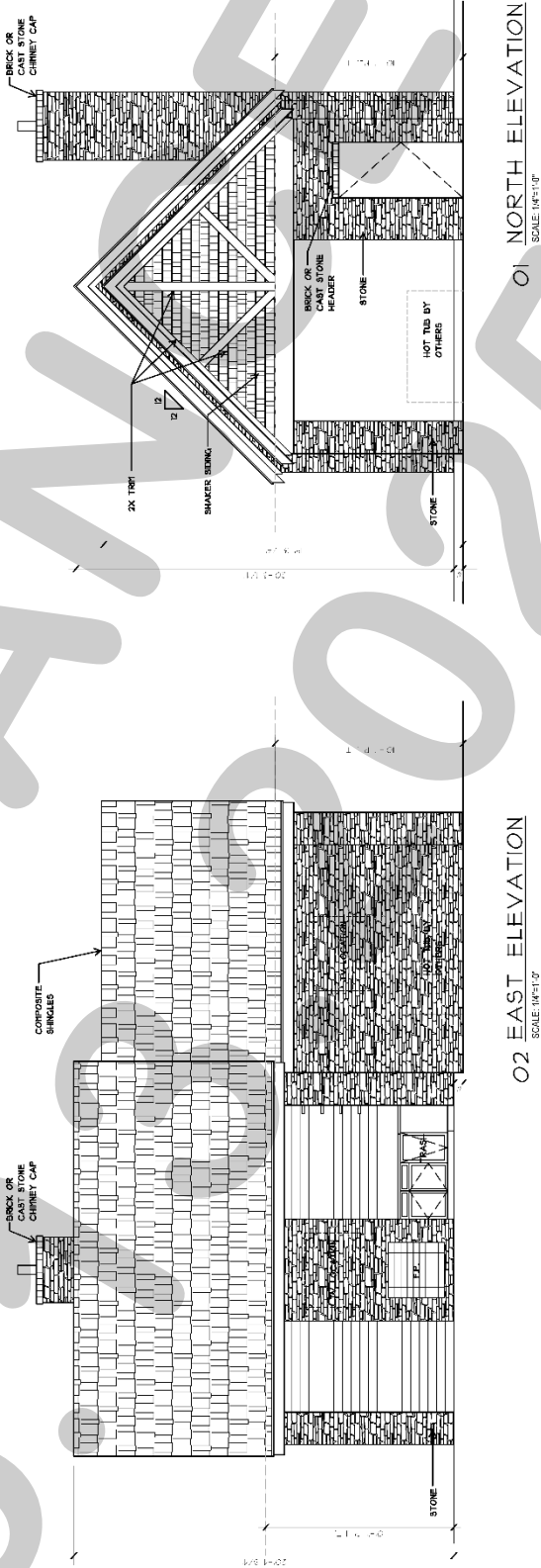
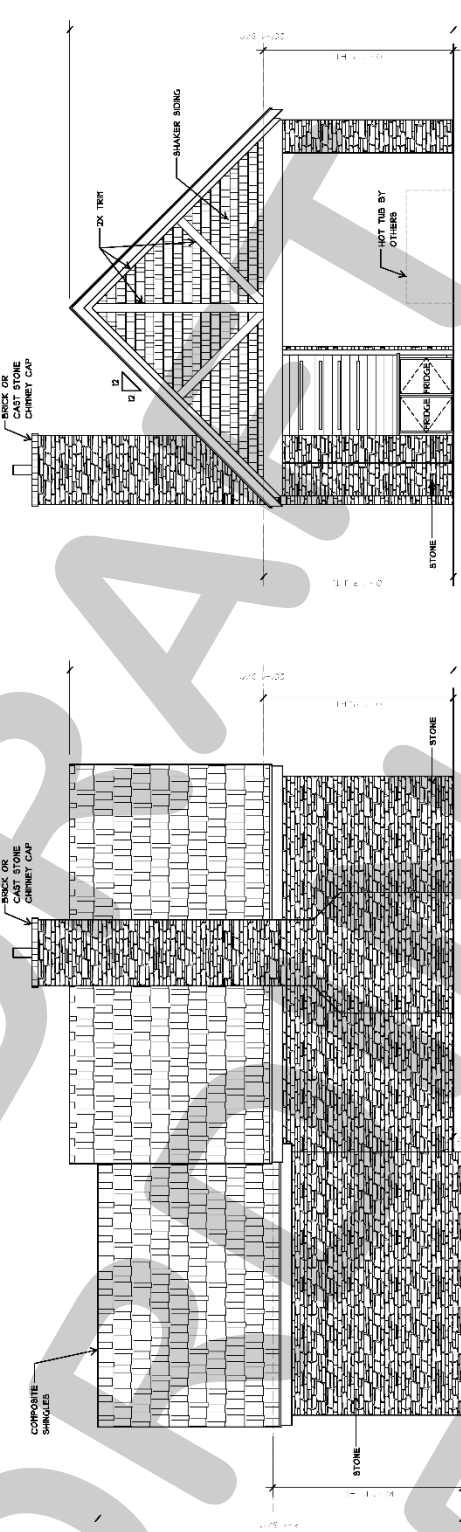


01 **SITE PLAN**  
SCALE: 40'-0" = 1"





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





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** May 19, 2025  
**APPLICANT:** Justin Jeffus  
**CASE NUMBER:** Z2025-020; *Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [i.e. Case No. A1959-002]*. At the time of annexation, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned from Single-Family 2 (SF-2) District to Single-Family 10 (SF-10) District. On January 22, 2008, the City Council approved a final plat [i.e. *Case No. P2007-036*] that established the subject property as Lot 2, Block 1, Blase Addition. According to the Rockwall Central Appraisal District (RCAD) there is an existing 4,735 SF single-family home that was constructed in 2008 situated on the subject property.

### **PURPOSE**

The applicant -- *Justin Jeffus* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of allowing the construction of a 655 SF *Accessory Structure* on the subject property.

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

The subject property is located at 1214 East Fork Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.32-acre parcel of land (i.e. *Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a 15.092-acre parcel of land (i.e. *Lot 1, Block A, Rockwall Elementary School No. 9 Addition*) that belongs to Rockwall Independent School District and is zoned Planned Development District 29 (PD-29). North of this is N. Lakeshore Drive Road, which is identified as a *A4D (i.e. arterial, four (4) lane, divided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is East Fork Drive, which is identified as an *M4U (i.e. major collector, four (4) lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of The Preserve Subdivision, which consists of 117 residential lots and has been in existence since August 31, 2007. These properties are zoned Planned Development District 41 (PD-41). South of this is Southwestern Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

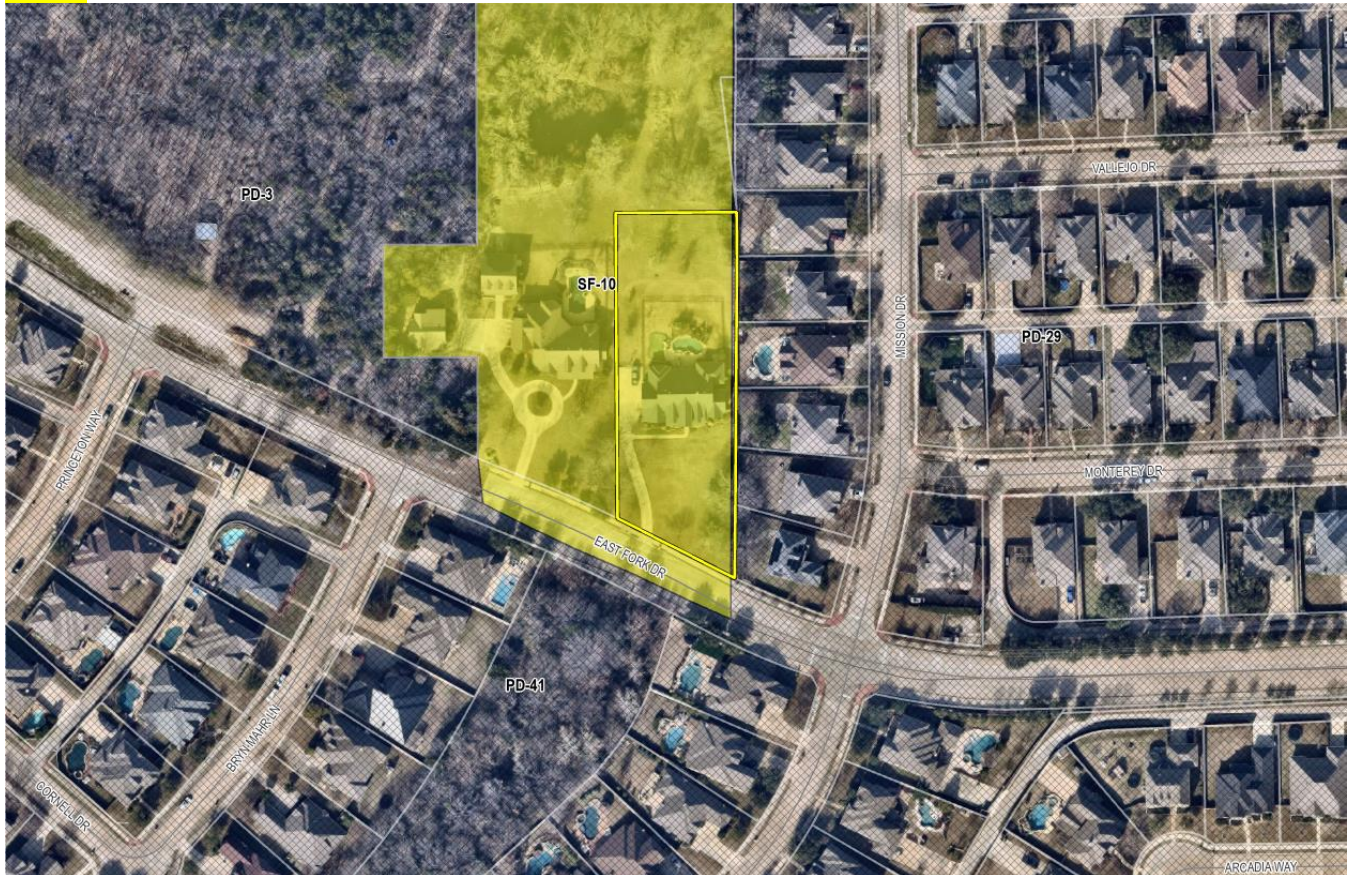
East: Directly east of the subject property are Phases 1, 1A, and 2 of the Lakeview Summit Subdivisions, which are all zoned Planned Development District 29 (PD-29). Beyond this is a vacant 4.6021-acre tract of land (i.e. *Tract 4 of the J.H.B. Jones Survey, Abstract No. 124 & the S.S. McCurry Survey, Abstract No. 146*), which is zoned Planned



