



## 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 802 Jackson St, Rockwall, TX 75087

SUBDIVISION Wade Addition

LOT

19

BLOCK

B

GENERAL LOCATION

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

CURRENT ZONING Single-Family 7 (SF-7)

CURRENT USE

Single living unit

PROPOSED ZONING

PROPOSED USE

800SF guest quarters/secondary living unit

ACREAGE 0.2380

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 Cecilia Meca

☐ APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 692 Channel Ridge Dr

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cecilia Meca [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 12th DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

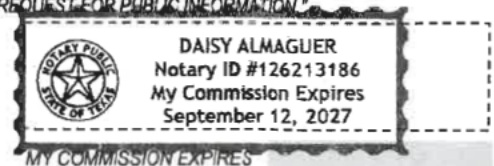
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June, 2025.

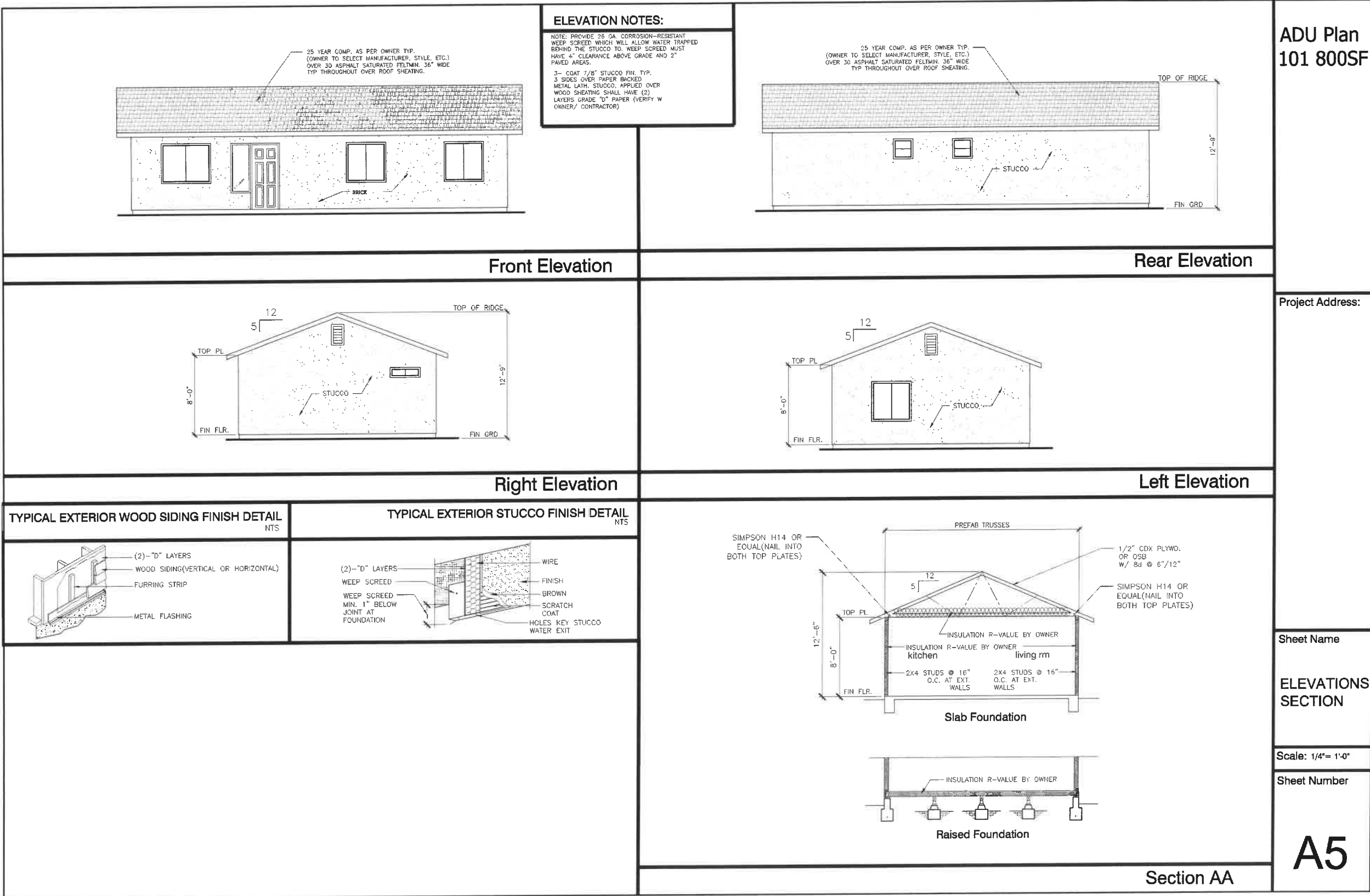
OWNER'S SIGNATURE

*Cecilia Meca*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





Project Address:

Sheet Name

ELEVATIONS  
SECTION

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

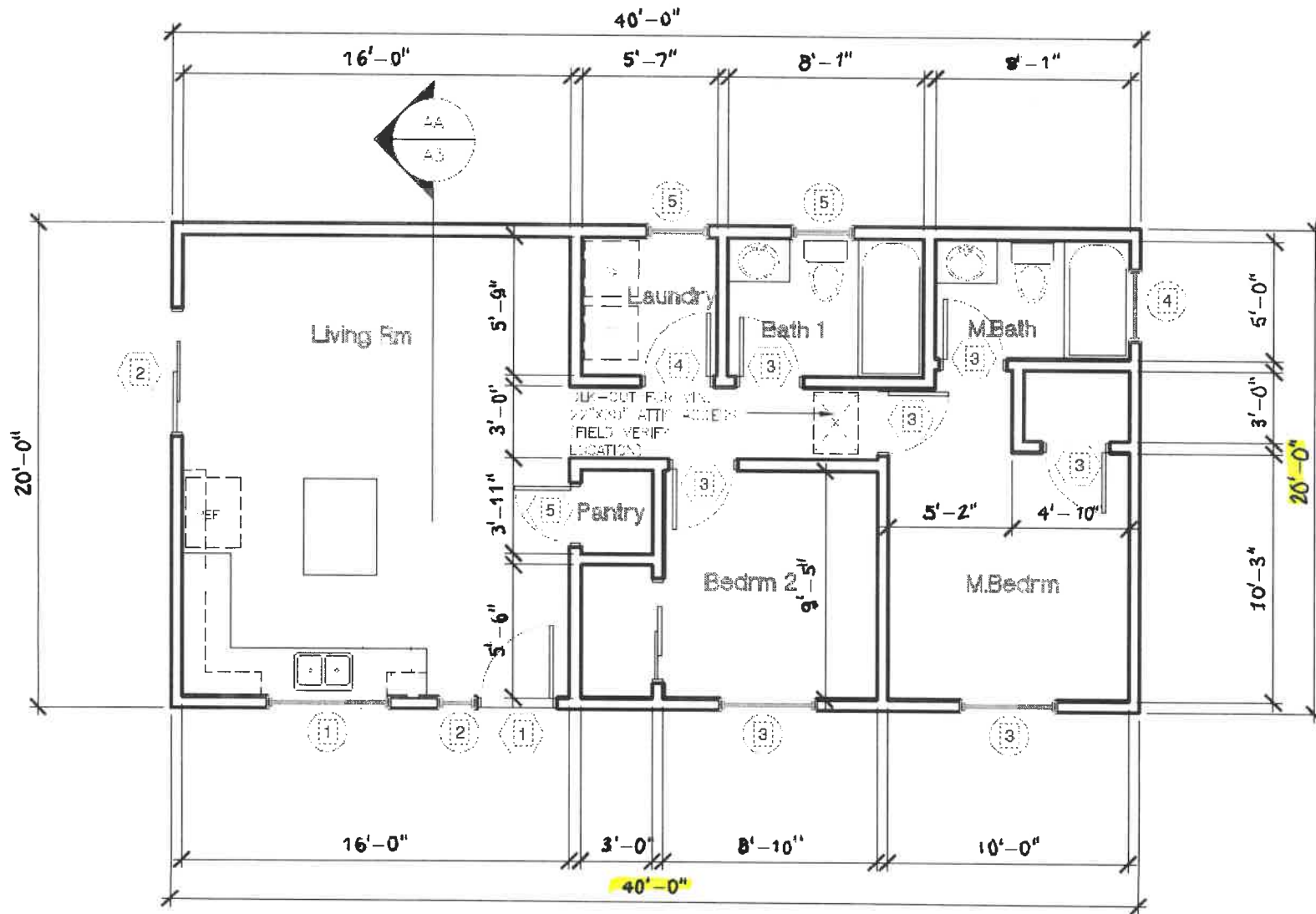
Sheet Number

A5





ADU - 802 Jackson St - Cecilia Meca



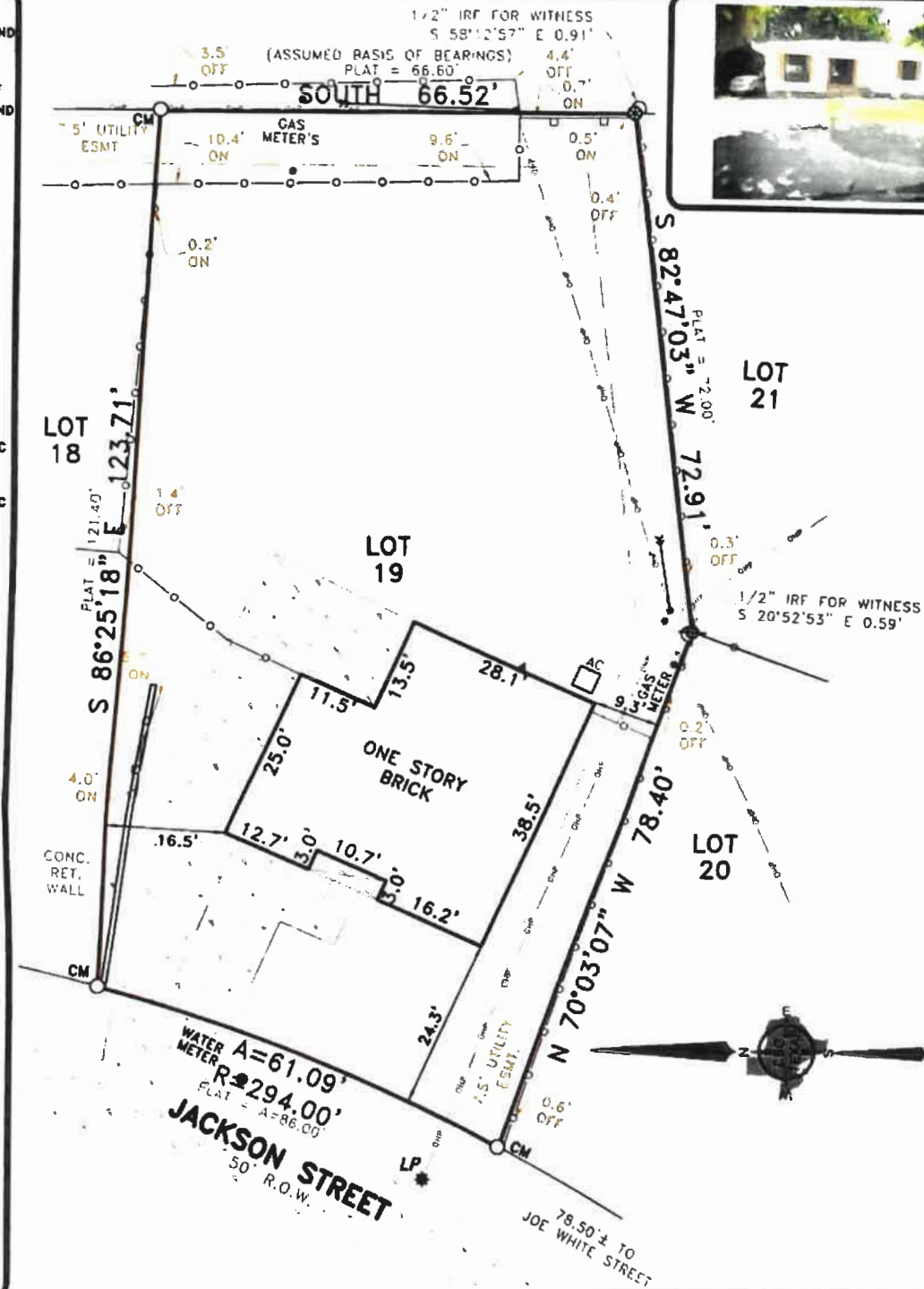


## 802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

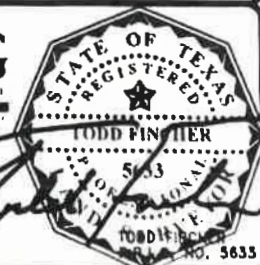
GF No.:

N/A

Job No. 2006896



12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com



Accepted by:

Purchaser

Date:

Purchaser



# DEVELOPMENT APPLICATION

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Planning and Zoning Department  
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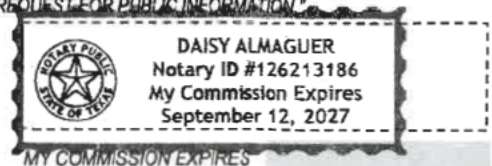
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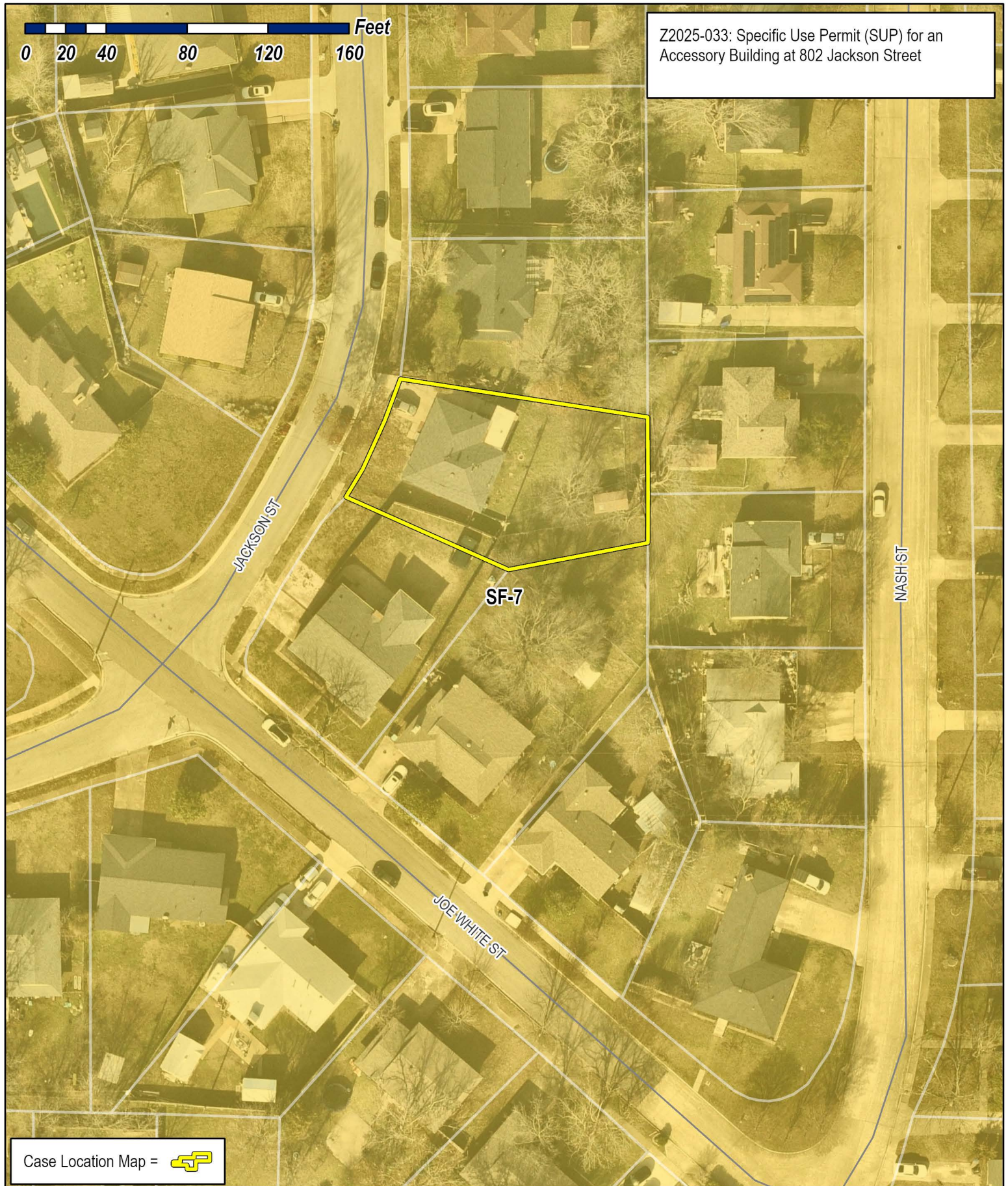
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







## City of Rockwall

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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.



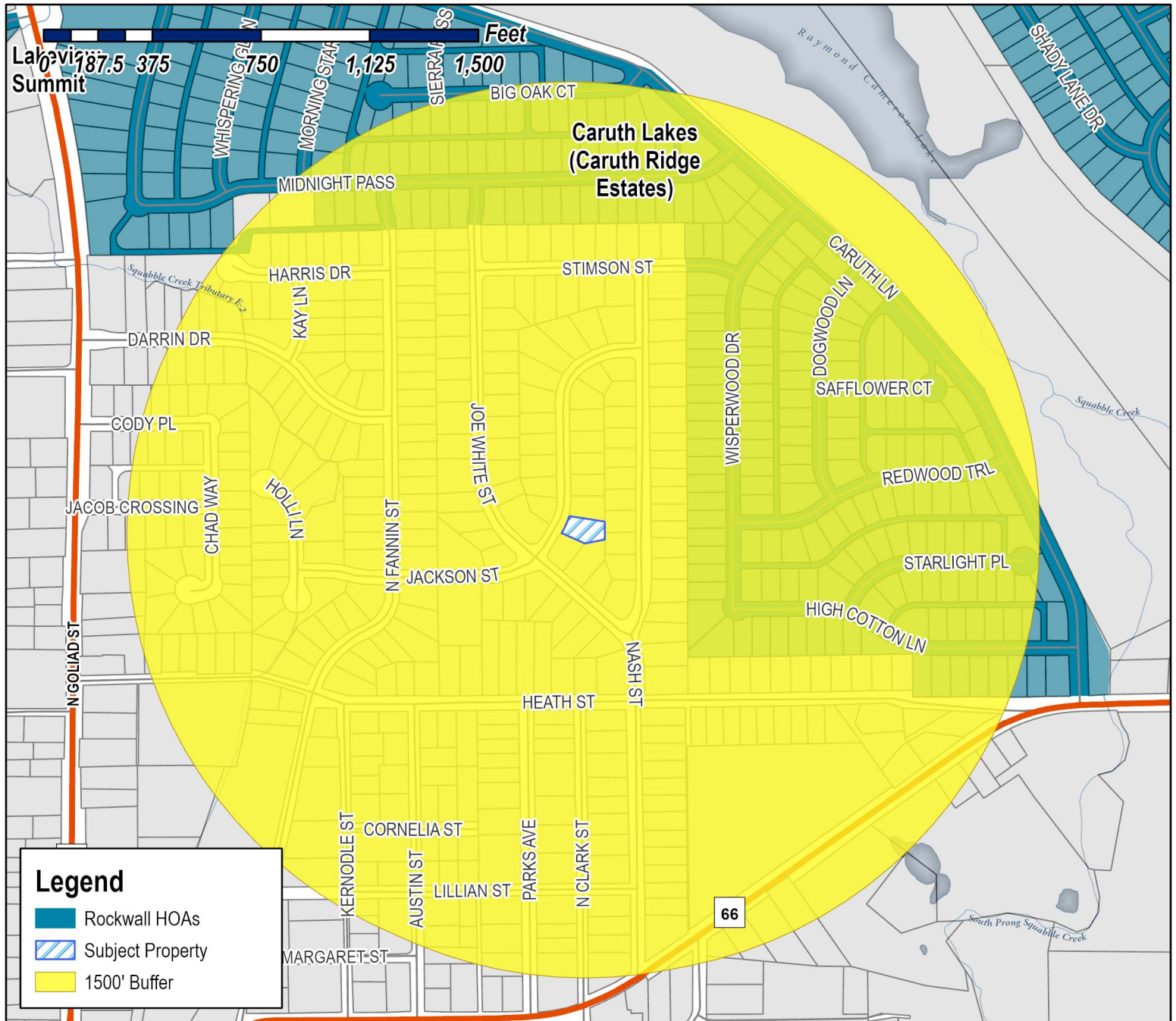




# City of Rockwall

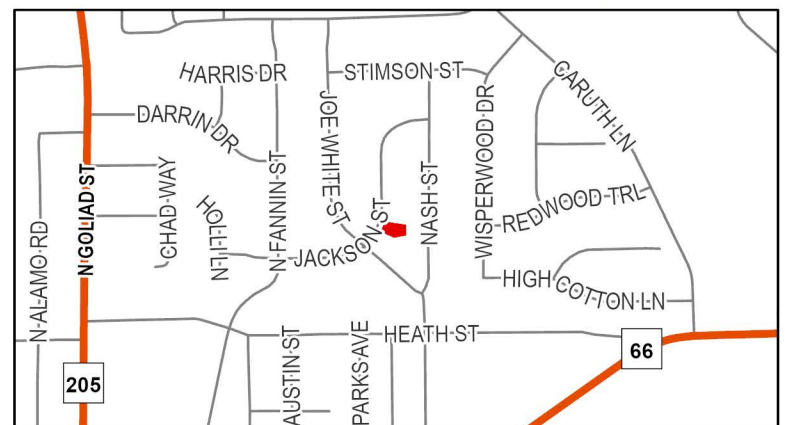
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025  
For Questions on this Case Call (972) 771-7745

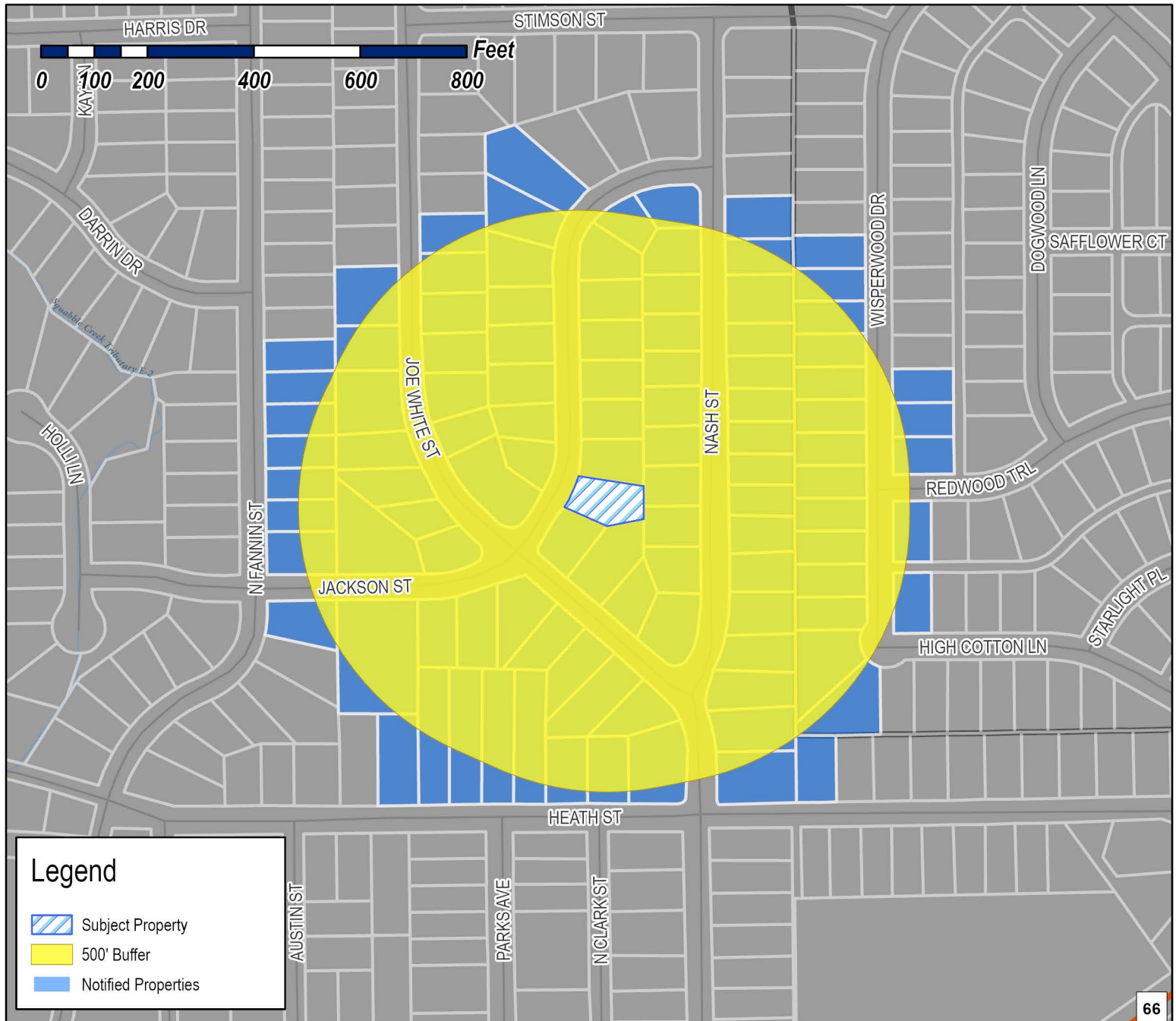




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BURLESON CHRISTOPHER  
1000 N FANNIN  
ROCKWALL, TX 75087

GARNER ROY O & KAREN  
1002 N FANNIN ST  
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA  
1004 N FANNIN ST  
ROCKWALL, TX 75087