Development District 56 (PD-56). East of this is SH-205, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 4.32-acre parcel of land (*i.e. Lot 3, Block 1, Blase Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is a vacant 9.623-acre tract of land which is part of a 13.3-acre tract of land (*i.e. Tract 11-3 of the A. Hanna Survey, Abstract No. 98*) zoned Planned Development District 3 (PD-3). East of this is a 0.8790-acre parcel of land (*i.e. Lot 2, Block A, North lake Shore Daycare*), which consists of a daycare (*i.e. Kiddie Academy*) and is zoned Planned Development District 41 (PD-41).

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



## **CHARACTERISTICS OF THE PROJECT**

The applicant is requesting approval of a Specific Use Permit (SUP) for an *Accessory Structure* on the subject property. The structure is a total of 655 SF in size. The accessory structure has an approximate total height of 20-feet, 4¼-inches or 15-feet, 2¼-inches at the midpoint of the roof, with a 12:12 roof pitch. The proposed building elevations provided by the applicant indicate the structure will be clad in stone, have a brick or cast stone header, and consist of shaker siding. A chimney will also be incorporated into the structure.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Residential Accessory Building or Structure* is defined as "(a) supplementary structure or building on a residential property that is secondary to the primary dwelling and serves a supportive or complementary function. These structures are typically used for purposes such as storage, recreation, or housing equipment and are ancillary to the primary residential use of the property." In addition, according to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) an *Accessory Building* in a Single-Family 10 (SF-10) District is permitted by-right up to 144 SF and 15-feet in height. In this case,

the proposed *Accessory Building* is exceeding both the size and height requirements. The proposed *Accessory Building* is approximately 655 SF in size and 20-feet, 4¼-inches in total height. That being said, the height of an *Accessory Building* with a pitched roof is taken at the midpoint of the roof pitch. Given this, the height of the proposed *Accessory Building* is 15-feet, 2¼-inches. Based on this, the applicant is requesting approval of an *Accessory Structure* that exceeds the maximum permissible size by 511 SF and exceeds the maximum height by 2¼-inches.

In addition, each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF or two (2) accessory buildings up to 144 SF each. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings or detached garages shall be permitted. In this case, the proposed structure would be the only accessory building on the subject property and would be greater than the maximum permissible size. If approved, no other accessory structures would be permitted on the subject property.

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 and height of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On April 18, 2025, staff mailed 75 property owner notifications to property owners and occupants within 500-feet of the subject property. Staff also notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which are the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in reference to the applicant's request.

## **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (b) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (c) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
  - (d) The *Accessory Structure* shall not exceed a maximum size of 655 SF.
  - (e) The *Accessory Structure* 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) No additional *Accessory Structures* may be constructed on the *Subject Property*.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



## **PLANNING AND ZONING COMMISSION**

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.



# 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 1214 East Fork Rd

SUBDIVISION Blase Addition

LOT 2 BLOCK 1

GENERAL LOCATION North Rockwall

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

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- ☐ **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

Justin Jeffus

☐ APPLICANT

Justin Jeffus

CONTACT PERSON

Justin Jeffus

CONTACT PERSON

Justin Jeffus

ADDRESS

1214 East Fork Rd

ADDRESS

1214 East Fork Rd

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

Rockwall TX 75087

PHONE

214-801-0097

PHONE

214-801-0097

E-MAIL

jjeffus@mycon.com

E-MAIL

jjeffus@mycon.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Jeffus [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 \$ 215.90 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April, 20 25 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 15th DAY OF April, 20 25.

OWNER'S SIGNATURE

Justin Jeffus

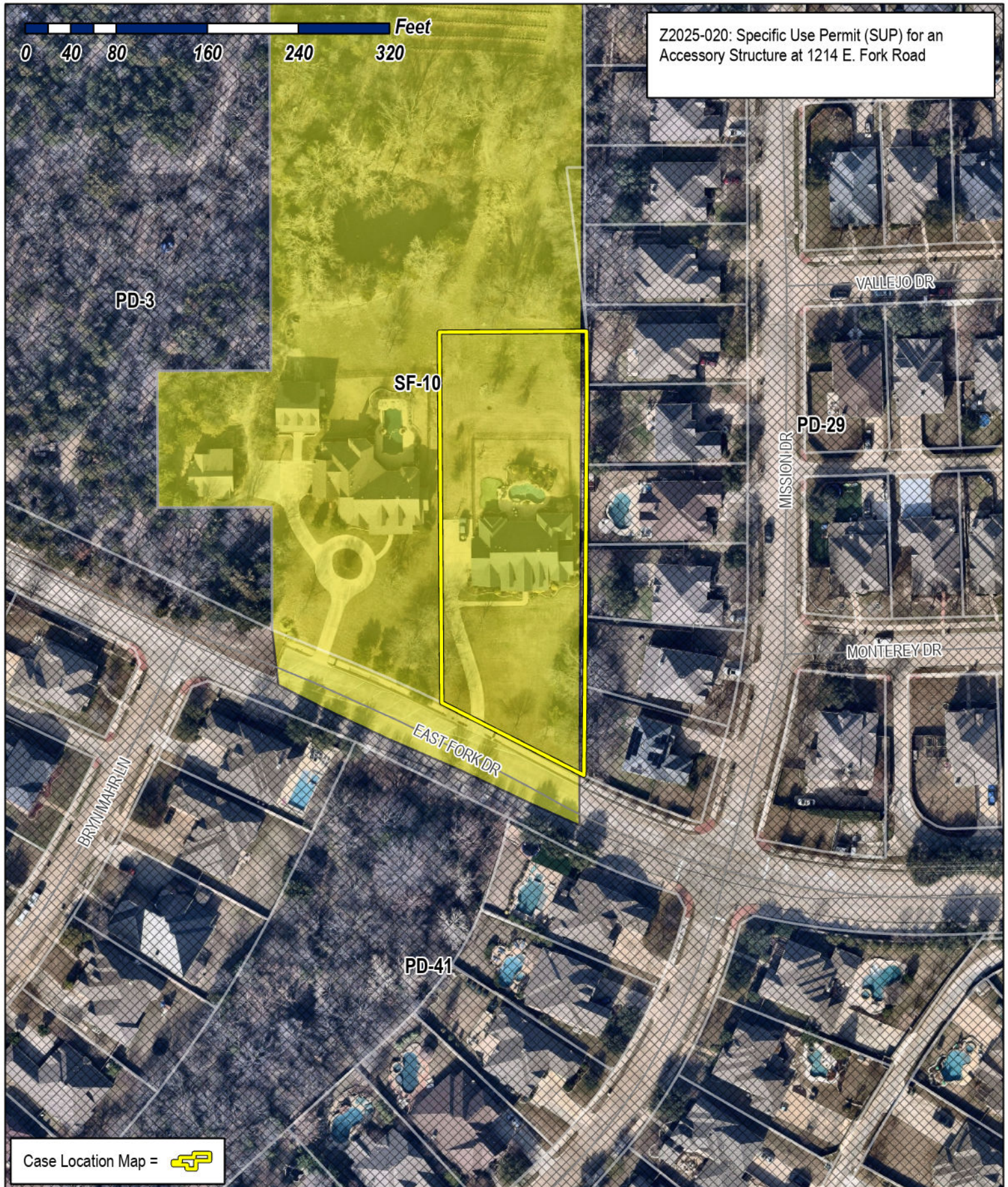
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

10/18/25





## 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.



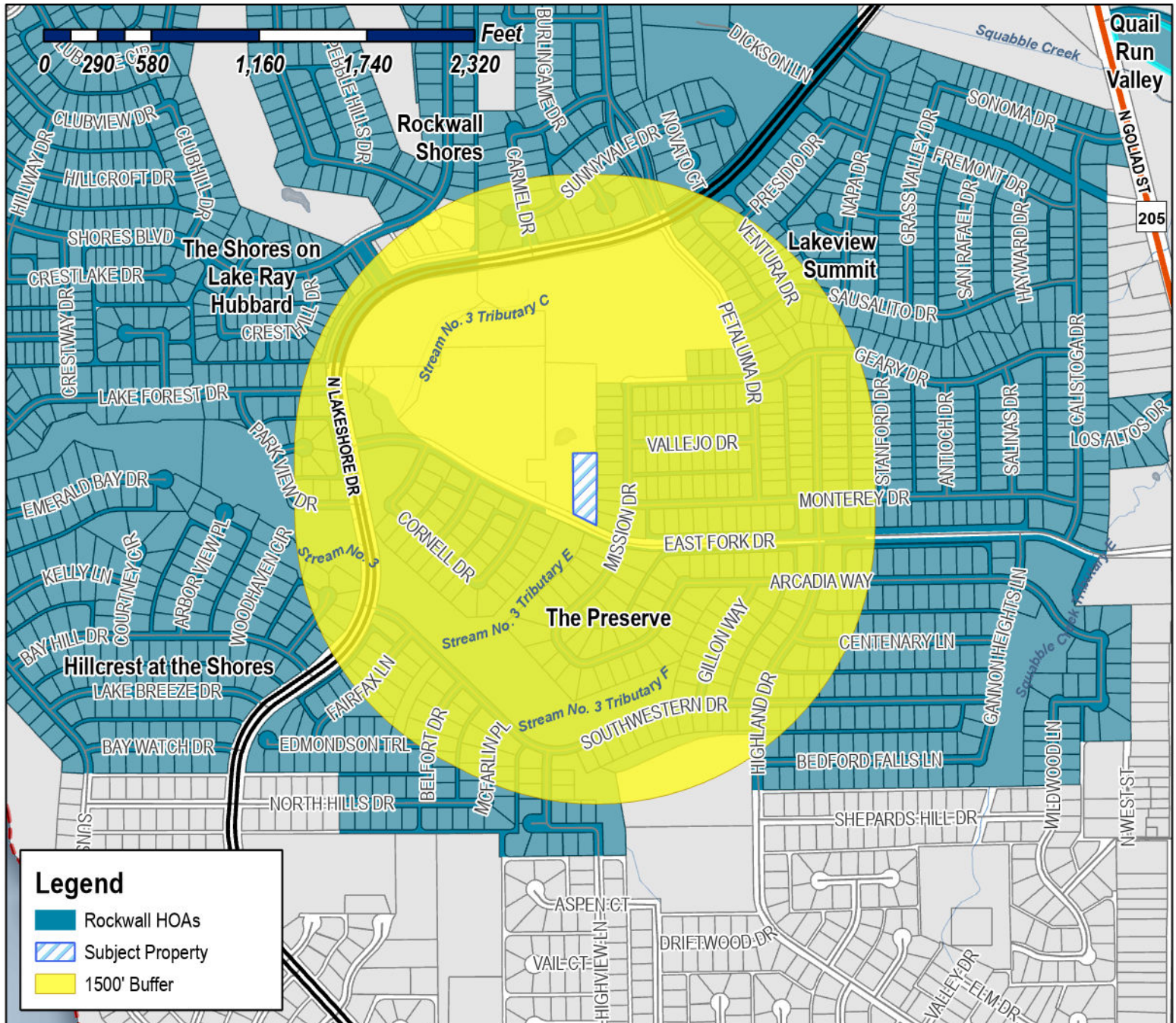




# City of Rockwall

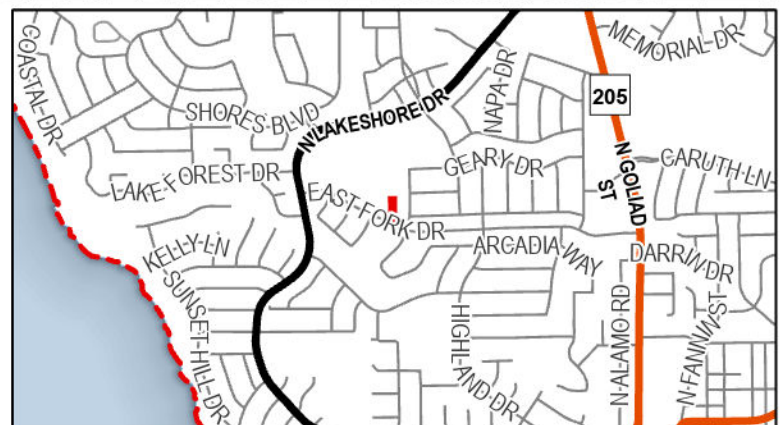
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**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP)  
for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025  
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 [Z2025-020]  
**Date:** Wednesday, April 23, 2025 3:22:59 PM  
**Attachments:** [Public Notice \(04.21.2025\).pdf](#)  
[HOA Map \(04.21.2025\).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, April 25, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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>.

-  
Z2025-020: SUP for an Accessory Structure

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a Specific Use Permit (SUP) for an Accessory Structure that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, and take any action necessary.

Thank you,

*Melanie Zavala*

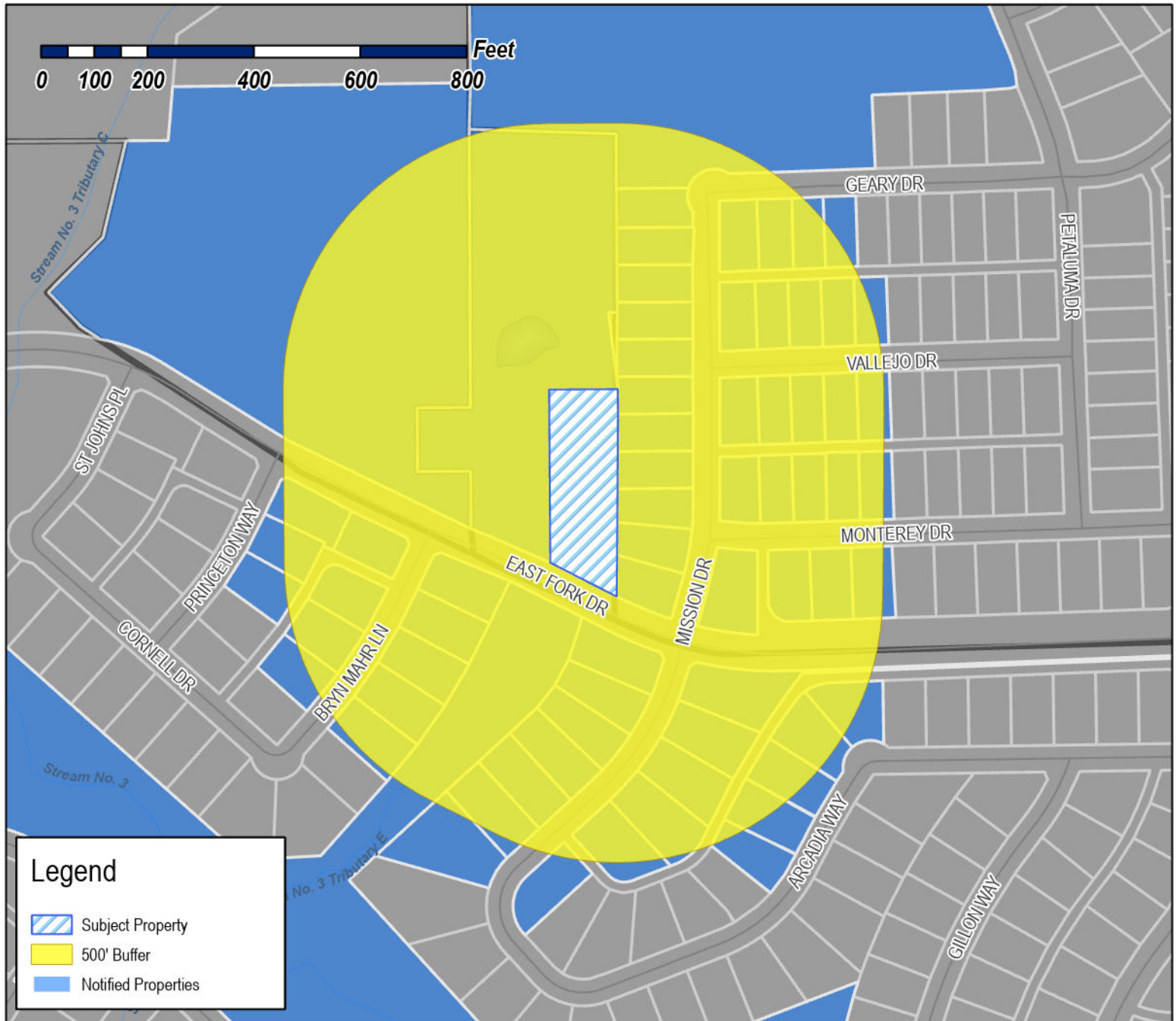
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

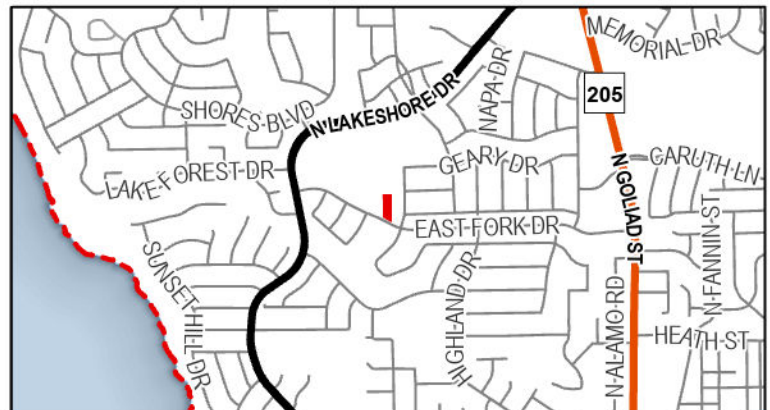
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**Case Number:** Z2025-020  
**Case Name:** Specific Use Permit (SUP)  
for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 1214 E. Fork Road

**Date Saved:** 4/21/2025

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





JEFFUS JUSTIN AND ERIN  
1214 E FORK  
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL  
1220 E FORK  
ROCKWALL, TX 75087

BIZO LLC  
1220 E FORK  
ROCKWALL, TX 75087

BREC ENTERPRISES LLC  
1220 E FORK DRIVE  
ROCKWALL, TX 75087

ANZAI BYRON H  
1239 MISSION DRIVE  
ROCKWALL, TX 75087

HUX MARK  
1245 MISSION DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1251 MISSION DR  
ROCKWALL, TX 75087

WANG JESSE AND  
LESLIE C ROACH  
1257 Mission Dr  
Rockwall, TX 75087

MARTINEZ GLORIA & JOSE LUIS AND  
AUBREY MARTINEZ  
1263 MISSION DR  
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA  
SHAHBAZI  
MANOCHEHR KIANPOUR  
1269 MISSION DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1275 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1281 MISSION DR  
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY  
1293 MISSION DR  
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO  
1299 MISSION DR  
ROCKWALL, TX 75087