SPRINGER KATIE  
1006 N FANNIN STREET  
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE  
1008 N FANNIN ST  
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B  
101 JOE WHITE ST  
ROCKWALL, TX 75087

SARVER WANDA L  
1010 N FANNIN ST  
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND  
MARIA LOURDES ORTEGA AGUILLON  
1012 NORTH FANNIN STREET  
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M  
102 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY  
1030 N BEN PAYNE RD  
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L  
104 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
106 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
108 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
109 JOE WHITE ST  
ROCKWALL, TX 75087

JOSEY CHRIS  
C/O BROOKE PADACHY  
121 QUEENS DR  
POTTSBORO, TX 75076

KHANNA NISHCHALE AND  
SHRIYA ARORA  
148 FLYNN AVE  
MOUNTAIN VIEW, CA 94043

ANGUSH ROBERT H ET UX  
1550 CHAMPIONS DR  
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE  
1578 FM 1141  
ROCKWALL, TX 75087

MAYER GORDON E  
1633 JUNIOR DR  
DALLAS, TX 75208

RESIDENT  
201 JOE WHITE ST  
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN  
202 JOE WHITE ST  
ROCKWALL, TX 75087

DEAN LUTHER A  
2026 SUN DR  
ROCKWALL, TX 75032

RESIDENT  
203 JOE WHITE ST  
ROCKWALL, TX 75087

JONES MATTHEW AND MYA  
204 JOE WHITE STREET  
ROCKWALL, TX 75087

RESIDENT  
205 JOE WHITE ST  
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE  
206 JOE WHITE ST  
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY  
207 Joe White St  
Rockwall, TX 75087

RESIDENT  
208 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
209 JOE WHITE ST  
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN  
210 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
211 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
212 JOE WHITE ST  
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T  
213 BUSHWHACKER DR  
MABANK, TX 75156

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

RESIDENT  
214 JOE WHITE ST  
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC  
2140 ERIKA LN  
FORNEY, TX 75126

RESIDENT  
215 JOE WHITE ST  
ROCKWALL, TX 75087

THOMAS ANGELA SUE  
2200 KINGS PASS  
ROCKWALL, TX 75032

BARFIELD JOHN A  
244 WISE  
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN  
2500 Summer Lee Dr  
Rockwall, TX 75032

STANDARD FAMILY TRUST  
ROBERT A & SHIRLEY M STANDARD TRUSTEE  
2750 S NOLINA PL  
CHANDLER, AZ 85286

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
3021 Ridge Rd Ste A-66  
Rockwall, TX 75032

ZYLKA PROPERTIES LLC  
3021 RIDGE ROAD A66  
ROCKWALL, TX 75032

STARK ROBERT S & TINA J  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND  
JAMES K CHAPMAN  
3131 S HASKELL AVE  
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE  
317 NORTHFORK RD  
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS  
3740 CASA DEL SOL LANE  
DALLAS, TX 75228

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

RODRIGUEZ SELVIN  
401 WINCHESTER DR  
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR  
REALTY LLC  
4324 LONGWOOD DR  
FRISCO, TX 75033

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

SPAFFORD SARAH  
494 Dowell Rd  
Rockwall, TX 75032

RESIDENT  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

RESIDENT  
511 E HEATH ST  
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY  
513 E HEATH ST  
ROCKWALL, TX 75087



SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE  
REVOCABLE LIVING TRUST  
JUDY C SYLVESTER, JOE W PEDDIE, JASON H  
PEDDIE & JANONA LCON  
6220 BENTWOOD TRAIL, #1002 C/O JUDY C  
SYLVESTER  
ROCKWALL, TX 75087

TAYLOR JACOB DAVID AND  
CAROLE ANNE TAYLOR  
703 JACKSON STREET  
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE  
704 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
706 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
708 JACKSON ST  
ROCKWALL, TX 75087

SPARACIO RUTHANN  
720 KENSINGTON DRIVE  
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1  
723 DOVE HAVEN WAY  
LAVON, TX 75166

LOPEZ IRMA A  
741 E FM 550  
ROCKWALL, TX 75032

WIMPEE TYLER  
801 E HEATH STREET  
ROCKWALL, TX 75087

RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
803 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
804 JACKSON ST  
ROCKWALL, TX 75087

TANNER MATTHEW &  
SHELBI SHAW  
804 Nash St  
Rockwall, TX 75087

HUDSON ALEC AND SHELBY  
805 Jackson St  
Rockwall, TX 75087

RESIDENT  
806 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

HARGROVE JOSHUA  
807 JACKSON ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND R E  
808 NASH ST  
ROCKWALL, TX 75087

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
810 JACKSON ST  
ROCKWALL, TX 75087

COPPAUS PHILLIP  
810 NASH ST  
ROCKWALL, TX 75087

KINSHELLA TYLER  
811 JACKSON  
ROCKWALL, TX 75087

RESIDENT  
812 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
812 NASH ST  
ROCKWALL, TX 75087

NEAL MERCY DAVID  
813 JACKSON STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
814 NASH ST  
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J  
814 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 NASH ST  
ROCKWALL, TX 75087

LEROY RAYMOND  
816 JACKSON ST  
ROCKWALL, TX 75087

DAVIS MARY FRANCINE  
816 NASH ST  
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN  
817 JACKSON ST  
ROCKWALL, TX 75087

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

WADE LAURA LOCKHART  
818 NASH STREET  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
820 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
821 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
822 NASH ST  
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA  
823 NASH STREET  
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L  
824 NASH ST  
ROCKWALL, TX 75087

DOOLEY THOMAS W  
825 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
826 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
827 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
828 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
829 NASH ST  
ROCKWALL, TX 75087

STEWART IRIS J  
830 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
831 NASH ST  
ROCKWALL, TX 75087

BAGWELL LAURA  
832 NASH STREET  
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B  
835 HIGH COTTON LN  
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN  
844 HIGH COTTON LN  
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE  
845 REDWOOD TRAIL  
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L  
851 WISPERWOOD DR  
ROCKWALL, TX 75087

RESIDENT  
857 WISPERWOOD DR  
ROCKWALL, TX 75087

LEVANDOWSKI SHANON  
863 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S  
869 WISPERWOOD DR  
ROCKWALL, TX 75087

SMITH SUSAN  
875 WHISPERWOOD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
907 WISPERWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
912 WISPERWOOD DR  
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A  
912 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
913 WISPERWOOD DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A  
919 WISPERWOOD DR  
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT  
920 WHISPERWOOD DR  
ROCKWALL, TX 75087

FOWLER ROBERT M  
925 WISPERWOOD DR  
ROCKWALL, TX 75087

PLOWMAN BRENDA  
926 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R  
931 WISPERWOOD DR  
ROCKWALL, TX 75087

SPADE LESLIE & TERESA  
937 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR  
943 WISPERWOOD DR  
ROCKWALL, TX 75087

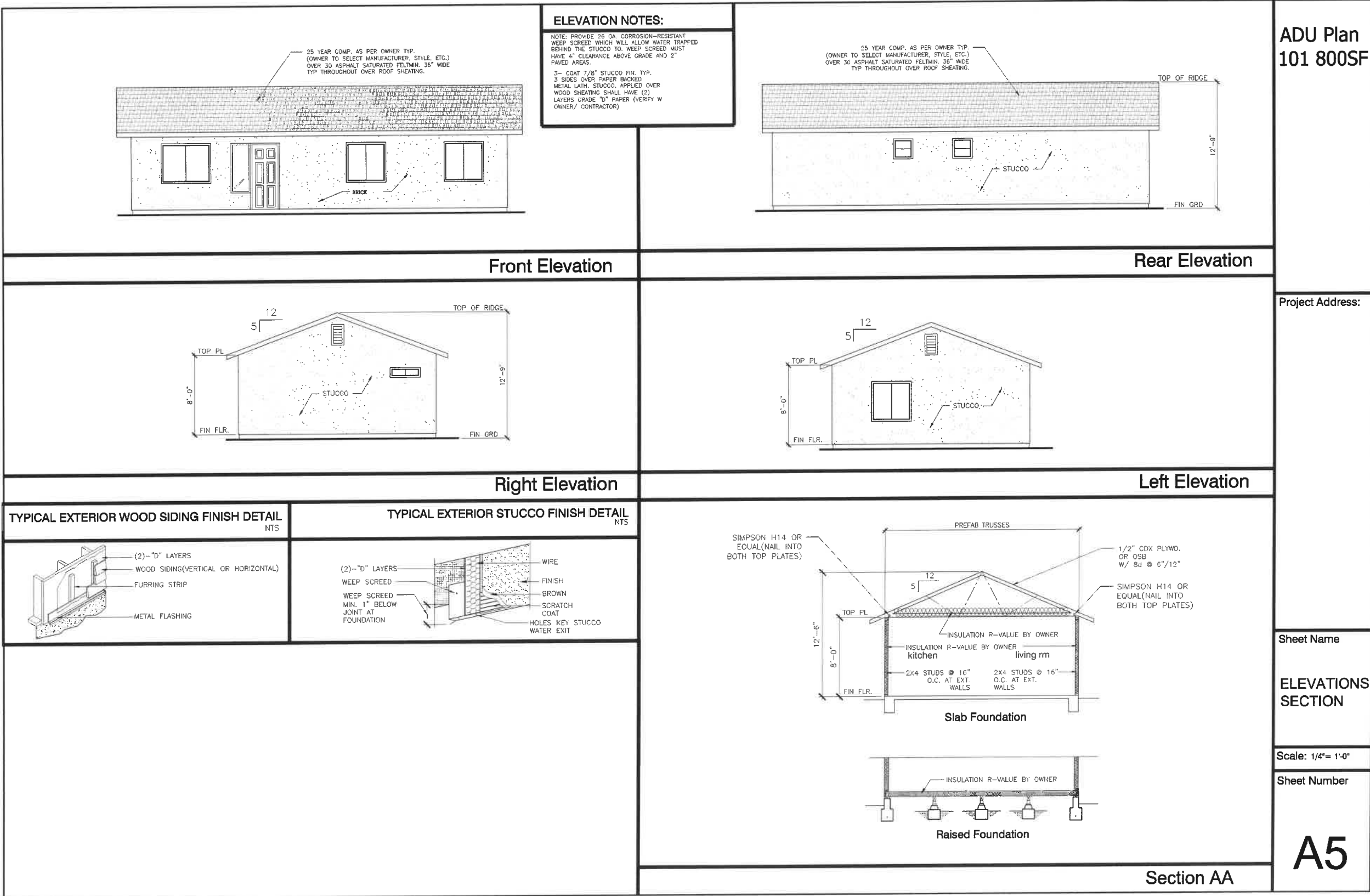
BORGERDING REVOCABLE TRUST  
JOSEPH F BORGERDING JR - TRUSTEE  
949 WISPERWOOD DR  
ROCKWALL, TX 75087

RICKERSON CHARLES  
9922 Donegal Dr  
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L  
REVOCABLE LIVING TRUST  
PO BOX 96  
ROYSE CITY, TX 75189



Project Address:

Sheet Name

ELEVATIONS  
SECTION

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

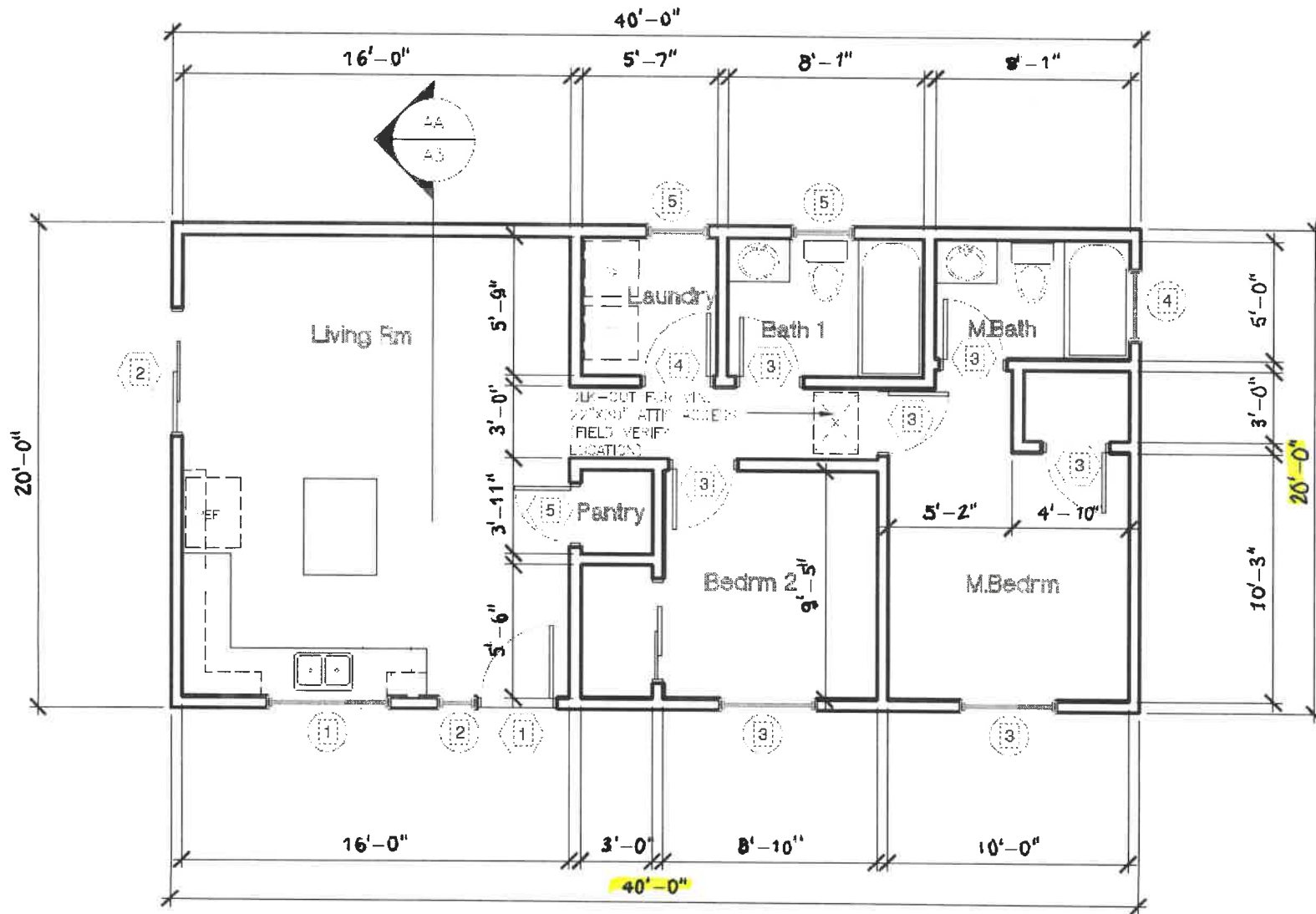
Sheet Number

A5





ADU - 802 Jackson St - Cecilia Meca



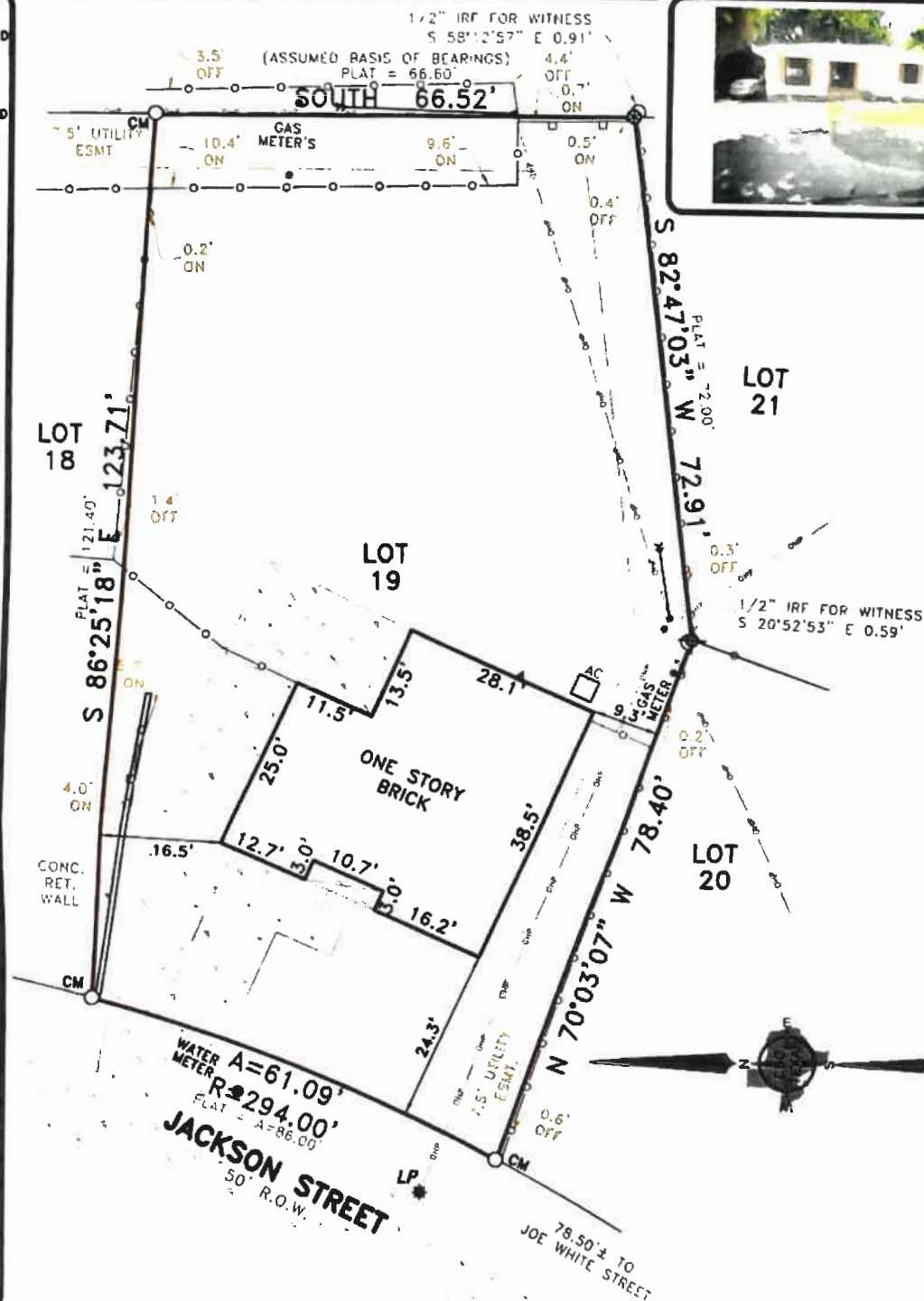
802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.



### LEGEND

- 1/2" ROD FOUND  
 ⊗ 1/2" ROD SET  
 ○ 1" PIPE FOUND  
 ⊗ "X" FOUND/SET  
 ⊗ 5/8" ROD FOUND  
 ✦ POINT FOR CORNER  
 □ FENCE POST FOR CORNER  
 CM CONTROLLING MONUMENT  
 AC AIR CONDITIONER  
 PE POOL EQUIPMENT  
 TE TRANSFORMER PAD  
 ● COLUMN  
 ■ POWER POLE  
 ▲ UNDERGROUND ELECTRIC  
 △ OVERHEAD ELECTRIC  
 —ONP— OVERHEAD ELECTRIC POWER  
 —OES— OVERHEAD ELECTRIC SERVICE  
 —○— CHAIN LINK  
 —□— WOOD FENCE 0.5" WIDE TYPICAL  
 —I—I— IRON FENCE  
 —X— BARBED WIRE  
 —□— DOUBLE SIDED WOOD FENCE  
 —△— EDGE OF ASPHALT  
 —▲— EDGE OF GRAVEL  
 CONCRETE  
 COVERED AREA  
 BRICK  
 STONE



**EXCEPTIONS:**

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

**NOTES:**

**NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.**

**FLOOD NOTE:** According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with or for the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk. This survey has been prepared solely for the use of the client and no responsibility can be assumed for any use of this survey for other than the intended purpose. It is hereby certified that the data used in this survey were obtained from a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as so indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JM/WRV

**Scale:** 1" = 20'

**Date:** 4-23-2020

GF No.:

N/A

**Job No. 2006896**

**Accepted by:**

Purchaser

Date: \_\_\_\_\_

Purchaser



12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10188800  
[www.cbafxllc.com](http://www.cbafxllc.com)



# PROJECT COMMENTS



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

DATE: 6/19/2025

PROJECT NUMBER: Z2025-033  
PROJECT NAME: SUP for an Accessory Building  
SITE ADDRESS/LOCATIONS: 802 JACKSON ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-033; Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street.

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

M.3 For reference, include the case number (Z2025-033) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will have a building footprint of 800 SF. The square footage of the primary structure is 1,660 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 498 SF. Based on this, the proposed structure exceeds the maximum allowable size by 302 SF.

I.7 The total height of the proposed Guest Quarters is 12-feet, 6-inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. Based on this, the proposed structure is in conformance with the height requirements for this district.



I.8 The floor plan provided by the applicant indicates that the proposed structure will have two (2) bedrooms, two (2) baths, pantry, kitchen, living room, and laundry room. Staff should note that only one (1) dwelling unit is allowed per lot in a Single-Family 7 (SF-7) District. The plans will need to be updated to reflect adherence to this.

I.9 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

1. The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
2. The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
3. The Guest Quarters/Secondary Living Unit shall not exceed a maximum size of 800 SF.
4. The Guest Quarters/Secondary Living Unit shall not incorporate full kitchen facilities.
5. The Guest Quarters/Secondary Living Unit shall incorporate only (1) dwelling unit.
6. The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.10 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 10' x 12' shed (120 SF) and the proposed guest quarters/secondary living unit is 800 SF. Based on this, the building meets this requirement for a Guest Quarters/Secondary Living Unit.

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

I.12 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 1, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 15, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.13 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on July 15, 2025.

I.14 City Council Meeting Dates. The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved w/ Comments
06/17/2025: 1. Need to show on the survey where the guest quarters will be located. May not be located in setbacks or easements.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments
06/18/2025: If approved, a separate Building Permit application will be required.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2025	Approved

No Comments



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<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 802 Jackson St, Rockwall, TX 75087

SUBDIVISION Wade Addition

LOT

19

BLOCK

B

GENERAL LOCATION

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

CURRENT ZONING Single-Family 7 (SF-7)

CURRENT USE

Single living unit

PROPOSED ZONING

PROPOSED USE

800SF guest quarters/secondary living unit

ACREAGE 0.2380

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 Cecilia Meca

☐ APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 692 Channel Ridge Dr

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cecilia Meca [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 12th DAY OF June, 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."

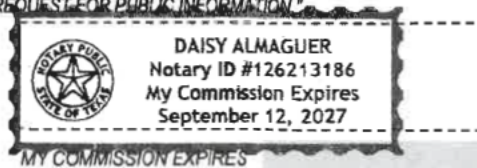
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June, 20 25.

OWNER'S SIGNATURE

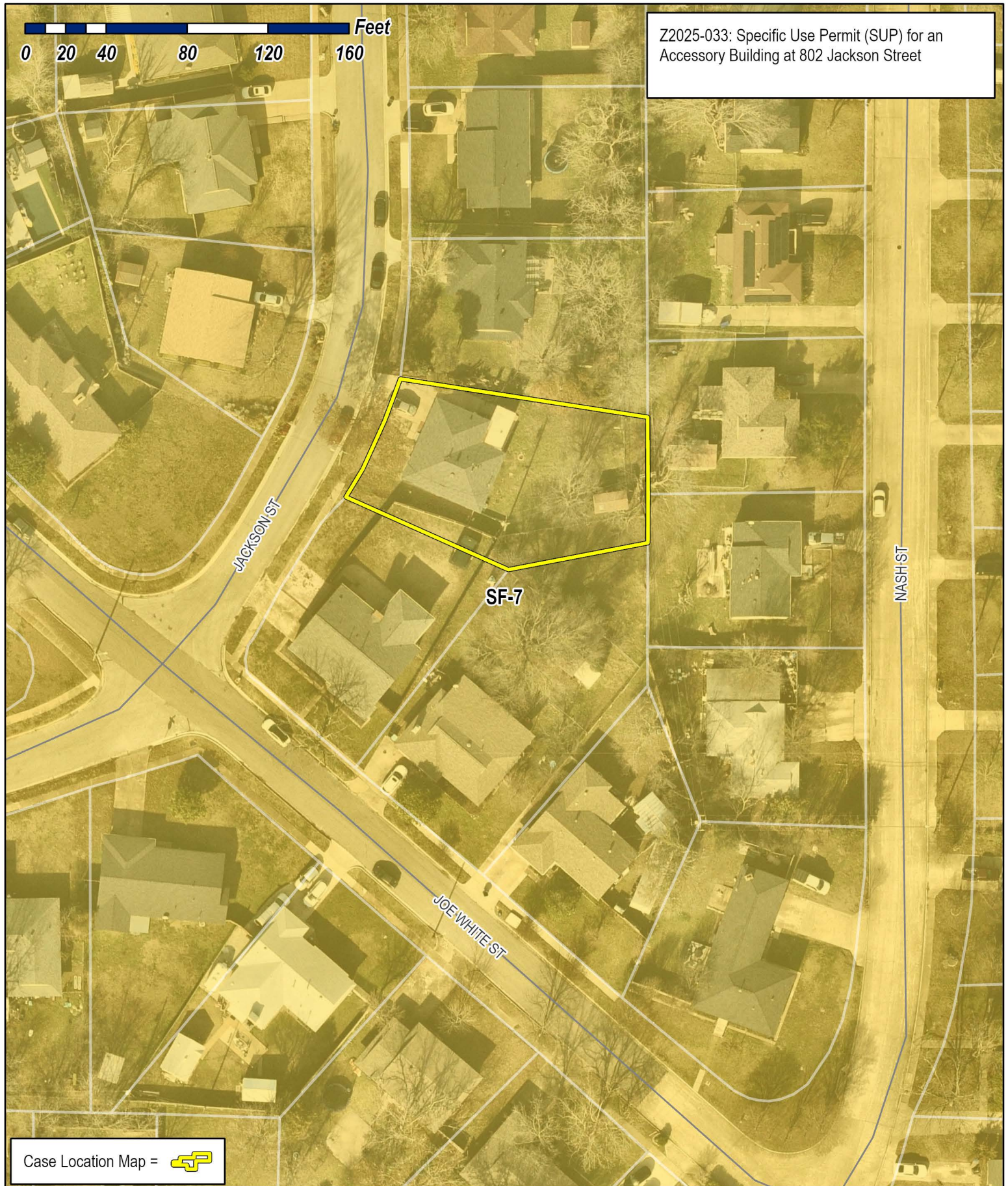
*Cecilia Meca*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







## 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.



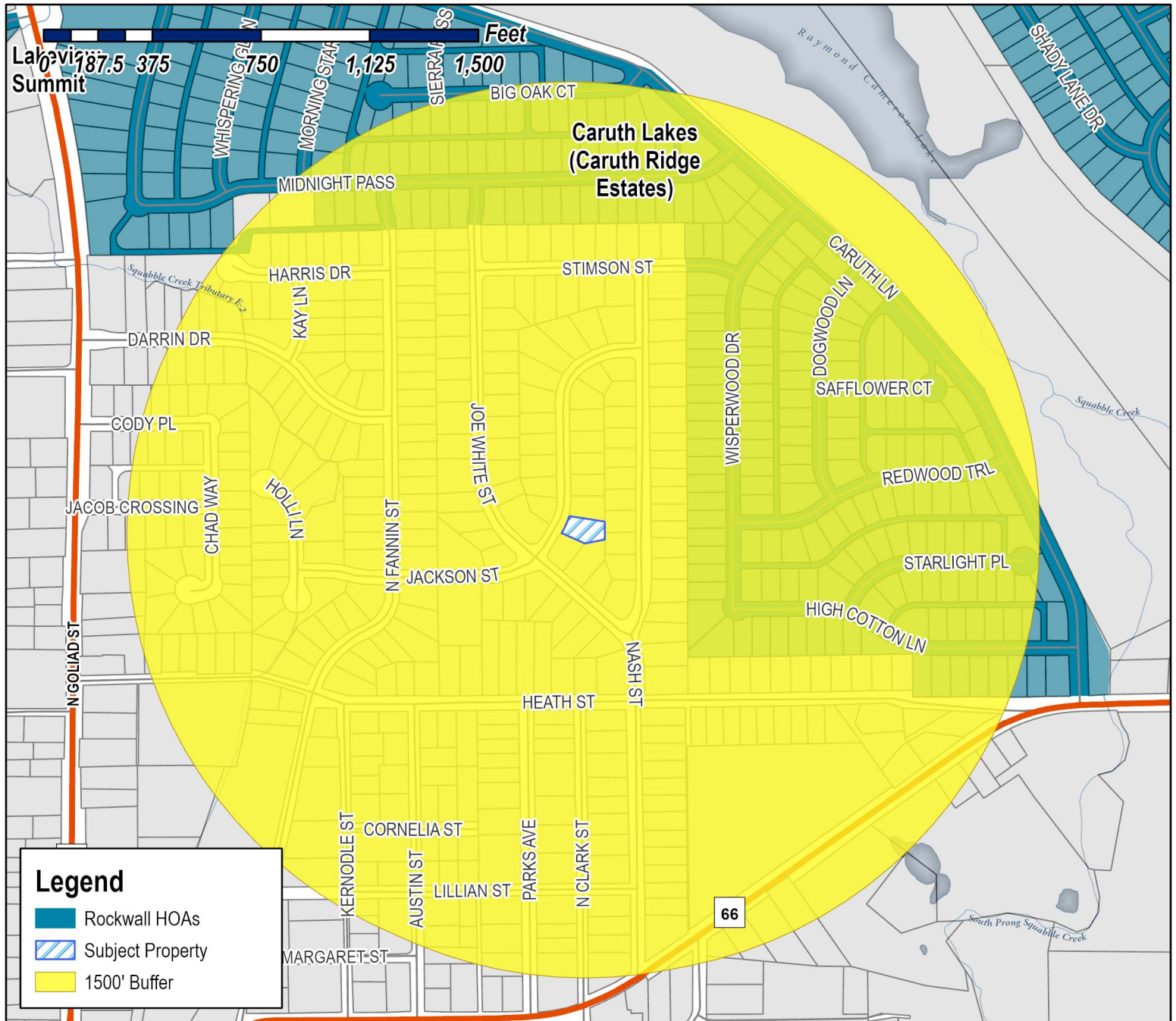




# City of Rockwall

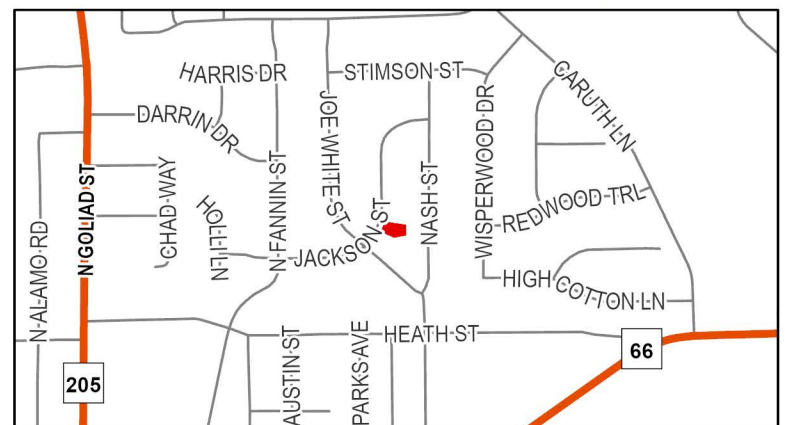
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025  
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 [Z2025-033]  
**Date:** Friday, June 20, 2025 10:05:01 AM  
**Attachments:** [Public Notice \(06.16.2025\).pdf](#)  
[HOA Map.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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2025-033: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

*Melanie Zavala*

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

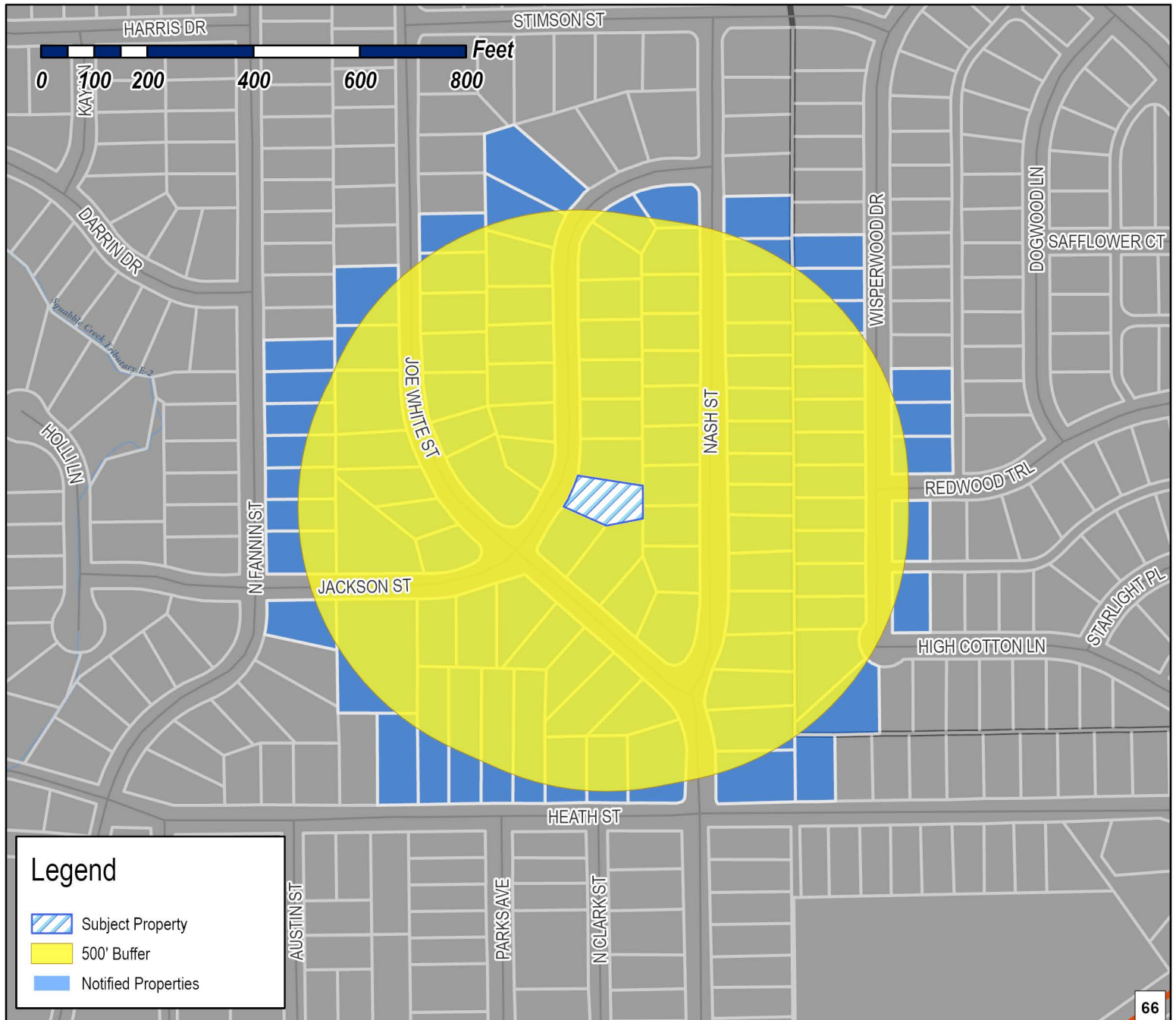




# City of Rockwall

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Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025

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



BURLESON CHRISTOPHER  
1000 N FANNIN  
ROCKWALL, TX 75087

GARNER ROY O & KAREN  
1002 N FANNIN ST  
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA  
1004 N FANNIN ST  
ROCKWALL, TX 75087

SPRINGER KATIE  
1006 N FANNIN STREET  
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE  
1008 N FANNIN ST  
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B  
101 JOE WHITE ST  
ROCKWALL, TX 75087

SARVER WANDA L  
1010 N FANNIN ST  
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND  
MARIA LOURDES ORTEGA AGUILLON  
1012 NORTH FANNIN STREET  
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M  
102 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY  
1030 N BEN PAYNE RD  
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L  
104 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
106 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
108 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
109 JOE WHITE ST  
ROCKWALL, TX 75087

JOSEY CHRIS  
C/O BROOKE PADACHY  
121 QUEENS DR  
POTTSBORO, TX 75076

KHANNA NISHCHALE AND  
SHRIYA ARORA  
148 FLYNN AVE  
MOUNTAIN VIEW, CA 94043

ANGUSH ROBERT H ET UX  
1550 CHAMPIONS DR  
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE  
1578 FM 1141  
ROCKWALL, TX 75087

MAYER GORDON E  
1633 JUNIOR DR  
DALLAS, TX 75208

RESIDENT  
201 JOE WHITE ST  
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN  
202 JOE WHITE ST  
ROCKWALL, TX 75087

DEAN LUTHER A  
2026 SUN DR  
ROCKWALL, TX 75032

RESIDENT  
203 JOE WHITE ST  
ROCKWALL, TX 75087

JONES MATTHEW AND MYA  
204 JOE WHITE STREET  
ROCKWALL, TX 75087

RESIDENT  
205 JOE WHITE ST  
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE  
206 JOE WHITE ST  
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY  
207 Joe White St  
Rockwall, TX 75087

RESIDENT  
208 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
209 JOE WHITE ST  
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN  
210 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
211 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
212 JOE WHITE ST  
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T  
213 BUSHWHACKER DR  
MABANK, TX 75156

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

RESIDENT  
214 JOE WHITE ST  
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC  
2140 ERIKA LN  
FORNEY, TX 75126

RESIDENT  
215 JOE WHITE ST  
ROCKWALL, TX 75087

THOMAS ANGELA SUE  
2200 KINGS PASS  
ROCKWALL, TX 75032

BARFIELD JOHN A  
244 WISE  
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN  
2500 Summer Lee Dr  
Rockwall, TX 75032

STANDARD FAMILY TRUST  
ROBERT A & SHIRLEY M STANDARD TRUSTEE  
2750 S NOLINA PL  
CHANDLER, AZ 85286

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
3021 Ridge Rd Ste A-66  
Rockwall, TX 75032

ZYLKA PROPERTIES LLC  
3021 RIDGE ROAD A66  
ROCKWALL, TX 75032

STARK ROBERT S & TINA J  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND  
JAMES K CHAPMAN  
3131 S HASKELL AVE  
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE  
317 NORTHFORK RD  
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS  
3740 CASA DEL SOL LANE  
DALLAS, TX 75228

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

RODRIGUEZ SELVIN  
401 WINCHESTER DR  
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR  
REALTY LLC  
4324 LONGWOOD DR  
FRISCO, TX 75033

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

SPAFFORD SARAH  
494 Dowell Rd  
Rockwall, TX 75032

RESIDENT  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

RESIDENT  
511 E HEATH ST  
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY  
513 E HEATH ST  
ROCKWALL, TX 75087

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE  
REVOCABLE LIVING TRUST  
JUDY C SYLVESTER, JOE W PEDDIE, JASON H  
PEDDIE & JANONA LCON  
6220 BENTWOOD TRAIL, #1002 C/O JUDY C  
SYLVESTER  
DALLAS TX 75252

TAYLOR JACOB DAVID AND  
CAROLE ANNE TAYLOR  
703 JACKSON STREET  
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE  
704 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
706 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
708 JACKSON ST  
ROCKWALL, TX 75087

SPARACIO RUTHANN  
720 KENSINGTON DRIVE  
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1  
723 DOVE HAVEN WAY  
LAVON, TX 75166

LOPEZ IRMA A  
741 E FM 550  
ROCKWALL, TX 75032

WIMPEE TYLER  
801 E HEATH STREET  
ROCKWALL, TX 75087

RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
803 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
804 JACKSON ST  
ROCKWALL, TX 75087

TANNER MATTHEW &  
SHELBI SHAW  
804 Nash St  
Rockwall, TX 75087

HUDSON ALEC AND SHELBY  
805 Jackson St  
Rockwall, TX 75087

RESIDENT  
806 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

HARGROVE JOSHUA  
807 JACKSON ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND R E  
808 NASH ST  
ROCKWALL, TX 75087

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
810 JACKSON ST  
ROCKWALL, TX 75087

COPPAUS PHILLIP  
810 NASH ST  
ROCKWALL, TX 75087

KINSHELLA TYLER  
811 JACKSON  
ROCKWALL, TX 75087

RESIDENT  
812 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
812 NASH ST  
ROCKWALL, TX 75087

NEAL MERCY DAVID  
813 JACKSON STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
814 NASH ST  
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J  
814 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 NASH ST  
ROCKWALL, TX 75087

LEROY RAYMOND  
816 JACKSON ST  
ROCKWALL, TX 75087

DAVIS MARY FRANCINE  
816 NASH ST  
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN  
817 JACKSON ST  
ROCKWALL, TX 75087

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

WADE LAURA LOCKHART  
818 NASH STREET  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
820 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
821 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
822 NASH ST  
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA  
823 NASH STREET  
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L  
824 NASH ST  
ROCKWALL, TX 75087

DOOLEY THOMAS W  
825 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
826 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
827 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
828 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
829 NASH ST  
ROCKWALL, TX 75087

STEWART IRIS J  
830 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
831 NASH ST  
ROCKWALL, TX 75087

BAGWELL LAURA  
832 NASH STREET  
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B  
835 HIGH COTTON LN  
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN  
844 HIGH COTTON LN  
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE  
845 REDWOOD TRAIL  
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L  
851 WISPERWOOD DR  
ROCKWALL, TX 75087



RESIDENT  
857 WISPERWOOD DR  
ROCKWALL, TX 75087

LEVANDOWSKI SHANON  
863 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S  
869 WISPERWOOD DR  
ROCKWALL, TX 75087

SMITH SUSAN  
875 WHISPERWOOD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
907 WISPERWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
912 WISPERWOOD DR  
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A  
912 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
913 WISPERWOOD DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A  
919 WISPERWOOD DR  
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT  
920 WHISPERWOOD DR  
ROCKWALL, TX 75087

FOWLER ROBERT M  
925 WISPERWOOD DR  
ROCKWALL, TX 75087

PLOWMAN BRENDA  
926 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R  
931 WISPERWOOD DR  
ROCKWALL, TX 75087

SPADE LESLIE & TERESA  
937 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR  
943 WISPERWOOD DR  
ROCKWALL, TX 75087

BORGERDING REVOCABLE TRUST  
JOSEPH F BORGERDING JR - TRUSTEE  
949 WISPERWOOD DR  
ROCKWALL, TX 75087

RICKERSON CHARLES  
9922 Donegal Dr  
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L  
REVOCABLE LIVING TRUST  
PO BOX 96  
ROYSE CITY, TX 75189

# 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:

## **Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

*Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, July 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

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

## **Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

Please place a check mark on the appropriate line below:

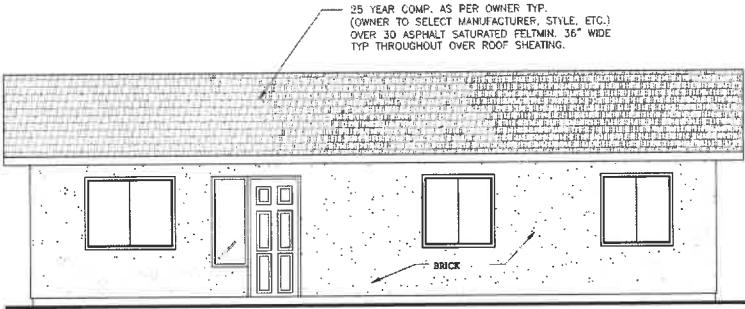
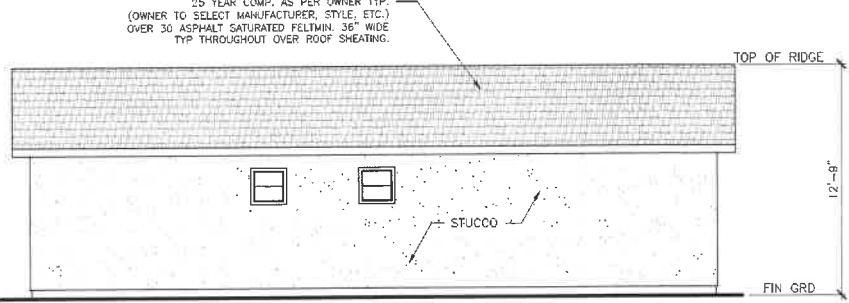
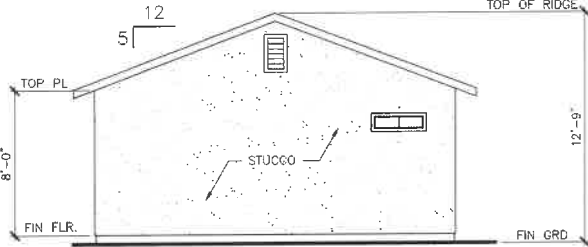
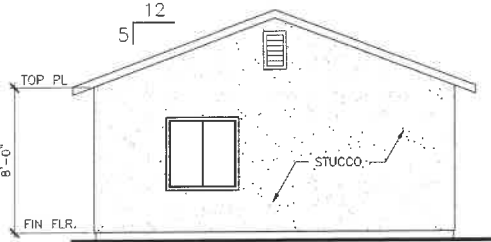
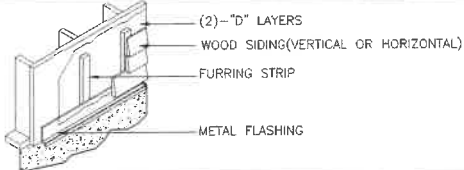
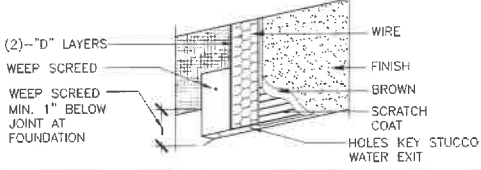
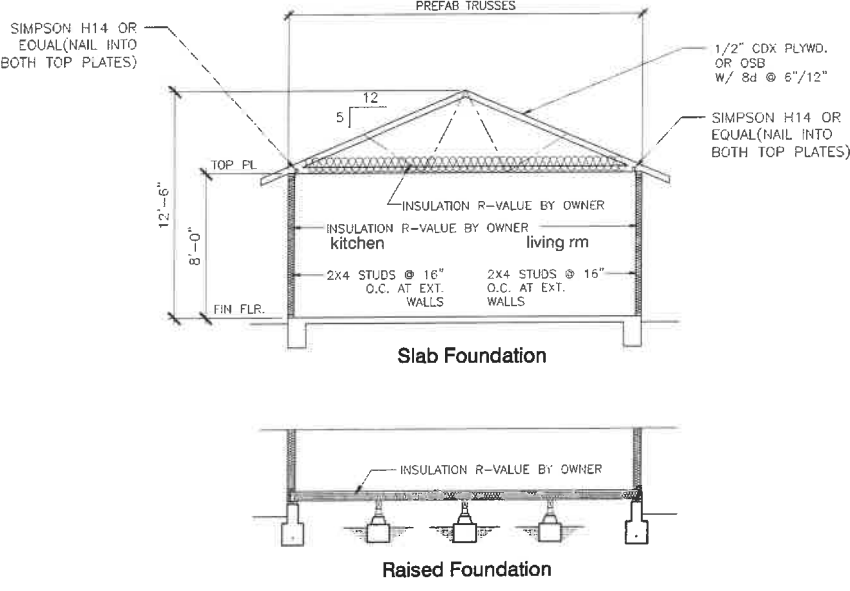
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

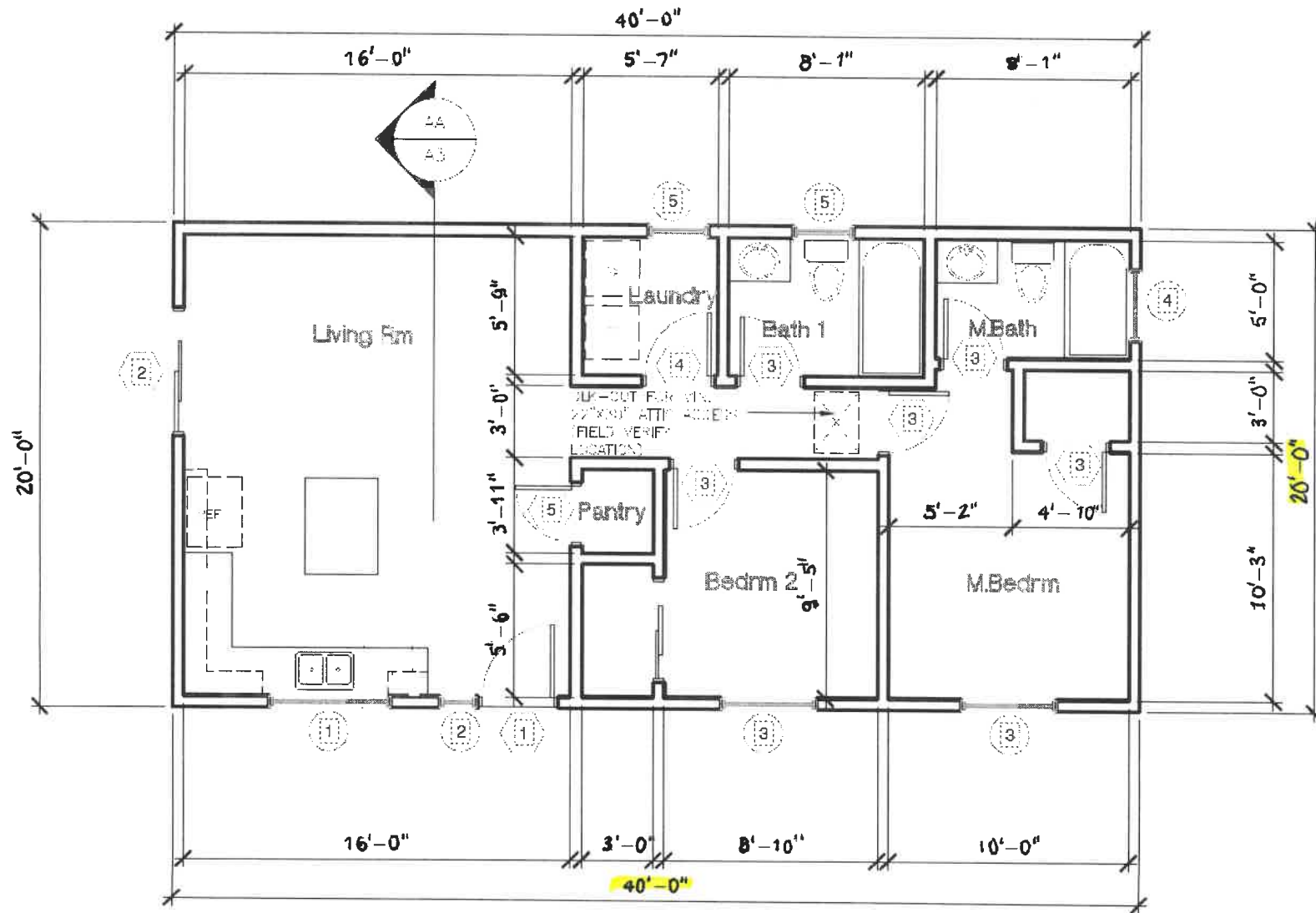
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