RESIDENT  
1325 PETALUMA DR  
ROCKWALL, TX 75087

CLARK CHARLES L AND  
SANDRA J CLARK  
1395 Tanglevine Ln  
Rockwall, TX 75087

WALSER JERRY B & DEBBIE K  
1450 ASHBOURNE DR  
ROCKWALL, TX 75087

LING JOYCE H & ROBERT H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

LERNER ROBER THOMAS AND STEPHANIE  
620 ARCADIA WAY  
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E  
622 ARCADIA WAY  
ROCKWALL, TX 75087

GILBERT JACOB AND ELIZABETH  
624 ARCADIA WAY  
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE  
JIMENEZ  
626 ARCADIA DR  
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS  
628 ARCADIA DR  
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY  
629 ARCADIA WAY  
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C  
655 MISSION DR  
ROCKWALL, TX 75087

JOHN AND JENNIFER JANAK FAMILY TRUST  
JOHN PAUL JANAK AND JENNIFER LEIGH JANAK -  
TRUSTEES  
656 MISSION DR  
ROCKWALL, TX 75087

MALONE CLANTON  
657 MISSION DR  
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R  
659 MISSION DR  
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B  
660 MISSION DR  
ROCKWALL, TX 75087

CUMMINGS TERENCE J & CHERYL L  
661 MISSION DR  
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN  
662 MISSION DRIVE  
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K  
663 MISSION DRIVE  
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER  
664 MISSION DR  
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA  
665 MISSION DR  
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE  
667 MISSION DR  
ROCKWALL, TX 75087

JACKSON TRACY & RETHA  
668 MISSION DR  
ROCKWALL, TX 75087

AARON F DAVIS AND AMANDA M DAVIS LIVING  
TRUST  
AARON F DAVIS AND AMANDA M DAVIS - CO-  
TRUSTEES  
670 Mission Dr  
Rockwall, TX 75087

JOHNSTON KERRY A AND ELIZABETH A  
672 BRYN MAHR  
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE  
673 BRYN MAHR LN  
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE  
DARLINDA  
674 BRYN MAHR LN  
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES  
FLYNT FAMILY LIVING TRUST  
674 PRINCETON WAY  
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J  
675 BRYN MAHR LANE  
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER  
JACKSON  
676 BRYN MAHR LANE  
ROCKWALL, TX 75087

COPPER BEECH TRUST  
JAMES MICHAEL KARRETT JR AND RAFFAELA  
LENA KARRETT - CO-TRUS  
676 PRINCETON WAY  
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL  
677 BRYN MAHR LN  
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY  
678 BRYN MAHR LANE  
ROCKWALL, TX 75087

OGBONNA OBIOMA  
678 PRINCETON WAY  
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M  
680 BRYN MAHR LANE  
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V  
681 BRYN MAHR LN  
ROCKWALL, TX 75087

SANDOVAL YSIDRO ANTHONY III AND LESLIE  
AUDRA  
727 MONTEREY DR  
ROCKWALL, TX 75087

ZUVER MARSHA  
730 MONTEREY DR  
ROCKWALL, TX 75087

HOLTZ PAMELA JEAN AND TIMOTHY MICHAEL  
730 VALLEJO DRIVE  
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C  
731 VALLEJO DR  
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA  
733 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
736 MONTEREY DR  
ROCKWALL, TX 75087

WARNICK DAVID S & KELLY S  
736 VALLEJO DR  
ROCKWALL, TX 75087

RESIDENT  
737 GEARY DR  
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W  
737 VALLEJO DR  
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY  
739 MONTEREY DR  
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE  
SARAH J MATTHEWS  
742 MONTEREY DRIVE  
ROCKWALL, TX 75087



BEYENE RAHEL  
ERMIA KUMSA  
742 VALLEJO DR  
ROCKWALL, TX 75087

RAMSEY JON PAUL & JENNY H  
743 GEARY DR  
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE  
743 VALLEJO DR  
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P  
748 MONTEREY DR  
ROCKWALL, TX 75087

WILLINGHAM CAREY AND KENDA  
748 VALLEJO DR  
ROCKWALL, TX 75087

WALKOWICZ MEGAN D  
749 GEARY DRIVE  
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J  
749 VALLEJO DR  
ROCKWALL, TX 75087

DODSON HUA  
751 MONTEREY DR  
ROCKWALL, TX 75087

RESIDENT  
754 VALLEJO DR  
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA  
MARIE  
754 MONTEREY DRIVE  
ROCKWALL, TX 75087

RESIDENT  
755 GEARY DR  
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI  
755 VALLEJO DR  
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC  
8172 CHURCH STEEPLE ST  
LAS VEGAS, NV 89131

PRESERVE HOMEOWNERS ASSOC INC  
C/O REALMANAGE  
P.O. BOX 702348  
DALLAS, TX 75370

PROGRESS RESIDENTIAL BORROWER 23 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

# 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:

## **Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road**

Hold a public hearing to discuss and consider a request by Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* that exceeds the maximum size on a 1.06-acre parcel of land identified Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Road, 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, May 13, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 19, 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, May 19, 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. Z2025-020: Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road**

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



NEW PERGOLA

1214 E. FORK RD.  
ROCKWALL, TX  
75087

**ELECTRICAL NOTES:**

1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.

2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.

3.) ALL RECEPTACLES OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.

4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.

5.) ALL LIGHTING FIXTURES LOCATED IN STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.

**GENERAL NOTES:**

1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION

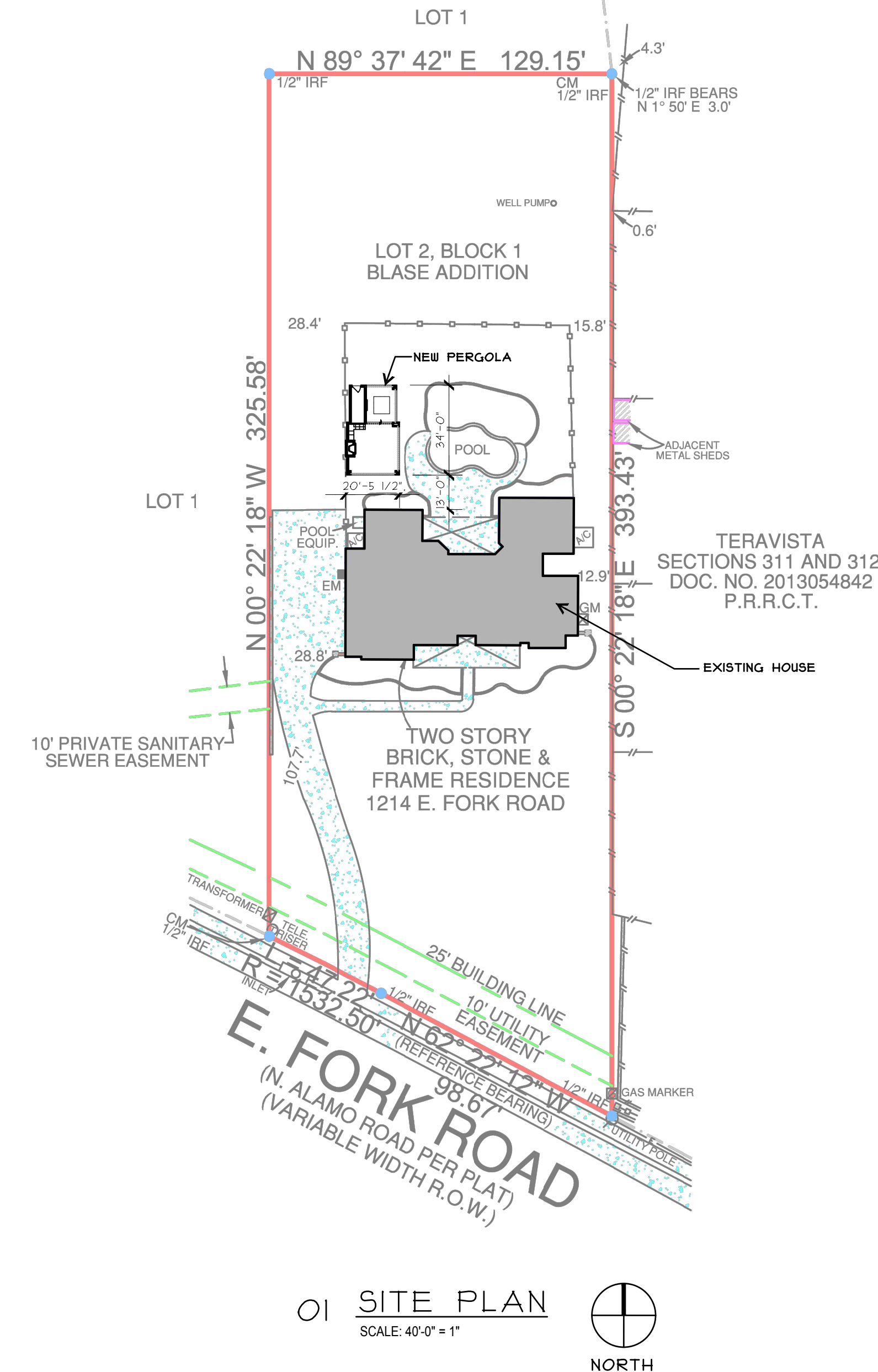
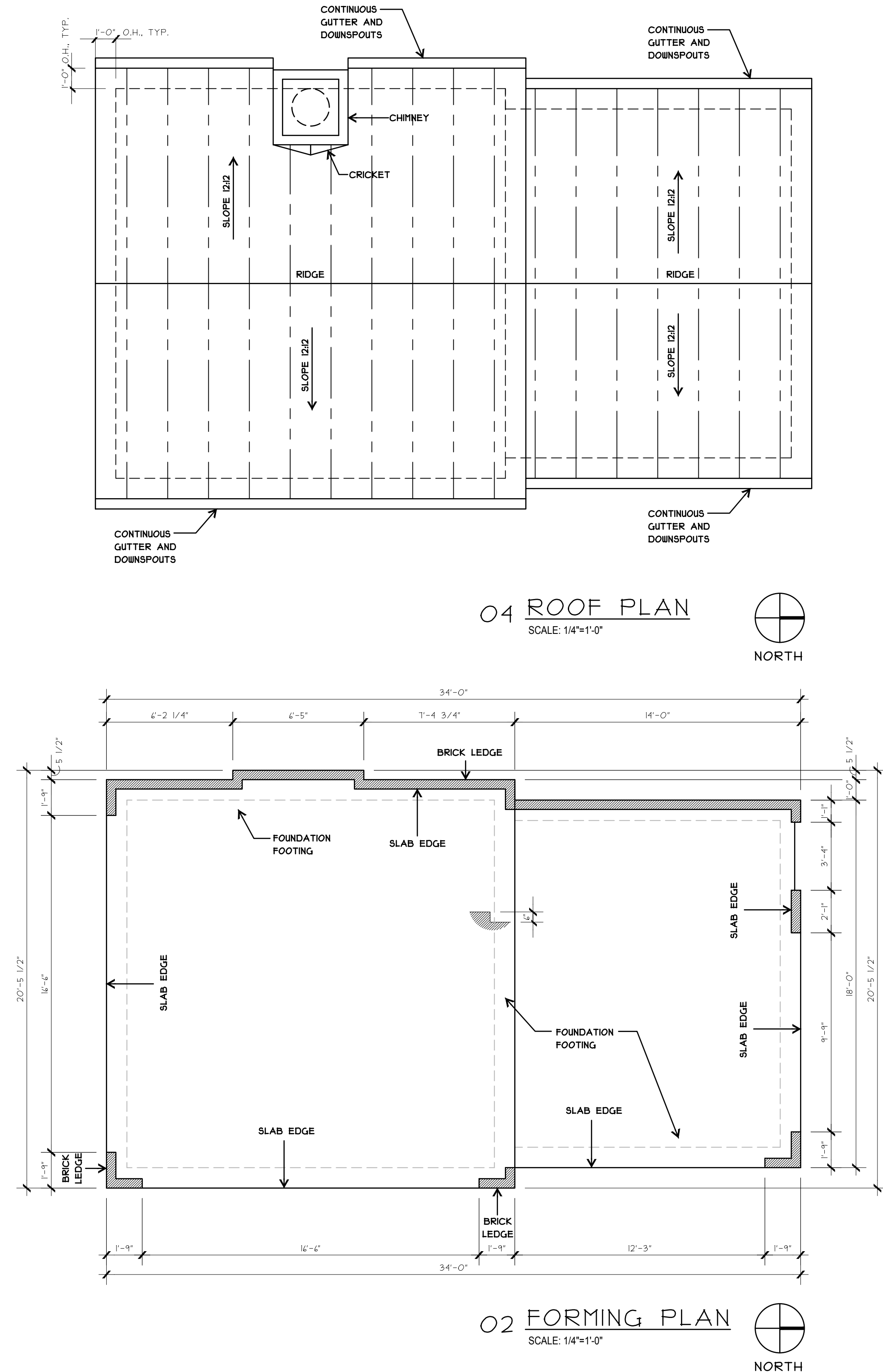
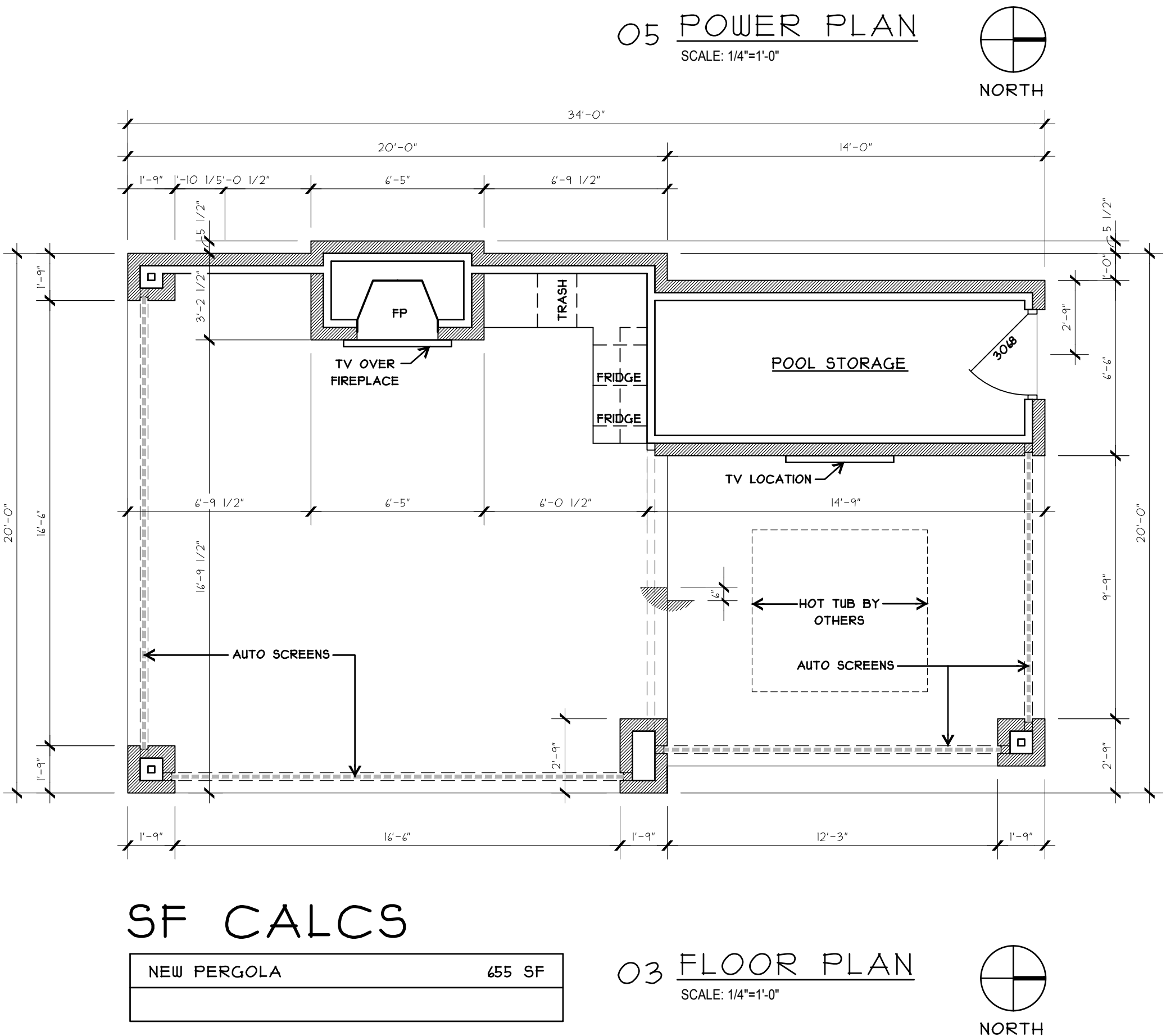
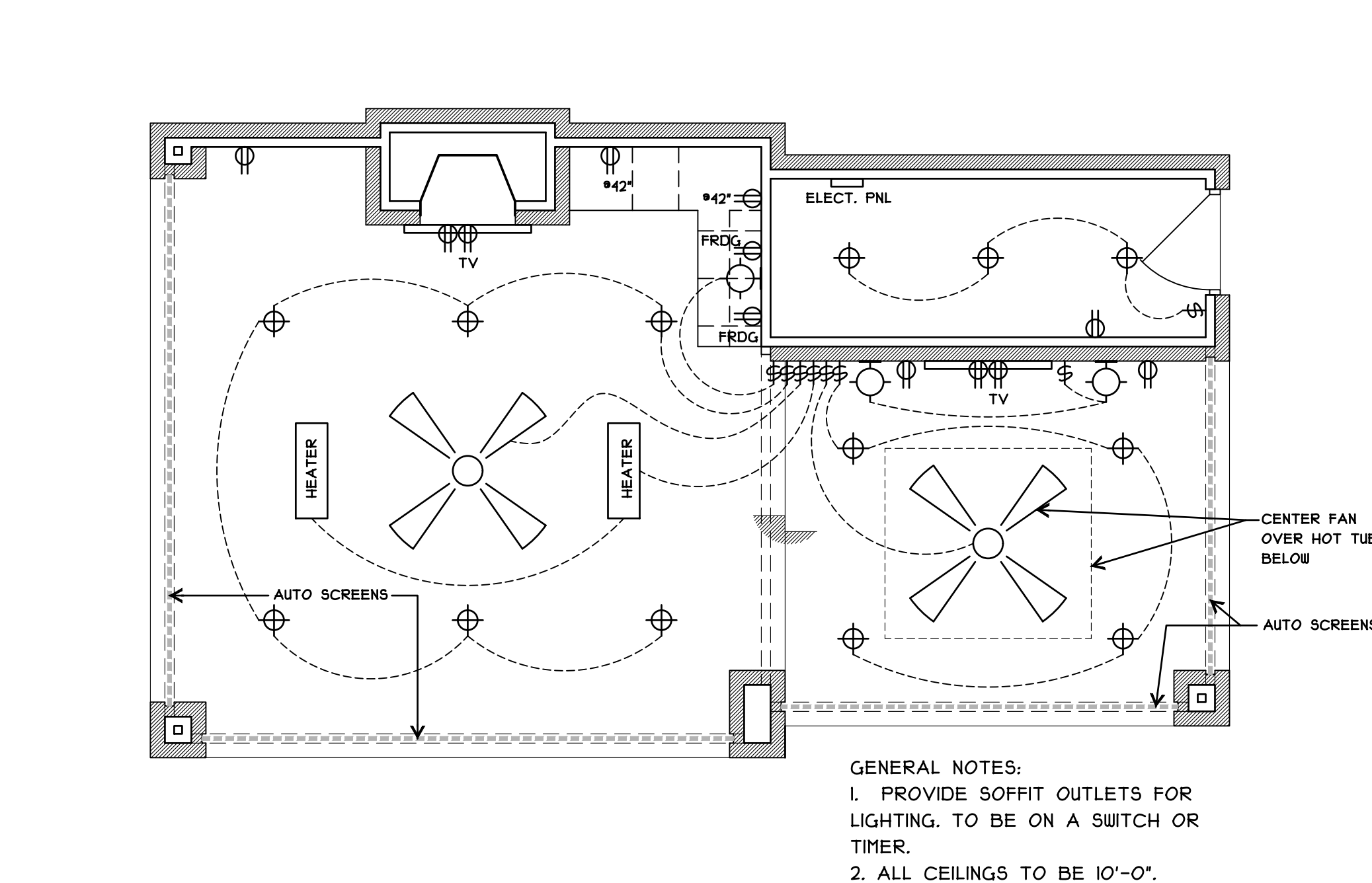
2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.