		<p><b>ELEVATION NOTES:</b></p> <p>NOTE: PROVIDE 26 GA. CORROSION-RESISTANT WEEP SCREED WHICH WILL ALLOW WATER TRAPPED BEHIND THE STUCCO TO WEEP. SCREED MUST HAVE 4" CLEARANCE ABOVE GRADE AND 2" PAVED AREAS.</p> <p>3- COAT 7/8" STUCCO FIN. TYP. 3 SIDES OVER PAPER BACKED METAL LATH. STUCCO, APPLIED OVER WOOD SHEATHING SHALL HAVE (2) LAYERS GRADE "D" PAPER (VERIFY W OWNER/ CONTRACTOR)</p>		<p><b>ADU Plan</b> <b>101 800SF</b></p>
<p><b>Front Elevation</b></p>			<p><b>Rear Elevation</b></p>	
				<p>Project Address:</p>
<p><b>Right Elevation</b></p>			<p><b>Left Elevation</b></p>	
<p><b>TYPICAL EXTERIOR WOOD SIDING FINISH DETAIL</b> NTS</p> 	<p><b>TYPICAL EXTERIOR STUCCO FINISH DETAIL</b> NTS</p> 			
		<p><b>Section AA</b></p>		
		<p>Sheet Name</p> <p><b>ELEVATIONS SECTION</b></p> <p>Scale: 1/4" = 1'-0"</p> <p>Sheet Number</p> <p><b>A5</b></p>		

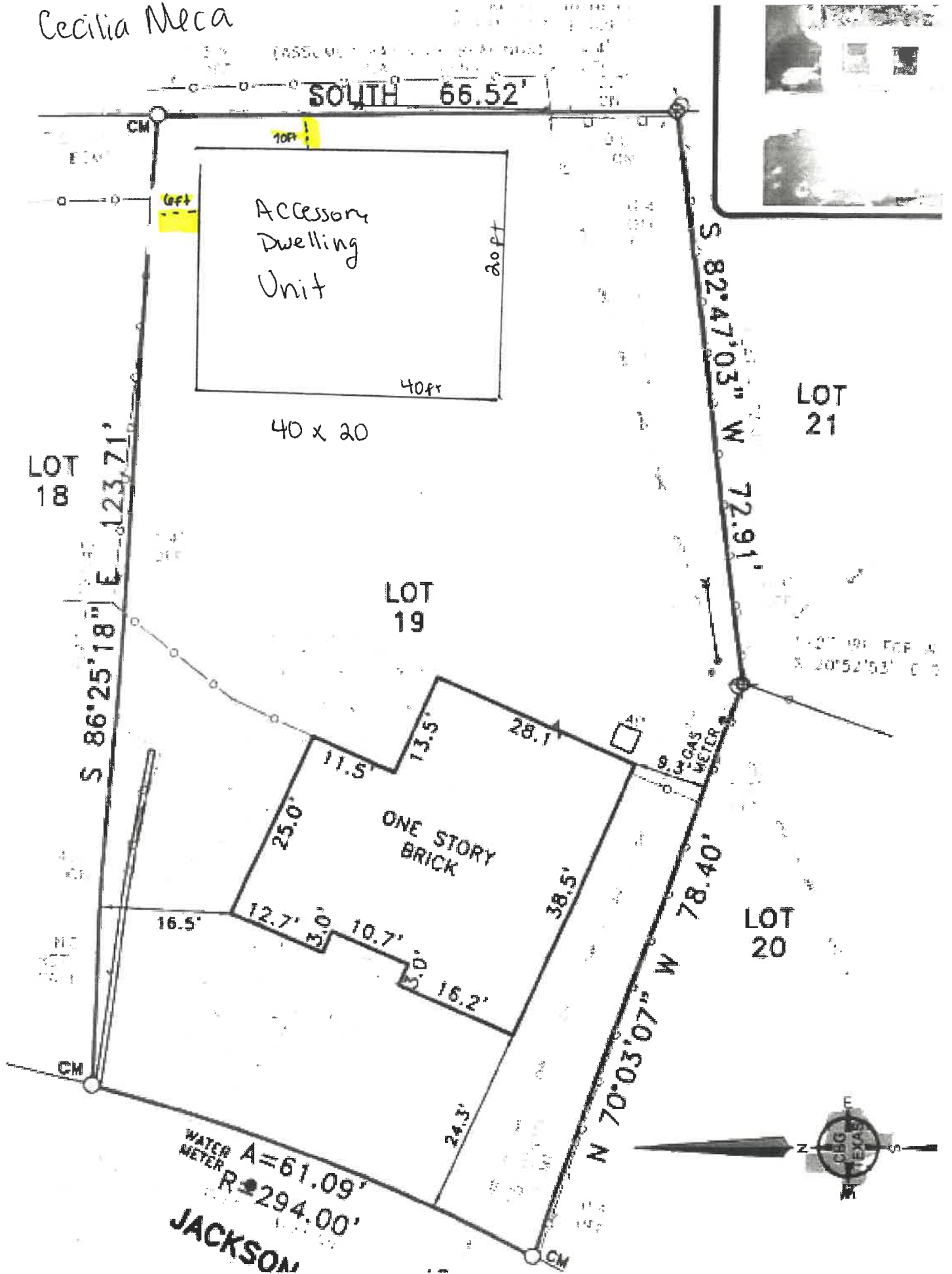


ADU - 802 Jackson St - Cecilia Meca





802 Jackson St  
Cecilia Meca



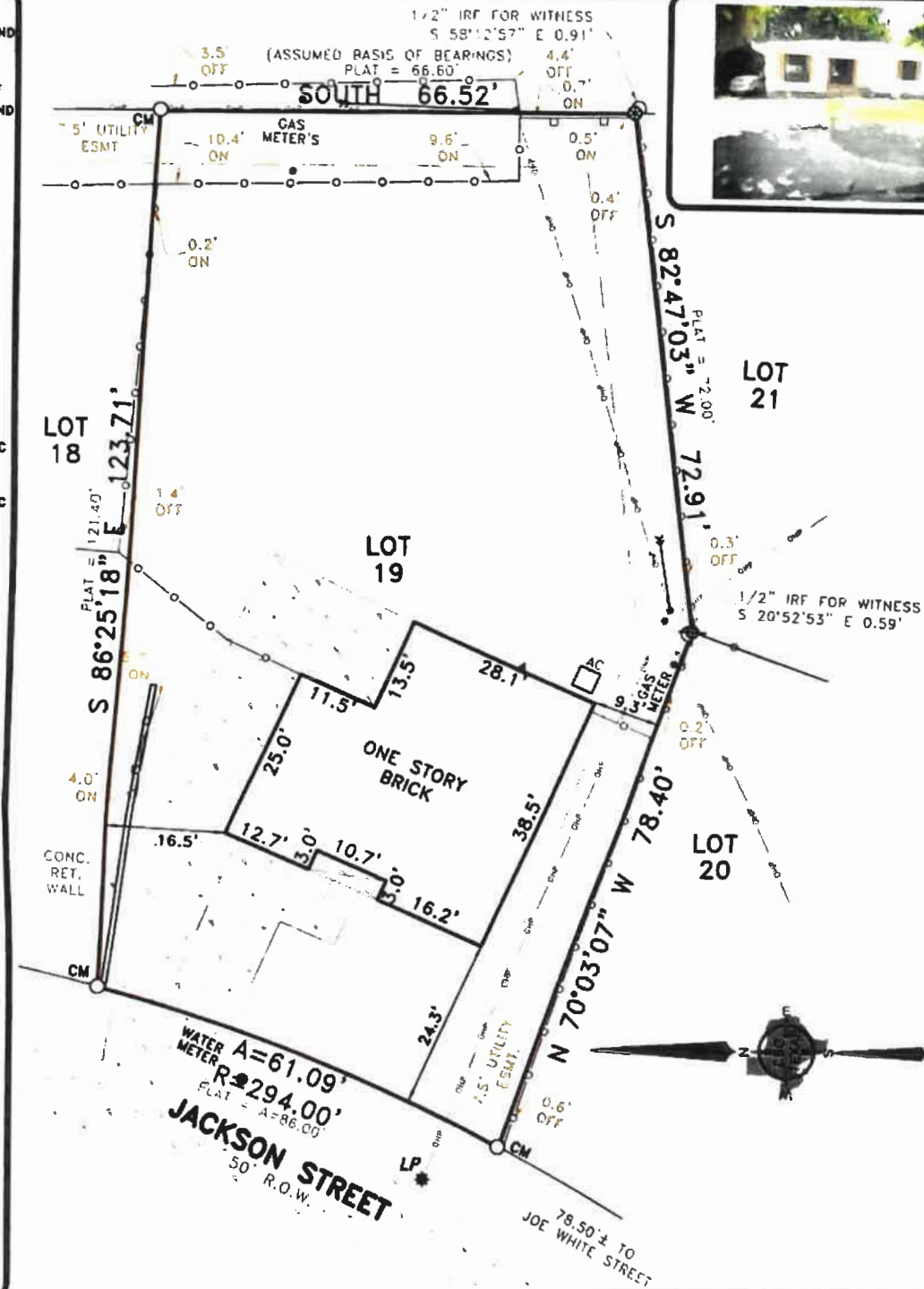


## 802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

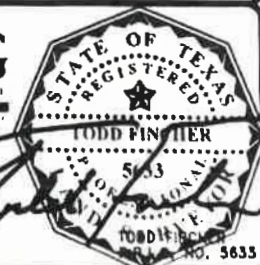
GF No.:

N/A

Job No. 2006896



12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com



Accepted by:

Purchaser

Date:

Purchaser

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 A GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.2380-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK B, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District Standards* and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 800 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The *Guest Quarters/Secondary Living Unit* shall incorporate only one (1) dwelling unit.
- 6) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

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

2<sup>nd</sup> Reading: August 4, 2025

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

Address: 802 Jackson Street

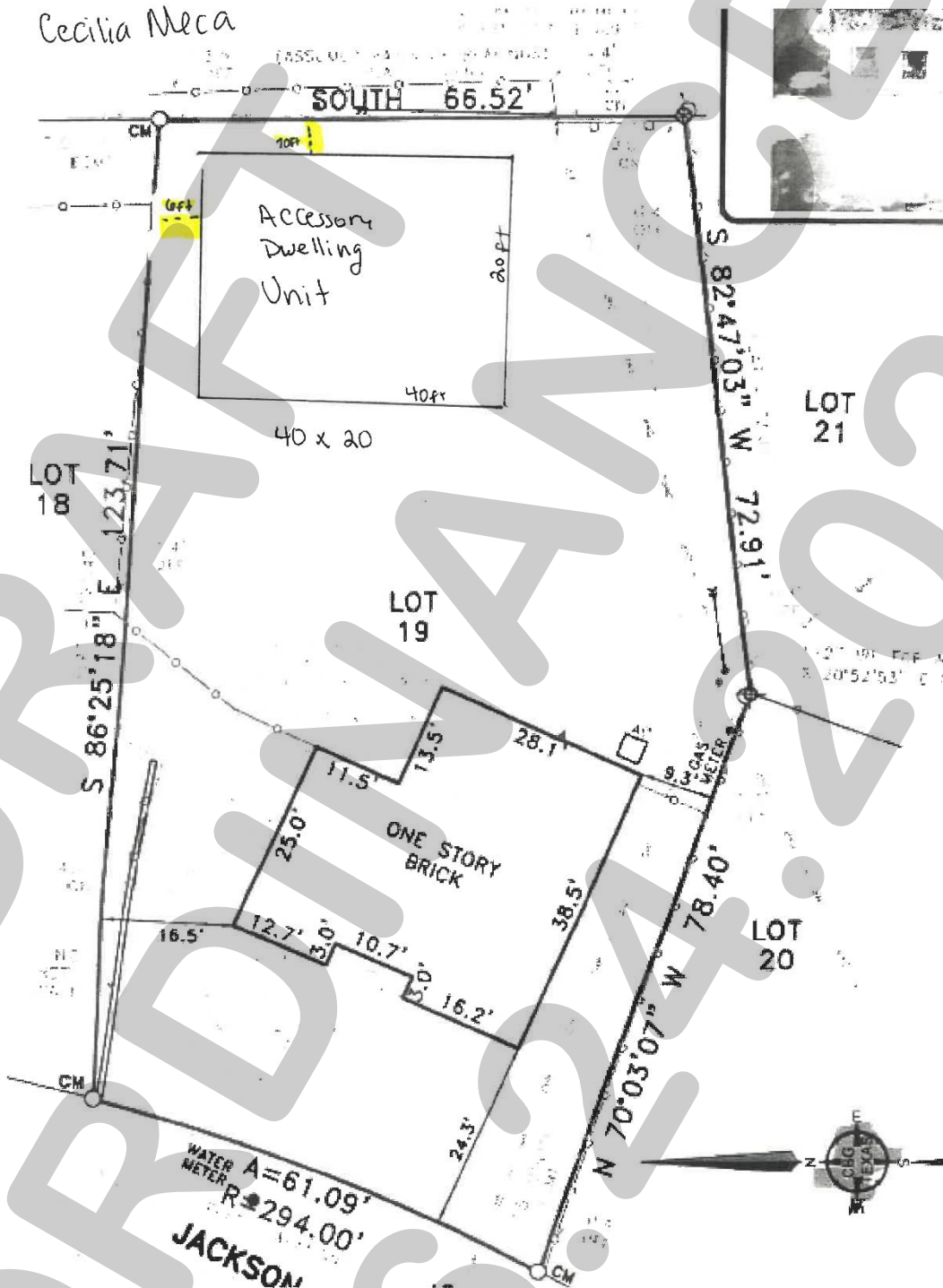
Legal Description: Lot 19, Block B, Wade Addition



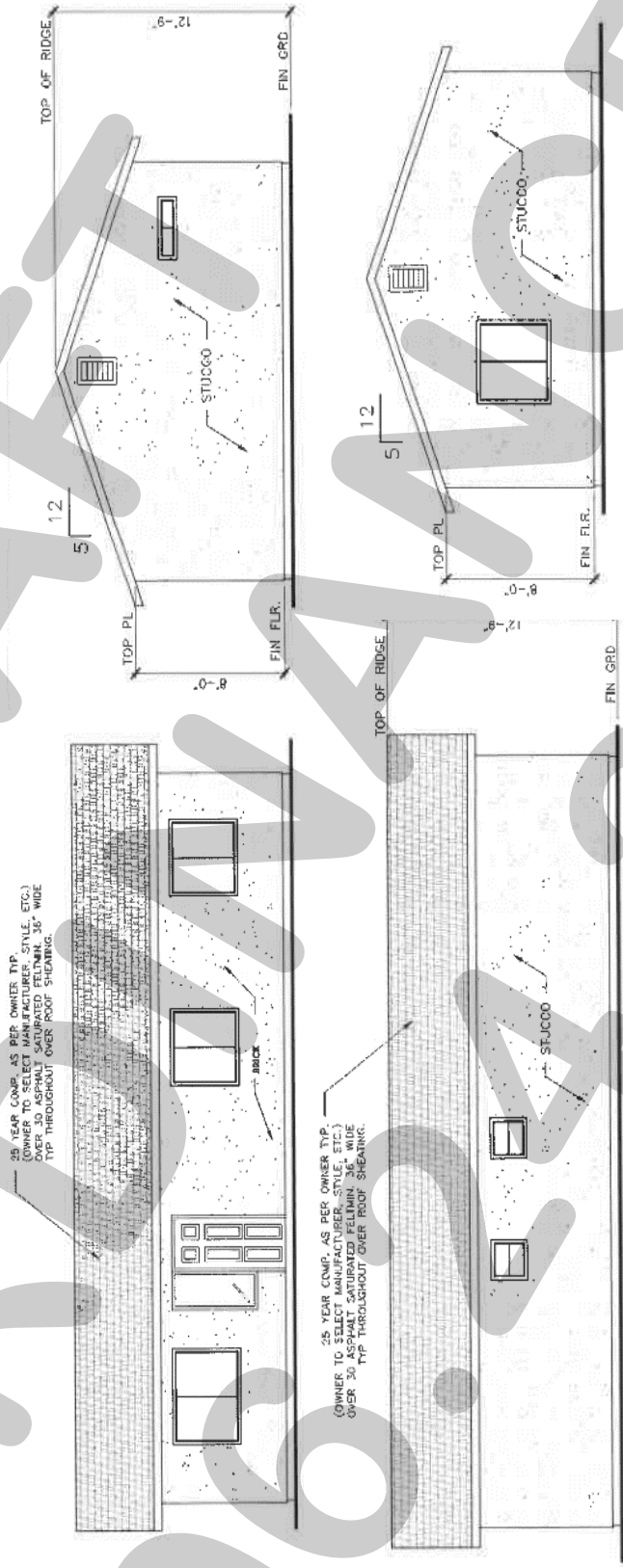


Exhibit 'B':  
Site Plan

802 Jackson St  
Cecilia Meca

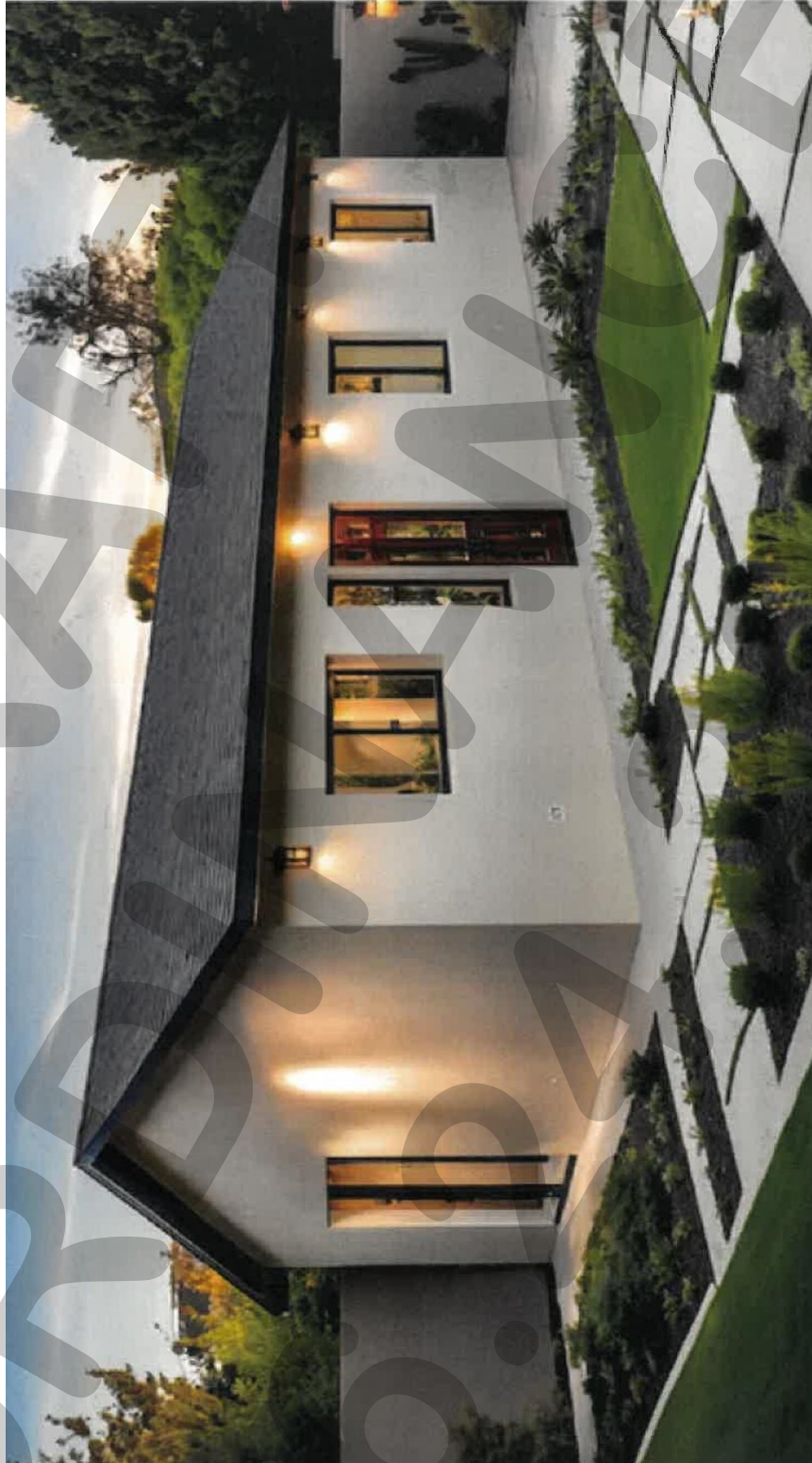


**Exhibit 'C':**  
*Building Elevations*





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





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**DATE:** July 15, 2025

**APPLICANT:** Cecilia Meca

**CASE NUMBER:** Z2025-033; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

### **BACKGROUND**

A *Resolution for Dedication* of the Wade Addition was filed on March 24, 1954. This established the subject property as Lot 19, Block B, Wade Addition. According to the City's annexation ordinances, the subject property was annexed into the City of Rockwall by *Ordinance No. 59-02* on July 6, 1959 [*i.e. Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Sometime between July 6, 1959 and January 3, 1972, the subject property was rezoned to Single-Family 3 (SF-3) District. The property was again rezoned to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983, and has remained zoned Single-Family 7 (SF-7) District since this change. Based on the records listed on Rockwall Central Appraisal District (RCAD), there is currently a 1,660 SF single-family home that was constructed in 1975 on the subject property.

### **PURPOSE**

The applicant -- *Cecilia Meca* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

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

The subject property is located at 802 Jackson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land [*i.e. 804, 806, 808, 810, 812, 814, & 816 Jackson Street*] that are developed with single-family homes. Beyond this is Jackson Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 106 & 108 Joe White Street*] developed with single-family homes. Beyond this is Joe White Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are multiple lots developed with single-family homes. Beyond this is Nash Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan

contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is another row of lots developed with single-family homes. All of these parcels are part of the Wade Addition and are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Jackson Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) rows of lots developed with single-family homes that makeup part of the Wade Addition and are zoned Single-Family 7 (SF-7) District. West of this is Joe White Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

**YELLOW:** SUBJECT PROPERTY



### **CHARACTERISTICS OF THE PROJECT**

The applicant is seeking approval for the construction of a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be 40-feet by 20-feet or a total area of 800 square feet. The structure will be situated six (6) feet from the side (*or northern*) property line, ten (10) feet from the rear (*or eastern*) property line, and will be constructed on a concrete foundation. It is designed to have an overall height of 12-feet, 6-inches (*or ten [10] feet, six [6] inches at the midpoint of the pitched roof*), and will feature a roof with a 5:12 roof pitch. According to the floor plan submitted by the applicant, the structure will include two (2) bedrooms, two (2) bathrooms, a pantry, kitchen, living room, and laundry room. Staff notes that the proposed building contains all the components of a dwelling unit, and per zoning regulations for the Single-Family 7 (SF-7) District, only one (1) dwelling unit is permitted per lot.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in



Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a maximum of 498 SF *Guest Quarters/Secondary Living Unit* (i.e.  $1,660 \text{ SF} \times 30.00\% = 498 \text{ SF}$ ) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting an 800 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 48.20% of the primary structure. This is approximately 18.20% or 302 SF more than what the Unified Development Code (UDC) allows. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home and *Guest Quarters/Secondary Living Unit*.