3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.

4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.

5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN
⊕	GFI
NOTE: ALL OUTLETS IN KITCHEN TO BE G.F.I. ALL OUTLETS TO BE W.P.	



A NEW PERGOLA

1214 E FORK ROAD  
ROCKWALL, TX

**ISSUE LOG**

DATE	DESCRIPTION
03/12/25	FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV. NO.
------	-------------	----------

**ISSUED FOR:**

☐ PRELIMINARY - NOT FOR CONSTRUCTION

☒ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION

CONTRACTOR: MATT BENEDETTO  
HIGHVIEW HOMES, LLC  
mattbenedetto@hotmail.com  
1-464-654-8033

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

ARCH. PROJ. #:	SCALE:
21890	REF. DRAWING

SHEET NO.

**A1.0**

NOTES, PLANS



## DETAILS, ELEVATIONS

01 NORTH ELEVATION  
SCALE: 1/4"=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 AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 from Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, and being more specifically depicted and described 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 an *Accessory Structure* as stipulated by Subsection 01.02, *Land Use Schedule*, of 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 Standards*; Section 03.07, *Single-Family 10 (SF-10) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and with the following conditions:

**2.1. OPERATIONAL CONDITIONS**

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Accessory Structure* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Accessory Structure* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
- (3) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
- (4) The *Accessory Structure* shall not exceed a maximum size of 655 SF; and,
- (5) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No other *Accessory Structures* shall be permitted on the subject property.

## **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 2<sup>ND</sup> DAY OF JUNE, 2025.

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 19, 2025

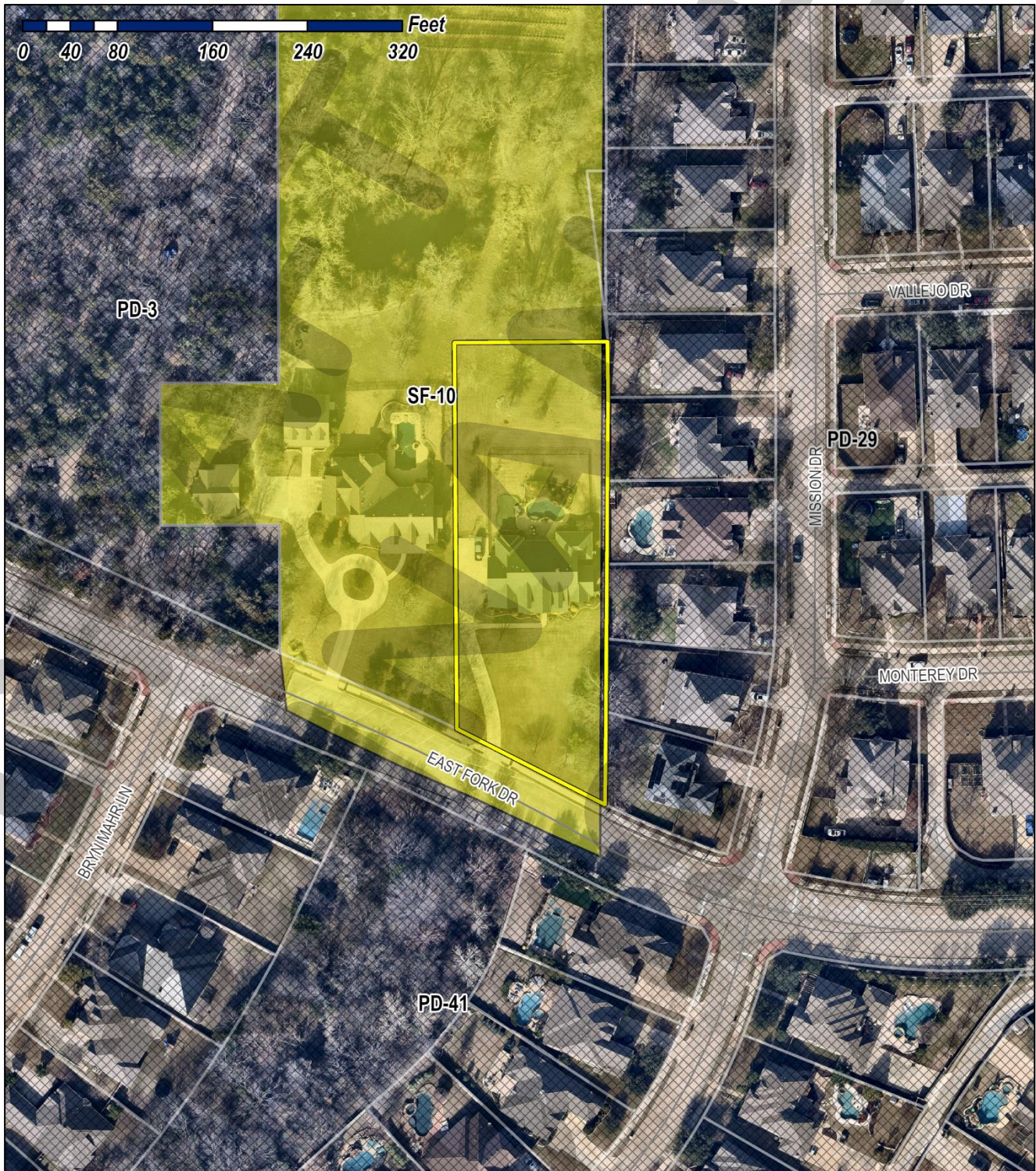
2<sup>nd</sup> Reading: June 2, 2025



**Exhibit 'A'**  
**Legal Description**

Address: 1214 East Fork Lane

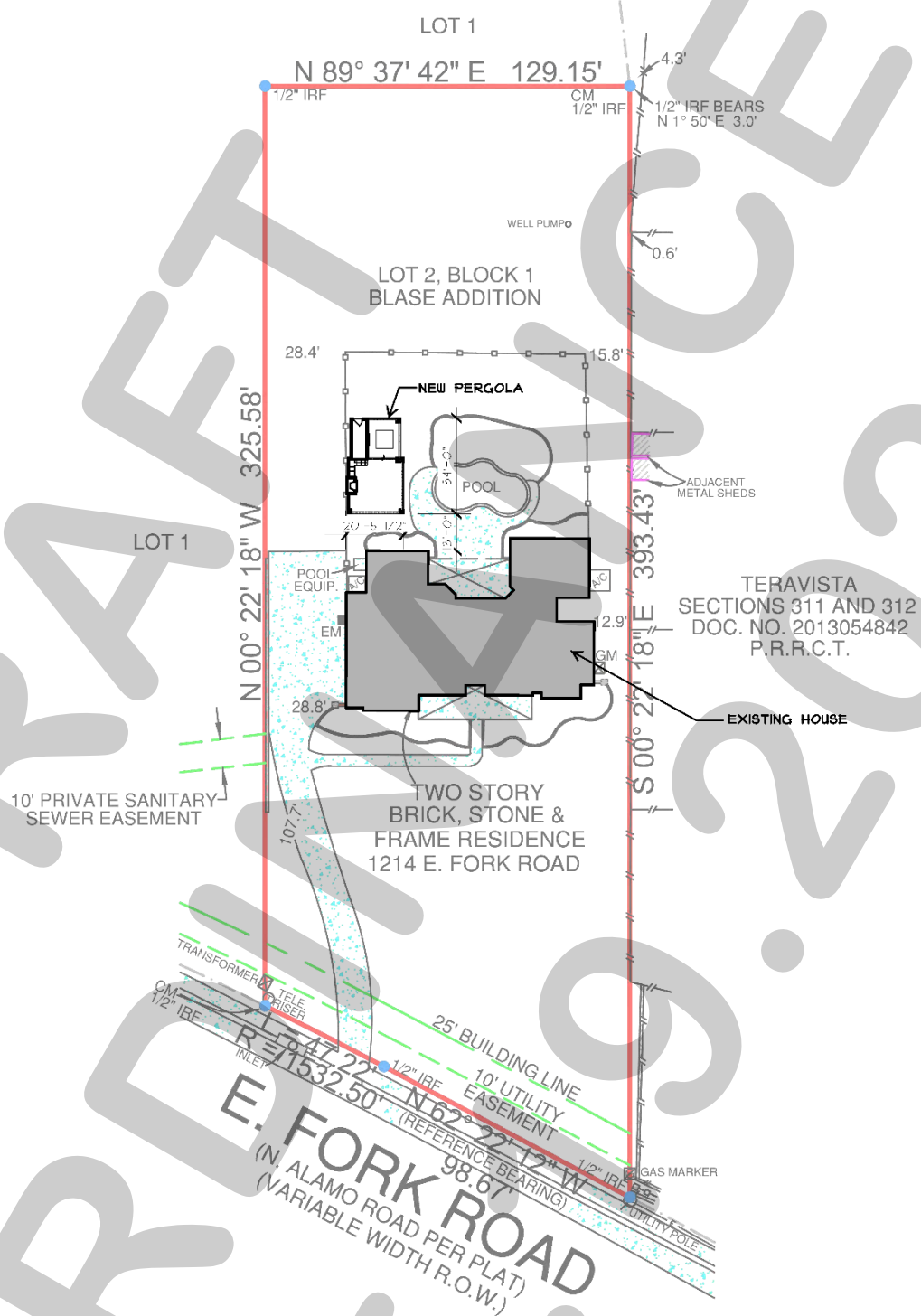
Legal Description: Lot 2 of the Blase Addition