## **STAFF ANALYSIS**

Based on the information provided and the plans submitted by the applicant, the proposed building DOES NOT CONFORM to most of the requirements for a *Guest Quarters/Secondary Living Unit* and appears to incorporate all elements of a dwelling unit (i.e. it would be classified as a dwelling unit). Following a review of the surrounding properties, staff has determined that no existing buildings are comparable in size and composition to the proposed structure. As previously noted, the proposed *Guest Quarters/Secondary Living Unit* includes all the components characteristic of a dwelling unit and is intended to be located on a parcel where only one (1) dwelling unit is permitted per lot. Staff contacted the applicant to change the plans to better conform to the requirements of the Unified Development Code (UDC) by removing the kitchen; however, the applicant has failed to provide staff with updated plans and has chosen to move forward with the request as presented. Based on the fact that this request would essentially allow two (2) dwelling units on a property zoned Single-Family 7 (SF-7) District -- which only allows one (1) dwelling unit per lot --, staff is obligated to recommend denial of the applicant's request.

## **NOTIFICATIONS**

On June 18, 2025, staff mailed 142 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowners Association (HOA), which is the only Homeowner Association (HOA) or Neighborhood Organization 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 had received one (1) notice back in opposition 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) for a *Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of the draft ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of the draft ordinance.
  - (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 800 SF.
  - (d) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.



- (e) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,
  - (f) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

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

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

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

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 802 Jackson St, Rockwall, TX 75087

SUBDIVISION Wade Addition

LOT

19

BLOCK

B

GENERAL LOCATION

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

CURRENT ZONING Single-Family 7 (SF-7)

CURRENT USE

Single living unit

PROPOSED ZONING

PROPOSED USE

800SF guest quarters/secondary living unit

ACREAGE 0.2380

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 Cecilia Meca

☐ APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 692 Channel Ridge Dr

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cecilia Meca [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 12th DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

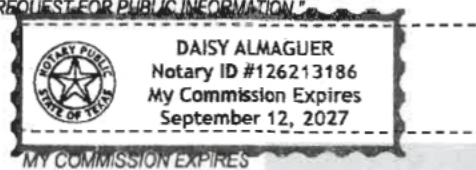
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June, 2025.

OWNER'S SIGNATURE

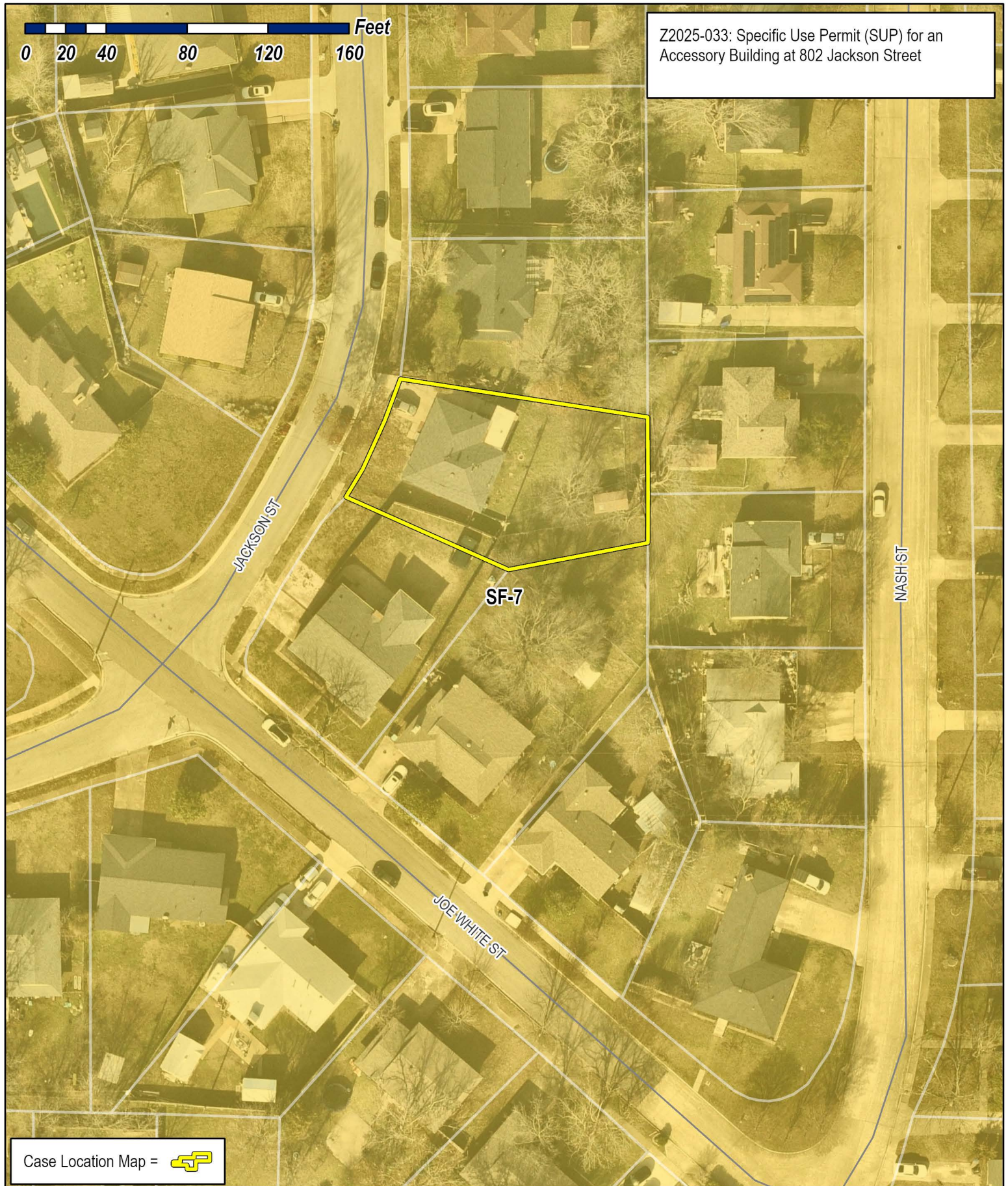
*Cecilia Meca*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







## 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.



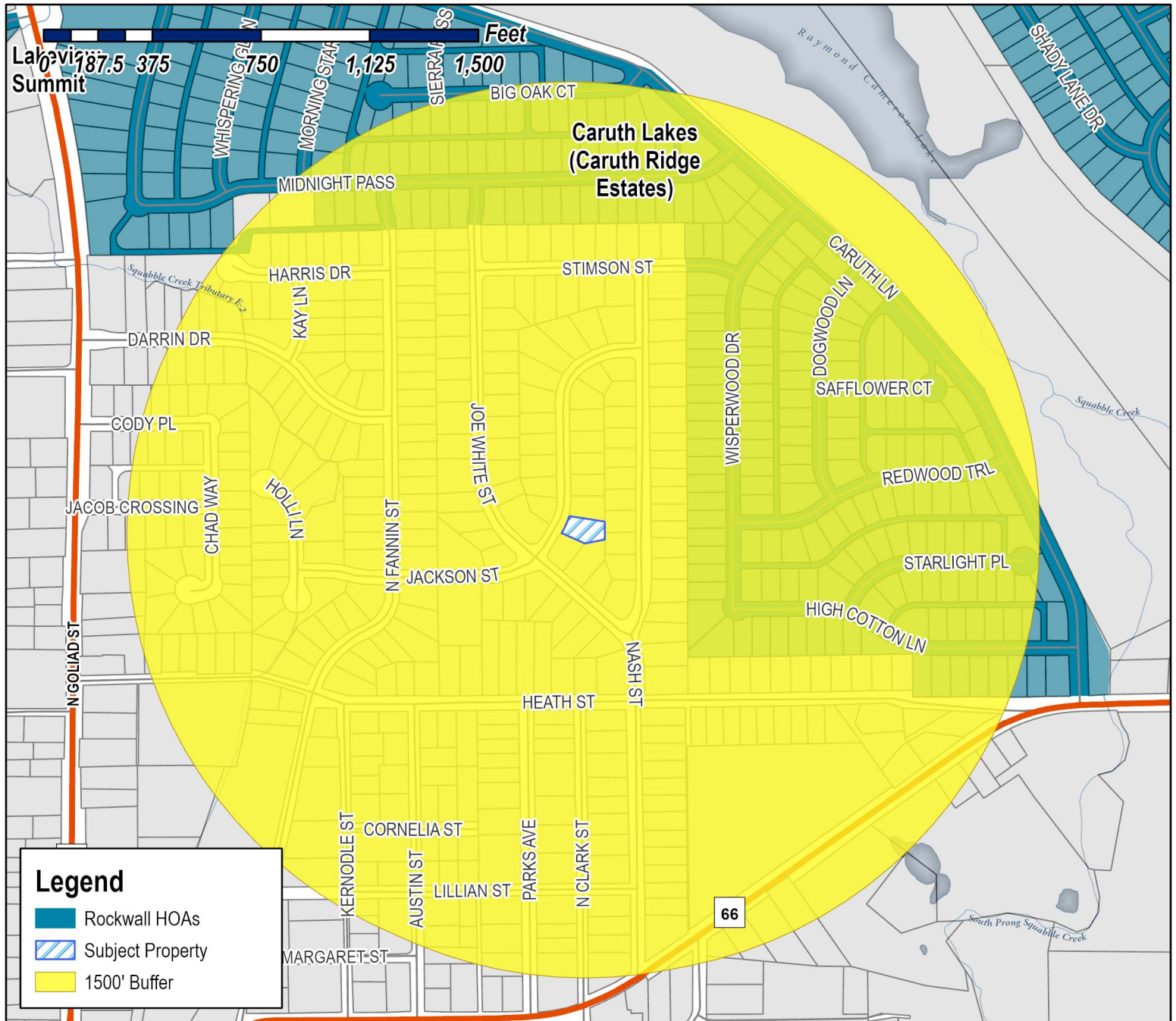




# City of Rockwall

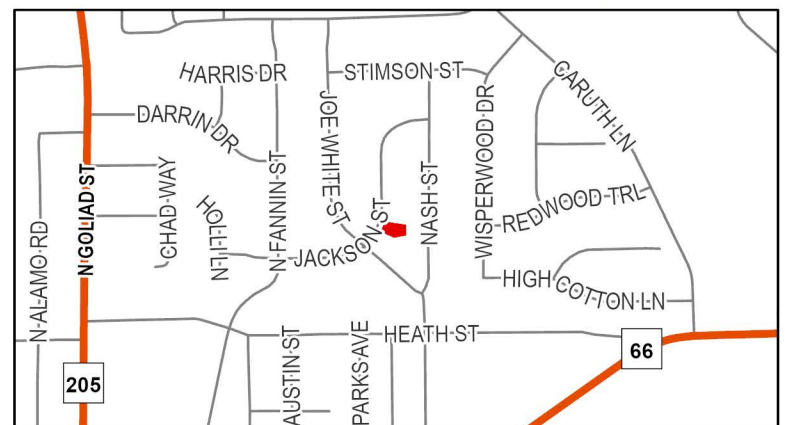
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025  
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 [Z2025-033]  
**Date:** Friday, June 20, 2025 10:05:01 AM  
**Attachments:** [Public Notice \(06.16.2025\).pdf](#)  
[HOA Map.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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2025-033: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

*Melanie Zavala*

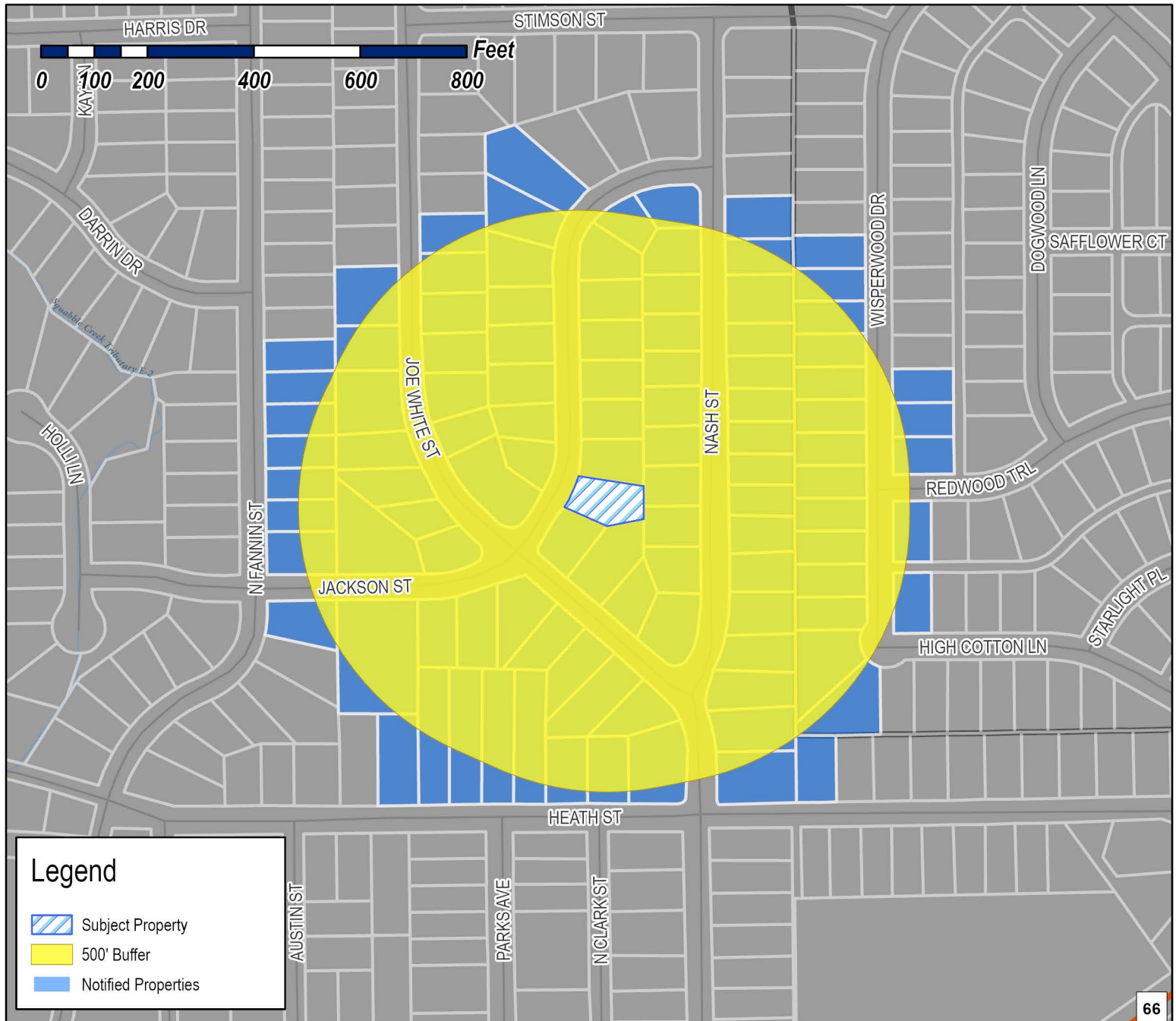
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# 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:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025

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



BURLESON CHRISTOPHER  
1000 N FANNIN  
ROCKWALL, TX 75087

GARNER ROY O & KAREN  
1002 N FANNIN ST  
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA  
1004 N FANNIN ST  
ROCKWALL, TX 75087

SPRINGER KATIE  
1006 N FANNIN STREET  
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE  
1008 N FANNIN ST  
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B  
101 JOE WHITE ST  
ROCKWALL, TX 75087

SARVER WANDA L  
1010 N FANNIN ST  
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND  
MARIA LOURDES ORTEGA AGUILLON  
1012 NORTH FANNIN STREET  
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M  
102 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY  
1030 N BEN PAYNE RD  
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L  
104 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
106 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
108 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
109 JOE WHITE ST  
ROCKWALL, TX 75087

JOSEY CHRIS  
C/O BROOKE PADACHY  
121 QUEENS DR  
POTTSBORO, TX 75076

KHANNA NISHCHALE AND  
SHRIYA ARORA  
148 FLYNN AVE  
MOUNTAIN VIEW, CA 94043

ANGUSH ROBERT H ET UX  
1550 CHAMPIONS DR  
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE  
1578 FM 1141  
ROCKWALL, TX 75087

MAYER GORDON E  
1633 JUNIOR DR  
DALLAS, TX 75208

RESIDENT  
201 JOE WHITE ST  
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN  
202 JOE WHITE ST  
ROCKWALL, TX 75087

DEAN LUTHER A  
2026 SUN DR  
ROCKWALL, TX 75032

RESIDENT  
203 JOE WHITE ST  
ROCKWALL, TX 75087

JONES MATTHEW AND MYA  
204 JOE WHITE STREET  
ROCKWALL, TX 75087

RESIDENT  
205 JOE WHITE ST  
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE  
206 JOE WHITE ST  
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY  
207 Joe White St  
Rockwall, TX 75087

RESIDENT  
208 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
209 JOE WHITE ST  
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN  
210 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
211 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
212 JOE WHITE ST  
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T  
213 BUSHWHACKER DR  
MABANK, TX 75156

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

RESIDENT  
214 JOE WHITE ST  
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC  
2140 ERIKA LN  
FORNEY, TX 75126

RESIDENT  
215 JOE WHITE ST  
ROCKWALL, TX 75087

THOMAS ANGELA SUE  
2200 KINGS PASS  
ROCKWALL, TX 75032

BARFIELD JOHN A  
244 WISE  
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN  
2500 Summer Lee Dr  
Rockwall, TX 75032

STANDARD FAMILY TRUST  
ROBERT A & SHIRLEY M STANDARD TRUSTEE  
2750 S NOLINA PL  
CHANDLER, AZ 85286

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
3021 Ridge Rd Ste A-66  
Rockwall, TX 75032

ZYLKA PROPERTIES LLC  
3021 RIDGE ROAD A66  
ROCKWALL, TX 75032

STARK ROBERT S & TINA J  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND  
JAMES K CHAPMAN  
3131 S HASKELL AVE  
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE  
317 NORTHFORK RD  
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS  
3740 CASA DEL SOL LANE  
DALLAS, TX 75228

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

RODRIGUEZ SELVIN  
401 WINCHESTER DR  
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR  
REALTY LLC  
4324 LONGWOOD DR  
FRISCO, TX 75033

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

SPAFFORD SARAH  
494 Dowell Rd  
Rockwall, TX 75032

RESIDENT  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

RESIDENT  
511 E HEATH ST  
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY  
513 E HEATH ST  
ROCKWALL, TX 75087



SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE  
REVOCABLE LIVING TRUST  
JUDY C SYLVESTER, JOE W PEDDIE, JASON H  
PEDDIE & JANONA LCON  
6220 BENTWOOD TRAIL, #1002 C/O JUDY C  
SYLVESTER  
ROCKWALL, TX 75087

TAYLOR JACOB DAVID AND  
CAROLE ANNE TAYLOR  
703 JACKSON STREET  
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE  
704 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
706 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
708 JACKSON ST  
ROCKWALL, TX 75087

SPARACIO RUTHANN  
720 KENSINGTON DRIVE  
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1  
723 DOVE HAVEN WAY  
LAVON, TX 75166

LOPEZ IRMA A  
741 E FM 550  
ROCKWALL, TX 75032

WIMPEE TYLER  
801 E HEATH STREET  
ROCKWALL, TX 75087

RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
803 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
804 JACKSON ST  
ROCKWALL, TX 75087

TANNER MATTHEW &  
SHELBI SHAW  
804 Nash St  
Rockwall, TX 75087

HUDSON ALEC AND SHELBY  
805 Jackson St  
Rockwall, TX 75087

RESIDENT  
806 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

HARGROVE JOSHUA  
807 JACKSON ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND R E  
808 NASH ST  
ROCKWALL, TX 75087

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
810 JACKSON ST  
ROCKWALL, TX 75087

COPPAUS PHILLIP  
810 NASH ST  
ROCKWALL, TX 75087

KINSHELLA TYLER  
811 JACKSON  
ROCKWALL, TX 75087

RESIDENT  
812 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
812 NASH ST  
ROCKWALL, TX 75087

NEAL MERCY DAVID  
813 JACKSON STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
814 NASH ST  
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J  
814 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 NASH ST  
ROCKWALL, TX 75087

LEROY RAYMOND  
816 JACKSON ST  
ROCKWALL, TX 75087

DAVIS MARY FRANCINE  
816 NASH ST  
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN  
817 JACKSON ST  
ROCKWALL, TX 75087

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

WADE LAURA LOCKHART  
818 NASH STREET  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
820 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
821 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
822 NASH ST  
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA  
823 NASH STREET  
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L  
824 NASH ST  
ROCKWALL, TX 75087

DOOLEY THOMAS W  
825 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
826 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
827 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
828 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
829 NASH ST  
ROCKWALL, TX 75087

STEWART IRIS J  
830 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
831 NASH ST  
ROCKWALL, TX 75087

BAGWELL LAURA  
832 NASH STREET  
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B  
835 HIGH COTTON LN  
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN  
844 HIGH COTTON LN  
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE  
845 REDWOOD TRAIL  
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L  
851 WISPERWOOD DR  
ROCKWALL, TX 75087

RESIDENT  
857 WISPERWOOD DR  
ROCKWALL, TX 75087

LEVANDOWSKI SHANON  
863 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S  
869 WISPERWOOD DR  
ROCKWALL, TX 75087

SMITH SUSAN  
875 WHISPERWOOD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
907 WISPERWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
912 WISPERWOOD DR  
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A  
912 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
913 WISPERWOOD DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A  
919 WISPERWOOD DR  
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT  
920 WHISPERWOOD DR  
ROCKWALL, TX 75087

FOWLER ROBERT M  
925 WISPERWOOD DR  
ROCKWALL, TX 75087

PLOWMAN BRENDA  
926 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R  
931 WISPERWOOD DR  
ROCKWALL, TX 75087

SPADE LESLIE & TERESA  
937 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR  
943 WISPERWOOD DR  
ROCKWALL, TX 75087

BORGERDING REVOCABLE TRUST  
JOSEPH F BORGERDING JR - TRUSTEE  
949 WISPERWOOD DR  
ROCKWALL, TX 75087

RICKERSON CHARLES  
9922 Donegal Dr  
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L  
REVOCABLE LIVING TRUST  
PO BOX 96  
ROYSE CITY, TX 75189

# 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:

## **Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

*Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, July 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

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

## **Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-033

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request  
☐ I am in opposition of the request

NAME Carole Taylor

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

N/A

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail  
☐ I read about the request on the City's website  
☐ I saw a zoning sign on the property  
☐ I read about the request in the Rockwall Herald Banner  
☐ My neighbors told me about the request  
☐ Other:

Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

noise and AS seen on tv news, problems  
that arise with renting out to groups  
who cause trouble

Name:

Bud + Cathey Cunningham ([REDACTED])

Address:

[REDACTED]

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.

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# PUBLIC NOTICE



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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:

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## Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

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Angelica Guevara  
Rockwall Planning and Zoning Dept.  
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Rockwall, TX 75087

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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. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

IF IT IS USED FOR A GUEST HOUSE- AN B&B BREAKFAST  
IT WILL INCREASE TRAFFIC IN THIS NEIGHBORHOOD WHERE #405  
OF CHILDREN AND SENIORS LIVE. IF USED AS A ~~RENTAL~~ <sup>SHORT TERM RENTAL</sup>  
RESIDENCE IT MAY SET PRECEDENT FOR OTHERS TO BUILD 2 DWELLINGS.

Name:

JOIS STEWART

Address:

[REDACTED 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

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** case z2025-033  
**Date:** Wednesday, July 2, 2025 5:24:23 PM

---

I am voting NO on this specific use permit Z2025-033. My name Louise Campbell I Live at [REDACTED]. I live behind 802 Jackson ST. That is a rent house, the owner does not live there Anymore. There's renting out rooms there.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**From:** [Nick Moore](#)  
**To:** [Planning](#)  
**Subject:** Case No. Z2025-033  
**Date:** Thursday, June 26, 2025 2:04:37 PM

---

Sent from my iPhone

Regarding Case No. Z2025-033 SUP for a Guest Quarters/Secondary Living Unit - We are opposed to the request. Reasons: We choose to keep our neighborhood zoned for single family dwellings. Thanks to a lack of, or very poor planning, the city has overbuilt to a point the roads are overburdened with traffic creating dangerous and very aggravating driving conditions. Also, for the most part, rental property degrades a neighborhood. Multiple houses on a single lot degrades the neighborhood's even more.

Nick and Judy Moore



Rockwall, Tx 75087

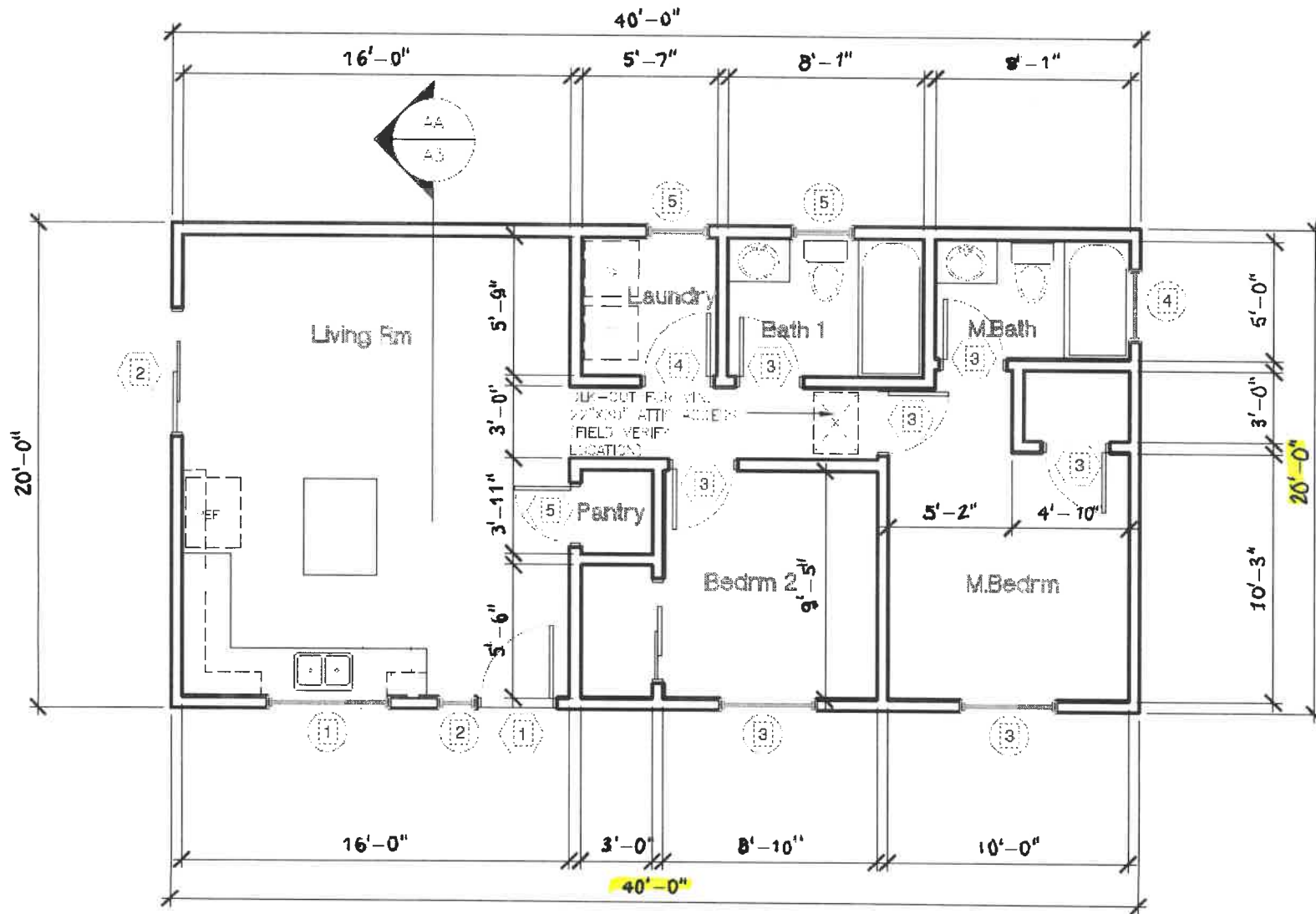
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

		<p><b>ELEVATION NOTES:</b></p> <p>NOTE: PROVIDE 26 GA. CORROSION-RESISTANT WEEP SCREED WHICH WILL ALLOW WATER TRAPPED BEHIND THE STUCCO TO WEEP. SCREED MUST HAVE 4" CLEARANCE ABOVE GRADE AND 2" PAVED AREAS.</p> <p>3- COAT 7/8" STUCCO FIN. TYP. 3 SIDES OVER PAPER BACKED METAL LATH. STUCCO, APPLIED OVER WOOD SHEATHING SHALL HAVE (2) LAYERS GRADE "D" PAPER (VERIFY W OWNER/ CONTRACTOR)</p>				<p><b>ADU Plan</b> <b>101 800SF</b></p>
<p><b>Front Elevation</b></p>				<p><b>Rear Elevation</b></p>		
<p><b>Right Elevation</b></p>				<p><b>Left Elevation</b></p>		
<p><b>TYPICAL EXTERIOR WOOD SIDING FINISH DETAIL</b> NTS</p>		<p><b>TYPICAL EXTERIOR STUCCO FINISH DETAIL</b> NTS</p>				
				<p><b>Slab Foundation</b></p>		<p><b>Section AA</b></p>
				<p><b>Raised Foundation</b></p>		

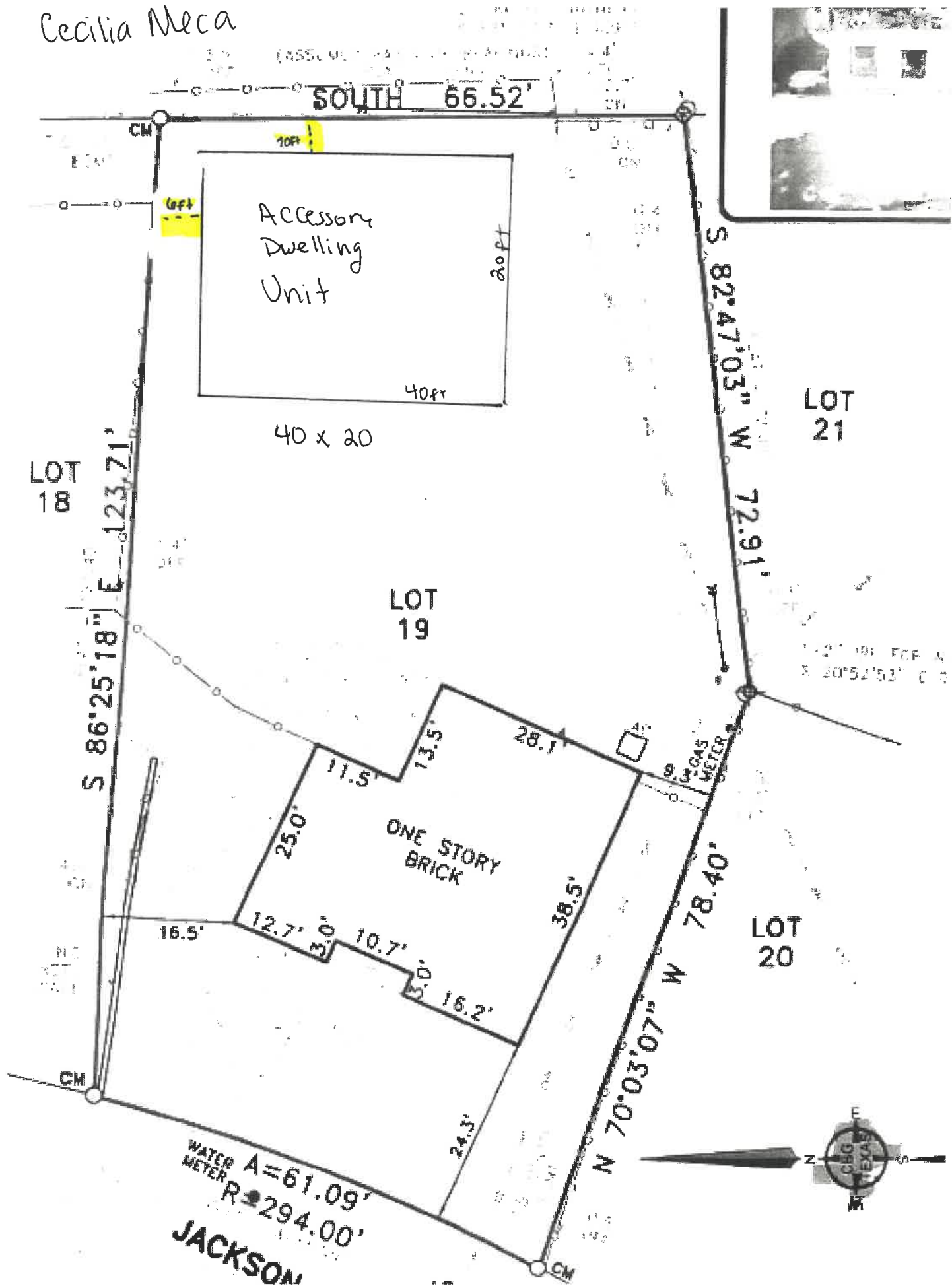


ADU - 802 Jackson St - Cecilia Meca





802 Jackson St  
Cecilia Meca



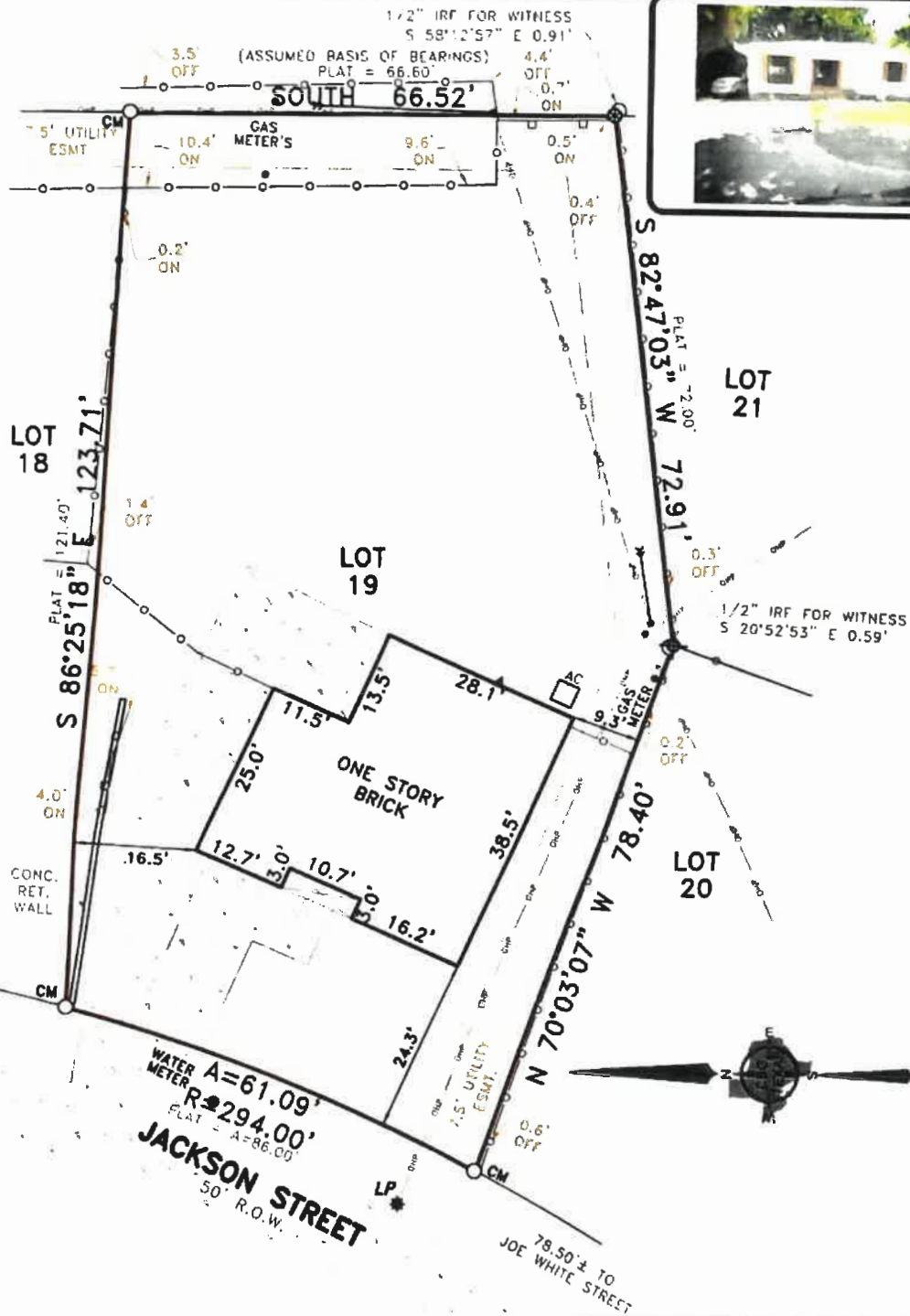


## 802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

GF No.:

N/A

Job No. 2006896

Accepted by:

Purchaser

Date:

Purchaser



12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com



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 A GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.2380-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK B, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District Standards* and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 800 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,
- 6) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

---

Tim McCallum, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

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

2<sup>nd</sup> Reading: August 4, 2025

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

Address: 802 Jackson Street

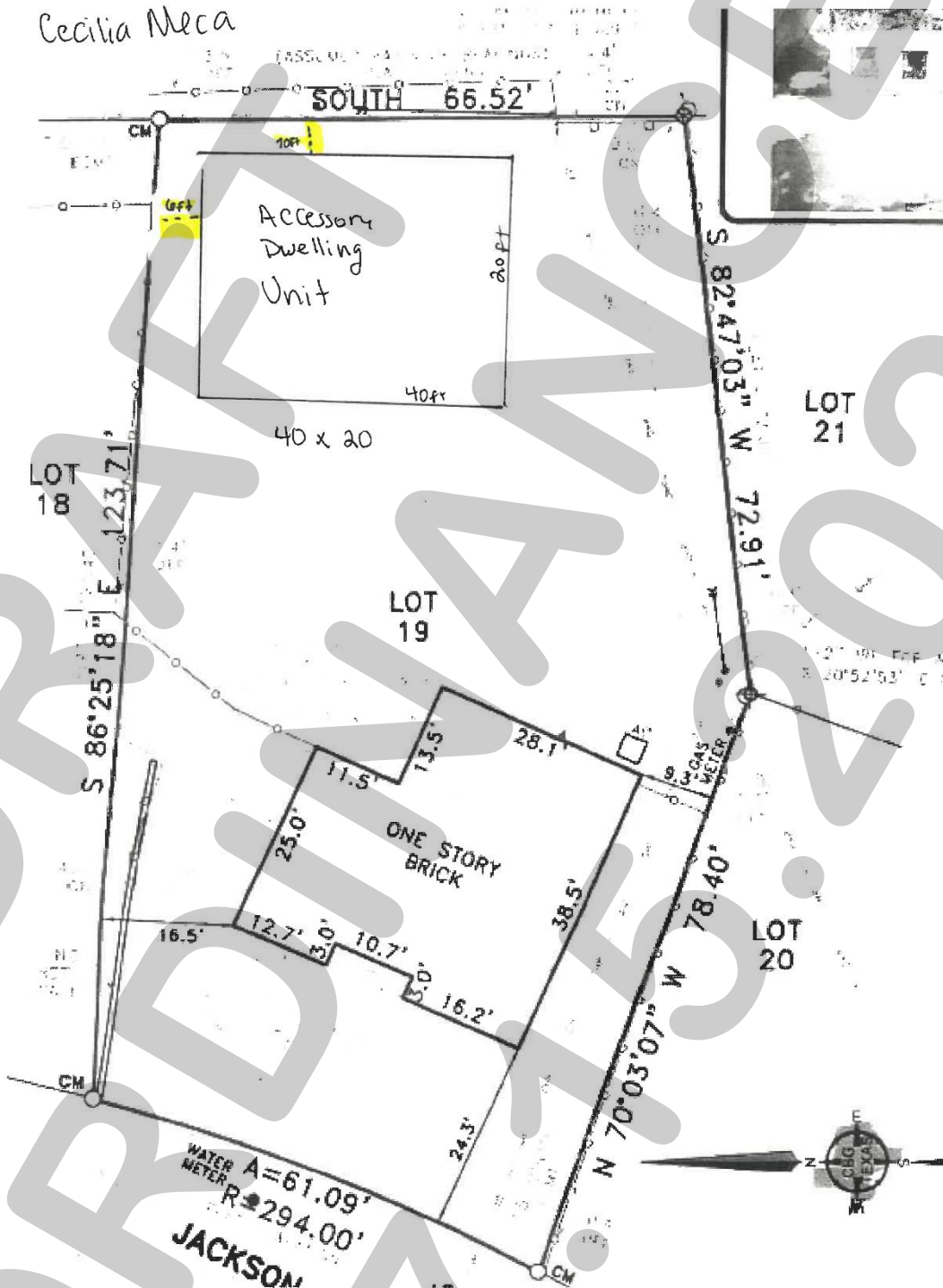
Legal Description: Lot 19, Block B, Wade Addition





Exhibit 'B':  
Site Plan

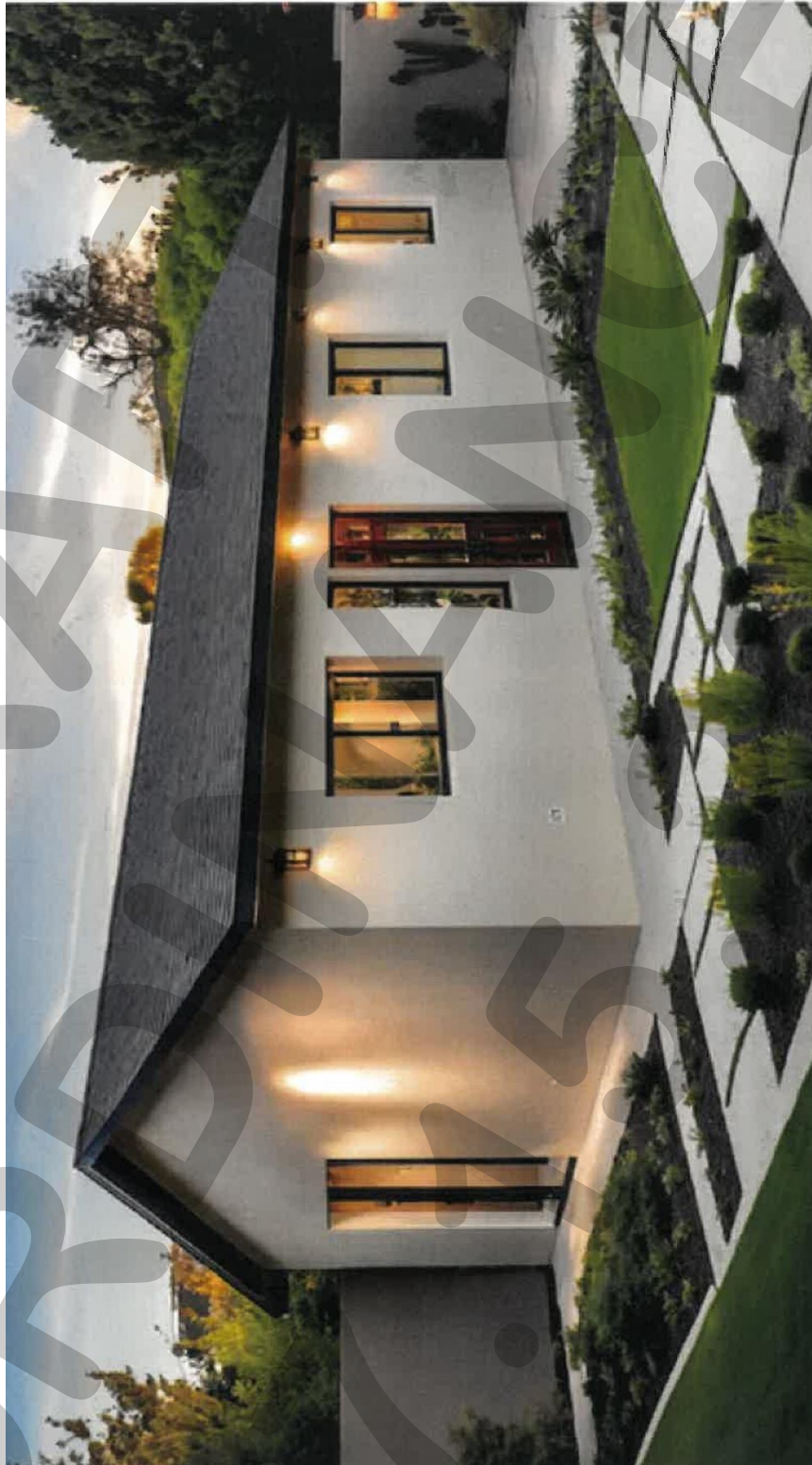
802 Jackson St  
Cecilia Meca



[illegible]



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





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**DATE:** July 21, 2025

**APPLICANT:** Cecilia Meca

**CASE NUMBER:** Z2025-033; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

### **BACKGROUND**

A *Resolution for Dedication* of the Wade Addition was filed on March 24, 1954. This established the subject property as Lot 19, Block B, Wade Addition. According to the City's annexation ordinances, the subject property was annexed into the City of Rockwall by *Ordinance No. 59-02* on July 6, 1959 [*i.e. Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Sometime between July 6, 1959 and January 3, 1972, the subject property was rezoned to Single-Family 3 (SF-3) District. The property was again rezoned to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983, and has remained zoned Single-Family 7 (SF-7) District since this change. Based on the records listed on Rockwall Central Appraisal District (RCAD), there is currently a 1,660 SF single-family home that was constructed in 1975 on the subject property.

### **PURPOSE**

The applicant -- *Cecilia Meca* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

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

The subject property is located at 802 Jackson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land [*i.e. 804, 806, 808, 810, 812, 814, & 816 Jackson Street*] that are developed with single-family homes. Beyond this is Jackson Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 106 & 108 Joe White Street*] developed with single-family homes. Beyond this is Joe White Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are multiple lots developed with single-family homes. Beyond this is Nash Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan

contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is another row of lots developed with single-family homes. All of these parcels are part of the Wade Addition and are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Jackson Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) rows of lots developed with single-family homes that makeup part of the Wade Addition and are zoned Single-Family 7 (SF-7) District. West of this is Joe White Street, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



### CHARACTERISTICS OF THE PROJECT

The applicant is seeking approval for the construction of a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be 40-feet by 20-feet or a total area of 800 square feet. The structure will be situated six (6) feet from the side (*or northern*) property line, ten (10) feet from the rear (*or eastern*) property line, and will be constructed on a concrete foundation. It is designed to have an overall height of 12-feet, 6-inches (*or ten [10] feet, six [6] inches at the midpoint of the pitched roof*), and will feature a roof with a 5:12 roof pitch. According to the floor plan submitted by the applicant, the structure will include two (2) bedrooms, two (2) bathrooms, a pantry, kitchen, living room, and laundry room. Staff notes that the proposed building contains all the components of a dwelling unit, and per zoning regulations for the Single-Family 7 (SF-7) District, only one (1) dwelling unit is permitted per lot.

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

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in



Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a maximum of 498 SF *Guest Quarters/Secondary Living Unit* (i.e.  $1,660 \text{ SF} \times 30.00\% = 498 \text{ SF}$ ) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting an 800 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 48.20% of the primary structure. This is approximately 18.20% or 302 SF more than what the Unified Development Code (UDC) allows. If the applicant's request is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home and *Guest Quarters/Secondary Living Unit*.

## **STAFF ANALYSIS**

Based on the information provided and the plans submitted by the applicant, the proposed building DOES NOT CONFORM to most of the requirements for a *Guest Quarters/Secondary Living Unit* and appears to incorporate all elements of a dwelling unit (i.e. it would be classified as a dwelling unit). Following a review of the surrounding properties, staff has determined that no existing buildings are comparable in size and composition to the proposed structure. As previously noted, the proposed *Guest Quarters/Secondary Living Unit* includes all the components characteristic of a dwelling unit and is intended to be located on a parcel where only one (1) dwelling unit is permitted per lot. Staff contacted the applicant to change the plans to better conform to the requirements of the Unified Development Code (UDC) by removing the kitchen; however, the applicant has failed to provide staff with updated plans and has chosen to move forward with the request as presented. Based on the fact that this request would essentially allow two (2) dwelling units on a property zoned Single-Family 7 (SF-7) District -- which only allows one (1) dwelling unit per lot --, staff is obligated to recommend denial of the applicant's request.

## **NOTIFICATIONS**

On June 18, 2025, staff mailed 142 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowners Association (HOA), which is the only Homeowner Association (HOA) or Neighborhood Organization 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 had received one (1) notice in favor and six (6) notices in opposition 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) for a *Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of the draft ordinance.
  - (b) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of the draft ordinance.
  - (c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 800 SF.
  - (d) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.



- (e) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,
  - (f) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 7-0. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "...is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



# 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 802 Jackson St, Rockwall, TX 75087

SUBDIVISION Wade Addition

LOT

19

BLOCK

B

GENERAL LOCATION

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

CURRENT ZONING Single-Family 7 (SF-7)

CURRENT USE

Single living unit

PROPOSED ZONING

PROPOSED USE

800SF guest quarters/secondary living unit

ACREAGE 0.2380

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 Cecilia Meca

☐ APPLICANT SAME

CONTACT PERSON

CONTACT PERSON

ADDRESS 692 Channel Ridge Dr

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cecilia Meca [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 \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 12th DAY OF June, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

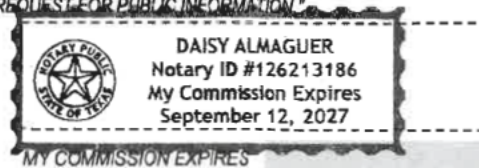
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF June, 2025.