## Exhibit 'B'

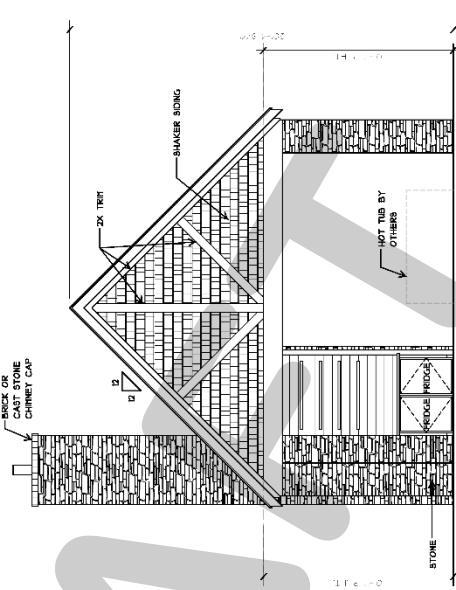
### Site Plan



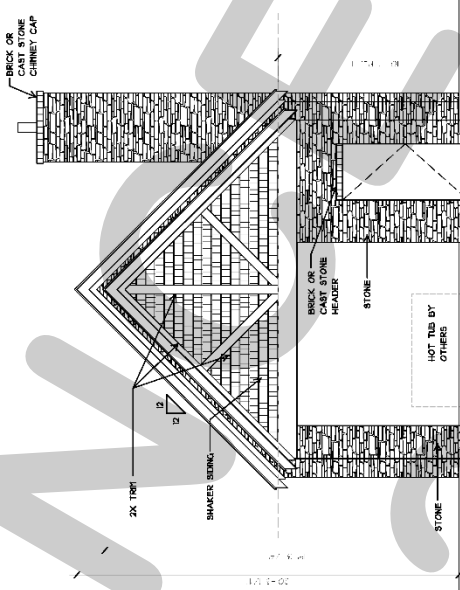
01 SITE PLAN  
SCALE: 40'-0" = 1"



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



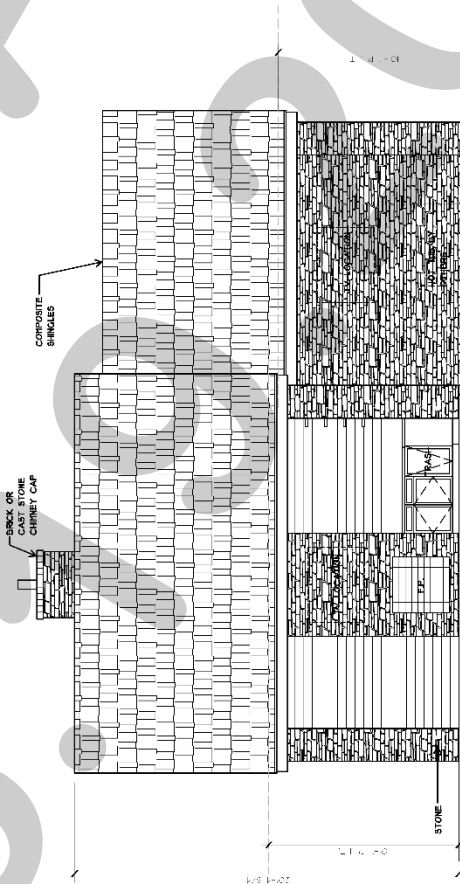
**03 SOUTH ELEVATION**  
SCALE 1/4"=1'-0"



**01 NORTH ELEVATION**  
SCALE 1/4"=1'-0"



**04 WEST ELEVATION**  
SCALE 1/4"=1'-0"



**02 EAST ELEVATION**  
SCALE 1/4"=1'-0"





June 3, 2025

TO: Justin Jeffus  
1214 East Fork Road  
Rockwall, TX 75087

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

SUBJECT: Z2025-020; *Specific Use Permit (SUP) for an Accessory Structure at 1214 East Fork Road*

Mr. Jeffus:

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 June 2, 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 *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
  - (b) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
  - (c) The *Accessory Structure* shall not exceed a maximum height of 20-feet, 4¼-inches.
  - (d) The *Accessory Structure* shall not exceed a maximum size of 655 SF; and,
  - (e) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
  - (f) No other *Accessory Structures* shall be permitted on the subject property.

Planning and Zoning Commission

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

City Council

On May 19, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On June 2, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0, with Council Member Campbell absent.

Included with this letter is a copy of *Ordinance No. 25-31, S-363*, 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. 25-31**

**SPECIFIC USE PERMIT NO. S-363**

**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 AN ACCESSORY STRUCTURE ON A 1.06-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE BLASE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 from Justin Jeffus for the approval of a *Specific Use Permit (SUP)* for an *Accessory Structure* on a 1.06-acre parcel of land identified as Lot 2 of the Blase Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1214 East Fork Lane, and being more specifically depicted and described 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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**2.1. OPERATIONAL CONDITIONS**

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of the *Accessory Structure* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
- (2) The *Accessory Structure* shall generally conform to the Building Elevations as depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance; and,
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## **2.2. COMPLIANCE**

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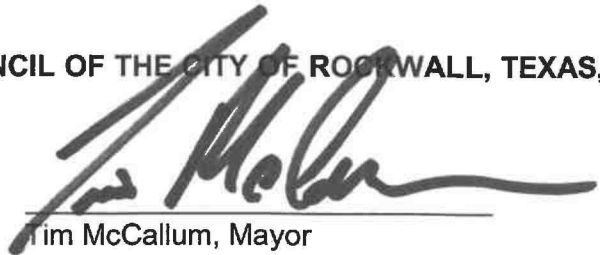
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**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.



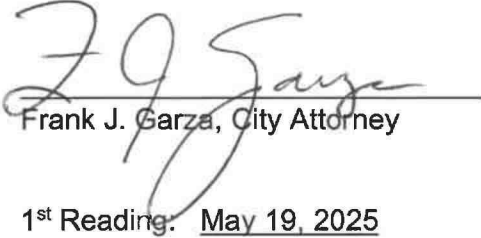
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF JUNE, 2025.

  
Tim McCallum, Mayor

ATTEST:

  
Kristy Teague, City Secretary

APPROVED AS TO FORM:

  
Frank J. Garza, City Attorney



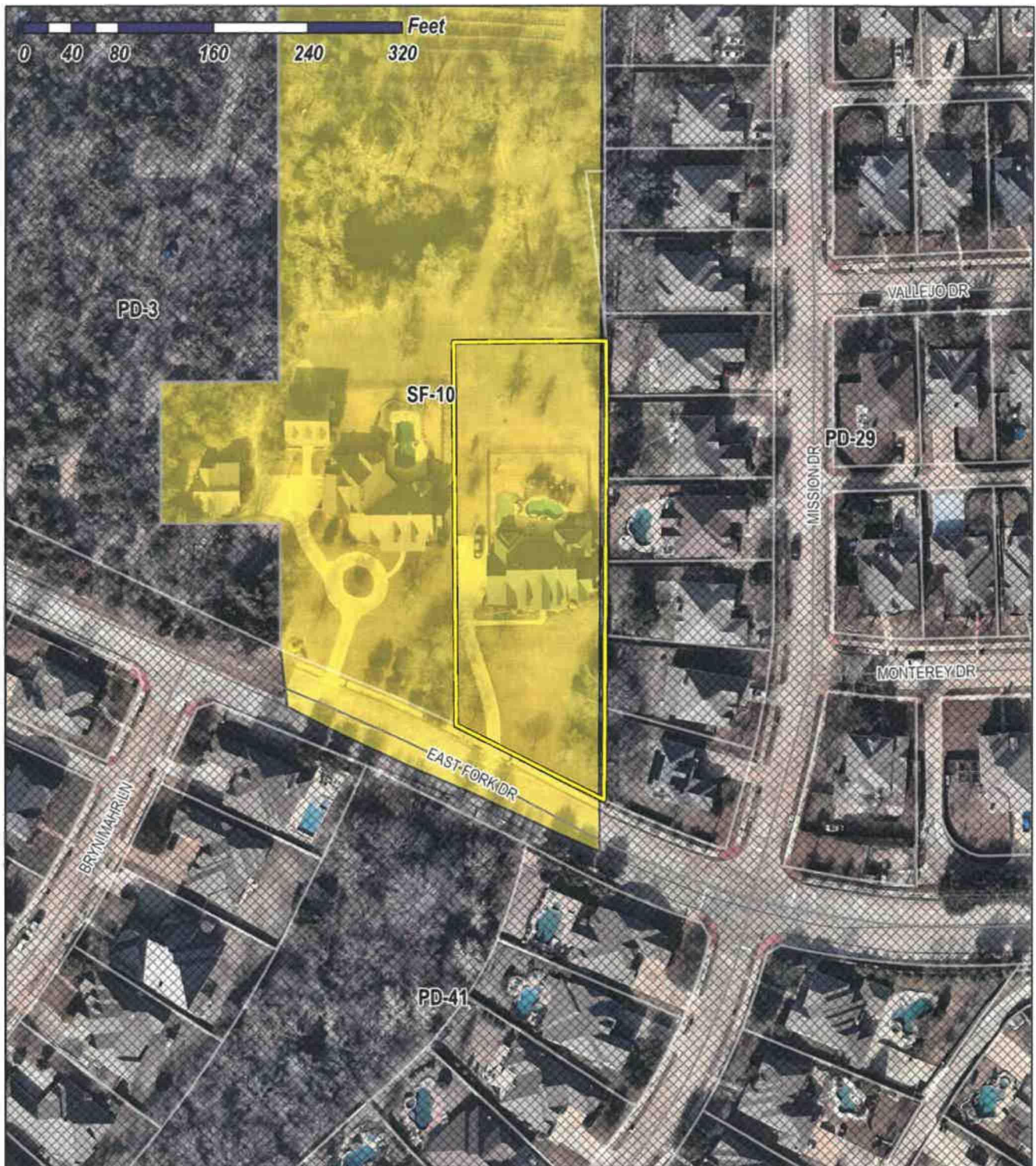
1<sup>st</sup> Reading: May 19, 2025

2<sup>nd</sup> Reading: June 2, 2025

**Exhibit 'A'**  
**Legal Description**

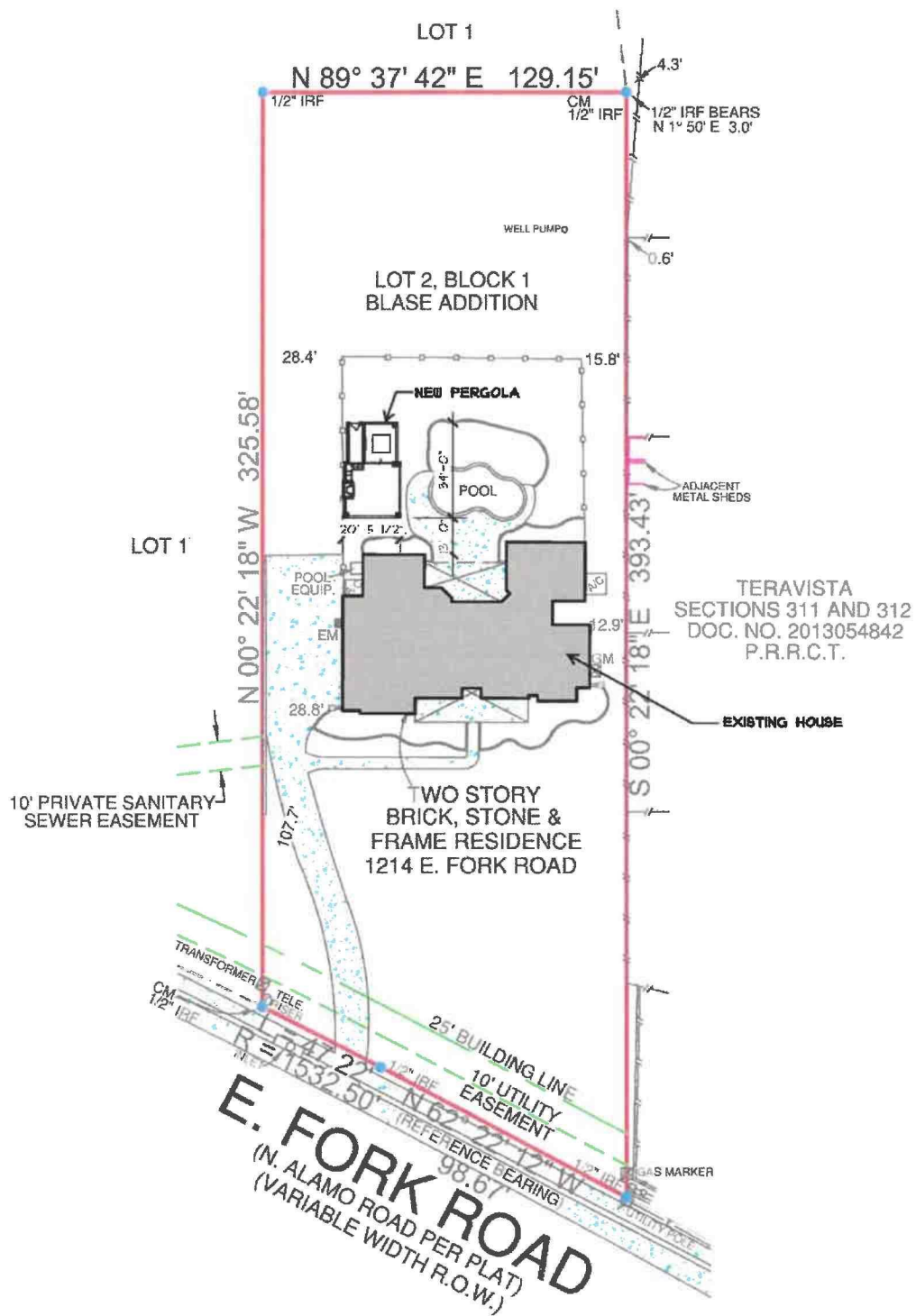
Address: 1214 East Fork Lane

Legal Description: Lot 2 of the Blase Addition





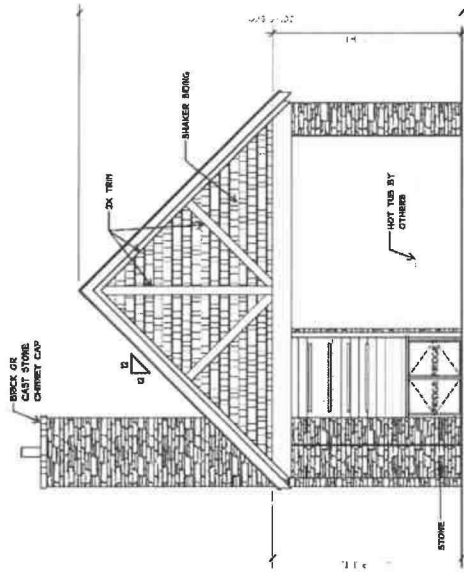
**Exhibit 'B'**  
**Site Plan**



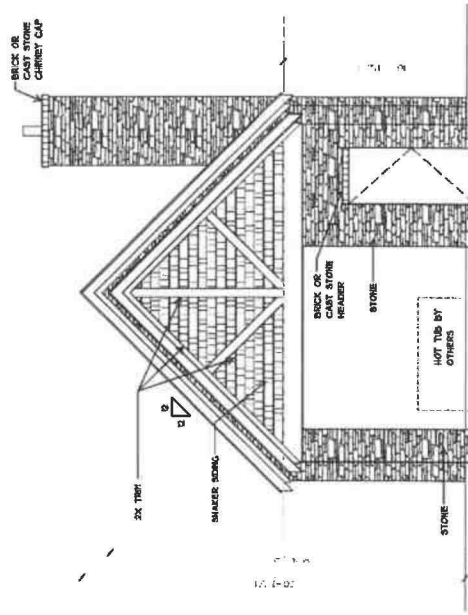
01 **SITE PLAN**  
SCALE: 40'-0" = 1"



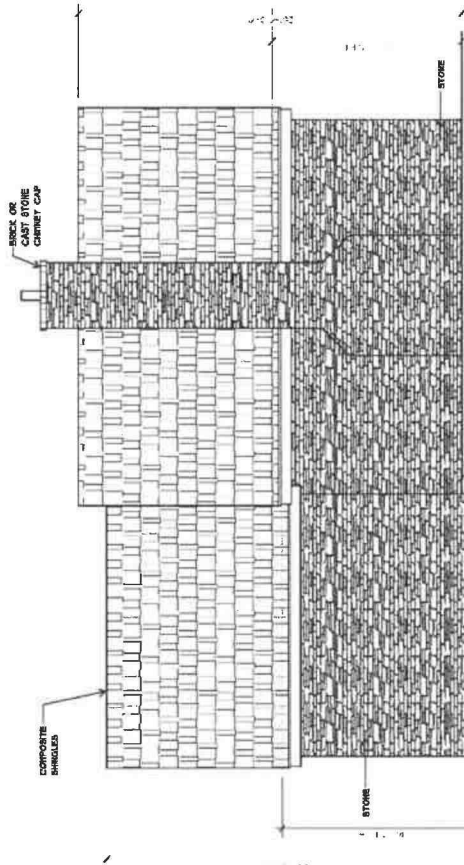
# **Exhibit 'C':** **Building Elevations**



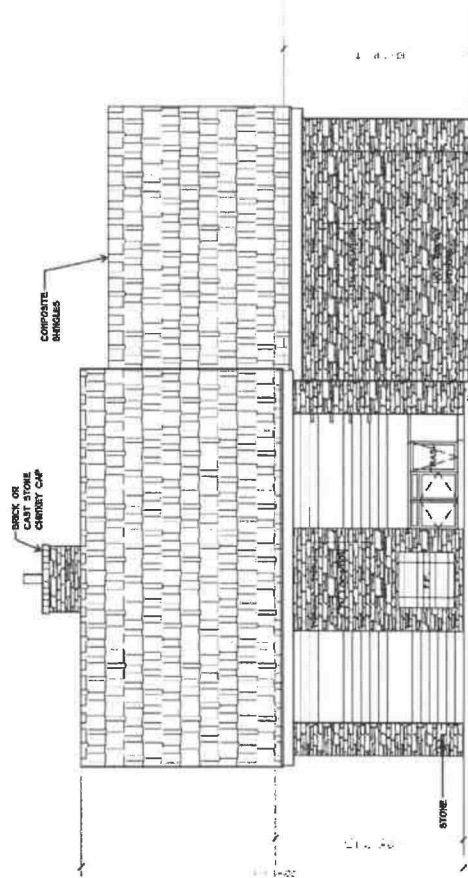
**03 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



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