OWNER'S SIGNATURE

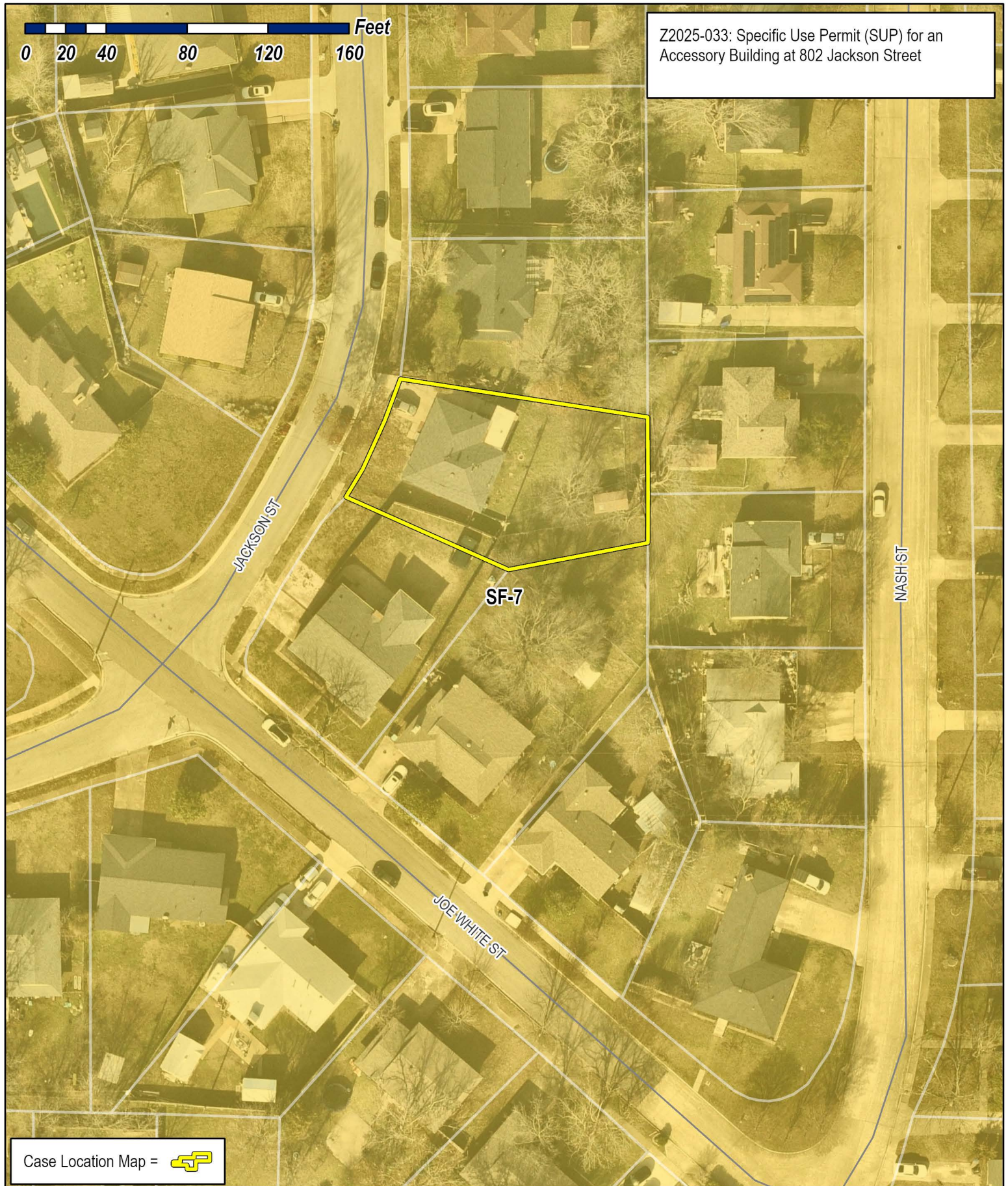
*Cecilia Meca*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*







## 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.



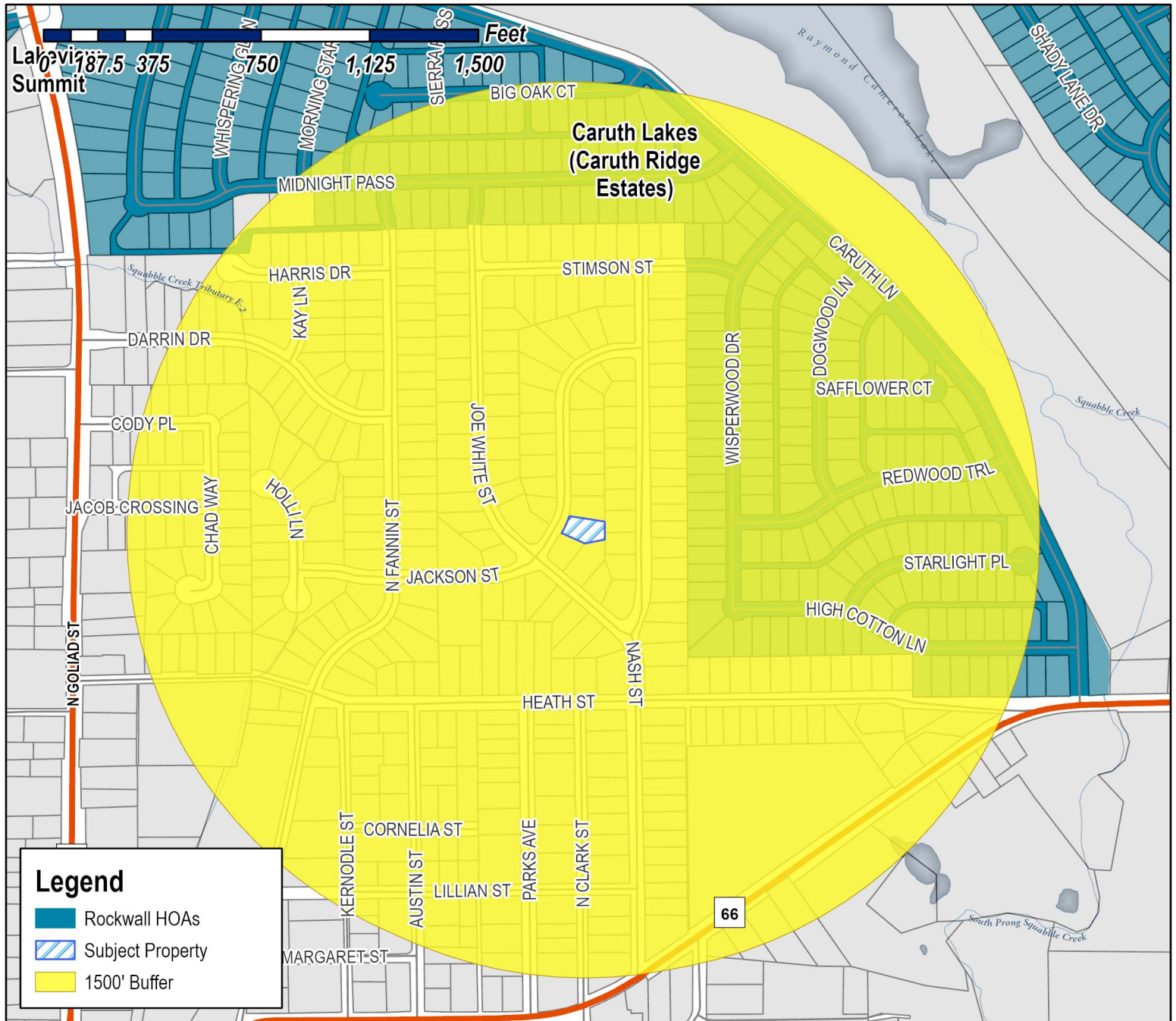




# City of Rockwall

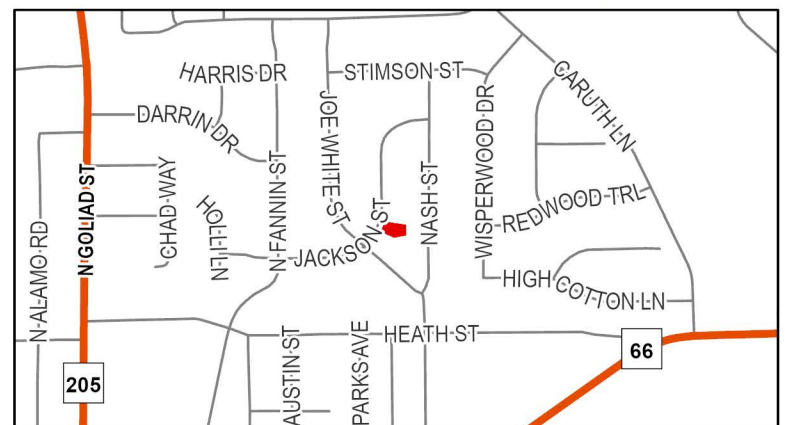
Planning & Zoning Department  
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025  
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 [Z2025-033]  
**Date:** Friday, June 20, 2025 10:05:01 AM  
**Attachments:** [Public Notice \(06.16.2025\).pdf](#)  
[HOA Map.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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-  
Z2025-033: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

*Melanie Zavala*

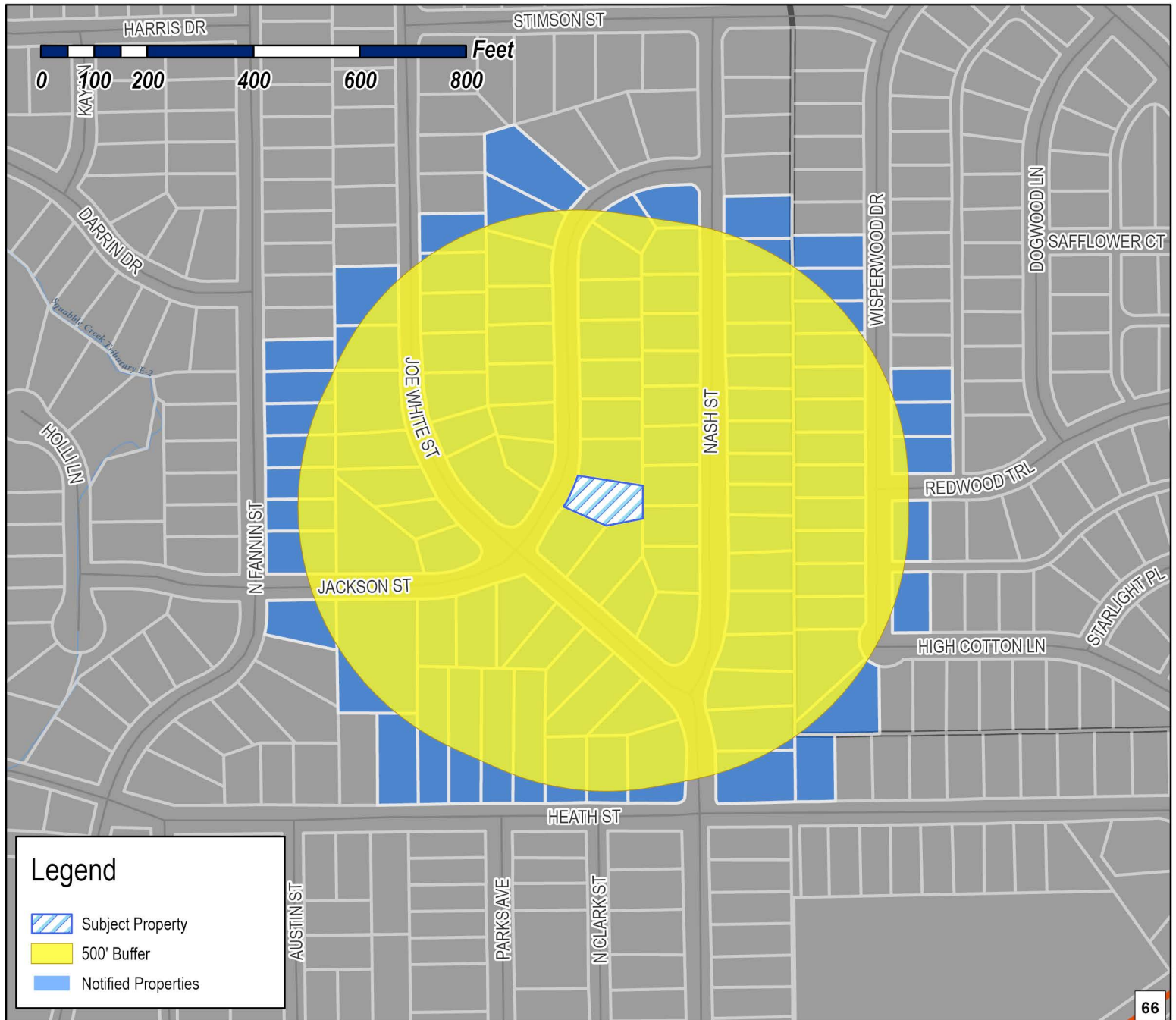
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

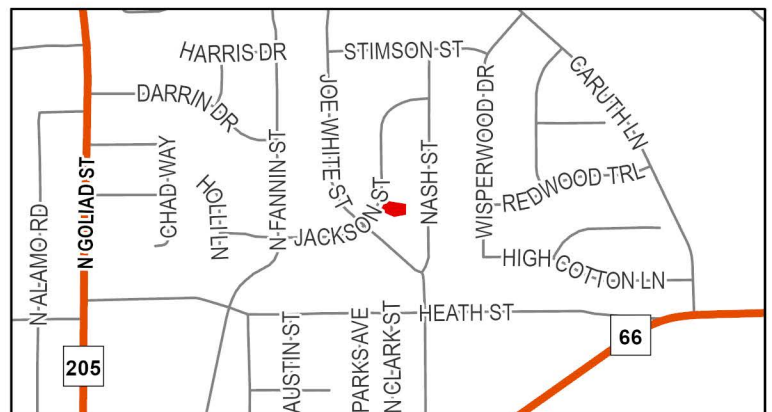
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**Case Number:** Z2025-033  
**Case Name:** SUP for an Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 802 Jackson Street

**Date Saved:** 6/12/2025

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



BURLESON CHRISTOPHER  
1000 N FANNIN  
ROCKWALL, TX 75087

GARNER ROY O & KAREN  
1002 N FANNIN ST  
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA  
1004 N FANNIN ST  
ROCKWALL, TX 75087

SPRINGER KATIE  
1006 N FANNIN STREET  
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE  
1008 N FANNIN ST  
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B  
101 JOE WHITE ST  
ROCKWALL, TX 75087

SARVER WANDA L  
1010 N FANNIN ST  
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND  
MARIA LOURDES ORTEGA AGUILLON  
1012 NORTH FANNIN STREET  
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M  
102 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY  
1030 N BEN PAYNE RD  
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L  
104 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
106 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
108 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
109 JOE WHITE ST  
ROCKWALL, TX 75087

JOSEY CHRIS  
C/O BROOKE PADACHY  
121 QUEENS DR  
POTTSBORO, TX 75076

KHANNA NISHCHALE AND  
SHRIYA ARORA  
148 FLYNN AVE  
MOUNTAIN VIEW, CA 94043

ANGUSH ROBERT H ET UX  
1550 CHAMPIONS DR  
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE  
1578 FM 1141  
ROCKWALL, TX 75087

MAYER GORDON E  
1633 JUNIOR DR  
DALLAS, TX 75208

RESIDENT  
201 JOE WHITE ST  
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN  
202 JOE WHITE ST  
ROCKWALL, TX 75087

DEAN LUTHER A  
2026 SUN DR  
ROCKWALL, TX 75032

RESIDENT  
203 JOE WHITE ST  
ROCKWALL, TX 75087

JONES MATTHEW AND MYA  
204 JOE WHITE STREET  
ROCKWALL, TX 75087

RESIDENT  
205 JOE WHITE ST  
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE  
206 JOE WHITE ST  
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY  
207 Joe White St  
Rockwall, TX 75087

RESIDENT  
208 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
209 JOE WHITE ST  
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN  
210 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
211 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
212 JOE WHITE ST  
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T  
213 BUSHWHACKER DR  
MABANK, TX 75156

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

RESIDENT  
214 JOE WHITE ST  
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC  
2140 ERIKA LN  
FORNEY, TX 75126

RESIDENT  
215 JOE WHITE ST  
ROCKWALL, TX 75087

THOMAS ANGELA SUE  
2200 KINGS PASS  
ROCKWALL, TX 75032

BARFIELD JOHN A  
244 WISE  
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN  
2500 Summer Lee Dr  
Rockwall, TX 75032

STANDARD FAMILY TRUST  
ROBERT A & SHIRLEY M STANDARD TRUSTEE  
2750 S NOLINA PL  
CHANDLER, AZ 85286

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
3021 Ridge Rd Ste A-66  
Rockwall, TX 75032

ZYLKA PROPERTIES LLC  
3021 RIDGE ROAD A66  
ROCKWALL, TX 75032

STARK ROBERT S & TINA J  
3090 N GOLIAD ST SUITE 102 #213  
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND  
JAMES K CHAPMAN  
3131 S HASKELL AVE  
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE  
317 NORTHFORK RD  
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS  
3740 CASA DEL SOL LANE  
DALLAS, TX 75228

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

RODRIGUEZ SELVIN  
401 WINCHESTER DR  
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR  
REALTY LLC  
4324 LONGWOOD DR  
FRISCO, TX 75033

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

SPAFFORD SARAH  
494 Dowell Rd  
Rockwall, TX 75032

RESIDENT  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

RESIDENT  
511 E HEATH ST  
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY  
513 E HEATH ST  
ROCKWALL, TX 75087



SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE  
REVOCABLE LIVING TRUST  
JUDY C SYLVESTER, JOE W PEDDIE, JASON H  
PEDDIE & JANONA LCON  
6220 BENTWOOD TRAIL, #1002 C/O JUDY C  
SYLVESTER  
ROCKWALL, TX 75087

TAYLOR JACOB DAVID AND  
CAROLE ANNE TAYLOR  
703 JACKSON STREET  
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE  
704 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
706 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
708 JACKSON ST  
ROCKWALL, TX 75087

SPARACIO RUTHANN  
720 KENSINGTON DRIVE  
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1  
723 DOVE HAVEN WAY  
LAVON, TX 75166

LOPEZ IRMA A  
741 E FM 550  
ROCKWALL, TX 75032

WIMPEE TYLER  
801 E HEATH STREET  
ROCKWALL, TX 75087

RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
803 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
804 JACKSON ST  
ROCKWALL, TX 75087

TANNER MATTHEW &  
SHELBI SHAW  
804 Nash St  
Rockwall, TX 75087

HUDSON ALEC AND SHELBY  
805 Jackson St  
Rockwall, TX 75087

RESIDENT  
806 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

HARGROVE JOSHUA  
807 JACKSON ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND R E  
808 NASH ST  
ROCKWALL, TX 75087

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
810 JACKSON ST  
ROCKWALL, TX 75087

COPPAUS PHILLIP  
810 NASH ST  
ROCKWALL, TX 75087

KINSHELLA TYLER  
811 JACKSON  
ROCKWALL, TX 75087

RESIDENT  
812 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
812 NASH ST  
ROCKWALL, TX 75087

NEAL MERCY DAVID  
813 JACKSON STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
814 NASH ST  
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J  
814 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
815 NASH ST  
ROCKWALL, TX 75087

LEROY RAYMOND  
816 JACKSON ST  
ROCKWALL, TX 75087

DAVIS MARY FRANCINE  
816 NASH ST  
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN  
817 JACKSON ST  
ROCKWALL, TX 75087

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

WADE LAURA LOCKHART  
818 NASH STREET  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
820 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
821 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
822 NASH ST  
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA  
823 NASH STREET  
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L  
824 NASH ST  
ROCKWALL, TX 75087

DOOLEY THOMAS W  
825 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
826 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
827 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
828 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
829 NASH ST  
ROCKWALL, TX 75087

STEWART IRIS J  
830 NASH STREET  
ROCKWALL, TX 75087

RESIDENT  
831 NASH ST  
ROCKWALL, TX 75087

BAGWELL LAURA  
832 NASH STREET  
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B  
835 HIGH COTTON LN  
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN  
844 HIGH COTTON LN  
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE  
845 REDWOOD TRAIL  
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L  
851 WISPERWOOD DR  
ROCKWALL, TX 75087

RESIDENT  
857 WISPERWOOD DR  
ROCKWALL, TX 75087

LEVANDOWSKI SHANON  
863 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S  
869 WISPERWOOD DR  
ROCKWALL, TX 75087

SMITH SUSAN  
875 WHISPERWOOD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
907 WISPERWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
912 WISPERWOOD DR  
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A  
912 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
913 WISPERWOOD DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A  
919 WISPERWOOD DR  
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT  
920 WHISPERWOOD DR  
ROCKWALL, TX 75087

FOWLER ROBERT M  
925 WISPERWOOD DR  
ROCKWALL, TX 75087

PLOWMAN BRENDA  
926 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R  
931 WISPERWOOD DR  
ROCKWALL, TX 75087

SPADE LESLIE & TERESA  
937 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR  
943 WISPERWOOD DR  
ROCKWALL, TX 75087

BORGERDING REVOCABLE TRUST  
JOSEPH F BORGERDING JR - TRUSTEE  
949 WISPERWOOD DR  
ROCKWALL, TX 75087

RICKERSON CHARLES  
9922 Donegal Dr  
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY  
PROPERTIES, LLC  
C/O ROBERT STARK 710 AGAPE CIR  
ROCKWALL, TX 75087

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L  
REVOCABLE LIVING TRUST  
PO BOX 96  
ROYSE CITY, TX 75189

# 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:

## **Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

*Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, July 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

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

## **Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-033

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request  
☐ I am in opposition of the request

NAME Carole Taylor

ADDRESS

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

N/A

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.  
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail  
☐ I read about the request on the City's website  
☐ I saw a zoning sign on the property  
☐ I read about the request in the Rockwall Herald Banner  
☐ My neighbors told me about the request  
☐ Other:

Case No. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

noise and AS seen on tv news, problems  
that arise with renting out to groups  
who cause trouble

Name:

Bud + Cathey Cunningham ( [REDACTED] )

Address:

[REDACTED]

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.

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# PUBLIC NOTICE



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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:

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## Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

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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. Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

☒ I am opposed to the request for the reasons listed below.

IF IT IS USED FOR A GUEST HOUSE- AN B&B BREAKFAST  
IT WILL INCREASE TRAFFIC IN THIS NEIGHBORHOOD WHERE #405  
OF CHILDREN AND SENIORS LIVE. IF USED AS A ~~RENTAL~~ <sup>SHORT TERM RENTAL</sup>  
RESIDENCE IT MAY SET PRECEDENT FOR OTHERS TO BUILD 2 DWELLINGS.

Name:

JOIS STEWART

Address:

[REDACTED 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

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** case z2025-033  
**Date:** Wednesday, July 2, 2025 5:24:23 PM

---

I am voting NO on this specific use permit Z2025-033. My name Louise Campbell I Live at [REDACTED]. I live behind 802 Jackson ST. That is a rent house, the owner does not live there Anymore. There's renting out rooms there.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**From:** [Nick Moore](#)  
**To:** [Planning](#)  
**Subject:** Case No. Z2025-033  
**Date:** Thursday, June 26, 2025 2:04:37 PM

---

Sent from my iPhone

Regarding Case No. Z2025-033 SUP for a Guest Quarters/Secondary Living Unit - We are opposed to the request. Reasons: We choose to keep our neighborhood zoned for single family dwellings. Thanks to a lack of, or very poor planning, the city has overbuilt to a point the roads are overburdened with traffic creating dangerous and very aggravating driving conditions. Also, for the most part, rental property degrades a neighborhood. Multiple houses on a single lot degrades the neighborhood's even more.

Nick and Judy Moore



Rockwall, Tx 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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.

1. NO OFF STREET PARKING, LOT TOO SMALL.
2. AREA NOT ZONE FOR DUPLEX.
3. AREA IS SINGLE FAMILY HOMES.

Name:

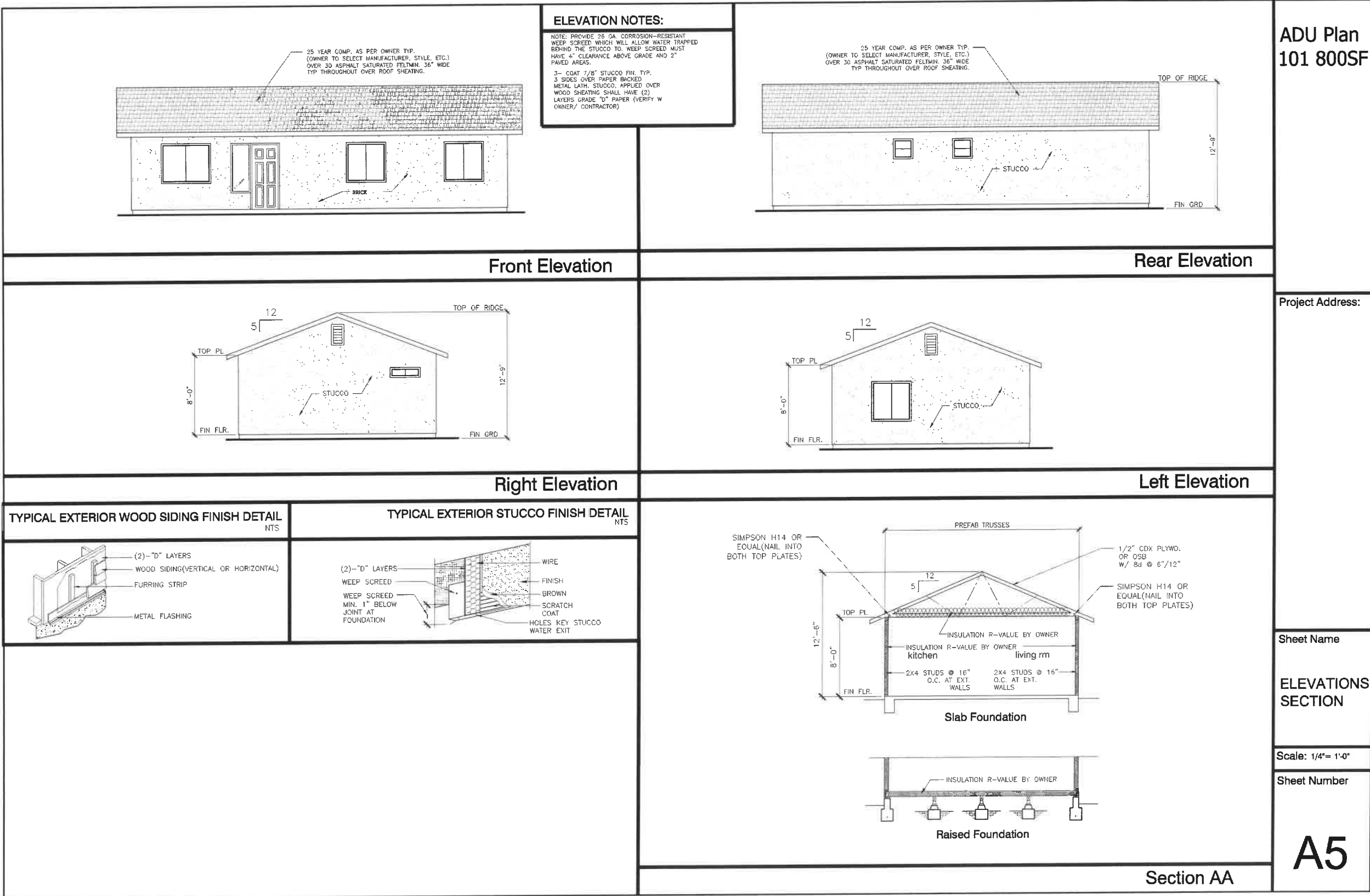
ROBERT STARK

Address:

[REDACTED]

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.

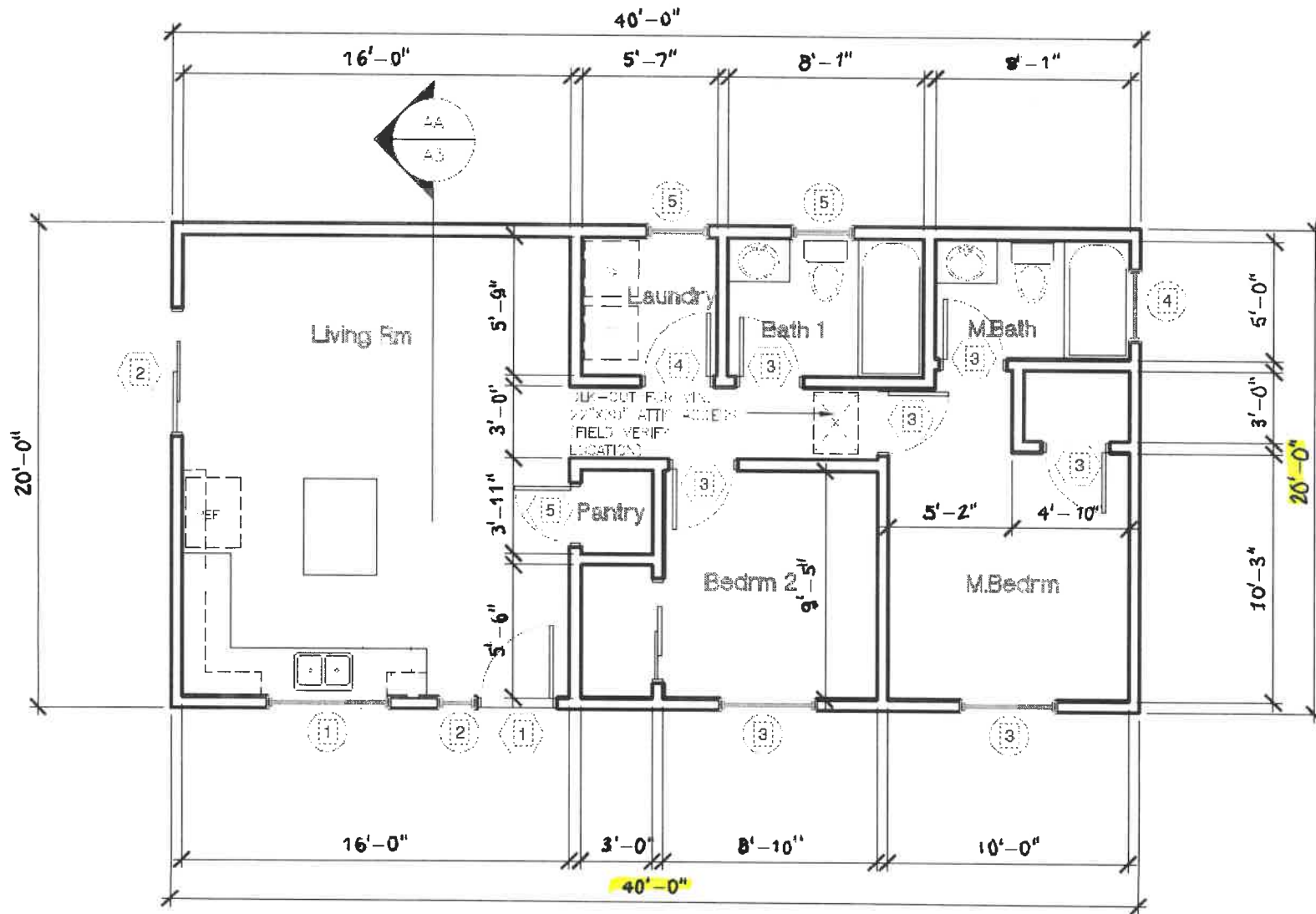
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



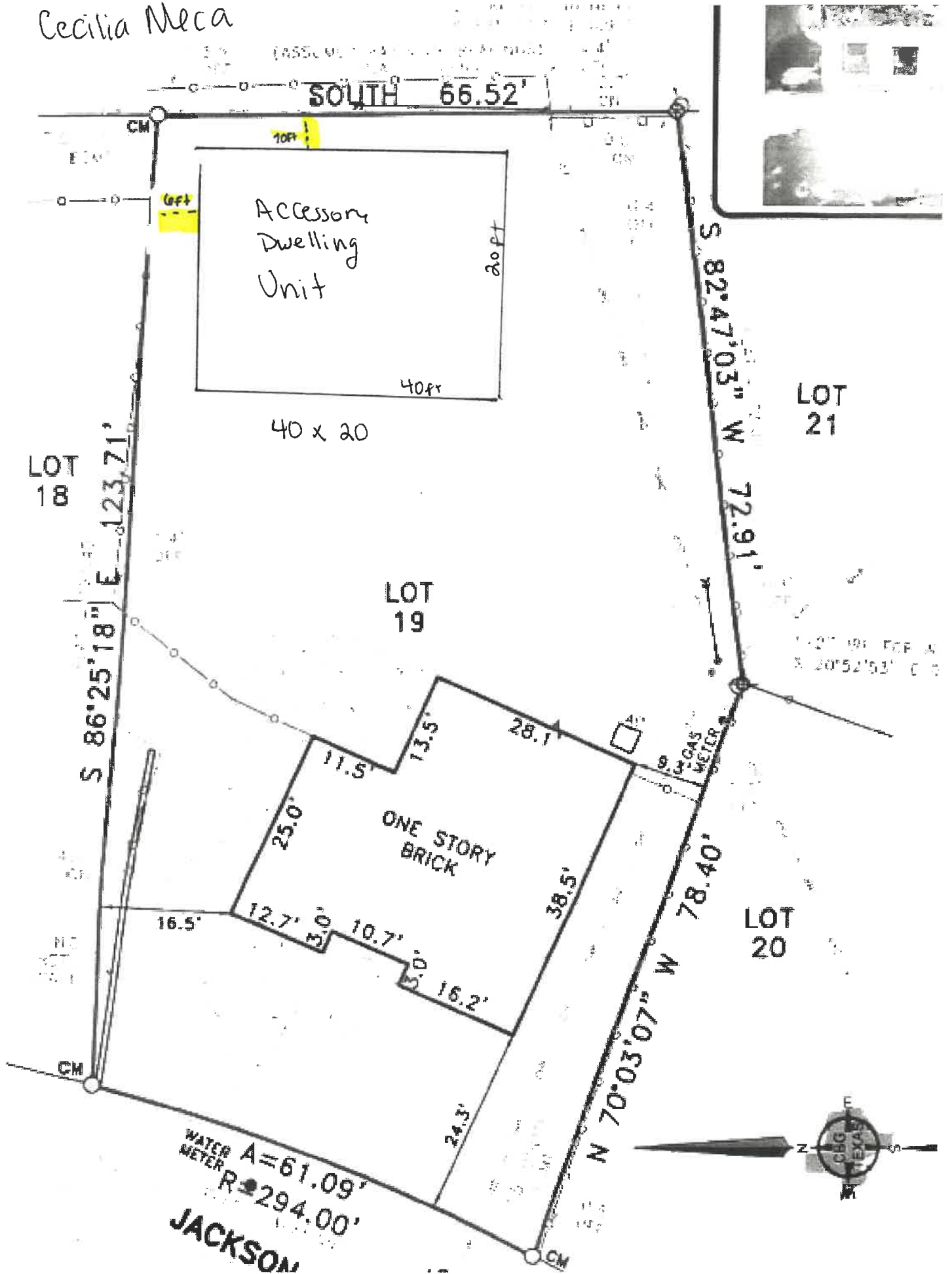




ADU - 802 Jackson St - Cecilia Meca



802 Jackson St  
Cecilia Meca



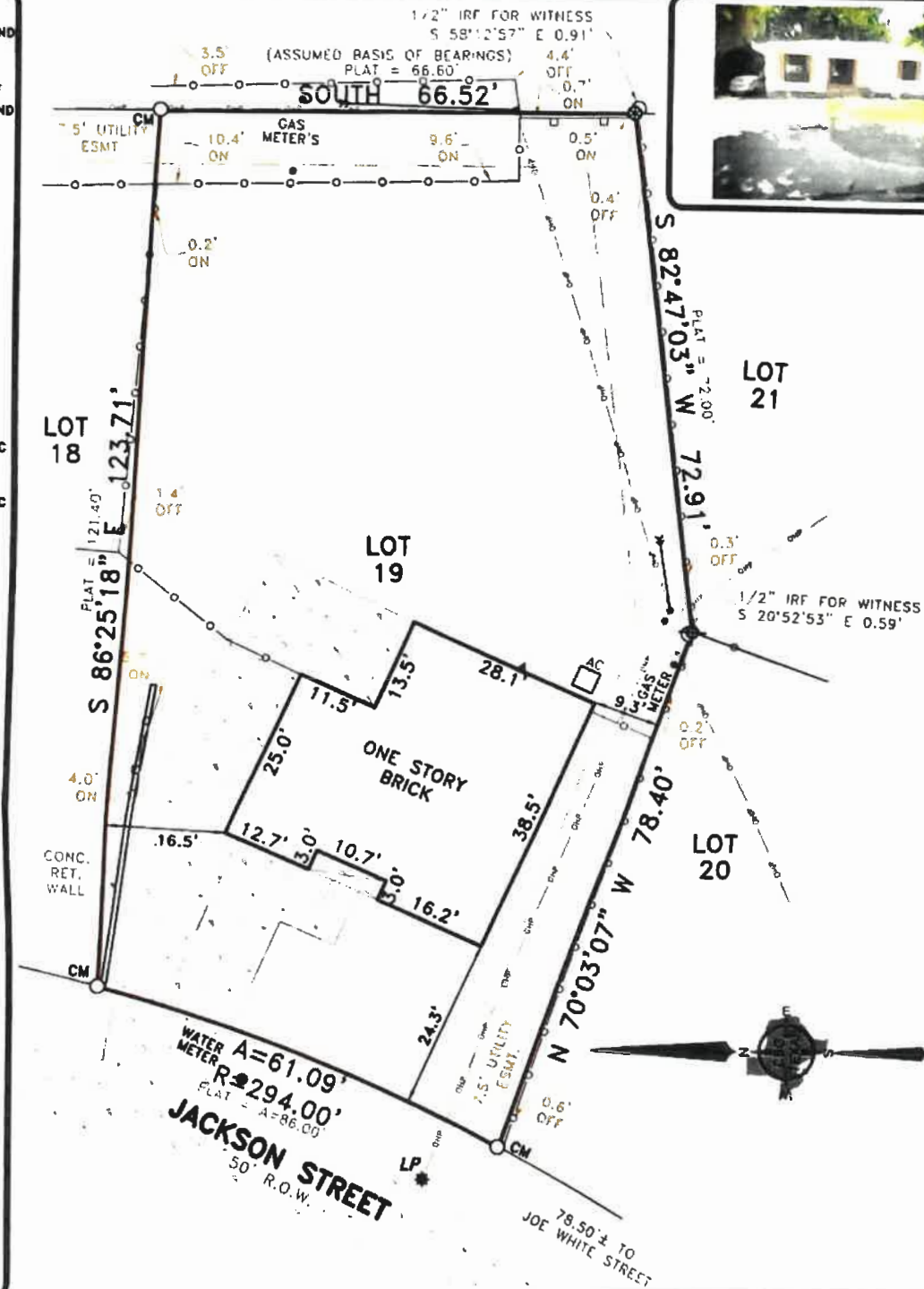


## 802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.

### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



### EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

GF No.:

N/A

Job No. 2006896



12025 Shiloh Road, Ste. 240  
Dallas, TX 75228  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com



Accepted by:

Purchaser

Date:

Purchaser

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 A GUEST QUARTERS/SECONDARY LIVING UNIT ON A 0.2380-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK B, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District Standards* and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:



## 2.1 OPERATIONAL CONDITIONS

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

- 1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
- 2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 800 SF.
- 4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.
- 5) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,
- 6) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 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 4<sup>TH</sup> DAY OF AUGUST, 2025.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

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

2<sup>nd</sup> Reading: August 4, 2025



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

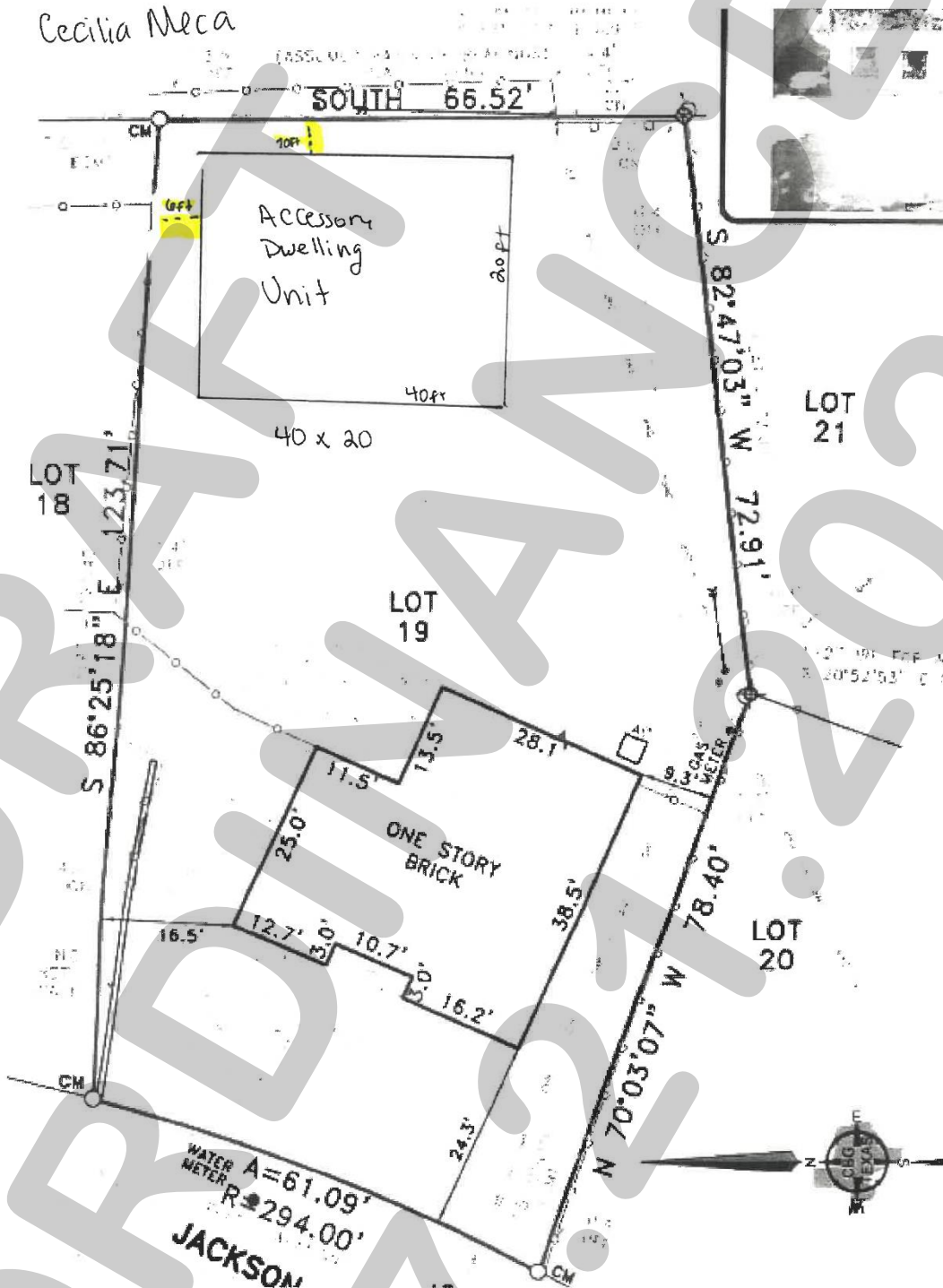
Address: 802 Jackson Street

Legal Description: Lot 19, Block B, Wade Addition



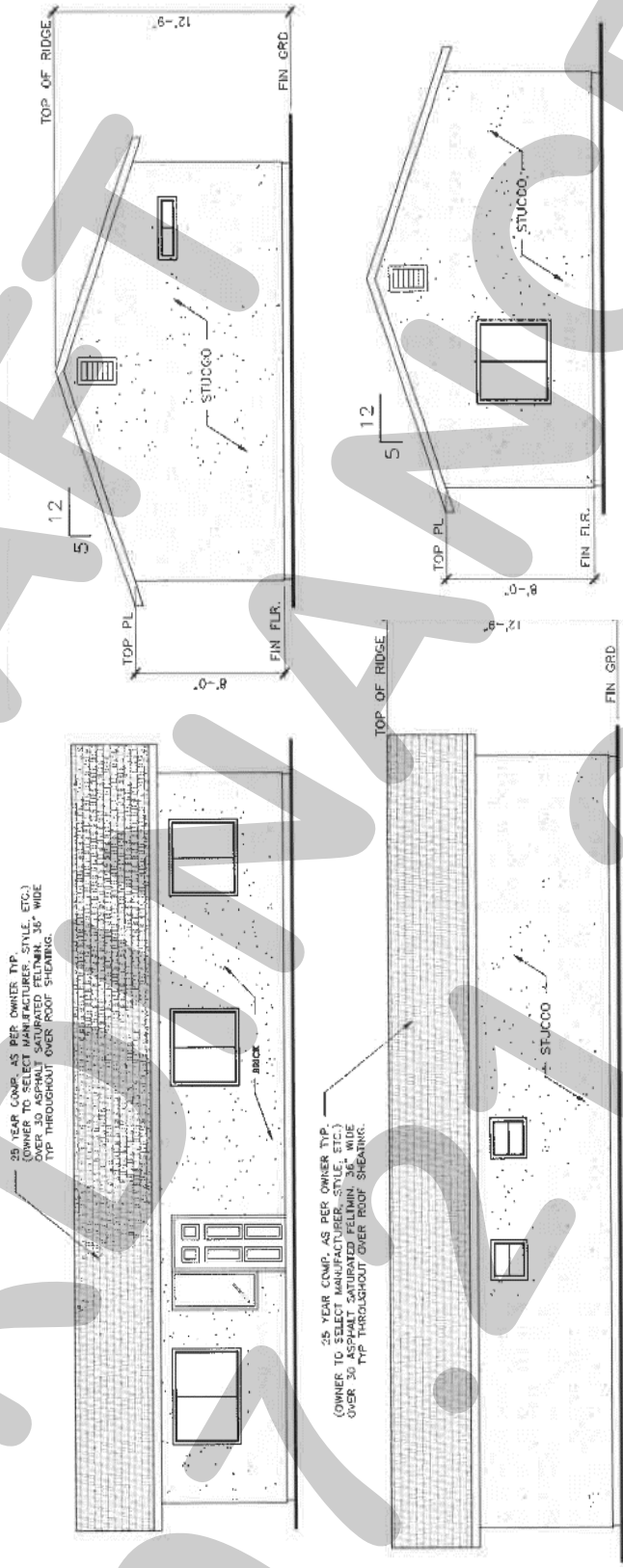
Exhibit 'B':  
Site Plan

802 Jackson St  
Cecilia Meca

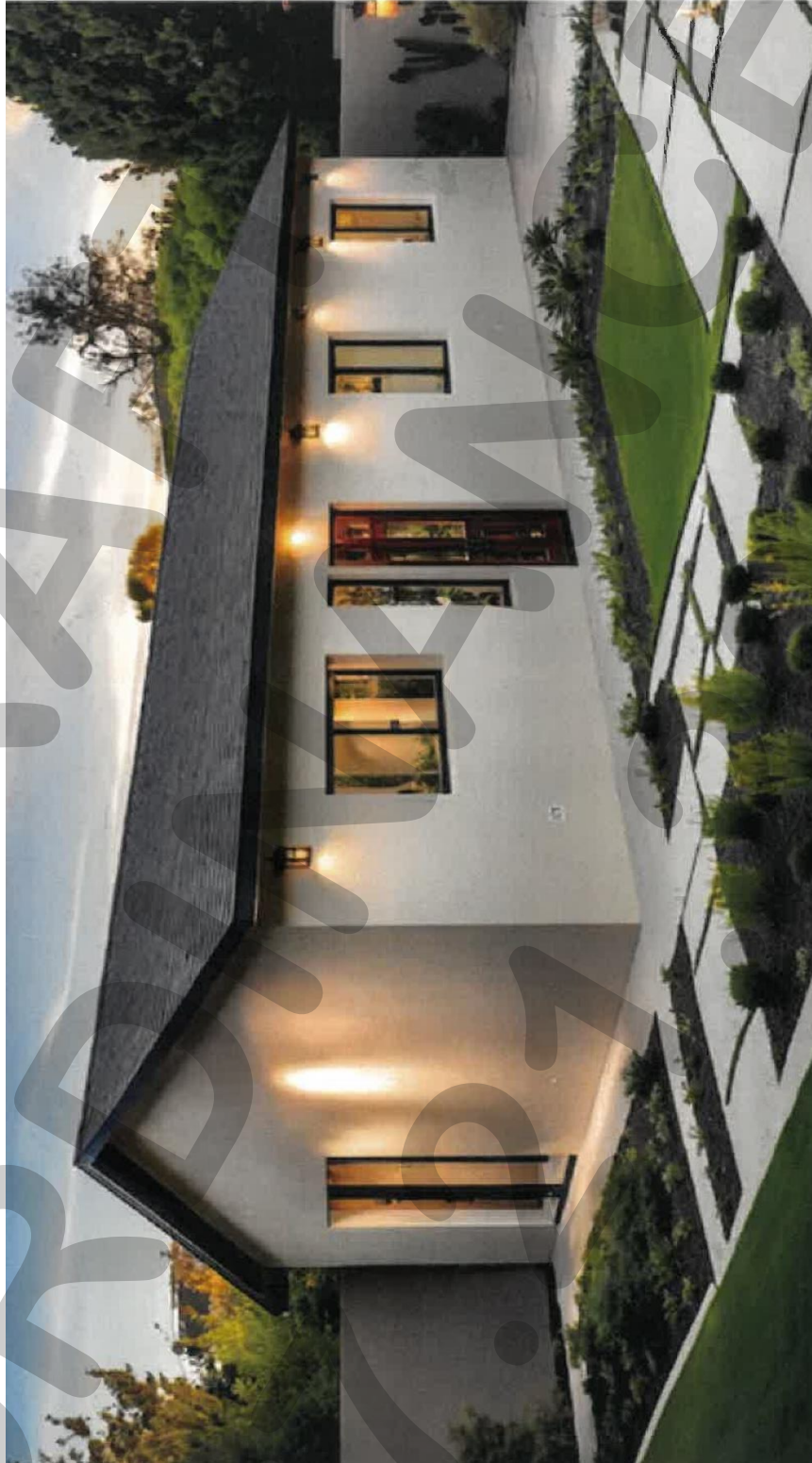




**Exhibit 'C':**  
*Building Elevations*



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





July 29, 2025

TO: Cecilia Meca  
692 Channel Ridge Drive  
Rockwall, TX 75087

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

SUBJECT: Z2025-033; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street*

Mrs. Meca:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was denied by the City Council on July 21, 2025. The following is a record of all voting records:

*Planning and Zoning Commission*

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit (SUP)* by a vote of 7-0.

*City Council*

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

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6438.

Sincerely,

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